

Planning and Zoning Commission Meeting Minutes



Aubrey City Council Chambers
226 Countryside Dr.
Aubrey, TX 76227
November 14, 2024
6:00 PM

The meeting was called to order at 6:01 PM.

Present: Christal Johnson, Donald Smith, Kyle Kennedy, Candace Stone, Brittney Murray

Absent: Sina Tidwell, Nicole Shaw, Chuck Fuller

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

Commissioner Christal Johnson offered the Invocation and led the Pledge of Allegiance.

Community Announcements: None

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 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)

Planner Helen-Eve Beadle provided information.

The Public Hearing opened at 6:09 p.m. and closed at 6:09 p.m.

P&Z Commissioner Candace Stone made a motion to approve the Specific Use Permit. P&Z Commissioner Donald Smith seconded. Motion passed (5:0). None opposed.

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*)

Planner Helen-Eve Beadle provided information.

P&Z Commissioner Kyle Kennedy made a motion to approve the Preliminary Plat with the following nine conditions. P&Z Commissioner Christal Johnson seconded. Motion passed (5:0). None opposed.

Conditions:

1. Verify spelling of Survey in Owner's Certification and Title Block, Frederick or Fredrick.
 2. The requested temporary turn-around at west property boundary for Redfearn Road or a barricade at Waddle Way is under review.
 3. Development Agreement(s) for Off-site Infrastructure shall be required to secure the off-site roadway improvements for Redfearn Road that are necessary to support the access to this subdivision.
 4. Homeowners' Association documents shall be submitted for review with the civil plans prior to submission of the Final Plat.
 5. Landscape and screening plans shall be submitted for review with the civil plans prior to submission of the Final Plat.
 6. Floodplain reclamation shall be approved by required jurisdictions.
 7. The City Engineer review dated October 23, 2024 shall be addressed and plans corrected.
 8. The City Planner review dated October 30, 2024 shall be addressed and plans corrected.
 9. A response letter from the applicant shall accompany the resubmission addressing the noted items for correction from the City Engineer and City Planner.
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*)

Planner Helen-Eve Beadle provided information.

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

Conditions:

1. The masonry product matching the materials on the main structure shall cover the pole base up to the bottom of the lower sign cabinet.
2. The existing tree that is in the location of the proposed sign shall be relocated or replaced on site.

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*)

Planner Cate Ball provided information.

P&Z Commissioner Candace Stone made a motion to approve the Final Plat. P&Z Commissioner Brittney Murray seconded. Motion Passed (5:0). None opposed.

5. Consideration and action on approval of minutes of the October 10, 2024 Planning & Zoning Commission Meeting.

P&Z Commissioner Donald Smith made a motion to approve the minutes. P&Z Commissioner Christal Johnson seconded. Motion Passed (5:0). None opposed.

The meeting was adjourned at 6:41 PM.

PASSED and APPROVED by the Planning and Zoning Commission of the City of Aubrey, Texas this 12th day of December, 2024.



Sina Tidwell, Commission Chair



ATTEST:



Jenny Hicks, City Secretary