



Regular Planning and Zoning Commission Meeting

City Council Chambers | Aledo Municipal Complex

200 Old Annetta Road, Aledo, Texas 76008

Thursday, August 13, 2026, at 6:00 PM

AGENDA

1. Call to Order

2. Invocation

3. Pledge of Allegiance

4. Public Comment

This is an opportunity to address the Planning Commission on any matter, whether or not it is posted on the agenda. Individual public 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 public to hold their comment on an agenda item if the item is posted as a Public Hearing. The Planning and Zoning Commission cannot, by law, take any action, nor have any discussion or deliberations on any presentation made at this time concerning an item not listed on the agenda. The Planning and Zoning Commission will receive the information and ask City Staff to review the matter, or an item may be noticed on a future agenda for deliberation or action.

5. Consent Agenda

a. Approve June 11, 2026 Regular Meeting Minutes

6. Public Hearings and Action Items

The following items are the regular business of the Planning and Zoning Commission. If any item requires a public hearing, it will be noted in the caption of the item.

a. PUBLIC HEARING: Consider a request by Hark Homes, LLC, for a change in zoning from Brownstones District (R-2) to Local Commercial District (C-2) for a 0.242-acre property located at 112 Robert Street, Aledo, TX 76008, and further described as: Lot 12, Block 7, Lasater Guy Addition.

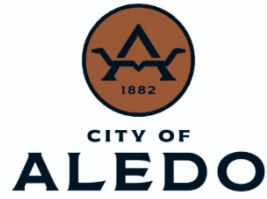
7. Adjourn

Note: The Aledo Planning and Zoning Commission 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, the undersigned authority, 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, and said notice remained posted for at least two hours after the meeting was convened.



Date: August 13, 2026
To: Planning and Zoning Commission
From: Alice Zamora, Permit Technician
Subject: Approve June 11, 2026 Regular Meeting Minutes

Summary:

Approve June 11, 2026 Regular Meeting Minutes

Attachments:

1. 2026.06.11 Minutes



Regular Planning and Zoning Commission Meeting

Thursday, June 11, 2026, at 6:00 PM

Minutes

The Aledo Planning and Zoning Commission convened on Thursday, June 11, 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:

Commissioners Present

Chairwoman Jessica Dobbins
Commissioner Holly Robertson
Commissioner Ryan Henning
Commissioner Derek Sellers
Commissioner Jeff Streetman (Alternate)
Commissioner Sandra Smith (Alternate)

Staff Present

Candice Edmondson, City Manager
Alice Zamora, Permit Technician

Others Present

Grant Fore, The Berkley Group (via videoconference)
Elizabeth Yelverton, City Attorney
Kendall McAneny, Legal Intern

1. Call to Order

Chairwoman Jessica Dobbins called the meeting to order at 6:03 p.m.

2. Invocation

Vice Chair Holly Robertson led the invocation.

3. Pledge of Allegiance

Chair Jessica Dobbins led the Pledge of Allegiance to the United States Flag.

4. Public Comment

Chairwoman Jessica Dobbins announced the public comment procedure. No members of the public came forward to address the Commission.

5. Consent Agenda

a. Approval of May 14, 2026 Regular Meeting Minutes

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

6. Public Hearings and Action Items

- a. PUBLIC HEARING: Consider amendments to the City of Aledo Unified Development Code (UDC) related to the subdivision development process, including procedures for plat recordation, infrastructure bonds, and procedural standards and updating corresponding revisions and cross-references to the subdivision process throughout various articles in the UDC.**

Grant Fore with The Berkley Group presented the proposed UDC amendments, explaining that the updates are intended to align the City's subdivision regulations with standard subdivision practices in Texas. The amendments include:

- Clarification of the subdivision development process flow chart and sequencing of final plat approval and public improvement permitting;
- Clarification of plat recordation eligibility and public improvement requirements;
- Establishment of a 20% maintenance bond requirement based on construction costs; and
- Minor supporting revisions to maintain consistency throughout the UDC.

The public hearing was opened at 6:15 p.m. No one spoke in favor of or against the item. The public hearing was closed at 6:16 p.m.

MOTION by Holly Robertson, second by Ryan Henning, to approve the proposed UDC amendments as presented. MOTION PASSED by unanimous vote.

- b. PUBLIC HEARING: Consider a City-initiated application of the Manufactured Home (MH) zoning district to a 23.774-acre property located at 124 Yates Circle Aledo, TX 76008, and including properties addressed within the ranges of 102-191 Yates Circle, 100-119 Langham Drive, 700-720 Rogers Court, 109-141 Feedlot Road, and 504-728 Old Annetta Road, more particularly described as Abst: 438, Survey: Eddleman Richard C, Aledo MH Park.**

Grant Fore with The Berkley Group presented the item, explaining that the rezoning is a city-initiated action intended to bring the existing manufactured home community into compliance with recent changes to Texas law, specifically Senate Bill 785, which requires municipalities to allow manufactured housing as a by-right use within at least one zoning district.

Mr. Fore noted that the new MH zoning district substantially mirrors the standards that currently govern the existing manufactured home park and does not propose any physical redevelopment or changes to the existing community.

Commissioners asked questions regarding state requirements, future annexations, and whether additional manufactured home zoning would be required as the city grows. Mr. Fore clarified that the legislation requires the City to establish at least one by-right zoning

district for manufactured housing.

The public hearing was opened at 6:22 p.m. No public comments were received, and the hearing was closed at 6:22 p.m.

