

Planning and Zoning Commission Meeting Minutes

Aubrey City Hall
107 S. Main St.
Aubrey, TX 76227
March 14, 2024
6:00 P.M.



The meeting was called to order at 6:24 p.m.

Present: **Place 2** – Donald Smith
 Place 4 – Kyle Kennedy
 Place 5 – Candace Stone
 Place 7 – Sina Tidwell (Chair)

Absent: **Place 3** – Karen Skinner
 Place 6 – Brittney Murray
 Alternate: Chuck Fuller
 Alternate: Nicole Shaw

Staff Present: City Secretary Jenny Hicks; Director of Public Works and Development Services Leanne Wilson; Attorney Cynthia Kirchoff; CIP & Permits Manager Shanda Guffee; Planner Cate Ball; Planner Helen-Eve Beadle

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

Community Announcements:

- Commissioner Tidwell announced the City's Easter event on March 23rd in downtown Aubrey from 9:00 am until noon.

Citizen Input: None

Agenda Items:

1. Consider and act on a Site Plan for Aubrey 377 Addition, Block A, Lot 2R, being 2.0984 acres of land situated in the Francisco Trevino Survey, Abstract No. 1243, City of Aubrey, Denton County, Texas located immediately east of US 377 south of Concho Street and north of Surveyors Road. *Applicant: Sterling Aubrey Retail, LLC*

Cate Ball Provided information.

Commissioner Smith made a motion to recommend approval. Commissioner Stone seconded. Motion carried unanimously.

2. Consider and make a recommendation to City Council regarding a Final Plat of Aubrey 377 Addition, Block A, Lot 2R being a replat of Block A Lot 2, 2.0984 acres of land situated in the Francisco Trevino Survey, Abstract No. 1243, City of Aubrey, Denton County, Texas located immediately east of US 377 south of Concho Street and north of Surveyors Road. *Applicant: Sterling Aubrey Retail, LLC*

Cate Ball Provided information.

Commissioner Kennedy made a motion to recommend approval with the following conditions:

1. **Per Article 2, Section 1.06, proof of property owner's authorized agent**
2. **Per Article 11, Appendix B.a. Final Plat Checklist, the plat is missing required signatures.**

Commissioner Smith seconded. Motion carried unanimously.

3. Consider and make a recommendation to City Council regarding a Minor Plat of Gilliland Acres, being 2.00 acres in the F Trevino Survey, Abstract 1243, in the City of Aubrey Extraterritorial Jurisdiction, Denton County Parcel ID 241600, generally located at 10429 Redfearn Rd. *Applicant: Denise Gilliland*

Cate Ball Provided information.

Commissioner Smith made a motion to recommend approval with the following condition: Per Article 11, Appendix B.a. Final Plat Checklist, the plat is missing required signatures. Commissioner Stone seconded. Motion carried unanimously.

4. Hold Public Hearing, Consider and make a recommendation to City Council regarding an amendment to Exhibit 14A, "Zoning Ordinance," in Chapter 14, "Zoning" of the Code of Ordinances of the City of Aubrey, Texas to provide for Alcoholic Beverage Sales, Package Store, through a Specific Use Permit (SUP) and to provide for a definition of Package Store in the Commercial (C) District.

Helen-Eave Beadle provided information.

The Public Hearing was opened at 6:44 p.m. and closed at 6:44 p.m.

Commissioner Kennedy made a motion to recommend approval. Commissioner Smith seconded. Motion carried unanimously.

5. Hold Public Hearing, Consider and make a recommendation to City Council regarding a change in zoning on property zoned Commercial (C) for a Specific Use Permit (SUP) to allow for Alcoholic Beverage Sales, Package Store, at 928 S US 377, Suite 110, Aubrey, Denton County, Texas. *Applicant Name: DVS Holdings, LLC dba Knockout Liquor*

Helen-Eave Beadle provided information.

The Public Hearing was opened at 6:52 p.m. and closed at 6:52 p.m.

Commissioner Tidwell made a motion to recommend approval. Commissioner Smith seconded. Motion carried unanimously.

