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.

Planning and Zoning Commission Meeting Minutes

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

The meeting was called to order at 6:01 PM.

Present: Christal Johnson, Kyle Kennedy, Candace Stone, Brittney Murray, Nicole Shaw

Absent: Marc Hendricks, Chuck Fuller

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

Christal Johnson offered the Invocation and Candace Stone led the Pledge of Allegiance.

Community Announcements: None

Citizen Input: None

Consent Items: 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 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.)

   City Planner Helen-Eve Beadle provided information.

   P&Z Commissioner Kyle Kennedy made a motion to motion to approve the final plat. P&Z Commissioner Christal Johnson seconded. Motion Passed (5:0). None opposed.

2. Consideration and action on the minutes of the July 10, 2025 meeting.

   P&Z Commissioner Nicole Shaw made a motion to motion to approve the

minutes. P&Z Commissioner Candace Stone seconded. Motion Passed (5:0). None opposed.

The meeting was adjourned at 6:06 PM.

PASSED and APPROVED by the Planning and Zoning Commission of the City of Aubrey, Texas this 13th day of November, 2025.

_____

Brittney Murray, Commission Co-Chair

ATTEST:

_____

Jenny Hicks, City Secretary

Planning and Zoning Commission Meeting
Staff Report
November 13, 2025

Agenda Item
Consideration and action on appointing a chairperson.

Staff Contact
Jenny Hicks, City Secretary
jhicks@aubreytx.gov
940-440-9343

Summary
A chairperson should be elected from the Commission's regular members.

Financial Summary
N/A

Staff Recommended Action

Staff Recommended Motion
I make a motion to appoint ____ as chairman.

Planning and Zoning Commission Meeting
Staff Report
November 13, 2025

Agenda Item
Consideration and action on appointing a vice-chairperson.

Staff Contact
Jenny Hicks, City Secretary
jhicks@aubreytx.gov
940-440-9343

Summary
A vice-chairperson should be elected from the Commission's regular members.

Financial Summary
N/A

Staff Recommended Action

Staff Recommended Motion
I make a motion to appoint _____ as vice-chairman.

Planning and Zoning Commission Meeting
Staff Report
November 13, 2025

Agenda Item
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)

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

Summary
Highpointe Ranch is a master planned community located east of US Hwy. 377, south of E Blackjack Road, and north of Spring Hill Road/FM 428. The property was zoned as a Planned Development District (PD) in September of 2023 and this portion of the overall development is zoned for single-family residential lots. The overall development includes 10 residential phases. A previous Preliminary Plat for the overall Highpointe Ranch development in 2022 has expired.

The applicant has submitted a Preliminary Plat that includes:

- 86 residential lots (minimum lot size 50 feet X 120 feet, 6,000 square feet)
- 3 HOA lots

The site will be served by access points to US 377 and the Future Outer Loop by Bronco Lane in Highpointe Ranch.

RECOMMENDATION:
The City Engineer and City Planner have reviewed the Preliminary Plat and recommend it for approval subject to the topography being added to the plat.
The Planning & Zoning Commission may recommend to City Council:

1. Approve the Preliminary Plat as presented with one (1) condition;
2. Approve the Preliminary Plat with conditions; or
3. Deny the Preliminary Plat.

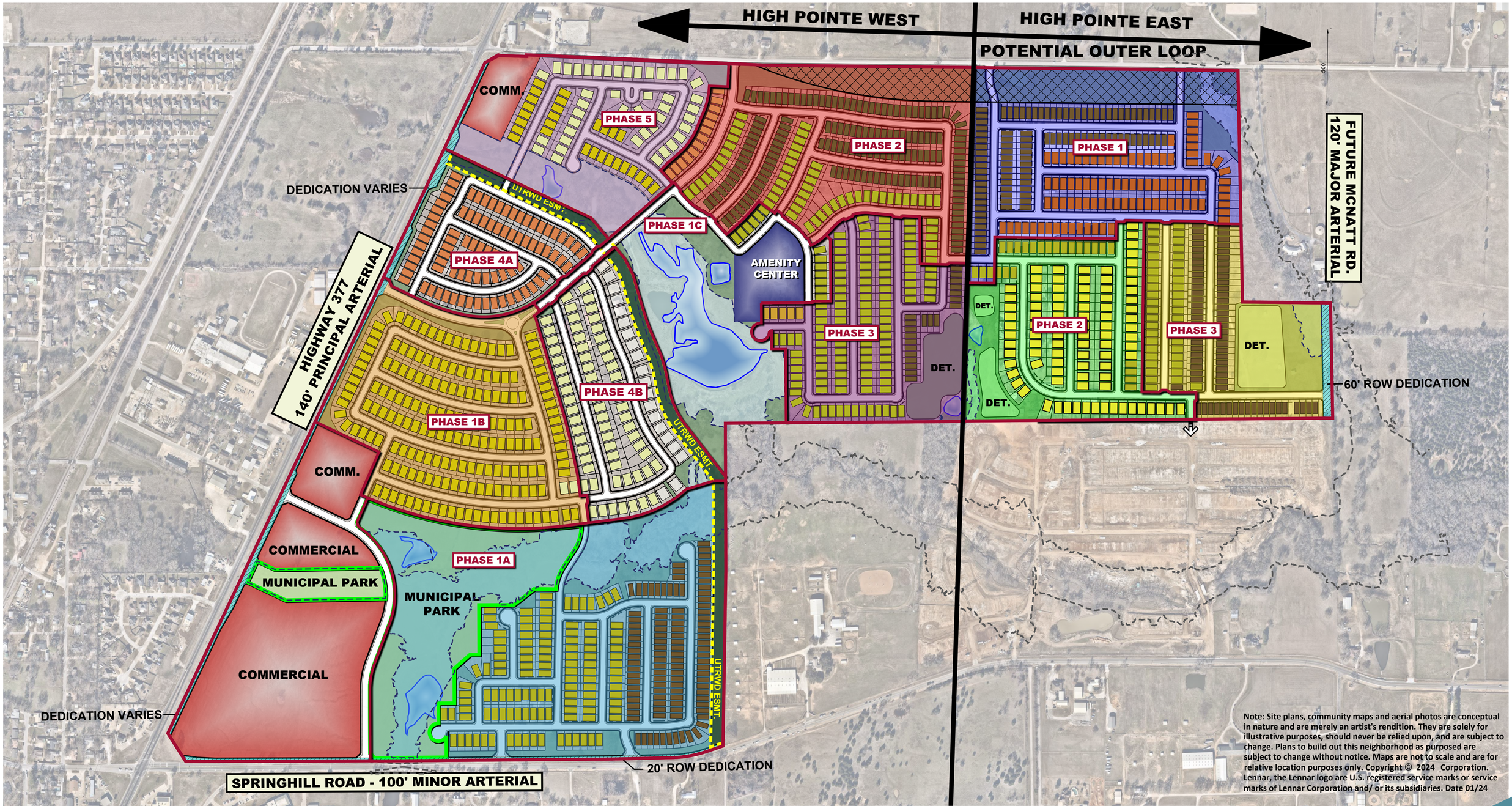
Attachments:

1. Highpointe Ranch Phasing Plan
2. Preliminary Plat for Highpointe Ranch Phase 4A

Financial Summary

Staff Recommended Action
Approve with Conditions

Staff Recommended Motion
Motion to recommend approval of the Preliminary Plat application with one (1) condition.



Highpointe Ranch
Phasing Plan

Aubrey Texas
June 2024

Land Use Acreage Summary

Residential Lots / Residential Rights of Way	287.2	62.3%
Commercial	39.5	8.6%
Right-of-Way Dedication	9.3	2.0%
Open Space / Floodplain / Detention	81.8	17.9%
Municipal Park	29.9	6.5%
Amenity Center	4.6	0.8%
UTRWD Easement	8.5	1.8%
Total	**460.8**	**100.0%**

Potential Outer Loop (Overlay)

Residential Type				Phase 1 A West	Phase 1 B West	Phase 1 C West	Phase 2 West	Phase 3 West	Phase 4 West	Phase 5 West	Phase 1 East	Phase 2 East	Phase 3 East	Total Lots
	Cottage	30'x80'	40'x115'	106	-	-			-	-		-		106
	Cottage	30'x75'	40'x115'		-	-	149	21	-	-	98	-	73	341
	Cottage	40'x75'	50'x120'	-	-	-	-	-	-	-	91	-	-	91
	Watermill	40'x80'	50'x120'	119	-				-	-				119
	Watermill	40'x75'	50'x120'		-	13	57	119	-	-	3	22	44	258
	Watermill	45'x75'	55'x130'	-	-	-	-	5	-	-	-	-	-	5
	Watermill	50'x75'	60'x130'	-	-	-	-	-	-	-	-	92	-	92
	Classic	40'x75'	50'x120'	-	-	-	13	-	86	-	-	-	-	99
	Classic	45'x75'	55'x130'	-	182		-	-	-	28	-	-	-	210
	Classic	50'x75'	65'x130'	-	2		-	-	66	43	-	-	-	111
	Classic	60'x75'	75'x130'	-	-	-	-	-	20	-	-	-	-	20
Total Lots				**225**	**184**	**13**	**219**	**145**	**172**	**71**	**192**	**114**	**117**	**1452**