MOTION by Ryan Henning, second by Sandra Smith, to approve the city-initiated application of the Manufactured Home (MH) Zoning District as presented. MOTION PASSED by unanimous vote.

c. Planning 101 Training Series - Topic: Zoning

Grant Fore with The Berkley Group continued the Planning 101 training series with a presentation focused on zoning. Topics included:

- Authority for zoning under Texas Local Government Code Chapter 211;
- The purpose and function of zoning regulations;
- Overview of the City's residential, commercial, industrial, planned development, parks, mixed-use, downtown, and manufactured home zoning districts;
- Planned Development (PD) districts and their role in providing site-specific development standards;
- The role of the Planning & Zoning Commission in reviewing zoning changes, specific use permits, planned development requests, and text amendments; and
- The relationship between the zoning map and the future land use map as part of the City's comprehensive planning process.

Commissioners discussed existing PD districts within the City, multifamily zoning locations, the role of the future land use map, and the upcoming Comprehensive Plan Steering Committee meeting.

No action was required on this item.

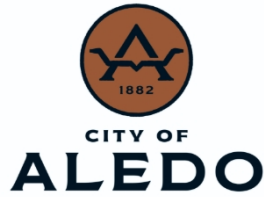
7. Adjourn

The meeting was adjourned at 6:47 p.m.

Jessica Dobbins, Chair

Attest:

Alice Zamora,



Date: August 13, 2026

To: Planning and Zoning Commission

From: Grant Fore, Senior Planner, Berkley Group

Subject: **PUBLIC HEARING:** Consider a request by Hark Homes, LLC, for a change in zoning from Brownstones District (R-2) to Local Commercial District (C-2) for a 0.242-acre property located at 112 Robert Street, Aledo, TX 76008, and further described as: Lot 12, Block 7, Lasater Guy Addition.

Summary:

PROPERTY INFORMATION

OWNER: Jandy Holdings, LLC

APPLICANT: Hark Homes, LLC

LOCATION: 112 Robert Street, Aledo, TX 76008 and further described as: Lot 12, Block 7, Lasater Guy Addition.

SIZE: 0.24 acres

EXISTING ZONING: R-2 Brownstones District

PROPOSED ZONING: C-2 Local Commercial

EXISTING USE: Residential

PROPOSED USE: Commercial

PUBLIC NOTICE

Staff completed all state-mandated public hearing notice requirements by mailing letters to property owners within 200', publishing notice within the Weatherford Democrat newspaper. A sign was also posted at the site by the applicant.

BACKGROUND

The subject property, 0.24 acres, is located at 112 Robert Street, on the northeast corner of Pine and Robert Street. The applicant is requesting to rezone the property from R-2 Brownstones District to C-2 Local Commercial for a proposed new-construction commercial office. There is an existing residential structure on the property that is proposed for removal.

The property is abutted by the following land uses and zoning district:

South: Vacant, C-2 Local Commercial

West: Residential, R-2 Brownstones District

East: (along FM 1187) Commercial, C-2 Local Commercial

North: Commercial, C-2 Local Commercial

ANALYSIS AND CRITERIA FOR CONSIDERATION

R-2 Zoning District: According to the Unified Development Code (UDC), the purpose of the R-2 Brownstones District is: Residential properties with medium densities, lots less than 6,000 sq. ft. and including duplex, townhomes, and other missing middle housing types, up to 4 units in a building.

The UDC also states that the intent of the R-2 Brownstones District is 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.

C-2 Zoning District: According to the Unified Development Code (UDC), the purpose of the C-2 Local Commercial zoning district is: Non-residential uses operating as office, commercial, or neighborhood services.

The UDC also states that the intent of the C-2 Local Commercial zoning district is 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

Per Section 14: Changes and Amendments to all Zoning Ordinances and districts and administrative procedures, of the Unified Development Code (UDC), D: Action of the City Council, "In making its determination, the City shall consider, but are not limited to, the following factors:

1. Whether the uses permitted by the proposed change will be appropriate in the immediate area concerned and their relationship to the general area and the City as a whole.
2. Whether the proposed change is in accord with any existing or proposed plans for providing public schools, streets, water supply, sanitary sewers, and other utilities to the area, and shall note the findings.
3. The amount of vacant land currently classified for similar development in the vicinity and elsewhere in the City, and any special circumstances which may make a substantial part of such vacant land unsuitable for development.
4. The recent rate at which land is being developed in the same zoning classification as the request, particularly in the vicinity of the proposed changes.
5. The manner in which other areas zoned for similar development will be, or are likely to be, affected if the proposed amendment is approved, and whether the zoning classification for other areas should also be modified.
6. Any other factors which will substantially affect the public health, safety, morals, or general welfare of the community.

The Future Land Use Map (FLUM) adopted in 2018 contemplates this property as Planned Development, a designation intended to provide flexibility for a range of compatible land uses. Accordingly, Staff finds that the requests from R-2 to C-2 is consistent with the FLUM designation.

Staff finds that the request is compatible within the surrounding development pattern. The subject property is located adjacent to an established commercial corridor along FM 1187, with commercial zoned properties located to the North, East and South. While property is residentially zoned to the West, the proposed development will be required to comply with the City's landscaping, screening and buffering standards along property lines adjacent to residential uses. These requirements will be reviewed and enforced during the development process.

Recommendation:

Staff recommends APPROVAL of the rezoning request.

NOTE: The applicant's submittal packet, including a conceptual site plan, is included in your packet. These materials were provided by the applicant for informational purposes only and are not part of the rezoning request. Approval of the rezoning does not approve the conceptual plans. Any future development of the property will be subject to the applicable provisions of the Unified Development Code and Code of Ordinances.

