

**Regular City Council Meeting**  
Council Chambers | Aledo Municipal Complex  
200 Old Annetta Road, Aledo, Texas 76008  
Thursday, May 7, 2026, at 6:00 PM

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**AGENDA**

**1. Call to Order**

**2. Invocation**

**3. Pledge of Allegiance**

**4. Items Related to the City of Aledo Elections**

- a. Consider approval of Resolution No. 2026-R-09 ratifying the March 31, 2026 Special Election results and declaring Melanie Allen elected to the position of Aledo City Council Place 5.
- b. Recognition of Outgoing Councilwoman / Mayor Pro Tem Shawna Ford
- c. Administer Oaths of Office to Newly-Elected Council Members
- d. Comments from Newly-Elected Council Members

**5. Presentations**

- a. Presentation of Public Service Recognition Week Proclamation

**6. Citizen Appearances**

This is an opportunity for citizens to address the City Council on any agenda item not listed for public hearing or any matter not posted on the agenda. This is the citizens' only opportunity to address the City Council on agenda items not listed for public hearing. Individual citizen comments are normally limited to 3 minutes; however, time limits can be adjusted by the presiding officer. Time is not transferable. The presiding officer may ask the citizen to hold their comment on an agenda item if the item is posted as a Public Hearing. The City Council cannot, by law, take any action or have any discussion or deliberations on any presentation made at this time concerning an item not listed on the agenda. The City Council may receive the information and ask the City Manager to review the matter, or an item may be noticed on a future agenda for deliberation or action. Please sign in before the start of the meeting and provide the paper to the City Secretary.

**7. Consent Agenda**

All items listed below are considered routine by the City Council and will be enacted with one motion. There will be no separate discussion of items unless a Council Member requests, in which event the item will be removed from the general order of business and considered in its normal sequence. Approval of the Consent Agenda authorizes the City Manager to implement each item in accordance with staff recommendations.

- a. Approve the April 2, 2026 Regular City Council Meeting Minutes
- b. Approve an Interlocal Agreement between Parker County and City of Aledo for library services
- c. Approve the City of Aledo's membership in the Texas Municipal League

**8. Items Requiring Public Hearing**

- a. **PUBLIC HEARING:** Consider Your Personal Chef Economic Development Incentive Agreement (First Reading)

- b. **PUBLIC HEARING:** Consider approval of Ordinance No. 2026-O-17 amending the City of Aledo Unified Development Code (UDC) by establishing the Manufactured Home (MH) zoning district as a new zoning district, including applicable use regulations, design standards, development standards, and corresponding references to the new district throughout the Unified Development Code (UDC).

## 9. Regular Agenda

- a. Consider approval of a Preliminary Plat of 36.153 acres of property located in the L.R. Fawks Survey, Abstract 483; establishing the Shaw Ranch subdivision, 103 residential lots, 3 open space lots, generally located northeast of Rolling Hills Drive and Scenic Drive.
- b. Consider appointment of Municipal Judge
- c. Consider appointment of Planning and Zoning Commission members
- d. Consider appointment of Library Board members

## 10. Staff Presentations

- a. 2026 Aledo Summer Blast Preview
- b. 2026 Aledo Public Library Summer Reading Program

## 11. Executive Session

In compliance with the Texas Open Meetings Act, Chapter 551 of the Texas Government Code, the City Council may convene in executive session to deliberate regarding the following matters:

- a. **Section 551.071 – Consultation with Attorney.** To conduct a private consultation with the City Attorney on any legally posted agenda item, when the City Council seeks the advice of its attorney about pending or contemplated litigation, a settlement offer, or on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the provisions of Chapter 551, to include:
  - i. Dean Ranch Development Conversation
  - ii. Grand Prairie v. State
  - iii. Aledo and Fort Worth vs. Willow Park
  - iv. Petition for Release from Extraterritorial Jurisdiction
  - v. Consolidated Rail Infrastructure and Safety Improvements (CRISI) Grant Program
  - vi. FM 1187 Utility Infrastructure Funding
- b. **Section 551.087 – Deliberation Regarding Economic Development Negotiations.** The City Council may convene in executive session to discuss or deliberate regarding commercial or financial information that the City has received from a business prospect that the City seeks to have locate, stay, or expand in or near the City and with which the City is conducting economic development negotiations; or to deliberate the offer of a financial or other incentive to a business prospect described above, including the following items:
  - i. Dean Ranch Development Conversation

- ii. Downtown Development
- c. **Section 551.074 - Personnel Matters.** To deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or to hear a complaint or charge against an officer or employee, to include:
  - i. Municipal Court Judge
  - ii. Planning and Zoning Commission Appointments
  - iii. Library Board Appointments

**12. Action Taken on Items Discussed in Executive Session, if Necessary**

**13. Mayor and Councilmember Comments**

In compliance with the Texas Open Meetings Act, Council members may comment on routine city matters, ask questions of staff that require only responses of factual information or statements of existing City policy, or may request that non-routine matters of public concern be placed on a future agenda. Council members may not discuss non-agenda items among themselves.

**14. City Manager Comments**

In compliance with the Texas Open Meetings Act, the City Manager may comment on routine City operations and projects or respond to questions from others only with statements of factual information or existing City policy.

**15. Adjourn**

Note: The Aledo City Council may vote or take action on any of the listed agenda items and may convene into Executive Session on any matter related to any of the above agenda items for a purpose, such closed session is allowed under Chapter 551, Texas Government Code.

This facility is wheelchair accessible and accessible parking spaces are available. In accordance with the Americans with Disabilities Act, persons who need additional accommodations to attend or participate in the meeting should contact the City Secretary's office at (817) 441-7016 at least 48 hours prior to the meeting to request such assistance.

**CERTIFICATION**

I, Staci L. King, City Secretary, do hereby certify that this NOTICE OF MEETING was posted in accordance with the regulations of the Texas Open Meetings Act, in a place convenient and readily accessible to the general public, and was also posted to the City's website at [www.aledotx.gov](http://www.aledotx.gov), and said notice remained posted for at least two hours after the meeting was convened.

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Staci L. King, TRMC, CMC  
City Secretary

**RESOLUTION NO. 2026-R-09**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ALEDO, TEXAS, CANVASSING THE RETURNS AND DECLARING THE RESULTS OF THE SPECIAL ELECTION HELD MARCH 31, 2026, FOR THE PURPOSE OF ELECTING CITY COUNCIL PLACE 4 FOR THE REMAINDER OF THE UNEXPIRED TERM AND DECLARING THE RESULTS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the City of Aledo, Texas (“City”), is a home rule city acting under its Charter adopted by the electorate pursuant to Article XI, Section 5, of the Texas Constitution and Chapter 9 of the Texas Local Government Code; and

**WHEREAS**, the City Council of the City of Aledo resolved and ordered that a special election be held on March 31, 2026, in the City of Aledo for the purpose of filling the unexpired term for the following City Officials to the Aledo City Council: City Council Member Place 4; and

**WHEREAS**, there came to be considered the returns of an election held on the 31st day of March, 2026, for the purpose of electing one (1) member to the City Council; and

**WHEREAS**, the returns of said election having been duly canvassed by the City Council, and there being cast at said election voted ballots, and each of the candidates in said election having received the following votes to wit:

**FOR PLACE 4**

Candidate	Absentee Voting	Early Voting	Election Day	Total/Percent
Melanie Allen	5	49	38	92 / 61.33%
Kip Phillip Dernovich	2	3	2	7 / 4.67%
Jessica Dobbins	1	27	23	51 / 34%

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ALEDO, TEXAS THAT:**

**SECTION 1.**

All the above premises are true and correct of the City Council, and they are hereby approved, ratified, and incorporated into the body of this Resolution as if copied in their entirety.

**SECTION 2.**

**PUBLICATION AND POSTING**

Said election was duly called; that notice of said election was given in accordance with the laws of the State of Texas; and that the canvass of the votes cast in said election and returns thereof were made in accordance with the State law.

**SECTION 3.**

**MAJORITY OF VOTES**

Pursuant to the City of Aledo Charter and applicable provisions of the Texas Election Code:

Melanie Allen, having received a majority of votes cast, is hereby certified to be elected to City Council Place 4 for the remainder of the unexpired term and shall commence her term of office upon the passing

of this Resolution, submitting the statement of elected officer, and taking the oath of office as required by law.

**SECTION 4.  
POSTING OF CANVASS.**

The City Secretary of the City, having posted written notice of the date, place, and subject of this meeting on the bulletin board located at City Hall, a place convenient and readily accessible to the general public, and said notice having been so posted and remaining posted continuously for at least 72 hours preceding the scheduled time of said meeting. A copy of the returns of said posting shall be attached to the minutes of this meeting and shall be made as part hereof for all intents and purposes.

**SECTION 5.**

This Resolution shall be in full force and effect from and after its passage and approval.

**PASSED AND APPROVED** this 7<sup>th</sup> day of May, 2026.

\_\_\_\_\_  
Shane Davis, Mayor

ATTEST:

\_\_\_\_\_  
Staci L. King, City Secretary

APPROVED AS TO FORM AND LEGALITY:

\_\_\_\_\_  
Alicia K. Kreh, City Attorney



**Office of Elections Administration  
Parker County, Texas**

*Jenise Miller*  
Elections Administrator

(817) 598-6185

## CANVASS

I, Jenise Miller, Elections Administrator for Parker County Texas, do certify that the following results are a true and accurate statement of the votes cast in Parker County for City of Aledo Special Election held on March 31, 2026.

Registered Voters	4086
Ballots Cast	150
Voter Turnout	3.5%

Witness my hand and seal on this day April 1, 2026.



Jenise Miller  
Elections Administrator  
Parker County, Texas

**Cumulative Results Report**

Election 3.31.26

Run Time 3:07 PM

Run Date 04/01/2026

**Parker County, Texas**

**SPECIAL ELECTION**

3/31/2026

Page 1

**Official Results**

**Registered Voters**

150 of 4086 = 3.67%

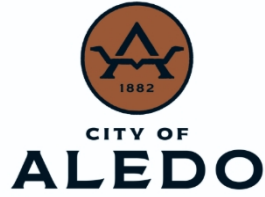
**Precincts Reporting**

2 of 2 = 100.00%

**CITY OF ALEDO City Council Place 4, Unexpired Term**

Choice	Party	Absentee Voting		Early Voting		Election Day Voting		Provisional		Limited		Total	
Melanie Allen		5	62.50%	49	62.03%	38	60.32%	0	0.00%	0	0.00%	92	61.33%
Kip Philip Dernovich		2	25.00%	3	3.80%	2	3.17%	0	0.00%	0	0.00%	7	4.67%
Jessica Dobbins		1	12.50%	27	34.18%	23	36.51%	0	0.00%	0	0.00%	51	34.00%
Cast Votes:		8	100.00%	79	100.00%	63	100.00%	0	0.00%	0	0.00%	150	100.00%
Undervotes:		0		0		0		0		0		0	
Overvotes:		0		0		0		0		0		0	

\*\*\* End of report \*\*\*



**Date:** May 7, 2026  
**To:** City Council  
**From:** Staci King, City Secretary  
**Subject:** Recognition of Outgoing Councilwoman / Mayor Pro Tem Shawna Ford

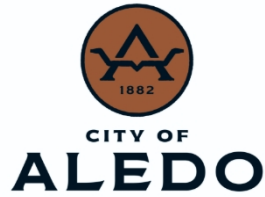
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**Summary:**

Ms. Ford was first appointed to City Council Place 3 on July 28, 2022. She was then elected on May 6, 2023, and voted Mayor Pro Tem in June 2025. Ms. Ford's service to the City of Aledo is greatly appreciated.

**Attachments:**

None



**Date:** May 7, 2026  
**To:** City Council  
**From:** Staci King, City Secretary  
**Subject:** Administer Oaths of Office to Newly-Elected Council Members

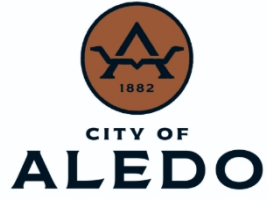
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**Summary:**

Oaths of Office will be administered to:  
Ben Clark - Place 1  
Matt Poston - Place 3  
Melanie Allen - Place 5

**Attachments:**

None



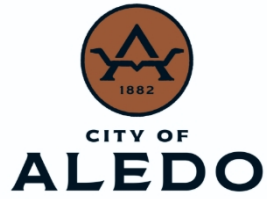
**Date:** May 7, 2026  
**To:** City Council  
**From:** Candice Edmondson, City Manager  
**Subject:** Presentation of Public Service Recognition Week Proclamation

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**Summary:**

**Attachments:**

None



**Date:** May 7, 2026  
**To:** City Council  
**From:** Staci King, City Secretary  
**Subject:** Approve the April 2, 2026 Regular City Council Meeting Minutes

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**Summary:**

Attached for consideration are the April 2, 2026 Regular City Council Minutes

**Attachments:**

1. 2026.04.02 Minutes



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**Minutes**

The Aledo City Council convened on Thursday, April 2, 2026, at 6:00 p.m. in the Aledo Council Chambers | Aledo Municipal Complex, 200 Old Annetta Road, Aledo, Texas, for the purpose of a Regular 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:

**Council Present**            Mayor Shane Davis  
                                    Councilmember / Mayor Pro Tem Shawna Ford  
                                    Councilmember Ben Clark  
                                    Councilmember Todd Covington  
                                    Councilmember Summer Jones

**Staff Present**                Candice Edmondson, City Manager  
                                    Staci L. King, City Secretary  
                                    Alicia K. Kreh, City Attorney

**1. Call to Order**

Mayor Shane Davis called the meeting to order at 6:00.

**2. Invocation**

Councilmember Ben Clark led the invocation.

**3. Pledge of Allegiance**

Mayor Shane Davis led the Pledge of Allegiance to the United States flag.

**4. Citizen Appearances**

No one came forward to address the Council.

**5. Presentations and Proclamations**

**a. Presentation of Proclamation to Freedom House of Parker County in recognition of Sexual Assault Awareness Month**

Mayor Shane Davis issued the following proclamation:

WHEREAS Sexual Assault Awareness Month (SAAM) calls attention to the fact that sexual violence is widespread and impacts every person in the community. SAAM aims to raise public awareness about sexual violence and educate our community about how best to prevent it. Sexual assault’s prevalence is based on the widespread devastating abuse of power – one that affects people of every age, race, gender identity, national origin, socioeconomic background, and religion; and

WHEREAS rape and sexual assault are harmful within our community with over 53% of

women and nearly 30% of men reported experiencing contact sexual violence at some point in their lifetime; and

WHEREAS approximately 8 in 10 women and 7 in 10 men who experience sexual violence report knowing the individual who harmed them; and

WHEREAS, more than 1 in 4 non-Hispanic Black women (29%) in the United States have been raped in their lifetime; and

WHEREAS, 1 in 3 Hispanic women (34%) have experienced unwanted sexual contact in their lifetime; and

WHEREAS, more than 4 in 5 American Indian and Alaska Native women (84%) have experienced violence in their lifetime; and

WHEREAS individuals with disabilities are at significantly higher risk of sexual violence, with studies indicating they experience sexual assault at rates substantially higher than those without disabilities; and

WHEREAS, nearly half of transgender individuals (47%) have been sexually assaulted at some point in their lives; and

WHEREAS 2026 marks the twenty-fifth anniversary of Sexual Assault Awareness & Prevention Month. Turn Texas Teal. This theme encourages individuals, communities, organizations, and institutions across Texas to stand together in raising awareness about sexual assault and supporting survivors. Wearing and displaying teal—the color of sexual violence prevention—serves a visible commitment to ending sexual violence and showing solidarity with those affected. “Turn Texas Teal” emphasizes the importance of community involvement, education, and advocacy in creating safer environments.

By promoting awareness, supporting survivors, and encouraging open conversations, communities can work together to prevent sexual violence and foster a culture of respect, accountability, and dignity for all individuals.

NOW, THEREFORE, I, Shane Davis, Mayor of the City of Aledo, Texas, by the authority vested in me, do hereby proclaim April 2026 as “Sexual Assault Awareness Month” in the City of Aledo. We join Freedom House as they help survivors of sexual assault by supporting the eradication of sexual assault through improving victim safety and holding perpetrators accountable for their actions against members of our community.

**b. Presentation of Proclamation for National Library Week - April 19–25, 2026**

Mayor Pro Tem Shawna Ford read the following proclamation:

WHEREAS, libraries spark creativity, fuel imagination, and inspire lifelong learning, offering a space where individuals of all ages can find joy through exploration and discovery;

WHEREAS, libraries serve as vibrant community hubs, connecting people with knowledge, technology, and resources while fostering civic engagement, critical thinking, and cultural enrichment;

WHEREAS, libraries provide free and equitable access to books, digital tools, and innovative programming, ensuring that all individuals—regardless of background—have the support they need to learn, connect, and thrive;

WHEREAS, libraries partner with schools, businesses, and organizations to maximize resources, increase efficiency, and expand access to essential services, strengthening the entire community;

WHEREAS, libraries empower job seekers, entrepreneurs, and lifelong learners by providing access to resources, training, and opportunities that support career growth and economic success;

WHEREAS, libraries nurture young minds through story times, STEAM programs, and literacy initiatives, fostering curiosity and a love of learning that lasts a lifetime;

WHEREAS, libraries protect the right to read, think, and explore without censorship, standing as champions of intellectual freedom and free expression;

WHEREAS, dedicated librarians and library workers provide welcoming spaces that inspire discovery, collaboration, and creativity for all;

WHEREAS, libraries, librarians, and library workers across the country are joining together to celebrate National Library Week under the theme “Find Your Joy”;

NOW, THEREFORE, I, Shane Davis, Mayor of the City of Aledo, Texas, by the authority vested in me, do hereby recognize National Library Week, April 19-25, 2026. During this week, I encourage all residents to visit their library, explore its resources, and celebrate all the ways that the library helps our community find joy.

## **6. Consent Agenda**

- a. Approve March 5, 2026 Regular City Council Meeting minutes**
- b. Approve Resolution No. 2026-R-07 adopting a revised Design Standards Manual**
- c. Approve Resolution No. 2026-R-08 adopting a Park and Facility Naming Policy**
- d. Approve cancellation of April 16, 2026 Regular City Council Meeting**

MOTION by Shawna Ford, second by Summer Jones, to approve the consent agenda as presented.  
MOTION PASSED by unanimous vote.

## **7. Public Hearings**

- a. PUBLIC HEARING: Consider Ordinance No. 2026-O-15 regarding a change in zoning from an interim classification of (AG) Agricultural to (C-3) Regional Commercial for the property located at 2 Dean Drive, Aledo, TX, 76008, located along Dean Drive and south of the intersection of Dean Drive and Bankhead Highway, being Block 1, Lots 2R1, 2R2, 2R3, 2R4, 2R5, 5.23 acres out of the Mid-Park Business Community**  
Mayor Davis opened the public hearing at 6:16. No one came forward to speak in favor of or opposition to the rezone. Mayor Davis closed the public hearing.