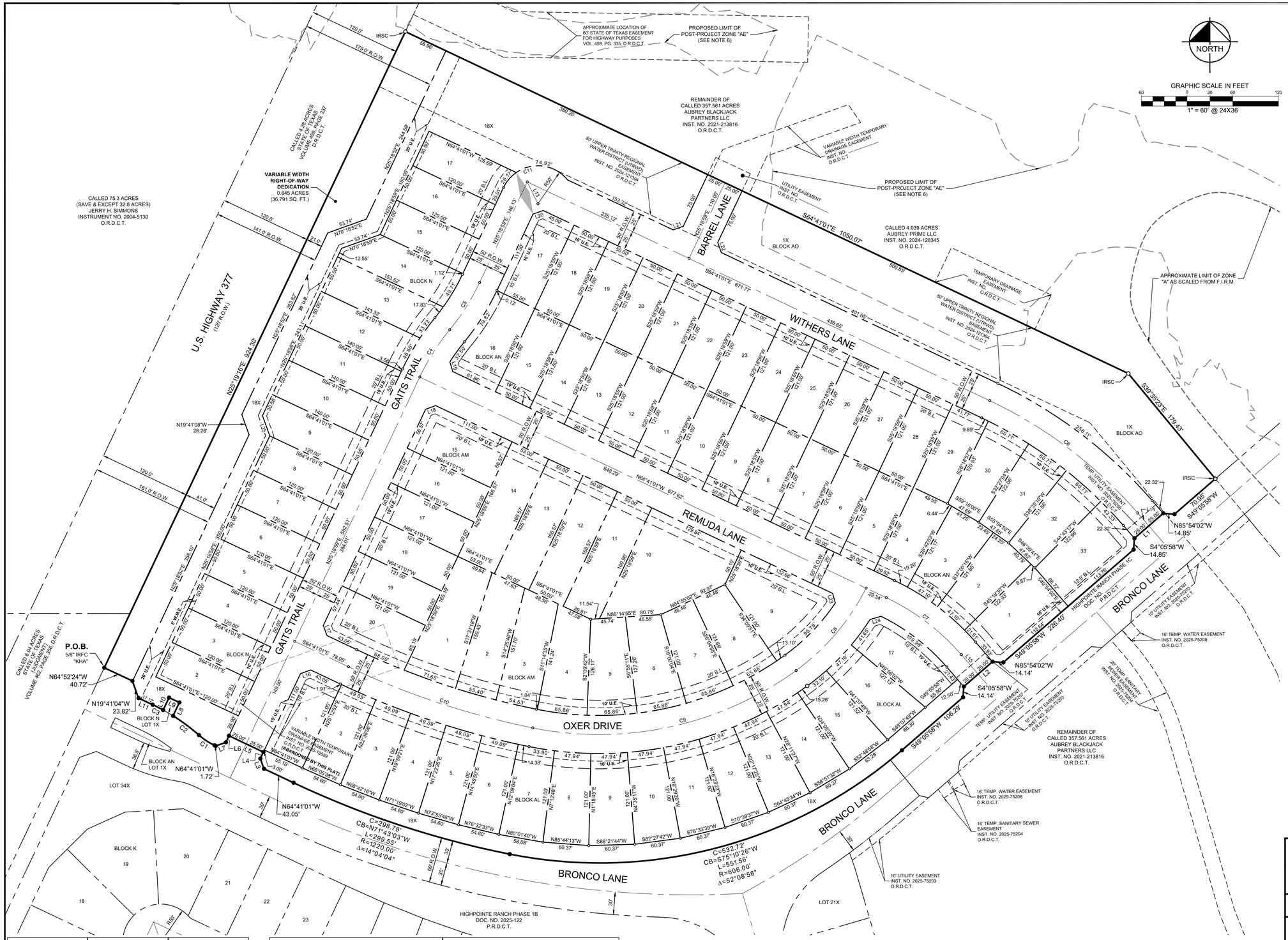
GRAPHIC SCALE IN FEET
0 150 300 600
1"=300' @ 22x34

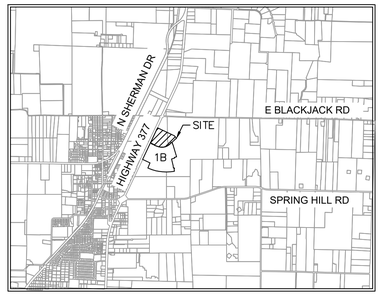
Kimley»Horn
6160 Warren Parkway, Suite 210
Frisco, Texas 75034
972-335-3580
State of Texas Registration No. F-928

NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND HAS BEEN PRODUCED WITHOUT THE BENEFIT OF A SURVEY OR CONTACT WITH THE CITY, COUNTY, ETC.

Note: Site plans, community maps and aerial photos are conceptual in nature and are merely an artist's rendition. They are solely for illustrative purposes, should never be relied upon, and are subject to change. Plans to build out this neighborhood as purposed are subject to change without notice. Maps are not to scale and are for relative location purposes only. Copyright © 2024 Corporation. Lennar, the Lennar logo are U.S. registered service marks or service marks of Lennar Corporation and/ or its subsidiaries. Date 01/24

DWG NAME K:\FRI_CIVIL\063451861-HIGH POINTE RANCH\CAD\EXHIBITS\PLANSHEETS\PHASING PLAN 20240617.DWG
LAST SAVED 6/18/2024 1:11 PM





VICINITY MAP
SCALE: 1" = 4,000'

LAND USE TABLE :

LAND USE	ACREAGE	LOTS
RESIDENTIAL	13.436	86 LOTS
HOA/OPEN SPACE	1.409	N-18X
HOA/OPEN SPACE	.529	AL-18X
HOA/OPEN SPACE	1.427	AO-1X
STREET R.O.W.	3.969	-
U.S. 377 R.O.W	0.845	-
TOTAL	21.615	89 LOTS

LEGEND

D.R.D.C.T.	DEED RECORDS DENTON COUNTY, TEXAS
O.R.D.C.T.	OFFICIAL RECORDS DENTON COUNTY, TEXAS
P.R.D.C.T.	PLAT RECORDS DENTON COUNTY, TEXAS
R.P.R.D.C.T.	REAL PROPERTY RECORDS DENTON COUNTY, TEXAS
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT OF WAY
IRFC	CAPPED IRON ROD FOUND
IRSC	CAPPED IRON ROD w/ "KHA" CAP SET
●	RED CAPPED IRON ROD FOUND W/ "KHA"
HOA	HOMEOWNER'S ASSOCIATION
B.L.	BUILDING LINE
U.E.	UTILITY EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
W.M.E.	WALL MAINTENANCE EASEMENT

LINE TYPE LEGEND

- BOUNDARY LINE
- EASEMENT LINE
- PHASE LINE
- BUILDING LINE

LINE TABLE			LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	S49°05'58"W	50.00'	L9	N64°41'01"W	15.00'	L18	S70°18'59"W	14.14'
L2	S49°05'58"W	50.00'	L10	S25°18'59"W	18.11'	L19	S16°33'24"E	13.35'
L3	N19°41'01"W	14.14'	L11	N64°41'01"W	20.62'	L20	S70°18'59"W	14.14'
L4	N25°18'59"E	9.50'	L13	S26°01'26"E	32.02'	L21	N70°18'59"E	14.14'
L5	N64°41'01"W	50.00'	L14	S40°54'02"E	22.32'	L22	S19°41'01"E	14.14'
L6	S25°18'59"W	9.50'	L15	N40°54'02"W	33.93'	L23	N15°49'40"W	13.16'
L7	S70°18'59"W	14.14'	L16	S70°18'59"W	14.14'	L24	S73°40'12"W	14.90'
L8	N25°18'59"E	19.43'	L17	S19°41'01"E	14.14'	L25	N19°41'01"W	28.28'

CURVE TABLE					CURVE TABLE				
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	15°57'55"	88.50'	24.66'	N56°42'04"W	24.58'	C9	47°21'23"	440.50'	364.08'	N77°42'28"E	353.81'
C2	9°17'04"	261.50'	42.37'	N53°21'38"W	42.33'	C10	13°55'49"	1051.50'	255.65'	S71°38'56"E	255.02'
C3	3°22'52"	261.50'	15.43'	N62°59'35"W	15.43'	C11	115°50'31"	50.00'	101.09'	S83°14'14"W	84.73'
C4	14°04'16"	300.00'	73.68'	S32°21'07"W	73.49'						
C5	14°04'16"	300.00'	73.68'	N32°21'07"E	73.49'						
C6	23°47'00"	592.00'	245.74'	N52°47'31"W	243.98'						
C7	23°47'00"	300.00'	124.53'	N52°47'31"W	123.64'						
C8	27°23'03"	300.00'	143.38'	N40°20'15"E	142.02'						

PRELIMINARY PLAT

HIGHPOINTE RANCH PHASE 4A

21.615 ACRES

BLOCK N, LOTS 2-17 & 18X-HOA; BLOCK AL, LOTS 1-17 & 18X-HOA; BLOCK AM, LOTS 1-20; BLOCK AN, LOTS 1-33; BLOCK AO, LOT 1X-HOA

86 RESIDENTIAL LOTS
3 HOMEOWNER'S ASSOCIATION (HOA) LOTS

F. TREVINO SURVEY, ABSTRACT NO. 1243
CITY OF AUBREY, DENTON COUNTY, TEXAS

Kimley»Horn
6160 Warren Parkway, Suite 210
Frisco, Texas 75034
Tel. No. (972) 335-3580
FIRM # 10193822

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	GGL	KHA	Aug. 2025	063451861	1 OF 2

OWNER:
Aubrey Blackjack Partners, LLC
4514 Cole Avenue,
Suite 1850
Dallas, Texas 75205
Phone: 214-674-9570
Contact: Chad Vose

SURVEYOR:
Kimley-Horn and Associates, Inc.
6160 Warren Pkwy., Suite 210
Frisco, Texas 75034
Phone: 972-335-3580
Contact : Sylviana Gunawan, R.P.L.S.

APPLICANT:
Kimley-Horn and Associates, Inc.
6160 Warren Pkwy., Suite 210
Frisco, Texas 75034
Phone: 972-335-3580
Contact : Thomas L. Fletcher, P.E.