Fiscal Impact:

Attachments:

1. Applicant Narrative
2. Applicant Packet

**Written Narrative: Request to Rezone 112 Robert Street from R-2 Residential to C-2
Local Commercial District**

Project Overview

The subject 0.24 acre property is located at 112 Robert Street, Aledo, TX. It is currently developed with an existing single-family residential home that is proposed to be demolished to allow for a new-construction commercial office (See Appendix 1: Existing Site). The applicant is requesting rezoning of the property from R-2 Residential to C-2 Local Commercial to support redevelopment of the site with a small professional office building intended to serve local businesses and residents while providing an appropriate transition between nearby residential and commercial uses.

The purpose of this request is to establish zoning that is consistent with the property's planned redevelopment following demolition of the existing residence and to allow the site to be developed in a manner that is compatible with adjacent C-2 and R-2 properties while meeting the design and development standards of the City of Aledo Unified Development Code (See Appendix 2: Zoning Map).

Reason for the Zoning Change

The current R-2 zoning district does not permit the proposed office use. The requested C-2 Local Commercial zoning district is intended to accommodate office and neighborhood-serving commercial uses and is therefore a more appropriate zoning classification for the proposed development.

The applicant believes the requested rezoning represents a logical extension of the surrounding commercial development pattern while maintaining sensitivity to neighboring residential properties. Along this portion of Pine Street, the surrounding lots are already predominantly developed or used for business purposes, with this property standing out as one of the only remaining residential lots in an otherwise commercial context (See Appendix 3: Adjacent C-2 Uses). As a result, the requested C-2 zoning would align the property with the established character of the corridor context (See Appendix 2: Zoning Map). The proposed office use is a low-intensity commercial use that is compatible with nearby development and generates fewer impacts than many other commercial uses permitted within the C-2 district.

Consistency with City Development Standards

The proposed development has been designed with the goals and intent of Article 3 of the Unified Development Code in mind, including:

~ P.O. Box 1510, Aledo, TX 76008 ~ Tel 512-230-5162 ~ www.harktx.com

- *Compatibility between commercial development and adjacent residential uses.*
- *High-quality architectural design and site planning.*
- *Enhanced landscaping and buffering.*
- *Safe pedestrian and vehicular circulation.*
- *Dark-sky compliant lighting.*
- *Attractive streetscape and building appearance.*

The concept plan includes a street-facing building orientation, enhanced landscaping, screening along residential property lines, and features intended to create an attractive and enduring development consistent with the community character envisioned by the Unified Development Code (See Preliminary Site Plan).

Intended Use of the Property

Following demolition of the existing residential structure, the property is proposed to be redeveloped with a new professional office building (See Appendix 4: Site Survey). Potential users may include administrative offices, professional services, consulting firms, engineering, financial, legal, real estate, or similar office-related uses permitted within the C-2 zoning district.

The development is intended to provide a high-quality office environment that serves the local community while maintaining a scale and intensity that is compatible with surrounding development.

Potential Impacts and Mitigation Measures

The proposed office use is expected to have minimal impact on surrounding properties compared to many other commercial uses.

Traffic

The office use is anticipated to generate relatively low traffic volumes during normal business hours and will not involve late-night operations, outdoor entertainment, or heavy commercial activity.

Noise

Office uses generally produce low noise levels. No outdoor industrial operations, service bays, or high-noise activities are proposed.

Lighting



Site lighting will be designed to comply with applicable City requirements, including dark-sky standards, and will be directed away from adjacent residential properties.

Screening and Buffering

The concept plan incorporates landscaping and screening measures intended to protect the adjacent residential property and minimize visual impacts. Parking, service functions, and other site elements will be designed in a manner that promotes compatibility with neighboring residential uses.

Community Benefits

Approval of this rezoning request will provide several benefits to the community:

- Development of a currently underutilized property.
- Addition of professional office space that supports local businesses and residents.
- Increased property tax value and investment within the City.
- A high-quality commercial development designed to complement surrounding properties.
- Improved long-term usability of the property through a zoning classification that aligns with its intended use.

