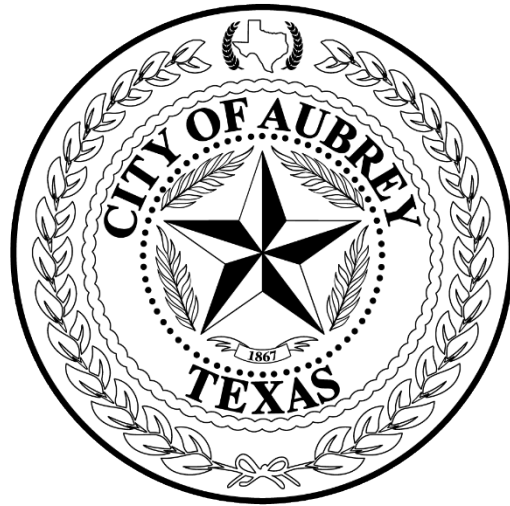


Planning and Zoning Commission Meeting

Aubrey City Council Chambers
226 Countryside Dr.
Aubrey, TX 76227
August 14, 2025
6:00 PM



**(Notice of Potential Quorum for City Council, Board of Adjustment, Library Board, Municipal Development District, and Parks and Recreation Board - 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 Remote Participation of Board Members

Pursuant to Section 551.127, Texas Government Code, one or more commission members may attend this meeting remotely using videoconferencing technology. A quorum of the commission 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 Commission. 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.

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 Council, board members or staff. Consideration and action on the following:

New Business: New items requested for consideration.

1. Consider and make a recommendation to the City Council on a Final 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.)
2. Consideration and action on the minutes of the July 10, 2025 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 Planning and Zoning Commission 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 Planning and Zoning Commission 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.



**Planning and Zoning Commission Meeting
Staff Report
August 14, 2025**

Agenda Item

Consider and make a recommendation to the City Council on a Final 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.)

Staff Contact

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

Summary

The Aubrey City Council approved an Extraterritorial Jurisdiction Development Agreement on September 28, 2023 and in accordance with the agreement, the property was annexed and zoned (PD-GR, SC, C, and IND uses) on October 24, 2023. A Site Plan and Preliminary Plat were approved on April 24, 2025.

The Redfearn Addition Final Plat consists of one (1) lot of 23.783 acres, Lot 1, Block A and the civil engineering plan set was submitted and approved with the Preliminary Plat approval on April 24, 2025.

Engineer Review:

The City Engineer has reviewed the Final Plat and requested the following revisions:

1. Revise bearing and distance call text on the plat so that it does not conflict with the boundary linework.
2. Revise document number referenced in the metes and bounds description.
3. Final Plat shall be signed and sealed by the RPLS of record prior to filing.
4. Remove note regarding creeks/drainage channels on the property since there are no creeks/drainage channels on the property.

RECOMMENDATION:

The Final Plat for Redfearn Addition is recommended for conditional approval subject to the following:

1. The City Engineer's review comments shall be satisfied (outlined in the report).

ACTION OPTIONS:

The Planning & Zoning Commission may recommend to City Council:

1. Approval of the Final Plat;
2. Approval of the Final Plat with conditions (recommended); or
3. Denial of the Final Plat.

ATTACHMENTS:

1. Location Map
 2. Final Plat
-

Financial Summary

Staff Recommended Action

Approve with Conditions

Staff Recommended Motion

Motion to approve the Final Plat with conditions.



REDFEARN
ADDITION

AUBREY CREEK
ESTATES

LOT 1

REDFEARN RD.

US HWY 377

OWNER'S CERTIFICATION

STATE OF TEXAS §
COUNTY OF DENTON §

We, the undersigned, owners of the land shown on this plat within the area described by metes and bounds as follows:

All that certain tract or parcel of land in the Francisco Trevino Survey, Abstract No. 1243, in Denton County, Texas and being all of a called 3.79 acre tract of land described in a General Warranty Deed to DTC Ventures, Inc., recorded in Document Number 2020-14873 of the Official Public Records of said county, said 3.79 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rebar found for the northeast corner of said 3.79 acre tract of land, the southeast corner of Lot 2, Block A of The Bridge Enrichment Center Addition, an addition to the City of Aubrey, recorded in Document Number 2021-5 of the Plat Records of said county and in the west line of a called 53.549 acre tract of land described in a Warranty Deed to Weldon Wilson, recorded in Document Number 2009-248 of said Official Public Records, for the northeast corner herein described;