DWG NAME: K:\FRI_SURVEY\069936747-HIGH POINT RANCH - AUBREY\DWG\063451861 HIGH POINTE RANCH PHASE 4A.DWG PLOTTED BY GUNAWAN, SYLVIANA 8/23/2025 6:12 PM LAST SAVED 8/26/2025 4:42 PM

OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF DENTON §

WHEREAS AUBREY BLACKJACK PARTNERS LLC, are the owners of a tract of land situated in the F. Trevino Survey, Abstract No. 1243, Denton County, Texas, and being a portion of a called 357.561 acre tract of land described in a deed to Aubrey Blackjack Partners LLC, as recorded in Instrument No. 2021-213816 of the Official Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod with plastic cap stamped "KHA" found for the northwest corner of Highpointe Ranch Phase 1B, an addition to the City of Aubrey, Texas, recorded in Document No. 2025-122, Plat Records, Denton County, Texas, being on the easterly right-of-way line of U.S. Highway 377, a 120 foot wide right-of-way;

THENCE North 25°19'16" East, along the easterly right-of-way line of said U.S. Highway 377, and the westerly line of said 357.561-acre tract, a distance of 924.30 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

THENCE departing said easterly right-of-way line and the westerly line of siad 357.561-acre tract, and crossing said 357.561-acre tract the following courses and distances:

South 64°41'01" East, a distance of 1,050.07 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

South 39°35'23" East, a distance of 179.43 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner on the northerly line of Highpointe Ranch Phase 1C, an addition to the City of Aubrey, Texas, recorded in Instrument No. _____, said Plat Records;

THENCE along the northerly line of said Phase 1B and said Phase 1C the following courses and distances:

South 49°05'58" West, a distance of 70.95 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

North 85°54'02" West, a distance of 14.85 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

South 49°05'58" West, a distance of 50.00 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

South 04°05'58" West, a distance of 14.85 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

South 49°05'58" West, a distance of 226.40 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

North 85°54'02" West, a distance of 14.14 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

South 49°05'58" West, a distance of 50.00 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

South 04°05'58" West, a distance of 14.14 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

South 49°05'58" West, a distance of 106.29 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found at the beginning of a tangent curve to the right with a radius of 606.00 feet, a central angle of 52°08'56", and a chord bearing and distance of South 75°10'26" West, 532.72 feet;

In a westerly direction, with said tangent curve to the right, an arc distance of 551.56 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found at the beginning of a compound curve to the right with a radius of 1,220.00 feet, a central angle of 14°04'04", and a chord bearing and distance of North 71°43'03" West, 298.79 feet;

In a westerly direction, with said compound curve to the right, an arc distance of 299.55 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

North 64°41'01" West, a distance of 43.05 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

North 19°41'01" West, a distance of 14.14 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

North 25°18'59" East, a distance of 9.50 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

North 64°41'01" West, a distance of 50.00 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

South 25°18'59" West, a distance of 9.50 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

South 70°18'59" West, a distance of 14.14 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

North 64°41'01" West, a distance of 1.72 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found at the beginning of a tangent curve to the right with a radius of 88.50 feet, a central angle of 15°57'55", and a chord bearing and distance of North 56°42'04" West, 24.58 feet;

In a westerly direction, with said tangent curve to the right, an arc distance of 24.66 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found at the beginning of a reverse curve to the left with a radius of 261.50 feet, a central angle of 09°17'04", and a chord bearing and distance of North 53°21'38" West, 42.33 feet;

In a westerly direction, with said reverse curve to the left, an arc distance of 42.37 feet to a point for corner;

North 25°18'59" East, a distance of 19.43 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

North 64°41'01" West, a distance of 15.00 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

South 25°18'59" West, a distance of 18.11 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found at the beginning of a non-tangent curve to the left with a radius of 261.50 feet, a central angle of 03°22'52", and a chord bearing and distance of North 62°59'35" West, 15.43 feet;

In a westerly direction, with said non-tangent curve to the left, an arc distance of 15.43 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

North 64°41'01" West, a distance of 20.62 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

North 19°41'04" West, a distance of 23.82 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

North 64°52'24" West, a distance of 40.72 feet to the **POINT OF BEGINNING** and containing 941,547 square feet or 21.615 acres of land, more or less.

Notes :

1. All corners are 5/8" iron rods set with a plastic cap stamped "KHA" unless otherwise noted.
2. Selling a portion of this addition by metes and bounds is a violation of City Ordinance and state law and is subject to fines and withholding of utilities and building permits.
3. 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.
4. Blocking the flow of water or constructing improvements in surface drainage easements, and filling or obstructing the floodway is prohibited.
5. The City of Aubrey will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding conditions.
6. Proposed limit of Post Project Zone "AE" is based upon Downstream Assessment and Floodplain Study for High Pointe Ranch Phase 1A and Commercial/Collector Road dated July 10, 2023 by Kimley-Horn and Associates, Inc.
7. Construction not completed within two years of approval subject to current County Subdivision Rules and Regulations.
8. 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 (BFE) 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 finish floor elevations shall be a minimum of two foot above the 100-year flood elevation.
9. The City of Aubrey will be responsible for the maintenance of all public infrastructure that is constructed in right-of-way or easements that are dedicated to the public or the City of Aubrey.
10. FLOOD STATEMENT: According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48121C0265G, for Denton County, Texas and incorporated areas, dated 04/18/2011, this property is located within Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain" and Zone A defined as "Special flood hazard areas (SFHAs) subject to inundation by the 1% annual chance flood (No Base Flood Elevations determined)". If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor. Minimum finished floor elevations are at least 2 feet above the 100 year flood plain.
11. Water service to be provided by the City of Aubrey.
12. Utility Providers:

    Electric & Gas Service: Texas-New Mexico Power
    1479 Justin Rd
    Lewisville, TX 75055
    Phone: (972) 317-5542

    Telephone Service: FisionX, LLC
    1707 Marketplace BLvd, 1st FL
    Irving, TX 75063
    Phone: (305) 462-4176

13. Sanitary Sewer to be provided by the City of Aubrey.
14. The City of Aubrey shall not be responsible for the maintenance of any private facilities, including but not limited to, HOA or High Pointe Ranch Municipal Utility District No. 1 open space lots, private parks, amenity center(s), development signage and entry features. Maintenance of these facilities shall be the responsibility of either the HOA or High Pointe Ranch Municipal Utility District No. 1, and the HOA and High Pointe Ranch Municipal Utility District No. 1 hold harmless the City of Aubrey, from all claims, damages and loses arising out of or resulting from performance of the obligations said HOA or High Pointe Ranch Municipal Utility District No. 1.
15. All utilities and drainage structures are located in the right-of-way except as shown.
16. Block N, Lot 18X, Block AL, Lot 18X and Block AO, Lot 1X shall be owned and maintained by the Home Owners Association. Block N, Lot 18X is to be used for landscaping and drainage purposes. Block AL, Lot 18X and Block AO, Lot 1X are to be used for landscaping and signage purposes and shall not be used otherwise or for other structures.
17. All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983. All dimensions shown are ground distances. To obtain a grid distance, multiply the ground distance by the Project Combined Factor (PCF) of 0.999855348.

LOT TABLE		
LOT NO.	ACRES	SQ. FT.
BLOCK AL LOT 1	0.152	6,614
BLOCK AL LOT 2	0.144	6,262
BLOCK AL LOT 3	0.144	6,262
BLOCK AL LOT 4	0.144	6,262
BLOCK AL LOT 5	0.144	6,262
BLOCK AL LOT 6	0.144	6,262
BLOCK AL LOT 7	0.148	6,446
BLOCK AL LOT 8	0.150	6,523
BLOCK AL LOT 9	0.150	6,523
BLOCK AL LOT 10	0.150	6,523
BLOCK AL LOT 11	0.150	6,523
BLOCK AL LOT 12	0.150	6,523
BLOCK AL LOT 13	0.150	6,523
BLOCK AL LOT 14	0.150	6,523
BLOCK AL LOT 15	0.153	6,666
BLOCK AL LOT 16	0.159	6,924
BLOCK AL LOT 17	0.180	7,823
BLOCK AL LOT 18X	0.529	23,027
BLOCK AM LOT 1	0.226	9,837
BLOCK AM LOT 2	0.183	7,975
BLOCK AM LOT 3	0.173	7,553
BLOCK AM LOT 4	0.170	7,419
BLOCK AM LOT 5	0.163	7,100
BLOCK AM LOT 6	0.160	6,983
BLOCK AM LOT 7	0.159	6,923

LOT TABLE		
LOT NO.	ACRES	SQ. FT.
BLOCK AM LOT 8	0.159	6,923
BLOCK AM LOT 9	0.253	11,017
BLOCK AM LOT 10	0.346	15,068
BLOCK AM LOT 11	0.191	8,300
BLOCK AM LOT 12	0.191	8,328
BLOCK AM LOT 13	0.191	8,328
BLOCK AM LOT 14	0.203	8,828
BLOCK AM LOT 15	0.184	8,005
BLOCK AM LOT 16	0.139	6,050
BLOCK AM LOT 17	0.139	6,050
BLOCK AM LOT 18	0.139	6,050
BLOCK AM LOT 19	0.139	6,050
BLOCK AM LOT 20	0.185	8,060
BLOCK AN LOT 1	0.195	8,481
BLOCK AN LOT 2	0.158	6,872
BLOCK AN LOT 3	0.156	6,778
BLOCK AN LOT 4	0.146	6,344
BLOCK AN LOT 5	0.139	6,050
BLOCK AN LOT 6	0.139	6,050
BLOCK AN LOT 7	0.139	6,050
BLOCK AN LOT 8	0.139	6,050
BLOCK AN LOT 9	0.139	6,050
BLOCK AN LOT 10	0.139	6,050
BLOCK AN LOT 11	0.139	6,050
BLOCK AN LOT 12	0.139	6,050

LOT TABLE		
LOT NO.	ACRES	SQ. FT.
BLOCK AN LOT 13	0.139	6,050
BLOCK AN LOT 14	0.139	6,050
BLOCK AN LOT 15	0.139	6,050
BLOCK AN LOT 16	0.171	7,441
BLOCK AN LOT 17	0.152	6,605
BLOCK AN LOT 18	0.139	6,050
BLOCK AN LOT 19	0.139	6,050
BLOCK AN LOT 20	0.139	6,050
BLOCK AN LOT 21	0.139	6,050
BLOCK AN LOT 22	0.139	6,050
BLOCK AN LOT 23	0.139	6,050
BLOCK AN LOT 24	0.139	6,050
BLOCK AN LOT 25	0.139	6,050
BLOCK AN LOT 26	0.139	6,050
BLOCK AN LOT 27	0.139	6,050
BLOCK AN LOT 28	0.139	6,050
BLOCK AN LOT 29	0.141	6,123
BLOCK AN LOT 30	0.152	6,606
BLOCK AN LOT 31	0.152	6,621
BLOCK AN LOT 32	0.152	6,643
BLOCK AN LOT 33	0.202	8,802
BLOCK AO LOT 1X	1.427	62,170
BLOCK N LOT 2	0.138	6,000
BLOCK N LOT 3	0.138	6,000
BLOCK N LOT 4	0.138	6,000

LOT TABLE		
LOT NO.	ACRES	SQ. FT.
BLOCK N LOT 5	0.138	6,000
BLOCK N LOT 6	0.138	6,000
BLOCK N LOT 7	0.138	6,000
BLOCK N LOT 8	0.138	6,000
BLOCK N LOT 9	0.158	6,877
BLOCK N LOT 10	0.161	7,000
BLOCK N LOT 11	0.161	7,000
BLOCK N LOT 12	0.162	7,051
BLOCK N LOT 13	0.170	7,408
BLOCK N LOT 14	0.165	7,192
BLOCK N LOT 15	0.138	6,000
BLOCK N LOT 16	0.138	6,000
BLOCK N LOT 17	0.139	6,054
BLOCK N LOT 18X	1.409	61,363
R.O.W.	3.969	172,902
U.S. 377 R.O.W.	0.845	36,791

OWNER'S DEDICATION STATEMENT

STATE OF TEXAS §

COUNTY OF DENTON §

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT **AUBREY BLACKJACK PARTNERS LLC,** acting herein by and through their duly authorized officers, do hereby adopt this plat designating the hereinabove described property as **HIGHPOINTE RANCH PHASE 4A**, an addition to the City of Aubrey, Texas, and do 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.