MOTION by Shawna Ford, second by Ben Clark, to approve Ordinance No. 2026-O-15 changing the zoning for 2 Dean Drive from AG to C3 as presented. MOTION PASSED by unanimous vote.

**b. PUBLIC HEARING: Consider Ordinance No. 2026-O-16 amending the FY 2025-2026 Municipal Fee Schedule to include revised Community Center Fees**

Erika Cooper-Bateman, Director of Community Services, presented the item. Ms. Cooper-Bateman explained that staff compared rental fees and policies of comparable communities such as Hurst, Lake Worth, Watauga, Roanoke, and River Oaks when developing the proposed fee schedule changes.

Mayor Davis opened the public hearing at 6:37 p.m. No one came forward to speak in favor of or opposition to the proposed amendments. Mayor Davis closed the public hearing.

MOTION by Ben Clark, second by Shawna Ford, to approve Ordinance No. 2026-O-16 as presented. MOTION PASSED by unanimous vote.

**8. Regular Agenda**

**a. Consider awarding a contract for construction services for the Green Ribbon Landscape Improvements Project to Central North Construction in the amount of \$714,971**

Travis Askins, Director of Public Works, presented the item to Council. On April 25, 2019, the City of Aledo entered into a contract with TxDOT to maintain the landscaping for FM 1187, which included the Green Ribbon Landscape Project at a total project cost of \$733,204.80, split 80/20. The project went out for construction bidding on July 19, 2025. After bids were scored, the lowest bidder failed to meet TxDOT requirements, making the successful bidder Central North Construction.

MOTION by Shawna Ford, second by Todd Covington, to award a contract for construction services as presented. MOTION PASSED by unanimous vote.

**b. Consider Project Order Number 2026-01 with Kimley-Horn and Associates, Inc. to provide professional construction phase services for the Green Ribbon Landscape Improvements Project in the amount of \$107,000**

Candice Edmondson, City Manager, briefed the Council on this item. The City awarded a construction contract for the FM 1187 Green Ribbon Landscape Improvements Project and will require professional services to support project administration, coordination, and compliance during the construction phase. Kimley-Horn has submitted a proposal to provide construction phase services in accordance with the City's existing Master Agreement for Continuing Professional Services.

MOTION by Shawna Ford, second by Todd Covington, to approve Project Order Number 2026-01 as presented. MOTION PASSED by unanimous vote.

**9. Department Reports**

**a. Police Department Quarterly Report**

Chief Carol Riddle presented the Police Department's Quarterly report to Council. No action taken.

**10. Executive Session**

Mayor Davis recessed the meeting into Executive Session at 7:22 p.m.

- a. **Section 551.071 – Consultation with Attorney.** To conduct a private consultation with the City Attorney on any legally posted agenda item, when the City Council seeks the advice of its attorney about pending or contemplated litigation, a settlement offer, or on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the provisions of Chapter 551, to include:
  - i. **Dean Ranch Development Conversation**
  - ii. **Grand Prairie v. State**
  - iii. **Aledo and Fort Worth vs. Willow Park**
  - iv. **Library Agreement with Parker County**
- b. **Section 551.087 – Deliberation Regarding Economic Development Negotiations.**The City Council may convene in executive session to discuss or deliberate regarding commercial or financial information that the City has received from a business prospect that the City seeks to have locate, stay, or expand in or near the City and with which the City is conducting economic development negotiations; or to deliberate the offer of a financial or other incentive to a business prospect described above, including the following items:
  - i. **Dean Ranch Development Conversation**
  - ii. **Downtown Development**
  - iii. **Your Personal Chef Rebate Infrastructure Agreement**

**11. Action Taken on Items Discussed in Executive Session, if Necessary**

Mayor Davis called the meeting back to regular session at 8:32 p.m.

**12. Mayor and Councilmember Comments**

**13. City Manager Comments**

**14. Adjourn**

The meeting was adjourned at 8:32 p.m.

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Shane Davis, Mayor

ATTEST:

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Staci L. King, City Secretary



**Date:** May 7, 2026  
**To:** City Council  
**From:** Candice Edmondson, City Manager  
**Subject:** Approve an Interlocal Agreement between Parker County and City of Aledo for library services

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**Summary:**

The City of Aledo is considering an interlocal agreement with Parker County for library services. The agreement provides funding from Parker County to support the operations of the Aledo Public Library.

Under the terms of the agreement, Parker County will provide funding in the amount of \$22,770 for Fiscal Year 2026. In return, the Aledo Public Library will continue to provide full library services to residents of Parker County without restriction.

The agreement requires that funds be used solely for library services and that the City maintain appropriate records, allow for County review and audit of those records, and comply with applicable open records and open meetings laws.

Parker County has approved the agreement, and it will become effective upon execution by both parties.

**Recommendation:**

Staff recommends that City Council approve the interlocal agreement with Parker County for library services and authorize the City Manager to execute the agreement.

**Fiscal Impact:**

Parker County will provide funding in the amount of \$22,770 for library services in Fiscal Year 2026.

**Attachments:**

1. Parker County-City of Aledo ILA for Library Services 2026

THE STATE OF TEXAS §

COUNTY OF PARKER §

INTERLOCAL AGREEMENT BETWEEN THE  
COUNTY OF PARKER  
AND  
CITY OF ALEDO

I.

This interlocal agreement ("Agreement") is made and entered by and between **Parker County**, a political subdivision of the State of Texas, hereinafter referred to as the "**COUNTY**" and the **CITY OF ALEDO, TEXAS**, hereinafter referred to as the "**CITY**." **COUNTY** and **CITY** may be referred to individually herein as a "Party" and collectively as the "Parties."

II.

The **COUNTY** and the **CITY** agree as follows:

The **COUNTY** is a duly organized political subdivision of the State of Texas engaged in the administration of County Government and related services for the benefit of the citizens and residents of Parker County.

The **CITY** is a Home-Rule Municipality engaged in the administration of City Government and related services for the benefit of the citizens of the **CITY**. The **CITY** owns and operates the Aledo Public Library, referred to herein as "**LIBRARY**."

Pursuant to Chapter 791 of the Texas Government Code, the Parties are authorized to enter into this Agreement.

The undersigned officers or agents of the **COUNTY** and the **CITY** are properly authorized officials and agents and each has the necessary authority to execute this Agreement on behalf of said agent's principal and that any necessary resolutions or orders extending said authority have been duly passed and are now in full force and effect.

The **COUNTY** agrees to fund the **LIBRARY** in the amount of twenty-two thousand, seven hundred and seventy dollars (\$22,770.00) for the 2026 fiscal year of the **LIBRARY**, under the conditions and terms set out herein.

In exchange for said funds provided by the **COUNTY**, the **LIBRARY** will provide the following services to the citizens of Parker County for the year of 2026:

The **LIBRARY** shall continue to provide full library services for residents of Parker County, Texas, without distinction between those who reside within

or without an incorporated area of Parker County.

The **LIBRARY** shall perform such other functions and duties as may be required of it by law or by lawful authority.

All benefits and services provided by the **LIBRARY** and the administration of its program or programs shall be done in conformity with all state and federal laws and without regard to race, religion, gender, or ethnic background of the persons being served, and without regard to the immigration status of the persons being served.

All funds provided to the **LIBRARY** by the **COUNTY** shall be used solely for library services to the public.

The **LIBRARY** shall diligently prepare and keep accurate and current records of its board meetings, official actions, and expenditures and shall permit inspection and copying of said records by authorized agents of the Commissioners Court, County Attorney, District Attorney, and County Auditor of Parker County, Texas from 8:00 A.M. to 5:00 P.M. Monday through Friday of each week (except on officially recognized holidays).

Further, the **LIBRARY** agrees to submit to audits by the County Auditor in accordance with the directions of said official.

The **LIBRARY** shall comply with the Texas Open Records Act and the Texas Open Meetings Act, provided that matters and records deemed confidential by law shall not be compromised.

For the aforementioned services provided by the **LIBRARY**, the **COUNTY** agrees to pay to the **LIBRARY** for the full performance of this Agreement: the sum of Twenty-Two Thousand and Seven Hundred Seventy Dollars (\$22,770.00) on \_\_\_\_\_ . The **LIBRARY** understands and agrees that payment by the **COUNTY** to the **LIBRARY** shall be made in accordance with the normal and customary processes and business procedures of the **COUNTY**, and in conformance with applicable state law.

Neither of the Parties to this Agreement waives or shall be deemed hereby to waive any immunity or defense that would otherwise be available to it against claims arising from the exercise of governmental powers and functions. Neither Party is given authority by this Agreement to place the other Party under any manner of legal obligation to any third party, person, entity, or agency, and is not hereby made an agent of the other Party for the purpose of incurring liability. Neither Party has authority or legal capacity under this Agreement to admit or confess error or liability on behalf of the other Party.

All costs and expenses necessary and incident to this Agreement will be made from current revenues available to the Parties.

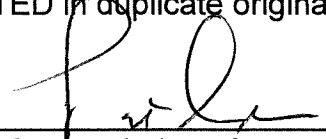
The effective date of this Agreement shall be the day that it is signed by both Parties.

This Agreement and any of its terms and provisions, as well as the rights and duties of the Parties hereto, shall be governed by the laws of the State of Texas and shall be enforceable in its entirety in Parker County, Texas.

This Agreement represents the entire agreement between **COUNTY** and **CITY** and supersedes all prior negotiations, representations, and/or agreements, either written or oral. This Agreement may be amended only by written instrument signed by the governing bodies of both **COUNTY** and **CITY** or those authorized to sign on behalf of those governing bodies.

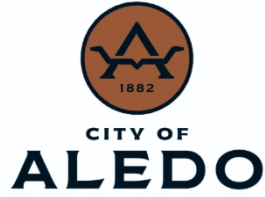
In the event that any portion of this Agreement shall be found to be contrary to law, it is the intent of the Parties hereto that the remaining portions shall remain valid and in full force and effect to the extent possible.

EXECUTED in duplicate originals this the 23 day of MARCH, 2026.

By:   
The County Judge of  
Parker County, Texas

By: \_\_\_\_\_  
The Authorized Representative of  
City of Aledo

\_\_\_\_\_  
WITNESS



**Date:** May 7, 2026

**To:** City Council

**From:**

**Subject:** Approve the City of Aledo's membership in the Texas Municipal League

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**Summary:**

**Attachments:**

1. 2026.04.14 TML Renewal



TEXAS MUNICIPAL LEAGUE  
*Empowering Texas cities to serve their citizens*

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President **Marissa Ximenez**, Mayor Pro Tem, Floresville  
Executive Director **Monty Wynn**

April 14, 2026

Staci L. King, TRMC, CMC, City Secretary  
City of Aledo  
PO Box 1  
Aledo, TX 76008-0001

Ms. King:

It is time to renew the City of Aledo's membership with the Texas Municipal League (TML). We are honored that the city has been a continuous member of TML since April 1, 1978, and have enclosed your membership renewal invoice.

We look forward to continuing to address your city's needs in the year ahead and want to make sure you're taking full advantage of TML programs and services:

- ✓ **Advocacy.** The League vigorously coordinates and advocates for a legislative program set by our member cities at the state and federal levels.
- ✓ **Legal Support.** TML has attorneys on staff to answer general legal questions about municipal law and monitor federal and state laws, regulations, and court rulings.
- ✓ **Training.** From our annual conference to workshops to webinars, the League offers training to help you better serve your community.
- ✓ **City Financial Services.** We understand how hard it is to develop financial processes and maintain sufficient internal controls with limited resources. TML is here to support your finance team through training boot camps and more.
- ✓ **Resources and Experts.** Whether it's connecting you to our publications, an expert in the field, a private-sector service, revenue sources, example policies/ordinances, or national and state programs, we can help you seize an opportunity or creatively solve a problem.
- ✓ **Risk Pool.** TML sponsors the TML Intergovernmental Risk Pool (property/liability/workers' compensation coverage) that provides substantial savings to cities.

Thank you for your city's continued participation. If you have any questions about member benefits or the renewal notice, please contact Rachael Pitts on our staff at (512) 231-7472 or [rpitts@tml.org](mailto:rpitts@tml.org). We look forward to serving you for another year and well into the future.

Sincerely,

Monty Wynn  
Executive Director



1821 Rutherford Lane, Ste 400  
Austin, TX 78754  
512-231-7400

**Renewal Notice**

City of Aledo  
Staci L. King, TRMC, CMC  
City Secretary  
PO Box 1  
Aledo, TX 76008-0001

Account No.	C-1509
Date:	2026-04-07
Amount Due:	\$1,791.00

TML Federal ID No: 74-6000125

**Member Service Fee**

For the City's share of the cost of League services for the period 2026-07-01 - 2027-06-30.

Member Service Fees are based on population reported by the member city and supplemented by COG population estimates and/or Bureau of Census estimates, when available.

Texas Local Government Code Section 140.0045 requires that your proposed annual budget reflect expenditures your city makes for directly or indirectly influencing or attempting to influence the outcome of legislative or administrative action. TML member service fees are not used for advocacy and need not be included in that calculation.

If you would like TML to submit a conflict disclosure "form 1295," please contact Rachael Pitts on our staff at 512-231-7472 or rpitts@tml.org.

**Please make a copy of this statement and return it with your remittance.**

**For Payments by EFT/ACH:**

**Bank:** JPMorgan Chase  
**ABA#** 111000614  
**Account #** 9440682815

<b>BILLED</b>	<b>\$1,791.00</b>
<b>PAID</b>	<b>\$0.00</b>
<b>ADJ</b>	<b>\$0.00</b>
<b>BALANCE</b>	<b>\$1,791.00</b>



**Date:** May 7, 2026  
**To:** City Council  
**From:** Candice Edmondson, City Manager  
**Subject:** **PUBLIC HEARING:** Consider Your Personal Chef Economic Development Incentive Agreement (First Reading)

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**Summary:**

The Infrastructure Cost Rebate Program is intended to encourage private investment within the City's Targeted Augmentation Zone by supporting projects in designated business categories. Participation in the program requires a public-private agreement executed under Section 380 of the Local Government Code and is limited to eligible infrastructure-related construction costs associated with new development or qualifying expansions.

In December, City staff received an Infrastructure Rebate Program application from Your Personal Chef, requesting a rebate equal to 50% of new sales tax generated over a five-year period. The Aledo Economic Development Corporation (AEDC) reviewed this request at its January meeting and requested additional information related to the proposed project.

Your Personal Chef is currently expanding its building footprint to increase its sales area and add two new restrooms and office space. These improvements are intended to support expanded daily food offerings and increased sales activity.

Following additional analysis by staff, the AEDC approved the rebate request at its March 24, 2026 meeting. City Council subsequently discussed the request in Executive Session at its April 2, 2026 meeting and provided direction to participate in the incentive.

The City Attorney prepared a formal Chapter 380 Agreement outlining the terms of the incentive, which was considered and approved by the AEDC at its April 28 meeting. The agreement is now being presented to City Council for consideration and approval and will require two readings. The first reading will be held at the May 7, 2026 meeting and the second reading at the June 4, 2026 meeting.

**Recommendation:**

Staff recommends City Council approve the Economic Development Incentive Agreement with

Your Personal Chef.

**Fiscal Impact:**

Under the proposed agreement, the City and AEDC will provide a sales tax rebate equal to 50% of new sales tax generated by the business over a five-year term. Payments are made annually based on actual sales tax receipts and are contingent upon the business remaining in operation and in compliance with the terms of the agreement. The total rebate amount is capped and tied directly to the actual performance of the business. The agreement also includes provisions related to reporting, audit rights, and repayment obligations in the event of default or non-compliance.

**Attachments:**

1. Your Personal Chef Economic Development Incentive Agreement



local economic development and to stimulate business and commercial activity within City's corporate limits; and

**WHEREAS**, AEDC has adopted programs for promoting economic development; and

**WHEREAS**, the Development Corporation Act, Chapters 501-505 of the Texas Local Government Code, as amended (the "Act"), authorizes AEDC to provide funds for projects, including expenditures for renovation and expansion suitable for new or expanded business enterprises; and

**WHEREAS**, AEDC has determined, under Section 505.158 of the Texas Local Government Code, that the grants to be made herein are expenditures required or suitable for infrastructure necessary to promote or develop new or expanded business enterprises and constitute a "project," as that term is defined in that Section and the Act; and

**WHEREAS**, City has determined that making an economic development grant to Company in accordance with this Agreement is in accordance with the City of Aledo economic development program and will: (i) further the City's objectives; (ii) benefit the City and the City's inhabitants; and (iii) promote local economic development and stimulate business and commercial activity within City corporate limits.

**NOW, THEREFORE**, in consideration of the foregoing, and on the terms and conditions hereinafter set forth, and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties agree as follows:

#### **Article I: Term**

This Agreement shall be effective on the last date of execution hereof ("**Effective Date**") and shall continue until the Expiration Date, unless sooner terminated as provided herein.

#### **Article II: Definitions**

Wherever used in this Agreement, the following terms shall have the meanings ascribed to them:

**"Bankruptcy or Insolvency"** shall mean the dissolution or termination of a Party's existence as a going business, insolvency, appointment of receiver for any part of such Party's property and such appointment is not terminated within ninety (90) days after such appointment is initially made, any general assignment for the benefit of creditors, or the commencement of any proceeding under any bankruptcy or insolvency laws by or against such Party and such proceeding is not dismissed within ninety (90) days after the filing thereof.

**"Capital Investment"** shall mean the Company's capitalized cost for the construction of the Infrastructure and/or Company's capitalized cost to construct, equip, and furnish the

Improvements.

**"Commencement Date"** shall mean the effective date of this Agreement.

**"Consummated"** shall have the same meaning assigned by Texas Tax Code, Section 321.203, or its successor.

**"Expiration Date"** shall mean the fifth (5<sup>th</sup>) anniversary of the Commencement Date.

**"Force Majeure"** shall mean an occurrence of any contingency or cause beyond the reasonable control of a Party including, without limitation, acts of God or the public enemy; war; riot; terrorism; civil commotion; insurrection; government or de facto governmental action, restrictions, or interferences (unless caused by the intentional acts or omissions of the Party); strikes, slowdowns, or work stoppages; incidence of disease or other illness that reaches outbreak, epidemic, or pandemic proportions or similar causes affecting the area in which the Improvements are located that results in a reduction of labor force or work stoppage in order to comply with local, state, or national disaster orders; construction delays or unavailability of supplies, materials, or labor; necessary condemnation proceedings; or any other circumstances that are reasonably beyond the control of the Party obligated or permitted under the terms of this Agreement to do or perform the same, regardless of whether any such circumstances are similar to any of those enumerated or not, in which case the Party so obligated or permitted shall be excused from doing or performing the same during such period of delay, so that the time period applicable to such obligation or performance shall be extended for a period of time equal to the period such Party was delayed, provided the Party whose performance is delayed provides written notice to the other Party not later than fifteen (15) business days after the last day of the month of the occurrence of the event(s) or condition(s) causing the delay or the date the Party whose performance has been delayed becomes aware or should have reasonably known of the event, describing such event(s) and/or condition(s) and the date on which such event(s) and/or condition(s) occurred.

