



PLANNING AND ZONING COMMISSION MEETING

Thursday, April 9, 2026, at 6:00 P.M.

Minutes

The Planning and Zoning Commission of the City of Aledo, Texas, convened on Thursday, April 9, 2026, at 6:00 p.m., at the City of Aledo, 200 Old Annetta Rd, Aledo, Texas, for the purpose of Regular Planning and Zoning 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
Kendall McAneny, Legal Intern

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 March 12, 2025.

Motion by Sandra Smith, second by Holley Robertson, 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 amendment to the City of Aledo Unified Development Code (UDC), to establish 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).**

Chairman Poston opened the public hearing at 6:11 p.m. No one came forward to speak in favor of or opposition to the amendment. Public hearing closed at 6:11 p.m.

Grant Fore with The Berkley Group presented the staff report. Grant explained that the amendment was being proposed in response to Texas Senate Bill 785, which becomes effective September 1, 2026. The legislation requires that HUD-code manufactured homes be permitted by right in at least one residential zoning district. Grant further explained that the proposed MH district would provide a regulatory framework consistent with state law while preserving local control over placement and development standards.

It was noted that the proposed amendment only creates the zoning district and does not apply zoning to any specific property at this time. Future application of the district would require separate public hearings and approval.

MOTION by Jessica Dobbins, second by Holley Robertson to recommend approval of the amendment to the Unified Development Code to establish the Manufactured Home (MH) zoning district, including associated design and development standards. MOTION CARRIED by unanimous vote.

- b. **Consider 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.**

Grant Fore with The Berkley Group presented the staff report. Grant stated the proposed subdivision includes 103 single-family residential lots and three open space lots. Lot sizes range from approximately 7,000 to 16,000 square feet. The property is currently zoned R-1, and the proposed plat complies with applicable zoning and development standards.

Grant further explained that the applicant proposes public water and wastewater extensions, internal street improvements including Shaw Drive, Burgess Way, Hall Avenue, and Green Court, and approximately nine acres of open space to be maintained by a homeowner's association.

Staff recommended approval of the preliminary plat subject to one remaining condition related to resolution of access to an adjacent tract of land to ensure compliance with the Unified Development code regarding adequate access and prevention of landlocking.

Commission discussion followed regarding access to adjacent properties, including clarification of existing and proposed access arrangements and coordination with the applicant to resolve outstanding concerns.

MOTION by Holley Robertson, second by Sandra Smith to recommend approval of the preliminary plat subject to the condition that all outstanding staff comments be resolved, including compliance with applicable access requirements under the Unified Development Code. MOTION CARRIED by unanimous vote.

7. Adjournment

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

Holly Robertson, Vice-Chair

Attest:

Staci L King, City Secretary