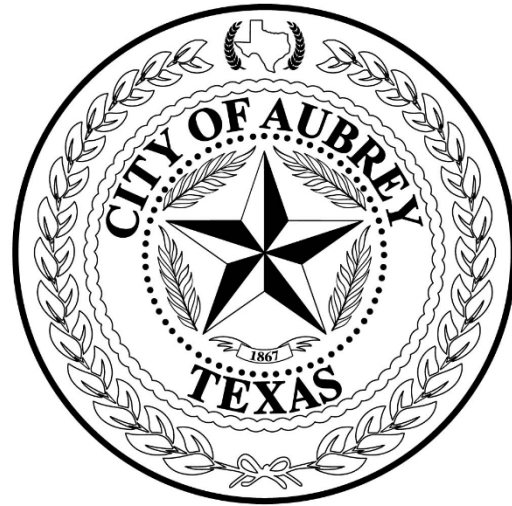


Board of Adjustment Meeting

Aubrey City Council Chambers
226 Countryside Dr.
Aubrey, TX 76227
March 31, 2025
6:00 PM



**(Notice of Potential Quorum for City Council, Planning & Zoning Commission, Library Board, Municipal Development District, Parks & Recreation Board, and Home Rule Charter Commission - 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 Participation of Board

Pursuant to Section 551.127, Texas Government Code, one or more Board Members may attend this meeting remotely using videoconferencing technology. A quorum of the Board 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 Board. 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 Act on a request from Aubrey Independent School District, property owner, on an application for a variance to Section 27, Sign Regulations, Article II Classification and Zoning District, Section 7. Class 7, "Major Attached Signs" and to Article III, Regulation by Use District, Section 2. "Single-Family Residential District" of the Zoning Ordinance, Chapter 14, Zoning, Exhibit 14A, to allow four signs providing identification of Aubrey High School that have been designed as part of the auditorium and main building. The property consists of 63.613 acres of land situated in the Francisco Trevino Survey, Abstract No. 1243 and is generally located south of Spring Hill Road (FM 428) and east of US 377, within the City of Aubrey, Denton County, Texas. Denton County Parcel ID's 16798, 52453, 52458, 563322, 193128, 193127, 52483, and 524717. (Aubrey High School Sign Variance)
2. Consider and make a recommendation to City Council to appoint a Chairman and a Vice -Chairman for the Board of Adjustment.
3. Approve minutes of the January 29, 2024 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 Board of Adjustment 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 _____, 2025.

(The Board of Adjustment 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.



**Board of Adjustment Meeting
Staff Report
March 31, 2025**

Agenda Item

Hold a Public Hearing, Consider, and Act on a request from Aubrey Independent School District, property owner, on an application for a variance to Section 27, Sign Regulations, Article II Classification and Zoning District, Section 7. Class 7, "Major Attached Signs" and to Article III, Regulation by Use District, Section 2. "Single-Family Residential District" of the Zoning Ordinance, Chapter 14, Zoning, Exhibit 14A, to allow four signs providing identification of Aubrey High School that have been designed as part of the auditorium and main building. The property consists of 63.613 acres of land situated in the Francisco Trevino Survey, Abstract No. 1243 and is generally located south of Spring Hill Road (FM 428) and east of US 377, within the City of Aubrey, Denton County, Texas. Denton County Parcel ID's 16798, 52453, 52458, 563322, 193128, 193127, 52483, and 524717. (Aubrey High School Sign Variance)

Staff Contact

Helen-Eve Beadle, Planner
heleneve@heplanningdesign.com
469-360-6618

Summary

The subject property is Aubrey High School and is generally located on the south side of Spring Hill Road east of US Hwy 377.

Aubrey High School is located in the SF75-Single-Family Residential 7,500 Square Feet District and the AG-R, Agricultural Residential District. As such, the Sign Ordinance places regulations on these legally zoned land uses that are actually designed for housing developments. The Sign Ordinance outlines signage for Residential Districts in Table 3, allowing for a maximum of one (1) 40-square-foot sign with a maximum height of eight (8) feet below the roofline. The Sign Ordinance does not provide signage regulations for the AG-R zoning district. The application references allowance for Class 7 Major Attached Signs for Retail and Commercial Districts, Table 6 which are not applicable to the SF-75 residential zoning district. <https://ecode360.com/40431852> City of Aubrey Sign Regulations: <https://ecode360.com/40433130>

The size, location, and type of signs allowed in a residential zoning district are obviously not suitable for a high school site of this size of approximately 63.613 acres of land.

The applicant has applied for a variance to the sign ordinance to allow for five (5) major attached signs for Aubrey High School.

Proposed Signs 1 and 2:

Location: Above the main school entrance

Materials: Internally lit signs

Content:

Sign 1: "AUBREY"

Sign 2: "High School"

Size of signs:

Sign 1: 3' 8" x 48'5"

Sign 2: 1'10" x 50'6"

Total square footage of signs: 275 square feet

Proposed Signs 3 and 4:

Location: On a parapet above the auditorium

Materials: Internally lit signs

Content:

Sign 1: "Logo"

Sign 2: "Aubrey High School"

Size of signs:

Sign 1: 6' x 10"

Sign 2: 6' x 79'

Total square footage of signs: 534 square feet

Proposed Sign 5:

Location: Above and to the right of the auditorium entrance

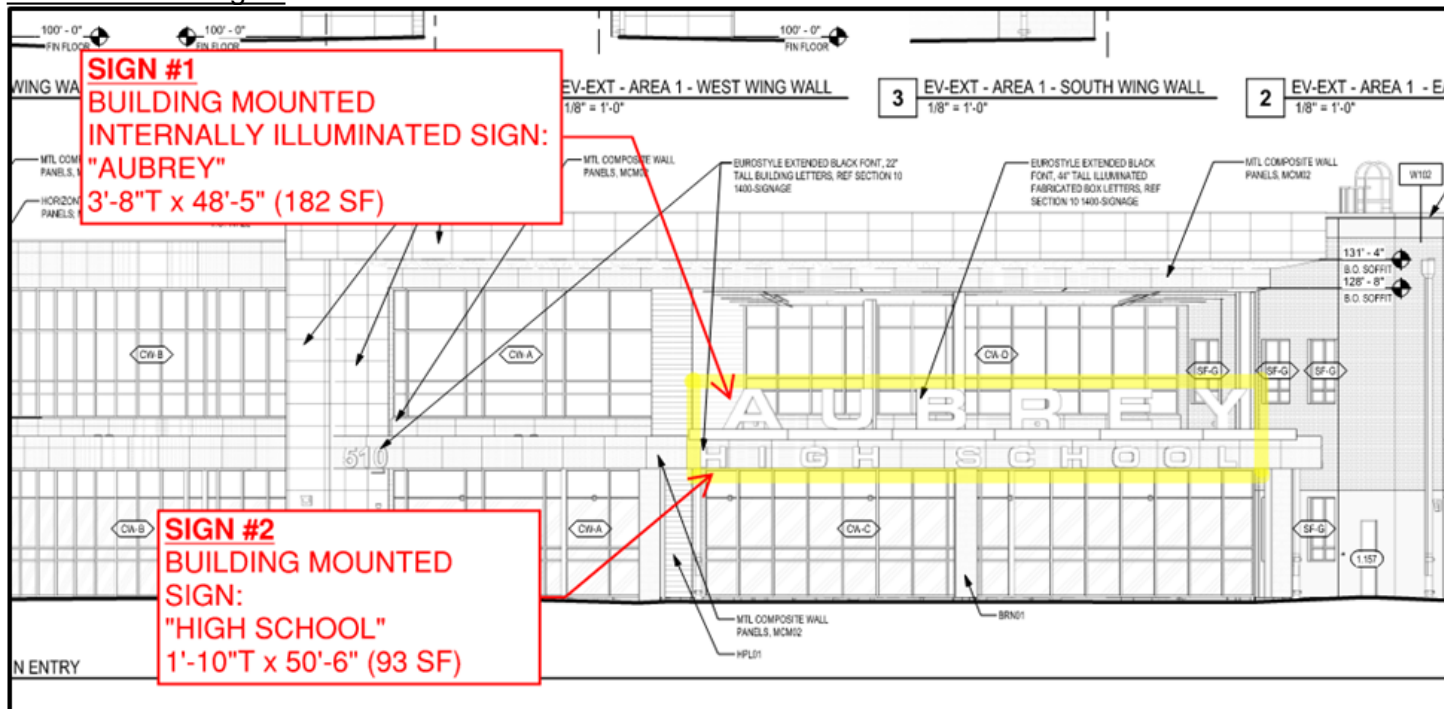
Materials: Unlit sign, individual letters attached to wall face

Content: "AUDITORIUM"

Size of sign: 3' x 40'

