

Planning and Zoning Commission Meeting Minutes

Aubrey City Council Chambers
226 Countryside Dr.
Aubrey, TX 76227
June 12, 2025
6:00 PM



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

Present: Candace Stone, Brittney Murray, Sina Tidwell, Nicole Shaw

Absent: Christal Johnson, Kyle Kennedy, Chuck Fuller

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

Sina Tidwell offered the Invocation and led the Pledge of Allegiance.

Community Announcements: None

Citizen Input: None

Consent Items: Items placed on the Consent Agenda are considered routine in nature and non-controversial. The Consent Agenda can be acted upon in one motion. Items may be removed from the Consent Agenda by the request of Commission members, City Council, board members or staff. Consideration and action on the following:

1. Approve the minutes of the May 8, 2025 meeting.
2. Approve the request from Commission Member(s) identified in the Staff report as an excused absence from the May 8, 2025 regular meeting.

P&Z Commissioner Sina Tidwell made a motion to approve the consent items. P&Z Commissioner Brittney Murray seconded. Motion Passed (4:0). None opposed.

New Business: New items requested for consideration.

3. Consider and make a recommendation to City Council regarding a Replat application for Aubrey Estates Lot 9R to create one (1) lot in approximately 11.062 acres of the John M. Fisher Survey, Abstract No. 432, Thomas White Survey, Abstract No. 223,

within the City of Aubrey Extraterritorial Jurisdiction, Denton County, Texas (*Aubrey Estates Replat Lot 9R, Hector and Ginger Araujo*)

City Planner Helen-Eve Beadle provided information.

P&Z Commissioner Candace Stone made a motion to recommend approval of the replat. P&Z Commissioner Nicole Shaw seconded. Motion Passed (4:0). None opposed.

4. Consider and make a recommendation to City Council regarding a Replat application for the Garland Wilson Addition, Lot 7R1 on approximately 0.628 acres in the Francisco Trevino Survey, Abstract No. 1243, within the City of Aubrey, Denton County, Texas (*Garland & Terri Wilson, Garland Wilson Lot 7R1 Replat*)

City Planner Helen-Eve Beadle provided information.

P&Z Commissioner Sina Tidwell made a motion to recommend approval of the replat. P&Z Commissioner Brittney Murray seconded. Motion Passed (4:0). None opposed.

5. Hold a public hearing, consider, and make a recommendation to City Council on an amendment to Exhibit 14A, "Zoning Ordinance," in Chapter 14, "Zoning" of the Code of Ordinances of the City of Aubrey, Texas, and the official Zoning Map of the City as requested in an application for a change in zoning for property currently zoned as SF10-Single-Family Residential 10,000 Square Foot Lot to a new zoning classification of SF75-Single-Family Residential 7,500 Square Feet. The property contains approximately 0.604 acres of land out of the J.M. Fisher Survey, Abstract Number 432 City of Aubrey, Denton County, Texas and is addressed as 105 E. North Street. The property is located at the northwest corner of E. North Street and Brockett Street. Denton CAD Property ID 52030. (105 E North St. Burke)

City Planner Helen-Eve Beadle provided information.

The Public Hearing opened at 6:12 p.m. and closed at 6:13 p.m.

Randy Tarlton, representing First Christian Church on Main St, spoke in favor of the rezone.

P&Z Commissioner Brittney Murray made a motion to recommend approval of the rezoning application. P&Z Commissioner Candace Stone seconded. Motion Passed (4:0). None opposed.

6. Hold a public hearing, consider, and make a recommendation to City Council regarding an amendment to Exhibit 14A, "Zoning Ordinance," in Chapter 14, "Zoning" of the Code of Ordinances of the City of Aubrey, Texas, and the official Zoning Map of the City as requested in an application for a change in zoning on an approximate 15.244 acres of land comprised of an approximate 6.25 acre tract of land currently unzoned and previously located in the City's Extraterritorial Jurisdiction to a zoning classification of SF75-Single Family Residential 7,500 Square Foot Lot and an approximate 8.994 acre tract of land currently zoned AG-R Agricultural Residential District and a small strip of private easements designated as C Commercial zoning

district to a new zoning classification of SF75-Single Family Residential 7,500 Square Foot Lot. The properties are located in the Francisco Trevino Survey, Abstract No. 1243, Denton County, Texas and generally located south of FM 428/Spring Hill Road, east of US Hwy 377, and north of E. Highmeadow Drive in the Extraterritorial Jurisdiction, City of Aubrey, Texas and in the City of Aubrey, Texas. DCAD Parcel ID's 563322, 52483, 193127, 193128, 52458, 52453, and 52471. (Aubrey ISD High School Annexation/Zoning SF-75)

City Planner Helen-Eve Beadle provided information.

The Public Hearing opened at 6:18 p.m. and closed at 6:18 p.m.

P&Z Commissioner Nicole Shaw made a motion to recommend approval of the rezoning application. P&Z Commissioner Candace Stone seconded. Motion Passed (4:0). None opposed.

7. Hold a public hearing, consider, and make a recommendation to City Council on an amendment to Exhibit 14A, "Zoning Ordinance," in Chapter 14, "Zoning" of the Code of Ordinances of the City of Aubrey, Texas, to repeal Section 27, "Sign Regulations" and adopt a new Chapter 27, "Sign Regulations" regulating signage within the corporate limits and extraterritorial jurisdiction of the City of Aubrey, including regulations for location, permitting, variances, nonconformities, and providing definitions. (Sign Ordinance Amendment)

City Planner Helen-Eve Beadle provided information.

The Public Hearing opened at 6:26 p.m. and closed at 6:31 p.m.

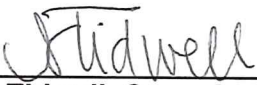
Randy Tarlton 404 S Main St spoke regarding the Museum needing signage, and the need to address the bright lights around some business windows.

Evaloio Owens, 106 E North St, spoke regarding existing pole signs being grandfathered.

P&Z Commissioner Sina Tidwell made a motion to recommend approval of the zoning ordinance amendment for sign regulations. P&Z Commissioner Brittney Murray seconded. Motion Passed (4:0). None opposed.

The meeting was adjourned at 6:32 PM.

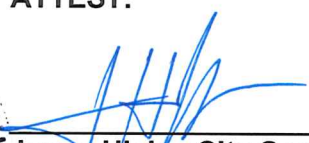
PASSED and APPROVED by the Planning and Zoning Commission of the City of Aubrey, Texas this 10th day of July, 2025.



Sina Tidwell, Commission Chair

ATTEST:





Jenny Hicks, City Secretary