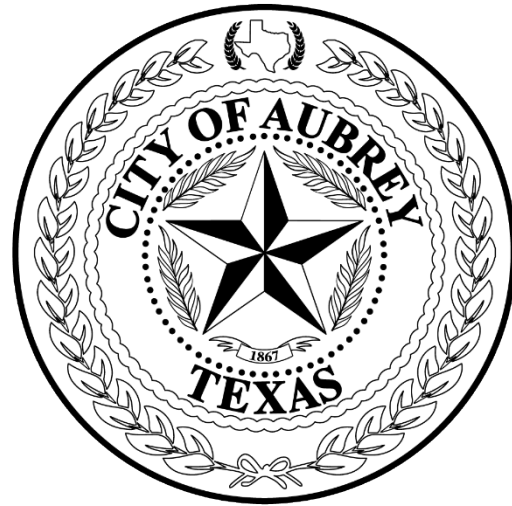


Planning and Zoning Commission Meeting

Aubrey City Council Chambers
226 Countryside Dr.
Aubrey, TX 76227
November 13, 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:

1. Approve minutes of the August 14, 2025 meeting.
2. Approve the request from Commission Member(s) identified in the Staff report as an excused absence from the August 14, 2025 regular meeting.

New Business: New items requested for consideration.

3. Consideration and action on appointing a chairperson.
4. Consideration and action on appointing a co-chairperson.
5. Consider and make a recommendation to the City Council regarding a Preliminary Plat application for Highpointe Ranch Phase 4A, for 86 residential lots and three (3) HOA lots, being approximately 21.615 acres out of the Francisco Trevino Survey, Abstract 1243 generally located south of E Blackjack Road, east of U.S. Highway 377, and north of Springhill Road/FM 428, City of Aubrey, Denton County, Texas. (Aubrey Blackjack Partners, LLC)
6. Consider and make a recommendation to the City Council regarding a Final Plat application for Highpointe Ranch East Phase 4A, for 86 residential lots and three (3) HOA lots, being approximately 21.615 acres out of the Francisco Trevino Survey, Abstract 1243 generally located south of E Blackjack Road, east of U.S. Highway 377, and north of Springhill Road/FM 428, City of Aubrey, Denton County, Texas. (Aubrey Blackjack Partners, LLC)
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, 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 Single-Family Residential 7,500 Square Feet (SF75) on approximately 4.194 acres of land located in the Francisco Trevino Survey, Abstract No. 1243, Tract 18, Denton County, Texas, to allow a Government Use as authorized in the SF75 zoning district. The property is generally located south of Blackjack Road East between FM2931 and US377. DCAD Parcel ID 1074798. (Police Substation Zoning Belmont)
8. 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 Single-Family Residential 7,500 Square Feet (SF75) on approximately 2.0 acres of land located in the James Bridges Junior Survey, Abstract No. 36 and the Silverado Addition, Phase 3, Block W, Lot 18A, Denton County, Texas, to allow a Government Use as authorized in the SF-75 zoning district. The property is generally located at the southwest corner of Frontier Parkway and FM 2931. DCAD Parcel ID 773540. (Silverado Fire Station Zoning)

9. Receive a presentation and hold discussion regarding the proposed Aubrey 2045 Comprehensive Plan (the "Plan"), conduct a public hearing on the Plan to receive public comment, and consider and take action to make a recommendation to the City Council regarding the adoption of the proposed "Aubrey 2045 Comprehensive Plan".
 - a. Consultant Presentation of the Plan and Commission Discussion
 - b. Conduct a Public Hearing regarding the Plan
 - c. Consider the proposed Aubrey 2045 Comprehensive Plan and make a recommendation to the City Council regarding the adoption of the Plan

-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.