

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.

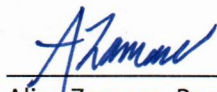
Commissioners discussed existing PD districts within the City, multifamily zoning locations, the role of the future land use map, and the upcoming Comprehensive Plan Steering Committee meeting.

No action was required on this item.

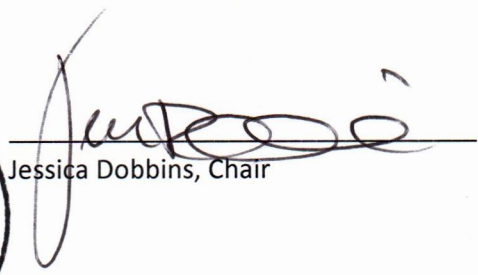
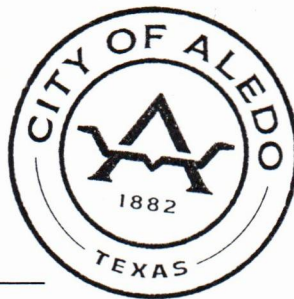
7. Adjourn

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

Attest:



Alice Zamora, Permit Technician



Jessica Dobbins, Chair