Conclusion

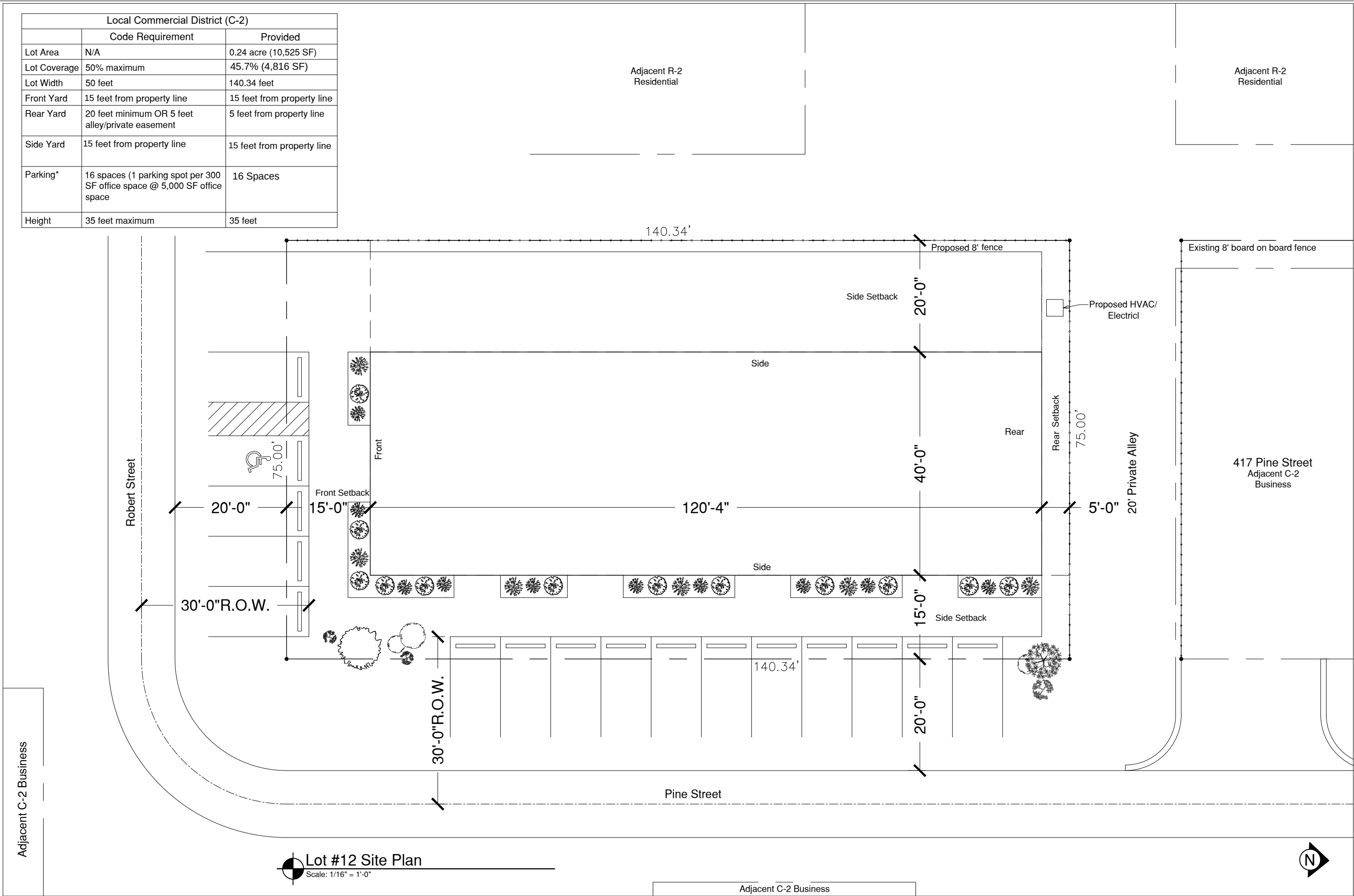
The requested rezoning from R-2 Residential to C-2 Local Commercial will allow development of a low-intensity professional office use that is compatible with surrounding properties and consistent with the design objectives of the City of Aledo Unified Development Code. The applicant respectfully requests approval of the rezoning application and looks forward to working with City staff, the Planning & Zoning Commission, and City Council throughout the review process.

Respectfully,

Hark Homes, LLC

Justin McCarthy, Partner

Local Commercial District (C-2)		
	Code Requirement	Provided
Lot Area	N/A	0.24 acre (10,525 SF)
Lot Coverage	50% maximum	45.7% (4,816 SF)
Lot Width	50 feet	140.34 feet
Front Yard	15 feet from property line	15 feet from property line
Rear Yard	20 feet minimum OR 5 feet alley/private easement	5 feet from property line
Side Yard	15 feet from property line	15 feet from property line
Parking*	16 spaces (1 parking spot per 300 SF office space @ 5,000 SF office space	16 Spaces
Height	35 feet maximum	35 feet



HARK
HOMES
(817) 441-1090

DISCLAIMER

The architectural plans provided herein Hark Homes are intended solely for use by qualified professionals who are aware of the appropriate local, state, and federal codes, standards, and regulations relevant to the construction project depicted in these Plans. The use of these Plans is strictly conditioned upon the compliance with all applicable laws, codes, and regulations, and your agreement that you are responsible for the application and implementation for these Plans in the construction project.