Total square footage of sign: 120 square feet

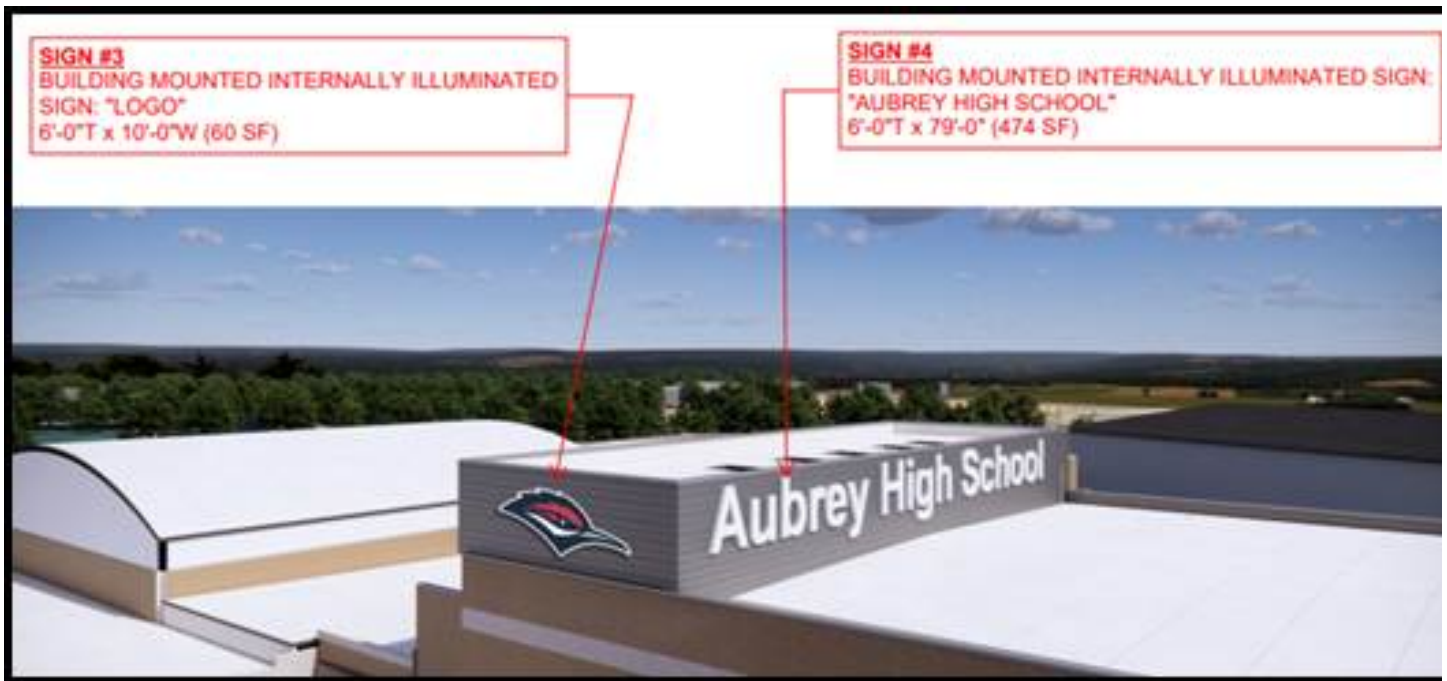
Main Entrance Signs:



The main entrance signage generally faces Spring Hill Road and is set back from the property boundary a distance of approximately 210 feet.

- Sign 1 and Sign 2 are actually two parts of the same entrance sign over the front access point to the High School. The design uses open letters placed in front of a window wall, with Sign 1 spelling out "Aubrey" and Sign 2 spelling out "High School."
- Sign 1 is 3 feet, 8 inches in height and 48 feet 5 inches in length for a total of 182 square feet.
- Sign 2 is 1 foot 10 inches in height and 50 feet 6 inches in length for a total of 93 square feet.

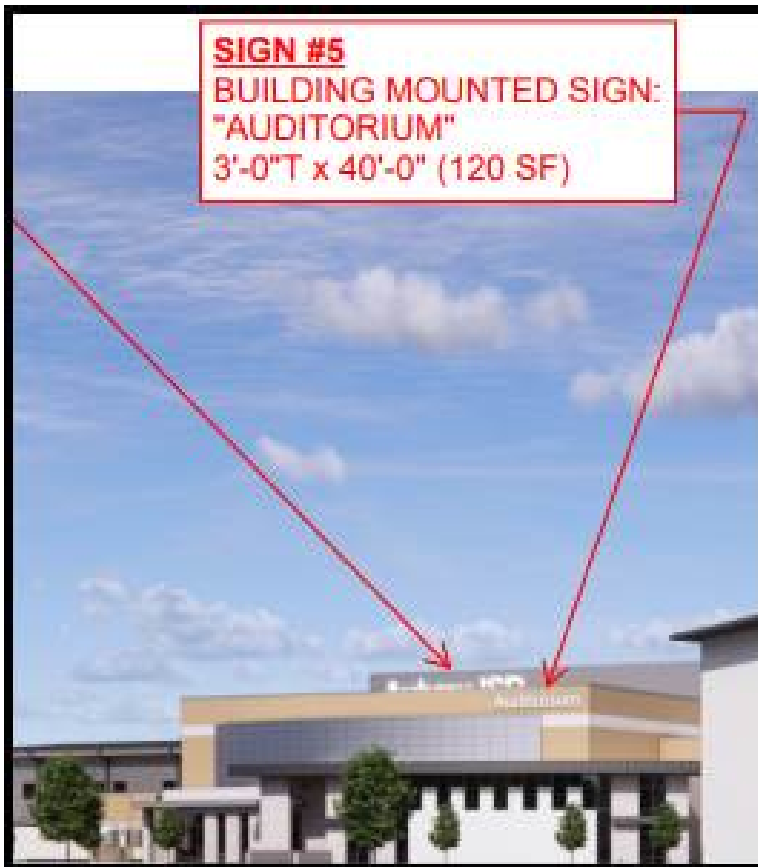
Auditorium Signs:



As with the entrance sign, Signs 3 and 4 should be considered together. These signs are proposed to be placed on an architectural parapet projecting above the High School Auditorium.

- Sign 3 is a building-mounted, internally illuminated logo of the Aubrey “Chaparrals.”
- This sign generally faces north toward Spring Hill Road.
- The dimensions are 6 feet X 10 feet or 60 square feet.

Sign 4 is located on the same architectural parapet, facing roughly west. This sign spells out “Aubrey High School” in white, upper and lower case font and is also internally illuminated. The proposed sign is also 6 feet tall and is 79 feet in length or 474 square feet.



Sign 5 is located above and to the right of the main entrance to the Auditorium. It simply states “Auditorium” in white upper and lower case font and is not illuminated. It serves as a directional sign, indicating the location of a significant building that will be utilized by the general public as well as students and faculty.

- The sign is 3 feet tall and 40 feet in length or 120 square feet.

Analysis:

The overall purpose of the Zoning Ordinance and therefore the Sign Ordinance is to make “regulations in accordance with the spirit of the community plan.” While the writers of the various city ordinances strive to consider any and all contingencies, there are times when the regulations, as written, are not suitable for a particular use. Therefore, the Board of Adjustment has been created to consider variances in certain circumstances to the “letter of the law” while maintaining the “intent” of the law.

Most zoning ordinances, including the City of Aubrey’s, allow schools within single-family zoning districts. This non-residential land use is generally used by elementary schools to encourage students to walk or ride bikes to schools, although all levels of public schools are often allowed within single-family districts.

Aubrey High School is located in the R-1, Single-Family Residential District and the AG-R, Agricultural Residential District. As such, the Sign Ordinance places regulations on this legally zoned land use that are actually designed for homes. The size, location, and type of signs allowed in the R-1 district are obviously not suitable for a high school of this size on 48 acres of land.

Likewise, signs on commercial businesses are regulated to discourage sign “noise” of too many conflicting signs along roadways as to be distracting, unkempt, and confusing. Therefore, it is a legitimate role of government to restrict the size, location, and type of sign for businesses so long as the restrictions are administered fairly and equitably.

A high school, however, is not a “business” in the strictest sense. It is a place of learning, a place to show off civic pride, a place where sports, the sciences, and the arts are practiced, and a gathering location for many of our citizens. A high school, therefore, does not compete with businesses, even if a business’s built facility was

close in size to Aubrey High School. In practical terms, Aubrey High School is likely to be the biggest single building and complex of buildings within the City of Aubrey for quite some time.

Therefore, quoting from the Zoning Ordinance's stated purpose, the regulations should give "reasonable consideration, among other things, to the character of the district and its peculiar suitability for particular uses, and with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout the city."

Legal Factors for Consideration:

Per Section 3D, (5) Variances, of the Zoning Ordinance, the application shall demonstrate the following in order for a variance to be granted:

1. That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same district.
2. That literal interpretation of the provisions of this ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this ordinance.
3. That the special conditions and circumstances do not result from the actions of the applicant.
4. That granting the variance requested will not confer on the applicant any special privilege that is denied by this ordinance to other lands, structures, or buildings in the same district.
5. No nonconforming use of neighboring lands, structures, or buildings in the same district and no permitted use of lands, structures, or buildings in other districts shall be considered grounds for the issuance of a variance.

Other Considerations:

Other questions to ask regarding this variance are the following:

1. Are the signs in proportion to the building size?
2. Do the signs give an unfair advantage to the high school?
3. Is it likely that by allowing this variance that the City will set a precedence and will this decision cause more requests for signage that exceeds the regulations within the Sign Ordinance?

Notification Responses:

At the time of agenda report preparation, one (1) letter in support and no letters in opposition had been received.

Recommendation:

It is the opinion of the staff that the request for the five signs at Aubrey High School are appropriate in location, materials, and size and therefore the variance should be approved.

Action Options:

Vote of Four Members Required:

The concurring vote of four members of the board of adjustment is necessary to:

1. Reverse an order, requirement, decision or determination of the administrative official;
2. Decide in favor of an applicant on a matter on which the board of adjustment is required to pass; or
3. Authorize a variation from the terms of this ordinance.

The Board of Adjustment may:

1. Approve the variance request; or
2. Deny the variance request.

Attachments:

1. Location/Notification Map
-

2. Application including Site Plan and Elevation Details
 3. Notification Response(s)
-

Financial Summary

Staff Recommended Action

Approve

Staff Recommended Motion

Motion to approve the variance request for signage at Aubrey High School as presented.

