

Planning and Zoning Commission Meeting

Aubrey City Hall
107 S. Main St
Aubrey, TX 76227
August 8, 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: 966888

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 requested for consideration.

1. Consider and make a recommendation to City Council regarding a Site Plan application for proposed Lot 1, Block A, Aubrey High School Addition, being approximately 63.613 acres out of the Francisco Trevino Survey, Abstract 1243 generally located south of FM 428 (Spring Hill Road) and east of U.S. Highway 377, City of Aubrey, Denton County, Texas. (*A/SD*)
2. Consider and make a recommendation to the City Council regarding a Final Plat application for Lot 1, Block A, Aubrey High School Addition, being approximately 63.613 acres out of the Francisco Trevino Survey, Abstract 1243 generally located south of FM 428 (Spring Hill Road) and east of U.S. Highway 377, City of Aubrey, Denton County, Texas. (*A/SD*)
3. Consider and make a recommendation to the City Council regarding a Preliminary Plat application for Lots 1-12, Block A, Hightpointe Commercial, being approximately 27.243 acres out of the Francisco Trevino Survey, Abstract 1243 generally located north of FM 428 (Spring Hill Road) and east of U.S. Highway 377, City of Aubrey, Denton County, Texas. (*Hightpointe Commercial, LLC*)
4. Approve minutes of the July 11, 2024 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.



*Case Report –Site Plan Application – Aubrey High School
Planning and Zoning Commission – August 8, 2024
City Council – August 22, 2024*

To: Mayor, City Council, Planning and Zoning Commission

From: Helen-Eve Beadle, AICP, HE Planning+Design, LLC

Request: Consider and make a recommendation to City Council regarding a Site Plan application for proposed Lot 1, Block A, Aubrey High School Addition, being approximately 63.613 acres out of the Francisco Trevino Survey, Abstract 1243 generally located south of FM 428 (Spring Hill Road) and east of U.S. Highway 377, City of Aubrey, Denton County, Texas.

Owner: Aubrey Independent School District

Engineer: Teague Nall & Perkins, Inc. (Amanda Mullen, PE)

Application Date: July 10, 2024

Location: The property is generally located south of FM 428 (Spring Hill Road) and east of U.S. Highway 377

Zoning: SF-75-Single Family Residential

Future Land Use Plan: School & Civic

Current Use: Aubrey High School

Analysis: In December of 202 and January 2024 Aubrey Independent School District submitted and received approval for Site Plan applications to provide for the expansion of the existing site.

Since those approvals the school district has submitted a Site Plan application to provide for an addition to the existing field house for an indoor practice facility (±106,817 SF). An existing parking area will be removed to provide for the structure and parking has been provided on-site to satisfy parking requirements. Additionally, a portion of land has been acquired by the school district at the southeast corner of the property to accommodate a practice field.

The Site Plan application includes a variance request regarding the screening of mechanical equipment. Section 14A-23 Supplementary District Regulations require mechanical equipment to be screened as outlined below.

<https://ecode360.com/40432943>

“Mechanical and heating and air conditioning equipment in nonresidential and multifamily uses shall be screened from view from the public right-of-way and from adjacent residential property with a solid masonry wall of the same material and color as the main

exterior facade of the main structure. For such equipment located on the roof of a nonresidential or multifamily structure, the screening of the equipment shall be a minimum of one foot higher than the height of the equipment.”

The same Section, 14A-23 F. (4). Nonresidential Design Standards provides for a variance to be considered by the P&Z Commission and approved by City Council if the following findings are satisfied. <https://ecode360.com/40432816>

“Unique circumstances exist on the property that make application of specific items in this section unduly burdensome on the applicant;

(b) The variance will have no adverse impact on current or future development;

(c) The variance is in keeping with the spirit of the zoning regulations, and will have a minimal impact, if any, on the surrounding land uses;

(d) The variance will have no adverse impact on the public health, safety and general welfare.

A financial hardship shall not be considered a basis for the granting of a variance.”

There are two instances where the screening cannot be accommodated:

1. Roof Top Mechanical Units: The existing walls on the field house structure’s south elevation are not tall enough to fully screen the equipment. Adding wall height or screening panels onto the roof would be costly and compromise the roof and structure integrity. The new addition meets the requirements of the Code; and
2. Air Rotation Units: The proposed air rotation units for circulating conditioned air are ground units and screening them prohibits the flow of air which is needed for the units to work properly.

The applicant’s consultant has provided site line studies and a summary of the hardships. *See attachments to this report.*

The rooftop mechanical on the existing field house is over 700 feet from the southern property boundary.

The ground units on the north side of the new field house addition are over 900 feet from the property line/FM 428 (Spring Hill Road).

Staff reviewed the variance request and supports the hardship findings.

Recommendation:

The Site Plan for Aubrey High School is recommended for approval subject to the following conditions:

1. Approval of the mechanical screening equipment variances and revision of NOTE #2 to reflect P&Z and Council consideration/approval (if approved);
2. An updated lighting and photometric plan meeting the City’s standards shall be submitted for review; and
3. The Site Plan is in review and approval is subject to subsequent

review comments by the City Planner and City Engineer.

The Planning & Zoning Commission may recommend to City Council to:

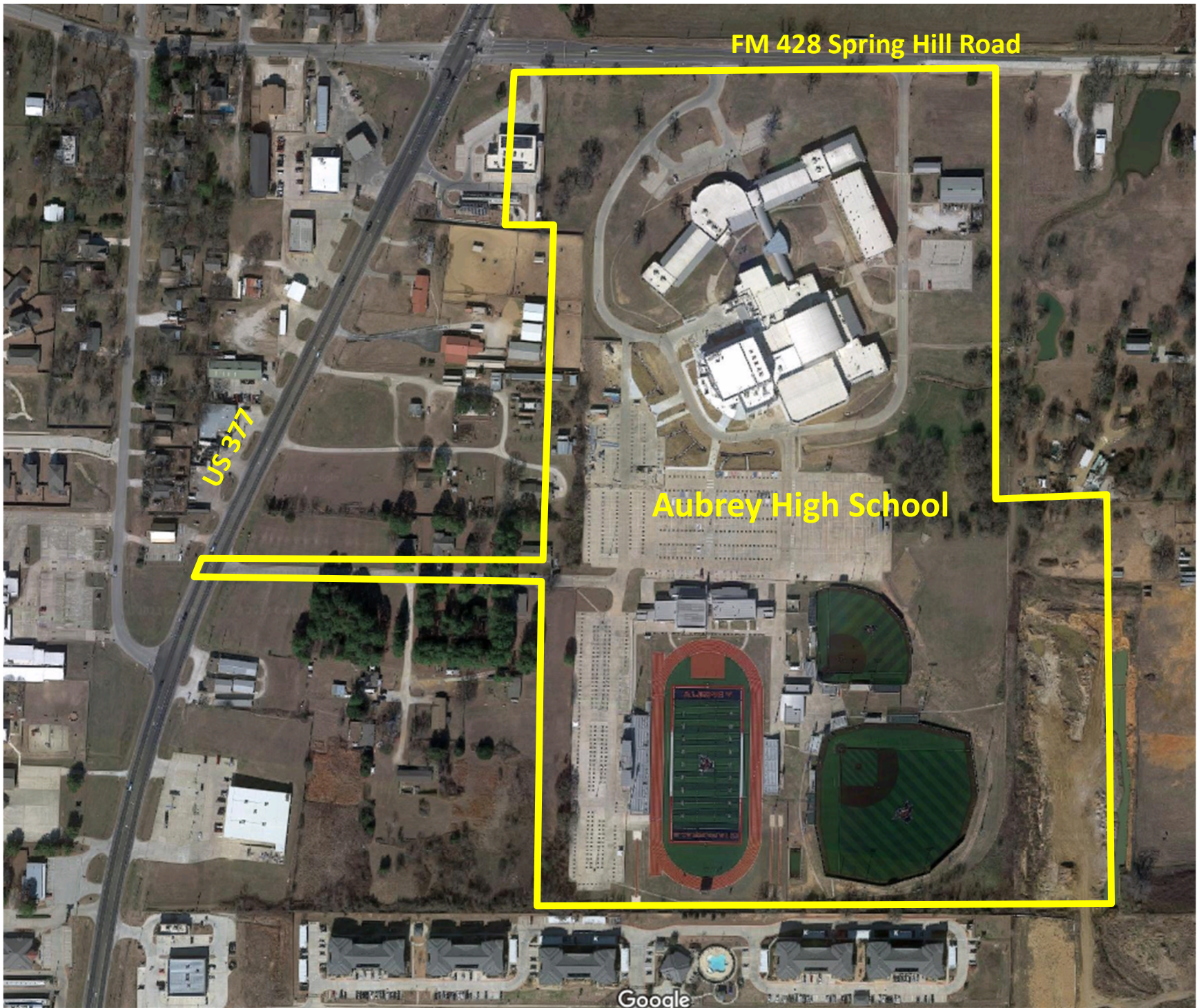
4. Approve the Site Plan;
5. Approve the Site Plan with conditions; or
6. Deny the Site Plan.

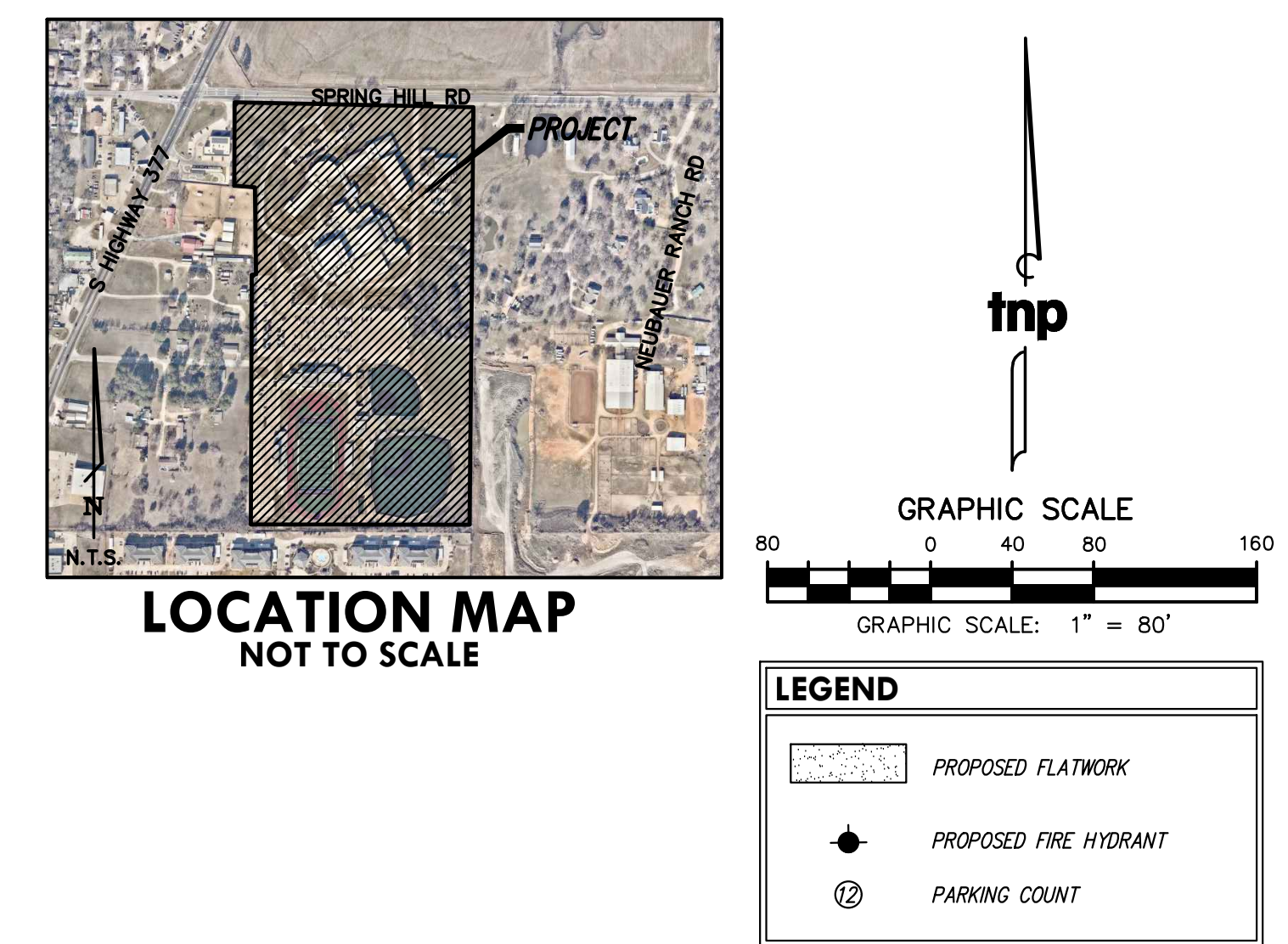
Attachments:

Location Map

Site Plan for Aubrey High School

Site Line Exhibits and Hardship Statement for Variance Request





SITE INFORMATION

LAND USE: PUBLIC SCHOOL

LOT SIZE: 63.613 AC (2,770,991.8 SF)

SITE ADDRESS: 510 FM 428, AUBREY, TX 76227

EXISTING FIELD HOUSE HEIGHT: 32'-0"

MAX HEIGHT OF NEW ADDITION AT FIELD HOUSE: 57'-10"

