

# AUBREY, TEXAS

## Planning and Zoning Commission Meeting

Aubrey City Hall  
107 S. Main St  
Aubrey, TX 76227  
July 13, 2023  
6:00 PM



*\*(Notice of Potential Quorum for City Council, Municipal Development District, Board of Adjustment, Library Board, Parks & Recreation Board, and Home Rule Charter Commission - even though a quorum of the member of these boards may or may not be present, no official action will be taken by their members.)*

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### Notice Regarding Public Participation

Individuals may attend the Planning and Zoning Commission meeting in person at the above address, or access the meeting via videoconference, or telephone conference call.

Join the Zoom Meeting by clicking on the following link:

<https://us06web.zoom.us/j/82316770382?pwd=NnJyVHFIRWtlSlNqSlIscHY2YVRVZz09>

Meeting ID: 823 1677 0382, Password: 07132023

To join the meeting by phone, dial 1 (346) 248-7799 and use the Meeting ID and password above.

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### Call to Order - Determine if a Quorum is Present:

**Place 1** – Christal Johnson (Co-chair)

**Place 2** – Donald Smith

**Place 3** – Karen Skinner

**Place 4** – Kyle Kennedy

**Place 5** – Candace Stone

**Place 6** – Brittney Murray

**Place 7** – Sina Tidwell (Chair)

**Alternate:** Eric Anders

**Alternate:** Chuck Fuller

**Invocation & Pledge of Allegiance:** *Pledge of Allegiance to the Texas Flag - "Honor the Texas flag; I pledge allegiance to thee, Texas, one state, under God, one, and indivisible."*

**Community Announcements:** Items of community interest may include: recognizing Citizens and Staff for outstanding contributions to the community, a reminder about an upcoming event that is organized or sponsored by the governing body, and announcements of an imminent threat to public safety that has arisen after the posting of this agenda.

**Citizen Input:** Any person may address the Planning & Zoning Commission. If your comments are concerning an agenda item, you may wait until the discussion on that item if you prefer. Once recognized by the Chairperson, please step forward to the speaker’s podium, state your name and address and speak directly into the microphone so that people in the room and those attending remotely can hear comments and see presentations. To request to speak via videoconference, click on “Participants” at the bottom of the screen, and click “Raise Hand.” The Chairperson will acknowledge your request and allow you to speak. Citizen comments are limited to three (3) minutes per individual unless additional time is otherwise required by law. No discussion or action may be taken at this meeting on any item not listed on the agenda, other than to make statements of factual information or recite existing policy in response to a citizen’s inquiry.

**Agenda Items:**

1. Consider and make a recommendation to City Council regarding the Final Plat of High Country Phase 3, being 35.810 acres situated in the James Bridges Jr. Survey, Abstract no. 1243, Denton County, Texas located south and east of Ike Byron Rd; west of FM 2931 and the Weir Brother’s’ Pit, north of Silverado development and Frontier Parkway in the Aubrey Extraterritorial Jurisdiction. [\(Document\)](#) *Cate Ball*
2. Consideration and action on a recommendation to the City Council regarding the Nonresidential Site Plan for Pine Ridge Pavilion South, a 1.702 acre lot located at the southeast intersection of US 377 and Pine Ridge Road; west of the High School within the city limits of Aubrey, Texas. [\(Document\)](#) *Cate Ball*
3. Hold a public hearing, consider and make a recommendation to City Council regarding the adoption of a zoning district classification of “PD” (Planned Development) District for agriculture, single-family residential and banquet hall uses on a 12.381-acre tract of land situated in the F. Trevino Survey, Abstract No. 1243, generally located on the north side of Spring Hill Road, west of the northern terminus of McNatt Road with the approximate address being 1657 Spring Hill Road. [\(Document\)](#) *LaShondra Stringfellow*

**Open Public Hearing:** \_\_\_\_\_ **Close Public Hearing:** \_\_\_\_\_

4. Receive an update on a request for rezone of 6.01 acres of unplatted property out of the F. Trevino Survey, Abstract 1243, Tract 177 generally located east of 301 S. Magnolia and west of 210 S. U.S. 377 and between Plum St on the south and Demoye Ln on the north from MF-Multifamily District to C-Commercial District use within the City of Aubrey. (Tabled from May 11, 2023 meeting; Request withdrawn by applicant.)
5. Consideration and action on approval of the minutes for the May 11, 2023 Planning and Zoning Commission Meeting. [\(Document\)](#)

**-ADJOURN-**

I, Jenny Huckabee, City Secretary, certify that this Notice of Meeting was posted, per the Open Meetings Act, on the official bulletin board at the City Hall of the City of Aubrey, Texas and on the City’s website at [www.aubreytx.gov](http://www.aubreytx.gov) in accordance with Chapter 551, Texas Government Code, and shall remain posted until the meeting is adjourned.

I certify that the attached notice and agenda of items to be considered by the Planning and Zoning Commission of the City of Aubrey, Texas was removed by me from the official bulletin board of the City of Aubrey, Texas, 107 South Main St, Aubrey, Texas on the \_\_\_\_\_ day of \_\_\_\_\_, 2023.

*(The Planning and Zoning Commission reserves the right to adjourn into closed session at any time during the course of this meeting to consult with its attorney regarding any of the matters listed on this document, as authorized by Texas Government Code Section 551.071 Consultation with Attorney.)*

*This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary’s office at (940) 440-9343 for further information.*

\*Pursuant to Section 551.127, Texas Government Code, one or more Commission Members or employees may attend this meeting remotely using videoconferencing technology. A quorum of the Commission will be physically present at the location provided above. The video and audio feed of the videoconferencing equipment can be viewed and heard by the public by accessing Zoom as provided above.