

Planning and Zoning Commission Meeting Minutes

Aubrey City Council Chambers
226 Countryside Dr.
Aubrey, TX 76227
January 15, 2025
6:00 PM



Call to Order - Determine if a Quorum is Present:

The meeting was called to order at 6:07 PM.

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

Absent: Christal Johnson, Chuck Fuller

Staff Present: City Attorney Patricia Adams, City Secretary Jenny Hicks, Executive Director of Operations Leanne Wilson, Development Manager Shanda Guffee, City Planner Helen-Eve Beadle

Commissioner Tidwell offered the invocation, Commissioner Stone led the United States Pledge of Allegiance, and Commissioner Shaw led the Texas Pledge of Allegiance.

Community Announcements: None

Citizen Input: None

New Business: New items requested for consideration.

1. Consider and make a recommendation to City Council regarding a Preliminary Plat application for High Country Phase 10 containing 136 residential lots, two (2) HOA/nonresidential lots, and one (1) General Retail lot in approximately 32.121 acres of land out of the James Bridges Jr. Survey, Abstract No. 36, City of Aubrey Extraterritorial Jurisdiction, Denton County, Texas. (D.R. Horton-Texas, Ltd.)

City Planner Helen-Eve Beadle provided information.

P&Z Commissioner Donald Smith made a motion to the Preliminary Plat approve with the conditions listed. P&Z Commissioner Kyle Kennedy seconded. Motion Passed (6:0). None opposed.

Conditions:

1. The street names need to be approved. Chapter 10, Subdivision Regulation, Chapter 10A Subdivision Ordinance, Section 4.01 (1) Preliminary Plat requirements; and
 2. The front yard setback on the GR General Retail lot shall follow the setback at the right-of-way corner clip at the intersection of Frontier Parkway, and McNatt Road.
2. Consider and make a recommendation to City Council regarding a site plan application for 403 S. Main, for restaurant use within Aubrey city limits. (*Applicant: SHAP, LLC*)

Executive Director of Operations Leanne Wilson spoke regarding the applicants request to pull the item from consideration.

P&Z Commissioner Sina Tidwell made a motion to table until the March Planning and Zoning Commission meeting. P&Z Commissioner Brittney Murray seconded. Motion Passed (6:0). None opposed.

3. Approve minutes of the December 12, 2024 meeting.

P&Z Commissioner Kyle Kennedy made a motion to approve the minutes. P&Z Commissioner Candace Stone seconded. Motion Passed (6:0). None opposed.

The meeting was adjourned at 6:19 PM.

PASSED and APPROVED by the Planning and Zoning Commission of the City of Aubrey, Texas this 13th day of February, 2025.



Sina Tidwell, Commission Chair

ATTEST:



Jenny Hicks, City Secretary