AUBREY ISD NOTIFICATION MAP

AUBREY, TX

Legend



Aubrey ISD

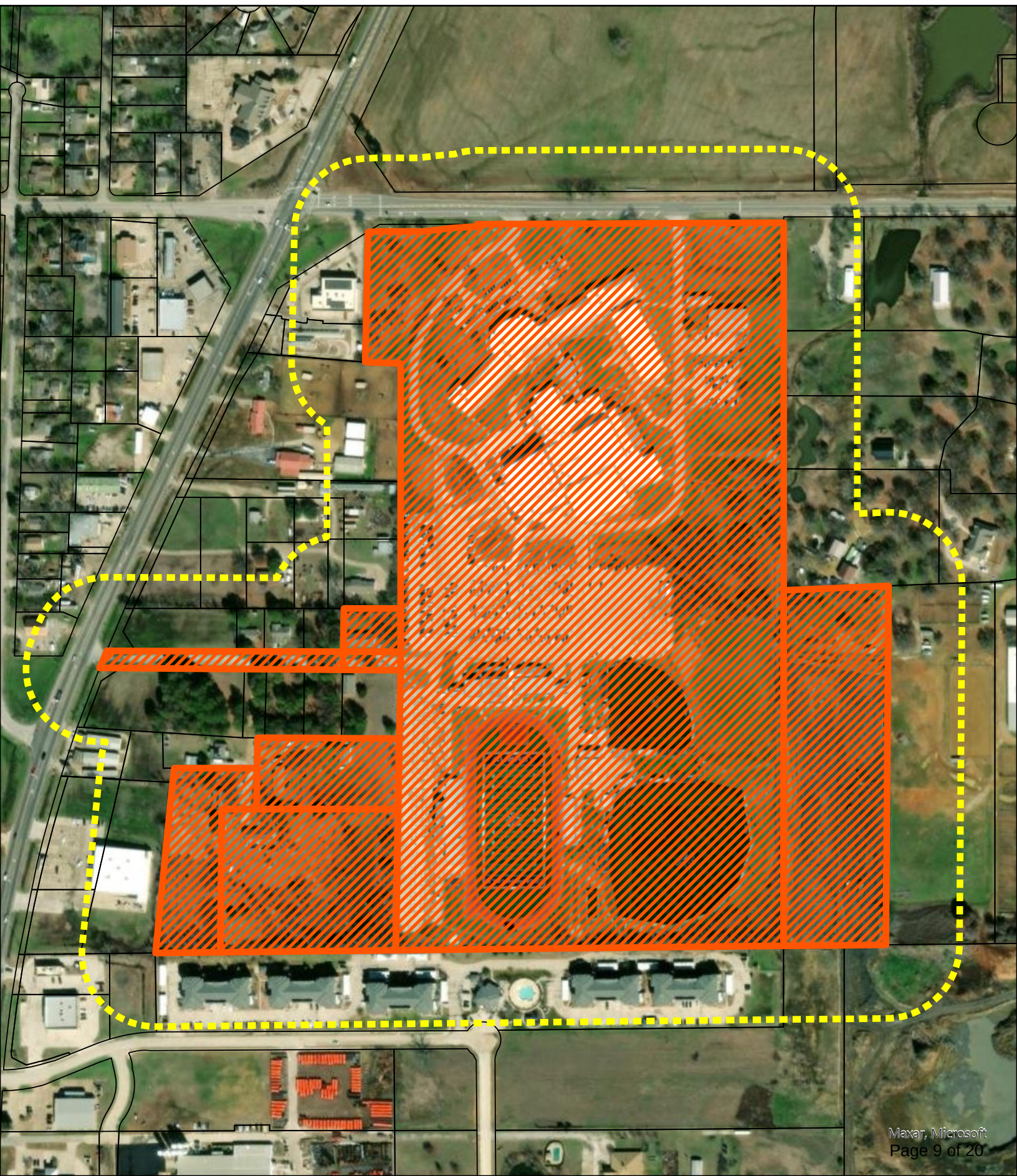


200FtRadius

0 0.03 0.05 0.08 0.1 Miles



N





VARIANCE REQUEST APPLICATION

Encroachment into required setback ___ Lot area/depth/width___ Other___

Application Checklist

Application
Application Fee \$300 + \$10 lot/acre
Fee for Property Owner Mailings (\$10/letter)
Fee for Legal Notice \$150
Property Detail from Denton Central Appraisal District
Aerial Photograph or Plat
Development Plan (if applicable)
Received a minimum of 30-days prior to Board meeting

REQUEST: Exterior Building Mounted Signage Variance

LOCATION/ADDRESS: 510 Spring Hill Road, Aubrey, TX 76227

SUBDIVISION/LOT/BLOCK: Lot 1, Block A; Aubrey ISD - DOC. NO 1993-35814 R.P.R.D.C.T.

Note that a variance is permitted only where literal enforcement of the provision of the Zoning Ordinance would result in an unnecessary hardship, and where such variance is necessary to permit a specific lot which differs from other lots in the same district by being of such restricted area, shape or slope that it cannot be developed in a manner commensurate with the development patterns upon other lots in the same district. (Hardships cannot be self-created or for financial reasons alone).

VARIANCE APPLICATION

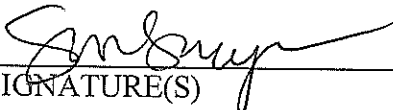
I/WE, the undersigned owner(s) (Print) Aubrey Independent School District
of all property within described do hereby file this, my/our Application for a Variance under the
provisions of the Zoning Ordinance of the City of Aubrey, Texas on said property, so there may be
permitted on said property the following Variance:
exterior building mounted signage put forth by the ordinance.

Said property is currently zoned: SF-75

Proposed development plans are/are not submitted herewith, explanation if any.
A site plan, building elevation and rendering are included showing proposed building
signage.

Explanation of hardship:
See attached page.

I/We REPRESENT AND CERTIFY that I/We own said property and have full authority to make
and file this application. I/We acknowledge that the variance application fee is non-refundable.


SIGNATURE(S) 02/20/2025
DATE

ssaylor@aubreyisd.net
E-MAIL ADDRESS 940-668-0060
PHONE NUMBER

OFFICE USE ONLY BELOW

- ☐ Letters sent to property owners within
200-foot of subject property 10-days
prior to meeting
- ☐ Legal notice published in official
newspaper 15-days prior to meeting

Date Received: _____

Receipt #: _____

Check #: _____

Received by: _____

Zoning at the HS school is SF-75, Single Family Residential which allows for conditional use of Schools. Based on this info and the ordinance, and the renderings, it appears to me that this is a Class 7 sign. Below is a snip of those requirements along with loading requirements spelled out in the ordinance. The proposed signs #3 & #4 are above 20 ft which allows for additional 2 sq ft for every 1' above the 20'.

AISD is proposing five (5) new building mounted signs as follows:

SIGN #1

BUILDING MOUNTED INTERNALLY ILLUMINATED SIGN: "AUBREY"
3'-8"T x 48'-5" (182 SF)

SIGN #2

BUILDING MOUNTED SIGN:"HIGH SCHOOL"
1'-10"T x 50'-6" (93 SF)

SIGN #3

BUILDING MOUNTED INTERNALLY ILLUMINATED SIGN: "LOGO"
6'-0"T x 10'-0"W (60 SF)

SIGN #4

BUILDING MOUNTED INTERNALLY ILLUMINATED SIGN:
"AUBREY HIGH SCHOOL"
6'-0"T x 79'-0" (474 SF)

SIGN #5

BUILDING MOUNTED SIGN: "AUDITORIUM"
3'-0"T x 40'-0" (120 SF)

TOTAL SIGNAGE: **929 SF**

(g) Class 7. Major Attached Signs shall be permissible in these districts subject to the following conditions and restrictions:

- (1) An Attached Sign may have an area not exceeding that calculated by multiplying the length of the Building front by two feet. This calculation shall be termed base allowable area. In no event may an Attached Sign exceed a maximum allowable area of 200 square feet.
- (2) A permissible Attached Sign located at a height above 20 feet shall be permitted an increase in the base allowable area and an increase in the maximum allowable area. Such increases shall not exceed two square feet in area, over that allowed for a Sign located at 20 feet of height, for each additional one foot in height above 20 feet.
- (3) Attached Signs may be located on each exposed face of a Building; however, the sum of the area of all Attached Signs shall not exceed twice the base allowable area nor shall exceed twice the maximum allowable area as specified in above subsections 5(g)(1) and 5(g)(2) of this section.