EXISTING FIELD HOUSE FLOOR AREA: 17,931 SF

PROPOSED FIELD HOUSE ADDITION FLOOR AREA: 106,817 SF

LOT COVERAGE: 71.48%

FLOOR AREA RATIO: 20.57%

ZONING DISTRICT SF75 - SINGLE-FAMILY RESIDENTIAL 7,500 SQUARE FEET

PARKING DATA

PARKING SPACES: 1 SPACES PER CLASSROOM PLUS 1 PER 3 STUDENTS PLUS 1 PER 4 SEATS

CLASSROOMS	= 106 CLASSROOMS
STUDENTS	= 2,000 STUDENTS
SEATS	= 705 SEATS (AUDITORIUM)

REQUIRED PARKING

106 CLASSROOMS X 1	= 106 SPACES
2,000 STUDENTS ÷ 3	= 667 SPACES
705 SEATS ÷ 4	= 177 SPACES
TOTAL PARKING REQUIRED	= 950 SPACES

PROVIDED PARKING

PROPOSED PARKING	= 39 SPACES
EXISTING PARKING	= 953 SPACES
TOTAL PARKING	= 992 SPACES

- NOTES**
1. THE SANITATION CONTAINER SCREENING WALLS SHALL BE BRICK MASONRY, STONE MASONRY, OR OTHER AGRICULTURAL MASONRY FINISH, INCLUDING A METAL GATE, PRIMED AND PAINTED, AND THE SANITATION CONTAINER SCREENING WALLS, GATE, AND PAD SITE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY DESIGN SPECIFICATIONS.
 2. MECHANICAL AND HEATING AND AIR-CONDITIONING EQUIPMENT IN NON RESIDENTIAL USES SHALL BE SCREENED FROM VIEW FROM THE PUBLIC RIGHT-OF-WAY AND FROM ADJACENT RESIDENTIAL PROPERTIES. REFERENCE BOA ACTION FOR SCREENING.
 3. THE LIGHTING FOR THE SUBJECT PROPERTY WILL BE CONSTRUCTED AND OPERATED IN CONFORMANCE WITH THE CITY OF AUBREY ZONING ORDINANCE.
 4. THE REQUIRED UTILITY PLANS, DRAINAGE PLANS, AND LANDSCAPE PLAN FOR A SITE PLAN ARE INCLUDED IN THE CIVIL CONSTRUCTION PLAN SET.

**SITE PLAN
FOR
AUBREY HIGH SCHOOL
INDOOR PRACTICE FIELD
ADDITIONS/RENOVATIONS
AUBREY INDEPENDENT
SCHOOL DISTRICT**

DATE PREPARED: JULY 2024

OWNER/APPLICANT:
AUBREY I.S.D.
415 TISDELL LANE
AUBREY, TEXAS 76227
CONTACT: TERRIE MCNABB
PHONE: 940.668.0060
FAX: 940.385.2627

ENGINEER:
tnp
teague nall & perkins
5237 N Riverside Drive, Suite 100
Fort Worth, Texas 76137
817.336.5773 ph 817.336.2813 fx
TBPE Registration No. F-230
www.tnpscinc.com

TNP PROJECT NO. HUC24091
TNP TBPELS REGISTRATION NO. F-230

Date _____ Revision / _____

Project: AUBREY HIGH SCHOOL INDOOR PRACTICE FACILITY AND FIELD HOUSE ADDITION/RENOVATION FOR AUBREY I.S.D. AUBREY, TEXAS

tnp
teague nall & perkins
5237 N Riverside Drive, Suite 100
Fort Worth, Texas 76137
817.336.5773 ph 817.336.2813 fx
TBPELS: ENGR F-230;
SURY 10011600, 10011601,
10194381
GBPPE: PE007431; TBAE: BR 2673
www.tnpscinc.com

This document is for interim review and is not intended for construction, bidding or permit purposes.

AMANDA M. MILLER, P.E. Date: JULY 2024

Ex. Reg. # 123232

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HOUSTON • SAN ANTONIO • WACO
www.huckabee-inc.com
800.681.0239

SITE PLAN

VOLUME 1

Job No. 1916-05-01
Sheet No. 01
Drawn By: TNP
Date: 07.10.2024

VARIANCE APPLICATION

I/WE, the undersigned owner(s) (Print) Aubrey Independent School District
of all property within described do hereby file this, my/our Application for a Variance under the
provisions of the Zoning Ordinance of the City of Aubrey, Texas on said property, so there may be
permitted on said property the following Variance:

A variance on mechanical equipment screening requirements (RTUs and Air Rotation
Units) put forth by the ordinance.

Said property is currently zoned: SF-75

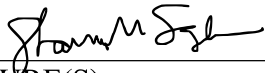
Proposed development plans are/are not submitted herewith, explanation if any.

A grading plan is included showing grade elevations for lines of sight taken from the
property lines. Additionally, 3D views and sections are attached showing the intent of
the ordinance is upheld to the extends possible due to existing conditions.

Explanation of hardship:

See attached page.

I/We REPRESENT AND CERTIFY that I/We own said property and have full authority to make
and file this application. I/We acknowledge that the variance application fee is non-refundable.


SIGNATURE(S)

7/9/2024

DATE

ssaylor@aubreyisd.net
E-MAIL ADDRESS

940-668-0060

PHONE NUMBER

OFFICE USE ONLY BELOW

- ☐ Letters sent to property owners within
200-foot of subject property 10-days
prior to meeting
 - ☐ Legal notice published in official
newspaper 15-days prior to meeting

Date Received: _____

Receipt #: _____

Check #: _____

Received by: _____

Roof Top Units

Proposed construction is an addition on the north side of the existing Field House, the south portion of the building will remain intact. While all new construction includes parapet walls that sufficiently hide the roof top units/ductwork and upholds the intent of the ordinance, existing walls on the south side are shorter and do not hide the units/ductwork when sightlines are taken from the southern portions of the property line.

Air Rotation Units

Due to the function and open floor plan of the Indoor Practice facility, air rotation units are the recommended mechanical solution to properly condition and ventilate the space. These units work by circulating conditioned air. They pull the return air at floor level and provide supply air at a higher level. They are custom units that are designed to meet the HVAC demands of the space and in our case they are approximately 17'-4" high x 6'-8" wide x 6'-8" deep. These units are typically not screened in order to function at best performance. Furthermore, the manufacturer does not recommend screening above the height of their adjacent condensing unit (approximately 6'-1" in our specific case). Below is a reference photo that will be similar to our condition.



CAUTION!!! GEOTHERMAL WELLS, VALVES AND WATERLINES TO BE PRESERVED AND PROTECTED. CONTRACTOR TO RAISE EXISTING VALVES TO GRADE.

NOTE: CONTRACTOR SHALL VERIFY EXACT LOCATION AND SIZE OF ALL UTILITIES AND USE EXTREME CAUTION DURING CONSTRUCTION.

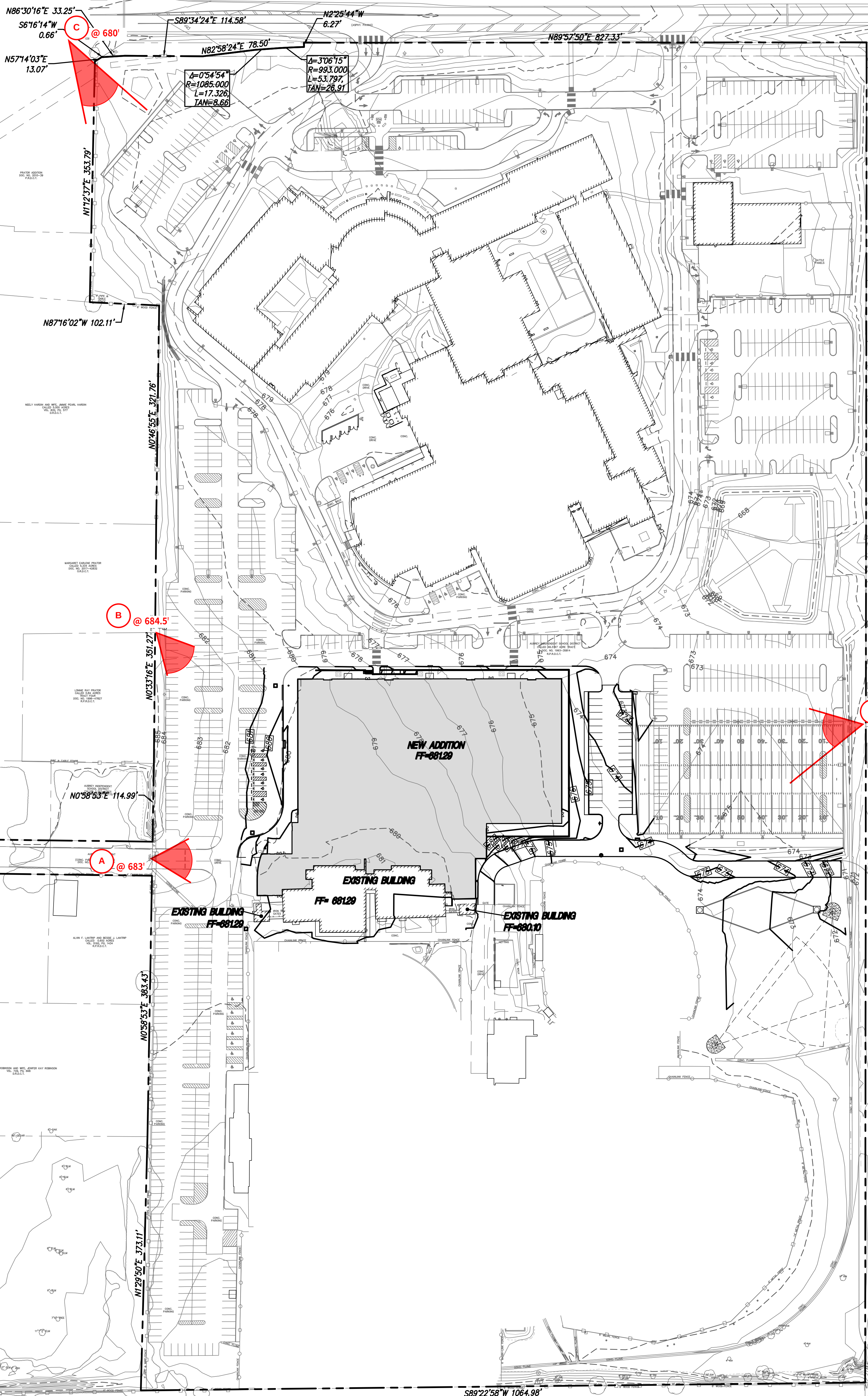
NOTE: MAXIMUM SLOPE IS 4:1.

NOTE: REFER TO LANDSCAPE ARCHITECT'S PLANS FOR ADDITIONAL TREE REMOVAL.

NOTE: CONTRACTOR SHALL PHASE ALL DEMOLITION BASED ON SEQUENCING OF CONSTRUCTION. IT IS IMPERATIVE THAT EXISTING BUILDINGS REMAIN FULLY OPERATIONAL UNLESS OTHERWISE DIRECTED BY THE OWNER. ALL UTILITIES UNDER PROPOSED BUILDINGS ARE TO BE REMOVED. ALL ABANDONED UTILITY LINES (OUTSIDE OF PROPOSED BUILDINGS) SHALL BE CUT AND CAPPED AT BOTH ENDS.

NOTE: CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL ADJACENT FACILITIES DURING CONSTRUCTION, INCLUDING PROTECTION AGAINST FLOODING DURING ALL PHASES.

NOTE: THERE ARE EXISTING UTILITIES THROUGH THE SITE THAT HAVE NOT BEEN LOCATED. CONTRACTOR TO USE CAUTION AND PROVIDE MEANS TO MAINTAIN SERVICE TO BUILDINGS THAT ARE TO REMAIN.