Witness this _____ day of _____, _____.

BY: **AUBREY BLACKJACK PARTNERS LLC**, a Texas limited liability company

BY: _____

Name: _____

Title: _____

STATE OF TEXAS §

COUNTY OF _____ §

Before me, the undersigned authority, a notary public in an for the State of Texas, on this day personally appeared _____, known to me to be the person whose name is subscribed for the purpose and consideration therein expressed.

Given under my hand and seal this _____ day of _____, _____.

_____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES:_____

LIEN HOLDER:

MAPLEMARK BANK, a Texas state bank

By: _____

Name: _____

Title: _____

STATE OF _____ §

COUNTY OF _____ §

Before me, the undersigned authority, a notary public in an for the State of _____, on this day personally appeared _____, known to me to be the person whose name is subscribed for the purpose and consideration therein expressed.

Given under my hand and seal this _____ day of _____, 2025.

_____

NOTARY PUBLIC IN AND FOR THE STATE OF _____

MY COMMISSION EXPIRES:_____

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

That I, Sylviana Gunawan, do hereby certify that a survey was made on the ground of the property described hereon under my personal supervision and the iron rods were placed in accordance with the subdivision rules and regulations of the City of Aubrey, Texas.

_____
Sylviana Gunawan
Registered Professional Land Surveyor No. 6461
Kimley-Horn and Associates, Inc.
6160 Warren Pkwy., Suite 210
Frisco, Texas 75034
Phone 972-335-3580

PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

STATE OF TEXAS §

COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Sylviana Gunawan, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 20__.

_____
Notary Public, State of Texas

CERTIFICATE OF FINAL PLAT APPROVAL

This Final Plat was reviewed and approved by the City Council of the City of Aubrey, Texas the _____ day of _____, 20____.

_____
CHRIS RICH, MAYOR
CITY OF AUBREY, TEXAS

PRELIMINARY PLAT

HIGHPOINTE RANCH PHASE 4A

21.615 ACRES

BLOCK N, LOTS 2-17 & 18X-HOA; BLOCK AL, LOTS 1-17 & 18X-HOA; BLOCK AM, LOTS 1-20; BLOCK AN, LOTS 1-33; BLOCK AO, LOT 1X-HOA

86 RESIDENTIAL LOTS
3 HOMEOWNER'S ASSOCIATION (HOA) LOTS

F. TREVINO SURVEY, ABSTRACT NO. 1243
CITY OF AUBREY, DENTON COUNTY, TEXAS

Kimley»Horn
6160 Warren Parkway, Suite 210
Frisco, Texas 75034
Tel. No. (972) 335-3580
FIRM # 10193822

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	GGL	KHA	Aug. 2025	063451861	2 OF 2

OWNER:
Aubrey Blackjack Partners, LLC
4514 Cole Avenue,
Suite 1650
Dallas, Texas 75205
Phone: 214-674-9570
Contact: Chad Vose

SURVEYOR:
Kimley-Horn and Associates, Inc.
6160 Warren Pkwy., Suite 210
Frisco, Texas 75034
Phone: 972-335-3580
Contact : Sylviana Gunawan, R.P.L.S.

APPLICANT:
Kimley-Horn and Associates, Inc.
6160 Warren Pkwy., Suite 210
Frisco, Texas 75034
Phone: 972-335-3580
Contact : Thomas L. Fletcher, P.E.

DWG NAME: K:\FRI_SURVEY\063800747-HIGH POINT RANCH - AUBREY\DWG\063451861 HIGH POINTE RANCH PHASE 4A.DWG PLOTTED BY GUNAWAN, SYLVIANA 9/23/2025 6:12 PM LAST SAVED 8/28/2025 4:42 PM

Planning and Zoning Commission Meeting
Staff Report
November 13, 2025

Agenda Item
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)

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

Summary
Highpointe Ranch is a master planned community located east of US Hwy. 377, south of E Blackjack Road, and north of Spring Hill Road/FM 428. The property was zoned as a Planned Development District (PD) in September of 2023 and this portion of the overall development is zoned for single-family residential lots. The overall development includes 10 residential phases. A previous Preliminary Plat for the overall Highpointe Ranch development in 2022 has expired.
The applicant has submitted a Final Plat that includes:

- 86 residential lots (minimum lot size 50 feet X 120 feet, 6,000 square feet)
- 3 HOA lots

The site will be served by access points to US 377 and the Future Outer Loop by Bronco Lane in Highpointe Ranch.

RECOMMENDATION:
The City Engineer and City Planner have reviewed the Final Plat and recommend it for approval with the following condition:

1. Preliminary Plat shall be approved by City Council.

The Planning & Zoning Commission may recommend to City Council:

1. Approve the Final Plat as presented with one (1) condition;
2. Approve the Final Plat with conditions; or
3. Deny the Final Plat.

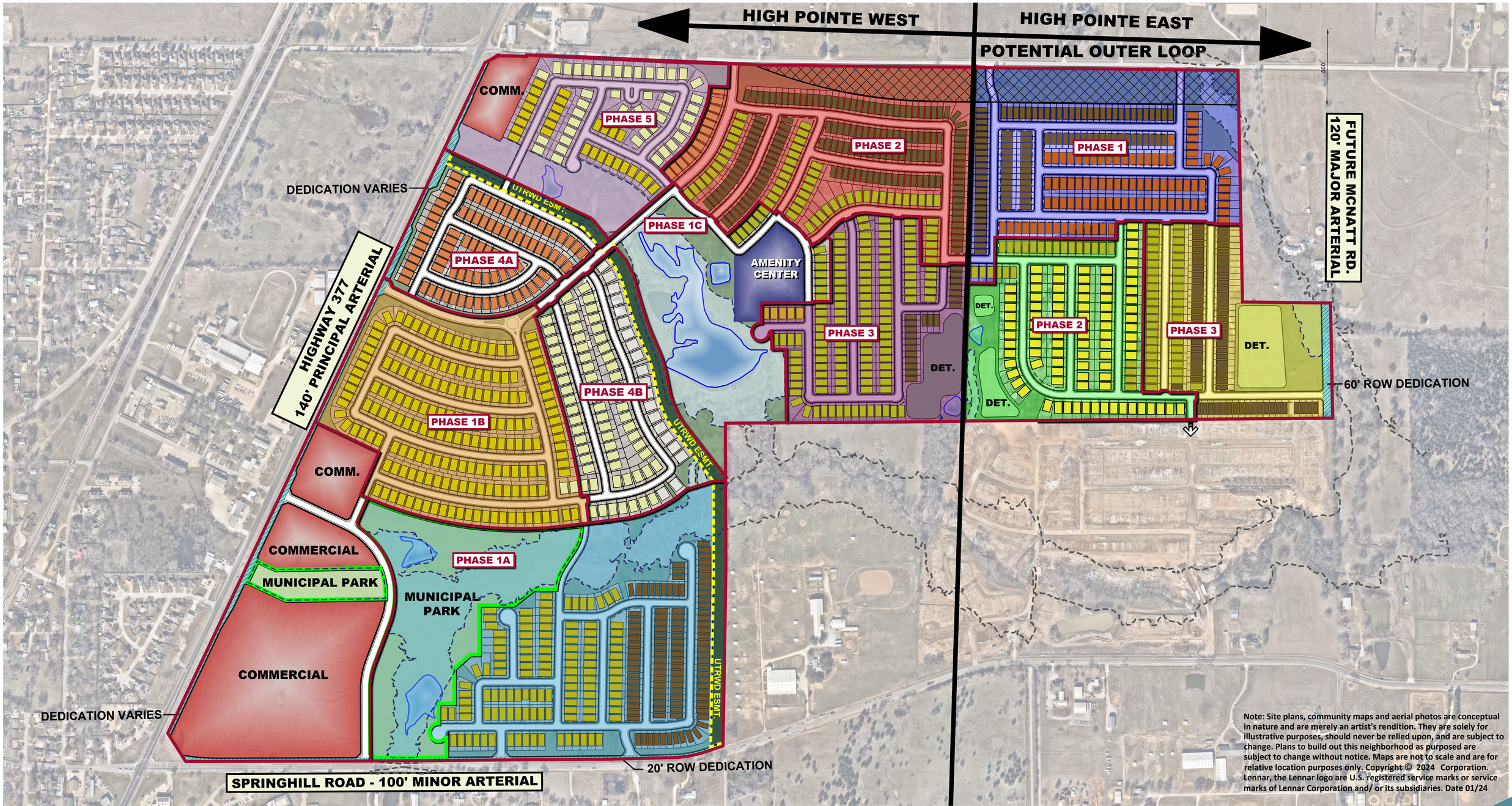
Attachments:

1. HIghpointe Ranch Phasing Plan
2. Final Plat for Highpointe Ranch East Phase 4A

Financial Summary

Staff Recommended Action
Approve with Conditions

Staff Recommended Motion
Motion to approve the Final Plat application with one condition.



