



**AGENDA**  
**PLANNING AND ZONING COMMISSION**  
**REGULAR SESSION**  
**Tuesday, August 15, 2017 – 6:00 P.M.**  
Aledo Community Center  
104 Robinson Court  
Aledo, Texas 76008

**A. CALL TO ORDER:**

1. Invocation
2. Pledge of Allegiance
3. Quorum Check

**B. CONSENT AGENDA:**

1. Consideration and/or action regarding approval of minutes of March 14, 2017 regular meeting.

**C. CITIZEN APPEARANCES:**


Citizens may speak on any issue NOT on the agenda for a maximum of three minutes. The Planning and Zoning Commission CANNOT discuss or take any action on any issue at this time. **PLEASE SIGN IN BEFORE THE START OF TONIGHT'S MEETING.**

**D. REGULAR BUSINESS:**

1. Discuss and Consider making a recommendation to the City Council regarding the demolition of the fire station in the Downtown Business District – 215 Mesquite.

**E. ADJOURNMENT OF PLANNING & ZONING COMMISSION MEETING.**

THIS IS TO CERTIFY THAT I, DEANA MCMULLEN, POSTED THIS NOTICE ON THE BULLETIN BOARD OF THE CITY HALL, ADJACENT TO CITY HALL FRONT DOOR.

  
Deana McMullen, City Secretary  
City of Aledo

Date Posted: 8/10/17 Time 2:40 pm By DK

Date Removed: \_\_\_\_\_ Time \_\_\_\_\_ By \_\_\_\_\_

ALL MEETINGS OF THE PLANNING AND ZONING COMMISSION ARE OPEN TO THE PUBLIC AND PUBLIC PARTICIPATION AND WRITTEN COMMENTS ARE INVITED ON ALL OPEN SESSION BUSINESS ITEMS. ALEDO COMMUNITY CENTER IS WHEELCHAIR ACCESSIBLE AND SPECIAL PARKING IS AVAILABLE. IF A SPECIAL ACCOMMODATION IS REQUIRED FOR PARTICIPATION, PLEASE CONTACT THE OFFICE OF THE CITY SECRETARY A MINIMUM OF TWENTY-FOUR HOURS PRIOR TO THE MEETING, AND EVERY EFFORT WILL BE MADE TO MAKE REASONABLE ACCOMMODATION.

**MINUTES**  
**PLANNING AND ZONING COMMISSION**  
**Tuesday, March 14, 2017**  
Aledo Community Center  
104 Robinson Court  
Aledo, Texas 76008

**A. CALL TO ORDER:**

The Planning & Zoning Commission met in regular session on Tuesday March 14, 2017 at the Aledo Community Center, 104 Robinson Court, Aledo, TX. 76008. Warren Pearson called the meeting to order at 6:59 p.m. with the following members present: Warren Pearson, Spencer Perry, and Andrew Morris.

Staff members present – Director of Public Works David Fain.

1. Invocation

Invocation was given by Board member Warren Pearson.

2. Pledge of Allegiance

The Pledge of Allegiance was led by Board member Andrew Morris.

3. Quorum Check

A quorum was present at this meeting with Board member Warren Pearson, Spencer Perry, and Andrew in attendance.

**B. CONSENT AGENDA**

1. Consideration and/or action regarding approval of minutes of the October 11, 2016 regular meeting.

Spencer Perry made a motion to approve the February 14, 2017 minutes. The motion was seconded by Andrew Morris.

Motion passed 3-0

**C. CITIZEN APPEARANCES:**

Citizens may speak on any issue NOT on the agenda for a maximum of three minutes. The Planning and Zoning Commission CANNOT discuss or take any action on any issue at this time.

**PLEASE SIGN IN BEFORE THE START OF TONIGHT'S MEETING.**

No citizens appeared to speak about any issue not on the agenda.

**D. REGULAR BUSINESS**

- 1. Discuss and consider making a recommendation to the City Council to approve the final plat for Lot 1, Block 1, Mangum Addition at 317 FM 1187 S.**

David Fain provided the Board with an overview of the plat and items that staff and developer discussed about the development and what items on the plat that were addressed. The applicant, Kevin Mangum also provided the Commission with information about developing the property. After discussions with staff about the plat, Andrew Morris made a motion recommending to the City Council approval of the plat. The motion was seconded by Spencer Perry.

Motion passed 3-0

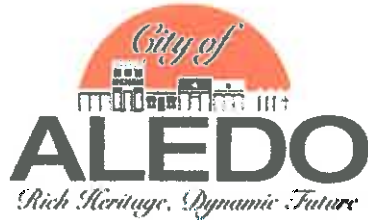
**E. ADJOURNMENT OF PLANNING & ZONING COMMISSION MEETING.**

Motion was made by Commission member Spencer Perry, seconded Andrew Morris to adjourn the meeting at 7:05 p.m.

Motion carried 3-0

Passed and approved this \_\_\_\_\_ day of \_\_\_\_\_ 2017.

\_\_\_\_\_  
Jim Witherow, Chairman



## OFFICE OF THE DIRECTOR OF PUBLIC WORKS

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### INTER-OFFICE CORRESPONDENCE

**DATE:** July 26, 2017  
**TO:** Members of the Planning and Zoning Commission  
**FROM:** David Fain, Director of Public Works  
**SUBJECT:** Discuss and consider the Demolition of the fire station in the Downtown Business District – 215 Mesquite

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#### **Background/Information:**

The City is in receipt of an application to demolish a part of the Fire Station that is located at 215 Mesquite in the Downtown Business district. The City's Code of Ordinances outlines the procedure to follow when considering issuance of the demolition permit for this particular zoning district.

