



PLANNING AND ZONING COMMISSION MEETING

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

Minutes

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

Commissioners Present Matt Poston, Chair
 Holly Robertson, Vice Chair
 Jessica Dobbins
 Sandra Smith, Alternate Commissioner (seated)

STAFF PRESENT Candice Edmondson, City Manager
 Alice Zamora, Permit Technician (serving as recording secretary)

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

1. Call to Order

Chairman Matt Poston called the meeting to order at 6:01 p.m.

2. Invocation

Vice Chair Holley Robertson led the invocation.

3. Pledge of Allegiance

Chairman Poston led the Pledge of Allegiance to the United States Flag.

4. Public Comments

No members of the public came forward to address the Commission

5. Consent Agenda

- a. **Consider approval of the minutes of the Planning and Zoning Commission meetings held December 11, 2025, January 8, 2026, and February 12, 2026.**

Motion by Holly Robertson, second by Sandra Smith, to approve the Consent Agenda as presented.
MOTION CARRIED by unanimous vote.

6. ITEMS FOR DISCUSSION

- a. **Hold a public hearing to consider and recommend a zoning change from an interim classification of (AG) Agricultural to (C-3) Regional Commercial for property located at 2 Dean Drive, Aledo, Texas 76008, located along Dean Drive south of the intersection of Dean Drive**

and Bankhead Highway, and further identified as Lots 2R1-2R5, Mid Park Business Community, totaling approximately 5.23 acres.

Chairman Poston opened the public hearing at 6:09 p.m. No one came forward to speak in favor of or opposition to the amendment. Public hearing closed at 6:09 p.m.

Grant Fore with The Berkley Group presented the staff report. The property was annexed into the City of Aledo in June 2025 following a development agreement executed March 18, 2025, to allow connection to city water and sewer services. Upon annexation the property automatically received interim AG zoning since permanent zoning was not assigned at that time. The development agreement anticipated zoning of the property as C-3 Regional Commercial.

The site currently contains Magnolia Learning Academy, with the remainder of the property vacant. Adjacent land uses included Aledo ISD administrative and transportation offices to the south, Aledo ISD administrative public safety offices and a contractor's office to the west, and vacant property to the north and east. Staff noted the City's 2018 Future Land Use Map designates the area as industrial, which allows regional commercial uses under the Unified Development Code.

MOTION by Holly Robertson, second by Sandra Smith to recommend approval of the zoning change from AG to C-3 for the property located at 2 Dean Drive as presented. MOTION CARRIED by unanimous vote.

b. Presentation and discussion regarding Traffic Level of Service (LOS)

Jenny Tatum and Mason Shoaf with Kimley-Horn presented an overview of Traffic Level of Service standards as part of the City's ongoing updates to development and design standards. The presentation explained that Level of Service is a qualitative measure used to describe traffic conditions and delay at intersections, ranging from LOS A (minimal delay) to LOS F (failing conditions).

The presenter noted that the City of Aledo currently requires a minimum standard of **Level of Service C**, while many municipalities and the Texas Department of Transportation utilize **Level of Service D** as the standard. Discussion included the potential advantages and disadvantages of each standard, including impacts on development requirements, roadway capacity, infrastructure costs, and traffic operations.

Commissioners discussed how traffic studies evaluate conditions in existing conditions, build-out year, and in some cases five-year horizon. No action was taken on this item.

7. Adjourn

The meeting was adjourned at 6:25 p.m.

Matt Poston, Chairman

ATTEST:

Staci L. King, City Secretary