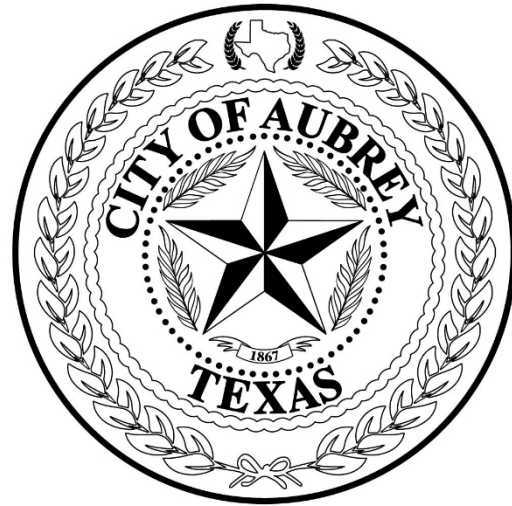


City Council Meeting

Aubrey City Council Chambers
226 Countryside Dr.
Aubrey, TX 76227
August 21, 2025
6:30 PM



**(Notice of Potential Quorum for Planning & Zoning Commission, 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 Council Members

Pursuant to Section 551.127, Texas Government Code, one or more Council 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 City Council. If your comments are concerning an agenda item, you may wait until the discussion on that item if you prefer. Once recognized by the Mayor, 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. Discuss, consider and act on a Resolution regarding a proposed concrete batch plant facility to be located at 10400 Osburn Rd, Pilot Point, TX.

-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 City Council 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 City Council 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.



**City Council Meeting
Staff Report
August 21, 2025**

Agenda Item

Discuss, consider and act on a Resolution regarding a proposed concrete batch plant facility to be located at 10400 Osburn Rd, Pilot Point, TX.

Staff Contact

Charles Kreidler, City Manager
kreidler@aubreytx.gov
940-440-9343

Summary

Executive Summary

The City of Aubrey is considering a resolution regarding the proposed **100X Concrete, LLC permanent concrete batch plant** (TCEQ Registration No. 180387) at **10400 Osburn Road, Pilot Point, Texas**.

This site lies immediately adjacent to existing residential neighborhoods within Aubrey's ultimate growth boundary and a **future master-planned neighborhood of more than 600 homes**. The proposed facility is incompatible with surrounding and planned residential uses and raises significant concerns for Aubrey residents and the broader community.

Major Reasons for Opposition (Aubrey and Pilot Point)

- **Public Health & Air Quality:** Concrete batch plants produce particulate matter, silica dust, and diesel emissions that can negatively affect nearby residents.
- **Traffic & Safety:** The facility would add heavy truck traffic to Osburn Road, FM 428, and FM 2931, which already experience congestion and traffic pinch points, especially during school hours.
- **Noise & Quality of Life:** Batch plants bring continuous noise, vibration, and nuisance dust that diminish quality of life for nearby homeowners.
- **Land Use Incompatibility:** The site is directly adjacent to existing neighborhoods and a planned community of 600+ homes. Pilot Point's resolution likewise cited the incompatibility of such an industrial facility near residential development.
- **Cumulative Impacts:** With the area's rapid growth, the presence of an industrial batch plant risks undermining long-term planning goals for residential stability and economic development.

Alignment with Pilot Point's Opposition

The **City of Pilot Point** has already passed a resolution opposing the same plant. Their stated concerns include:

- Negative health impacts from dust and emissions;
- Increased heavy truck traffic affecting local roads and safety;
- Incompatibility with nearby residential neighborhoods and future development;
- Threats to quality of life and property values for existing residents.

Public Hearing Notice

The Texas Commission on Environmental Quality (TCEQ) has scheduled a **Public Hearing** on the 100X Concrete application:

- **Date:** Monday, August 25, 2025
 - **Time:** 6:00 PM
 - **Location:** City of Aubrey Community Center, 226 Countryside Drive, Aubrey, Texas 76227
-

Financial Summary

Staff Recommended Action

Staff Recommended Motion

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY



NOTICE OF APPLICATION AND PUBLIC HEARING FOR AN AIR QUALITY STANDARD PERMIT FOR A CONCRETE BATCH PLANT WITH ENHANCED CONTROLS