**"Impositions"** shall mean all taxes, assessments, use and occupancy taxes, charges, excises, license and permit fees, and other charges by public or governmental authority, general and special, ordinary and extraordinary, foreseen and unforeseen, which are or may be assessed, charged, levied, or imposed by any public or governmental authority on Company or any property or any business owned by Company within the City of Aledo corporate limits.

**"Improvements"** shall mean the expansions and renovations to a building containing approximately 2,230 square feet of restaurant space as depicted on **Exhibit "C"** and other ancillary facilities such as reasonably required parking and landscaping to be constructed on the Land, to be more fully described in the submittals filed by Company with the City of Aledo from time to time in order to obtain a building permit(s).

**"Infrastructure"** shall have the meaning assigned by Section 501.103, Texas Local Government Code, as amended.

**"Land"** shall mean the real property depicted in Exhibit "A" and described in Exhibit "B."

**"Company"** shall mean Your Personal Chef, a limited liability company.

**"Company Affiliate"** shall mean an entity related to Company by direct or indirect common or overlapping majority ownership or control.

**"Company Books and Records"** shall have the meaning set forth in Section 3.2 hereof.

**"Maximum AEDC Sales and Use Tax Grant Amount"** shall mean the cumulative payment of the AEDC Sales and Use Tax Grant.

**"Maximum Sales and Use Tax Grant Amount"** shall mean the cumulative payment of the City Sales and Use Tax Grant, and AEDC Sales and Use Tax Grants.

**"Payment Request"** shall mean a written request from Company to City for payment of a Sales and Use Tax Grant accompanied by the Sales and Use Tax Certificate for the applicable Reporting Period and invoices, receipts, bills, and other records to evidence the costs incurred and paid by Company for the necessary Infrastructure for the Improvements.

**"Related Agreements"** shall mean any agreement (other than this Agreement) by and between Grantors and Company and/or any Company Affiliate.

**"Reporting Period"** shall mean each consecutive twelve (12) month period during the term of this Agreement provided, however, the first Reporting Period shall begin with the calendar month immediately following the Commencement Date.

**"Required Use"** shall mean Company's continuous occupancy of the Improvements and the continuous operation of Your Personal Chef, during the term of this Agreement.

**"AEDC Sales and Use Tax"** shall mean the one-half of one percent (0.5%) Sales and Use Tax imposed pursuant to the Development Corporation Act, Chapter 501, Texas Local Government Code, on behalf of AEDC, on the sale of Taxable Items by Company Consummated at the Improvements during the applicable Reporting Period.

**"Sales and Use Tax"** shall mean the following:

- (a) With respect to the City, the tax authorized and levied pursuant to Section 321.101 of the Texas Tax Code and payable into the general fund, currently established at one percent (1%), on sale of Taxable Items by Company Consummated at the Improvements during the applicable Reporting Period. City Sales and Use Taxes shall not include sales and/or use taxes levied and collected exclusively for special purposes (such as a Type A or Type B Corporation) created and operating under the Development Corporation Act, codified in subtitle C1 of Title 12, Texas Local Government Code. If the City, at its discretion, ever elects to, or the voters choose to, reallocate the City Sales and Use Tax and to levy less

than a one percent (1%) sales tax, then "Sales and Use Taxes" shall mean the amount of sales taxes actually received by the City arising from the actual City Sales and Use Tax levied on gross taxable sales. Should the voters or the City set the City Sales and Use Tax rate at more than one percent (1%), the "Sales and Use Tax," as referenced herein, will not exceed one percent (1%);

- (b) With respect to the AEDC, the tax authorized and levied pursuant to Chapter 505 of the Texas Local Government Code and payable into the general fund, currently established at one-half percent (0.5%), on sale of Taxable Items by Company Consummated at the Improvements during the applicable Reporting Period. If the AEDC, at its discretion, ever elects to, or the voters choose to, reallocate the AEDC Sales and Use Tax and to levy less than a one-half percent (0.5%) sales tax, then "Sales and Use Taxes" shall mean the amount of sales taxes actually received by the AEDC arising from the actual Sales and Use Tax levied on gross taxable sales. Should the voters set the AEDC sales and use tax rate at more than one-half percent (0.5%), the "Sales and Use Tax," as referenced herein, will not exceed one-half percent (0.5%).

**"Sales and Use Tax Grant"** shall mean the City Sales and Use Tax Grant and the AEDC Sales and Use Tax Grants as follows:

- (a) **"City Sales and Use Tax Grant"** shall mean an economic development grant to offset the costs of Infrastructure necessary for the Improvements incurred and paid by Company in the amount of fifty percent (50%) of all new Sales Tax Receipts received by City for the applicable Reporting Period generated by the Improvements, not to exceed the Maximum Sales Tax Grant Amount to be paid to Company as set forth herein, which shall be calculated by multiplying the new Sales Tax Receipts and the Use Tax Receipts received by the City for the given Reporting Period times 50%, less the administrative fee charged to City by the State of Texas for collection of the Sales and Use Taxes pursuant to Texas Tax Code, Section 321.503 or other applicable law, and any discount pursuant to Texas Tax Code, Section 151.423.

The following formula for the Sales and Use Tax Grant is provided for demonstrative purposes:

.25 (new Sales Tax Receipts x Use Tax Receipts) – Administrative Fee – Discounts.

- (b) **"AEDC Sales and Use Tax Grant"** shall mean an economic development grant to offset the costs of Infrastructure necessary for the Improvements incurred and paid by Company in the amount of fifty percent (50%) of all new Sales Tax Receipts received by AEDC for the applicable Reporting Period generated by the Improvements, not to exceed the Maximum Sales Tax Grant Amount to be paid to Company as set forth herein, which shall be calculated by multiplying the new Sales Tax Receipts and the Use Tax Receipts received by AEDC for the given Reporting Period times 50%, less the administrative fee charged to AEDC by the State of Texas for collection of the Sales and Use Taxes pursuant to Texas

Tax Code, Section 321.503 or other applicable law, and any discount pursuant to Texas Tax Code, Section 151.423.

The following formula for the Sales and Use Tax Grant is provided for demonstrative purposes:

.5 (new Sales Tax Receipts x Use Tax Receipts) – Administrative Fee – Discounts.

**"Sales and Use Tax Certificate"** shall mean a report provided by the State of Texas to City in accordance with Texas Tax Code, Section 321.3022 (or other applicable provision of the Texas Tax Code), which lists the amount of Sales and Use Tax (including any refunds, credits, or adjustments) paid to the State of Texas for the sale of Taxable Items by Company Consummated at the Improvements, or if requested by City, a certificate or other statement, containing such information in a form provided by Company reasonably acceptable to City, setting forth the total sale of Taxable Items by Company Consummated at the Improvements and Company's collection of Sales and Use Tax (including any refunds, credits or adjustments) paid to the State of Texas, for the sale of Taxable Items by Company Consummated at the Improvements, during the applicable Reporting Period, and such other information as City may reasonably request.

**"Sales and Use Tax Receipts"** shall mean: (i) with respect to City, City's receipts of Sales and Use Tax from the State of Texas (it being expressly understood that City's one percent (1%) Sales and Use Tax Receipts are being used only as a measurement for its use of general funds to make a grant for economic development purposes) attributable to the sale of Taxable Items by Company Consummated at the Improvements; and (ii) with respect to AEDC, AEDC's receipts of Sales and Use Tax from the State of Texas from Company collection of Sales and Use Tax (it being expressly understood that AEDC's one half of one percent (0.5%) Sales and Use Tax Receipts are being used only as a measurement for its use of general funds to make a grant for economic development purposes) attributable to the sale of Taxable Items by Company Consummated at the Improvements.

**"State of Texas"** shall mean the Office of the Texas Comptroller of Public Accounts (**"Comptroller"**), or its successor.

**"Taxable Items"** shall mean both "taxable items" and "taxable services" as those terms are defined by Chapter 151, Texas Tax Code, as amended.

## **Article III: Economic Development Grants**

### **3.1 Sales and Use Tax Grants.**

(a) Sales and Use Tax Grant Payment. Subject to the continued satisfaction of all terms and conditions of this Agreement by Company, and the obligation of Company to repay the Sales and Use Tax Grants pursuant to **Article V** hereof, Grantors agrees to provide Company with the Sales and Use Tax Grants not to exceed the Maximum Sales and Use Tax Grant Amount, until the Expiration Date. The Sales and Use Tax Grants shall be paid annually not later than ninety (90) days after receipt of the applicable Payment Request following the end of the applicable Reporting Period beginning with the First Reporting Period. Company may submit the Payment Request for a Sales and Use Tax Grant not later than thirty (30) days following the end of the applicable Reporting Period, beginning with the first Reporting Period but not later than ninety (90) days thereafter. Failure to timely submit a Payment Request for a given Sales and Use Tax Grant Reporting Period shall operate as a forfeiture of the Sales and Use Tax Grant for such Reporting Period.

(b) Adjustment Notification. Company shall promptly notify City in writing of any adjustments found, determined, or made by Company, the State of Texas, or by an audit that results, or will result, in either a refund or reallocation of Sales and Use Tax Receipts, the payment of Sales and Use Tax, or involving amounts reported by Company as subject to this Agreement. Such notification shall also include the amount of any such adjustment in Sales and Use Tax or Sales and Use Tax Receipts. Company shall notify City in writing not later than thirty (30) days after receipt of notice of the intent of the State of Texas to audit Company. Such notification shall also include the period of such audit or investigation.

(c) Adjustments. In the event Company files an amended Sales and Use Tax Return or Report with the State of Texas, or if additional Sales and Use Tax is due and owing by Company to the State of Texas, as determined, or approved by the State of Texas affecting Sales and Use Tax Receipts for a previous Reporting Period, then the Sales and Use Tax Grant payment for the Reporting Period immediately following such State of Texas approved amendment shall be adjusted accordingly (i.e., up or down, depending on the facts) provided City has received Sales and Use Tax Receipts attributed to such adjustment. As a condition precedent to payment of such adjustment, Company shall provide City with a copy of any such amended Sales and Use Tax Return or Report, and the approval thereof by the State of Texas. Copies of any amended Sales and Use Tax Return or Report or notification from the State of Texas that additional Sales and Use Tax is due and owing by Company to the State of Texas, as determined by the State of Texas, affecting Sales and Use Tax Receipts for a previous Reporting Period shall be provided to City with the Payment Request for the next Reporting Period.

(d) Refunds and Underpayments of Sales and Use Tax Grants. In the event the State of Texas determines that Grantors erroneously received Sales and Use Tax Receipts, or that the amount of Sales and Use Tax paid to Company exceeds (or is less than) the correct

amount of Sales and Use Tax for a previous Reporting Period, for which Company has received a Sales and Use Tax Grant, Company shall, not later than sixty (60) days after receipt of notification thereof from Grantors specifying the amount by which such Sales and Use Tax Grant exceeded the amount to which Company was entitled pursuant to such State of Texas determination, adjust (up or down, depending on the facts) the amount claimed due for the Sales and Use Tax Grant payment for the Reporting Period immediately following such State of Texas determination in an amount equivalent to the overpayment received by Company. If Company does not adjust the amount claimed due for the Sales and Use Tax Grant payment for the Reporting Period immediately following such State of Texas determination, City (and on behalf of AEDC) may, at its option, adjust the Sales and Use Tax Grant payment for the Reporting Period immediately following such State of Texas determination in an amount equivalent to the overpayment received by Company. If the adjustment results in funds to be paid back to City, Company shall repay such amount to Grantors not later than sixty (60) days after receipt of such State of Texas determination. The provisions of this section shall survive termination of this Agreement.

(e) Sales and Use Tax Grant Payment Termination or Suspension. The payment of the Sales and Use Tax Grants shall terminate on the effective date of determination by the State of Texas or other appropriate agency or court of competent jurisdiction that the Improvements are not a place of business resulting in Sales and Use Taxes being due Grantors for the sale of Taxable Items by Company at the Improvements. In the event the State of Texas seeks to invalidate the Improvements as a place of business where Sales and Use Tax was properly remitted to the State of Texas (the "Comptroller Challenge"), the payment of Sales and Use Tax Grants by Grantors hereunder shall be suspended until such Comptroller Challenge is resolved in whole favorably to Grantors. In such event, Company shall not be required to return or refund Sales and Use Tax Grants previously received from Grantors provided Company is actively defending against and/or contesting the Comptroller Challenge and Company promptly informs Grantors in writing of such actions and with copies of all documents and information related thereto. If (i) the Comptroller Challenge is not resolved favorably to Grantors and/or the State of Texas determines (a) that Company does not have a place of business at the Improvements or (b) that the Improvements are not a place of business where the Sales and Use Tax was properly remitted to the State of Texas, and (ii) Sales Tax Receipts previously paid or remitted to Grantors relating to the Improvements are reversed, reallocated and required to be repaid to the State of Texas, then the obligation to pay the Sales and Use Tax Grant shall terminate and Company shall refund all Sales and Use Tax Grants received by Company from Grantors that relate to the Comptroller Challenge. Such refund shall be paid to Grantors not later than thirty (30) days after the date that the Comptroller Challenge required Grantors to repay the Sales Tax Receipts or is otherwise deducted from future Sales Taxes due to Grantors.

(f) Revenue Sharing Agreement. City and Company designate this Agreement as a "revenue sharing agreement," thereby entitling City to request annual Sales and Use Tax information from the Comptroller pursuant to Section 321.3022 of the Texas Tax Code, as amended, or other applicable law. City shall request in writing that the Comptroller issue Sales and Use Tax reports pursuant to Section 321.3022 for total sales of Taxable Items

Consummated at the Improvements by Company and the payment of Sales and Use Tax (the "**Sales Tax Reports**") for each of the qualified periods of the Sales and Use Tax Grants. To the extent that the release of any such reports or information regarding the Sales and Use Tax collected by Company for the sale of Taxable Items Consummated at the Improvements shall require the consent of Company, Company shall provide such consent to City. Company shall provide the sales tax identification numbers for Company so that payments can be verified by City.

(g) **Indemnification**. COMPANY AGREES TO DEFEND, INDEMNIFY, AND HOLD GRANTORS, THEIR OFFICERS, AGENTS, AND EMPLOYEES HARMLESS FROM AND AGAINST ANY AND ALL LIABILITIES, DAMAGES, CLAIMS, LAWSUITS, JUDGMENTS, ATTORNEY FEES, COSTS, EXPENSES, AND DEMANDS BY THE STATE OF TEXAS THAT GRANTORS HAVE BEEN PAID ERRONEOUSLY, OVERPAID, OR INCORRECTLY ALLOCATED SALES AND USE TAX ATTRIBUTED TO THE SALE OF TAXABLE ITEMS BY COMPANY CONSUMMATED AT THE IMPROVEMENTS FOR ANY REPORTING PERIOD DURING THE TERM OF THIS AGREEMENT (COLLECTIVELY, A "CLAIM"). IT BEING THE INTENTION OF THE PARTIES THAT COMPANY SHALL BE RESPONSIBLE FOR THE REPAYMENT OF ANY SALES AND USE TAX GRANTS PAID TO COMPANY HEREIN BY GRANTORS THAT INCLUDES SALES AND USE TAX RECEIPTS THAT THE STATE OF TEXAS HAS DETERMINED WERE PAID ERRONEOUSLY, COLLECTED, DISTRIBUTED, OR ALLOCATED TO GRANTORS. THE INDEMNIFICATION SHALL NOT APPLY TO ANY LIABILITY RESULTING SOLELY FROM THE ERRORS OR OMISSIONS OF GRANTORS. THE PROVISIONS OF THIS SECTION SHALL SURVIVE TERMINATION OF THIS AGREEMENT. THE PROVISIONS OF THIS SECTION ARE SOLELY FOR THE BENEFIT OF THE PARTIES HERETO AND DO NOT CREATE ANY OBLIGATIONS FROM OR GRANT ANY CONTRACTUAL OR OTHER RIGHTS TO ANY OTHER PERSON OR ENTITY, OTHER THAN OBLIGATIONS, IF ANY, THAT ARISE FROM COMPANY TO GRANTORS TO PERFORM OBLIGATIONS.

3.2 **Audit**. Company shall grant access to Grantors, or such other persons or entities designated by either the City or AEDC, at Company's offices during Company's normal business hours, for the purpose of inspecting such paper and electronic records, books, documents, tangible accounting procedures, tangible practices, or any other items related to Company's performance of this Agreement ("**Books and Records**"), provided that the City or AEDC provide not less than two (2) business days' prior notice. Grantors or their representatives shall not unreasonably disrupt Company's operations during the performance of such inspection and audit. The foregoing, notwithstanding all records, books, documents, accounting procedures, practices, or any other items relevant to the performance of this Agreement, shall be subject to examination or audit by Grantors, or such other persons or entities designated by Grantors, in accordance with state and federal laws, regulations, or directives applicable to Company's performance of this Agreement. Grantors agree, to the extent allowed by law, to maintain the confidentiality of the Books and Records.

3.3 **Current Revenue**. The Sales and Use Tax Grants shall be paid solely from annual

appropriations from AEDC's general funds and the City's general funds or from such other City funds as may be legally set aside for such purpose consistent with Article III, Section 52(a) of the Texas Constitution.

3.4 Grant Limitations. Under no circumstance shall Grantors' obligations hereunder be deemed to create any debt within the meaning of any constitutional or statutory provision. Provided, however, Grantors agree during the term of this Agreement to make a good faith effort to appropriate funds each year to pay the Sales and Use Tax Grants for the then ensuing fiscal year. Grantors shall not be obligated to pay any commercial bank, lender, or similar institution for any loan or credit agreement made by Company. None of Grantors' obligations under this Agreement shall be pledged or otherwise encumbered by Company in favor of any commercial lender and/or similar financial institution.

#### **Article IV: Conditions to Grants**

Grantors' obligation to pay the Sales and Use Tax Grants shall be conditioned upon the compliance and satisfaction by Company of the terms and conditions of this Agreement and each of the conditions set forth in this Article IV provided that failure to meet a condition shall not prevent the payment of the applicable Sales and Use Tax Grant prior to the specified deadline for satisfaction of the condition.

4.1 Payment Request. Company shall, as a condition precedent to the payment of each Sales and Use Tax Grant, timely provide City (acting for itself and AEDC) with the applicable Payment Request.

4.2 Good Standing. Company shall not have an uncured breach or default of this Agreement or a Related Agreement.

4.3 Required Use. During the term of this Agreement, beginning on the Commencement Date and continuing until the Expiration Date, the Improvements shall not be used for any purpose other than the Required Use, and the operation of the Improvements in conformance with the Required Use shall not cease for more than thirty (30) continuous days, except in connection with, and to the extent of, an event of Force Majeure or casualty.