THENCE South 00°00'38" East, with the east line of said 3.79 acre tract and said west line of said 53.549 acre tract, passing at a distance of 211.69 feet a mag nail with washer stamped "RPLS 6484" set for the northeast corner of a called 0.470 acre right-of-way dedication, recorded in Document Number 2018-106368 of said Official Public Records, continuing in all a total distance of 241.69 feet to a 1/2 inch iron rebar with an illegible cap found for the southeast corner of said 3.79 acre tract and the northeast corner of the terminus right-of-way line of Redfearn Road, a 60-foot-wide public right-of-way, for the southeast corner herein described;

THENCE South 89°40'19" West, with the south line of said 3.79 acre tract and with the north right-of-way line of Redfearn Road, a distance of 682.04 feet to a 1/2 inch iron rebar with a cap stamped "KAZ" found for the southwest corner of said 3.79 acre tract and the southeast corner of Lot 2, Block A of The Arnold Addition, an addition to the City of Aubrey, recorded in Document Number 2020-426 of said Plat Records, for the southwest corner herein described;

THENCE North 00°21'53" West, with the west line of said 3.79 acre tract and the east line of said Lot 2 of the Arnold Addition, passing at a distance of 30.00 feet a 1/2 inch iron rebar with cap stamped "RPLS 4838" found for the northwest corner of said 0.470 acre right-of-way dedication, continuing in all a total distance of 241.00 feet to a 1/2 inch iron rebar with a cap stamped "KAZ" found for the northwest corner of said 3.79 acre tract, the northwest corner of said Lot 2 of The Arnold Addition and in the south line of said Lot 2 of said The Bridge Enrichment Center Addition, for the northwest corner herein described;

THENCE North 89°36'52" East, with the north line of said 3.79 acre tract and with said south line of said Lot 2 of The Bridge Enrichment Center Addition, a distance of 683.53 feet to the POINT OF BEGINNING and containing 3.783 acres (164,786 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT DTC VENTURES, INC. acting herein by and through its duly authorized officers, does hereby adopt this plat designating the hereinabove described property as REDFEARN ADDITION, an addition to the City of Aubrey, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The easements and public use areas, as shown, are dedicated for the public use forever, for the purposes indicated on this plat. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Aubrey's use thereof. The City of Aubrey and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Aubrey and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time of procuring permission from anyone.

That the undersigned does hereby covenant and agree that he (they) shall construct upon the fire lane easements, as dedicated and shown hereon, a hard surface and that he (they) shall maintain the same in a state of good repair at all times and keep the same free and clear of any structures, fences, trees, shrubs, or other improvements or obstruction, including but not limited to the parking of motor vehicles, trailers, boats, or other impediments to the access of fire apparatus. The maintenance of paving on the fire lane easements is the responsibility of the owner, and the owner shall post and maintain appropriate signs in conspicuous places along such fire lanes, stating "Fire Lane, No Parking." The police or his duly authorized representative is hereby authorized to cause such fire lanes and utility easements to be maintained free and unobstructed at all times for Fire Department and emergency use.

This approved subject to all platting ordinances, rules, and regulations of the City of Aubrey, Texas.

WITNESS my hand this the ____ day of ____, 20__.

DTC VENTURES, INC. AUTHORIZED AGENT Date

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared ____, known to me to be the person or persons whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same in the capacity herein stated and the act and deed of said company.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of ____, 20__

Notary Public in and for ____ County

My Commission Expires: ____

NOTARY PUBLIC

CERTIFICATE OF REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS §
COUNTY OF DENTON §

I, the undersigned, ANTHONY RAY CROWLEY, a Registered Professional Land Surveyor in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual on-the-ground survey of the property made under my supervision.