- 1) ALL SITE INFORMATION INCLUDING, BUT NOT LIMITED TO, PROPERTY LINES, METES & BOUNDS, CONTOURS, EXISTING BUILDINGS, EASEMENTS, TREES, WALKS, DRIVES, FENCES, ETC., TAKEN FROM SURVEY BY:
- TEAGUE, NALL AND PERKINS
5237 N RIVERSIDE DRIVE, SUITE 100
FORT WORTH, TX 76107
PHONE (817) 336-5773
- 2) HUCKABEE AND ASSOCIATES, INC. ALONG WITH THEIR CONSULTANTS HAVE LOCATED, SHOWN, AND NOTED EXISTING SITE FEATURES INCLUDING BUT NOT LIMITED TO PROPERTY LINES, METES AND BOUNDS, GRADE CONTOURS, EXISTING STRUCTURES, EASEMENTS, TREES, FENCES, ROADWAYS, OVERHEAD AND UNDERGROUND UTILITIES, AND OTHER EXISTING FEATURES TO THE BEST OF OUR ABILITY BASED UPON OWNERS PROVIDED SURVEY, EXISTING CONSTRUCTION DOCUMENTS AND OTHER EXISTING DATA COLLECTION IN REGARDS TO THE SPECIFIED SITE. HUCKABEE AND ASSOCIATES, INC. NOR THEIR CONSULTANTS SHALL ASSUME ANY RESPONSIBILITY OR LIABILITIES IN REGARD TO THE ACCURACY OF THE ABOVE MENTIONED OWNER PROVIDED DATA.
- 3) IF THE CONTRACTOR FINDS ANY DISCREPANCY BETWEEN EXISTING CONDITIONS AND THOSE WHICH ARE SHOWN ON THE PLANS, HE SHALL IMMEDIATELY CONTACT THE ARCHITECT.
- 4) THE CONTRACTOR SHALL MAKE ARRANGEMENTS WITH ALL UTILITY ENTITIES TO LOCATE AND MARK ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
- 5) THE CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH ALL EXISTING CONDITIONS.
- 6) REF. AS SHEETS FOR DETAILS AND OTHER SITE IMPROVEMENT DETAILS.
- 7) FINISH GRADE AT PERIMETER OF THE BUILDING SHALL BE AS SHOWN ON SITE GRADING PLAN. REF. CIVIL DRAWINGS. SITE GRADES SHALL SLOPE UNIFORMLY AWAY FROM THE BUILDING AND INTERSECT WITH ELEVATIONS SHOWN.
- 8) REF. CIVIL DRAWINGS FOR ALL SITE DIMENSIONS.
- 9) MAKE ALL SLOPES OF NEW WALKS AND DRIVES COMPLY WITH FINISH ELEVATION SHOWN ON CIVIL DRAWINGS. THE LINE OF SLOPE SHALL FORM STRAIGHT LINES BETWEEN FINISH ELEVATIONS WHEN POSSIBLE AND GRADING CONTOURS WHEN STRAIGHT LINES ARE NOT POSSIBLE. VERIFY ALL ELEVATIONS AND DIMENSIONS WITH ARCHITECT ON JOB. REF. CIVIL.
- 10) ALL NEW WALKS AND PLAZAS SHALL BE REINFORCED CONCRETE - REF. CIVIL FOR DETAILS. PROVIDE 1/2" EXPANSION JOINT AS SHOWN BY CIVIL OR AT 25'-0" O.C. MAX. AND AT ALL INSIDE CORNERS. PROVIDE TOOLED CONTROL JOINTS AT 9'-0" O.C.B.W. MAX OR AS SHOWN. SEE CIVIL FOR TYPICAL WALK AND JOINT DETAILS.
- 11) PROVIDE 1/2" EXPANSION JOINT ALONG NEW BUILDING FOUNDATION OR BRICK WHERE CONCRETE WALK IS PRESENT. REF. CIVIL DRAWINGS FOR TYPICAL DETAIL.
- 12) PROVIDE 1/2" EXPANSION JOINT ALONG NEW BACK OF CONCRETE CURB WHERE WALK IS PRESENT. REF. CIVIL DRAWINGS FOR CURB DETAILS.
- 13) CONTRACTOR SHALL REMOVE ALL EXISTING OBSTRUCTIONS TO NEW CONSTRUCTION, PAVING, WALKS, AND ALL OTHER SITE IMPROVEMENTS INCLUDING BUT NOT LIMITED TO EXISTING TREES, FENCES, CONCRETE, ROCKS, DEBRIS, POSTS, VEGETATION, UTILITIES (AS NOTED), AND OTHER ITEMS AS NOTED FOR CONSTRUCTION.
- 14) REF. ELECTRICAL DRAWINGS FOR OUTDOOR LIGHTING REQUIREMENTS.
- 15) REF. CIVIL DRAWINGS FOR SITE GRADING PLAN, SITE UTILITY PLAN (INCLUDING FIRE HYDRANT LOCATIONS), EROSION CONTROL PLANS, AND CURB AND PAVING REQUIREMENTS AND DETAILS.
- 16) REF. CIVIL SHEETS FOR SITE GRADING CONTOURS. CONTRACTOR SHALL MAKE ALL CUTS AND FILLS REQUIRED TO ACCOMPLISH ALL WORK SHOWN. GRADE SITE TO TOLERANCES SPECIFIED.
- 17) REF. CIVIL DRAWINGS FOR THICKNESS AND LOCATIONS OF ALL TYPES OF PAVING.
- 18) NEW FIRE LANE STRIPING SHALL COMPLY WITH CITY OF AUBREY REQUIREMENTS AND NFPA.
- 19) PROVIDE DEDICATED STRUCTURAL CONCRETE FOUNDATION PAD FOR ALL NEW ON-SITE ELECTRICAL TRANSFORMERS PER THE ELECTRICAL SERVICE PROVIDER REQUIREMENTS AND/OR SPECIFICATIONS.
- 20) PROVIDE DEDICATED STRUCTURAL CONCRETE FOUNDATION PAD FOR ALL NEW ON-SITE GENERATORS AND ANY ASSOCIATED GENERATOR ENCLOSURES.

GENERAL SITE NOTES

PROPERTY DESCRIPTION

- 1) OWNER INFORMATION
A. NAME: AUBREY ISD
B. ADDRESS: 415 TISDELL LANE, AUBREY, TX 76227
- 2) PROPERTY INFORMATION
A. NAME: AUBREY HIGH SCHOOL
B. ADDRESS: 514 SPRING HILL ROAD, AUBREY, TX 76227
- 3) LEGAL DESCRIPTION
A1243A F. TREVINO, TR 156A, 161, 162, 48.378 ACRES
- 4) ZONING INFORMATION
A. CATEGORY: SF-7S (SCHOOL)

PROPERTY & PARKING NOTES

AUBREY HIGH SCHOOL ADDITIONS AND RENOVATIONS
FOR
AUBREY I.S.D.
AUBREY, TEXAS

Project:

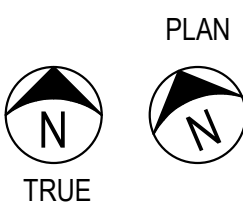
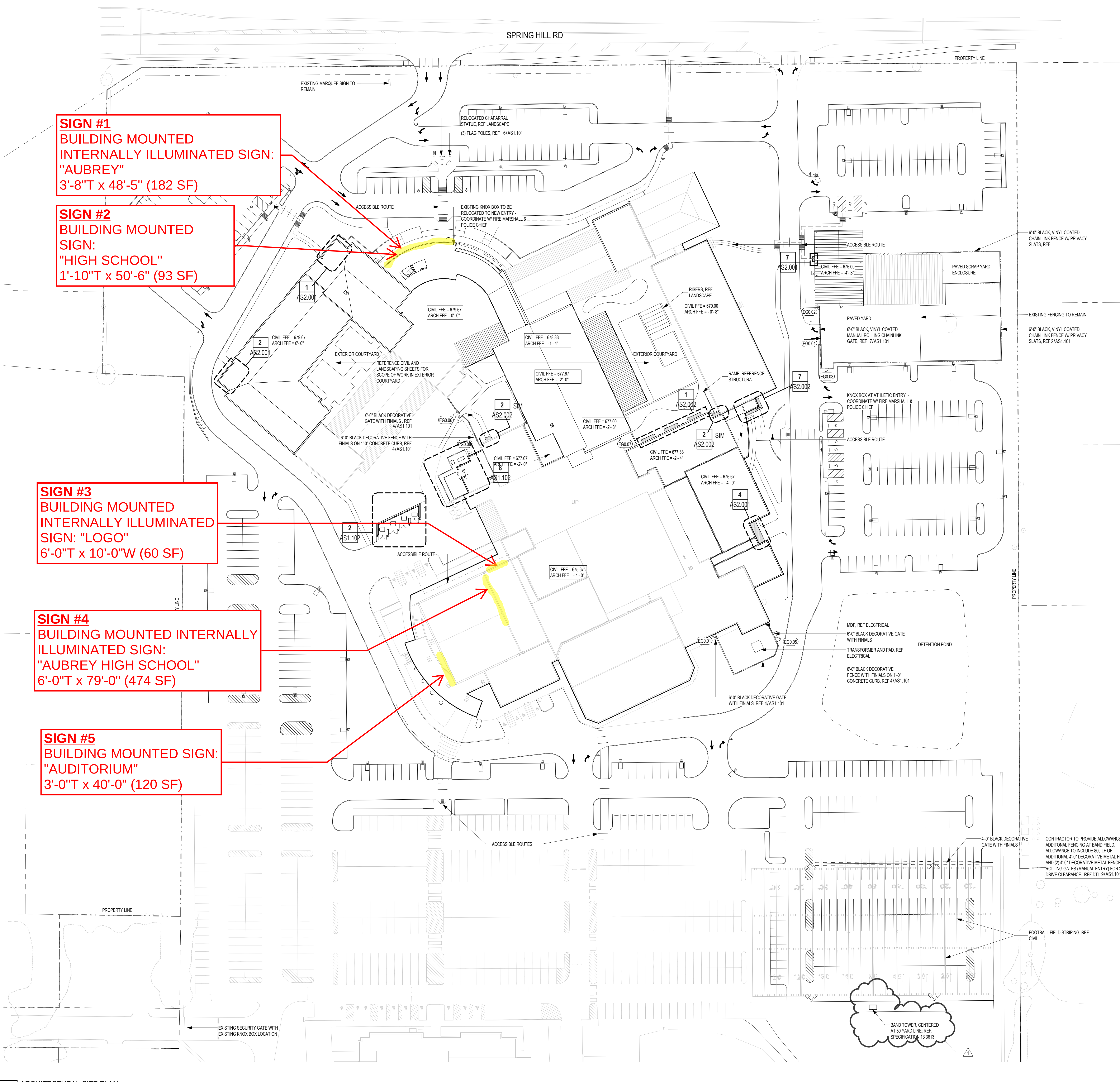


Huckabee
AUSTIN • DALLAS • FORT WORTH
HOUSTON • SAN ANGELO • WACO
www.huckabee-inc.com
800.687.0229

ARCHITECTURAL SITE PLAN

Job No.
1916-05-01
Sheet No.
AS1.001
Drawn By:
FP
Date:
11.17.23

ADD No 1, Arch Item 4, To the Drawings, Sheet AS1.001, "Architectural Site Plan."
1) The band tower location is shown south of the band practice field.