GRADING CONSIDERATIONS:

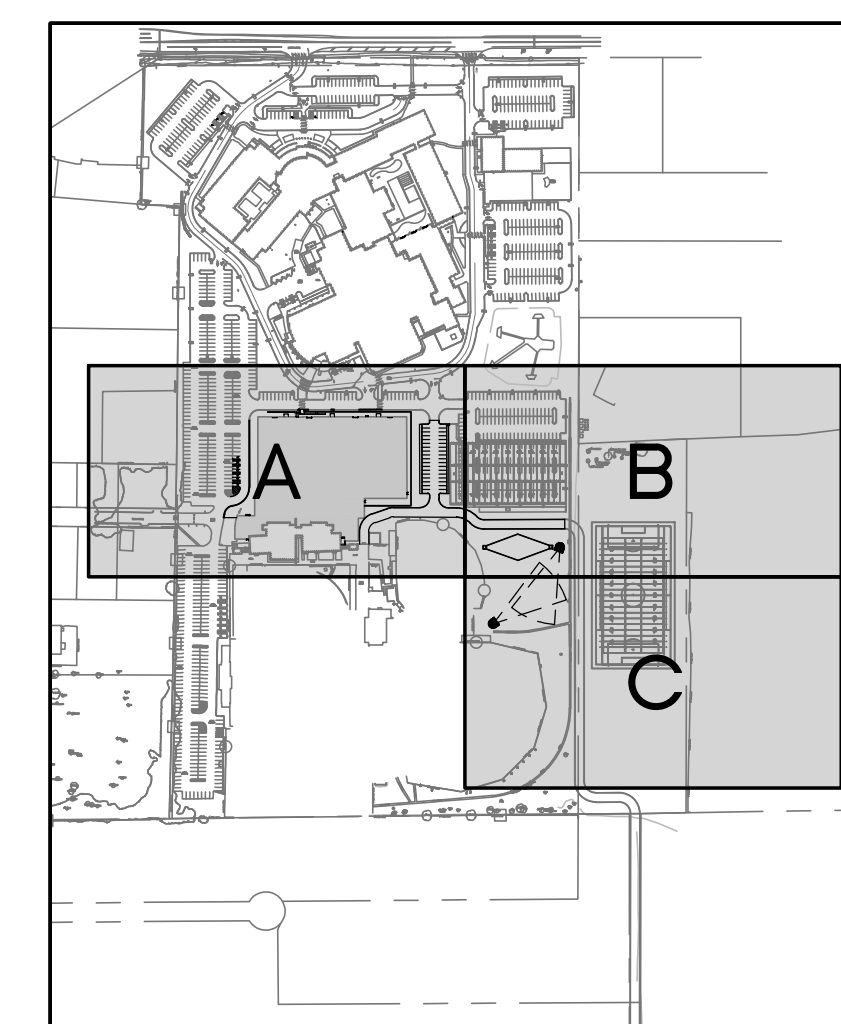
1. TEXAS ACCESSIBILITY STANDARDS (TAS) REQUIRE ACCESSIBLE ROUTES SLOPE NO MORE THAN 5% IN THE DIRECTION OF TRAVEL WITH A MAXIMUM OF 2% CROSS-SLOPE. CHAPTER 18 OF THE INTERNATIONAL BUILDING CODE (IBC) REQUIRES PERVIOUS GROUND IMMEDIATELY ADJACENT TO THE FOUNDATION SLOPE AWAY FROM THE BUILDING AT 5% MINIMUM SLOPE AND IMPERVIOUS GROUND AT MINIMUM OF 2% GRADING AS SHOWN ON THIS PLAN IS PROVIDED TO MEET THESE REQUIREMENTS WHERE TECHNICALLY FEASIBLE.
2. FLATWORK ON SITE MAY BE SUBJECT TO POTENTIAL VERTICAL MOVEMENT AS DESCRIBED IN THE GEOTECHNICAL REPORT FOR THE PROJECT. MAINTENANCE MAY BE REQUIRED TO ADDRESS FLATWORK CHANGES DUE TO POTENTIAL VERTICAL MOVEMENT.
3. GRADING PLANS ARE SUBMITTED IN ACCORDANCE WITH INDUSTRY STANDARD OF CARE HOWEVER, DUE TO ABOVE TAS RESTRICTIONS, MAY NOT COMPLY WITH ALL PROVISIONS OF CHAPTER 18 OF THE IBC. APPROVAL OF THESE PLANS IS CONSIDERED APPROVAL TO DEVIATIONS FROM CHAPTER 18 OF THE IBC ASSOCIATED WITH SITE GRADING.

LEGEND

79.20	EXISTING SPOT ELEVATION
29.20	PROPOSED SPOT ELEVATION
5%	PROPOSED PERCENT OF GRADE
655	PROPOSED CONTOUR
---	GRADE BREAK/RIDGE LINE
---	PROPOSED SWALE LINE
---	PROPOSED DAYLIGHT LINE
5:1	PROPOSED SLOPE RATIO
79.20	EXISTING SPOT GRADE
633	EXISTING CONTOURS

NOTES

1. THE GRADING OF THE DIFFERENT AREAS SHOWN ON THE SITE SHALL BE COMPACTED IN STRICT ACCORDANCE WITH THE SPECIFICATIONS WHICH SHALL BE CONSIDERED AS PART OF THESE DRAWINGS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FINE GRADING TO THE SUBGRADE OF ALL PAVED AREAS TO ALLOW FOR THE PAVEMENT SECTIONS. CONTRACTOR SHALL GRADE AND COMPACT ALL AREAS UNDER PAVEMENT TO ALLOW FOR THE RESPECTIVE PAVING SECTIONS AND SHALL MAINTAIN THESE FINISHED GRADES AS SHOWN UNTIL FINAL ACCEPTANCE.
3. CONTRACTOR IS REQUIRED TO INSTALL AND MAINTAIN EROSION CONTROL AT ALL TIMES THROUGHOUT THE PROJECT.
4. THE SPREADING AND COMPACTION OF ANY WASTE OR EXCESS MATERIAL NOT SUITABLE FOR FILLING, SUCH AS LARGE ROCK, CONCRETE, TREES, TRASH AND VEGETATION, SHALL BE DISPOSED OFFSITE AT THE CONTRACTOR'S EXPENSE. ONLY IN THOSE AREAS APPROVED FOR DISPOSING OF WASTE MATERIAL. THE CONTRACTOR SHALL NOT DISPOSE OF ANY WASTE MATERIAL ON ADJACENT PROPERTY OWNER'S OR OTHER AREAS WHICH ARE NOT LEGALLY ACCEPTED BY THE CITY. NO BURNING OF ANY MATERIAL AT ANY TIME SHALL BE ALLOWED ON THIS SITE UNLESS PERMITTED BY CITY ORDINANCES.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL SAFETY LAWS IN ACCORDANCE WITH THE CITY, STATE AND FEDERAL LAWS WHICH GOVERN CONSTRUCTION.
6. ALL AREAS TO BE FILLED SHALL BE FILLED IN STRICT ACCORDANCE WITH THE SPECIFICATIONS. ALL VEGETATION, TREES, ROCKS AND OBJECTIONABLE MATERIALS SHALL BE REMOVED BY THE CONTRACTOR FROM THE SURFACE OF WHICH THE FILL IS PLACED. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PLACE, SPREAD, WATER AND COMPACT THE FILL IN STRICT ACCORDANCE WITH THE SPECIFICATIONS FOR THIS PROJECT.
7. ALL DRIVE, PARKING AREAS, CUT AND FILL SLOPES, BUILDING PADS AND OPEN SPACE AREAS SHALL BE TRIMMED AND COMPACTED TO THE FINISHED GRADE TO PRODUCE SMOOTH SURFACES AND UNIFORM CROSS-SECTIONS. THE SLOPES OF ALL EXCAVATIONS AND EMBANKMENTS SHALL BE LEFT IN A NEAT AND ORDERLY CONDITION. ALL STONES, ROOTS, TREES, AND OTHER WASTE MATERIAL SHALL BE REMOVED AND DISPOSED OFF SITE. ALL VOIDS SHALL BE FILLED AND ANY SOFT SPOTS OCCURRING ON THIS SITE SHALL BE RECOMPACTED PER THE SPECIFICATIONS. VERIFY ALL GRADES TO AVOID PONDING OF WATER.
8. NO ADJUSTMENT OF GRADES WILL BE PERMITTED TO ANY STRUCTURES, PAVEMENT OR WALK SURFACES. SHOULD THE CONTRACTOR DETERMINE THERE IS A DETOUR OF MATERIAL, THEN ALLOWANCE WILL BE MADE IN THE CONTRACT TO IMPORT A CLEAN MATERIAL SUITABLE FOR FILLING. THE OWNER'S LABORATORY WILL BE ALLOWED TO TEST AND INSPECT THE BORROW SITE PRIOR TO BEGINNING HIS FILLING OPERATIONS. EXCESS EXCAVATED MATERIAL SHALL BE DISPOSED OFFSITE AS REQUIRED.
9. THE CONTRACTOR SHALL VISIT THE SITE TO DETERMINE THE EXACT SCOPE OF WORK. THE CONTRACTOR SHALL REMOVE ALL VEGETATION FROM THE LIMITS OF THE PROPOSED IMPROVEMENTS. ALL TREES OUTSIDE THE LIMITS OF CONSTRUCTION SHALL REMAIN UNLESS NOTED ON THE PLANS TO BE REMOVED OR APPROVED BY THE OWNER.
10. ALL WALKS SHALL NOT EXCEED THE MAXIMUM SLOPES ALLOWED BY THE TEXAS ACCESSIBILITY STANDARDS (TAS), UNLESS INDICATED. THE MAXIMUM CROSS SLOPE IS 2% AND THE MAXIMUM DIRECTIONAL SLOPE IS 5%.
11. ALL SPOT GRADES ARE FOR PROPOSED EDGE OF PAVEMENT OR GUTTER ELEVATIONS, UNLESS INDICATED OTHERWISE.
12. ALL AREAS SHALL BE TRIMMED AND COMPACTED TO THE FINISHED GRADE TO PRODUCE SMOOTH SURFACES AND UNIFORM CROSS-SECTIONS. THE SLOPES OF ALL EXCAVATIONS AND EMBANKMENTS SHALL BE LEFT IN A NEAT AND ORDERLY CONDITION. ALL STONES, ROOTS, TREES, AND OTHER WASTE MATERIAL SHALL BE REMOVED AND DISPOSED OFF SITE. ALL VOIDS SHALL BE FILLED AND ANY SOFT SPOTS OCCURRING ON THIS SITE SHALL BE RECOMPACTED PER THE SPECIFICATIONS. VERIFY ALL GRADES TO AVOID PONDING OF WATER.
13. EXISTING DEPRESSED AREAS, WHICH HOLD SURFACE WATER, SHALL BE PUMPED DRY. EXISTING SOGGY MATERIALS SHALL BE EXCAVATED AND REMOVED UNTIL A STABLE DRY MATERIAL IS AVAILABLE. THIS EXPOSED MATERIAL SHALL BE COMPACTED TO 95% STD PROCTOR. ON SITE MATERIAL SHALL BE PLACED IN 8" MAX LIFTS AND COMPACTED TO MAX 95% STD PROCTOR AT OPTIMUM MOISTURE CONTENT.
14. IN THE EVENT THE CONTRACTOR WILL BE STOCKPILING DIRT ON SITE, THE LOCATION OF THE STOCKPILE SHALL BE PLACED IN A LOCATION SO AS NOT TO CAUSE A DIVERSION OR CHANGE OF THE DRAINAGE PATTERNS THAT WILL IMPACT OFFSITE PROPERTIES.



KEYPLAN

SCALE 1"=500'

TNP PROJECT NO. HUC24081
TNP TBPELS REGISTRATION NO. F-230

Date
Revision /

AUBREY HIGH SCHOOL INDOOR PRACTICE FACILITY
AND FIELD HOUSE ADDITION/RENOVATION
FOR
AUBREY I.S.D.
AUBREY, TEXAS

Project:



teague noll & perkins
5237 N Riverside Drive, Suite 100
Fort Worth, Texas 76137
817.336.5773 ph 817.336.2813 fx
TBPELS: ENGR F-230;
SURV 10011600, 10011601,
10194381
GBPE: PE007431; TBAE: BR 2673

www.tnpsc.com

This document is for interim review and is not intended for construction, bidding or permit purposes.

