

Planning and Zoning Commission Meeting

Aubrey City Council Chambers
226 Countryside Dr.
Aubrey, TX 76227
November 14, 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.

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 can hear comments and see presentations. 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. Hold a public hearing, consider, and make a recommendation to City Council regarding a Specific Use Permit request for a wine and malt beverage retailer's on-premise permit in conjunction with a restaurant use for the property located at 200 S. Main, Aubrey, Denton County, Texas. (Upper Park Café)
2. Consider and make a recommendation to City Council regarding a Preliminary Plat for Duck Point containing 448 residential lots, eight (8) non-residential lots, one (1) city park lot, and two (2) city lots in approximately 159.939 acres of land out of the Frederick H. Pollard Survey, Abstract No. 995, City of Aubrey, Denton County, Texas (MM Aubrey 160, LLC)
3. Consider and make a recommendation to City Council regarding a Site Plan Application for a pole sign for Prator Addition, Block A, Lot 3, City of Aubrey, Denton County, Texas. (Mr. Green's Car Wash)
4. Consider and make a recommendation to the City Council regarding a Final Plat approval of Sandbrock Ranch, Phase 13, containing 282 residential lots, 9 common area lots, and 1 amenity center within 82.756 acres out of the Frederick Pollard Survey, Abstract No. 995 and William Lumpkin Survey, Abstract No. 730 within the City of Aubrey ETJ, Denton County, Texas. (Horizon / Deer Creek Development Corp. and The Denton County Municipal Utility District No. 6)
5. Consideration and action on approval of minutes of the October 10, 2024 Planning & Zoning Commission 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.