ANTHONY RAY CROWLEY, RPLS 6484 DATE

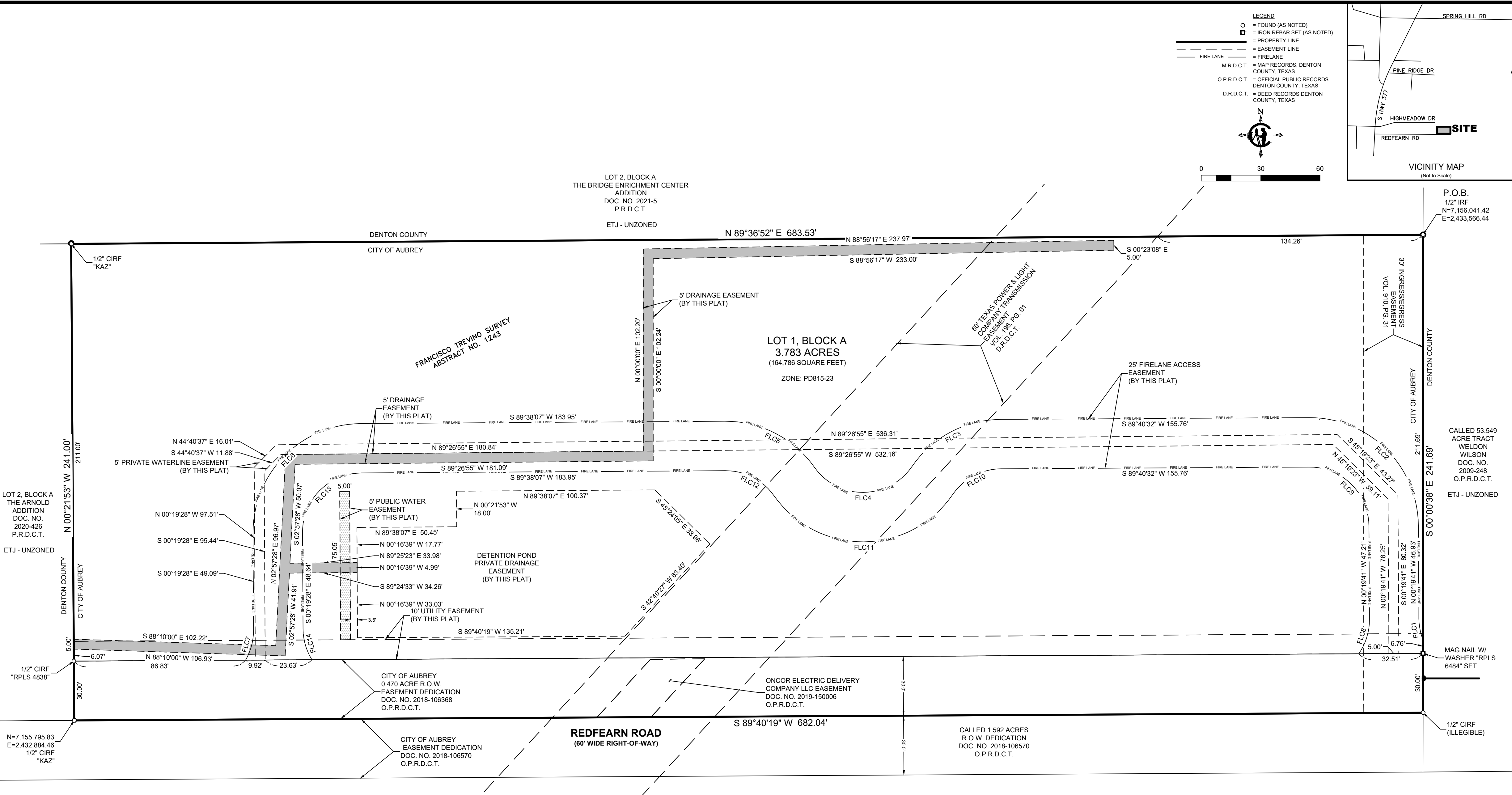
STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, on this day personally appeared ANTHONY RAY CROWLEY, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein stated.

Given under my hand and seal of office this ____ day of ____, 20__.

NOTARY PUBLIC

____ County, Texas



DRAINAGE

BLOCKING THE FLOW OF WATER OR CONSTRUCTION IMPROVEMENTS IN SURFACE DRAINAGE EASEMENTS, AND FILLING OR OBSTRUCTING THE FLOODWAY IS PROHIBITED.

THE CITY OF AUBREY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING OR FLOODING CONDITIONS.

THE EXISTING CREEKS OR DRAINAGE CHANNELS TRAVERSING ALONG OR ACROSS THE ADDITION WILL REMAIN AS OPEN CHANNELS AND WILL BE MAINTAINED BY THE INDIVIDUAL PROPERTY OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY OR ADJACENT TO THE DRAINAGE COURSES ALONG OR ACROSS THE LOTS.

EASEMENTS

ALL SURFACE DRAINAGE EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, FOUNDATIONS, PLANTINGS, AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.

GENERAL

BEARINGS AND DISTANCES ARE BASED ON GPS OBSERVATIONS USING TEXAS STATE PLANE GRID COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE (4202), NAD 83.

