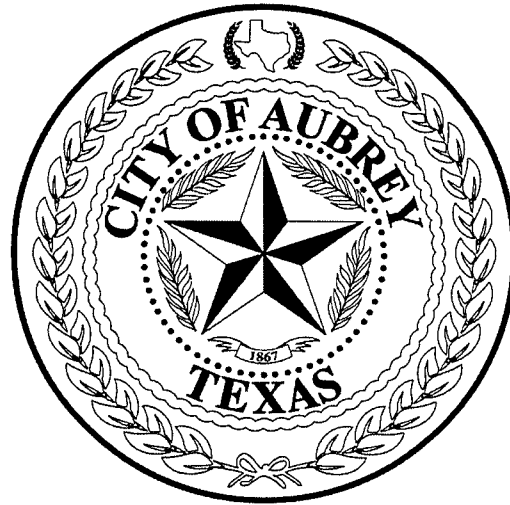


PLANNING AND ZONING COMMISSION MEETING MINUTES

Aubrey City Hall
107 S. Main St
Aubrey, TX 76227
April 11, 2024
6:00 PM



Call to Order - Determine if a Quorum is Present:

The meeting was called to order at 6:02 PM.

Present: Christal Johnson, Donald Smith, Karen Skinner, Candace Stone, Brittney Murray, Sina Tidwell, Nicole Shaw

Absent: Kyle Kennedy, Chuck Fuller

Staff Present: City Attorney Marie Johnson, City Secretary Jenny Hicks, Planners Helen-Eve Beadle and Cate Ball

Invocation & Pledge of Allegiance:

Commissioner Tidwell offered the invocation and Commissioner Murray led the Pledge of Allegiance.

Community Announcements: None

Citizen Input: None

New Business: New items previously requested for consideration.

1. Minutes of the March 14, 2024 meeting.

P&Z Commissioner Donald Smith made a motion to approve. P&Z Commissioner Christal Johnson seconded. Motion (7:0) .

2. Consideration and action on a Final Plat of High Point Ranch Phase 1C being 32.472 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. (*Aubrey Blackjack Partners, LLC.*)

Cate Ball provided information.

P&Z Commissioner Christal Johnson made a motion to approve with the following conditions. P&Z Commissioner Brittney Murray seconded. Motion Passed (7:0).

Conditions:

1. Include all recorded instrument numbers for temporary and permanent utility and drainage easements noted on the plat. [Per Chapter 10, Article 2 Procedures, Section 4.08(b)]
2. The plat is missing required signature [Per Article 11, Appendix B, Final Plat Checklist]
3. Consider and make a recommendation to the City Council regarding a Preliminary Plat for the Trivedi Addition for 2 lots in 25.159 acres of land out of the F. Trevino, Abstract No. 1243, within the City of Aubrey, Denton County, Texas. (*Pretium Capital, LLC*)

Helen-Eve Beadle provided information.

P&Z Commissioner Donald Smith made a motion to approve with the following conditions. P&Z Commissioner Karen Skinner seconded. Motion Passed (7:0).

Conditions:

1. Approval of preliminary engineering plans may be resolved during the final design/final plat stage. The review comments are included in this report;
2. Sheet 3 shall reference to correct plat name, Trivedi Addition;
3. Sheet 2 NOTES Section shall match Sheet 1; and
4. The deed overlap information shall be resolved prior to execution and filing of a Final Plat at the County.
4. Consider and make a recommendation to the City Council regarding a Final Plat for Ribbonwood Phase 1 for 213 residential lots, 4 open space lots in 43.864 acres of land out of the F.H. Pollard Survey, Abstract No. 995, within the Extraterritorial Jurisdiction of the City of Aubrey, Denton County, Texas. (*Clayton Lee Boyd, Investment Trustee under the Boyd 2021 Investment Trust*)

Helen-Eve Beadle provided information.

Kirby Logan, Engineer with Kimley Horn, provided information.

P&Z Commissioner Christal Johnson made a motion to approve with the following conditions. P&Z Commissioner Brittney Murray seconded. Motion Passed (6:1). Commissioner Don Smith opposed.

Conditions:

1. Final engineering approval of civil plans is needed by the City Engineer (review included in report);

2. HOA documents shall be submitted and approved by the City Attorney and filed in conjunction with the Final Plat; and
3. Landscape, screening, retaining walls, and irrigation plans shall be submitted and approved prior to the referenced work commencing.

-ADJOURN-

The meeting was adjourned at 6:24 PM.

PASSED and APPROVED by the Planning and Zoning Commission of the City of Aubrey, Texas this 9th day of May, 2024.



Sina Tidwell, Commission Chair

ATTEST:



Jenny Hicks, City Secretary