PROPOSED AIR QUALITY REGISTRATION NUMBER 180387

APPLICATION. 100X Concrete LLC, 340 Trailside, Prosper, TX 75078-0345 has applied to the Texas Commission on Environmental Quality (TCEQ) for an Air Quality Standard Permit for a Concrete Batch Plant with Enhanced Controls Registration Number 180387 to authorize the operation of a concrete batch plant. The facility is proposed to be located at 10400 Osburn Road, Pilot Point, Denton County, Texas 76258. This application is being processed in an expedited manner, as allowed by the commission's rules in 30 Texas Administrative Code, Chapter 101, Subchapter J. This link to an electronic map of the site or facility's general location is provided as a public courtesy and not part of the application or notice. For exact location, refer to application. <https://gisweb.tceq.texas.gov/LocationMapper/?marker=-96.951352,33.332244&level=13>. This application was submitted to the TCEQ on June 4, 2025. The primary function of this plant is to manufacture concrete by mixing materials including (but not limited to) sand, aggregate, cement and water. The executive director has determined the application was technically complete on June 14, 2025.

PUBLIC COMMENT / PUBLIC HEARING. Public written comments about this application may be submitted at any time during the public comment period. The public comment period begins on the first date notice is published and extends to the close of the public hearing. Public comments may be submitted either in writing to the Texas Commission on Environmental Quality, Office of the Chief Clerk, MC-105, P.O. Box 13087, Austin, TX 78711-3087, or electronically at www14.tceq.texas.gov/epic/eComment/. Please be aware that any contact information you provide, including your name, phone number, email address and physical address will become part of the agency's public record.

A public hearing has been scheduled, that will consist of two parts, an informal discussion period and a formal comment period. During the informal discussion period, the public is encouraged to ask questions of the applicant and TCEQ staff concerning the application, but comments made during the informal period will not be considered by the executive director before reaching a decision on the permit, and no formal response will be made to the informal comments. During the formal comment period, members of the public may state their comments into the official record. **Written comments about this application may also be submitted at any time during the hearing.** The purpose of a public hearing is to provide the opportunity to submit written comments or an oral statement about the application. **The public hearing is not an evidentiary proceeding.**

**THE PUBLIC HEARING IS TO BE HELD:
MONDAY, AUGUST 25, 2025, AT 6:00 PM
CITY OF AUBREY COMMUNITY CENTER
226 COUNTRYSIDE DRIVE
AUBREY, TX 76227**

RESPONSE TO COMMENTS. A written response to all formal comments will be prepared by the executive director after the comment period closes. The response, along with the executive director's decision on the application, will be mailed to everyone who submitted public comments and the response to comments will be posted in the permit file for viewing.

The executive director shall approve or deny the application not later than 35 days after the date of the public hearing, considering all comments received within the comment period, and base this decision on whether the application meets the requirements of the standard permit.

CENTRAL/REGIONAL OFFICE. The application will be available for viewing and copying at the TCEQ Central Office and the TCEQ Dallas/Fort Worth Regional Office, located at 2309 Gravel Drive, Fort Worth, Texas 76118-6951, during the hours of 8:00 am to 5:00 pm, Monday through Friday, beginning the first day of publication of this notice. The application, including any updates, is available electronically at the following webpage:
<https://www.tceq.texas.gov/permitting/air/airpermit-applications-notices>.

INFORMATION. For more information about the permitting process, please call the TCEQ Public Education Program, Toll Free, at 1-800-687-4040 or visit their website at www.tceq.texas.gov/goto/pep. Si desea información en Español, puede llamar al 1-800-687-4040. You can also view our website for public participation opportunities at www.tceq.texas.gov/goto/participation.

Further information may also be obtained from 100X Concrete LLC, 340 Trailside, Prosper, TX 75078-0345, or by calling Ms. Amelia Hudson, Assistant Director, Compliance Planning at (972) 385-8069.