LOT IS FOR COMMERCIAL USE

NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF THE CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

THIS PROPERTY IS WITHIN ZONE "X". AREAS DETERMINED TO BE OUTSIDE OF A DESIGNATED 100 YEAR OR 500 YEAR FLOOD PLAIN AS SHOWN BY FIRM MAP COMMUNITY-PANEL NUMBER 48121C0265G, DATED APRIL 18, 2011. NO SURVEYING WAS PERFORMED TO DETERMINE THIS FLOOD ZONE.

ZONING OF THE SUBJECT PROPERTY IS PD 815-23.

PROPERTY TO THE NORTH, EAST AND WEST SIDES ARE IN THE ETJ- UNZONED.

THE PURPOSE OF THIS PLAT IS TO CREATE 1 LOT FROM CONTAINING 3.313 ACRES.

FIRE LANE CURVE TABLE

CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
FLC1	11.11'	30.00'	211°3'10"	N10°56'15"W	11.05'
FLC2	86.39'	55.00'	89°59'48"	N45°19'35"W	77.78'
FLC3	53.02'	55.00'	55°14'07"	S62°03'28"W	50.99'
FLC4	57.78'	30.00'	110°20'52"	S89°36'50"W	49.25'
FLC5	52.94'	55.00'	55°09'09"	N62°47'18"W	50.92'
FLC6	86.36'	55.00'	89°57'35"	S44°39'20"W	77.75'

PRIVATE STREETS

THE CITY OF AUBREY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE STREETS, DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS AND OPEN SPACES; AND THE OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF PRIVATE STREETS, DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS AND OPEN SPACES, AND SAID OWNERS AGREE TO INDEMNIFY AND HOLD HARMLESS THE CITY OF AUBREY, FROM ALL CLAIMS, DAMAGES AND LOSSES ARISING OUT OF OR RESULTING FROM PERFORMANCE OF THE OBLIGATIONS OF SAID OWNERS SET FORTH IN THIS PARAGRAPH.

ENGINEERING

WHEN ENGINEERING PLANS ARE PROVIDED, THE ENGINEER SHALL EXECUTE ON THE FACE OF THE PLAT THE FOLLOWING STATEMENT:

"I, _____, A TEXAS LICENSED ENGINEER, DO HEREBY AFFIRM THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF AND BASED UPON THE INFORMATION PROVIDED, THE DRAINAGE IMPROVEMENTS SHOWN ON THIS PLAT WILL HAVE NO ADVERSE EFFECT ON ANY PROPERTY ADJACENT TO THE PROPERTY SHOWN. I FURTHER DECLARE THAT I WILL ACCEPT FULL RESPONSIBILITY AND HOLD HARMLESS THE CITY OF AUBREY FROM ANY CLAIM OR LITIGATION ARISING OUT OF ANY CLAIM OR LITIGATION ARISING OUT OF ANY ERRORS, OMISSIONS, OR OTHER ACTS OF NEGLIGENCE IN THE PREPARATION OF SAME."

MAINTENANCE

THE MAINTENANCE OF PAVING, GRADING AND DRAINAGE IMPROVEMENTS AND/OR EASEMENTS SHOW ON THIS PLAT ARE THE RESPONSIBILITY OF THE INDIVIDUAL PROPERTY OWNER AND DO NOT CONSTITUTE ACCEPTANCE OF THE SAME FOR MAINTENANCE PURPOSES BY THE CITY OF AUBREY.

FIRE LANE CURVE TABLE

CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
FLC7	15.95'	30.00'	30°28'04"	S14°54'34"W	15.77'
FLC8	18.48'	30.00'	35°17'38"	N17°19'09"E	18.19'
FLC9	47.12'	30.00'	89°59'48"	N45°19'35"W	42.43'
FLC10	28.92'	30.00'	55°14'07"	S62°03'28"W	27.81'
FLC11	105.93'	55.00'	110°20'52"	S89°36'50"W	90.30'
FLC12	28.88'	30.00'	55°09'09"	N62°47'18"W	27.78'
FLC13	47.10'	30.00'	89°57'35"	S44°39'20"W	42.41'
FLC14	16.47'	30.00'	31°27'13"	S16°03'04"E	16.26'

FLOODPLAIN

NO CONSTRUCTION, WITHOUT WRITTEN APPROVAL FROM THE CITY OF AUBREY, SHALL BE ALLOWED WITHIN AN IDENTIFIED "FIRM" FLOODPLAIN AREA, AND THEN ONLY AFTER A DETAILED FLOODPLAIN DEVELOPMENT PERMIT INCLUDING ENGINEERING PLANS AND STUDIES SHOW THAT NO RISE IN THE BASE FLOOD ELEVATION WILL RESULT, THAT NO FLOODING WILL RESULT, THAT NO OBSTRUCTION TO THE NATURAL FLOW OF WATER WILL RESULT; AND SUBJECT TO ALL OWNERS OF THE PROPERTY AFFECTED BY SUCH CONSTRUCTION BECOMING A PARTY TO THE REQUEST. WHERE CONSTRUCTION IS PERMITTED, ALL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF TWO-FOOT ABOVE THE 100-YEAR FLOOD ELEVATION.