AMANDA M. MULLEN, P.E. Date: MAY 2024

Tx. Reg. # 123322

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OVERALL GRADING PLAN

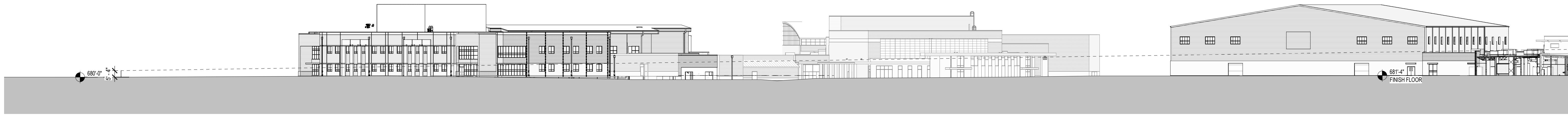
PACKAGE 1 VOLUME 1

Job No. 1916-05-01 Sheet No. 50% CD

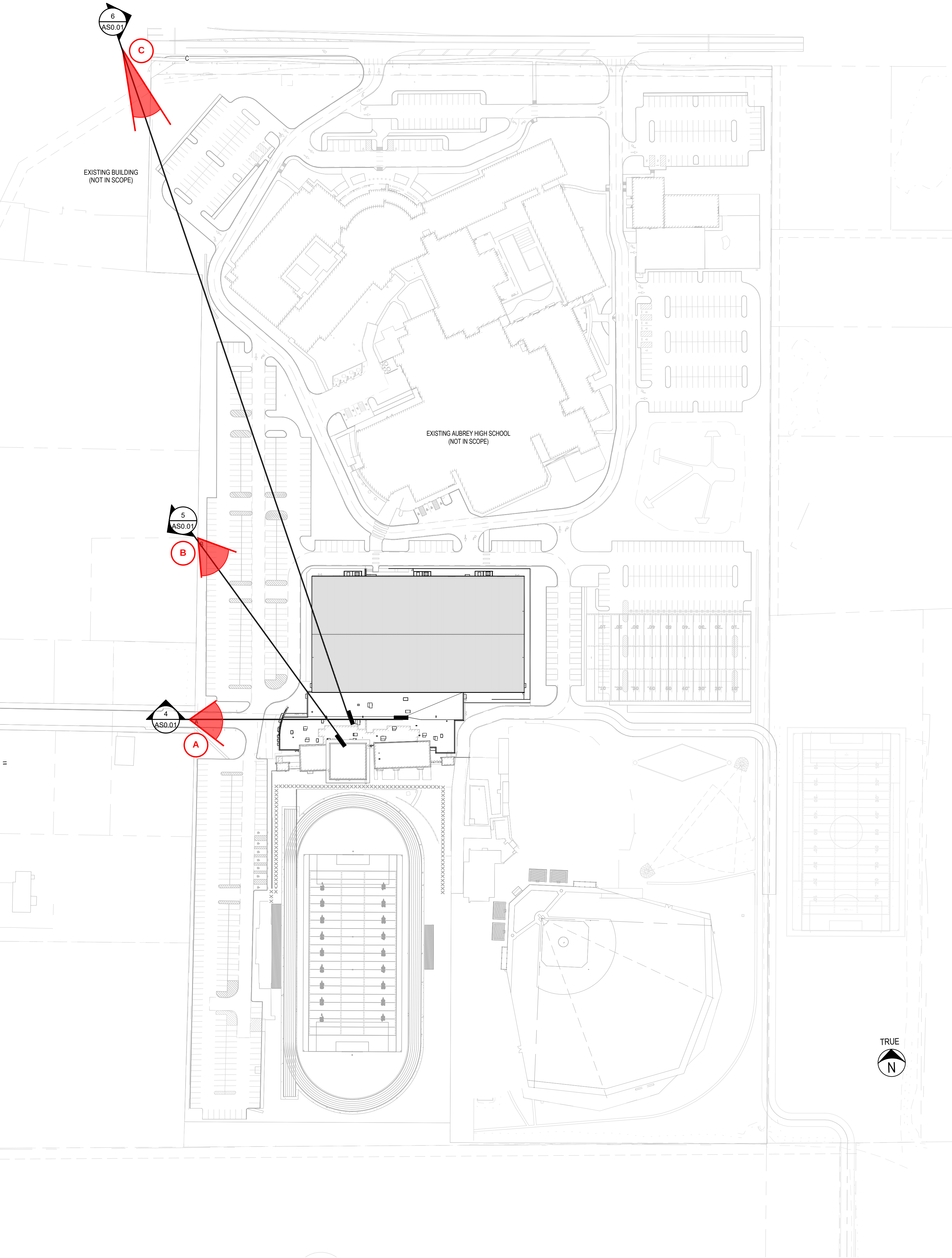
Drawn By: TNP

Date: 05/14/2024

C1.016



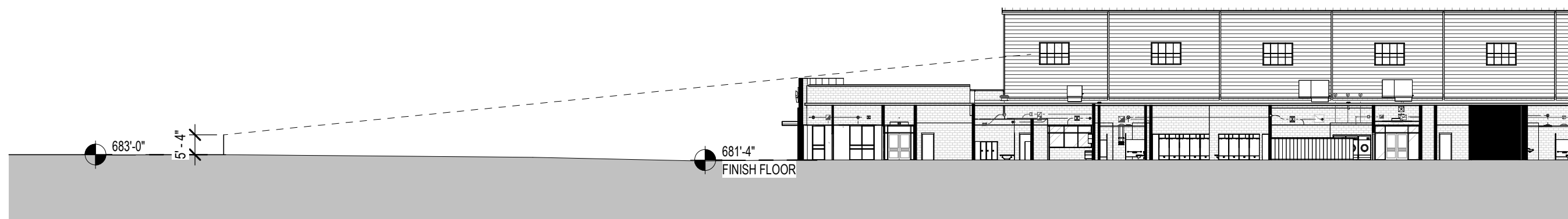
6 SECTION C
1" = 40'-0"



7 SIGHTLINES OVERALL
1" = 100'-0"



5 SECTION B
1" = 30'-0"



4 SECTION A
1" = 30'-0"



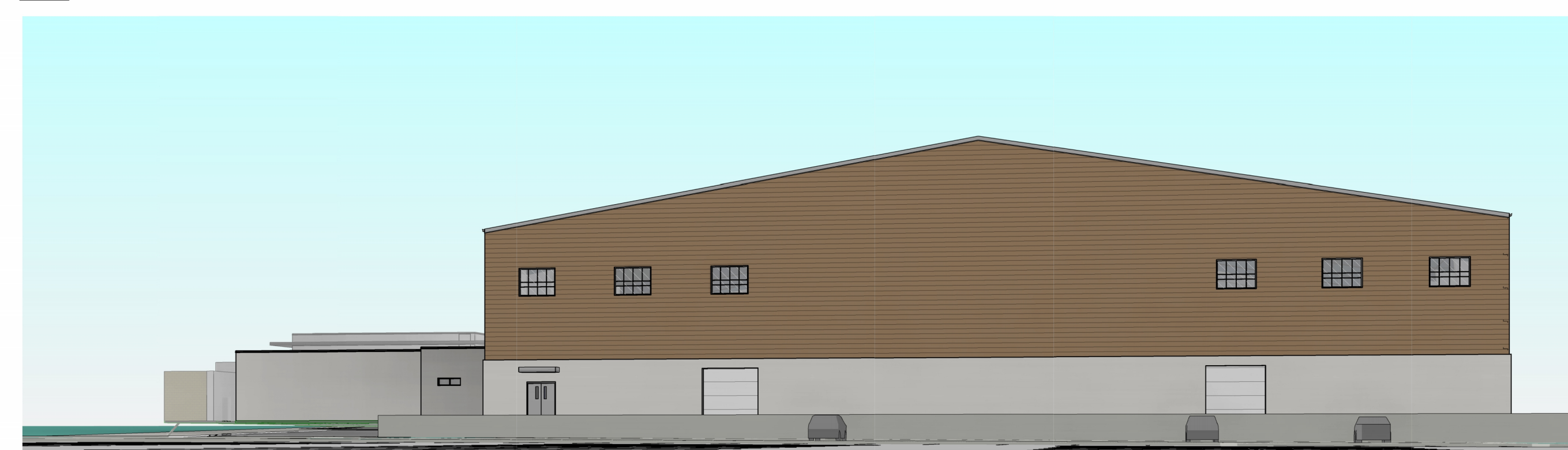
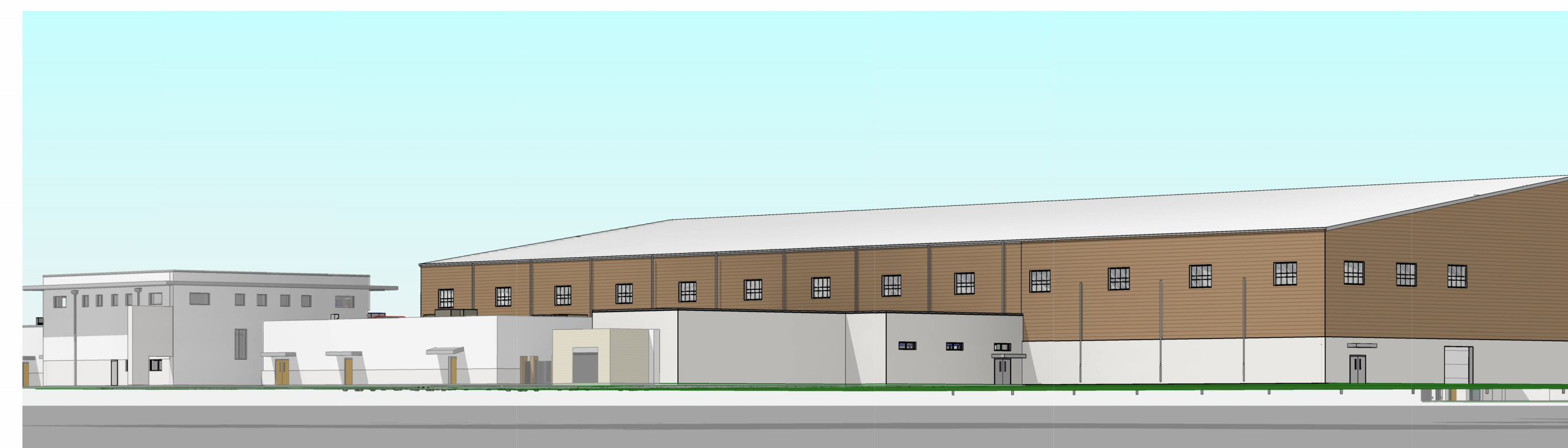
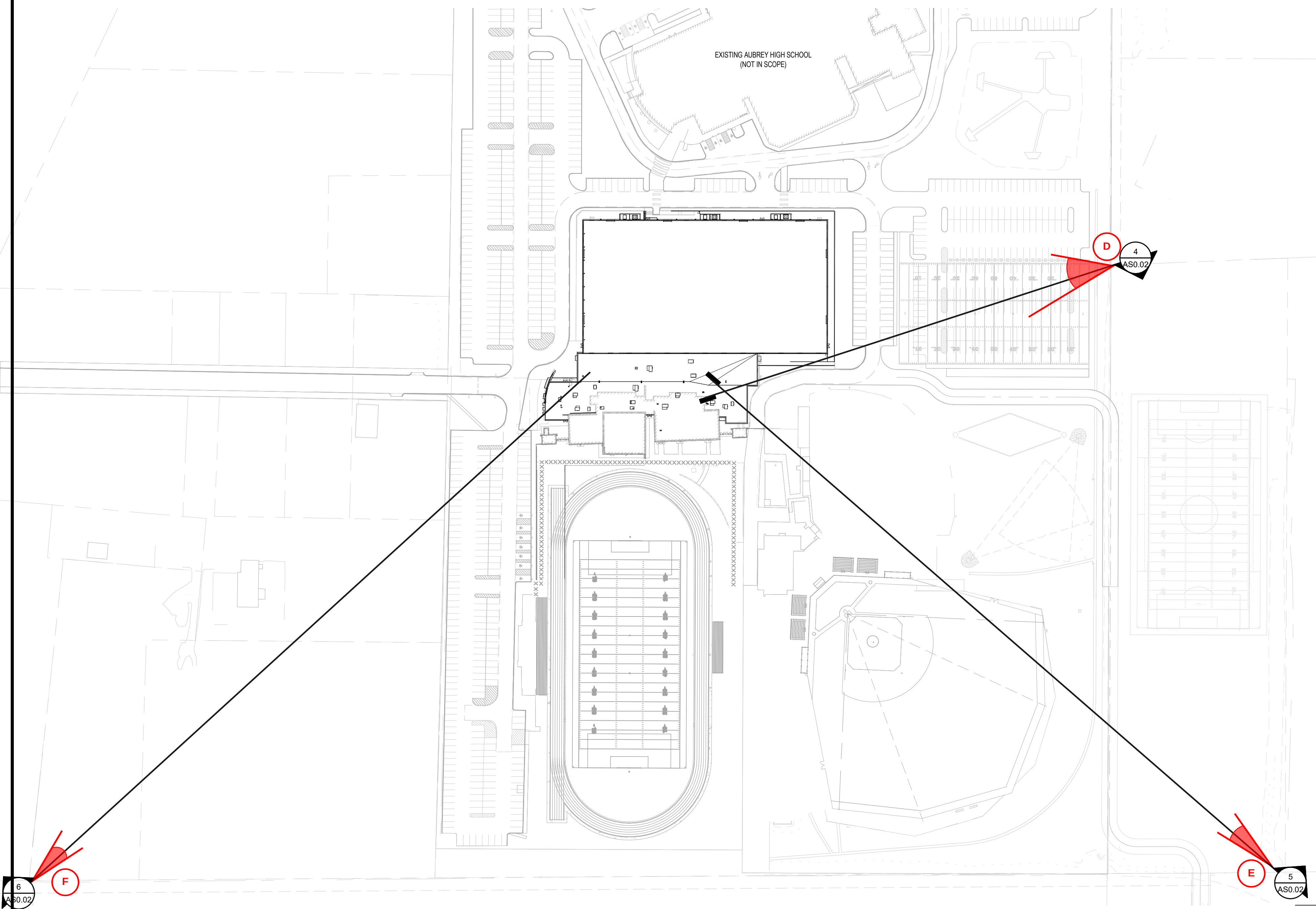
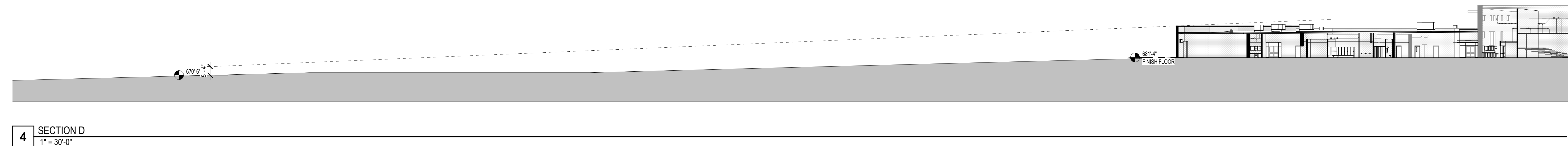
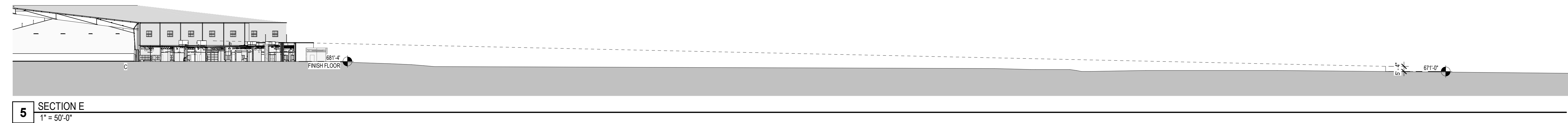
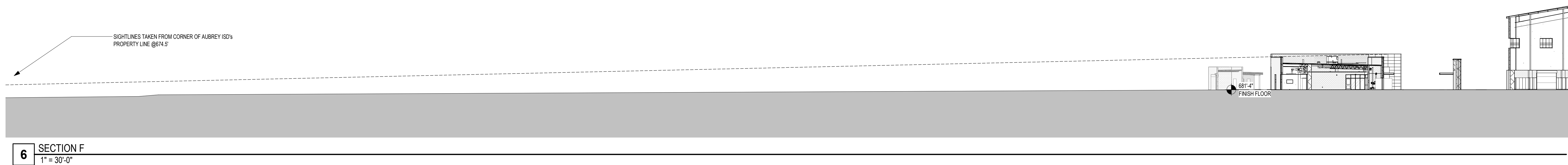
3 SIGHTLINE C



2 SIGHTLINE B



1 SIGHTLINE A



7

SIGHTLINES OVERALL SITE

1" = 100'-0"

Revision /

Date

AUBREY HIGH SCHOOL INDOOR PRACTICE FACILITY
AND FIELD HOUSE ADDITION/RENOVATION
FOR
AUBREY ISD
AUBREY, TEXAS

Project:

DRAFT
COPY ONLY

NOT FOR REGULATORY
APPROVAL, PERMITTING,
OR CONSTRUCTION.