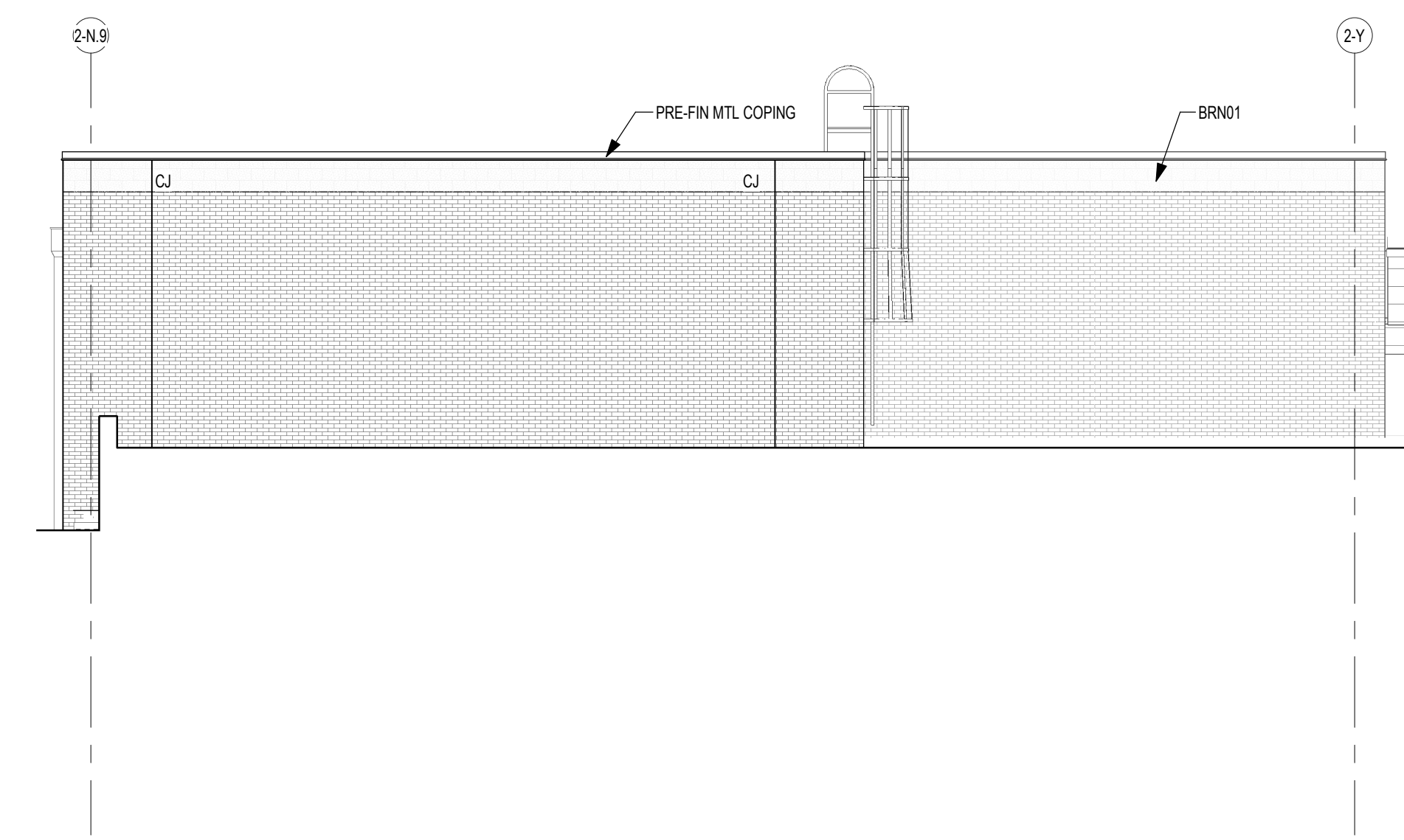
1 ARCHITECTURAL SITE PLAN
1" = 50'-0"



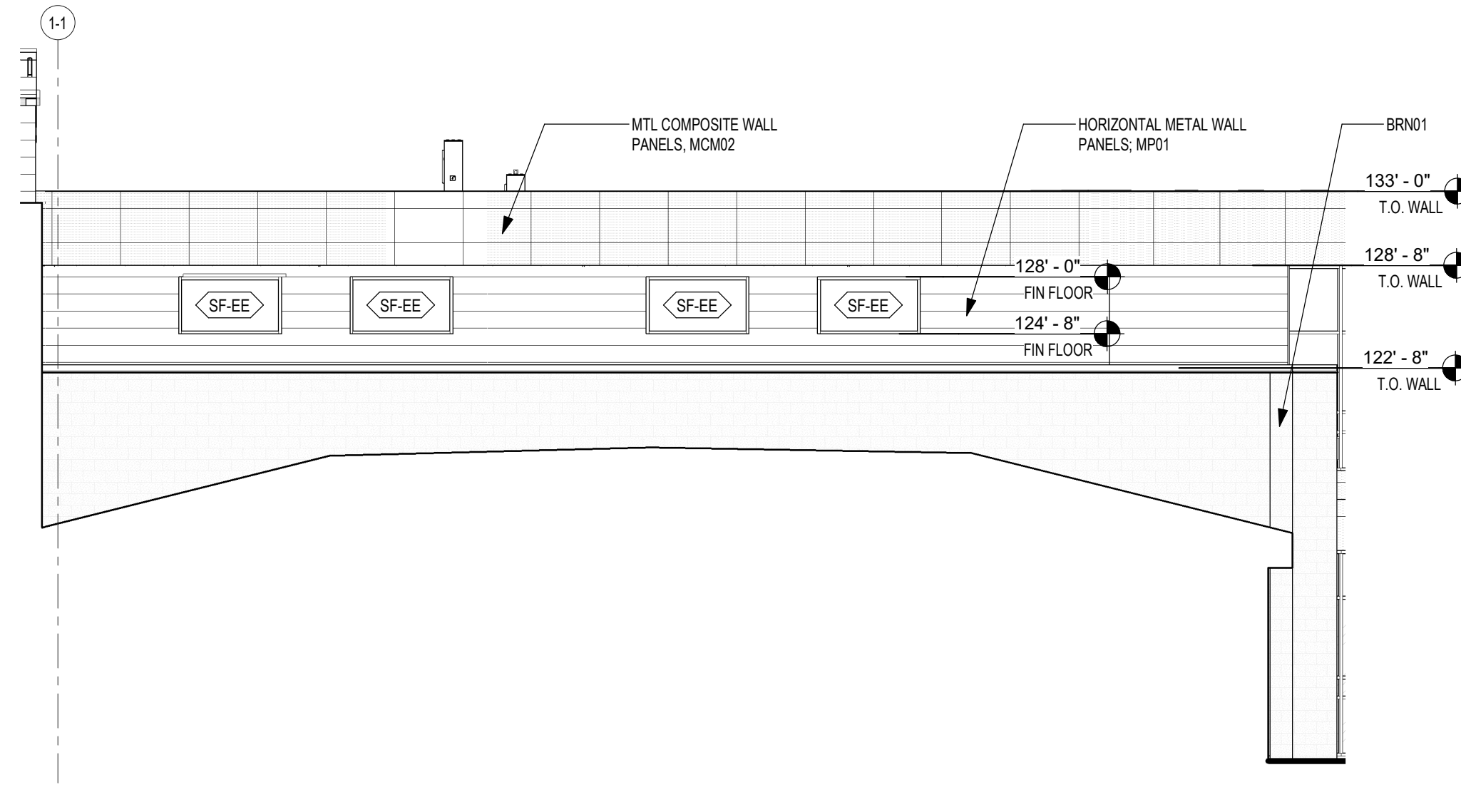
Huckabee
AUSTIN • DALLAS • FORT WORTH
HOUSTON • SAN ANGELO • WACO
www.huckabee-inc.com
800.687.9229

EXTERIOR ELEVATIONS

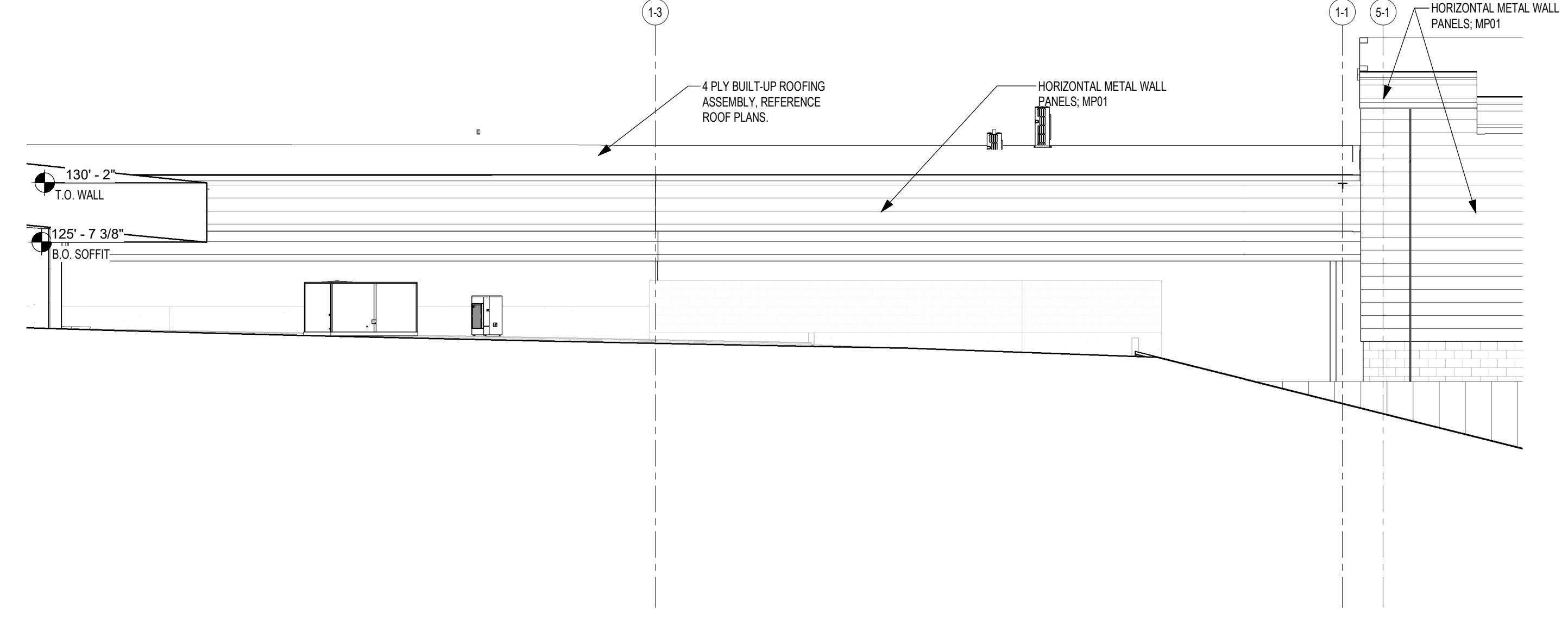
VOLUME 2
Job No. 1916-05-01
Sheet No. A5.102
Drawn By: MK, JC
Date: 11.17.23