Notice Issuance Date: July 3, 2025

COMISIÓN DE CALIDAD AMBIENTAL DE TEXAS



AVISO DE SOLICITUD Y AUDIENCIA PÚBLICA PARA UN PERMISO ESTÁNDAR DE CALIDAD DE AIRE PARA UNA PLANTA DE LOTES DE CONCRETO CON CONTROLES MEJORADOS

PROPUESTA INSCRIPCIÓN DE CALIDAD DE AIRE NÚMERO 180387

SOLICITUD. 100X Concrete LLC, 340 Trailside, Prosper, TX 75078-0345, ha presentado una solicitud a la Comisión de Calidad Ambiental de Texas (TCEQ) para un Permiso Estándar de Calidad de Aire para una Planta de Lotes de Concreto con Controles Mejorados, inscripción número 180387, para autorizar el funcionamiento de una planta de lotes de concreto. Se propone ubicar estas instalaciones en 10400 Osburn Road, Pilot Point, Condado de Denton, Texas 76258. Esta solicitud se está tramitando de manera acelerada, según lo permitido por las reglas de la comisión en el Título 30 del Código Administrativo de Texas, Capítulo 101, Subcapítulo J. Este enlace a un mapa electrónico de la ubicación general del sitio o de la instalación es proporcionado como una cortesía y no es parte de la solicitud o del aviso. Para la ubicación exacta, consulte la solicitud.

<https://gisweb.tceq.texas.gov/LocationMapper/?marker=-96.951352,33.332244&level=13>.

Esta solicitud fue presentada a la TCEQ el 4 de junio de 2025. La función principal de estas instalaciones es la elaboración de concreto, mezclando materiales que incluyen (pero no se limitan a) arena, grava, cemento y agua. El director ejecutivo de la TCEQ determinó que la solicitud estaba técnicamente completa el 14 de junio de 2025.

COMENTARIOS PÚBLICOS / AUDIENCIA PÚBLICA. Se pueden presentar comentarios públicos escritos sobre esta solicitud en cualquier momento durante el período de comentarios públicos. El período de comentarios públicos comienza en la fecha en que se publica el primer aviso y extenderá hasta que se termine la audiencia pública. Los comentarios públicos escritos se deben presentar a la Texas Commission on Environmental Quality, Office of the Chief Clerk, MC-105, P.O. Box 13087, Austin, Texas 78711-3087, o en forma electrónica en www14.tceq.texas.gov/epic/eComment/. Tenga en cuenta que cualquier información de contacto que proporcione, incluido su nombre, número de teléfono, dirección de correo electrónico y dirección física, pasará a formar parte del registro público de la agencia.

Se ha programado una audiencia pública, que constará de dos partes: un período de discusión informal y un período formal de comentarios. Durante el período informal de discusión, se le ofrece al público que haga preguntas al solicitante y al personal de la TCEQ referentes a la solicitud, pero comentarios hechos durante el período informal no serán tomados en cuenta por el director ejecutivo antes de tomar su decisión sobre el permiso y tampoco se dará una respuesta formal a los comentarios informales. Durante el período formal de comentarios, los miembros del público pueden expresar sus comentarios para que

queden registrados oficialmente. **También se pueden presentar comentarios escritos sobre esta solicitud en cualquier momento durante la audiencia.** El propósito de la audiencia pública es dar una oportunidad para que se presenten comentarios escritos o una declaración oral sobre la solicitud. **La audiencia pública no es un procedimiento probatorio.**

**La Audiencia Pública se celebrará:
Lunes, 25 de agosto de 2025, a las 6:00 PM
City of Aubrey Community Center
226 Countryside Drive
Aubrey, TX 76227**

RESPUESTAS A COMENTARIOS. Después de que cierre el período de comentarios, el director ejecutivo preparará una respuesta escrita a todos los comentarios formales. La respuesta, junto con la decisión del director ejecutivo sobre la solicitud, se le mandará a quienes hayan presentado comentarios públicos y la respuesta a los comentarios se colocará en el expediente del permiso para que pueda ser leída.

El director ejecutivo de la TCEQ dará su aprobación o denegará la solicitud a más tardar 35 días después de la fecha de la audiencia pública, tomando en cuenta todos los comentarios recibidos durante el período de comentarios, y basará esta decisión en si la solicitud reúne los requisitos del permiso estándar.

