

AUBREY, TEXAS

Planning and Zoning Commission Meeting

Aubrey City Hall
107 S. Main St
Aubrey, TX 76227
August 10, 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.)*

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/81839122772?pwd=QnNteXZDRXFDSjQwT2pkaDUrZHZTZz09>

Meeting ID: 818 3912 2772, Password: 08102023

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

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.

Consent Items: Items placed on the Consent Agenda are considered routine in nature and non-controversial. The Consent Agenda can be acted upon in one motion. Items may be removed from the Consent Agenda by the request of Commission members or staff. Consideration and action on the following:

1. Minutes of the July 13, 2023 Planning and Zoning Commission Meeting ([Document](#))
2. A Revised Final Plat of Sandbrock Ranch Phase 10B, being 18.868 acres out of the Frederick H. Pollard Survey, Abstract No. 995, Denton County, Texas located east of the City of Aubrey and Little Elm Creek, west of FM 1385, south of Spring Hill Rd (FM 428) and north of Frontier Parkway in the Aubrey Extraterritorial Jurisdiction. *Cate Ball* ([Document](#))
3. A Revised Final Plat of Sandbrock Ranch Phase 11B, being 12.891 acres out of the William Lumpkin Survey, Abstract No. 730, Denton County, Texas located east of the City of Aubrey and Little Elm Creek, west of FM 1385, south of Spring Hill Rd (FM 428) and north of Frontier Parkway in the Aubrey Extraterritorial Jurisdiction. *Cate Ball* ([Document](#))

Agenda Items:

4. Hold a public hearing, consider and make a recommendation to City Council on a zoning change for the Keeneland Development from temporary “SF1” (Single-Family Residential 1-acre) District to “PD” (Planned Development) District for uses consistent with the “SF75” (Single-family residential 7,500 square feet) District and delineated development standards for lot area, lot dimensions, yards, height, lot coverage, and landscaping on approximately 81.5 acres situated in the F. Trevino Survey, Abstract No. 1243, generally located on the north side of Spring Hill Road, north of the terminus of Paradise Drive/Lone Star Lane. *Property Owner: Aubrey 81 West LP* ([Document](#)) *LaShondra Stringfellow*

Open Public Hearing: _____ **Close Public Hearing:** _____

5. Hold a public hearing, consider and make a recommendation to City Council on a zoning change for the High Pointe Ranch Development from “AG-R” (Agricultural Residential) District and temporary “SF1” (Single-Family Residential) District to “PD” (Planned Development) District for “SC” (Shopping Center) District uses, certain “C” (Commercial) District uses, “SF75” (Single-Family Residential) District uses and delineated development standards for lot area, lot dimensions, yards, lot coverage, building design, screening, and landscaping on approximately 460.7 acres situated in the F. Trevino Survey, Abstract No. 1243, generally located on the northeast corner of Spring Hill Road and Highway 377. (Property Owners: Aubrey Blackjack Partners, LLC and FM Land Investments I) *LaShondra Stringfellow* ([Document](#))

Open Public Hearing: _____ **Close Public Hearing:** _____

6. Consider and make a recommendation to City Council on a Revised Preliminary and Final Plat of High Pointe Ranch Phase 1A, being 81.640 acres out of the F. Trevino Survey, Abstract No. 1243, Denton County, Texas located east US 377 bounded on the north by E. Blackjack Rd and on the south by Spring Hill Road (Hwy 428) in the City of Aubrey. *Cate Ball* ([Document](#))
7. Consider and make a recommendation to City Council on a Revised Preliminary and Final Plat of Belmont Phase 1, being 37.049 acres out of the F. Trevino Survey, Abstract No. 1243, Denton County, Texas located

east of US 377 bounded on the north by E. Blackjack Rd and on the south by Spring Hill Road (Hwy 428) in the City of Aubrey Extraterritorial Jurisdiction. *Cate Ball* ([Document](#))

8. Consider and make a recommendation to City Council on a Site Plan for Lot 1 Block C Pine Ridge Pavilion Addition, Phase II located west of the High School at the southeast corner of the intersection of US 377 and Pine Ridge Road within the City of Aubrey, Texas. *Cate Ball* ([Document](#))
9. Consider and make a recommendation to City Council on a Site Plan Revision for the Aubrey High School with a variance to the mechanical equipment screening requirement in Section 23F(6)(d)(iii) of the Zoning Ordinance, generally located at the southeast corner of Spring Hill Road and Highway 377. *LaShondra Stringfellow* ([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 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.