Highpointe Ranch
Phasing Plan

Aubrey Texas
June 2024

Land Use Acreage Summary

Residential Lots / Residential Rights of Way	287.2	62.3%
Commercial	39.5	8.6%
Right-of-Way Dedication	9.3	2.0%
Open Space / Floodplain / Detention	81.8	17.9%
Municipal Park	29.9	6.5%
Amenity Center	4.6	0.8%
UTRWD Easement	8.5	1.8%
Total	**460.8**	**100.0%**

Potential Outer Loop (Overlay)

Residential Type				Phase 1 A West	Phase 1 B West	Phase 1 C West	Phase 2 West	Phase 3 West	Phase 4 West	Phase 5 West	Phase 1 East	Phase 2 East	Phase 3 East	Total Lots
	Cottage	30'x80'	40'x115'	106	-	-			-	-		-		106
	Cottage	30'x75'	40'x115'		-	-	149	21	-	-	98	-	73	341
	Cottage	40'x75'	50'x120'	-	-	-	-	-	-	-	91	-	-	91
	Watermill	40'x80'	50'x120'	119	-				-	-				119
	Watermill	40'x75'	50'x120'		-	13	57	119	-	-	3	22	44	258
	Watermill	45'x75'	55'x130'	-	-	-	-	5	-	-	-	-	-	5
	Watermill	50'x75'	60'x130'	-	-	-	-	-	-	-	-	92	-	92
	Classic	40'x75'	50'x120'	-	-	-	13	-	86	-	-	-	-	99
	Classic	45'x75'	55'x130'	-	182		-	-	-	28	-	-	-	210
	Classic	50'x75'	65'x130'	-	2		-	-	66	43	-	-	-	111
	Classic	60'x75'	75'x130'	-	-	-	-	-	20	-	-	-	-	20
Total Lots				**225**	**184**	**13**	**219**	**145**	**172**	**71**	**192**	**114**	**117**	**1452**

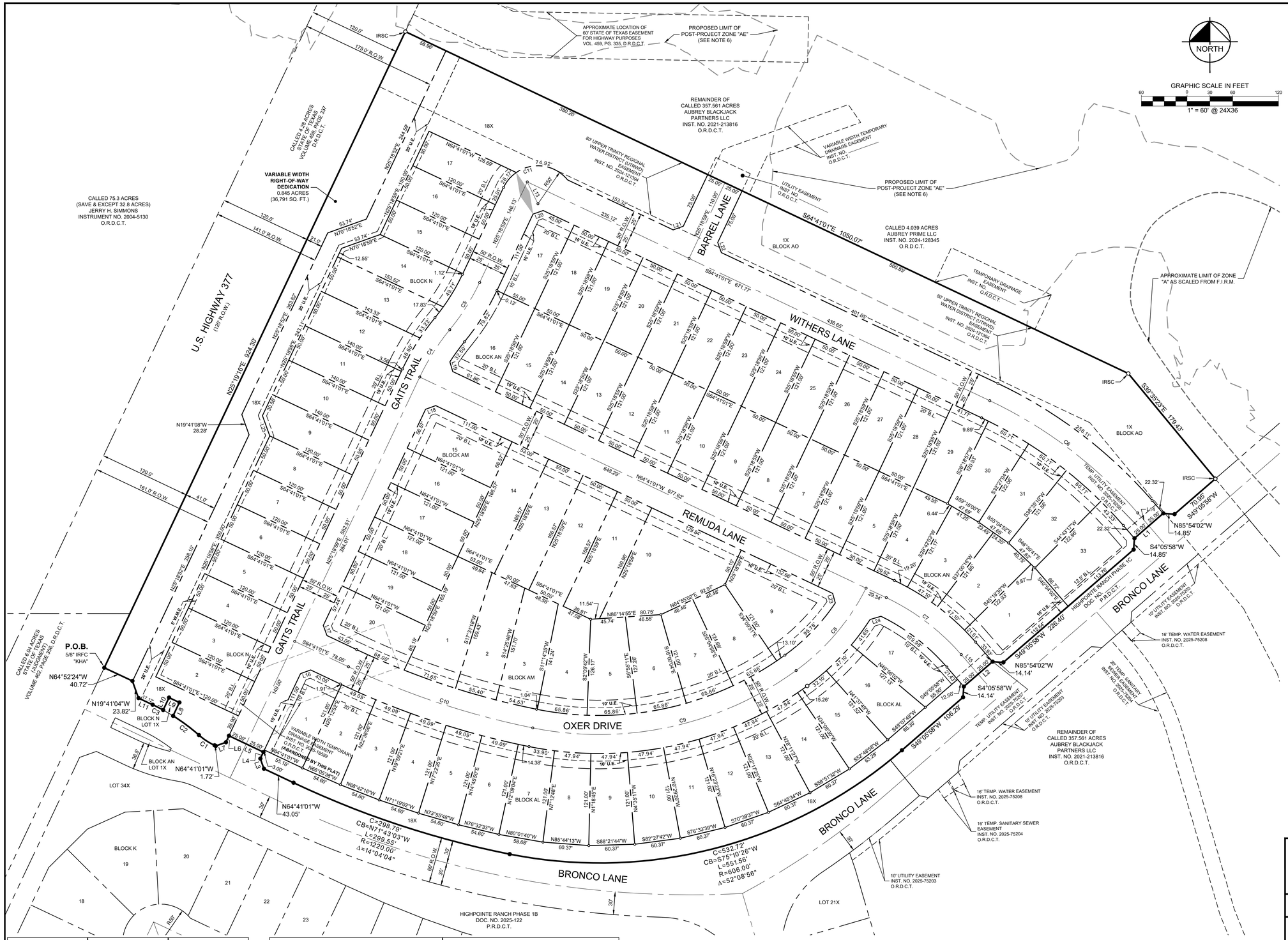
GRAPHIC SCALE IN FEET
0 150 300 600
1"=300' @ 22x34

Kimley»Horn
6160 Warren Parkway, Suite 210
Frisco, Texas 75034
972-335-3580
State of Texas Registration No. F-928

NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND HAS BEEN PRODUCED WITHOUT THE BENEFIT OF A SURVEY OR CONTACT WITH THE CITY, COUNTY, ETC.

Note: Site plans, community maps and aerial photos are conceptual in nature and are merely an artist's rendition. They are solely for illustrative purposes, should never be relied upon, and are subject to change. Plans to build out this neighborhood as purposed are subject to change without notice. Maps are not to scale and are for relative location purposes only. Copyright © 2024 Corporation. Lennar, the Lennar logo are U.S. registered service marks or service marks of Lennar Corporation and/ or its subsidiaries. Date 01/24

DWG NAME K:\FRI_CIVIL\063451861-HIGH POINTE RANCH\CAD\EXHIBITS\PLANSHEETS\PHASING PLAN 20240617.DWG
LAST SAVED 6/18/2024 1:11 PM


NORTH
GRAPHIC SCALE IN FEET
60 0 30 60 120
1" = 60' @ 24X36
APPROXIMATE LOCATION OF 60' STATE OF TEXAS EASEMENT FOR HIGHWAY PURPOSES VOL. 459, PG. 335, D.R.D.C.T.
PROPOSED LIMIT OF POST-PROJECT ZONE "AE" (SEE NOTE 6)
REMAINDER OF CALLED 357.561 ACRES AUBREY BLACKJACK PARTNERS LLC INST. NO. 2021-213816 O.R.D.C.T.
CALLED 4.039 ACRES AUBREY PRIME LLC INST. NO. 2024-128345 O.R.D.C.T.
CALLED 75.3 ACRES (SAVE & EXCEPT 32.8 ACRES) JERRY H. SIMMONS INSTRUMENT NO. 2004-5130 O.R.D.C.T.
CALLED 2.28 ACRES STATE OF TEXAS VOLUME 459, PAGE 337 D.R.D.C.T.
CALLED 6.04 ACRES STATE OF TEXAS (AUDICRAFT) VOLUME 467, PAGE 285 O.R.D.C.T.
VARIABLE WIDTH RIGHT-OF-WAY DEDICATION 0.845 ACRES (36,791 SQ. FT.)
U.S. HIGHWAY 377 (160' R.O.W.)
BARREL LANE
WITHERS LANE
REMUDA LANE
GAITS TRAIL
OXER DRIVE
BRONCO LANE
BLOCK N
BLOCK AN
BLOCK AM
BLOCK AL
BLOCK AO
1X BLOCK AO
P.O.B. 5/8" IRFC "KHA"
N64°52'24"W 40.72'
N19°41'04"W 23.82'
N64°41'01"W 1.72'
N64°41'01"W 43.05'
N19°41'08"W 28.28'
S64°41'01"E 1050.07'
S49°05'58"W 106.29'
S40°35'23"E 179.43'
S4°05'58"W 14.85'
N85°54'02"W 14.85'
S49°05'58"W 14.14'
N85°54'02"W 14.14'
S4°05'58"W 226.40'
N25°19'16"E 924.30'
N25°18'59"E 356.10'
N25°18'59"E 384.01'
N25°18'59"E 244.59'
N25°18'59"E 260.82'
N25°18'59"E 244.11'
N25°18'59"E 9.50'
S25°18'59"W 9.50'
N64°41'01"W 15.00'
S64°41'01"E 15.00'
S25°18'59"W 18.11'
S16°33'24"E 13.35'
S70°18'59"W 14.14'
N64°41'01"W 20.62'
S26°01'26"E 32.02'
S70°18'59"W 14.14'
S40°54'02"E 22.32'
S70°18'59"W 14.14'
N15°49'40"W 13.16'
S73°40'12"W 14.90'
S19°41'01"E 14.14'
N19°41'01"E 28.28'
N64°41'01"W 380.26'
N64°41'01"W 126.89'
S64°41'01"E 671.77'
S64°41'01"E 1.12'
S64°41'01"E 183.52'
S64°41'01"E 143.39'
S64°41'01"E 140.00'
S64°41'01"E 120.00'
S64°41'01"E 78.05'
S64°41'01"E 53.40'
N64°41'01"W 648.29'
N64°41'01"W 677.62'
N64°41'01"W 126.82'
N64°41'01"W 121.00'
S64°41'01"E 50.00'
S64°41'01"E 48.58'
S64°41'01"E 48.64'
S64°41'01"E 47.08'
S64°41'01"E 46.55'
S64°41'01"E 46.48'
S64°41'01"E 46.46'
S64°41'01"E 46.45'
S64°41'01"E 46.46'
S64°41'01"E 46.48'
S64°41'01"E 46.55

OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF DENTON §

WHEREAS AUBREY BLACKJACK PARTNERS LLC, are the owners of a tract of land situated in the F. Trevino Survey, Abstract No. 1243, Denton County, Texas, and being a portion of a called 357.561 acre tract of land described in a deed to Aubrey Blackjack Partners LLC, as recorded in Instrument No. 2021-213816 of the Official Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod with plastic cap stamped "KHA" found for the northwest corner of Highpointe Ranch Phase 1B, an addition to the City of Aubrey, Texas, recorded in Document No. 2025-122, Plat Records, Denton County, Texas, being on the easterly right-of-way line of U.S. Highway 377, a 120 foot wide right-of-way;

THENCE North 25°19'16" East, along the easterly right-of-way line of said U.S. Highway 377, and the westerly line of said 357.561-acre tract, a distance of 924.30 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

