

Planning and Zoning Commission Meeting Minutes

Aubrey City Council Chambers
226 Countryside Dr.
Aubrey, TX 76227
March 13, 2025
6:00 PM



The meeting was called to order at 6:00 PM.

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

Absent: Chuck Fuller, Christal Johnson

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

Commissioner Tidwell offered the invocation, Commissioner Murray led the US Pledge of Allegiance, and Commissioner Kennedy led the Texas 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 request for a change of zoning from unzoned land previously located in the City of Aubrey Extraterritorial Jurisdiction to a Planned Development District (PD) with base zoning district of GR – General Retail on approximately 3.243 acres of land located in the J Bridges Jr. Survey, Abstract No. 35, Denton County, Texas. DCAD Parcel ID 1059776. (High Country PD GR, The Lakes FWSD)

City Planner Helen Eve Beadle provided information.

The public hearing opened at 6:08 PM and closed at 6:08 PM. There were no speakers.

P&Z Commissioner Kyle Kennedy made a motion to approve the zoning change

as presented. P&Z Commissioner Donald Smith seconded. Motion Passed (6:0). None opposed.

1. Consider and make a recommendation to City Council regarding a site plan application for 403 S. Main Street, for restaurant use within Aubrey city limits. (Applicant: SHAP, LLC)

Executive Director of Operations Leanne Wilson provided information.

P&Z Commissioner Candace Stone made a motion to deny the site plan application. P&Z Commissioner Nicole Shaw seconded. Motion (6:0). None opposed.

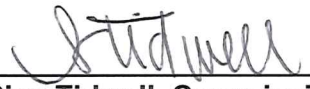
Denial reason: Per Chapter 10, Subdivision Ordinance, Article 1, Section 4, adequate public facilities for development is required. The City Engineer has determined that the drainage plans are not adequate nor comply with city-adopted standards.

2. Consideration and action on the minutes of the February 13, 2025 meeting.

P&Z Commissioner Sina Tidwell made a motion to approve the minutes. P&Z Commissioner Brittney Murray seconded. Motion Passed (6:0). None opposed.

The meeting was adjourned at 6:15 PM.

PASSED and APPROVED by the Planning and Zoning Commission of the City of Aubrey, Texas this 10th day of April, 2025.


Sina Tidwell, Commission Chair



ATTEST:


Jenny Hicks, City Secretary