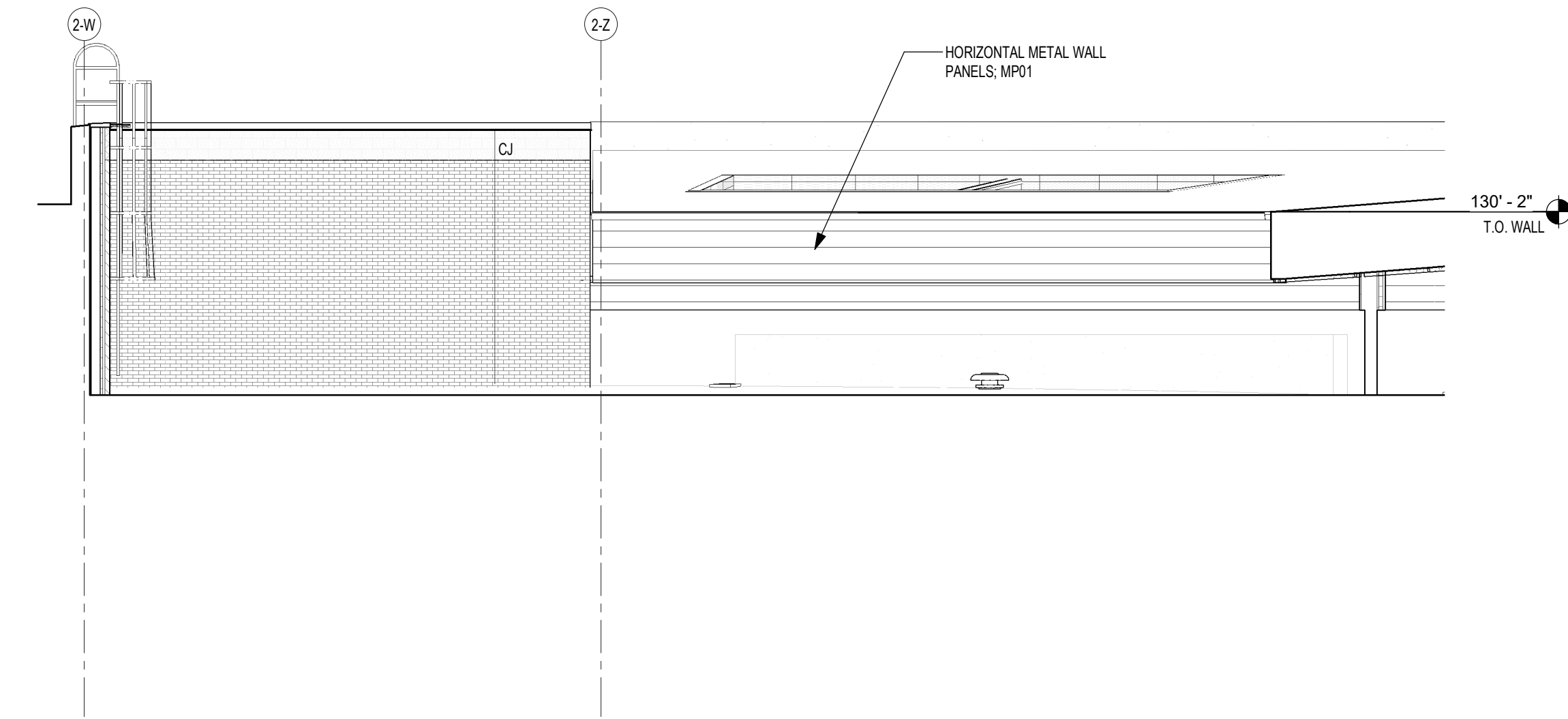
12 EV-EXT - AREA 1 - SECOND FLOOR SOUTH END WALL
1/8" = 1'-0"



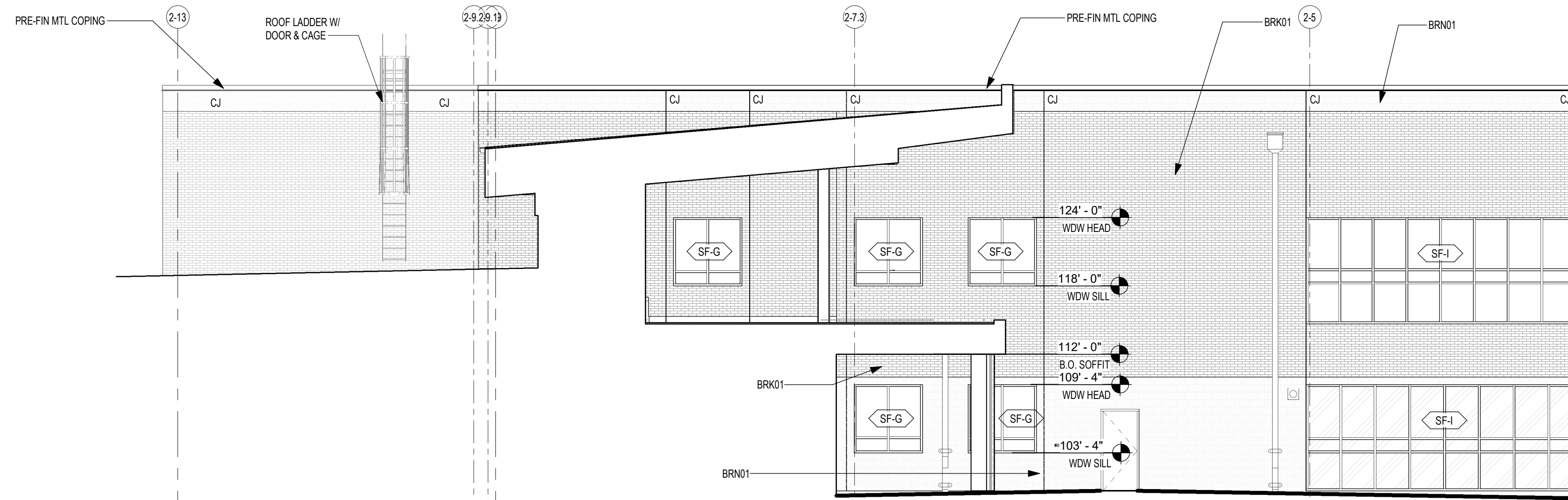
11 EV-EXT - AREA 1 - EAST 2ND FLOOR WALL
1/8" = 1'-0"



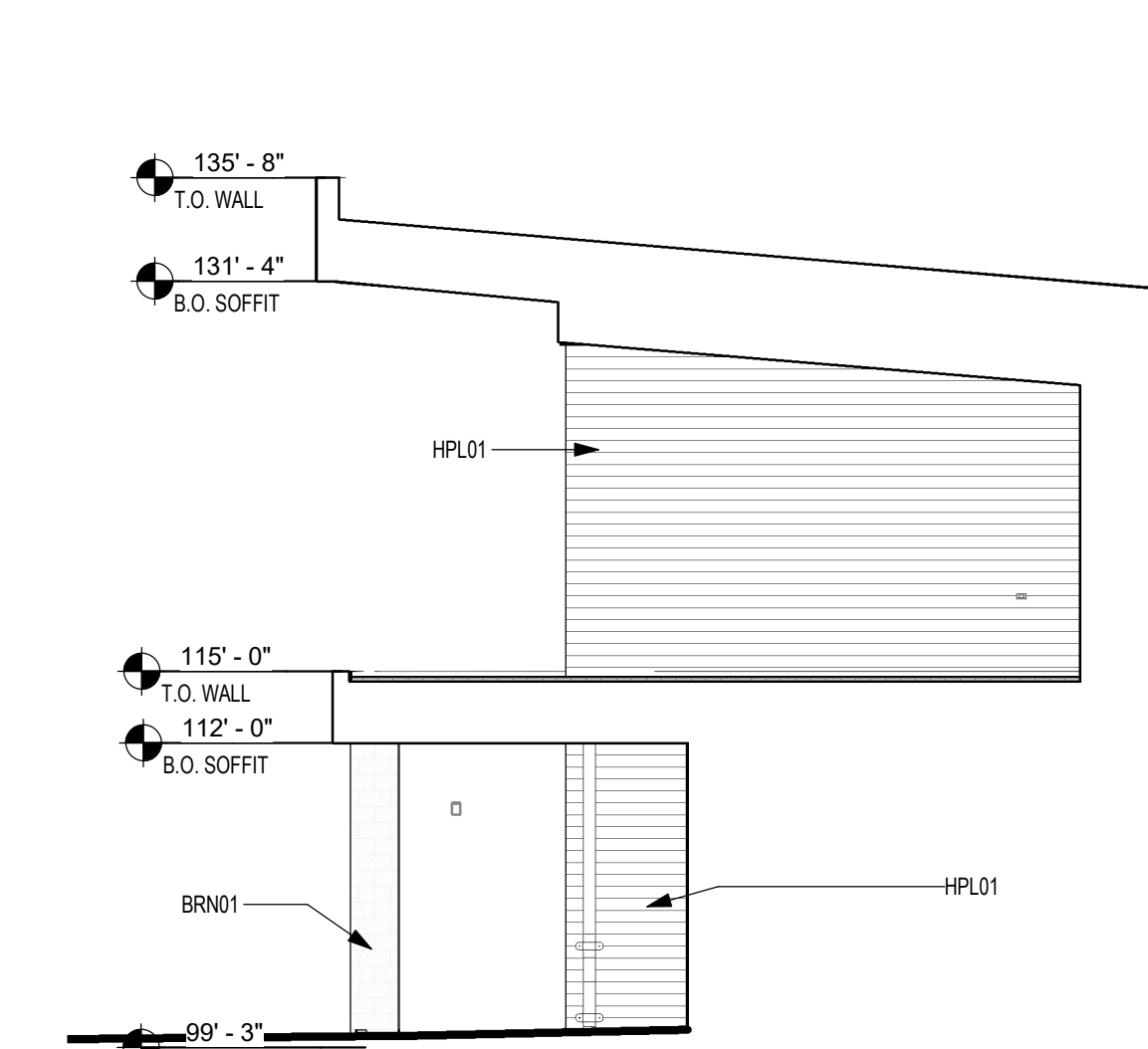
10 EV-EXT - AREA 1 - EAST 2ND FLOOR REAR WALL
1/8" = 1'-0"