Fotini Perez
TX 26882

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SIGHTLINES

Job No.
01916-07-01

Drawn By:
Author

Date:
07.01.24

VOLUME
Sheet No.
ASO.02



*Case Report –Final Plat Application – Aubrey High School
Planning and Zoning Commission – August 8, 2024
City Council – August 22, 2024*

To: Mayor, City Council, Planning and Zoning Commission

From: Helen-Eve Beadle, AICP, HE Planning+Design, LLC

Request: Consider and make a recommendation to the City Council regarding a Final Plat application for Lot 1, Block A, Aubrey High School Addition, being approximately 63.613 acres out of the Francisco Trevino Survey, Abstract 1243 generally located south of FM 428 (Spring Hill Road) and east of U.S. Highway 377, City of Aubrey, Denton County, Texas.

Owner: Aubrey Independent School District

Engineer: Teague Nall & Perkins, Inc. (Amanda Mullen, PE)

Application Date: July 10, 2024

Location: The property is generally located south of FM 428 (Spring Hill Road) and east of U.S. Highway 377

Zoning: SF-75-Single Family Residential

Future Land Use Plan: School & Civic

Current Use: Aubrey High School

Analysis: A Final Plat was approved in December of 2020 and in January of 2024 for the Aubrey High School site. Aubrey Independent School District has been working on improvements and additions to accommodate the updates to the site. A Final Plat has been submitted illustrating one (1) 66.613 acre lot and includes associated easements and right-of-way dedications.

There is no floodplain on the site and water and sewer is provided by the City of Aubrey.

The site will be served by access points to FM 428/Spring Hill Road and US 377 and a 24-foot fire lane easement.

Recommendation: The Final Plat for Aubrey High School is recommended for approval subject to the following conditions:

1. The Final Plat is in review and approval is subject to subsequent review comments by the City Planner and City Engineer.

Other requirements for filing: Signed Final Plat, tax certificate for filing, and filing fees.

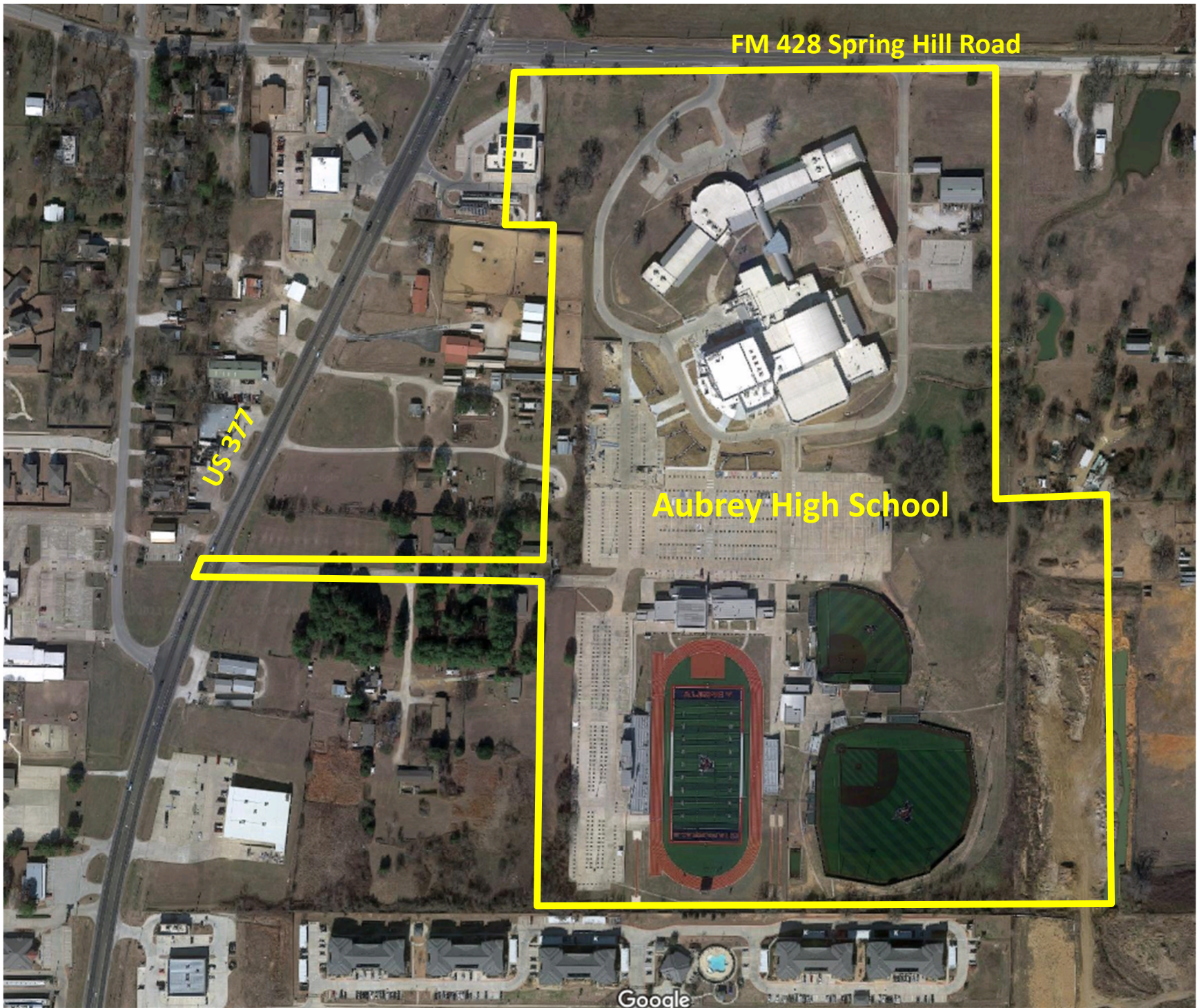
The Planning & Zoning Commission may recommend to City Council:

1. Approve the Final Plat;

2. Approve the Final Plat with conditions; or
3. Deny the Final Plat.

Attachments:

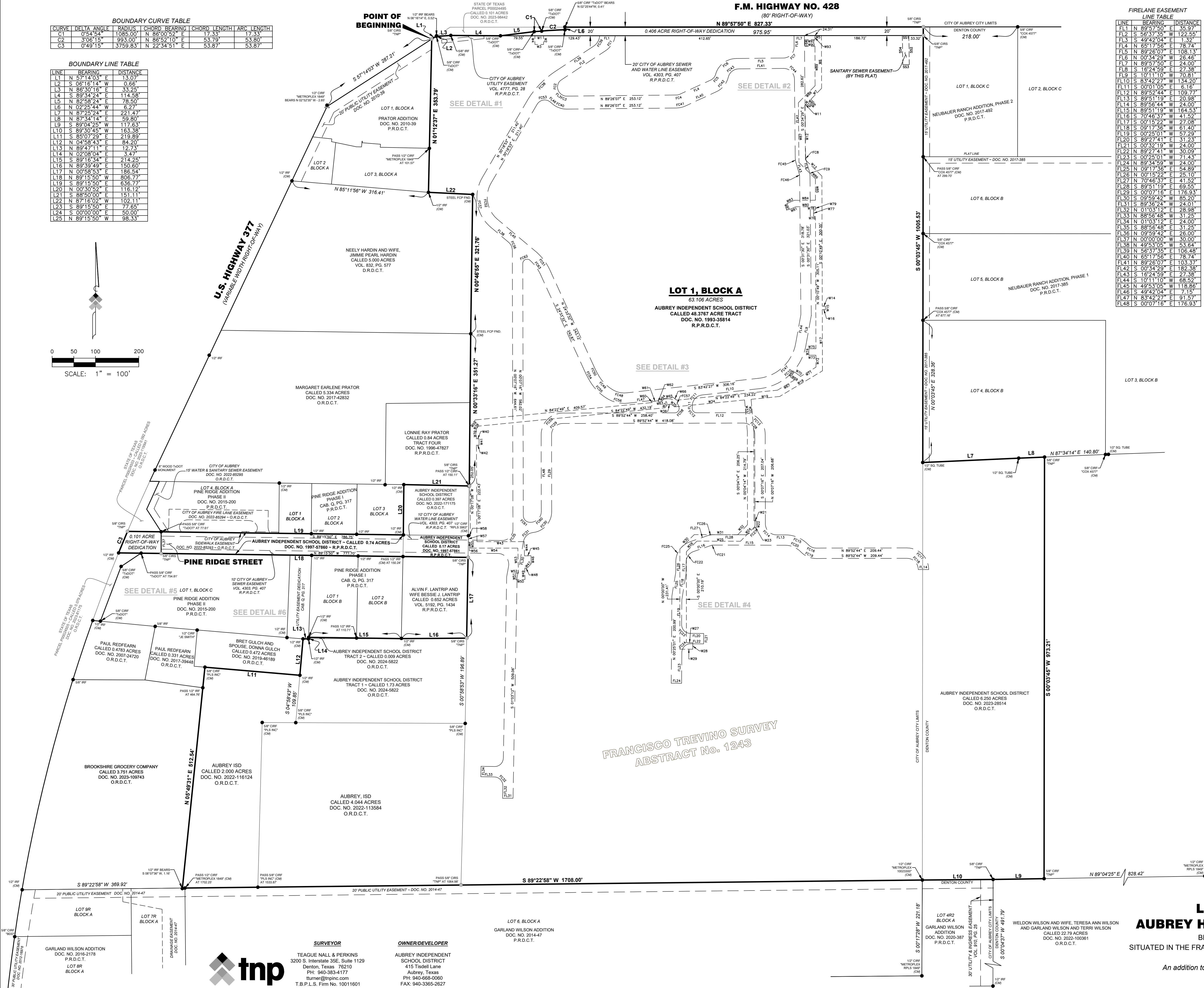
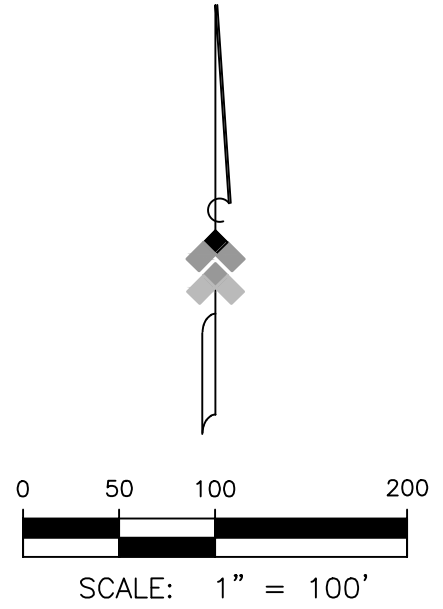
Location Map
Final Plat for Aubrey High School



F.M. HIGHWAY NO. 428
(80' RIGHT-OF-WAY)

CURVE	DELTA ANGLE	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	0°54'54"	1085.00'	N 86°00'52" E	17.33'	17.33'
C2	3°06'15"	993.00'	N 86°52'10" E	53.79'	53.80'
C3	0°49'15"	3759.83'	N 22°34'51" E	53.87'	53.87'

LINE	BEARING	DISTANCE
L1	N 57°14'03" E	13.07'
L2	S 0°16'14" W	0.66'
L3	N 86°30'16" E	33.25'
L4	S 89°34'24" E	114.58'
L5	N 82°58'24" E	78.50'
L6	N 02°25'44" W	6.27'
L7	N 87°25'24" E	221.47'
L8	N 87°54'14" E	59.80'
L9	S 89°04'23" W	117.63'
L10	S 89°30'45" W	163.38'
L11	S 85°07'29" E	219.89'
L12	N 04°58'43" E	84.20'
L13	N 89°47'11" E	12.73'
L14	N 02°08'04" E	3.47'
L15	S 89°16'34" E	214.25'
L16	N 89°59'49" E	150.60'
L17	N 00°58'53" E	186.54'
L18	N 89°15'50" W	806.77'
L19	S 89°15'50" E	636.77'
L20	N 00°30'52" E	116.12'
L21	S 88°50'00" E	151.11'
L22	N 87°16'02" W	102.11'
L23	S 89°15'50" E	77.65'
L24	S 00°00'00" E	50.00'
L25	N 89°15'50" W	98.33'