6. Hold Public Hearing, Consider and make a recommendation to City Council regarding a change of zoning from unzoned land previously located in the City of Aubrey Extraterritorial Jurisdiction to Planned Development District (PD) with General Retail (GR) and Government Uses on approximately 25.148 acres of land located at 1817 Spring Hill Road. Denton County Parcel ID 52100. *Applicant: Pretium Capital, LLC*

Helen-Eave Beadle provided information.

The Public Hearing was opened at 6:58 p.m. and closed at 6:58 p.m.

Commissioner Tidwell made a motion to recommend approval. Commissioner Stone seconded. Motion carried unanimously.

7. Consider and make a recommendation to City Council regarding a Preliminary Plat for the Loyd Property (Project 53), for 300 Residential Lots, 1 Lift Station lot, 4 Open Space Lots, 1 Public Park Lot, 1 General Retail Lot, 1 City Dedicated General Retail Lot, being 47.275 acres of land situated in the J. Bridges Jr. Survey, Abstract No. 36, within the City of Aubrey Extraterritorial Jurisdiction, Denton County, Texas. The property is generally located west of FM 2931, north of Frontier Parkway, and east of the future Silverado Parkway. *Applicant: Sandra Gay Loyd*

Helen-Eave Beadle provided information.

Commissioner Kennedy made a motion to recommend approval subject to the following condition: Provide for open space/park parking spaces as off-street spaces and are not shared with the street right-of-way. Commissioner Stone seconded. Motion carried unanimously.

8. Consider and make a recommendation to the City Council regarding a Preliminary Plat for High Country Phase 10, for 2 Lots, being 30.312 acres situated in the James Bridges, Jr. Survey, Abstract No. 36, within the City of Aubrey Extraterritorial Jurisdiction, Denton County, Texas. The property is generally located west of McNatt Road, north and south of the future Frontier Parkway, south of Ike Byrom Road. *Applicant: B&B Sand and Gravel, Inc*

Helen-Eave Beadle provided information.

Commissioner Stone made a motion to recommend approval. Commissioner Smith seconded. Motion carried unanimously.

9. Consider and make a recommendation to City Council regarding a Preliminary Plat for Sandbrock Ranch Phase 14, being 26.210 acres of land situated in the William Lumpkin Survey, Abstract No. 730 and the Frederick H. Pollard Survey, Abstract No. 995, City of Aubrey ETJ, Denton County, Texas located between FM 2931 and FM 1385, and south of FM 428 and Overbrook Parkway. *Applicant: Horizon Deer Creek Development Corp*

Cate Ball provided information.

Commissioner Stone made a motion to recommend approval with the following condition: Per Article 11, Appendix B.a. Final Plat Checklist, the plat is missing required signatures. Commissioner Kennedy seconded. Motion carried unanimously.

10. Consider and make a recommendation to City Council regarding a Preliminary Plat for Sandbrock Ranch Phases 15 and 16, being 75.771 acres of land situated in the William Lumpkin Survey, Abstract No. 730, City of Aubrey ETJ, Denton County, Texas located between FM 2931 and FM 1385, and south of FM 428 and Overbrook Parkway. *Applicant: Horizon Deer Creek Development Corp*

Cate Ball provided information.

Commissioner Smith made a motion to recommend approval with the following conditions:

1. Per Article 11, Appendix B.a. Plat Checklist, the plat is missing required signatures.
2. Per Article 3 Section 1.03 Adequacy of Streets and Thoroughfares d (1) the owner/applicant needs to provide the required ROW along FM 1385. (a total of 70 ft measured from the road centerline.)
3. Per Article 5 Section 4.01 Street Names and Signs, the owner/applicant will need to submit to the city for review and approval proposed street names for this subdivision.

Commissioner Kennedy seconded. Motion carried unanimously.

11. Consideration and action on approval of Minutes of the February 8, 2024 Planning and Zoning Commission Meeting.

Commissioner Tidwell made a motion to approve the minutes with the amendment to Item 3 reflecting 5-2 vote and amending the end time to 7:26 p.m. made a motion to recommend approval. Commissioner Stone seconded. Motion carried unanimously.

The meeting was adjourned at 7:23 p.m.

PASSED and APPROVED by the Planning and Zoning Commission of the City of Aubrey, Texas this 11th day of April, 2024.

Sina Tidwell, Commission Chair



ATTEST:

Jenny Hicks, City Secretary