THENCE departing said easterly right-of-way line and the westerly line of siad 357.561-acre tract, and crossing said 357.561-acre tract the following courses and distances:

South 64°41'01" East, a distance of 1,050.07 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

South 39°35'23" East, a distance of 179.43 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner on the northerly line of Highpointe Ranch Phase 1C, an addition to the City of Aubrey, Texas, recorded in Instrument No. _____, said Plat Records;

THENCE along the northerly line of said Phase 1B and said Phase 1C the following courses and distances:

South 49°05'58" West, a distance of 70.95 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

North 85°54'02" West, a distance of 14.85 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

South 49°05'58" West, a distance of 50.00 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

South 04°05'58" West, a distance of 14.85 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

South 49°05'58" West, a distance of 226.40 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

North 85°54'02" West, a distance of 14.14 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

South 49°05'58" West, a distance of 50.00 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

South 04°05'58" West, a distance of 14.14 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

South 49°05'58" West, a distance of 106.29 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found at the beginning of a tangent curve to the right with a radius of 606.00 feet, a central angle of 52°08'56", and a chord bearing and distance of South 75°10'26" West, 532.72 feet;

In a westerly direction, with said tangent curve to the right, an arc distance of 551.56 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found at the beginning of a compound curve to the right with a radius of 1,220.00 feet, a central angle of 14°04'04", and a chord bearing and distance of North 71°43'03" West, 298.79 feet;

In a westerly direction, with said compound curve to the right, an arc distance of 299.55 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

North 64°41'01" West, a distance of 43.05 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

North 19°41'01" West, a distance of 14.14 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

North 25°18'59" East, a distance of 9.50 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

North 64°41'01" West, a distance of 50.00 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

South 25°18'59" West, a distance of 9.50 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

South 70°18'59" West, a distance of 14.14 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

North 64°41'01" West, a distance of 1.72 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found at the beginning of a tangent curve to the right with a radius of 88.50 feet, a central angle of 15°57'55", and a chord bearing and distance of North 56°42'04" West, 24.58 feet;

In a westerly direction, with said tangent curve to the right, an arc distance of 24.66 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found at the beginning of a reverse curve to the left with a radius of 261.50 feet, a central angle of 09°17'04", and a chord bearing and distance of North 53°21'38" West, 42.33 feet;

In a westerly direction, with said reverse curve to the left, an arc distance of 42.37 feet to a point for corner;

North 25°18'59" East, a distance of 19.43 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

North 64°41'01" West, a distance of 15.00 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

South 25°18'59" West, a distance of 18.11 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found at the beginning of a non-tangent curve to the left with a radius of 261.50 feet, a central angle of 03°22'52", and a chord bearing and distance of North 62°59'35" West, 15.43 feet;

In a westerly direction, with said non-tangent curve to the left, an arc distance of 15.43 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

North 64°41'01" West, a distance of 20.62 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

North 19°41'04" West, a distance of 23.82 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

North 64°52'24" West, a distance of 40.72 feet to the **POINT OF BEGINNING** and containing 941,547 square feet or 21.615 acres of land, more or less.

Notes :

1. All corners are 5/8" iron rods set with a plastic cap stamped "KHA" unless otherwise noted.
2. Selling a portion of this addition by metes and bounds is a violation of City Ordinance and state law and is subject to fines and withholding of utilities and building permits.
3. 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.
4. Blocking the flow of water or constructing improvements in surface drainage easements, and filling or obstructing the floodway is prohibited.
5. The City of Aubrey will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding conditions.
6. Proposed limit of Post Project Zone "AE" is based upon Downstream Assessment and Floodplain Study for High Pointe Ranch Phase 1A and Commercial/Collector Road dated July 10, 2023 by Kimley-Horn and Associates, Inc.
7. Construction not completed within two years of approval subject to current County Subdivision Rules and Regulations.
8. 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 (BFE) 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 finish floor elevations shall be a minimum of two foot above the 100-year flood elevation.
9. The City of Aubrey will be responsible for the maintenance of all public infrastructure that is constructed in right-of-way or easements that are dedicated to the public or the City of Aubrey.
10. FLOOD STATEMENT: According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48121C0265G, for Denton County, Texas and incorporated areas, dated 04/18/2011, this property is located within Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain" and Zone A defined as "Special flood hazard areas (SFHAs) subject to inundation by the 1% annual chance flood (No Base Flood Elevations determined)". If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor. Minimum finished floor elevations are at least 2 feet above the 100 year flood plain.
11. Water service to be provided by the City of Aubrey.
12. Utility Providers:

    Electric & Gas Service: Texas-New Mexico Power
    1479 Justin Rd
    Lewisville, TX 75055
    Phone: (972) 317-5542

    Telephone Service: FisionX, LLC
    1707 Marketplace BLvd, 1st FL
    Irving, TX 75063
    Phone: (305) 462-4176

13. Sanitary Sewer to be provided by the City of Aubrey.
14. The City of Aubrey shall not be responsible for the maintenance of any private facilities, including but not limited to, HOA or High Pointe Ranch Municipal Utility District No. 1 open space lots, private parks, amenity center(s), development signage and entry features. Maintenance of these facilities shall be the responsibility of either the HOA or High Pointe Ranch Municipal Utility District No. 1, and the HOA and High Pointe Ranch Municipal Utility District No. 1 hold harmless the City of Aubrey, from all claims, damages and loses arising out of or resulting from performance of the obligations said HOA or High Pointe Ranch Municipal Utility District No. 1.
15. All utilities and drainage structures are located in the right-of-way except as shown.
16. Block N, Lot 18X, Block AL, Lot 18X and Block AO, Lot 1X shall be owned and maintained by the Home Owners Association. Block N, Lot 18X is to be used for landscaping and drainage purposes. Block AL, Lot 18X and Block AO, Lot 1X are to be used for landscaping and signage purposes and shall not be used otherwise or for other structures.
17. All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983. All dimensions shown are ground distances. To obtain a grid distance, multiply the ground distance by the Project Combined Factor (PCF) of 0.999855348.

LOT TABLE		
LOT NO.	ACRES	SQ. FT.
BLOCK AL LOT 1	0.152	6,614
BLOCK AL LOT 2	0.144	6,262
BLOCK AL LOT 3	0.144	6,262
BLOCK AL LOT 4	0.144	6,262
BLOCK AL LOT 5	0.144	6,262
BLOCK AL LOT 6	0.144	6,262
BLOCK AL LOT 7	0.148	6,446
BLOCK AL LOT 8	0.150	6,523
BLOCK AL LOT 9	0.150	6,523
BLOCK AL LOT 10	0.150	6,523
BLOCK AL LOT 11	0.150	6,523
BLOCK AL LOT 12	0.150	6,523
BLOCK AL LOT 13	0.150	6,523
BLOCK AL LOT 14	0.150	6,523
BLOCK AL LOT 15	0.153	6,666
BLOCK AL LOT 16	0.159	6,924
BLOCK AL LOT 17	0.180	7,823
BLOCK AL LOT 18X	0.529	23,027
BLOCK AM LOT 1	0.226	9,837
BLOCK AM LOT 2	0.183	7,975
BLOCK AM LOT 3	0.173	7,553
BLOCK AM LOT 4	0.170	7,419
BLOCK AM LOT 5	0.163	7,100
BLOCK AM LOT 6	0.160	6,983
BLOCK AM LOT 7	0.159	6,923

LOT TABLE		
LOT NO.	ACRES	SQ. FT.
BLOCK AM LOT 8	0.159	6,923
BLOCK AM LOT 9	0.253	11,017
BLOCK AM LOT 10	0.346	15,068
BLOCK AM LOT 11	0.191	8,300
BLOCK AM LOT 12	0.191	8,328
BLOCK AM LOT 13	0.191	8,328
BLOCK AM LOT 14	0.203	8,828
BLOCK AM LOT 15	0.184	8,005
BLOCK AM LOT 16	0.139	6,050
BLOCK AM LOT 17	0.139	6,050
BLOCK AM LOT 18	0.139	6,050
BLOCK AM LOT 19	0.139	6,050
BLOCK AM LOT 20	0.185	8,060
BLOCK AN LOT 1	0.195	8,481
BLOCK AN LOT 2	0.158	6,872
BLOCK AN LOT 3	0.156	6,778
BLOCK AN LOT 4	0.146	6,344
BLOCK AN LOT 5	0.139	6,050
BLOCK AN LOT 6	0.139	6,050
BLOCK AN LOT 7	0.139	6,050
BLOCK AN LOT 8	0.139	6,050
BLOCK AN LOT 9	0.139	6,050
BLOCK AN LOT 10	0.139	6,050
BLOCK AN LOT 11	0.139	6,050
BLOCK AN LOT 12	0.139	6,050

LOT TABLE		
LOT NO.	ACRES	SQ. FT.
BLOCK AN LOT 13	0.139	6,050
BLOCK AN LOT 14	0.139	6,050
BLOCK AN LOT 15	0.139	6,050
BLOCK AN LOT 16	0.171	7,441
BLOCK AN LOT 17	0.152	6,605
BLOCK AN LOT 18	0.139	6,050
BLOCK AN LOT 19	0.139	6,050
BLOCK AN LOT 20	0.139	6,050
BLOCK AN LOT 21	0.139	6,050
BLOCK AN LOT 22	0.139	6,050
BLOCK AN LOT 23	0.139	6,050
BLOCK AN LOT 24	0.139	6,050
BLOCK AN LOT 25	0.139	6,050
BLOCK AN LOT 26	0.139	6,050
BLOCK AN LOT 27	0.139	6,050
BLOCK AN LOT 28	0.139	6,050
BLOCK AN LOT 29	0.141	6,123
BLOCK AN LOT 30	0.152	6,606
BLOCK AN LOT 31	0.152	6,621
BLOCK AN LOT 32	0.152	6,643
BLOCK AN LOT 33	0.202	8,802
BLOCK AO LOT 1X	1.427	62,170
BLOCK N LOT 2	0.138	6,000
BLOCK N LOT 3	0.138	6,000
BLOCK N LOT 4	0.138	6,000

LOT TABLE		
LOT NO.	ACRES	SQ. FT.
BLOCK N LOT 5	0.138	6,000
BLOCK N LOT 6	0.138	6,000
BLOCK N LOT 7	0.138	6,000
BLOCK N LOT 8	0.138	6,000
BLOCK N LOT 9	0.158	6,877
BLOCK N LOT 10	0.161	7,000
BLOCK N LOT 11	0.161	7,000
BLOCK N LOT 12	0.162	7,051
BLOCK N LOT 13	0.170	7,408
BLOCK N LOT 14	0.165	7,192
BLOCK N LOT 15	0.138	6,000
BLOCK N LOT 16	0.138	6,000
BLOCK N LOT 17	0.139	6,054
BLOCK N LOT 18X	1.409	61,363
R.O.W.	3.969	172,902
U.S. 377 R.O.W.	0.845	36,791

OWNER'S DEDICATION STATEMENT

STATE OF TEXAS §

COUNTY OF DENTON §

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT **AUBREY BLACKJACK PARTNERS LLC,** acting herein by and through their duly authorized officers, do hereby adopt this plat designating the hereinabove described property as **HIGHPOINTE RANCH PHASE 4A**, an addition to the City of Aubrey, Texas, and do 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.