4.4 Construction Schedule. Commencement of Construction of the Improvements has commenced and subject to events of Force Majeure to cause Completion of Construction of the Improvements to occur on or before July 1, 2026.

4.5 Continuous Occupancy. Company shall, beginning on the Commencement Date and continuing thereafter until the Expiration Date, continuously own and occupy the Improvements.

4.6 Sales and Use Tax Certificate. As a condition to the payment of each Sales and Use Tax Grant hereunder, Grantors shall have timely received a Sales and Use Tax Certificate for the applicable Reporting Period for which payment of a Sales and Use Tax Grant is requested. Grantors shall have no duty to calculate the Sales Tax Receipts or determine the entitlement of Company to any Sales and Use Tax Grant or pay any Sales and Use Tax Grant during the term of

this Agreement until such time as Company has provided City a Sales and Use Tax Certificate for the applicable Reporting Period. City may, but is not required to, provide Company with a form for the Sales and Use Tax Certificate required herein. Company shall provide such additional documentation as may be reasonably requested by Grantors to evidence, support, and establish the Sales and Use Tax paid and collected for the sale of Taxable Items by Company Consummated at the Improvements and received by Grantors from the State of Texas. Grantors agree, to the extent allowed by law, to maintain the confidentiality of the Sales and Use Tax Certificate.

4.7 Capital Investment. The Capital Investment shall be at approximately \$435,773.00 as of the Commencement Date.

4.8 Schedule of Jobs. Company anticipates that following the Commencement Date, existing employment positions shall be retained at the Improvements.

### **Article V: Termination**

5.1 Termination. This Agreement shall terminate upon the Expiration Date unless terminated earlier as follows:

- (a) By written agreement of the Parties;
- (b) On the date of termination set forth in a written notice provided by a Party to the other Parties in the event the other Party breaches any of the terms or conditions of this Agreement or a Related Agreement, and such breach is not cured on or before the thirtieth (30<sup>th</sup>) day after the non-breaching Party sends written notice to the breaching Party of such breach;
- (c) On the date of termination set forth in a written notice by City (and on behalf of AEDC) to Company if Company suffers an event of Bankruptcy or Insolvency;
- (d) On the date of termination set forth in a written notice by City (and on behalf of AEDC) to Company if any Impositions owed to City or the State of Texas by Company shall become delinquent (provided, however, Company retains the right to timely and properly protest and contest any such Impositions);
- (e) On the date of termination set forth in a written notice by a Party to the other Party if either Party receives notice that any subsequent Federal or State legislation or any decision of a court of competent jurisdiction declares or renders this Agreement invalid, illegal, or unenforceable; or
- (f) On the date of payment of the Maximum Sales and Use Tax Grant Amount.

5.2 Repayment. In the event this Agreement is terminated by City pursuant to Section 5.1 (b), (c), (d), or (e), Company shall immediately refund to City (and on behalf of AEDC) an amount equal to the Sales Tax Grants paid by Grantors to Company preceding the date of such termination, plus interest at the rate of interest periodically announced by the *Wall Street Journal* as the prime

or base commercial lending rate, or if the *Wall Street Journal* shall ever cease to exist or cease to announce a prime or base lending rate, then at the annual rate of interest from time to time announced by Citibank, N.A. (or by any other New York money center bank selected by City) as its prime or base commercial lending rate from the date on which each Sales Tax Grant is paid by Grantors until each such Sales Tax Grant is refunded by Company. The repayment obligation of Company set forth in this Section shall survive termination.

5.3 Right of Offset. City (on behalf of City and AEDC) may, at its option, offset any amounts due and payable under this Agreement or a Related Agreement against any debt (including taxes) lawfully due to City from the Company, regardless of whether the amount due arises pursuant to the terms of this Agreement, a Related Agreement, or otherwise, and regardless of whether the debt due City has been reduced to judgment by a court.

## **Article VI: Miscellaneous**

6.1 Binding Agreement. The terms and conditions of this Agreement are binding upon the successors and permitted assigns of the Parties hereto. This Agreement may not be assigned without the express written consent of the City Manager and the AEDC Executive Director.

6.2 Limitation on Liability. It is understood and agreed between the Parties that Company, in satisfying the conditions of this Agreement, has acted independently, and City and AEDC assume no responsibilities or liabilities to third parties in connection with these actions. **COMPANY AGREES TO INDEMNIFY AND HOLD HARMLESS CITY AND AEDC FROM ALL SUCH CLAIMS, SUITS, AND CAUSES OF ACTIONS, LIABILITIES, AND EXPENSES OF ANY NATURE WHATSOEVER BY A THIRD PARTY ARISING OUT OF COMPANY'S FAILURE TO PERFORM ITS OBLIGATIONS UNDER THIS AGREEMENT.**

6.3 No Joint Venture. It is acknowledged and agreed by the Parties that the terms hereof are not intended to and shall not be deemed to create a partnership or joint venture between the Parties.

6.4 Authorization. Each Party represents that it has full capacity and authority to grant all rights and assume all obligations that are granted and assumed under this Agreement.

6.5 Notice. Any notice required or permitted to be delivered hereunder shall be deemed received three (3) days thereafter sent by United States Mail, postage prepaid, certified mail, return receipt requested, addressed to the Party at the address set forth below or on the day received if sent by courier or otherwise hand-delivered.

If intended for City or AEDC, to:

With a copy to:

Attn: Candice Edmondson  
City Manager  
City of Aledo, Texas  
200 Old Annetta Road,  
Aledo, Texas 76008

Alicia Kreh  
City Attorney  
Taylor, Olson, Adkins, Sralla & Elam, L.L.P.  
6000 Western Place, Ste 200  
Fort Worth, Texas 76107

If intended for Company, to:

Your Personal Chef  
Attn: Chris & Janet Coble  
213 E. Oak Street  
Aledo, Texas 76008

6.6 Entire Agreement. This Agreement is the entire Agreement between the Parties with respect to the subject matter covered in this Agreement.

6.7 Governing Law. The Agreement shall be governed by the laws of the State of Texas without regard to any conflict of law rules. Exclusive venue for any action concerning this Agreement shall be in the State District Court of Parker County, Texas. The Parties agree to submit to the personal and subject matter jurisdiction of said court.

6.8 Amendment. This Agreement may only be amended by the mutual written agreement of the Parties.

6.9 Legal Construction. In the event any one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect other provisions, and it is the intention of the Parties to this Agreement that, in lieu of each provision that is found to be illegal, invalid, or unenforceable, a provision shall be added to this Agreement which is legal, valid, and enforceable and is as similar in terms as possible to the provision found to be illegal, invalid, or unenforceable.

6.10 Recitals. The recitals to this Agreement are incorporated herein.

6.11 Counterparts. This Agreement may be executed in identical counterparts. Each of the counterparts shall be deemed an original instrument, but all the counterparts shall constitute one and the same instrument.

6.12 Survival of Covenants. Any of the representations, warranties, covenants, and obligations of the Parties, as well as any rights and benefits of the Parties, pertaining to a period of time following the termination of this Agreement, shall survive termination.

6.13 Employment of Undocumented Workers. During the term of this Agreement, Company agrees not to knowingly employ any undocumented workers and, if convicted of a violation under 8 U.S.C. Section 1324a (f), Company shall repay the amount of the Sales and Use Tax Grants and any other funds received by Company from City and/or AEDC as of the date of such violation within one hundred twenty (120) days after the date Company is notified by City of such violation, plus interest at the rate of four percent (4%) compounded annually from the date of violation until paid. Company is not liable for a violation of this section in relation to any workers employed by a subsidiary, affiliate, or franchisee of Company, or by a person with whom Company contracts.

6.14 Conditions Precedent. This Agreement is subject to, and the obligations of the Parties are expressly contingent upon: (i) the authority of AEDC to undertake the obligations therein as an authorized project under the Act sixty (60) days after public hearing and notice thereof; and (iii) approval of this Agreement and the project set forth herein by the AEDC and City Council.

6.15 Anti-Boycott Verifications. Company hereby verifies that it and its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, do not boycott Israel and, to the extent this Agreement is a contract for goods or services, will not boycott Israel during the term of this Agreement. The foregoing verification is made solely to comply with Section 2271.002, Texas Government Code, and to the extent such section does not contravene applicable Federal law. As used in the foregoing verification, ‘boycott Israel’ means refusing to deal with, terminating business activities with, or otherwise taking any action that is intended to penalize, inflict economic harm on, or limit commercial relations specifically with Israel, or with a person or entity doing business in Israel or in an Israeli-controlled territory, but does not include an action made for ordinary business purposes. For purposes of this paragraph, Company understands ‘affiliate’ to mean an entity that controls, is controlled by, or is under common control with Company and exists to make a profit.

6.16 Iran, Sudan, and Foreign Terrorist Organizations. Company represents that neither it nor any of its parent company, wholly- or majority-owned subsidiaries, and other affiliates is a company identified on a list prepared and maintained by the Texas Comptroller of Public Accounts under Section 2252.153 or Section 2270.0201, Texas Government Code, and posted on any of the following pages of such officer’s internet website:  
<https://comptroller.texas.gov/purchasing/docs/sudan-list.pdf>,  
<https://comptroller.texas.gov/purchasing/docs/iran-list.pdf>, or  
<https://comptroller.texas.gov/purchasing/docs/fto-list.pdf>.

The foregoing representation is made solely to comply with Section 2252.152, Texas Government Code, and to the extent such section does not contravene applicable Federal law and excludes Company and each of its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, that the United States government has affirmatively declared to be excluded from its federal sanctions regime relating to Sudan or Iran or any federal sanctions regime relating to a

foreign terrorist organization. For purposes of this paragraph, Company understands “affiliate” to mean any entity that controls, is controlled by, or is under common control with Company and exists to make a profit.

6.17 Fossil Fuels Boycott Verification. As required by 2274.002, Texas Government Code (as added by Senate Bill 13, 87th Texas Legislature, Regular Session), as amended, Company hereby verifies that Company, including any wholly-owned subsidiary, majority-owned subsidiary, parent company, or affiliate of the same, does not boycott energy companies, and will not boycott energy companies during the term of this Agreement. As used in the foregoing verification, “boycott energy companies” shall have the meaning assigned to the term “boycott energy company” in Section 809.001, Texas Government Code, as amended.

6.18 Firearms Discrimination Verification. As required by Section 2274.002, Texas Government Code (as added by Senate Bill 19, 87th Texas Legislature, Regular Session, SB 19), as amended, Company hereby verifies that Company, including any wholly-owned subsidiary, majority-owned subsidiary, parent company, or affiliate of the same, (i) does not have a practice, policy, guidance or directive that discriminates against a firearm entity or firearm trade association; and (ii) will not discriminate against a firearm entity or firearm trade association during the term of this Agreement. As used in the foregoing verification, "discriminate against a firearm entity or trade association" shall have the meaning assigned to such term in Section 2274.001(3), Texas Government Code (as added by SB 19), as amended.

SIGNED AND AGREED TO THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.

CITY OF ALEDO

BY: \_\_\_\_\_  
MAYOR

BY: \_\_\_\_\_  
AEDC PRESIDENT

APPROVED AS TO FORM:

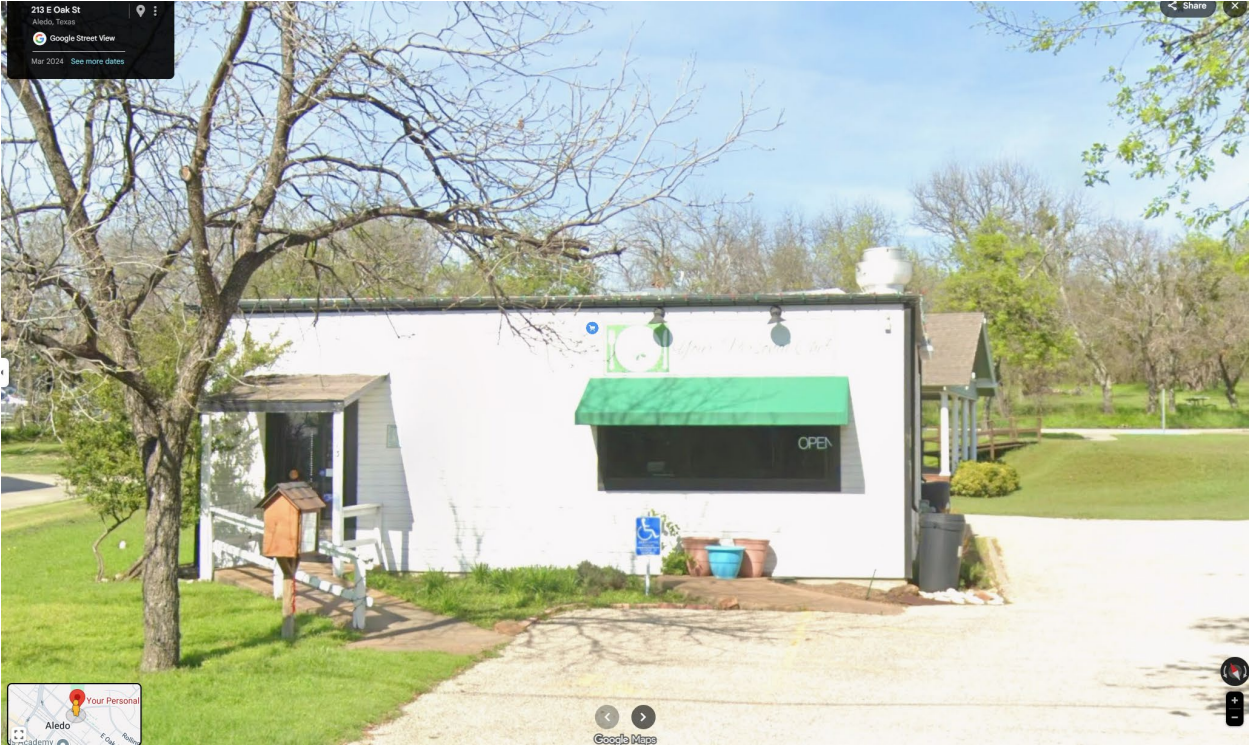
BY: \_\_\_\_\_

SIGNED AND AGREED TO THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.

YOUR PERSONAL CHEF.

BY: \_\_\_\_\_

**EXHIBIT A  
DEPICTION OF THE LAND**

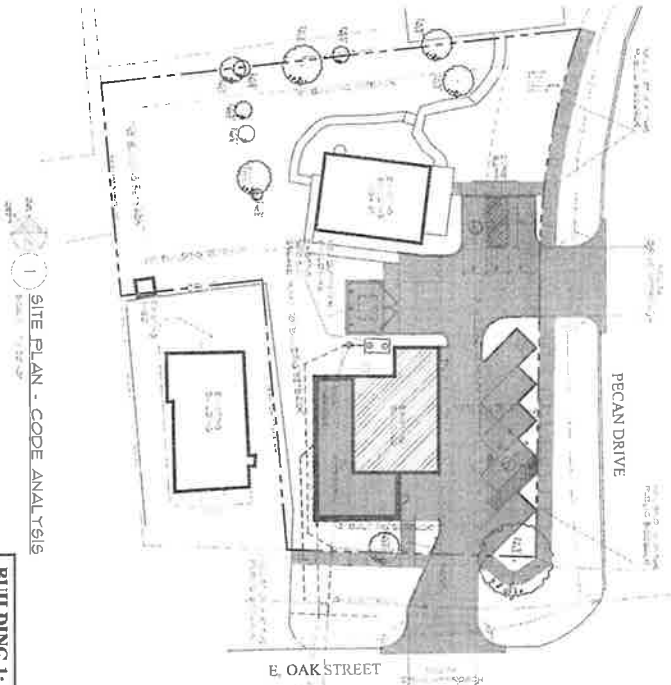


**EXHIBIT B**  
**DESCRIPTION OF THE LAND**

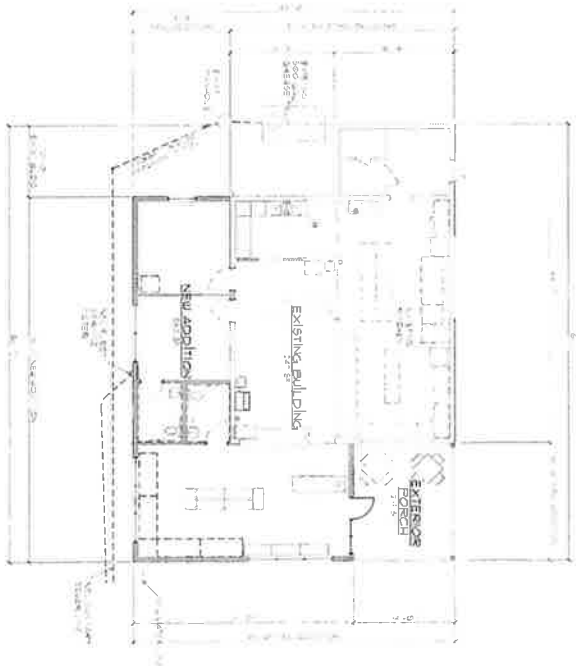
LOT 1, BLOCK 2-R, ORIGINAL TOWN OF ALEDO, AN ADDITION TO THE CITY OF ALEDO, PARKER COUNTY, TEXAS, ACCORDING TO THE PLAT OF RECORD IN PLAT CABINET C, SLIDE 209, PLAT RECORDS, PARKER COUNTY, TEXAS.

The property is located in Parker County at 213 EAST OAK STREET, ALEDO, Texas 76008.