FIRELANE EASEMENT
LINE TABLE

LINE	BEARING	DISTANCE
FL1	N 89°57'50" E	35.92'
FL2	S 56°37'35" W	122.85'
FL3	S 49°42'04" E	1.32'
FL4	N 65°17'56" E	78.74'
FL5	N 89°26'07" E	108.13'
FL6	N 00°34'29" W	26.46'
FL7	N 89°57'50" E	24.00'
FL8	S 16°24'59" E	27.38'
FL9	S 10°11'10" W	70.81'
FL10	S 83°42'27" W	134.20'
FL11	S 00°01'05" E	6.16'
FL12	N 89°52'44" E	109.77'
FL13	N 89°51'19" E	20.98'
FL14	S 89°56'44" W	24.00'
FL15	N 89°51'19" W	164.53'
FL16	S 70°46'37" W	41.52'
FL17	S 00°15'22" W	27.08'
FL18	S 09°03'59" E	26.00'
FL19	S 09°25'01" W	57.28'
FL20	S 89°27'41" E	31.23'
FL21	S 00°32'19" W	24.00'
FL22	S 89°27'41" W	30.09'
FL23	S 00°25'01" W	71.43'
FL24	N 89°34'59" W	24.00'
FL25	N 09°17'36" E	54.89'
FL26	N 09°22'04" E	25.10'
FL27	S 00°15'57" W	41.52'
FL28	S 89°51'19" E	69.55'
FL29	S 00°07'16" E	176.93'
FL30	S 09°59'42" W	85.20'
FL31	S 89°38'24" W	24.01'
FL32	N 01°03'12" E	28.98'
FL33	N 88°56'48" W	31.25'
FL34	N 01°03'12" E	24.00'
FL35	S 88°56'48" E	31.25'
FL36	N 09°59'42" E	26.00'
FL37	N 00°00'00" W	30.00'
FL38	N 49°53'05" W	53.64'
FL39	N 56°37'35" E	106.48'
FL40	N 65°17'56" E	78.74'
FL41	N 89°26'07" E	108.13'
FL42	S 00°34'29" W	182.38'
FL43	S 16°24'59" E	27.38'
FL44	S 10°11'10" W	68.52'
FL45	N 49°53'05" W	118.86'
FL46	S 49°42'04" E	7.15'
FL47	N 83°42'27" E	91.57'
FL48	S 00°07'16" E	176.93'

FIRELANE EASEMENT
CHORD TABLE

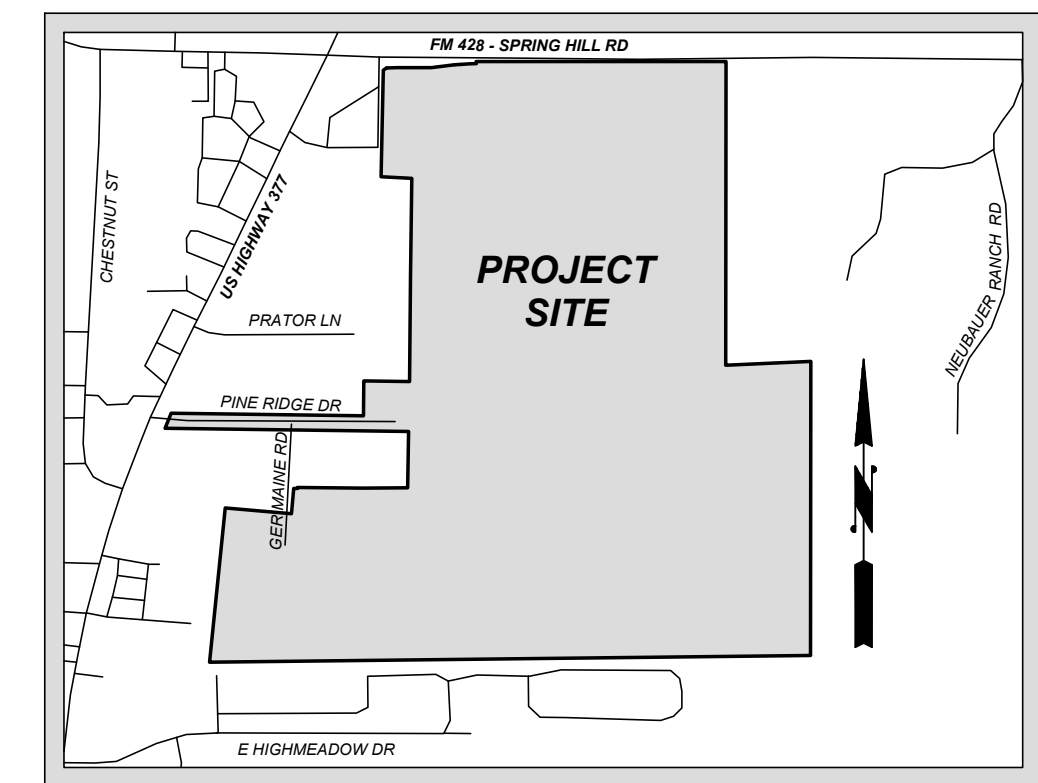
CURVE	DELTA ANGLE	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
FC1	48°09'13"	35.92'	S 53°27'46" W	49.84'	37.05'
FC2	106°19'39"	20.00'	S 03°27'46" W	32.01'	37.12'
FC3	40°51'49"	20.00'	S 70°07'58" E	13.96'	14.26'
FC4	24°08'11"	20.00'	N 77°22'02" E	8.36'	8.43'
FC5	52°10'41"	20.00'	N 89°12'36" E	17.59'	18.21'
FC6	73°59'27"	50.00'	N 53°14'37" E	60.18'	64.57'
FC7	89°59'05"	25.00'	N 44°24'51" E	35.35'	39.26'
FC8	15°51'07"	10.00'	S 08°29'26" E	2.76'	2.77'
FC9	15°10'17"	10.00'	S 08°29'26" E	13.51'	13.56'
FC10	73°20'28"	122.00'	S 47°02'13" W	145.72'	156.17'
FC11	83°43'32"	25.00'	S 41°50'41" W	33.37'	36.53'
FC12	90°06'11"	10.00'	S 45°04'10" E	14.15'	15.15'
FC13	88°28'13"	50.00'	S 44°12'46" E	69.76'	77.20'
FC14	89°44'03"	25.00'	S 44°59'17" E	35.27'	39.15'
FC15	46°09'52"	74.00'	S 66°46'23" E	58.02'	59.62'
FC16	46°09'52"	25.00'	S 66°46'23" E	19.71'	20.26'
FC17	90°03'59"	50.00'	S 45°05'16" E	70.75'	78.60'
FC18	90°03'59"	26.00'	N 45°05'16" W	36.79'	40.87'
FC19	09°25'01"	49.00'	N 65°44'21" W	58.63'	59.71'
FC20	46°09'52"	50.00'	N 66°46'23" W	39.21'	40.29'
FC21	19°22'04"	25.00'	S 80°27'39" W	8.41'	8.45'
FC22	70°58'50"	25.00'	S 35°17'12" W	29.03'	30.97'
FC23	89°52'42"	20.00'	S 44°51'20" E	28.25'	31.37'
FC24	90°07'18"	20.00'	S 45°28'40" W	28.31'	31.46'
FC25	70°58'50"	49.00'	N 35°21'09" E	56.80'	60.59'
FC26	19°22'04"	49.00'	N 80°27'39" E	16.48'	16.56'
FC27	90°15'57"	25.00'	N 45°00'43" E	35.44'	39.38'
FC28	88°03'55"	26.00'	N 43°51'31" W	36.14'	39.96'
FC29	90°32'50"	26.00'	S 44°52'41" W	36.94'	41.09'
FC30	83°52'37"	49.00'	S 41°59'24" W	65.28'	71.45'
FC31	73°16'04"	25.00'	S 46°47'35" W	29.83'	31.97'
FC32	90°00'00"	20.00'	N 43°56'48" W	28.28'	31.42'
FC33	90°00'00"	20.00'	N 46°03'12" E	28.28'	31.42'
FC34	96°38'43"	25.00'	N 40°56'28" W	37.35'	42.17'
FC35	90°51'26"	25.00'	N 45°18'27" E	35.62'	39.64'
FC36	49°45'49"	25.00'	N 25°00'10" W	21.04'	21.71'
FC37	80°15'57"	90.00'	N 09°48'47" W	115.88'	125.90'
FC38	24°07'13"	211.48'	N 44°34'58" E	88.37'	89.03'
FC39	54°09'26"	30.00'	N 29°32'53" E	27.31'	28.36'
FC40	40°51'49"	50.00'	S 70°07'58" E	34.91'	35.66'
FC41	24°08'11"	50.00'	N 77°22'02" E	20.91'	21.06'
FC42	52°47'18"	50.00'	N 38°54'17" E	44.45'	46.07'
FC43	74°03'46"	25.00'	N 52°27'19" E	30.11'	32.32'
FC44	89°59'42"	25.00'	N 45°34'11" E	35.35'	39.27'
FC45	15°51'07"	44.00'	S 08°29'26" E	9.36'	9.41'
FC46	15°48'49"	25.00'	S 08°30'35" E	6.88'	6.90'
FC47	73°19'13"	98.00'	S 47°02'51" W	117.03'	125.41'
FC48	37°56'37"	52.63'	N 76°50'52" W	34.22'	34.85'
FC49	27°15'38"	91.88'	N 44°53'39" W	43.30'	43.71'
FC50	74°11'25"	195.45'	N 27°14'32" W	26.21'	26.23'
FC51	23°46'51"	124.60'	N 56°28'47" W	51.35'	51.72'
FC52	90°09'04"	65.00'	N 09°48'47" W	84.98'	92.33'
FC53	96°56'58"	20.00'	N 81°19'31" E	29.95'	33.84'
FC54	73°38'03"	219.45'	S 27°16'47" E	29.22'	29.24'
FC55	27°12'52"	115.98'	S 44°51'08" E	54.52'	55.04'
FC56	37°55'06"	76.63'	S 76°56'27" E	49.79'	50.71'
FC57	86°30'27"	25.00'	S 53°02'17" E	34.26'	37.75'
FC58	100°26'04"	10.00'	S 40°26'18" W	15.37'	17.53'
FC59	90°16'49"	49.00'	S 44°52'36" W	78.78'	78.78'
FC60	90°14'47"	25.00'	S 45°00'59" W	35.43'	39.38'
FC61	93°29'31"	15.50'	N 46°52'28" W	22.58'	25.29'
FC62	150°13'56"	10.00'	N 44°59'42" E	18.14'	22.73'
FC63	23°46'51"	100.60'	S 56°28'47" E	41.46'	41.76'

SANITARY SEWER EASEMENT
LINE TABLE

LINE	BEARING	DISTANCE
SS1	N 89°57'50" E	35.92'
SS2	S 00°56'11" E	67.01'
SS3	S 89°57'50" W	15.00'
SS4	N 00°56'11" W	67.01'

WATER EASEMENT
LINE TABLE

LINE	BEARING	DISTANCE
W1	N 89°57'50" E	20.00'
W2	S 00°02'10" E	20.00'
W3	S 89°57'50" W	20.00'
W4	N 00°02'10" W	20.00'
W5	N 89°57'50" E	15.00'
W6	S 00°10'49" W	121.76'
W7	S 44°26'07" W	35.45'
W8	S 48°37'28" E	10.13'
W9	S 41°22'52" W	15.00'
W10	S 48°37'28" W	10.93'
W11	S 44°26'07" W	4.61'
W12	S 00°33'53" E	125.51'
W13	S 45°10'49" E	53.51'
W14	N 89°55'44" E	7.28'
W15	S 00°00'00" E	8.00'
W16	S 89°55'44" W	7.28'
W17	S 00°10'49" E	141.22'
W18	S 59°04'39" W	115.36'
W19	S 84°22'49" W	66.22'
W20	S 04°59'49" E	74.60'
W21	N 90°00'00" E	5.75'
W22	S 00°00'00" E	15.00'
W23	N 90°00'00" E	15.00'
W24	S 44°35'05" W	45.02'
W25	N 89°51'19" W	100.52'
W26	S 00°00'33" W	34.45'
W27	N 90°00'00" E	14.86'
W28	S 00°00'00" E	15.00'
W29	N 90°00'00" W	29.86'
W30	N 45°01'33" E	46.90'
W31	S 89°51'19" E	100.45'
W32	N 44°35'05" E	32.07'
W33	N 04°59'49" W	73.80'
W34	S 84°22'49" W	162.69'
W35	N 89°55'44" W	7.46'
W36	S 84°22'49" W	8.73'
W37	S 39°03'29" W	9.52'
W38	S 39°11'15" W	8.28'
W39	S 00°17'08" E	22.83'
W40	N 90°00'00" E	6.23'
W41	S 00°00'00" E	15.00'
W42	S 90°00'00" E	16.16'
W43	N 90°00'00" E	109.16'
W44	S 01°12'48" E	32.88'
W45	N 88°47'12" E	15.00'
W46	S 01°12'48" E	18.58'
W47	S 42°30'34" W	13.30'
W48	S 84°22'49" W	8.81'
W49	S 01°12'48" E	26.54'
W50	S 88°47'12" W	21.00'
W51	N 01°12'48" W	15.00'
W52	N 88°47'12" E	6.00'
W53	N 01°12'48" W	57.92'
W54	N 90°00'00" W	109.40'
W55	N 00°17'08" W	13.51'
W56	N 89°15'50" W	4.88'
W57	N 00°58'53" E	15.00'
W58	S 89°15'50" E	4.55'
W59	N 39°11'15" E	19.85'
W60	N 08°04'34" W	2.01'
W61	N 81°32'44" W	15.00'
W62	S 08°03'51" E	2.75'
W63	N 84°22'49" E	7.59'
W64	N 39°03'29" E	9.52'
W65	N 84°22'49" E	21.31'
W66	S 89°55'44" E	9.46'
W67	N 59°04'39" E	45.11'
W68	N 54°21'17" W	11.21'
W69	N 36°05'36" E	15.00'
W70	S 54°21'17" W	17.59'
W71	N 59°04'39" E	41.41'
W72	N 00°10'49" W	27.62'
W73	N 90°00'00" W	16.33'
W74	N 00°00'00" W	15.00'
W75	N 90°00'00" E	16.28'
W76	S 89°49'11" W	4.27'
W77	N 00°10'49" W	15.00'
W78	N 89°49'11" W	4.27'
W79	N 00°10'49" W	7.63'
W80	S 89°49'11" W	45.35'
W81	N 66°45'40" W	15.68'
W82	N 23°14'20" W	15.00'
W83	N 66°45'40" E	18.74'
W84	N 89°49'11" W	48.41'
W85	N 00°10'49" W	49.47'
W86	N 45°10'49" W	53.45'
W87	N 00°33'53" W	137.88'
W88	N 44°28'07" E	55.13'
W89	N 00°10'49" W	91.15'
W90	S 89°29'20" W	23.49'
W91	N 00°10'49" W	15.00'
W92	N 89°29'20" E	23.49'
W93	N 00°10'49" W	9.49'