Witness this _____ day of _____, _____.

BY: **AUBREY BLACKJACK PARTNERS LLC**, a Texas limited liability company

BY: _____

Name: _____

Title: _____

STATE OF TEXAS §

COUNTY OF _____ §

Before me, the undersigned authority, a notary public in an for the State of Texas, on this day personally appeared _____, known to me to be the person whose name is subscribed for the purpose and consideration therein expressed.

Given under my hand and seal this _____ day of _____, _____.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES:_____

LIEN HOLDER:

MAPLEMARK BANK, a Texas state bank

By: _____

Name: _____

Title: _____

STATE OF _____ §

COUNTY OF _____ §

Before me, the undersigned authority, a notary public in an for the State of _____, on this day personally appeared _____, known to me to be the person whose name is subscribed for the purpose and consideration therein expressed.

Given under my hand and seal this _____ day of _____, 2025.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF _____

MY COMMISSION EXPIRES:_____

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

That I, Sylviana Gunawan, do hereby certify that a survey was made on the ground of the property described hereon under my personal supervision and the iron rods were placed in accordance with the subdivision rules and regulations of the City of Aubrey, Texas.

_____
Sylviana Gunawan
Registered Professional Land Surveyor No. 6461
Kimley-Horn and Associates, Inc.
6160 Warren Pkwy., Suite 210
Frisco, Texas 75034
Phone 972-335-3580

PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

STATE OF TEXAS §

COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Sylviana Gunawan, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 20__.

_____
Notary Public, State of Texas

CERTIFICATE OF FINAL PLAT APPROVAL

This Final Plat was reviewed and approved by the City Council of the City of Aubrey, Texas the _____ day of _____, 20____.

_____
CHRIS RICH, MAYOR
CITY OF AUBREY, TEXAS

FINAL PLAT
HIGHPOINTE RANCH PHASE 4A

21.615 ACRES

BLOCK N, LOTS 2-17 & 18X-HOA; BLOCK AL, LOTS 1-17 & 18X-HOA; BLOCK AM, LOTS 1-20; BLOCK AN, LOTS 1-33; BLOCK AO, LOT 1X-HOA

86 RESIDENTIAL LOTS
3 HOMEOWNER'S ASSOCIATION (HOA) LOTS

F. TREVINO SURVEY, ABSTRACT NO. 1243
CITY OF AUBREY, DENTON COUNTY, TEXAS

Kimley»Horn

6160 Warren Parkway, Suite 210
Frisco, Texas 75034

Tel. No. (972) 335-3580
FIRM # 10193822

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	GGL	KHA	Aug. 2025	063451861	2 OF 2

OWNER:
Aubrey Blackjack Partners, LLC
4514 Cole Avenue,
Suite 1650
Dallas, Texas 75205
Phone: 214-674-9570
Contact: Chad Vose

SURVEYOR:
Kimley-Horn and Associates, Inc.
6160 Warren Pkwy., Suite 210
Frisco, Texas 75034
Phone: 972-335-3580
Contact : Sylviana Gunawan, R.P.L.S.

APPLICANT:
Kimley-Horn and Associates, Inc.
6160 Warren Pkwy., Suite 210
Frisco, Texas 75034
Phone: 972-335-3580
Contact : Thomas L. Fletcher, P.E.

DWG NAME: K:\FRI_SURVEY\063800747-HIGH POINT RANCH - AUBREY\DWG\063451861 HIGH POINTE RANCH PHASE 4A.DWG PLOTTED BY: GUNAWAN, SYLVIANA 8/23/2025 6:12 PM LAST SAVED: 8/28/2025 4:42 PM

Planning and Zoning Commission Meeting
Staff Report
November 13, 2025

Agenda Item
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)

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

Summary
The City of Aubrey has acquired approximately 4.194 acres of land located along East Blackjack Road, east of State Highway 377 and north of the Belmont subdivision. This parcel was officially annexed into the city limits during the August 28, 2025 City Council Meeting.

The property is proposed to be zoned Single-Family Residential 7,500 Square Feet (SF75). While SF75 is a residential designation, it allows for Government Uses as defined below:

> *Government Use -any structure, building and/or grounds owned by, leased to and/or operated by a state or municipal government entity for the sole purpose of providing public services that the governmental entity is authorized to provide to the public or to engage in, including but not limited to water, sewer and drainage services, and/or to accommodate other public needs of the entity. The definition also includes a building and/or grounds operated by a governmental body for social, recreational, health or welfare purposes, such as a municipal park or public gathering area. This use designation is not intended for and does not include government entities that are classified as special districts formed pursuant to state law or formed by special legislature. (§ 14A-4(48.1)*
>
> The City plans to repurpose the existing structure(s) into a police substation. Any future improvements shall comply with the SF75 zoning standards and the City’s Zoning Ordinance.

The subject parcel is bordered by properties within the Extraterritorial Jurisdiction.

Comprehensive Plan
The Comprehensive Plan identifies this property as Estate Neighborhood.

Notifications
Notifications as required by Texas Local Government Code and the City of Aubrey Zoning Ordinance were provided.
At the time of agenda report preparation, no letters in support of or in opposition to the rezoning request had been received.

Recommendation
Staff have reviewed the rezoning application and recommended it for approval.

Action Options
The Planning and Zoning Commission may recommend to the City Council:

1. Approve the rezoning application; or
2. Deny the rezoning application.

Attachments

1. Location/Notification Map
2. Boundary Survey

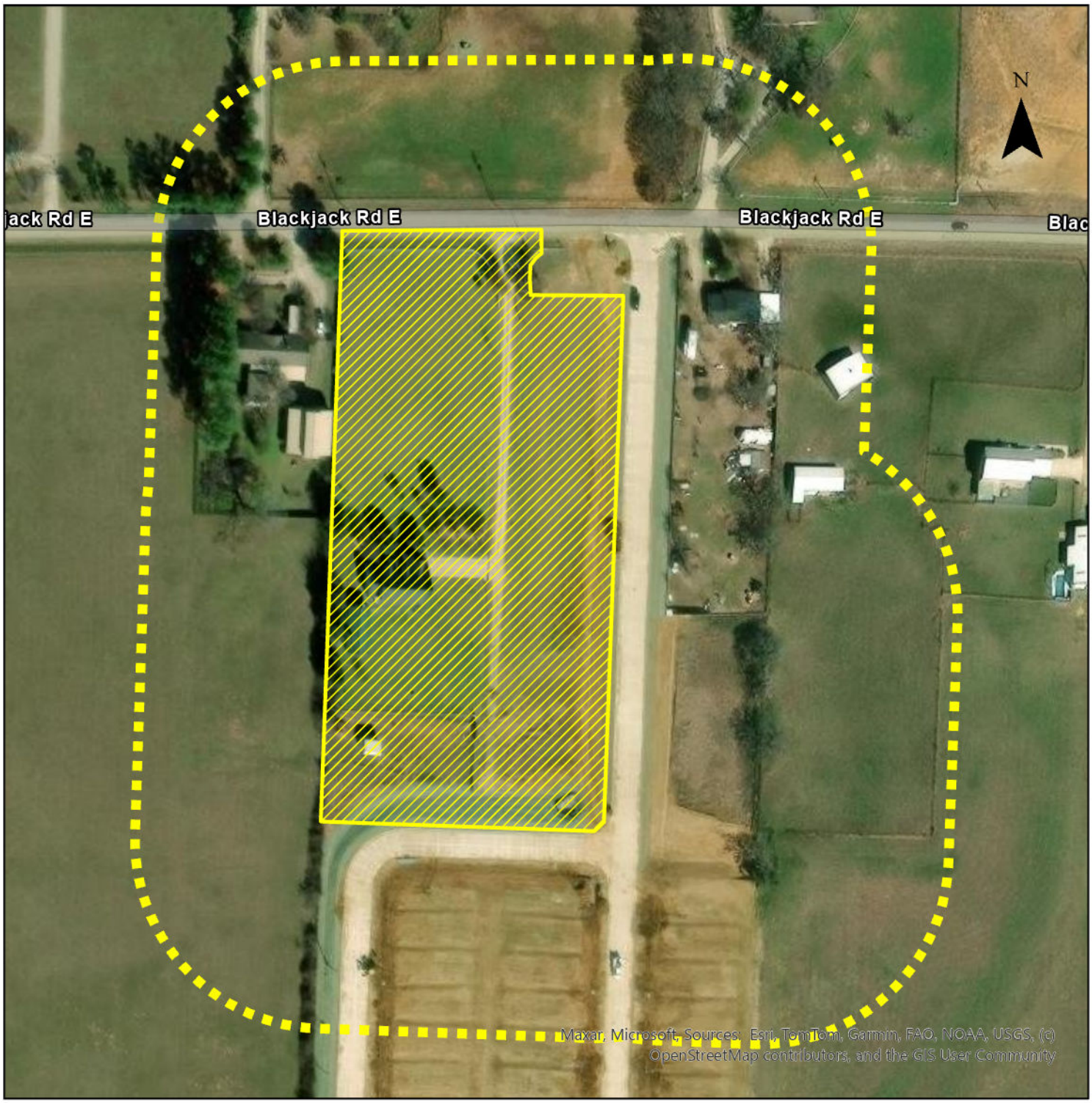
Financial Summary

Staff Recommended Action
Approve

Staff Recommended Motion
Motion to recommend (*approval, approval with conditions, table or denial)* of the rezoning application to City Council.