Project Name
Prelim Site Plan

Date
06.22.2026

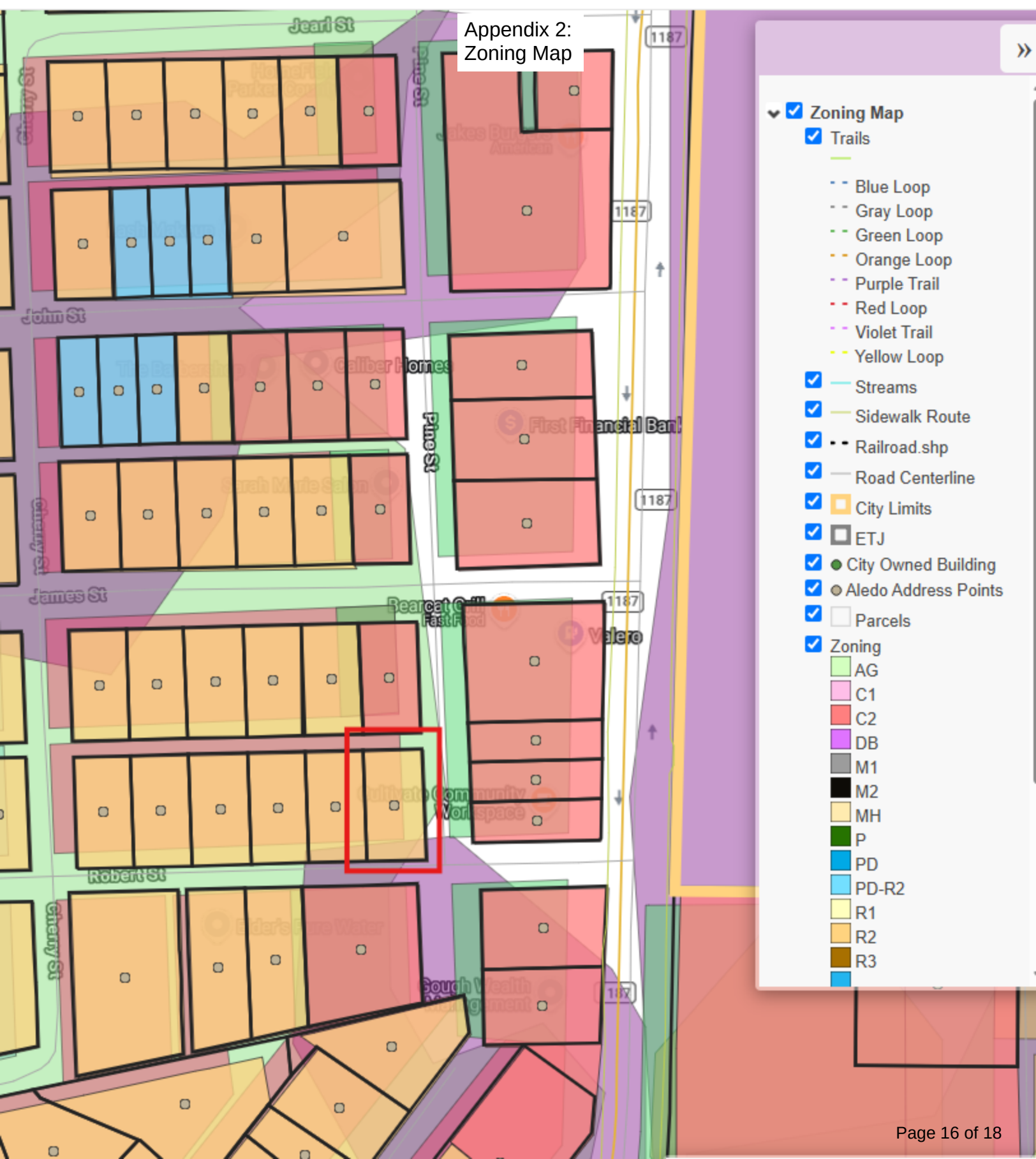
Hark Homes
Lot 12 - Block 7
Robert/Pine Street
Aldo, TX 76008

