

Planning and Zoning Commission Meeting Minutes

Aubrey City Hall
107 S. Main St
Aubrey, TX 76227
June 13, 2024
6:00 PM



Call to Order - Determine if a Quorum is Present:

Present: Donald Smith, Kyle Kennedy, Candace Stone, Sina Tidwell, Nicole Shaw

Absent: Christal Johnson, Karen Skinner, Brittney Murray

Staff Present: City Attorney Heather Shankle, City Secretary Jenny Hicks, Director of Development Services and Public Works Leanne Wilson, Municipal Development Director Christine Gossett, Planner Cate Ball, Planner Helen-Eve Beadle

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."

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

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.

None

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.

None

New Business: New items requested for consideration.

1. Consideration and action on the Minutes of the May 9, 2024 meeting.

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

2. Consideration and action for site plan approval for Shop at High Meadows, Lot 4R1, Block A of the Garland Wilson Addition, located at the southwest corner of the intersection of E. Highmeadow Drive and Betty Lane, City of Aubrey, Denton County, Texas. *(CLR Realty Group, LLC)*

Planner Cate Ball provided information.

P&Z Commissioner Donald Smith made a motion to approve with conditions. P&Z Commissioner Kyle Kennedy seconded. Motion Passed (5:0). None opposed.

Conditions:

1. **City Council approval of expenditure of funds for public drainage improvements along E. Highmeadow Dr to address current drainage issues in the area. (Per Chapter 10, Subdivision Ordinance, Article 1, Section 11, Proportionality.)**
 2. **The owner shall pay their share for any drainage upsize needed to the existing drainage that comes from the proposed development for Shops at Highmeadows. (Per Chapter 10, Subdivision Ordinance, Article 1, Section 11, Proportionality; and Article 2 Section 1.01.c.)**
 3. **Owner / applicant to address the comments of the City Engineer’s review of the civil plans. (Per Chapter 10, Subdivision Ordinance, Article 1, Section 11, Proportionality.)**
 4. **Agreement on recommend landscaping modifications. (Per Chapter 14, Section 23.F.4)**
 - a. **Staff does not encourage the planting of trees within a water utility easement.**
3. Conduct a 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, Section 6. Conditional Uses and Specific Use Permits, to provide for regulations for Alcoholic Beverage Sales through a Specific Use Permit (SUP) and amending Section 15. GR-General Retail,

Section 16. SC-Shopping Center, Section 17. C-Commercial, Section 18. IND-Industrial, and Section 20. PD-Planned Development District to provide for regulations for Alcoholic Beverage Sales by Specific Use Permit. (*City of Aubrey*)

Planner Helen-Eve Beadle provided information.

The Public Hearing opened at 6:19 p.m. and closed at 6:19 p.m.

There were no speakers.

P&Z Commissioner Candace Stone made a motion to approve. P&Z Commissioner Nicole Shaw seconded. Motion Passed (5:0). None opposed.

4. Conduct a public hearing, consider, and make a recommendation to City Council regarding a Specific Use Permit request to allow for the sale of alcoholic beverages in conjunction with a restaurant use for Brothers Mexican Restaurant, 1001 Highway 377, Suite 109, City of Aubrey, Denton County, Texas. (*Brothers Mexican Restaurant, Jorge Perez*)

Planner Helen-Eve Beadle provided information.

The Public Hearing opened at 6:19 p.m. and closed at 6:19 p.m.

There were no speakers.

P&Z Commissioner Kyle Kennedy made a motion to approve. P&Z Commissioner Sina Tidwell seconded. Motion Passed (5:0). None opposed.

-ADJOURN-

The meeting was adjourned at 06:24 p.m.

PASSED and APPROVED by the Planning and Zoning Commission of the City of Aubrey, Texas this ____ day of _____, 2024.

Sina Tidwell, Commission Chair

ATTEST:

Jenny Hicks, City Secretary