



PLANNING AND ZONING COMMISSION MEETING

Thursday, February 12, 2026, at 6:00 PM

MINUTES

The Planning and Zoning Commission of the City of Aledo, Texas, convened on Thursday, February 12, 2026, at 6:00 p.m., at the Aledo Community Center, 104 Robinson Court, Aledo, Texas, for the purpose of a Regular Commission Meeting, with the meeting being open to the public and notice of said meeting having been posted as prescribed by Chapter 551, Texas Government Code, with the following members being present:

COMMISSIONERS PRESENT Matt Poston, Chair
 Holly Robertson, Vice Chair
 Jessica Dobbins
 Sandra Smith (Alternate)

STAFF PRESENT Candice Edmondson, City Manager
 Alice Zamora, Permit Technician, serving as Secretary

OTHERS PRESENT Grant Fore, Berkley Group (via videoconference)
 Elizabeth Yelverton, City Attorney

1. CALL TO ORDER

Chairman Matt Poston called the meeting to order at 6:00 p.m.

2. INVOCATION

Chairman Poston led the invocation.

3. PLEDGE OF ALLEGIANCE

Chairman Poston led the Pledge of Allegiance to the American flag.

4. PUBLIC COMMENT

No one came forward to address the Commission.

5. CONSENT AGENDA

- a. **Consider approval of the minutes of the Planning and Zoning Commission meetings held December 11, 2025, and January 8, 2026.**

This item was removed from the agenda.

6. ITEMS FOR DISCUSSION

- a. **Hold a public hearing to consider and recommend amendment to Article 4, Signage, Table 1 Schedule for Permanent Signs, of the City of Aledo Unified Development Code (UDC) pertaining to the maximum area and number of placards allowed for historic decorative Pole Signs.**

Chairman Poston opened the public hearing at 6:08 p.m. No one came forward to speak in favor of or opposition to the amendment. Public hearing closed at 6:08 p.m.

This amendment follows prior discussions at the December 14th and January 8th meetings

MOTION by Jessica Dobbins, second by Holly Robertson, to forward a positive recommendation to Council regarding amendments to Article 4, Signage, Table 1 Schedule for Permanent Signs pertaining to maximum area and number of placards allowed for historic decorative Pole Signs. MOTION CARRIED by unanimous vote.

- b. Hold a public hearing to consider and recommend amendment to Article 4, Signage, Table 1 Schedule for Permanent Signs, of the City of Aledo Unified Development Code (UDC) pertaining to criteria for approval of a Specific Use Permit (SUP) for a Monument Sign in the Downtown (DT) zoning district.**

Chairman Poston opened the public hearing at 6:13 p.m. No one came forward to speak in favor of or opposition to the amendment. Public hearing closed at 6:14 p.m. Discussion included clarification regarding nonconforming signs destroyed by storm damage (60% rule per UDC).

MOTION by Holly Robertson, second by Jessica Dobbins, to forward a positive recommendation to Council regarding amendments Article 4, Signage, Table 1 Schedule for Permanent Signs, criteria for approval of Specific Use Permit (SUP) for monument signs in Downtown. MOTION CARRIED by unanimous vote.

- c. Hold a public hearing to consider and recommend amendment to Article 6, Definitions, of the City of Aledo Unified Development Code (UDC), to establish definitions of: Adult Store, Cash Advance Establishment, Pawn Shop and Vape/CBD shop.**

Chairman Poston opened the public hearing at 6:19 p.m. No one came forward to speak in favor of or opposition to the amendment. Public hearing closed at 6:19 p.m. Discussion included clarification on vape shops and if there was a numerical limit on these uses; limited by zoning location. It was suggested to add clarifying language to include title loans and payday loans with cash advance establishments.

MOTION by Jessica Dobbins, second by Holly Robertson, to forward a positive recommendation to Council regarding amendments Article 6, to establish definitions for Adult Store, Cash Advance Establishment, Pawn Shop and Vape/CBD shop, with amendment to include title loans and payday loans under the cash advance definition. MOTION CARRIED by unanimous vote.

- d. Planning and Zoning Commission Training: Plat Design and Technical Review**

Grant Fore, The Berkley Group, led the training. No action taken.

7. ADJOURN

The meeting was adjourned at 6:28 p.m.

Matt Poston, Chairman

ATTEST:

Staci L. King, City Secretary