Preliminary Site Plan

Appendix 1:
Existing Site

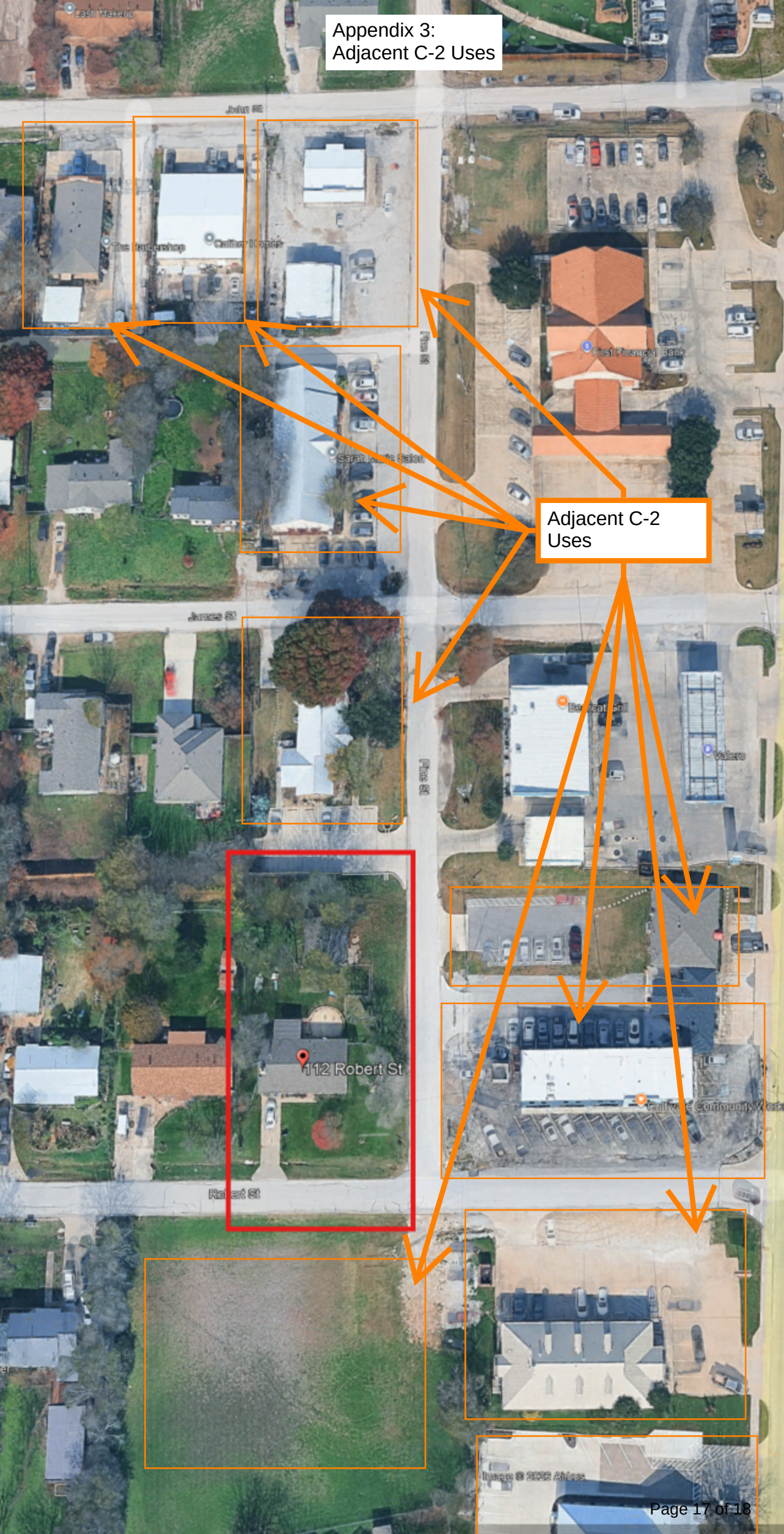


Appendix 2: Zoning Map

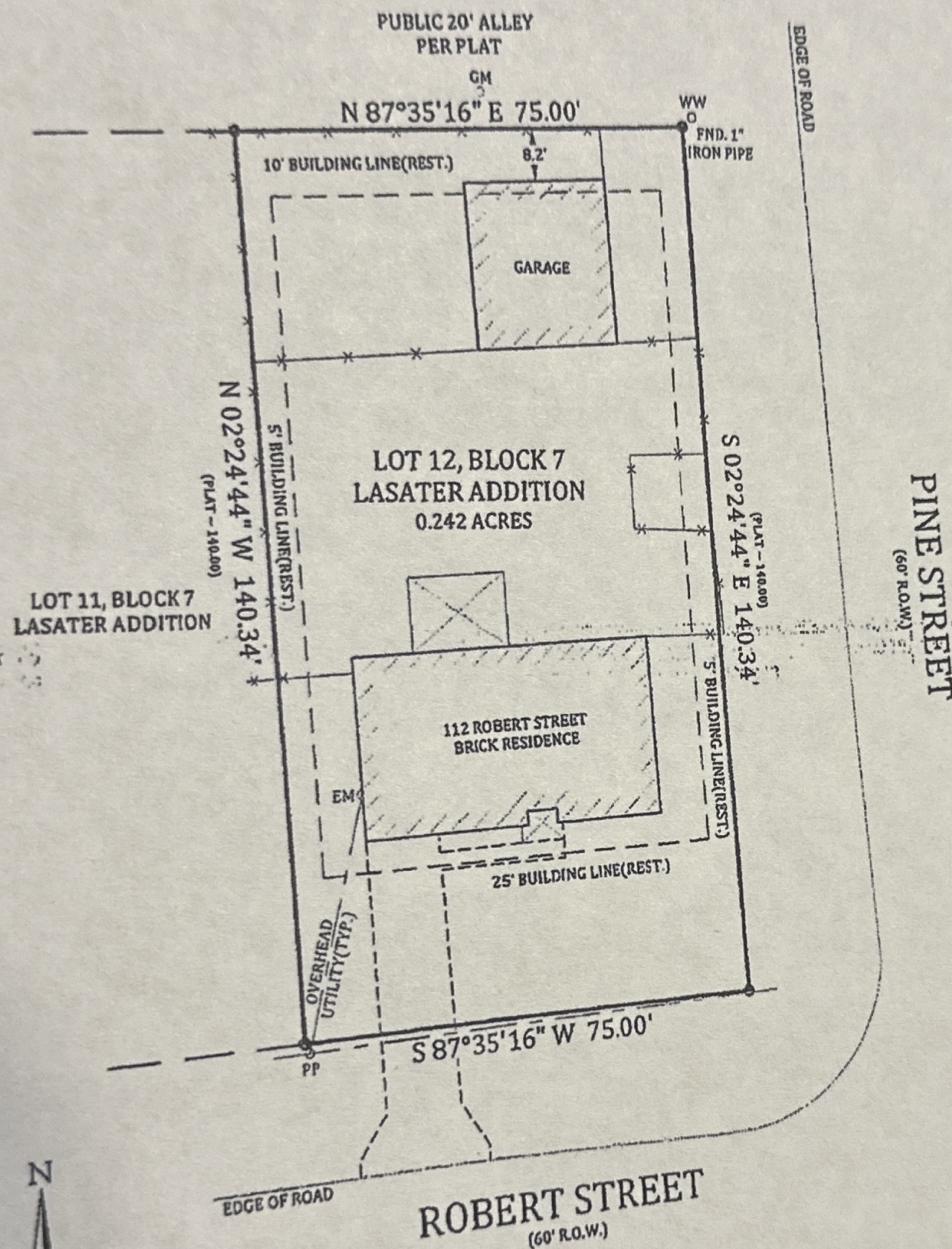


- ☒ **Zoning Map**
☒ Trails
- Blue Loop
 - Gray Loop
 - Green Loop
 - Orange Loop
 - Purple Trail
 - Red Loop
 - Violet Trail
 - Yellow Loop
- ☒ Streams
☒ Sidewalk Route
☒ Railroad.shp
☒ Road Centerline
☒ City Limits
☒ ETJ
☒ City Owned Building
☒ Aledo Address Points
☒ Parcels
☒ Zoning
- AG
 - C1
 - C2
 - DB
 - M1
 - M2
 - MH
 - P
 - PD
 - PD-R2
 - R1
 - R2
 - R3

Appendix 3:
Adjacent C-2 Uses



Appendix 4: Site Survey



SURVEY WITH IMPROVEMENTS

BEING LOT 12, BLOCK 7, LASATER ADDITION, AN ADDITION TO THE CITY OF ALEDO,
PARKER COUNTY, TEXAS.