1 SITE PLAN - CODE ANALYSIS



2 FLOOR PLAN - CODE ANALYSIS

**BUILDING 1: YOUR PERSONAL CHEF**

**BUILDING CODES**

2014 IBC - INTERNATIONAL BUILDING CODE  
 2014 IBC - INTERNATIONAL ENERGY CONSERVATION CODE  
 2015 IBC - INTERNATIONAL PLUMBING AND MECHANICAL CODE  
 2015 IBC - INTERNATIONAL ELECTRICAL CODE  
 2015 IBC - INTERNATIONAL FIRE AND FLOOD CODE  
 2015 IBC - NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 101 - LIFE SAFETY CODE  
 2015 IBC - NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 704 - FIRE RISK MANAGEMENT CODE  
 2015 IBC - NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 99 - HEALTH CARE FACILITY CONSTRUCTION AND SAFETY STANDARD CODE  
 2015 IBC - NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 101 - LIFE SAFETY CODE  
 2015 IBC - NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 704 - FIRE RISK MANAGEMENT CODE  
 2015 IBC - NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 99 - HEALTH CARE FACILITY CONSTRUCTION AND SAFETY STANDARD CODE

**NO FIRE SPRINKLER SYSTEM PROVIDED**

**Building Areas**  
 EXISTING BUILDING 1,217 SF  
 NEW ADDITION 643 SF  
 TOTAL BUILDING 1,864 SF

**OCCUPANCY**

YOUR PERSONAL CHEF	AREA	1,217 SF	1120	100 SF OCCUPANT
	NEW ADDITION	643 SF		
	TOTAL BUILDING	1,864 SF		

**BUILDING TYPE**

TYPE 1.9  
 BI OCCUPANCY

ALLOWABLE AREA 1800 SF ALLOWABLE OR

TABLE 601. TYPE 1.9 CONSTRUCTION TYPE  
 STRUCTURAL FRAME 01R  
 BRICKING WALLS EXTERIOR 01R  
 EXTERIOR 01R  
 FLOOR CONSTRUCTION 01R  
 ROOF CONSTRUCTION 01R

PARKING REQUIREMENT  
 YOUR PERSONAL CHEF BUILDING  
 10 SPACES

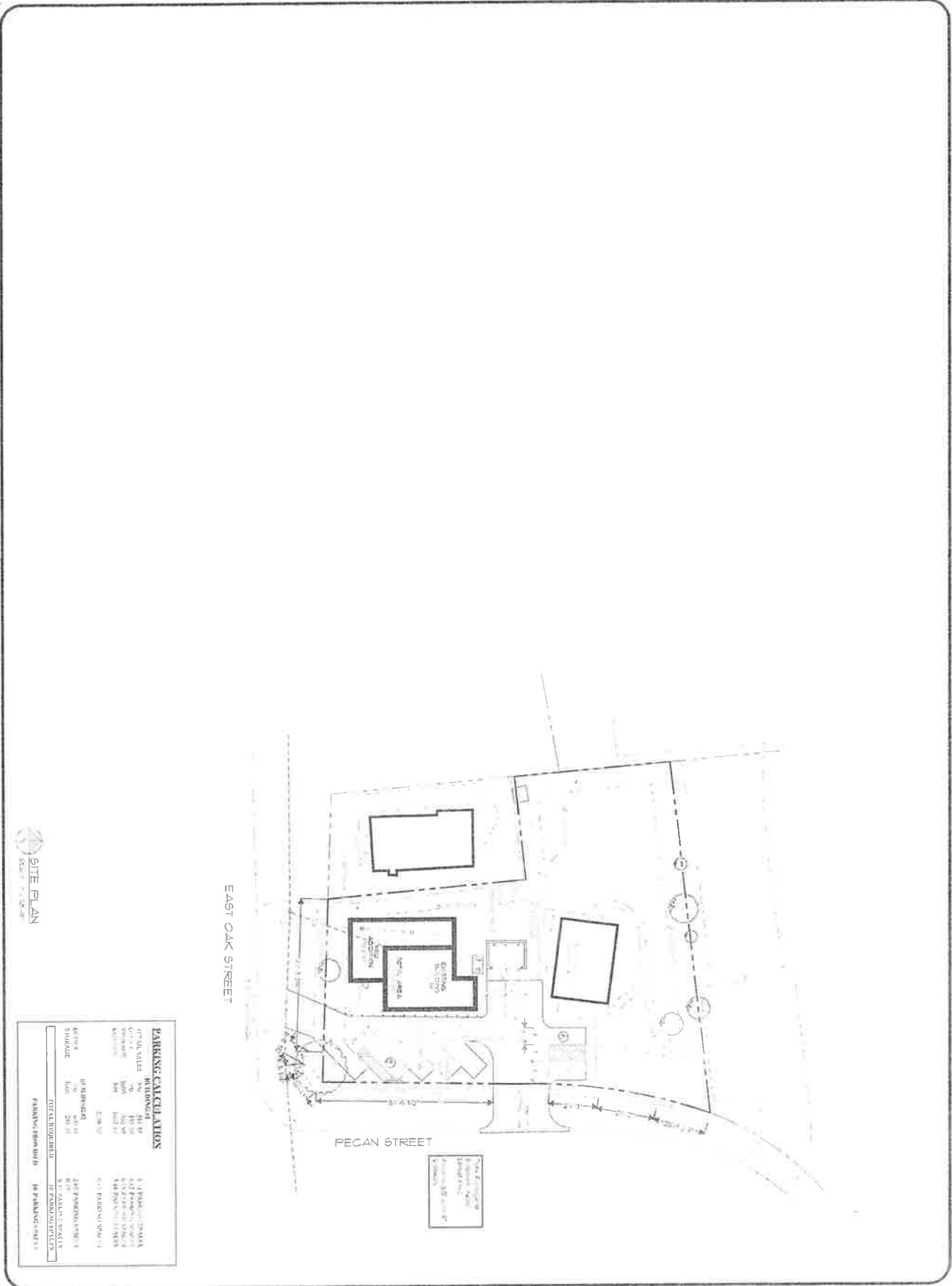
2288 SF 1 PER 100  
 1864 SF 1 PER 100  
 18 SPACES  
 10 SPACES



**YOUR PERSONAL CHEF**



**G1.1**



**SITE PLAN**

**PARKING CALCULATION**

TYPE	NO.	PER SPACE	TOTAL
OFFICE	100	1.00	100
STORAGE	200	0.50	100
<b>TOTAL REQUIRED</b>			<b>200</b>
<b>PROVIDED</b>			<b>200</b>

**YOUR PERSONAL CHEF**

**STUCKEY ARCHITECTS**  
 1000 N. GARDNER STREET  
 SUITE 100  
 DENVER, CO 80202  
 PHONE: 303.733.1111  
 FAX: 303.733.1112  
 WWW: STUCKEYARCHITECTS.COM

DATE: 10/20/2011

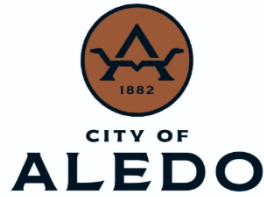
BY: [Signature]

PROJECT NO: 11-001

PROJECT NAME: YOUR PERSONAL CHEF

PROJECT ADDRESS: 1000 N. GARDNER STREET, DENVER, CO 80202

Your Personal Chef is expanding and adding additional 900-1000 sf. We are adding space to expand our sells area, add two new bathrooms and office space to our building. This will allow us to expand our daily food items available for sell. We will also be extending our hours daily and add weekend hours as well. We look forward to bringing these new changes to the Aledo community.



**Date:** May 7, 2026

**To:** City Council

**From:** Grant Fore, Senior Planner, Berkley Group

**Subject:** **PUBLIC HEARING:** Consider approval of Ordinance No. 2026-O-17 amending the City of Aledo Unified Development Code (UDC) by establishing the Manufactured Home (MH) zoning district as a new zoning district, including applicable use regulations, design standards, development standards, and corresponding references to the new district throughout the Unified Development Code (UDC).

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**Summary:**

Texas Senate Bill 785, proposed and adopted during the 2025-2026 legislative session, goes into effect on September 1st, 2026. This law pertains to regulation of U.S. Department of Housing and Urban Development (HUD)-code manufactured homes at the City level and requires:

- **No discretionary permitting:** Cities cannot require a Specific Use Permit (SUP) or similar use permit for a new HUD-code manufactured home if they do not require one for other residential housing in the same zoning category.
- **By-right zoning required:** Cities must allow new HUD-code manufactured homes by right in at least one residential zoning classification or equivalent district.
- **Preservation of local authority:** This law preserves the authority of Cities to determine the location and the size of the by-right, permissible area for new manufactured homes.
- **Limited exceptions:** This law includes narrow exemptions to private deed restrictions established before January 2nd, 2025 and historic landmarks and local historic districts.

Currently, the City's UDC does not clearly provide a dedicated zoning district for manufactured homes, nor does it fully align with the upcoming state requirements regarding their placement and regulation.

To comply with the newly enacted law under Senate Bill 785, Staff is proposing to create a new residential zoning district - Manufactured Homes (MH) District, allowing HUD-code manufactured homes on individual lots and/or in manufactured home communities. Staff has done a comprehensive review of the City's Unified Development Code (UDC), and recommends

the following amendments to effectively create the new district and associated regulations:

**Article 2, Districts:** Creation of the Manufactured Home (MH) District allowing HUD-code manufactured homes on individual lots and/or in manufactured home communities with development standards:

**Table 2.1 Allowed Uses:** Add MH column with Manufactured Homes listed as a permitted (P) by-right use in the MH district. Uses that are currently allowed in most residential districts (parks, civic spaces, schools, etc.) are also allowed in the MH district for consistency purposes.

A redlined exhibit of the recommended UDC updates is included in your packet.

**It is important to note that this amendment only proposes to create the new MH zoning district and does not assign or rezone any property at this time. Any application of the new MH district will require separate hearings and consideration. Staff anticipates returning at a later date with recommendations regarding appropriate locations for the MH district.**

**Recommendation:**

Staff recommends approval of the proposed UDC amendments as written to comply with the newly enacted law under SB 785.

**Fiscal Impact:**

N/A

**Attachments:**

- 1. Ord. No. 2026-O-17 Amend UDC - MH Zoning
- 2. UDC Updates for MH

**ORDINANCE NO. 2026-O-17**

**AN ORDINANCE OF THE CITY OF ALEDO, TEXAS, AMENDING ARTICLE 2, "DISTRICTS," OF CHAPTER 66, "UNIFIED DEVELOPMENT CODE," OF THE ALEDO MUNICIPAL CODE TO ESTABLISH THE MANUFACTURED HOMES (MH) ZONING DISTRICT AS A NEW ZONING DISTRICT INCLUDING APPLICABLE USE REGULATIONS, DESIGN STANDARDS, DEVELOPMENT STANDARDS, AND CORRESPONDING REFERENCES TO THE NEW DISTRICT; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A PENALTY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the City of Aledo, Texas (the "City") is a home rule city acting under its charter adopted by the electorate pursuant to Article XI, Section 5, of the Texas Constitution and Chapter 9 of the Local Government Code; and

**WHEREAS**, pursuant to Chapter 211 of the Local Government Code, the City previously adopted a "Unified Development Code" governing and regulating the subdivision and zoning of property located within the City for the purpose of promoting the public health, safety, morals, and general welfare of the City; and

**WHEREAS**, during the 2025 Legislative Session, the State Legislature amended Section Chapter 1201 of the Texas Occupations Code related to the municipal regulation of Manufactured Housing; and

**WHEREAS**, the City Council of the City desires to update the Aledo Municipal Code to reflect the changes so that the Code remains consistent with state law; and

**WHEREAS**, the Planning and Zoning Commission conducted a public hearing on amendments proposed herein on April 9, 2026, and the City Council conducted a public hearing on May 7, 2026; and

**WHEREAS**, all requirements of law dealing with notice, publication, and all procedural requirements have been complied with in accordance with the Unified Development Code and Chapter 211 of the Local Government Code; and

**WHEREAS**, the City Council deems it necessary to amend the City's Unified Development Code with respect to the creation of a new Manufactured Homes (MH) zoning district, including applicable use regulations, design standards, development standards, and corresponding references to the new district; and

**WHEREAS**, City Council further deems that such amendments are in the best interests of the City and are necessary for promoting the public health, safety, and general welfare of the City and its citizens.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ALEDO, TEXAS, THAT:**

**SECTION 1.**

Article 2, "Districts," of Exhibit A, "Unified Development Code," of Chapter 66, "Unified Development Code," of the Aledo Municipal Code is hereby amended by revising Article 2 Districts and Table 2.1 Allowed Uses as outlined in Exhibit A, attached hereto and incorporated herein for all purposes.

**SECTION 2.  
CUMULATIVE CLAUSE**

This Ordinance shall be cumulative of all provisions of ordinances and of the Aledo Municipal Code, as amended, except where the provisions of this Ordinance are in direct conflict with the provisions of such ordinances and such Code, in which event the conflicting provisions of such ordinances and such Code are hereby repealed.

**SECTION 3.  
PENALTY CLAUSE**

Any person, firm, or corporation who violates, disobeys, omits, neglects, or refuses to comply with or who resists the enforcement of any of the provisions of this Ordinance shall be fined as provided in Section 1-10 of the Aledo Municipal Code for each offense. Each day any such violation or violations exist shall constitute a separate offense and shall be punishable as such.

**SECTION 4.  
SAVINGS CLAUSE**

All rights and remedies of the City are expressly saved as to any and all violations of the provisions of the City's Unified Development Code that have accrued at the time of the effective date of this Ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances, same shall not be affected by this Ordinance, but may be prosecuted until final disposition by the courts.

**SECTION 5.  
SEVERABILITY CLAUSE**

It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs, and sections of this Ordinance are severable, and if any phrase, clause sentence, paragraph, or section of this Ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs, and sections of this Ordinance, since the same would have been enacted by the City Council without the incorporation in this Ordinance of any such unconstitutional phrase, clause, sentence, paragraph, or section.

**SECTION 6.  
PUBLICATION CLAUSE**

The City Secretary of the City is hereby directed to publish in the official newspaper of the City the caption, penalty clause, and effective date clause of this Ordinance in accordance with Section 3.15 of the City Charter.

**SECTION 7.  
EFFECTIVE DATE**

This Ordinance shall be in full force and effect from and after its passage and publication, and it is so ordained.

**PASSED AND APPROVED** this 7<sup>th</sup> day of May, 2026.

Shane Davis, Mayor

ATTEST:

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Staci L. King, City Secretary

APPROVED AS TO FORM AND LEGALITY:

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Alicia K. Kreh, City Attorney

## Article 2 – Districts

Establishment of Districts. The districts are established as districts within this Ordinance. The designation and location of the specific Districts shall be established and governed in the City of Aledo Zoning Map (Exhibit \_\_).

Purpose and Intent of Districts. The overarching purpose of the district is to set expectations for future development and maintain the goals and aspirations of the residents in the neighborhood. In designating districts, this Ordinance extends its purpose to identify and preserve certain character and authenticity within such districts.

### Residential

Residential districts are intended to:

1. Provide appropriate locations for residential development that are consistent with the City of Aledo Future Land Use Plan, as amended over time;
2. Ensure adequate light, air, and privacy for all dwelling units;
3. Appropriately address multi-modal transportation access and ensure adequate availability of public services and utilities;
4. Allow for a variety of housing types that meet the diverse needs of residents; and
5. Protect residential development from the encroachment of uses that are incompatible with residential uses.

In all residential zoning districts, complementary uses such as parks, open space, public schools, religious assemblies, minor public or private utilities, accessory buildings, and certain temporary uses are also allowed.

### Commercial/Mixed Use

Commercial and mixed-use districts are intended to:

1. Accommodate a range and different scales of non-residential uses, including office, retail, commercial, and service uses needed by Aledo;
2. Encourage site planning, land use planning, and architectural design that create interesting and attractive environments;
3. Maintain and enhance the City's economic base and provide a range of shopping, entertainment, housing, lodging, and employment opportunities for the residents and visitors of Aledo;
4. Minimize potential negative impacts of commercial and mixed-use development on adjacent residential neighborhoods; and
5. Help ensure that the appearance and operational impacts of commercial and mixed-use developments do not adversely affect the character of the areas in which they are located.

### Industrial

Industrial districts are intended to:

1. Accommodate a range of industrial uses, including storage, logistics, assembly, and manufacturing uses in Aledo;

2. Encourage site planning, land use planning, and architectural design that create attractive but functional and safe environments;
3. Maintain and enhance the City's economic base and provide employment and manufacturing opportunities for Aledo residents;
4. Minimize potential negative impacts of industrial uses on other adjacent uses; and
5. Help ensure that the appearance and operational impacts of industrial developments do not adversely affect the character of the areas in which they are located.

### Special

Special zoning districts are intended to:

1. Provide a flexible zoning tool in the form of special development standards intended to implement unique development projects that can better respond to changing market demand;
2. Encourage site planning, land use planning, and architectural design that creates interesting, pedestrian-friendly, and walkable environments;
3. Maintain and enhance the City's economic base and provide shopping, entertainment, and employment opportunities close to where people live;
4. Provide a range of housing types within the context of a walkable development to maximize long-term viability; and
5. Preserve and protect public assets and natural environment in and around the City of Aledo.

## Manufactured Home (MH)

<b>Intent:</b>	
<p>1. Provide appropriate locations for manufactured home developments that are consistent with the City of Aledo Future Land Use Plan, as amended over time;</p> <p>2. Allow for manufactured homes on individual lots and/or in manufactured home communities, that meet the current and future housing needs of residents</p>	
<b>Purpose:</b> Residential properties with a Manufactured Home use.	
<b>Density</b>	
(a) Dwelling Units/Acre (maximum)	10
<b>Lot Dimensions</b>	
(b) Lot Area (minimum) sq. Ft.	-
(c) Lot Width (minimum) feet	-
(d) Lot Depth (minimum) feet	-
<b>Setbacks</b>	
(e) Street, Front (minimum) feet	
Primary or Secondary Street	25
Local or Private Street	25
(f) Street, Side (minimum) feet	
All roadways	10
Alley / private easements	5
(g) Rear (minimum) feet	
Alley / private easements	10
(h) Side, Interior (minimum) feet	10
<b>Height (maximum) feet</b>	
(i) To the highest level of the eave of roof or top of parapet	35
<b>Lot Coverage (maximum) Percentage</b>	
(j) Total of all buildings on the lot	35%
<b>Off-Street Parking and Loading</b>	
(k) Number of off-street parking spaces, per dwelling unit	See Article 3
<b>Notes</b>	
<p>1. Pursuant to Article 1 General Provisions, Section 7 Non-Conformities, G: A non-conforming HUD-Code manufactured home by exchanged or replaced by another HUD-Code manufactured home, provided the manufactured home is owner occupied.</p> <p>2. The MH district is exempt from residential design standards outlined in Article 3, Development Standards.</p>	

**Table 2.1 – Allowed Uses**

*P = Permitted by right P\* = Permitted with design criteria (Article 2.2) A = Permitted Accessory Use S = Specific Use Permit Required*

<b>Land Use</b>	<b>AG</b>	<b>ER</b>	<b>R-1</b>	<b>R-2</b>	<b>R-3</b>	<b>C-1</b>	<b>C-2</b>	<b>C-3</b>	<b>MU</b>	<b>DT</b>	<b>M-1</b>	<b>M-2</b>	<b>MH</b>	<b>PARKS</b>
<b>COMMERCIAL USES</b>														
Retail sales or service with no drive-through facility (Note: Excluded from this category are retail sales and services establishments geared towards the automobile, including gasoline service stations, which are categorized under Other Uses; retail alcohol sales are subject to regulations outlined in Note 1 at the bottom of the Table)						S	P	P	P	P	P	P		
Finance, insurance, and real estate establishments, including banks, credit unions, real estate, and property management services, with no drive-through facility						S	P	P	P	P	P	P		
Offices for business, professional, and technical uses, including accountants, architects, lawyers, doctors, etc.						P	P	P	P	P	P	P		
Foodservice uses such as full-service restaurants, cafeterias, and snack bars with no drive-through facilities, including café seating within a public or private sidewalk area with no obstruction of pedestrian circulation (Note: Refer to Note 1 at the bottom of the Table regarding alcohol sales)						S	P	P	P	P	P	P		
<b>ARTS, ENTERTAINMENT, AND RECREATION USES</b>														
Art galleries						P	P	P	P	P	P	P		
Art, antiques, furniture, or electronics studio (retail, repair, or fabrication; excludes auto electronics sales or service)							P	P	P	P	P	P		