FINAL PLAT
LOT 1, BLOCK A
AUBREY HIGH SCHOOL ADDITION
BEING 63.613 ACRES OF LAND
SITUATED IN THE FRANCISCO TREVINO SURVEY, ABSTRACT NO. 1243
An addition to the City of Aubrey, Denton County, Texas
JULY 2024

SURVEYOR
TEAGUE NALL & PERKINS
3200 S. Interstate 35E, Suite 1129
Denton, Texas 76210
PH: 940-383-4177
turner@tnp.com
T.B.P.L.S. Firm No. 10011601

OWNER/DEVELOPER
AUBREY INDEPENDENT
SCHOOL DISTRICT
415 Tisdell Lane
Aubrey, Texas
PH: 940-668-0060
FAX: 940-3365-2627



*Case Report –Preliminary Plat Application – Highpointe Commercial
Planning and Zoning Commission – August 8, 2024
City Council – August 22, 2024*

To: Mayor, City Council, Planning and Zoning Commission

From: Helen-Eve Beadle, AICP, HE Planning+Design, LLC

Request: Consider and make a recommendation to the City Council regarding a Preliminary Plat application for Lots 1-12, Block A, Highpointe Commercial, being approximately 27.243 acres out of the Francisco Trevino Survey, Abstract 1243 generally located north of FM 428 (Spring Hill Road) and east of U.S. Highway 377, City of Aubrey, Denton County, Texas.

Owner: Highpointe Corner, LLC

Engineer: Kimley Horn (Matthew Lucas, PE)

Application Date: July 10, 2024

Location: The property is generally located south of FM 428 (Spring Hill Road) and east of U.S. Highway 377

Zoning: Planned Development District-Shopping Center (PD-SC)

Future Land Use Plan: Neighborhood Commercial

Current Use: Undeveloped

Analysis: Highpointe Ranch is a master planned community located at the northeast corner of US Highway 377 and FM 428 (Spring Hill Road). The property was zoned as a Planned Development District (PD) in September of 2023 and this portion of the overall development is zoned for Shopping Center (SC) uses and development regulations.

The applicant has submitted a Preliminary Plat illustrating 12 commercial lots and associated right-of-way dedication and easements to serve the properties. Floodplain exists on the property and the applicant's engineer and City Engineer are working through studies and required permits prior to a Final Plat being filed.

Water and sewer services are being provided by the City of Aubrey.

The site will be served by access points to FM 428/Spring Hill Road and US 377 and fire lane/access easements. Ingress/egress points have been coordinated with TXDOT.

Site Plan approvals will be required for each lot prior to building permits being issued.

The anticipated development includes restaurant and service type pad

users along US 377 and FM 428 (Spring Hill Road), a convenience store at the immediate corner, and an anchor store.

Recommendation:

The Preliminary Plat is recommended for approval subject to the following conditions:

1. The Preliminary Plat and Utility/Grading/Storm Plans are in review and approval are subject to subsequent review comments by the City Planner and City Engineer.

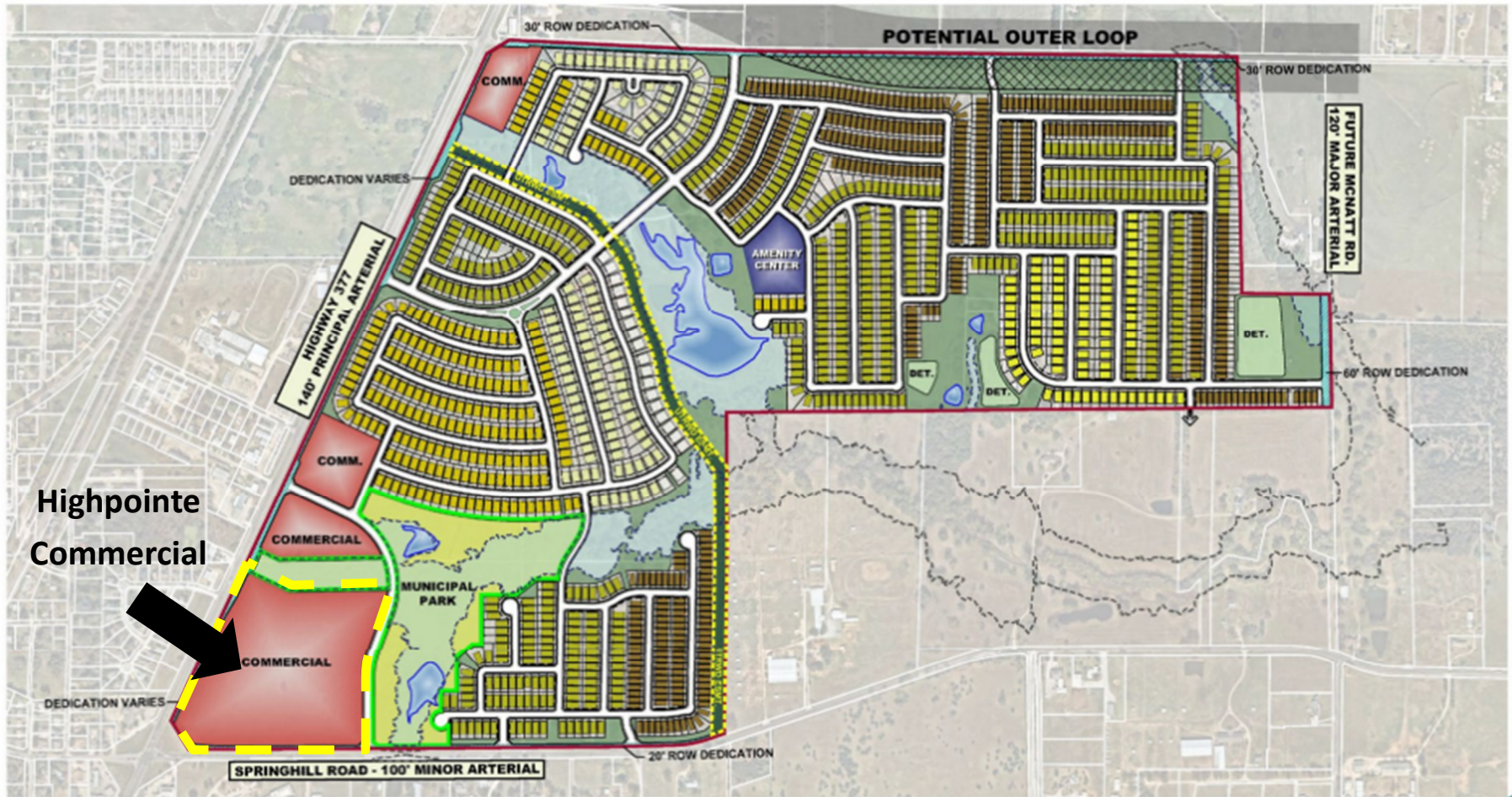
The Planning & Zoning Commission may recommend to City Council:

1. Approve the Preliminary Plat;
2. Approve the Preliminary Plat with conditions; or
3. Deny the Preliminary Plat.

Attachments:

Location Map
Final Plat for Aubrey High School

CONCEPT PLAN



Highpointe
Commercial



Highpointe Ranch

Aubrey Texas
August 2023

Land Use Acreage Summary

Land Use	Acres	Percentage
Residential (Single-Family)	207.2	82.8%
Commercial	25.5	6.2%
Highway Right-of-Way	9.5	2.8%
Open Space / Recreation / Detention	82.7	27.8%
Municipal Park	25.3	6.1%
Utility / Other	3.8	1.2%
Total	250.0	100.0%

Potential Outer Loop (Detached)

Use Type	Acres	Percentage
Single-Family	207.2	82.8%
Commercial	25.5	6.2%
Highway Right-of-Way	9.5	2.8%
Open Space / Recreation / Detention	82.7	27.8%
Municipal Park	25.3	6.1%
Utility / Other	3.8	1.2%
Total	250.0	100.0%



Kimley»Horn

4140 Warner Parkway, Suite 200
Frisco, Texas 75034
972-258-7000
State of Texas Registration No. P-625



OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF DENTON §

WHEREAS HIGHPOINTE CORNER LLC, is the owner of a tract of land situated in the F. Trevino Survey, Abstract No. 1243, Denton County, Texas, and being all of a called 27.243 acre tract of land described in a Special Warranty Deed with Vendor's Lien to Highpointe Corner LLC, as recorded in Instrument No. 2023-42434 of the Official Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with plastic cap stamped "KHA" set for the southerly southwest corner of said 27.243 acre tract, common to the south end of a corner clip at the intersection of the northerly right-of-way line of Springhill Road (F.M. Highway No. 428), an 80 foot wide right-of-way, with the easterly right-of-way line of U.S. Highway 377, a 120 foot wide right-of-way;

THENCE North 32°23'53" West, departing the northerly right-of-way line of said Springhill Road, along a southwesterly line of said 27.243 acre tract and said corner clip, a distance of 217.06 feet to a wooden highway monument found for the northerly southwest corner of said 27.243 acre tract, common to the north end of said corner clip, being on the easterly right-of-way line of said U.S. Highway 377;

THENCE North 25°19'18" East, along a westerly line of said 27.243 acre tract and the easterly right-of-way line of said U.S. Highway 377, a distance of 1104.75 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the northwest corner of said 27.243 acre tract;

THENCE South 64°41'08" East, departing the easterly right-of-way line of said U.S. Highway 377 and along the northerly line of said 27.243 acre tract, a distance of 321.58 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE North 89°02'19" East, confining along the northerly line of said 27.243 acre tract, a distance of 645.85 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the northeast corner of said 27.243 acre tract, and at the beginning of a non-tangent curve to the right with a radius of 470.00 feet, a central angle of 17°26'13", and a chord bearing and distance of South 11°48'40" West, 142.48 feet;

THENCE along the easterly line of said 27.243 acre tract, the following courses and distances:

In a southwesterly direction, with said non-tangent curve to the right, an arc distance of 143.04 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 20°31'47" West, a distance of 278.24 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the left with a radius of 530.00 feet, a central angle of 20°43'21", and a chord bearing and distance of South 10°00'07" West, 130.64 feet;

In a southwesterly direction, with said tangent curve to the left, an arc distance of 191.69 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 00°11'34" East, a distance of 463.71 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the southeast corner of said 27.243 acre tract, being on the northerly right-of-way line of said Springhill Road;

THENCE South 89°48'26" West, along the southerly line of said 27.243 acre tract and the northerly right-of-way line of said Springhill Road, a distance of 1,133.82 feet to the **POINT OF BEGINNING** and containing 27.243 (1,188.687 square feet) acres of land, more or less.

OWNER'S CERTIFICATIONS

STATE OF TEXAS §

COUNTY OF DENTON §

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT HIGHPOINTE CORNER LLC, acting herein by and through its duly authorized officer, does hereby adopt this plat designating the hereinabove described property as **Highpointe Commercial**, an addition to the City of Aubrey, Texas, and do hereby dedicate, in fee simple, to the public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The easements and public use areas, as shown, are dedicated for the public use forever, for the purposes indicated on this plat. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same, unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Aubrey's use thereof. The City of Aubrey and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Aubrey and public utility entities shall at all times have the full right of ingress and egress to and from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time of procuring permission from anyone.

Witness this _____ day of _____, 2024.

BY: _____

Name: _____

Title: _____

STATE OF TEXAS §

COUNTY OF _____ §

On this _____ day of _____, 2024, before me personally appeared _____ (name of signer), whom I know personally, and acknowledged that he/she executed the same.

Notary Public, State of Texas

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

That I, Sylviana Gunawan, do hereby certify that a survey was made on the ground of the property described herein under my personal supervision and the iron rods were placed in accordance with the subdivision rules and regulations of the City of Aubrey, Texas.

PRELIMINARY

Sylviana Gunawan
Registered Professional Land Surveyor No. 6461
Kimley-Horn and Associates, Inc.
6160 Warren Pkwy., Suite 210
Frisco, Texas 75034
Phone 972-335-3580

THIS DOCUMENT SHALL
NOT BE RECORDED FOR
ANY PURPOSE AND
SHALL NOT BE USED OR
VIEWED OR RELIED
UPON AS A FINAL
SURVEY DOCUMENT

STATE OF TEXAS §

COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Sylviana Gunawan, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and intentions therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2024.

Notary Public, State of Texas

CERTIFICATE OF FINAL PLAT APPROVAL

This Preliminary Plat was reviewed and approved by the City Council of the City of Aubrey, Texas the _____ day of _____, 20____.