OFICINA CENTRAL/REGIONAL. La solicitud estará disponible para ser leída y copiada en la Oficina Regional de Dallas/Fort Worth de la TCEQ, ubicada en 2309 Gravel Drive, Fort Worth, Texas 76118-6951, durante las horas de 8:00 a.m. a 5:00 p.m., de lunes a viernes, empezando el primer día de la publicación de este aviso. La solicitud, incluyendo cualquier actualización, está disponible electrónicamente en la siguiente página web:
<https://www.tceq.texas.gov/permitting/air/airpermit-applications-notices>.

INFORMACIÓN. Para mayor información sobre el proceso para permisos, por favor llame a la TCEQ, gratis, El Programa de Educación Pública de la TCEQ, al 1-800-687-4040 o visite su sitio web en www.tceq.texas.gov/goto/pep. Si desea información en Español, puede llamar al 1-800-687-4040. También puede visitar nuestro sitio web para conocer las oportunidades de participación pública en www.tceq.texas.gov/goto/participation.

También puede obtener más información de 100X Concrete LLC, 340 Trailside, Prosper, TX 75078-0345, o llamando a Ms. Amelia Hudson, Subdirectora de Planificación del Cumplimiento (972) 385-8069.

Fecha de Emisión del Aviso: 3 de julio de 2025

**CITY OF PILOT POINT, TEXAS
RESOLUTION NO. 2025-09-664**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PILOT POINT, TEXAS, FORMALLY OPPOSING THE PROPOSED 100X CONCRETE BATCH PLANT (TCEQ PERMIT NO. 180387), AND REAFFIRMING THE CITY'S COMMITMENT TO ITS ADOPTED MASTER PLAN SET (2025).

WHEREAS, on April 15, 2025, the City Council adopted the Pilot Point Master Plan Set, comprising the Comprehensive Plan, Downtown Master Plan, and Parks & Recreation Master Plan, to guide future growth, land use, design, and environmental stewardship in Pilot Point; and

WHEREAS, the Master Plan Set emphasizes the City's "Triple Bottom Line", ensuring that all decisions foster *people-focused*, *economically resilient*, and *environmentally responsible* outcomes, preserving Pilot Point's rural character, protecting green spaces, and advancing smart infrastructure solutions; and

WHEREAS, the Master Plan establishes clear land-use strategies by directing industrial development toward appropriate corridors, enhancing mobility and connectivity, and safeguarding recreational, equestrian, and tourism assets that define Pilot Point's unique identity; and

WHEREAS, the Pilot Point area is home to numerous horse ranches and equestrian facilities that contribute significantly to the local economy, cultural heritage, and tourism industry, and the proposed batch plant's dust, noise, and heavy truck traffic could harm animal health, training operations, and the visitor experience; and

WHEREAS, 100X Concrete LLC has applied for TCEQ Air Quality Permit No. 180387, requesting approval to operate a concrete batch plant in close proximity to the City's residential, equestrian, and tourism zones; and

WHEREAS, such a facility threatens to contravene the Master Plan's established vision by introducing airborne pollutants, noise, heavy truck traffic, and environmental degradation—thereby endangering community health, safety, property values, scenic character, and future land-use goals; and

WHEREAS, the proposed location is demonstrably misaligned with the Master Plan's preferred industrial corridors and undermines the City's long-term planning priorities.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF PILOT POINT, TEXAS:

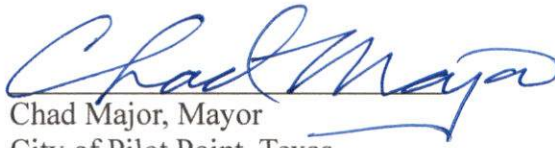
Section 1. The City Council hereby declares its opposition to the proposed concrete batch plant by 100X Concrete LLC (TCEQ Permit No. 180387) and respectfully urges TCEQ to deny the air quality permit.

Section 2. The City Council reaffirms its commitment to the 2025 Master Plan Set and asserts that development inconsistent with its vision must not proceed.

Section 3. The Mayor and City Staff are authorized to convey this resolution, including its planning- and equestrian-based rationale, to TCEQ and appropriate stakeholders.

Section 4. This Resolution shall take effect immediately upon adoption.

PASSED AND APPROVED by the City Council of the City of Pilot Point, Texas, this 14th day of August, 2025.


Chad Major, Mayor
City of Pilot Point, Texas

ATTEST:


Lenette Cox, City Secretary
City of Pilot Point, Texas

