

Planning and Zoning Commission Meeting Minutes

Aubrey City Hall
107 S. Main St
Aubrey, TX 76227
August 10, 2023
6:00 PM



The meeting was called to order at 6:01 p.m.

Present:

Place 2 – Donald Smith
Place 4 – Kyle Kennedy
Place 5 – Candace Stone
Place 6 – Brittney Murray
Place 7 – Sina Tidwell (Chair)

Absent:

Place 1 – Christal Johnson (Co-chair)
Place 3 – Karen Skinner
Alternate: Eric Anders
Alternate: Chuck Fuller

Staff Present: City Secretary Jenny Huckabee, Assistant City Secretary Christy Sayer, Director of Public Works and Development Leanne Wilson, Permit Coordinator Shanda Guffee, City Planner Cate Ball (Plummer), Planner LaShondra Stringfellow, Attorney Cynthia Kirchoff, City Manager Charles Kreidler

Invocation & Pledge of Allegiance: Commissioner Tidwell offered the invocation and Commissioner Smith led the Pledge of Allegiance

Community Announcements:

- **Dr Belding announced school events and start date.**
- **Unknown audience member stated we have water restrictions in place.**

Citizen Input: None

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
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*
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.

Commissioner Smith made a motion to approve the consent items. Commissioner Kennedy seconded. Motion carried unanimously.

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

Lashondra Stringfellow, planner, provided information.

Steve Gee, Aubrey 81 West (property owner), provided information.

Thomas Fletcher, Kimley Horn Engineers, provided information.

The public hearing was opened at 6:15 p.m. and closed at 6:39 p.m.

The following spoke during the public hearing:

1. **Susan Hargrove, 6495 McNatt Rd, spoke of concerns if items number 4 and 5 are approved.**
2. **Connie Barnett, 6531 McNatt Rd, spoke of concerns if items number 4 and 5 are approved.**
3. **Alex Sedach, 6696 Paradise Dr, spoke of concerns.**
4. **Tom Beatty, 6380 PR 2712, spoke of concerns.**
5. **Gary Conway, 1103 E Blackjack Rd, spoke of concerns.**
6. **Mark Mitchell, 6680 Paradise Dr, spoke of concerns.**

Commissioner Smith made a motion to table until the September 14th meeting in order to review the Future Land Use Plan and Development Agreement. Commissioner Murray seconded. Motion carried unanimously.

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, planner, provided information.

Thomas Fletcher, Kimley Horn Engineers, provided information.

The public hearing was opened at 7:12 p.m. and closed at 7:18 p.m.

The following spoke during the public hearing:

1. **Gary Conway, 1103 E Blackjack Rd, spoke of concerns.**
2. **Susan Hargrove, 6495 McNatt Rd, spoke of concerns.**
3. **Tom Beatty, 6380 PR 2712, spoke of concerns.**

Commissioner Stone made a motion to table until the September 14th meeting. Commissioner Smith seconded. Motion carried unanimously.

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, planner, provided information.

Commissioner Tidwell made a motion to approve the 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 with the following conditions:

1. **Per Chapter 10, Article 2, Section 4.05, the construction plans are still pending approval by the City Engineer.**
2. **Per Article 3, Section 9.02 Provision for Utility services: Confirmation from UTRWD and the City, approving the location and width of proposed easements as well as notations on plat pertaining to each of their utilities.**

Commissioner Kennedy seconded. Motion carried unanimously.

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, planner, provided information.

Steve Gee, Aubrey 54 S, provided information.

Commissioner Smith made a motion to approve the 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 with the following conditions:

1. **Per Chapter 10, Article 1 Section 4.01(c), 4.04 and 4.05, it is necessary and desirable to provide for dedication of Rights-of-Way and easements to support new development.**
 - a. **Dedication of the ROW and easements along FM 428/Springhill Road need to be more clearly shown and need to conform to the approved transportation plan by providing the necessary ROW as measured 60 ft from the centerline of FM 428/Springhill Rd,**
 - b. **Provision of the 20 feet of water/sewer utility easement adjacent to the dedicated ROW described above, needs to be clearly indicated.**
 - c. **Provision of a slope maintenance easement on both sides of Kingfisher and north of Fairendo Road.**
2. **Per Chapter 10, Article 2, Section 4.05, the construction plans are still pending approval by the City Engineer.**
3. **Per Chapter 10, Article 4, Section 2.05 (1)(i) residential lots shall not be platted within the Flood Management Area (FMA). The applicant will provide a revised Flood study and FEMA Letter of Map Revision (LOMR) for the proposed location of the 100-yr flood zone.**
4. **Per Article 3, Section 9.02 Provision for Utility services, confirmation from supporting utilities (Mustang and CoServ) approving the location and width of proposed easements.**
5. **Per Article 11, Appendix B, Final Plat Checklist, the plat is missing required signatures and seals.**

Commissioner Kennedy seconded. Motion carried unanimously.

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, planner, provided information.

Sri Chaluvadi, property owner, provided information.

Commissioner Smith made a motion to approve the 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. Commissioner Stone seconded. Motion carried unanimously.

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.

Commissioner Smith made a motion to approve the 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. Commissioner Murray seconded. Motion carried unanimously.

The meeting was adjourned at 8:04 p.m.

PASSED and APPROVED by the Planning and Zoning Commission of the City of Aubrey, Texas this 14th day of September, 2023.



Sina Tidwell, Commission Chair



ATTEST: 

Jenny Huckabee, City Secretary