**Table 2.1 – Allowed Uses**

<i>P = Permitted by right P* = Permitted with design criteria (Article 2.2) A = Permitted Accessory Use S = Specific Use Permit Required</i>														
<b>Land Use</b>	<b>AG</b>	<b>ER</b>	<b>R-1</b>	<b>R-2</b>	<b>R-3</b>	<b>C-1</b>	<b>C-2</b>	<b>C-3</b>	<b>MU</b>	<b>DT</b>	<b>M-1</b>	<b>M-2</b>	<b>MH</b>	<b>PARKS</b>
Theater, cinema, dance, or music establishment							P	P	P	P	P	P		
Museums and other special-purpose recreational institutions							P	P	P	P	P	P		P
Fitness, recreational sports, gym, or athletic club						S	P	P	P	P	P	P		
Parks, greens, plazas, squares, and playgrounds	P	P	P	P	P	P	P	P	P	P	P	P	P	P
<b>EDUCATIONAL PUBLIC ADMINISTRATION, HEALTH CARE, AND OTHER INSTITUTIONAL USES</b>														
Business associations and professional membership organizations						S	P	P	P	P	P	P		
Schools, libraries, and community halls	P	P	P	P	P	P	P	P	P	P	P	P	P	
Civic uses (City Hall, courthouse, and other public offices and functions)						S	P	P	P	P	P	P		
Social and fraternal organizations						S	P	P	P	P	P	P		
Social services and philanthropic organizations						S	P	P	P	P	P	P		
Religious institutions	P	S	S	S	S	S	P	P	P	P	P	P	S	
<b>INDUSTRIAL USES</b>														
Brewery, Distillery and Winery							P*	P	P*	P*	P	P		
Commercial Food, Textile, and Product Manufacturing							P*	P	P*	P*	P	P		
Heavy Manufacturing (that may produce hazardous waste)													S	
Miscellaneous Light Manufacturing and Warehousing							P*	P*	P*	P*	P	P		
Telecommunications and Broadcasting (Radio, TV, Cable, Wireless Communications, Telephone, Etc.)	S					S	S	S	S	S	P	P		

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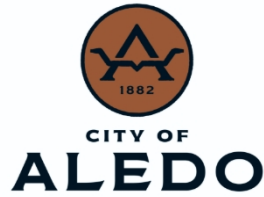
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Wholesale Trade and Warehouse	A						P*	P	P*	P*	P	P		
Self-Storage Facility (Existing), as of 9/4/2025 may exist in their present form and are not considered to be non-conforming.							P*	P	P*	P*	P	P		
<i>Self-Storage Facility (New), after 9/4/2025</i>								P	P*		P	P		
<b>RESIDENTIAL USES</b>														
Home occupations	A	A	A	A	A				A	A			A	
Live/work units	P	P	P	P*	P*				P*	P*				
Residential apartments and/or condominiums (ground floor)				S	P				P*	P*				
Upper-floor residential uses				S	P				P	P				
Multi-Plex (up to four units)				P	P				P	P				
Single-family residential attached dwelling unit (Townhomes)				P	P				P	P				
Single-family residential detached dwelling unit	P	P	P	P					P	P				
Accessory Dwelling Unit	P*	P*	P*	P*						P*				
<i>Manufactured Home</i>													P	
<b>OTHER USES</b>														
Auto Service Establishment, including Gas Stations							P*	P	P*		P	P		
Car Wash Establishment, Primary and Accessory Use (Existing), as of 9/4/2025 may exist in their present form and are not considered to be non-conforming							P*	P	P*		P	P		

**Table 2.1 – Allowed Uses**

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Car Wash Establishment, Primary and Accessory Use (New), after 9/4/2025								P	P		P	P		
Model homes for sales and promotion**	P	P	P	P	P					P			P	
Bars, Taverns														
Full-service hotels							P	P	P	P				
Bed and breakfast establishments				P	P	P			P	P				
Outdoor storage	P*						P	P				P		
Outdoor display (within 10 feet of front facade of building only; merchandise must be brought indoors after closing)						P	P	P	P	P				
Parking, surface	A			A	A	A	A	A	A*	A*	A	A		A
Parking, structured				A	A	A	A	A	A	A	A	A		A
Sales from kiosks, food trucks, etc.	P*					P*	P*	P*	P*	P*	P*	P*		P*
Any permitted use with a drive through facility							P*	P*						
Farmer's market	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Veterinary clinic, Pet lodging (no outdoor kennels)	P					P	P	P	P	P	P	P		
Veterinary Clinic, Pet lodging with outdoor kennels	P*							S			S	S		
Urban Agriculture, Community Gardens, or other innovative agriculture	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Recreational Vehicle Park or Resort	P*													

Notes:

- 1. Per propositions adopted by election held on 05/10/2014, the sale of alcohol is limited to the following: The sale of mixed beverages in restaurants with a Food and Beverage Permit (the TABC requires a certain percentage of food to be sold for this permit/license); and the sale of wine and beer for off-premise consumption*



**Date:** May 7, 2026  
**To:** City Council  
**From:** Grant Fore, Senior Planner, Berkley Group  
**Subject:** Consider approval of a Preliminary Plat of 36.153 acres of property located in the L.R. Fawks Survey, Abstract 483; establishing the Shaw Ranch subdivision, 103 residential lots, 3 open space lots, generally located northeast of Rolling Hills Drive and Scenic Drive.

---

**Summary:**

**PLANNING AND ZONING COMMISSION RECOMMENDATION:** The Planning and Zoning Commission unanimously recommended APPROVAL of this Preliminary Plat, subject to the following condition:

1. Address all pending City of Aledo review comments. **NOTE: The applicant has since addressed all comments.**

**OWNER:** Elaine Sue Shaw Burgess

**APPLICANT:** Gunner Chi, TNP Engineering

**LOCATION:** NE of Rolling Hills Drive and Scenic Drive

**SIZE:** 36.153 acres

**EXISTING ZONING:** R-1 Single Family Residential

**EXISTING USE:** Single Family Residential

**PROPOSED USE:** Single Family Residential

The applicant, TNP Engineering, is proposing to develop the Shaw Ranch subdivision to include 103 residential lots and 3 open space lots.

The proposed one hundred three (103) residential lots range from approximately 7,000 to 16,000 square feet in size. The property is zoned R-1 Single-Family residential, which has the

following minimum lot design standards; all proposed lots depicted on the plat comply with these design standards:

<b>Category</b>	<b>Standard</b>
<b>Density</b>	
(a) Dwelling Units/Acre	4.0 (maximum)
<b>Lot Dimensions</b>	
(b) Lot Area (minimum)	7,000 sq. ft.
(c) Lot Width (minimum)	50 feet
(d) Lot Depth (minimum)	100 feet
<b>Setbacks</b>	
(e) Street, Front (minimum)	
– Primary or Secondary Street	20 feet
– Local or Private Street	20 feet
(f) Street, Side (minimum)	
– All roadways	10 feet
– Alleys/private easements	10 feet
(g) Rear (minimum)	
– Alley/private easements	10 feet
(h) Side, Interior (minimum)	
	5 feet
<b>Height (maximum)</b>	
(i) To eave, roof ridge, or parapet	35 feet
<b>Lot Coverage (maximum)</b>	60% (total of all buildings on the lot)
<b>Off-Street Parking &amp; Loading</b>	See Article 3 for number of off-street spaces per dwelling unit
<b>Notes</b>	—

**UTILITIES**

The Applicant is proposing to tie into nearby City water and infrastructure. The Applicant is proposing to construct public improvements, including 8” water and 8” sewer lines, in accordance with City standards to serve the development. Per the UDC, the Applicant is required to submit full construction plans for review prior to Final Plat approval.

**DRAINAGE**

The Applicant has provided site specific pre-development and post-development drainage data which has been reviewed by the City Engineer.

**ROADWAY/ACCESS**

The plat proposes 2 access points via Rolling Hills Drive and Scenic Drive. The plat proposes to establish the following interior roads: Shaw Drive, Burress Way, Hall Avenue and Green Court, with 50' right of way per road (25' to the centerline of the road).

**OPEN SPACE**

The plat proposes approximately 9 acres of open space with the dedication of 3 private open

space lots to be maintained by a Homeowners Association.

**CITY COUNCIL ROLE**

**According to Unified Development Code, Chapter 1, General Provisions, 16. C, Platting Procedures/Preliminary Plat:**

*ix. Following review of the preliminary plat and other materials submitted in accordance with these regulations, and review with the subdivider on changes deemed advisable and the kind and extent of improvements to be made, the Planning and Zoning Commission shall, within 30 days of the actual filing date, approve with modifications or deny approval of the proposed preliminary plat. If approved with modifications, the commission shall express its approval as approval with modifications and state the conditions of such approval, if any, or if denied, shall express its denial and its reasons therefore.*

*x. Approval of a preliminary plat shall not constitute approval of the final plat. Rather, it shall be deemed an expression of approval to the layout submitted on the preliminary plat as a guide to the preparation of the final plat.*

*xi. The commission shall, in its action on the preliminary plat, consider the physical arrangement of the subdivision and determine the adequacy of street and thoroughfare rights-of-way and alignment and the compliance of the streets and thoroughfares with the comprehensive plan, the existing street pattern in the area and with any other applicable provisions of the comprehensive plan. Based upon recommendations of the staff, the commission shall also ascertain that adequate easements for proposed or future utility service and surface drainage are provided, and that the plat complies with the provisions of the zoning ordinance.*

*xiii. Approval of the preliminary plat shall be valid for a period of 24 months from the date of approval, and the general terms and conditions under which the approval was granted will not be changed. The preliminary plat shall be considered void unless a final plat is submitted within the 24-month period. The validity of the preliminary plat is extended for 24 months from the approval date of a partial final plat of any portion of the preliminary plat, and/or the acceptance of any community facilities installed by the subdivider in the subdivision. The 24-month period may be extended by the City, based upon the written request of the subdivider and his explanation of mitigating circumstances.*

**According to Section 212, Municipal Regulation of Subdivisions, of the Texas Local Government Code:**

*Sec. 212.009. APPROVAL PROCEDURE: INITIAL APPROVAL.*

- 1. The municipal authority responsible for approving plats shall approve, approve with conditions, or disapprove a plat within 30 days after the date the plat is filed. A plat is*

*approved by the municipal authority unless it is disapproved within that period and in accordance with Section 212.0091.*

2. *If an ordinance requires that a plat be approved by the governing body of the municipality in addition to the planning commission, the governing body shall approve, approve with conditions, or disapprove the plat within 30 days after the date the plat is approved by the planning commission or is approved by the inaction of the commission. A plat is approved by the governing body unless it is disapproved within that period and in accordance with Section 212.0091.*

**Sec. 212.005. APPROVAL BY MUNICIPALITY REQUIRED.**

*(a) The municipal authority responsible for approving plats must approve a plat or replat that is required to be prepared under this subchapter and that satisfies the requirements of this subchapter.*

**Recommendation:**

Staff has reviewed the proposed Preliminary Plat and finds it complies with the Unified Development Code (UDC) and Section 212 Subdivision Regulation of the Texas Local Government Code. Therefore, Staff recommends **APPROVAL** of this Preliminary Plat.

**Fiscal Impact:**

N/A

**Attachments:**

1. Application
2. Plat



# PLAT AND ZONING APPLICATION

PLEASE CHECK THE APPROPRIATE BOX BELOW

- PRELIMINARY PLAT
- FINAL PLAT
- MINOR PLAT
- REPLAT
- PLANNED DEVELOPMENT (PD)
- PD AMMENDMENT
- ZONING CHANGE
- CHANGE OF USE/NEW USE
- SPECIFIC USE PERMIT (SUP)

### PROPERTY INFORMATION:

Project Name: Shaw Ranch - Aledo

Project Address (Location): NE of Rolling Hills Dr and Scenic Dr in Aledo, Texas

Legal Description (Lot & Block): 36.153 acres of land situated in the L.R. FAWKS SURVEY, Abstract 483, Parker County, Texas

Proposed Number of Lots: 106 Gross Acres: 36.153

Existing Zoning: R1 Proposed Zoning: R1

Existing Use: Single Family Residential Proposed Use: Single Family Residential

### APPLICANT/OWNER/SURVEYOR/ENGINEER INFORMATION:

#### APPLICANT:

Name: Gunner Chi - TNP

Address: 5237 N. Riverside Dr, Suite 100 Phone: 817-420-7394

City: Fort Worth Fax: \_\_\_\_\_

State: TX Zip: 76137 Email: gchi@tnpinc.com

Signature: Gunner Chi Date: 02/03/2026

Applicant's Status: (check one)  Owner  Representative  Tenant  Prospective Buyer

#### PROPERTY OWNER:

Name: Elaine Sue Shaw Burress

Address: 218 Scenic Dr. Phone: 817-492-3667

City: Aledo Fax: \_\_\_\_\_

State: TX Zip: 76008 Email: susie.burress@yahoo.com

Signature: Elaine Sue Shaw Burress Date: 02/05/2026

#### SURVEYOR:

Name: Doug Burt - Horizon Land Surveying

Address: P.O. Box 1935 Phone: 817-584-9027

City: Azle Fax: \_\_\_\_\_

State: TX Zip: 76098 Email: horizonlandtx@gmail.com

#### ENGINEER:

Name: Gunner Chi, P.E. Firm: TNP

Address: 5237 N. Riverside Dr, Suite 100 Phone: 817-420-7394

City: Fort Worth Fax: \_\_\_\_\_

State: TX Zip: 76137 Email: gchi@tnpinc.com

#### FOR OFFICE USE ONLY

APPLICATION FEE: \_\_\_\_\_ SUBMITTAL DATE: \_\_\_\_\_

LIST OF BLOCK LENGTHS				
BLOCK	STREET	FROM	TO	LENGTH (FT)
Block 1	Shaw Drive	Start	Burress Way	863
Block 1	Burress Way	Shaw Drive	End	245
Block 1	Burress Way	Green Court	End	637
Block 1	Green Court	Burress Way	Hall Avenue	446
Block 1	Hall Avenue	Green Court	End	649
Block 1	Green Court	Burress Way	End	1,304
Block 1	Burress Way	Rolling Hills Dr	Green Court	1,274
Block 2	Shaw Drive	Start	Burress Way	1,046
Block 2	Burress Way	Rolling Hills Dr	Shaw Drive	1,521
Block 3	Hall Avenue	Green Court	End	512
Block 3	Green Court	Burress Way	End	440

PRIVATE OPEN SPACE LOTS *			
LOT	BLOCK	AREA (Ac.)	NOTE
1x	1	4.81	HOA LOT - OPEN SPACE DRAINAGE LOT
2x	1	0.08	HOA LOT - OPEN SPACE DRAINAGE LOT
3x	2	4.39	HOA LOT - OPEN SPACE DRAINAGE LOT

\* ALL OPEN SPACE LOTS SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE HOA.  
 \* PER UDC SECTION 5.2, THE REQUIRED OPEN SPACE FOR THIS DEVELOPMENT IS 0.47 ACRES. OPEN SPACE LOT 3x, BLOCK 2 PROVIDES APPROXIMATELY 2.18 ACRES OF USABLE AREA OUTSIDE OF THE FLOODPLAIN, THEREBY SATISFYING THE UDC REQUIREMENTS.

LAND USE SUMMARY TABLE			
SINGLE FAMILY RESIDENTIAL	103 LOTS	21.37 Ac.	
PRIVATE OPEN SPACE	3	9.03 Ac.	
STREET R.O.W.			
THOROUGHFARE	0 LF	0 Ac.	
COLLECTOR	0 LF	0 Ac.	
RESIDENTIAL	4,905 LF	5.75 Ac.	

POPULATION DENSITIES	
PROJECT AREA	36.153 Acres
LOTS PER ACRE (103 LOTS/36.153 Ac.)	2.85 LOTS/ACRE
POPULATION YIELD	103 LOTS x 3.00 PEOPLE/LOT = 309 PEOPLE

LOT SIZE AVERAGES	
AVERAGE LOT SIZE (SQ. FT.)	8,932 SF
SMALLEST LOT (LOT 2, BLK 3 - 70' x 100')	7,000 SF
LARGEST LOT (LOT 44, BLK 1 - 47' x 219')	16,190 SF

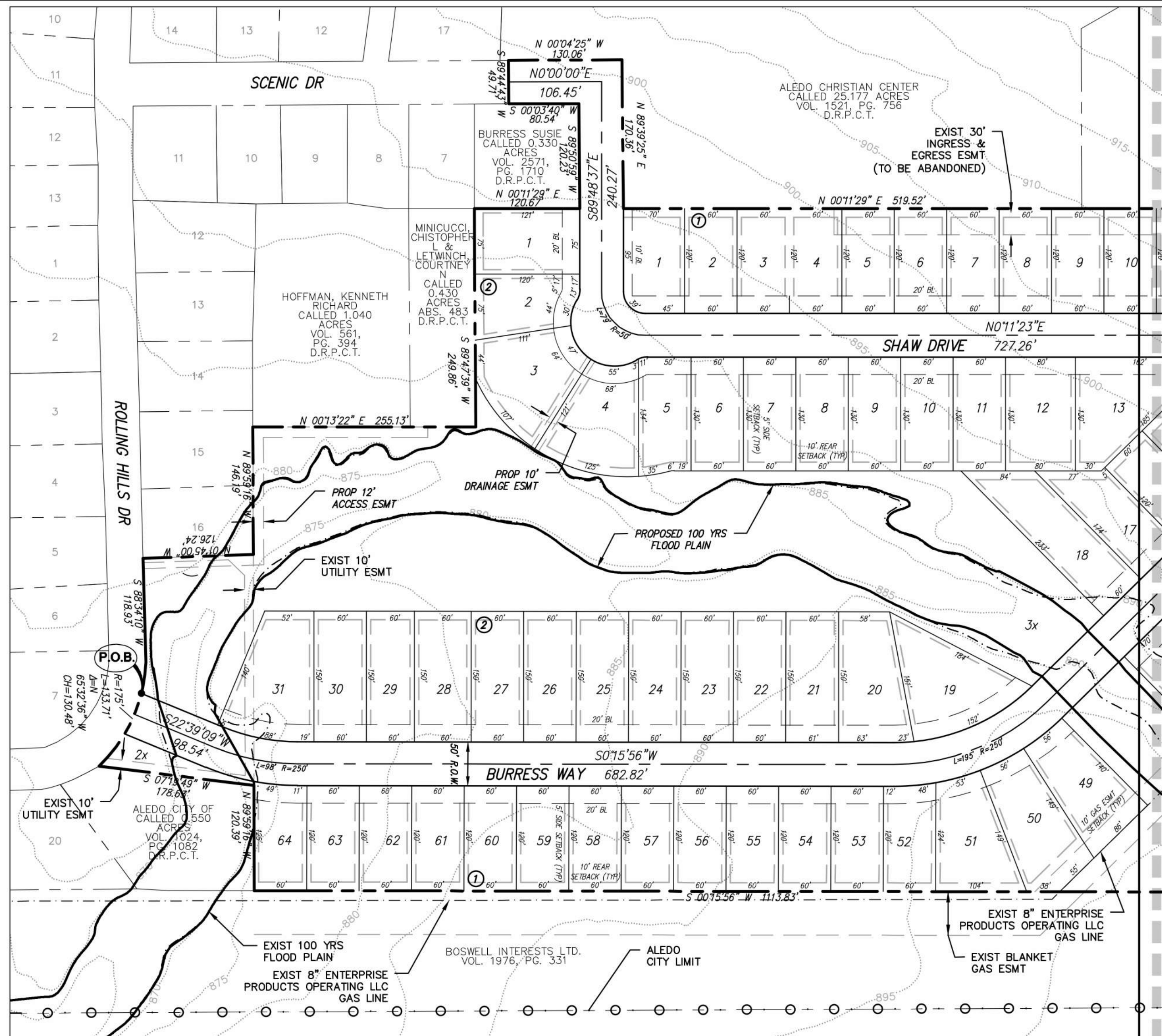
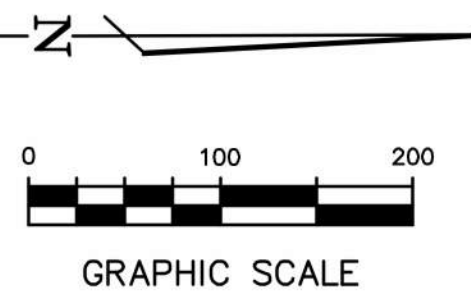
R.O.W. DEDICATION	
RESIDENTIAL R.O.W.	5.75 Ac.
TOTAL R.O.W.	5.75 Ac.
RATIO TO TOTAL PROJECT AREA (36.153 Ac.)	15.09%