CHRS RICH, MAYOR
CITY OF AUBREY, TEXAS

PRELIMINARY PLAT
HIGHPOINTE COMMERCIAL
27.243 ACRES

LOTS 1 - 12, BLOCK A

12 COMMERCIAL LOTS

F. TREVINO SURVEY, ABSTRACT NO. 1243
CITY OF AUBREY, DENTON COUNTY, TEXAS

Kimley»Horn

6160 Warren Parkway, Suite 210
Frisco, Texas 75034
Tel. No. (972) 335-3580
FIRM # 10163822
Tel. No. (972) 335-3778

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	CDS	KHA	07/24/2024	063451861	2 OF 2

OWNER:
Highpointe Corner, LLC
2024 Lufkin Lane
New, Texas 75050
Phone: 214-208-6078
Contact: Blakeley Trevis

SURVEYOR:
Kimley-Horn and Associates, Inc.
6160 Warren Pkwy., Suite 210
Frisco, Texas 75034
Phone: 972-335-3580
Contact: Sylviana Gunawan, R.P.L.S.

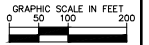
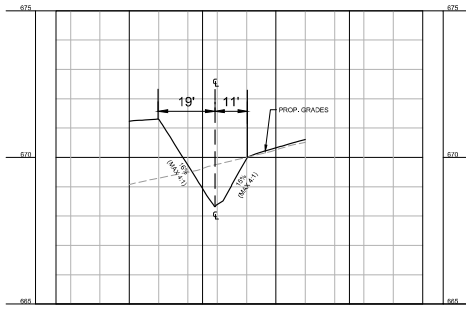
AFFILIATE:
Kimley-Horn and Associates, Inc.
501 W. Nash Street, Suite 100
Frisco, Texas 75034
Phone: 972-715-1300
Contact: William A. Lucas, P.E.

LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	S84°46'26"W	42.49	L1	N25°18'52"E	10.00	L1	N64°41'08"W	24.00	L1	N25°22'19"E	90.00
L2	S70°18'52"W	15.14	L2	S64°41'08"E	10.17	L2	N25°18'52"E	19.97	L2	S64°41'08"E	26.88
L3	S19°18'52"W	14.43	L3	S20°32'19"W	31.63	L3	S24°52'16"W	52.28			
L4	N07°52'47"E	77.72	L4	S64°41'08"E	10.17	L4	S14°02'37"E	14.30			
L5	S02°22'08"E	7.08	L5	N25°18'52"E	10.00	L5	S17°02'23"W	14.30			
L6	N69°54'19"E	10.20	L6	S64°41'08"E	10.16	L6	S25°18'52"E	27.07			
L7	S89°00'00"W	10.20	L7	N69°37'24"E	9.30	L7	S19°18'52"E	15.71			
L8	N20°03'02"E	20.02	L8	N25°18'52"E	10.00	L8	S25°18'52"E	15.71			
L9	N60°00'00"E	10.20	L9	N69°37'24"E	9.34	L9	S19°18'52"E	15.71			
L10	S64°41'08"E	10.20	L10	N69°37'24"E	1.72	L10	S25°18'52"E	15.71			
L11	N25°18'52"E	17.50	L11	S64°37'41"E	15.87	L11	S19°18'52"E	15.71			
L12	S64°41'08"E	10.27	L12	N25°18'52"E	20.00	L12	S25°18'52"E	15.71			
L13	S64°41'08"E	10.20	L13	S64°37'41"E	16.89	L13	S45°07'19"E	7.70			
L14	N25°18'52"E	10.20	L14	S25°18'52"W	8.50	L14	S44°52'41"W	15.00			
L15	S64°41'08"E	10.20	L15	N69°41'08"W	10.00	L15	N69°51'08"W	22.70			
L16	S64°41'08"E	9.97	L16	N25°18'52"E	9.90	L16	S45°07'19"E	7.90			
L17	N25°18'52"E	10.20	L17	N69°11'34"W	8.24	L17	S44°52'41"W	15.00			
L18	S64°41'08"E	9.92	L18	N69°48'26"E	17.00	L18	N69°51'08"W	22.04			
L19	S25°18'52"W	5.73	L19	N69°11'34"W	8.24	L19	N19°41'08"W	24.70			
L20	S64°41'08"E	9.92	L20	N69°11'34"W	10.24	L20	S25°18'52"E	17.40			
L21	N25°18'52"E	10.20	L21	N69°48'26"E	10.00	L21	N64°41'08"W	15.00			
L22	S64°41'08"E	9.92	L22	N69°11'34"W	10.24	L22	N24°52'48"E	52.28			
L23	S64°41'08"E	10.23	L23	S25°18'52"W	16.97	L23	N69°48'26"E	10.00			
L24	N25°18'52"E	17.20	L24	N69°11'34"W	8.24	L24	S69°11'34"E	10.00			
L25	S64°41'08"E	10.20	L25	N69°48'26"E	11.00	L25	S69°48'26"E	10.00			
L26	S17°02'30"W	6.31	L26	N69°11'34"W	8.24	L26	S69°26'13"E	47.62			
L27	S64°41'08"E	10.20	L27	N69°48'26"E	15.00	L27	S20°32'19"W	15.00			
L28	N25°18'52"E	10.20	L28	S00°11'34"E	10.00	L28	N69°28'13"W	47.50			
L29	S64°41'08"E	10.20	L29	N69°02'19"E	15.20	L29	N25°18'52"E	21.00			
L30	S64°41'08"E	10.10	L30	N69°57'41"W	15.00	L30	S00°11'34"E	24.90			

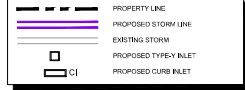
CURVE TABLE				
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING
C1	8°28'18"	58.00	8.58	S88°25'13"E
C2	104°41'04"	25.00	45.80	N62°59'20"E
C3	9°00'00"	30.00	11.12	S44°48'26"W
C4	5°57'33"	207.50	21.58	N27°51'36"E
C5	5°31'31"	192.20	18.56	S28°04'38"W
C6	24°44'31"	54.00	13.60	S19°50'09"W
C7	9°10'33"	30.00	47.19	N19°39'24"W
C8	9°00'00"	30.00	47.12	S70°18'52"W
C9	5°31'31"	207.50	20.31	S28°04'38"W
C10	5°57'33"	192.20	20.30	N27°51'36"E
C11	9°00'00"	54.00	84.82	S70°18'52"W
C12	9°10'33"	34.00	84.86	N19°39'24"W
C13	115°33'53"	40.00	121.00	S32°24'31"E
C14	89°58'33"	25.00	36.24	N70°20'36"E
C15	9°00'33"	25.00	36.20	N19°39'24"W
C16	9°10'33"	25.00	35.40	N70°19'36"E
C17	29°30'26"	30.00	13.36	S77°29'21"E
C18	29°30'26"	54.00	14.34	S77°29'21"E
C19	64°41'08"	25.00	38.22	N32°29'34"W
C20	89°48'26"	30.00	47.82	S44°54'13"W
C21	9°00'00"	30.00	61.12	N69°11'34"W

LOT TABLE			
LOT NO.	ACRES	SQ. FT.	
LOT 1, BLOCK A	12.993	565,973	
LOT 2, BLOCK A	1.295	56,409	
LOT 3, BLOCK A	0.946	41,311	
LOT 4, BLOCK A	0.754	32,804	
LOT 5, BLOCK A	0.989	41,752	
LOT 6, BLOCK A	1.373	59,762	
LOT 7, BLOCK A	2.799	121,928	
LOT 8, BLOCK A	1.014	44,172	
LOT 9, BLOCK A	0.881	38,367	
LOT 10, BLOCK A	0.881	38,367	
LOT 11, BLOCK A	1.073	46,719	
LOT 12, BLOCK A	1.062	46,285	
RIGHT OF WAY DEDICATION NO. 1	1.663	72,907	
RIGHT OF WAY DEDICATION NO. 2	0.510	24,888	

SWALE A (N.T.S.)



LEGEND



DRAINAGE GENERAL NOTES

1. THESE PLANS ARE PRELIMINARY IN NATURE AND SUBJECT TO APPROVAL OF THE PRELIMINARY PLAN BY THE CITY OF AUBREY. SITE PLAN B FOR ILLUSTRATIVE PURPOSES ONLY.
2. ALL GRADING AND STORM SEWER INFRASTRUCTURE ASSOCIATED WITH PRELIMINARY CULVERTS TO BE DESIGNED AND CONSTRUCTED BY LOT 1 END-USER.
3. OFF-SITE GRADING AND OFF-SITE STORM INFRASTRUCTURE DESIGNED FOR THE APPROVED DOWNSIDE ASSESSMENT FOR HIGHPOINT RANCH PHASES 1A, 1B, AND COMMERCIAL. SEE 4110 4200004. STORM AND GRADING DESIGN IS SUBJECT TO FINAL APPROVAL BY THE CITY OF AUBREY FOR CIVIL CONSTRUCTION DRAWINGS AND IS SHOWN FOR REFERENCE ONLY.

Kimley-Horn
13455 NOEL RD. TWO GALLERIA OFFICE TOWER
SUITE 700 DALLAS, TX 75240
PHONE: 972.444.4400
WWW.KIMLEY-HORN.COM FAX: 972.444.4401
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PRELIMINARY
Kimley-Horn

PROJECT	DATE	SCALE	AS SHOWN
DRT AUBREY COMMERCIAL	7/2/2024	AS SHOWN	AS SHOWN
DESIGNED BY	DATE	DRAWN BY	CHECKED BY

DRT AUBREY COMMERCIAL
NEC OF US-377 & SPRINGHILL ROAD
CITY OF AUBREY, TX

GRADING AND STORM PLAN

SHEET NUMBER
EX-B

BENCH MARK LIST

CITY OF AUBREY CONTROL POINT LIBRARY
BM SET FLUSH WITH NATURAL GROUND, 8' EAST OF CONCRETE WALK, 1/2' SOUTH OF BACK OF CURB TO NORTH AS NORTH OF BACK OF CURB TO SOUTH.
ELEV. 676.26 (NAD83)
BM #10 BOX CUT SET ON CONCRETE HEADWALL, WEST SIDE OF DRIVEWAY TO 558 SPRINGHILL ROAD, SOUTH SIDE OF ROAD.
ELEV. 667.79 (NAD83)



Planning and Zoning Commission Meeting Minutes



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

The meeting was called to order at 6:07 p.m.

Present: Christal Johnson (via teleconference), Donald Smith, Karen Skinner, Kyle Kennedy, Candace Stone, Brittney Murray, Sina Tidwell, Nicole Shaw (Alternate present, not voting)

Absent: Chuck Fuller

Staff Present: City Attorney Patricia Adams, City Secretary Jenny Hicks, Director of Development Services and Public Works Leanne Wilson, Municipal Development Director Christine Gossett, CIP & Permit Manager Shanda Guffee, Planner Helen-Eve Beadle

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

Community Announcements: None

Citizen Input: None

New Business: New items requested for consideration.

1. Consider and make a recommendation to the City Council regarding a Final Plat for Aubrey Heights containing 142 residential lots and seven (7) open space lots in 39.51 acres of land out of the J. Fisher Survey, Abstract No. 432, City of Aubrey, Denton County, Texas (*Roger & Lisa Prier*)

Helen Eave Beadle provided information.

Cody Crannell, engineer, spoke regarding intent to preserve trees.

P&Z Commissioner Sina Tidwell made a motion to approve the Final Plat with the conditions listed below. P&Z Commissioner Kyle Kennedy seconded. Motion Passed (5:2). P&Z Commissioner Candace Stone, P&Z Commissioner Brittney Murray opposed.

Conditions:

- 1. The Final Plat shall be revised per the City Engineer and City Planner reviews;**
 - 2. Final Plat approval for the development is subject to the Rough Proportionality share of offsite water and sewer improvements to fund upgrades to the systems. An agreement for payment of the Development Fees shall be required prior to City Council consideration of the Final Plat;**
 - 3. All engineering plans shall be revised per the City Engineer's review and the development shall be redesigned to provide for the additional 20 feet of ROW required to satisfy the ROW requirements for Blackjack Road;**
 - 4. The landscape and screening plans shall be revised per the City Planner's review to reflect the additional 20 feet of ROW required to satisfy the ROW requirements for Blackjack Road;**
 - 5. Drainage and access easements identified but not complete with recording information are to be added to the Final Plat prior to filing;**
 - 6. Landscape, Screening, retaining walls, and irrigation plans shall be approved prior to referenced work commencing;**
 - 7. The applicant shall resubmit all of the above noted plans by July 12, 2024 for engineering and planning review prior to City Council agenda reports are completed; and resubmission of plans may cause additional comments;**
 - 8. HOA documents shall be approved by the City Attorney and filed in conjunction with the Final Plat; and**
 - 9. Any existing structures on the property shall be removed prior to site development.**
2. Conduct a public hearing, consider and make a recommendation to the 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 a base zoning district of SF75 – Single Family Residential 7,500 Square Feet on approximately 159.941 acres of land located in the Frederick H. Pollard Survey, Abstract No. 995, Denton County, Texas. The property is generally located west of FM 1385 and south of FM 428. DCAD Parcel ID 52165 (MM AUBREY 160 LLC, Duck Point)

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

p.m. Helen-Eve Beadle provided information.

Matthew Dawson, Centurion American Development Group, provided information.

P&Z Commissioner Candace Stone made a motion to Approve. P&Z Commissioner Donald Smith seconded. Motion Passed (7:0). None opposed.

3. Consideration and action on the minutes of the June 13, 2024 Planning and Zoning Commission meeting.

P&Z Commissioner Kyle Kennedy made a motion to approve the minutes with correction to the typo on item three. P&Z Commissioner Brittney Murray seconded. Motion Passed (7:0). None opposed.

The meeting was adjourned at 6:47 PM.

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