

Regular Planning and Zoning Commission Meeting

Thursday, May 14, 2026, at 6:00 PM

Minutes

The Aledo Planning and Zoning Commission convened on Thursday, May 14, 2026, at 06:04 PM, 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

Commissioner Jessica Dobbins
Commissioner Rebecca Griffith
Commissioner Ryan Henning
Commissioner Derek Sellers
Alternate Jeff Streetman

Staff Present

Candice Edmondson, City Manager
Alice Zamora, Permit Technician

Others Present

Elizabeth Yelverton, City Attorney
Grant Fore, Senior Planner, Berkley Group (via videoconference)

1. Call to Order

In the absence of the Chair, the meeting was called to order at 6:04 p.m.

2. Invocation

3. Pledge of Allegiance

4. Public Comment

Mayor Shane Davis addressed the Commission and thanked the members for their willingness to serve the community. Mayor Davis emphasized the importance of public service, thoughtful decision-making, and leadership in helping guide the future growth and development of the City.

5. Action Items

a. Approval of April 9, 2026 Regular Meeting Minutes

MOTION by Jessica Dobbins, second by Rebecca Griffith, to approve the minutes as presented. MOTION PASSED by unanimous vote.

b. Election of Chairman

The Commission considered the election of Chair for the Planning and Zoning Commission. Jessica Dobbins was nominated to serve as Chair.

MOTION by Jessica Dobbins, second by Derek Sellers, to elect Jessica Dobbins as Chair of the Planning and Zoning Commission. MOTION PASSED by unanimous vote.

6. Presentations

a. "Planning 101" Presentation

Grant Fore, Senior Planner, Berkley Group

Grant Fore, Senior Planner, Berkley Group, provided an introductory Planning 101 presentation for the Commission.

Topics discussed included:

- Overview of development process
- Zoning regulations and procedures
- Role and responsibilities of the Planning and Zoning Commission
- Types of zoning applications
- Platting procedures and subdivision regulations
- Variances and Board of Adjustment authority
- State law requirements related to plats and development review

Mr. Fore also discussed available training resources and encouraged Commissioners to contact staff with questions regarding planning and zoning matters.

b. Newly Appointed City Official Training

Elizabeth Yelverton, City Attorney

Elizabeth Yelverton, City Attorney, presented training related to requirements for appointed officials.

Topics included:

- Texas Open Meeting Act requirements
- Public Information Act requirements
- Quorum and deliberation rules
- Public comment procedures
- Executive session requirements
- Conflict of interest regulations
- Ethics and disclosure requirements for public officials

Commissioners were reminded of the importance of compliance with state laws governing public meetings and records.

c. Discussion: Unified Development Code (UDC) updates to align the code with Texas Senate Bill 785.

Grant Fore, Senior Planner, Berkley Group

Grant Fore, Senior Planner, Berkley Group presented an overview of ongoing updates to the Unified Development Code (UDC) related to compliance with Texas Senate Bill 785 regarding HUD-code manufactured homes.

Discussion included:

- Creation of a Manufactured Home (MH) zoning district

- Requirements of Senate Bill 785
- Permitted use regulations and development standards
- Future consideration of zoning locations for manufactured housing within the city
- Timeline for future Commission consideration

Staff noted that the updates are intended to align the City's UDC with new state law requirements effective September 1, 2026.

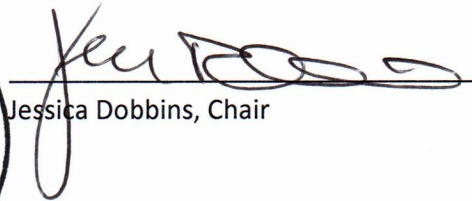
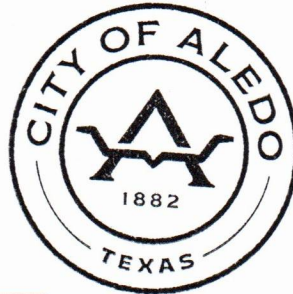
7. Adjourn

The meeting was adjourned at 06:57 PM

Attest:



Alice Zamora, Permit Technician


Jessica Dobbins, Chair