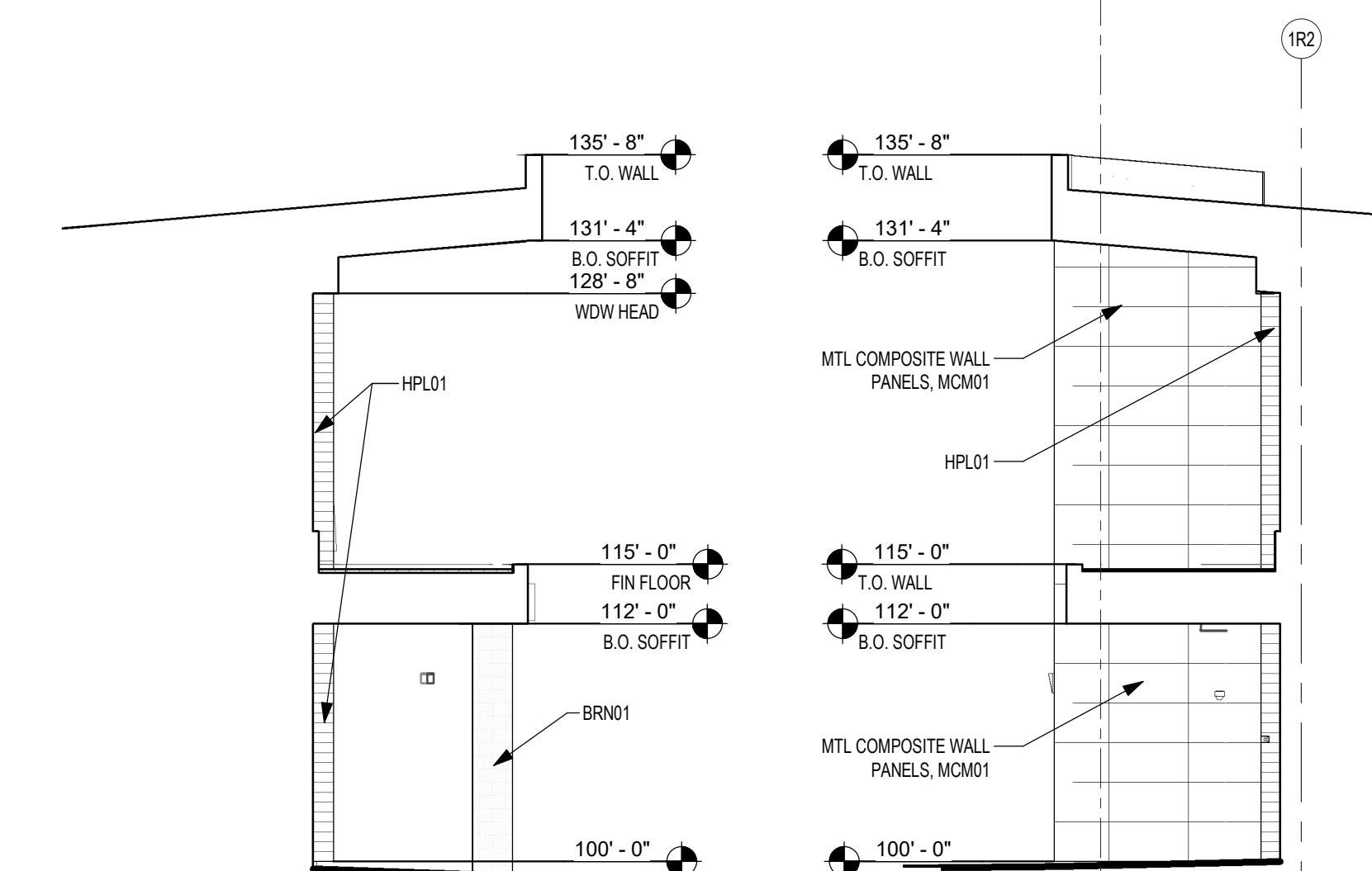
9 EV-EXT - AREA 1 NORTH REAR 2ND FLOOR REAR WALL
1/8" = 1'-0"



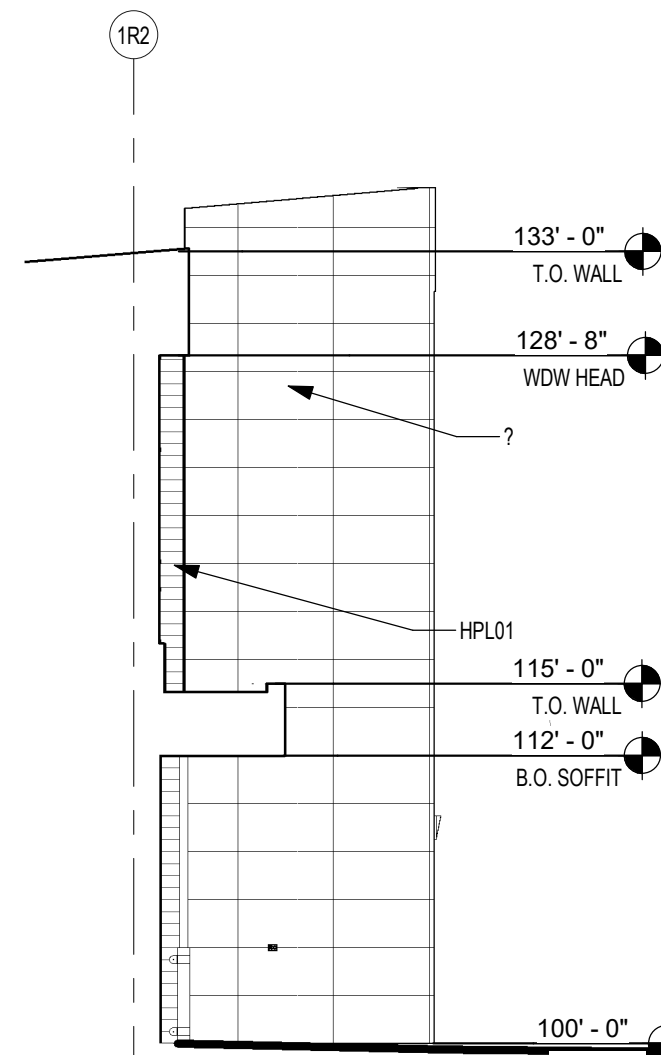
8 EV-EXT - AREA 1 - EAST END WALL
1/8" = 1'-0"



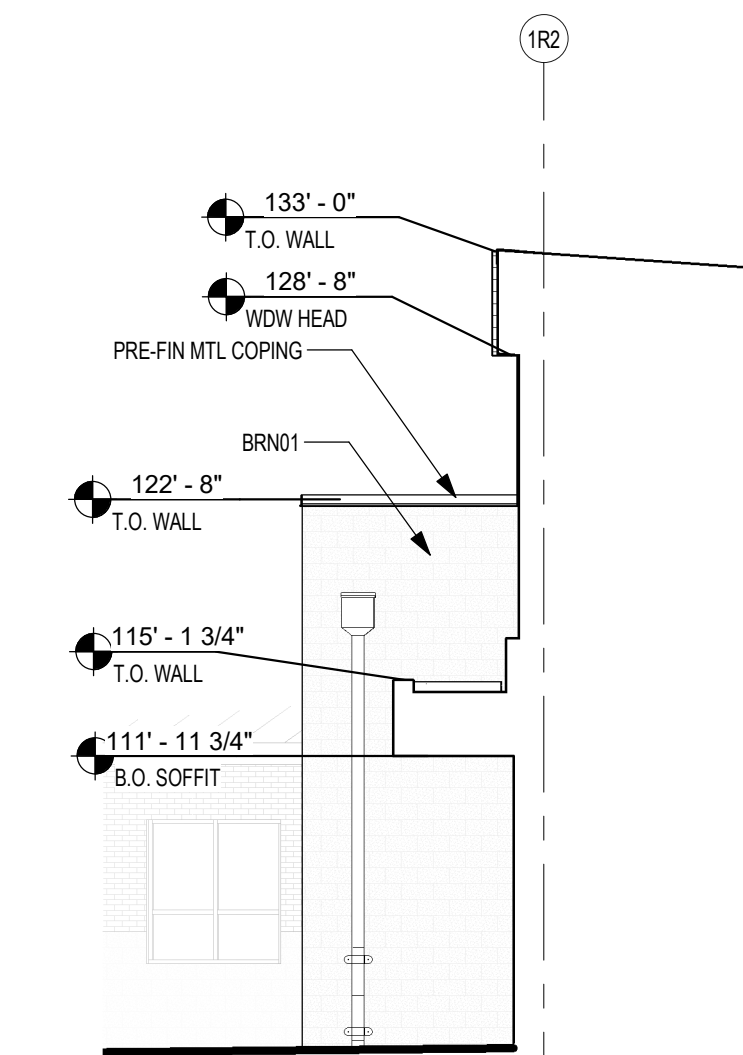
7 EV-EXT - AREA 1 - WEST LONG WING WALL
1/8" = 1'-0"



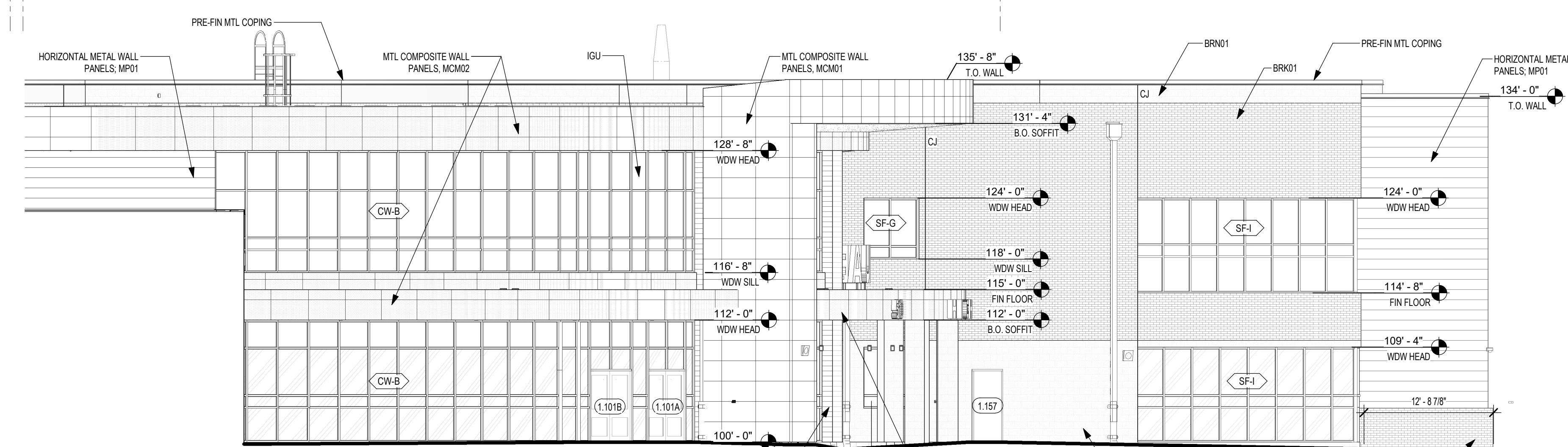
6 EV-EXT - AREA 1 - EAST LONG WING WALL
1/8" = 1'-0"