ACCORDING TO THE PLAT AS RECORDED IN VOLUME 277, PAGE 641, PLAT RECORDS OF
PARKER COUNTY, TEXAS.

I, KYLE RUCKER, R.P.L.S. NO. 6444, DO CERTIFY THAT THE ABOVE DESCRIBED PROPERTY WAS SURVEYED ON THE
GROUND; BY ME OR UNDER MY DIRECT SUPERVISION; VISIBLE CONFLICTS, ENCROACHMENTS, AND OVERLAPS ARE
AS SHOWN ON THIS PLAT OR ATTACHED HERETO; THE AREA AND BOUNDARY WERE DETERMINED WITH RESPECT
TO RECORDED REFERENCES AS SHOWN; AND THE INFORMATION PRESENTED IS TRUE & CORRECT TO THE BEST OF
MY KNOWLEDGE. IN ADDITION, IS NOT INTENDED TO EXPRESS OR IMPLY WARRANTY OR GUARANTEE OF
OWNERSHIP AND THIS SURVEY IS SUBJECT TO ALL APPLICABLE COPYRIGHT LAWS FROM THE DATE OF THIS SURVEY.
TO PROTECT ALL PARTIES, THIS SURVEY ONLY VALID IF ORIGINAL SEAL AND SIGNATURE APPEARS ON THE FACE OF
THIS SURVEY IN BLUE INK.

Kyle Rucker
KYLE RUCKER, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6444.
CARTER SURVEYING & MAPPING, 110A PALO PINTO ST., WEATHERFORD, TX 76086
DATE: MAY 17, 2016 - AN02043

NOTES:

1) THIS SURVEY ONLY VALID FOR AND ONLY EASEMENTS AND
RESTRICTIONS LISTED ON TITLE COMMITMENT No. 2025-186096-RU
WERE REVIEWED FOR THIS SURVEY.

SUBJECT TO THE RESTRICTIVE COVENANTS AS RECORDED IN:
V. 279, P. 534; REAL PROPERTY RECORDS, PARKER COUNTY, TEXAS.