THIS PROPERTY IS WITHIN ZONE "X". AREAS DETERMINED TO BE OUTSIDE OF A DESIGNATED 100 YEAR OR 500 YEAR FLOOD PLAIN AS SHOWN BY FIRM MAP COMMUNITY-PANEL NUMBER 48121C0265G, DATED APRIL 18, 2011. NO SURVEYING WAS PERFORMED TO DETERMINE THIS FLOOD ZONE.

CERTIFICATE OF FINAL PLAT APPROVAL

THIS FINAL PLAT WAS REVIEWED AND APPROVED BY THE CITY COUNCIL OF AUBREY, TEXAS THE ____ DAY OF ____, 20__

CHRIS RICH, MAYOR
CITY OF AUBREY, TEXAS

UTILITIES

ELECTRIC

COSERV
7701 S. STEMMONS FRWY
CORINTH, TX 76210
940-321-7800

GAS

ATMOS
P.O. BOX 650205
DALLAS, TX 75265
1-888-286-6700

WATER

CITY OF AUBREY
107 S MAIN STREET
AUBREY, TX 76227
940-440-9343

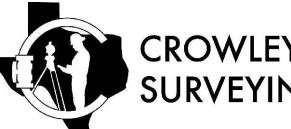
SANITARY SEWER

CITY OF AUBREY
107 S MAIN STREET
AUBREY, TX 76227
940-440-9343

AUBREY CREEK ESTATES
PHASE 2
DOC. NO. 2022-21
P.R.D.T.C.T.
ZONE: PD 630-17

FINAL PLAT
LOT 1, BLOCK A
REDFEARN ADDITION
TOTAL OF 3.783 ACRES
FRANCISCO TREVINO SURVEY, ABSTRACT NO. 1243,
CITY OF AUBREY, DENTON COUNTY, TEXAS

Date: JULY 29, 2025	Drawn: L.J.G	Checked: ARC	Scale: 1" = 30'	Sheet: 1 of 1
Owner: DTC VENTURES, INC. 5720 LBJ FREEWAY SUITE 490 DALLAS, TEXAS 75240	Developer: EIKON 1405 W CHAPMAN DRIVE SANGER, TEXAS 76266 (940) 387-0805	ANTHONY RAY CROWLEY R.P.L.S. NO. 6484 CROWLEY SURVEYING FRN:1004650 117 WEST ARCHER STREET JACKSBORO, TEXAS 76458 (469) 850-CPLS(2757) acrowley@crowleysurveying.com		



Planning and Zoning Commission Meeting Minutes

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



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

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

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

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

Community Announcements:

- Commissioner Sina Tidwell announced her resignation from the Commission.

Citizen Input:

- City Council Member Mike Browning thanked the board members for their time and dedication to the community.

Consent Items:

1. Approve minutes of the June 12, 2025 meeting.
2. Approve the request from Commission Member(s) identified in the Staff report as an excused absence from the June 12, 2025 regular meeting.

P&Z Commissioner Sina Tidwell made a motion to approve the consent items. P&Z Commissioner Brittney Murray seconded. Motion Passed (5:0). None opposed.

New Business: New items requested for consideration.

3. 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 of zoning from unzoned land previously located in the City of Aubrey Extraterritorial Jurisdiction to a zoning classification of PD - Planned Development District with a base zoning district of C – Commercial on approximately 3.77 acres of land located in the Francisco Trevino Survey, Abstract No. 1243, Denton County, Texas. The property is generally located west of McNatt Road, north of Winterhaven Lane, and south of Spring Hill Road/FM 423. DCAD Parcel ID's 694193 and 1003909. (Cencor/SWC 428 McNatt LP PD-C)

City Planner Helen-Eve Beadle provided information.

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

P&Z Commissioner Brittney Murray made a motion to recommend approval of the Planned Development District as presented. P&Z Commissioner Marc Hendricks seconded. Motion Passed (5:0). None opposed.

The meeting was adjourned at 6:14 PM.

PASSED and APPROVED by the Planning and Zoning Commission of the City of Aubrey, Texas this 14th day of August, 2025.

Commission Chair

ATTEST:

Jenny Hicks, City Secretary