The first step in the process is for the Planning and Zoning Commission to review the application at a regularly scheduled meeting, at which time an opportunity will be provided for the applicant to be heard. After the review, the Planning and Zoning Commission shall make a recommendation to the City Council as to whether the demolition permit should be approved, denied, or approved with modifications. If the historic structure is in such condition that it cannot be economically brought into compliance with the codes and ordinances of the City, The Planning and Zoning Commission shall recommend to the City Council that the Council approve issuance of the demolition permit. If the Planning and Zoning Commission does not act on an application within 30 days from the date the application is received, it shall be considered that the Commission has recommended approval of the application and the application shall be forwarded to the City Council.

#### **Fiscal Impact**

None

#### **Recommendation/Action Desired**

Staff concludes that the Fire Station cannot be economically brought into compliance with the codes and ordinances of the City.

#### **Attachments**

Demolition permit  
Survey of property  
Photographs of structure  
Ordinance

# City of Aledo

200 Old Annetta Road P.O. Box 1 Aledo, TX 76008 Voice 817.441.7016 Fax 817.441.7520

## DEMOLITION PERMIT APPLICATION

DATE 7-7-2017

OWNER'S NAME ALEDO FIRE DEPT. (BRYANT GRANT CO. CURRENTLY HAS A REAL ESTATE CONTRACT ON THIS PROPERTY)

MAILING ADDRESS P.O. Box 596 ALEDO, TX 76008 817 441 9782  
Address City/State Zip Phone

PHYSICAL ADDRESS 215 MESQUITE ALEDO, TX

ZONING DISTRICT DB (If DB, must have P&Z and City Council approval)

LEGAL DESCRIPTION 1, 2, 3 15 ORIGINAL TOWN OF ALEDO  
Lot/Tract Block Section Addition

CONTRACTOR MIDWEST WAREHOUSE PO BOX 161819 FT WORTH, TX 76161  
Address City/State Zip Phone 817-589-7062

REASON FOR DEMO UNSAFE STRUCTURE PROJECTED COST \$12,000

DESCRIBE PROVISIONS FOR PROPER ABANDONMENT OF ALL UTILITIES AS REQUIRED BY BUILDING CODES AND BY THE DEMOLITION ORDINANCE:

SEE ATTACHMENT

### ATTACH LIABILITY INSURANCE.

#### NOTICE

I hereby certify that I have read and examined this application and know the same to be true and correct and that all provisions of the city ordinance and state laws will be complied with. The granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulation construction or the performance of construction. I am the owner of the above property or his duly authorized agent. Permission is hereby granted to enter premises and make all necessary inspections.

Signature of Contractor or Authorized Agent: [Signature] Date: \_\_\_\_\_

Signature of Owner (If Owner Builder): [Signature] Date: 7-7-2017

### OFFICE USE ONLY

APPROVED FOR ISSUANCE BY BUILDING OFFICIAL \_\_\_\_\_

APPROVED FOR ISSUANCE BY DIRECTOR OF PUBLIC WORKS \_\_\_\_\_

If required, approved by P&Z (date) \_\_\_\_\_ and approved by City Council (date) \_\_\_\_\_

PERMIT FEE: \$ \_\_\_\_\_ Rec'd \_\_\_\_\_ Check No. \_\_\_\_\_

Gas and Electrical services are franchise utilities. The property owner will make a request for termination of the service with the respective utility company. The utility company will terminate and remove the service back to the main service.

Water service is provided by the city. The property owner will make a request for termination of the service with the city. The city will remove the water meter.

Sewer will be capped by a licensed plumber as close to the sewer main as practical.



# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)  
7/13/2017

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. IF SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER K&S Insurance Agency 2255 Ridge Road, Ste. 333 P. O. Box 277 Rockwall TX 75087	CONTACT NAME: Honey Counts
	PHONE (A/C, No. Ext): (972) 772-7262 FAX (A/C, No.): (972) 771-4695 EMAIL ADDRESS: hcounts@kandsins.com
INSURED Midwest Wrecking Co. of Texas, Inc. P.O. Box 161819 Fort Worth TX 76161	INSURER(S) AFFORDING COVERAGE
	INSURER A: Maxum Indemnity Company
	INSURER B: United Fire & Casualty Company 13021
	INSURER C: Texas Mutual Insurance Co. 22945
	INSURER D: Everest Indemnity Company
	INSURER E:

COVERAGES CERTIFICATE NUMBER: 16/17 Master REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL BUBR INSD LWD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR  GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PROJECT <input type="checkbox"/> LOC OTHER:		0CP602925601	8/16/2016	8/16/2017	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMPOP AGG \$ 2,000,000
B	AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS		85317017	8/16/2016	8/16/2017	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
A	UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input checked="" type="checkbox"/> RETENTION \$ 0		EXC602925701	8/16/2016	8/16/2017	EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ 5,000,000
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N N N/A	0001171473	8/16/2016	8/16/2017	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTHER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
D	Pollution Liability		EF4ML05936161	8/16/2016	8/16/2017	Aggregate & Occurrence Limit 5,000,000
D	Professional Liability		EF4ML05936161	8/16/2016	8/16/2017	Aggregate & Each Incident Limit \$2M / \$1M

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)  
\*See Attached\*

CERTIFICATE HOLDER City of Aledo 200 Old Annetta Road Aledo, TX 76008	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE Gary Thompson/COUNTS <i>Gary W. Thompson</i>

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