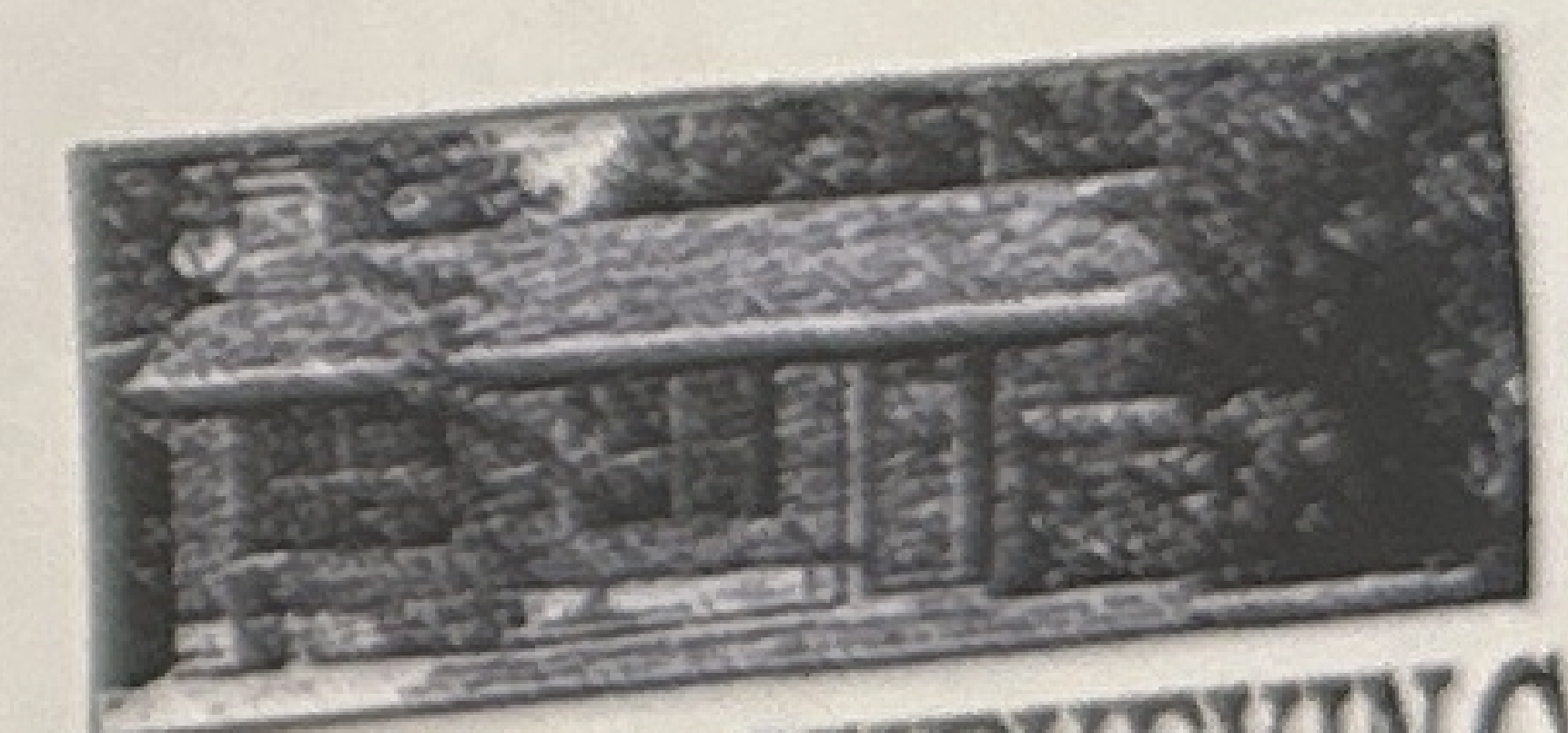
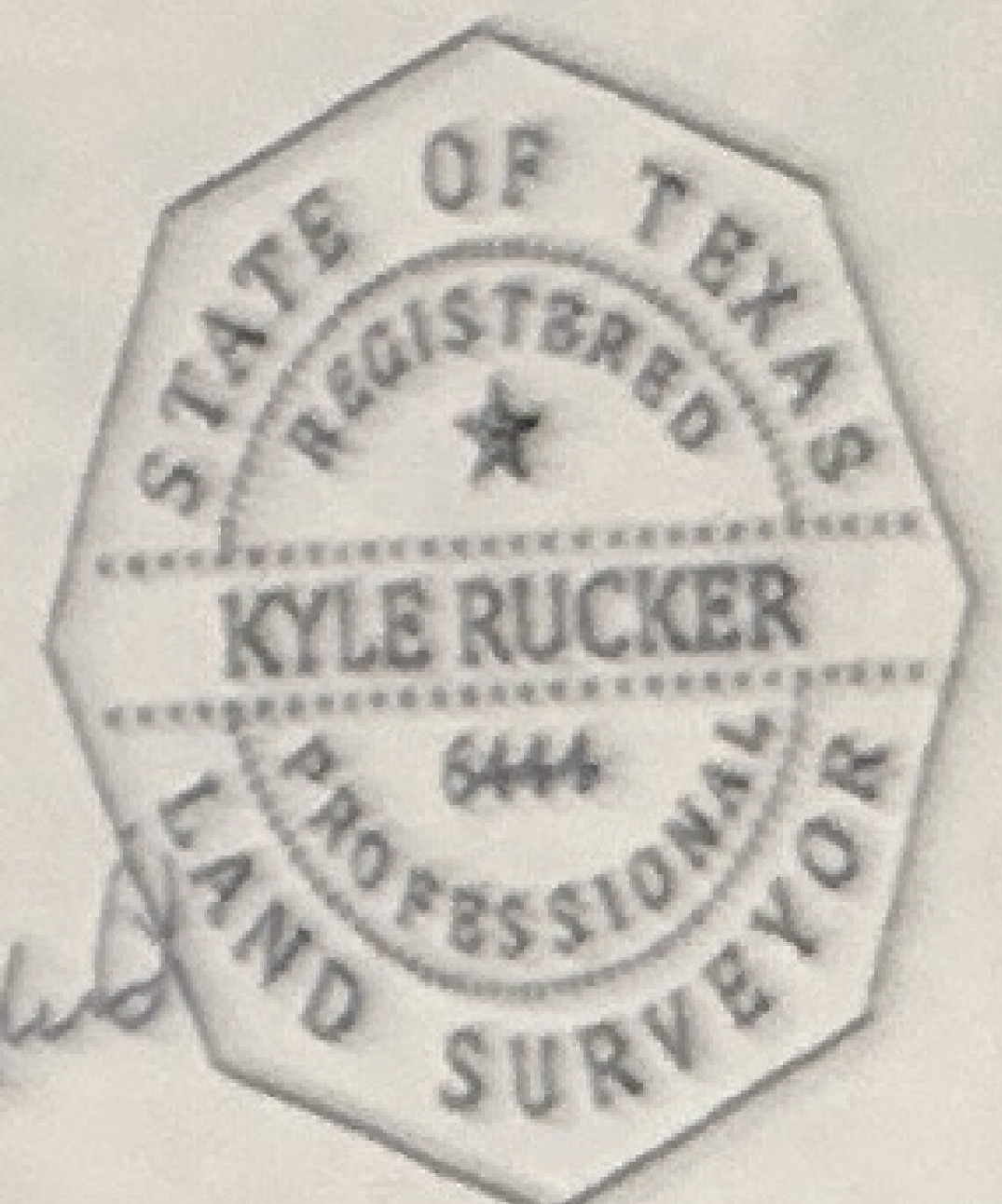
ACCORDING TO EASEMENT DESCRIPTIONS, VISIBLY APPARENT
LOCATION OF UTILITIES IN THE FIELD, PLAT OF RECORD, AND
SURVEYOR'S PROFESSIONAL OPINION.

2) BEARINGS AND DISTANCES ARE DERIVED FROM G.P.S. OBSERVATIONS
AND REFLECT N.A.D. 1983, STATE PLANE COORDINATE SYSTEM, NORTH
CENTRAL TEXAS ZONE 4202.

3) OFFICIAL F.E.M.A. FLOOD HAZARD INFORMATION HAS NOT BEEN
REVIEWED DURING THE COURSE OF THIS SURVEY. FOR UP TO DATE
FLOOD HAZARD INFORMATION PLEASE VISIT THE OFFICIAL F.E.M.A.
WEBSITE AT WWW.FEMA.GOV.

4) ALL CORNERS ARE FOUND 1/2" IRON RODS, UNLESS OTHERWISE
NOTED.

5) UNDERGROUND UTILITIES WERE NOT LOCATED DURING THIS
SURVEY. CALL TEXAS811 (800) 344-8377 AND/OR UTILITY PROVIDERS
BEFORE EXCAVATION OR CONSTRUCTION.



**CARTER SURVEYING
& MAPPING, INC.**
110A PALO PINTO STREET - WEATHERFORD, TEXAS
(P) 817-594-0400 - (F) 817-594-0403

