

Planning and Zoning Commission Meeting

Aubrey City Hall
107 S. Main St
Aubrey, TX 76227
May 9, 2024
6:00 PM



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

Notice Regarding Remote Participation of Board Members

Pursuant to Section 551.127, Texas Government Code, one or more commission members 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 utilizing the Public Participation link identified below.

Notice Regarding Public Participation

Individuals may attend the 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/89895676214?pwd=bOePvIEJzOT1x9Te1lQjKiT1nlwqN.1>

Meeting ID: 898 9567 6214 Password: 96668

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:

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 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.

New Business: New items previously requested for consideration.

1. Consider and make a recommendation to City Council regarding a Preliminary Plat of HighPointe Ranch, being approximately 460.75 acres out of the Francesco Trevino Survey, Abstract 1243, generally located east of Highway 377, south of E Blackjack Rd and north of Springhill Rd.
2. Consideration and make a recommendation to City Council regarding a Final Plat of High Pointe Ranch Phase 1B being 44.215 acres in the Francisco Trevino Survey, Abstract No. 1243, City of Aubrey, Denton County, Texas located immediately east of US 377 between Spring Hill Road (FM 428) on the south and East Blackjack Rd on the north within the city limits of Aubrey. (*KLLB AIV, LLC*)
3. Consider and make a recommendation to the City Council regarding a Site Plan for Winn Ridge, Phase 1B, Lot 4X, Block E and right-of-way abandonment (proposed Lot 4R1), being approximately 1.66 acres of land out of the William Lumpkin Survey, Abstract No. 730, within the City of Aubrey, Denton County, Texas. (*City of Aubrey*)
4. Consider and make a recommendation to the City Council regarding a Replat for Winn Ridge, Phase 1B, Lot 4X, Block E and right-of-way abandonment, (proposed Lot 4R1), being approximately 1.66 acres of land out of the William Lumpkin Survey, Abstract No. 730, within the City of Aubrey, Denton County, Texas. (*City of Aubrey*)
5. Consider and make a recommendation to City Council regarding a Final Plat for Saratoga Phase 1 containing 14 residential lots, three (3) open space lots, and one (1) lift station lot in 15.477 acres of land out of the T. Chambers Survey, Abstract No.

223, within the Extraterritorial Jurisdiction of the City of Aubrey, Denton County, Texas (*550 Belmont Development, LP & HMM Saratoga Land LLC*)

6. Consider and make a recommendation to City Council regarding a Final Plat for Saratoga Phase 1A containing 162 residential lots and one (1) open space lots in 25.729 acres of land out of the T. Chambers Survey, Abstract No. 223, within the Extraterritorial Jurisdiction of the City of Aubrey, Denton County, Texas (*HMM Saratoga Land LLC*)
7. Consider and make a recommendation to City Council regarding a Final Plat for Saratoga Phase 2A containing 154 residential lots and four (4) open space lots in 31.60 acres of land out of the T. Chambers Survey, Abstract No. 223, within the Extraterritorial Jurisdiction of the City of Aubrey, Denton County, Texas (*HMM Saratoga Land LLC*)
8. Consider and make a recommendation to City Council regarding an Amending Plat for Chase Oaks, Lots 5R1 and 4, Block 1 to Lots 5R1-A and 4-A, Block 1, containing two (2) lots in 15.00 acres of land out of the H. White Survey, Abstract No. 1332, within the City of Aubrey Extraterritorial Jurisdiction and jurisdiction of Denton County, Texas (*H&L Partners, LLC & Monica J. Lucibello*)
9. Consider and make a recommendation to City Council regarding an Amending Plat for Blackjack Addition Lots 3R and 2R, Block A to Lots 2R1 & 3R-1, Block A, containing two (2) lots in 27.847 acres of the Thomas White Survey, Abstract No. 223, within the City of Aubrey Extraterritorial Jurisdiction, Denton County, Texas (*Wade L. & Judi K. Veeder and 1555 Blackjack, LLC*)
10. Consider and make a recommendation to City Council regarding a Replat for VR Estates, Lot 3-A-1 to Lots 3-A-1-1 and 3-A-1-2, containing two (2) lots in 3.626 acres of the T. Chambers Survey, Abstract No. 223, within the City of Aubrey Extraterritorial Jurisdiction, Denton County, Texas (*Wilber E. Fifer & Margaret Ann Fifer*)
11. Consideration and action on the minutes of the April 11, 2024 Planning and Zoning Commission meeting.

-ADJOURN-

I, Jenny Hicks, 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 _____, 2024.

(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 accommodation 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.