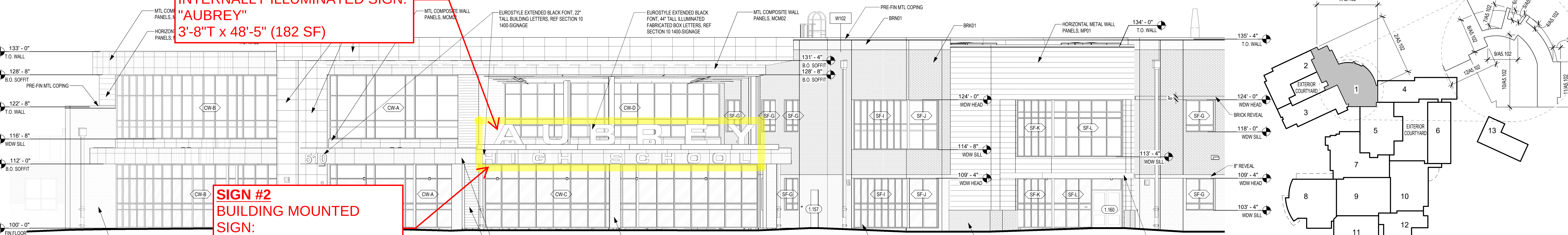
5 EV-EXT - AREA 1 - WEST WING WALL
1/8" = 1'-0"



4 EV-EXT - AREA 1 - SOUTH WING WALL
1/8" = 1'-0"



3 EV-EXT - AREA 1 - EAST - MAIN ENTRY
1/8" = 1'-0"



2 EV-EXT - AREA 1 - NORTH - MAIN ENTRY
1/8" = 1'-0"

SIGN #1
BUILDING MOUNTED
INTERNALLY ILLUMINATED SIGN:
"AUBREY"
3'-8" T x 48'-5" (182 SF)

SIGN #2
BUILDING MOUNTED
SIGN:
"HIGH SCHOOL"
1'-10" T x 50'-6" (93 SF)

SIGN #3

BUILDING MOUNTED INTERNALLY ILLUMINATED
SIGN: "LOGO"
6'-0"T x 10'-0"W (60 SF)

SIGN #4

BUILDING MOUNTED INTERNALLY ILLUMINATED SIGN:
"AUBREY HIGH SCHOOL"
6'-0"T x 79'-0" (474 SF)



View 07 - Option 9

SIGN #4

BUILDING MOUNTED INTERNALLY ILLUMINATED SIGN:
"AUBREY HIGH SCHOOL"
6'-0"T x 79'-0" (474 SF)

SIGN #5

BUILDING MOUNTED SIGN:
"AUDITORIUM"
3'-0"T x 40'-0" (120 SF)



View 04



Notice of Public Hearing

A public hearing will be conducted on the date and time stated in this notice for the following:

An application for a variance to Section 27, Sign Regulations, Article II Classification and Zoning District, Section 7. Class 7, "Major Attached Signs" and to Article III, Regulation by Use District, Section 2. "Single-Family Residential District" of the Zoning Ordinance, Chapter 14, Zoning, Exhibit 14A, to allow for appropriate signage for Aubrey High School. The property consists of 63.613 acres of land situated in the Francisco Trevino Survey, Abstract No. 1243 and is generally located south of Spring Hill Road (FM 428) and east of US 377, within the City of Aubrey, Denton County, Texas. Denton County Parcel ID's 16798, 52453, 52458, 563322, 193128, 193127, 52483, and 524717.

Property Owner/Applicant: Aubrey Independent School District

	BOARD OF ADJUSTMENT (BOA)
Date:	Monday, March 31, 2025
Time:	6:00 pm
Location:	Aubrey City Council Chambers 226 Countryside Dr. Aubrey, TX 76227

You are receiving this notice because you are a property owner within 200 feet of the boundary of the proposed request. As with all such requests, the **Board of Adjustment** is seeking public comment regarding this matter. All interested persons are invited to attend and make comments. If you are unable to attend the public hearing, you may submit written comments prior to the close of the Public Hearing. Property owners whose names do not appear on the County Appraisal District's records may require a notarized statement affirming ownership. For more information, call 940-440-9343.

You may return this form with your remarks to the **Planning Department, 107 S. Main Street, Aubrey, Texas 76227** or via email: citysecretary@aubreytx.gov. Please indicate support or opposition to the proposal and any additional remarks, as well as your name and address for the record.

Your Name: TIM BAKER

Your Address: _____

- ☒ I SUPPORT THE REQUEST
☐ I OPPOSE THE REQUEST

Remarks:

MGR OF AUBREY LAND JV WHICH IS
DEVELOPING THE SHOPPING CENTER IMMEDIATELY TO
107 S. Main Street • Aubrey, TX 76227 • (940) 440-9343 THE NORTH.



**Board of Adjustment Meeting
Staff Report
March 31, 2025**

Agenda Item

Consider and make a recommendation to City Council to appoint a Chairman and a Vice -Chairman for the Board of Adjustment.

Staff Contact

Jenny Hicks, City Secretary
jhicks@aubreytx.gov
940-440-9343

Summary

The Code of Ordinances states the City Council shall designate one member as chairman and one member as vice-chairman.

Financial Summary

Staff Recommended Action

Staff Recommended Motion

I move to recommend _____ as Chair and _____ as Vice-Chair.

Board of Adjustment Meeting Minutes

Aubrey City Hall
107 S. Main St
Aubrey, TX 76227
January 29, 2024
6:00 PM



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

Present: Billy Trujillo (Chair)
Jean Burk (Co-Chair)
Teresa Sanfilippo
Sam Goin
Todd Carter

Staff Present: City Secretary Jenny Hicks, Attorney Patricia Adams, Planning Consultant Helen-Eve Beadle, CIP & Permits Manager Shanda Guffee, City Manager Charles Kreidler

Invocation & Pledge of Allegiance: Billy Trujillo led the Pledge of Allegiance and Jean Burk offered the Invocation.

Community Announcements: None

Citizen Input: None

Agenda Items:

1. Hold Public Hearing, Consider and Act on a request from Dan Wilson, owner of Lot 1, Block A of the Howell Park Addition, generally located on the southeast corner of Cherry Street and James Street, Denton County Parcel ID 692372, for a variance to Section 22, Schedule of District Regulations of the Zoning Ordinance, Chapter 14, Zoning, Exhibit 14A, Section 11, SF10-Single-Family Residential 10,000 Square Foot Lot, for the minimum lot area and lot depth.

Board of Adjustment Chair Billy Trujillo administered the oath to those speaking.

The public hearing was opened at 6:05 p.m. and closed at 6:31 p.m.

City Planner Helen-Eave Beadle provided information.

Dan Wilson, property owner, provided information.

Judy Cochran, 201 N Main St, spoke in opposition.

Kenneth Howell, 207 N Main St, spoke offering to buy the lot back.

Kendra Howell, 207 N Main St, spoke in opposition.

Board Member Goin made a motion to approve the request from Dan Wilson, owner of Lot 1, Block A of the Howell Park Addition, generally located on the southeast corner of Cherry Street and James Street, Denton County Parcel ID 692372, for a variance to Section 22, Schedule of District Regulations of the Zoning Ordinance, Chapter 14, Zoning, Exhibit 14A, Section 11, SF10-Single-Family Residential 10,000 Square Foot Lot, for the minimum lot area of 7,875 square foot and lot depth of 105 foot. Board Member Carter seconded. Motion carried unanimously.

2. Hold Public Hearing, Consider and Act on a request from KLLB AIV, LLC, owner of Highpointe Ranch Phases 1A (81.640 acres) and 1B (44.187 acres), being approximately 125.827 acres of land out of the F. Trevino Survey, Abstract No. 1243, generally located east of US 377, north of Springhill Road for a variance to Section 27, Sign Regulations, Section 6.03 Unified Development Monument Signs and Section 6.04 Sign Coordination for Unified Development Plan of the Zoning Ordinance, Chapter 14, Zoning, Exhibit 14A, to allow for subdivision signage for the Highpointe Ranch Phases 1A and 1B. (Document)

Board of Adjustment Chair Billy Trujillo administered the oath to those speaking.

The public hearing was opened at 6:35 p.m. and closed at 6:50 p.m.

City Planner Helen-Eave Beadle provided information.

Nic Adams, 11467 Chippendale, Heath TX, provided information on behalf of the developer.

Board Member Trujillo made a motion to approve the request from KLLB AIV, LLC, owner of Highpointe Ranch Phases 1A (81.640 acres) and 1B (44.187 acres), being approximately 125.827 acres of land out of the F. Trevino Survey, Abstract No. 1243, generally located east of US 377, north of Springhill Road for a variance to Section 27, Sign Regulations, Section 6.03 Unified Development Monument Signs and Section 6.04 Sign Coordination for Unified Development Plan of the Zoning Ordinance, Chapter 14, Zoning, Exhibit 14A, to allow for subdivision signage for the Highpointe Ranch Phases 1A and 1B with the following conditions:

1. The Final Plat for Phase 1B shall require a Final Plat application to reflect the redesign of the entry lots; and
2. City Council approval of an encroachment agreement for the structure in/above the right-of-way in 1B is required.

Board Member Sanfilippo seconded. Motion carried unanimously.

3. Consideration and action on approving the Minutes from the January 22, 2024 meeting. (Document)

Board Member Trujillo made a motion to approve the minutes. Board Member Carter seconded. Motion carried unanimously.

The meeting was adjourned at 6:52 p.m.

PASSED and APPROVED by the Board of Adjustment of the City of Aubrey, Texas this 31st day of March, 2025.

Chair

ATTEST:

Jenny Hicks, City Secretary