

Planning and Zoning Commission Meeting Minutes

Aubrey City Hall
107 S Main St.
Aubrey, TX
76227
September 12, 2024
6:00 PM



The meeting was called to order at 6:00 p.m.

Present: Donald Smith, Kyle Kennedy, Candace Stone, Brittney Murray, Sina Tidwell

Absent: Christal Johnson, Karen Skinner, Chuck Fuller, Nicole Shaw

Staff Present: City Attorney Marie Johnson, City Secretary Jenny Hicks, Municipal Development Director Christine Gossett, Planner Helen-Eve Beadle

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

Community Announcements:

Commissioner Tidwell announced the annual Peanut Festival on the first Saturday in October, and Aubrey Citizens University begins in October.

Citizen Input: None

New Business: New items requested for consideration.

1. Hold 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 the property located at 202B S. Main, Aubrey, Denton County, Texas. (*Dos Mezclas Restaurant*)

The Public Hearing opened at 6:05 p.m. and closed at 6:05 p.m. There were no speakers during the public hearing.

City Planner Helen-Eve Beadle provided information.

P&Z Commissioner Kyle Kennedy made a motion to approve. P&Z

Commissioner Candace Stone seconded. Motion Passed (5:0). None opposed.

2. Hold 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, and the official Zoning Map of the City as requested in an application for a change of zoning from unzoned land previously located in the City of Aubrey Extraterritorial Jurisdiction to Planned Development District (PD) with base zoning district of C – Commercial on approximately 20 acres of land located in the Francisco Trevino Survey, Abstract No. 1243, Denton County, Texas. The property is generally located south of E. Blackjack Road, west of FM 2931, and east of US Hwy 377. DCAD Parcel ID's 51970 and 557569. (Blackjack Pretium Capital, LLC)

The Public Hearing opened at 6:10 p.m. and closed at 6:10 p.m. There were no speakers.

City Planner Helen-Eve Beadle provided information.

P&Z Commissioner Brittney Murray made a motion to approve. P&Z Commissioner Donald Smith seconded. Motion Passed (5:0). None opposed.

3. Hold 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, and the official Zoning Map of the City as requested in an application for a change of zoning from unzoned land previously located in the City of Aubrey Extraterritorial Jurisdiction to Planned Development District (PD) with base zoning districts of SF75 – Single-Family Residential 7,500 Square Feet and GR – General Retail on approximately 47.3 acres of land located in the J. Bridges Jr. Survey, Abstract No. 36, Denton County, Texas. The property is generally located west of FM 2931, north of Frontier Parkway, and east of future Silverado Parkway. DCAD Parcel ID's 77033 and 52575. (Palomino)

The Public Hearing opened at 6:18 p.m. and closed at 6:19 p.m. There were no speakers during the public hearing.

City Planner Helen-Eve Beadle provided information.

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

Conditions:

1. The applicant shall revise the temporary access point/driveway on FM 2931 to meet TXDOT/Aubrey standards; and
 2. Tobacco shops/smoke shops be listed as a prohibited use.
4. Consideration and action on approving the minutes of the August 8, 2024 Planning and Zoning Commission meeting.

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

The meeting was adjourned at 6:23 p.m.

PASSED and APPROVED by the Planning and Zoning Commission of the City of Aubrey,
Texas this 10th day of October, 2024.



Christal Johnson, Co-chair

ATTEST:



Jenny Hicks, City Secretary

