

Planning and Zoning Commission Meeting Minutes

Aubrey City Council Chambers
226 Countryside Dr.
Aubrey, TX 76227
April 10, 2025
6:00 PM



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

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

Absent: Nicole Shaw, Chuck Fuller

Staff Present: City Attorney Marie Johnson, Executive Director of Operations Leanne Wilson, Assistant to the City Manager Bailey Thompson, Planner Helen-Eve Beadle

Commissioner Sina Tidwell offered the Invocation and Commissioner Murray led the Pledges of Allegiance.

Community Announcements:

Easter Event & Matthews Park grand re-opening downtown Aubrey on Saturday.

Citizen Input: None

New Business: New items requested for consideration.

1. Consider and make a recommendation to the City Council on a Final Plat application for the Trivedi Addition for 2 lots in 25.165 acres of land out of the F. Trevino, Abstract No. 1243, within the City of Aubrey, Denton County, Texas. The property is generally located north of Spring Hill Road, south of Blackjack Road, and east of the future McNatt Road extension within the City of Aubrey, Denton County, Texas. (Pretium Capital, LLC and City of Aubrey)

P&Z Commissioner Donald Smith made a motion to approve the Final Plat with the conditions below. P&Z Commissioner Christal Johnson seconded. Motion Passed (6:0). None opposed.

Conditions:

1. **Sheet 2 NOTES Section shall match Sheet 1;**
 2. **The recording information for the new 20-foot Mustang SUD easement and ROW shall be added prior to the plat being filed at the County;**
 3. **The deed overlap information shall be resolved prior to April 14, 2025 and the plat shall not be filed until the issue is resolved; and**
 4. **The City Engineer review comments shall be completed and resubmitted by April 14, 2025.**
2. Consider and make a recommendation to the City Council on a Site Plan application for the Redfearn Addition for one (1) lot on 3.783 acres of land out of the Francisco Trevino Survey, Abstract No. 1243, City of Aubrey, Denton County Texas. The property is generally located east of US Hwy 377, north of Redfearn Road, and east of Highmeadow Drive within the City of Aubrey, Denton County, Texas. (Maylar, DTC Ventures, Inc.)

P&Z Commissioner Kyle Kennedy made a motion to approve the Site Plan with the conditions below. P&Z Commissioner Brittney Murray seconded. Motion Passed (6:0). None opposed.

Conditions:

1. **The City Engineer shall approve the drainage information;**
 2. **The photometric plan is in review; and**
 3. **The variance for additional trees and fencing around the detention area be approved.**
3. Consider and make a recommendation to the City Council on a Preliminary Plat application for the Redfearn Addition for one (1) lot on 3.783 acres of land out of the Francisco Trevino Survey, Abstract No. 1243, City of Aubrey, Denton County Texas. The property is generally located east of US Hwy 377, north of Redfearn Road, and east of Highmeadow Drive within the City of Aubrey, Denton County, Texas. (Maylar, DTC Ventures, Inc.)

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

Conditions:

1. **The City Engineer approval of the drainage information;**
 2. **The Preliminary Plat exhibit review comments shall be completed and resubmitted by April 14, 2025.**
4. Consideration and action on approving minutes of the March 13, 2025 meeting.

P&Z Commissioner Candace Stone made a motion to approve the minutes. P&Z Commissioner Kyle Kennedy 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 8th day of May, 2025.



Sina Tidwell, Commission Chair



ATTEST:



Jenny Hicks, City Secretary