

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

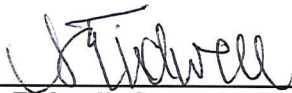
Commissioner Donald Smith seconded. Motion Passed (7:0). None opposed.

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 8th day of August, 2024.



Sina Tidwell, Commission Chair

ATTEST:



Jenny Hicks, City Secretary