LOT COUNTS	
RESIDENTIAL LOTS	103 LOTS
OPEN SPACE LOTS	3 LOTS
TOTAL LOTS	106 LOTS

A PRELIMINARY PLAT FOR  
**SHAW RANCH**  
 36.153 ACRES SITUATED IN THE  
 FAWKS, L R SURVEY, ABSTRACT  
 NUMBER 483  
 PARKER COUNTY, TEXAS  
**ALEDO, TEXAS**

April 22, 2026  
 (SHEET 1 OF 4)

<b>OWNER</b> SHAW RANCH DEVELOPMENT, LLC 601 S FM 1187, SUITE D ALEDO, TEXAS 76008 972-822-3111	<b>DEVELOPER</b> SHAW RANCH DEVELOPMENT, LLC 601 S FM 1187, SUITE D ALEDO, TEXAS 76008 972-822-3111
<b>ENGINEER</b> TEAGUE MALL AND PERKINS, INC. 5237 N. RIVERSIDE DR, SUITE 100 FORT WORTH, TEXAS 76137 (817) 336-5773 CONTACT: GUNNER CHI, P.E.	<b>SURVEYOR</b> HORIZON LAND SURVEYING P.O. Box 1935 AZLE, TEXAS 76098 (817) 584-9027 CONTACT: DOUG BURT



MATCHLINE SHEET 2 OF 4

LOT YIELDS	
PROPOSED 60' WIDE LOTS	84 LOTS
PROPOSED 70' WIDE LOTS	19 LOTS
TOTAL LOTS	103

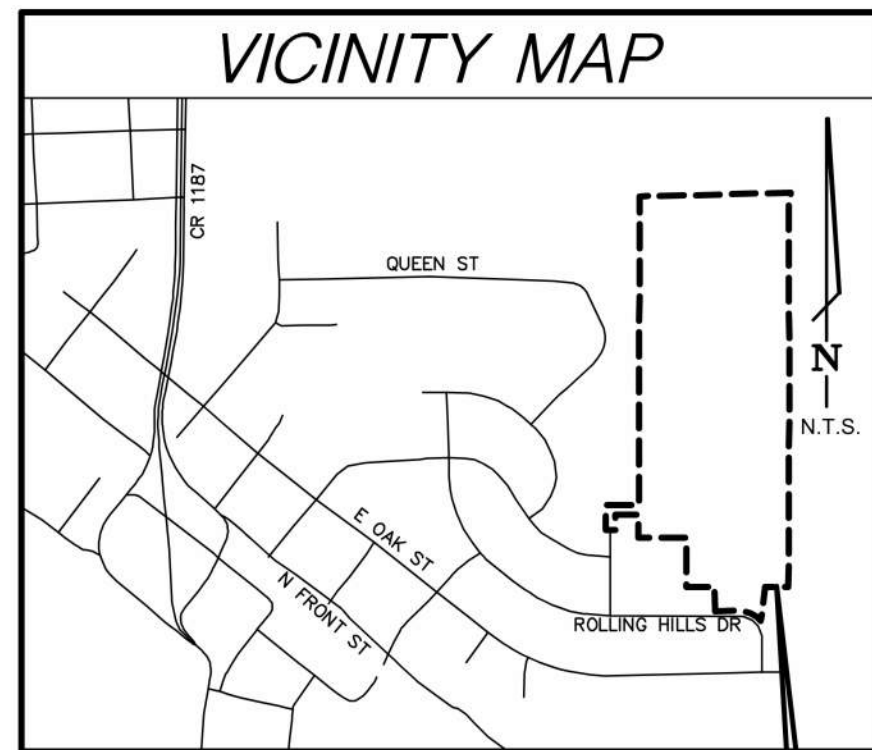
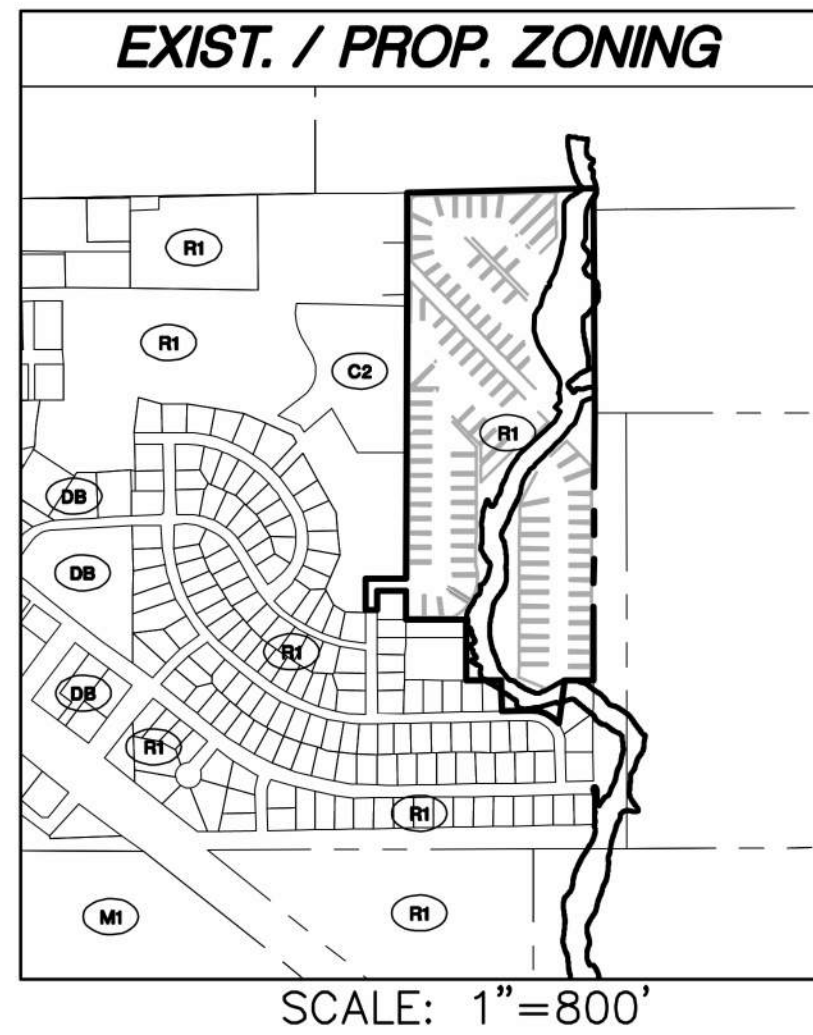
- NOTES**
- THE ENTIRE DEVELOPMENT IS LOCATED WITHIN ALEDO CITY LIMITS.
  - ENTIRE DEVELOPMENT IS LOCATED IN PARKER COUNTY.
  - DEVELOPER WILL INSTALL WATER AND SANITARY SEWER.
  - WATER AND SANITARY SEWER WILL BE OWNED AND MAINTAINED BY CITY OF ALEDO.
  - FRONT BUILDING SETBACKS ARE 20' UNLESS OTHERWISE NOTED.
  - PROPOSED STREET R.O.W.'S ARE 50' UNLESS OTHERWISE NOTED.
  - DEVELOPMENT TO BE SERVED BY TWO POINTS OF ACCESS FROM ROLLING HILLS DR AND SCENIC DR.
  - SIDEWALKS ADJACENT TO RESIDENTIAL LOTS WILL BE CONSTRUCTED BY THE BUILDER, WHILE SIDEWALKS WITHIN OPEN SPACE AREAS WILL BE CONSTRUCTED BY THE DEVELOPER.
  - A TRAILS SYSTEM WILL BE PROVIDED IN THE OPEN SPACE AREAS.

**CERTIFICATE OF APPROVAL**

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2026  
 by the city council of the City of Aledo, Texas.

\_\_\_\_\_  
 Mayor

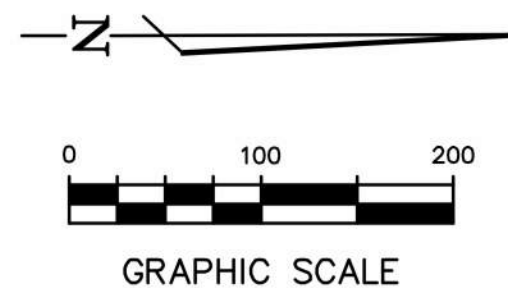
\_\_\_\_\_  
 City Secretary



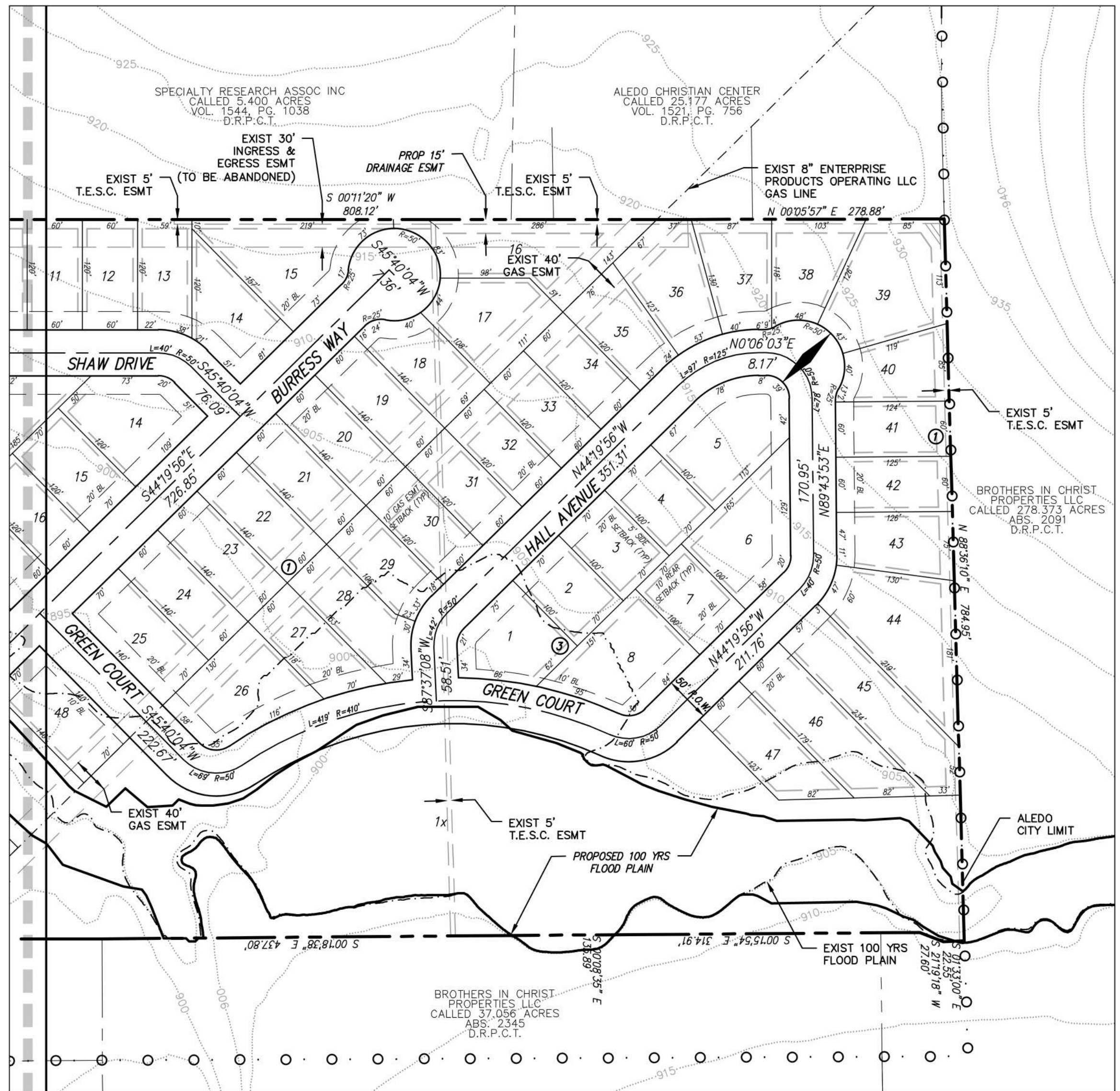
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MATCHLINE SHEET 1 OF 4



LIST OF LOT AREAS			
BLOCK	LOT	AREA (SQ. FT.)	AREA (AC.)
Block 1	1	8,266	0.19
Block 1	2	7,200	0.17
Block 1	3	7,200	0.17
Block 1	4	7,200	0.17
Block 1	5	7,200	0.17
Block 1	6	7,199	0.17
Block 1	7	7,199	0.17
Block 1	8	7,199	0.17
Block 1	9	7,199	0.17
Block 1	10	7,199	0.17
Block 1	11	7,199	0.17
Block 1	12	7,199	0.17
Block 1	13	7,191	0.17
Block 1	14	9,408	0.22
Block 1	15	13,825	0.32
Block 1	16	15,380	0.35
Block 1	17	10,519	0.24
Block 1	18	8,831	0.20
Block 1	19	8,400	0.19
Block 1	20	8,400	0.19
Block 1	21	8,400	0.19
Block 1	22	8,400	0.19
Block 1	23	8,400	0.19
Block 1	24	8,400	0.19
Block 1	25	9,800	0.22
Block 1	26	12,232	0.28
Block 1	27	8,067	0.19
Block 1	28	9,405	0.22
Block 1	29	7,242	0.17
Block 1	30	7,200	0.17
Block 1	31	7,200	0.17
Block 1	32	7,200	0.17
Block 1	33	7,200	0.17
Block 1	34	7,200	0.17
Block 1	35	8,008	0.18
Block 1	36	10,122	0.23
Block 1	37	8,597	0.20
Block 1	38	8,625	0.20
Block 1	39	14,973	0.34
Block 1	40	7,990	0.18
Block 1	41	7,470	0.17
Block 1	42	7,540	0.17
Block 1	43	8,418	0.19
Block 1	44	16,190	0.37
Block 1	45	14,466	0.33
Block 1	46	12,387	0.28
Block 1	47	9,038	0.21
Block 1	48	9,800	0.22
Block 1	49	10,112	0.23

LIST OF LOT AREAS			
BLOCK	LOT	AREA (SQ. FT.)	AREA (AC.)
Block 1	50	11,186	0.26
Block 1	51	10,329	0.24
Block 1	52	7,292	0.17
Block 1	53	7,223	0.17
Block 1	54	7,223	0.17
Block 1	55	7,223	0.17
Block 1	56	7,223	0.17
Block 1	57	7,223	0.17
Block 1	58	7,223	0.17
Block 1	59	7,223	0.17
Block 1	60	7,223	0.17
Block 1	61	7,223	0.17
Block 1	62	7,223	0.17
Block 1	63	7,223	0.17
Block 1	64	7,329	0.17
Block 1	1x	23,264	4.81
Block 1	2x	391	0.08
Block 2	1	9,031	0.21
Block 2	2	7,708	0.18
Block 2	3	11,664	0.27
Block 2	4	11,301	0.26
Block 2	5	7,939	0.18
Block 2	6	7,802	0.18
Block 2	7	7,802	0.18
Block 2	8	7,802	0.18
Block 2	9	7,802	0.18
Block 2	10	7,802	0.18
Block 2	11	7,802	0.18
Block 2	12	10,403	0.24
Block 2	13	12,471	0.29
Block 2	14	11,380	0.26
Block 2	15	8,400	0.19
Block 2	16	7,200	0.17
Block 2	17	8,663	0.20
Block 2	18	12,189	0.28
Block 2	19	12,180	0.28
Block 2	20	10,834	0.25
Block 2	21	9,077	0.21
Block 2	22	8,989	0.21
Block 2	23	8,989	0.21
Block 2	24	8,989	0.21
Block 2	25	8,989	0.21
Block 2	26	8,989	0.21
Block 2	27	8,989	0.21
Block 2	28	8,989	0.21
Block 2	29	8,989	0.21
Block 2	30	8,989	0.21
Block 2	31	12,416	0.29
Block 2	3x	21,262	4.39
Block 3	1	9,195	0.21
Block 3	2	7,000	0.16
Block 3	3	7,000	0.16
Block 3	4	7,000	0.16
Block 3	5	13,177	0.30
Block 3	6	11,640	0.27
Block 3	7	7,000	0.16
Block 3	8	12,305	0.28

Metes and Bounds Description

Description for a tract of land situated in the L.R. FAWKS SURVEY, Abstract No. 483, Parker County, Texas, said tract being all of that certain tract of land described in deed to Jessica Erin Green Noteware, Andrea Celeste Green Leinberger, Sarah Elizabeth Burruss Smith, Rachel Leigh Bures Toliver, Hannah Christine Burruss Hall, Rebekah Michelle Burruss, Nathaniel Allen Burruss, John Mark Burruss, recorded in Clerks File No. 202503480, Real Records, Parker County, Texas, all of that certain tract of land described in deed to Cheryl Lynn Shaw, recorded in Volume 708, Page 472, Deed Records, Parker County, Texas, all of that certain tract of land described in deed to Elaine Sue Shaw, recorded in Volume 708, Page 470, Deed Records, Parker County, Texas, all of those certain tracts of land described as Aledo Billie Shaw Parcel 4, Parcel 5 and Parcel 6, in deed to The Billie J. Show Family Irrevocable Trust, recorded in Clerks File No. 202203602, Real Records, Parker County, Texas, oil of that certain tract of land described in deed to John Mark Burruss, recorded in Clerks File No. 202314699 and all of Lot 17, Block 9, Rolling Hills, an addition to the City of Aledo, Parker County, Texas, according to the plat recorded in Cabinet B, Slide 371, Plat Records, Parker County, Texas and being more particularly described as follows:

BEGINNING at a capped iron found in the North line of Rolling Hills Drive, said iron being for the Southwest corner of said Lot 17, Block 9 and the Southeast corner of Lot 16, Block 9;

thence N 01°45'00" W, with the common line of said Lot 16 & 17, Block 9, a distance of 126.24 feet to a capped iron set at the Northwest corner of said Lot 17, Block 9 and the Northeast corner of said Lot 16, Block 9 and being in the South line of said Aledo Billie Shaw Parcel 5;

thence N 89°59'16" W, with the North line of said Rolling Hills and with the South line of said Aledo Billie Shaw Parcel 5, a distance of 146.19 feet to a 1 1/2" pipe found at the Southwest corner of said Aledo Billie Shaw Parcel 5 and the Southeast corner of that certain tract of land described in deed to Kenneth Richard Hoffman and Glenda Hoffman, recorded in Volume 561, Page 394, Deed Records, Parker County, Texas;

thence N 00°13'22" E, with the West line of said Aledo Billie Shaw Parcel 5 and with the East line of said Volume 561, Page 394 and with the East line of that certain tract of land described in deed to Christopher L. Mmicucci and Courtney N. Letwinch, recorded in Clerks File No. 202520452, Real Records, Parker County, Texas, a distance of 255.13 feet to a Mizell capped iron found at an ell corner of said Aledo Billie Shaw Parcel 5 and the Southeast corner of said Clerks File No. 202314699 and the Northeast corner of said Clerks File No. 202520452;

thence S 89°47'39" W, with the most Westerly South line of said Aledo Billie Shaw Parcel 5 and with the South line of said Clerks File No. 202314699 and with the North line of said Clerks File No. 202520452, a distance of 249.86 feet to a capped iron found at the most Westerly Southwest corner of said Aledo Billie Shaw Parcel 5 and the Southwest corner of said Clerks File No. 202314699 and the Northwest corner of said Clerks File No. 202520452 and the Northeast corner of Lot 7, Block 9 of said Rolling Hills and the Southeast corner of that certain tract of land described in deed to Susie Burruss, recorded in Volume 2571, Page 1710, Real Records, Parker County, Texas;

thence N 00°11'29" E, with the West line of said Aledo Billie Shaw Parcel 5 and with the East line of said Volume 2571, Page 1710, a distance of 120.67 feet to a capped iron set at the Northeast corner of said Volume 2571, Page 1710 and the most Easterly Southeast corner of said Aledo Billie Shaw Parcel 6;

thence S 89°50'59" W, with the common line of said Volume 2571, Page 1710 and said Aledo Billie Shaw Parcel 6, a distance of 120.23 feet to a spike found at the Northwest corner of said Volume 2571, Page 1710 and at an ell corner of said Aledo Billie Shaw Parcel 6;

thence S 00°03'40" W, with the common line of said Volume 2571, Page 1710 and said Aledo Billie Shaw Parcel 6, a distance of 80.54 feet to a Brooks Baker capped iron found at the Southeast corner of said Aledo Billie Shaw Parcel 6 and being for the Northeast corner of Scenic Drive;

thence S 89°44'43" W, with the South line of said Aledo Billie Shaw Parcel 6 and with the North line of said Scenic Drive, a distance of 49.71 feet to a 1/2" iron found at the Southwest corner of said Aledo Billie Shaw Parcel 6 and for the Northeast corner of Lot 17, Block 6, Rolling Hills and being for the most Southerly Southeast corner of that certain tract of land described in deed to Aledo Christian Center, recorded in Volume 1521, Page 756, Real Records, Parker County, Texas;

thence N 00°04'25" W, with the common line of said Aledo Billie Shaw Parcel 6 and said Volume 1521, Page 756, a distance of 130.06 feet to a capped iron set at an ell corner of said Aledo Billie Shaw Parcel 6 and said Volume 1521, Page 756;

thence N 89°39'25" E, with the common line of said Aledo Billie Shaw Parcel 6 and said Volume 1521, Page 756, a distance of 170.36 feet to a capped iron set at the Northeast corner of said Aledo Billie Shaw Parcel 6 and for the Southeast corner of said Volume 1521, Page 756 and being in the West line of said Aledo Billie Shaw Parcel 5;

thence N 00°11'29" E, with the West line of said Aledo Billie Shaw Parcel 5 and the West line of said Aledo Billie Shaw Parcel 4 and with the East line of said Volume 1521, Page 756, a distance of 519.52 feet to a capped iron found;

thence N 00°11'20" E, with the West line of said Aledo Billie Shaw Parcel 4 and with the West line of said Volume 708, Page 470 and with the West line of said Volume 708, Page 472, and with the East line of said Volume 1521, Page 756, and the East line of that certain tract of land described in deed to Aledo Christian Center, recorded in Volume 1371, Page 1481, Real Records, Parker County, Texas, a distance of 808.12 feet to a 1/2" iron found at the Northwest corner of said Volume 708, Page 472 and the Southwest corner of said Clerks File No. 202503480;

thence N 00°05'57" E, with the West line of said Clerks File No. 202503480 and with the East line of said Volume 1371, Page 1481 and with the East line of that certain tract of land described in deed to Aledo Christian Center, recorded in Volume 1371, Page 1477, Real Records, Parker County, Texas, a distance of 278.88 feet to a 1" iron found at the Northwest corner of said Clerks File No. 202503480 and the Northeast corner of said Volume 1371, Page 1477 and being in the South line of that certain tract of land described in deed to Brothers in Christ Properties, LLC, recorded in Clerks File No. 202523049, Real Records, Parker County, Texas;

thence N 88°36'10" E, with the North line of said Clerks File No. 202503480 and with the South line of said Clerks File No. 202523049, a distance of 784.95 feet to a Brooks Baker capped iron found at the Northeast corner of said Clerks File No. 202503480 and for an ell corner of said Clerks File No. 202523049;

thence with the common line of said Clerks File No. 202503480 and said Clerks File No. 202523049, the following calls:

S 01°33'00" E a distance of 22.55 feet to a Brooks Baker capped iron found;

S 21°19'18" W a distance of 27.60 feet to a Brooks Baker capped iron found;

thence S 00°15'54" E, with the East line of said Clerks File No. 202503480 and the East line of said Volume 708, Page 472 and with the West line of said Clerks File No. 202523049, a distance of 314.91 feet to an 8" wood post;

thence S 00°08'35" E, with the East line of said Volume 708, Page 472 and with the West line of said Clerks File No. 202523049, a distance of 135.89 feet to a Brooks Baker capped iron found;

thence S 00°18'38" E, with the East line of said Volume 708, Page 472 and with the East line of said Volume 708, Page 470 and with the East line of said Aledo Billie Shaw Parcel 4, and with the West line of said Clerks File No. 202523049, a distance of 437.80 feet to a Brooks Baker capped iron found at the most Southerly Southwest corner of said Clerks File No. 202523049 and the Northwest corner of that certain tract of land described in deed to Boswell Interests, Ltd. recorded in Volume 1976, Page 331, Real Records, Parker County, Texas;

thence S 00°15'56" W, with the East line of said Aledo Billie Shaw Parcel 4 and the East line of said Aledo Billie Shaw Parcel 5 and with the West line of said Volume 1976, Page 331, a distance of 1113.83 feet to a capped iron set at the Southeast corner of said Aledo Billie Shaw Parcel 5 and the Northeast corner of that certain tract of land described in deed to Parker County Utility District, recorded in Volume 1024, Page 1082, Real Records, Parker County, Texas;

thence N 89°59'16" W, with the common line of said Aledo Billie Shaw Parcel 5 and said Volume 1024, Page 1082, a distance of 120.39 feet to a 1/2" iron found at an ell corner of said Aledo Billie Shaw Parcel 5 and at the Northwest corner of said Volume 1024, Page 1082 and at the Northeast corner of said Lot 17, Block 9;

thence S 07°19'49" W, with the common line of said Lot 17, Block 9 and said Volume 1024, Page 1082, a distance of 178.63 feet to a capped iron set in the North line of Rolling Hills Drive and being for the Southeast corner of said Lot 17, Block 9 and the Southwest corner of said Volume 1024, Page 1082 and being for the beginning of a curve to the left whose radius is 175.00 feet;

thence with the North line of said Rolling Hills Drive and with said curve turning to the left with an arc length of 133.71', with a chord bearing of N 65°32'36" W, with a chord length of 130.48 feet to a capped iron set;

thence S 88°34'10" W, with the North line of said Rolling Hills Drive, a distance of 118.93 feet to the POINT OF BEGINNING and containing 36.153 acres of land.

A PRELIMINARY PLAT FOR  
**SHAW RANCH**  
 36.153 ACRES SITUATED IN THE  
 FAWKS, L R SURVEY, ABSTRACT  
 NUMBER 483  
 PARKER COUNTY, TEXAS  
**ALEDO, TEXAS**

April 22, 2026  
 (SHEET 3 OF 4)

<b>OWNER</b> SHAW RANCH DEVELOPMENT, LLC 601 S FM 1187, SUITE D ALEDO, TEXAS 76008 972-822-3111	<b>DEVELOPER</b> SHAW RANCH DEVELOPMENT, LLC 601 S FM 1187, SUITE D ALEDO, TEXAS 76008 972-822-3111
<b>ENGINEER</b> TEAGUE NALL AND PERKINS, INC. 5237 N. RIVERSIDE DR, SUITE 100 FORT WORTH, TEXAS 76137 (817) 336-5773 CONTACT: GUNNER CHI, P.E.	<b>SURVEYOR</b> HORIZON LAND SURVEYING P.O. Box 1935 AZLE, TEXAS 76098 (817) 584-9027 CONTACT: DOUG BURT

A PRELIMINARY PLAT FOR  
**SHAW RANCH**  
 36.153 ACRES SITUATED IN THE  
 FAWKS, L R SURVEY, ABSTRACT  
 NUMBER 483  
 PARKER COUNTY, TEXAS  
**ALEDO, TEXAS**

April 22, 2026  
 (SHEET 4 OF 4)

<b>OWNER</b> SHAW RANCH DEVELOPMENT, LLC 601 S FM 1187, SUITE D ALEDO, TEXAS 76008 972-822-3111	<b>DEVELOPER</b> SHAW RANCH DEVELOPMENT, LLC 601 S FM 1187, SUITE D ALEDO, TEXAS 76008 972-822-3111
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SURVEYOR'S CERTIFICATE

That I, Doug Burt, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the subdivision regulations of the City of Aledo, Texas.

Dated this the \_\_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
 Doug Burt  
 Texas Registered Professional  
 Land Surveyor No. 2023

STATE OF TEXAS }  
 COUNTY OF \_\_\_\_\_ }

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Doug Burt, known to me to be the person's name that is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
 Notary Public in and for the State of Texas

OWNERS DEDICATION

STATE OF TEXAS }  
 COUNTY OF \_\_\_\_\_ }

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the *SHAW RANCH* subdivision to the City of Aledo, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the *SHAW RANCH* subdivision have been notified and signed this plat.

I (we) further acknowledge that the dedications and / or exactions made herein are proportional to the impact of the subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I (we), my (our) successors and assigns hereby waive any claim, damage, or cause of action that I (we) may have as a result of the dedication of exactions made herein.

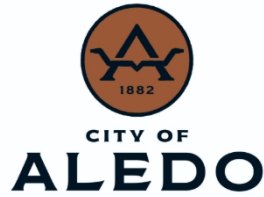
OWNER  
 SHAW RANCH DEVELOPMENT, LLC

STATE OF TEXAS }  
 COUNTY OF \_\_\_\_\_ }

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared \_\_\_\_\_, known to me to be the person's name that is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
 Notary Public in and for the State of Texas



**Date:** May 7, 2026  
**To:** City Council  
**From:** Staci King, City Secretary  
**Subject:** Consider appointment of Municipal Judge

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**Summary:**

On February 19, 2026, the Council voted to terminate the Municipal Court Judge's contract and solicit applications for a new presiding judge.

In accordance with the City of Aledo Code of Ordinances, Chapter 42, Section 3 *Municipal Court; Judge:*

The municipal court shall be presided over by a municipal judge who shall be appointed by the city council for a term of two years, and shall serve at the pleasure of the council. The municipal judge must be a licensed attorney in good standing in the state, and must have two or more years of experience in the practice of law in the state. The judge must be a citizen of the United States and of the state. The judge shall have full power and authority to enforce all process of the court. The judge shall have power and authority to administer official oaths and affirmations; and either the judge or the clerk of the court shall have full power and authority to issue subpoenas, writs of *habeas corpus*, search warrants, administrative enforcement orders, executions and all other process known to the law, which justice courts are by law authorized to issue in similar cases. The judge shall receive such compensation as may be determined by the council; however, the judge's salary may not be based directly or indirectly on fines, fees, or costs collected by the court.

**Recommendation:**

Staff recommends that Council select three applicants from the pool to call back for interviews at a later date.

**Fiscal Impact:**

**Attachments:**

None



**Date:** May 7, 2026  
**To:** City Council  
**From:** Candice Edmondson, City Manager  
**Subject:** Consider appointment of Planning and Zoning Commission members

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**Summary:**

The City of Aledo opened the application period for Planning and Zoning Commission appointments on March 21, 2026, and closed the application period on April 17, 2026. A total of sixteen (16) applications were received for consideration.

The Planning and Zoning Commission is a five-member board with two alternate members, comprised of volunteers appointed by the Aledo City Council. The Commission is responsible for reviewing and making recommendations to City Council on matters related to rezoning requests, specific use permits, zoning ordinance amendments, subdivision plats, site plans, and water and wastewater impact fees. The Commission may also conduct special studies and reviews as directed by City Council.

Members serve two-year staggered terms and must be residents of the City of Aledo. The Commission meets on the second Thursday of each month at 6:00 p.m.

City Council will review the submitted applications and consider appointments to fill four (4) vacant positions, including three (3) regular member positions and one (1) alternate member position.

**Recommendation:**

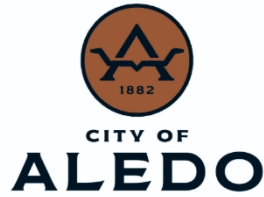
Staff recommends that City Council review the applications and appoint members to the Planning and Zoning Commission to fill the vacant regular and alternate positions.

**Fiscal Impact:**

N/A

**Attachments:**

None



**Date:** May 7, 2026  
**To:** City Council  
**From:** Candice Edmondson, City Manager  
**Subject:** Consider appointment of Library Board members

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**Summary:**

The City of Aledo opened the application period for Library Board appointments on March 20, 2026, and closed the application period on April 17, 2026. A total of thirteen (13) applications were received for consideration.

The Library Board was established by City Council in March 2026 as an advisory body to support library facility planning and programming. The Board works in collaboration with the Library Director and provides recommendations to City Council on matters such as library policies, strategic planning, capital improvements, and budget considerations.

The Board consists of five (5) regular members and up to two (2) alternate members appointed by City Council. Members serve two-year staggered terms, must have an active library card for the Aledo Public Library, and must be residents of the City of Aledo, with limited exceptions allowing one (1) regular member and one (1) alternate member to reside within the Aledo Independent School District with a currently enrolled student.

City Council will review the submitted applications and consider appointments to fill seven (7) positions, including five (5) regular member positions and two (2) alternate member positions. The Council will also select a Chairperson for the Board.

**Recommendation:**

Staff recommends that City Council review the applications and appoint members to the Library Board to fill the regular and alternate member positions.

**Fiscal Impact:**

N/A

**Attachments:**

None





**Date:** May 7, 2026  
**To:** City Council  
**From:** Laura Weber, Communications and Events Manager  
**Subject:** 2026 Aledo Summer Blast Preview

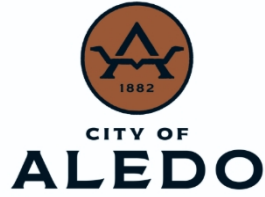
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**Summary:**

Staff will provide an update on planning for the 2026 Aledo Summer Blast, the City's official kickoff to summer and a signature community event held at Aledo Commons Park in downtown Aledo. The update will include event date and time, overall event layout, entertainment and vendor plans, sponsorship structure and key logistical considerations as preparations continue.

**Attachments:**

None



**Date:** May 7, 2026  
**To:** City Council  
**From:** Beck Gorman, Library Director  
**Subject:** 2026 Aledo Public Library Summer Reading Program

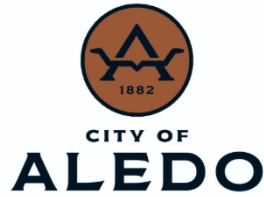
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**Summary:**

Library Director Beck Gorman will present a preview of the 2026 Aledo Public Library Summer Reading Program

**Attachments:**

None



**Date:** May 7, 2026  
**To:** City Council  
**From:** Candice Edmondson, City Manager  
**Subject:** **Section 551.071 – Consultation with Attorney.** To conduct a private consultation with the City Attorney on any legally posted agenda item, when the City Council seeks the advice of its attorney about pending or contemplated litigation, a settlement offer, or on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the provisions of Chapter 551, to include:

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**Summary:**

- i. Dean Ranch Development Conversation
- ii. Grand Prairie v. State
- iii. Aledo and Fort Worth v. Willow Park
- iv. Petition for Release from Extraterritorial Jurisdiction
- v. Consolidated Rail Infrastructure and Safety Improvements (CRISI) Grant Program
- vi. FM 1187 Utility Infrastructure Funding

**Attachments:**

None



**Date:** May 7, 2026

**To:** City Council

**From:**

**Subject:** **Section 551.087 – Deliberation Regarding Economic Development Negotiations.** The City Council may convene in executive session to discuss or deliberate regarding commercial or financial information that the City has received from a business prospect that the City seeks to have locate, stay, or expand in or near the City and with which the City is conducting economic development negotiations; or to deliberate the offer of a financial or other incentive to a business prospect described above, including the following items:

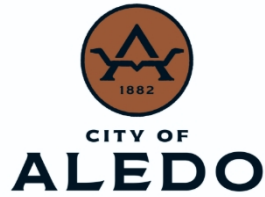
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**Summary:**

- i. Dean Ranch Development Conversation
- ii. Downtown Development

**Attachments:**

None



**Date:** May 7, 2026  
**To:** City Council  
**From:** Candice Edmondson, City Manager  
**Subject:** **Section 551.074 - Personnel Matters.** To deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or to hear a complaint or charge against an officer or employee, to include:

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**Summary:**

- i. Municipal Court Judge
- ii. Planning and Zoning Commission Appointments
- iii. Library Board Appointments

**Attachments:**

None