200-FOOT NOTIFICATION MAP

1900 E BLACKJACK ROAD, AUBREY, TX 76227



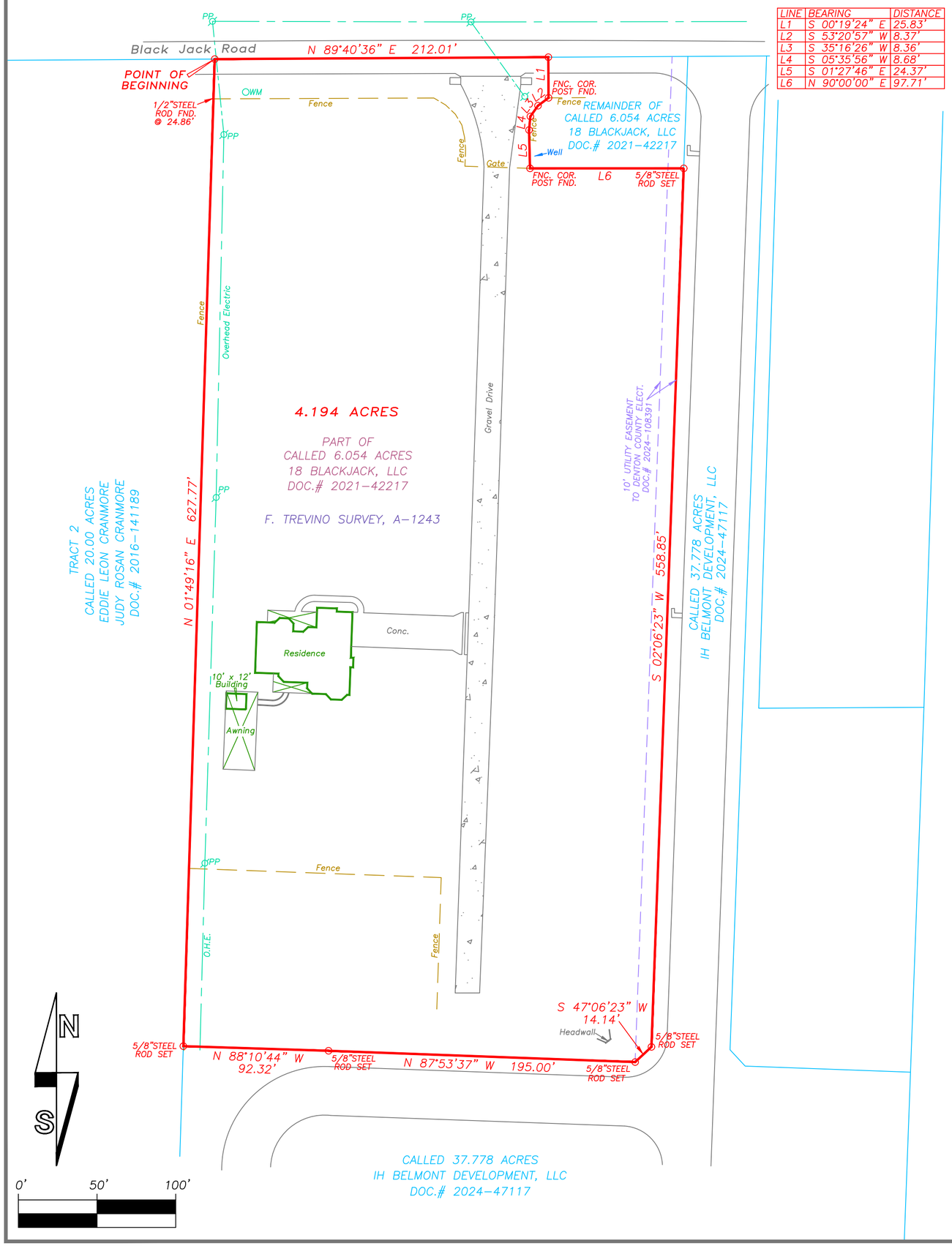
0 125 250 Feet

1' = 100"
1 Inch = 100 Feet

LEGEND

1900 Blackjack Road

200-foot Radius



LINE	BEARING	DISTANCE
L1	S 00°19'24" E	25.83'
L2	S 53°20'57" W	8.37'
L3	S 35°16'26" W	8.36'
L4	S 05°35'56" W	8.68'
L5	S 01°27'46" E	24.37'
L6	N 90°00'00" E	97.71'

DESCRIPTION

BEING all that tract of land in Denton County, Texas, out of the F. Trevino Survey, A-1273, and being part of that called 6.054 acres of land described in deed to 18 Blackjack, LLC as recorded under Document No. 2021-42217 of the Official Public Records of Denton County, Texas, and being further described as follows:

BEGINNING at a point in the center of Black Jack Road, at the Northwest corner of said 6.054 acres, and at the Northeast corner of that called 20.00 acres of land described as Tract 2 in deed to Eddie Leon Cranmore and Judy Rosan Cranmore as recorded under Document No. 2016-141189 of the Official Public Records of Denton County, Texas, from which a 1/2 inch steel rod found bears South 01 degrees 49 minutes 16 seconds East, 24.86 feet for witness;

THENCE North 89 degrees 40 minutes 36 seconds East, 212.01 feet along the center of said Black Jack Road to a point for corner;

THENCE South 00 degrees 19 minutes 24 seconds East, 25.83 feet to a fence corner post found for corner;

THENCE along a fence as follows:

South 53 degrees 20 minutes 57 seconds West, 8.37 feet;

South 35 degrees 16 minutes 26 seconds West, 8.36 feet;

South 05 degrees 35 minutes 56 seconds West, 8.68 feet;

South 01 degrees 27 minutes 46 seconds East, 24.37 feet to a fence corner post found for corner;

THENCE North 90 degrees 00 minutes 00 seconds East, 97.71 feet to a 5/8 inch steel rod set for corner on the Northerly most West line of that called 37.778 acres of land described in deed to IH Belmont Development, LLC as recorded under Document No. 2024-47117 of the Official Public Records of Denton County, Texas;

THENCE South 02 degrees 06 minutes 23 seconds West, 558.85 feet along the Northerly most West line of said 37.778 acres to a 5/8 inch steel rod set at angle point of said 37.778 acres;

THENCE South 47 degrees 06 minutes 23 seconds West, 14.14 feet along a cutback line of said 37.778 acres to a 5/8 inch steel rod set at another angle point of said 37.778 acres;

THENCE North 87 degrees 53 minutes 37 seconds West, 195.00 feet along a North line of said 37.778 acres to a 5/8 inch steel rod set an angle point;

THENCE North 88 degrees 10 minutes 44 seconds West, 92.32 feet along a North line of said 37.778 acres to a 5/8 inch steel rod set at a Northwest corner of said 37.778 acres, on the West line of said 6.054 acres, and on the East line of said 20.00 acres;

THENCE North 01 degrees 49 minutes 16 seconds East, 627.77 feet along the common line of said 6.054 acres and said 20.00 acres to the POINT OF BEGINNING, containing 4.194 acres of land.

FLOOD ZONE NOTE:
Subject tract located in Zone 'X' as scaled from F.I.R.M. 48121C0265G, dated April 18, 2011.

Zone 'X' – "Areas determined to be outside the 0.2% annual chance floodplain."

Note: Bearings based on Texas Plane Coordinate System, Texas North Central Zone 4202, NAD83.

Note: Verify exact location of underground utilities prior to any digging or construction.

Note: All 5/8 inch steel rods set have red plastic cap stamped "Boundary Solutions"

Note: Survey performed without benefit of title commitment, no easements furnished.

The plat as shown hereon was prepared from an on-the-ground survey performed under my supervision during the month of May, 2025; the visible improvements on the ground are as shown on the survey; there are no visible intrusions, protrusions, overlapping of improvements or conflicts found except as shown on the survey plat.

May 5, 2025

STATE OF TEXAS REGISTERED MATTHEW BUSBY 5751 PROFESSIONAL LAND SURVEYOR

Matthew Busby
Matthew Busby
R.P.L.S. No. 5751

BOUNDARY SURVEY

4.194 ACRES
F. TREVINO SURVEY, A-1243
DENTON COUNTY, TEXAS

Boundary Solutions Inc.
Professional Land Surveyors
P.O. BOX 250
CADDO MILLS, TX 75135
OFFICE: 214-499-8472
FAX: 972-782-7611
EMAIL: mbusby_bsi@yahoo.com

COMMERCIAL AND RESIDENTIAL
BOUNDARY, TOPOGRAPHIC, &
ALTA/ACSM LAND TITLE
SURVEYS

CLIENT:

18 Blackjack, LLC

No Schedule B Provided
Address:
1900 E. Black Jack

Drawn by: mjb
B.S.I.Job# 2412-026

© Copyright 2025 Boundary Solutions, Inc. The content, color, and style of this plat protected by Copyright and all rights are reserved.

Planning and Zoning Commission Meeting
Staff Report
November 13, 2025

Agenda Item
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)

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

Summary
The subject property is approximately two (2) acres located at the southwest corner of Frontier Parkway and FM 2931. The City of Aubrey acquired the property in 2020 for a fire station site and annexed it into the City Limits on August 28, 2025. The applicant has submitted an application for the Single-Family Residential 7,500 Square Feet (SF75) zoning district which allows for Government Uses as outlined below:

> *Government Use -any structure, building and/or grounds owned by, leased to and/or operated by a state or municipal government entity for the sole purpose of providing public services that the governmental entity is authorized to provide to the public or to engage in, including but not limited to water, sewer and drainage services, and/or to accommodate other public needs of the entity. The definition also includes a building and/or grounds operated by a governmental body for social, recreational, health or welfare purposes, such as a municipal park or public gathering area. This use designation is not intended for and does not include government entities that are classified as special districts formed pursuant to state law or formed by special legislature. (§ 14A-4(48.1))*

The subject parcel is bordered by properties within the Extraterritorial Jurisdiction and the Town of Providence Village.

Comprehensive Plan
The Comprehensive Plan identifies this property as Neighborhood Commercial.

Notifications
Notifications as required by Texas Local Government Code and the City of Aubrey Zoning Ordinance were provided.
At the time of agenda report preparation, no letters in support of or in opposition to the rezoning request had been received.

Recommendation
Staff have reviewed the rezoning application and recommended it for approval.

Action Options
The Planning and Zoning Commission may recommend to the City Council:

1. Approve the rezoning application; or
2. Deny the rezoning application.

Attachments

1. Location/Notification Map
2. Silverado Ph 3 Plat (Fire Station Lot Blk. W, Lot 18A)

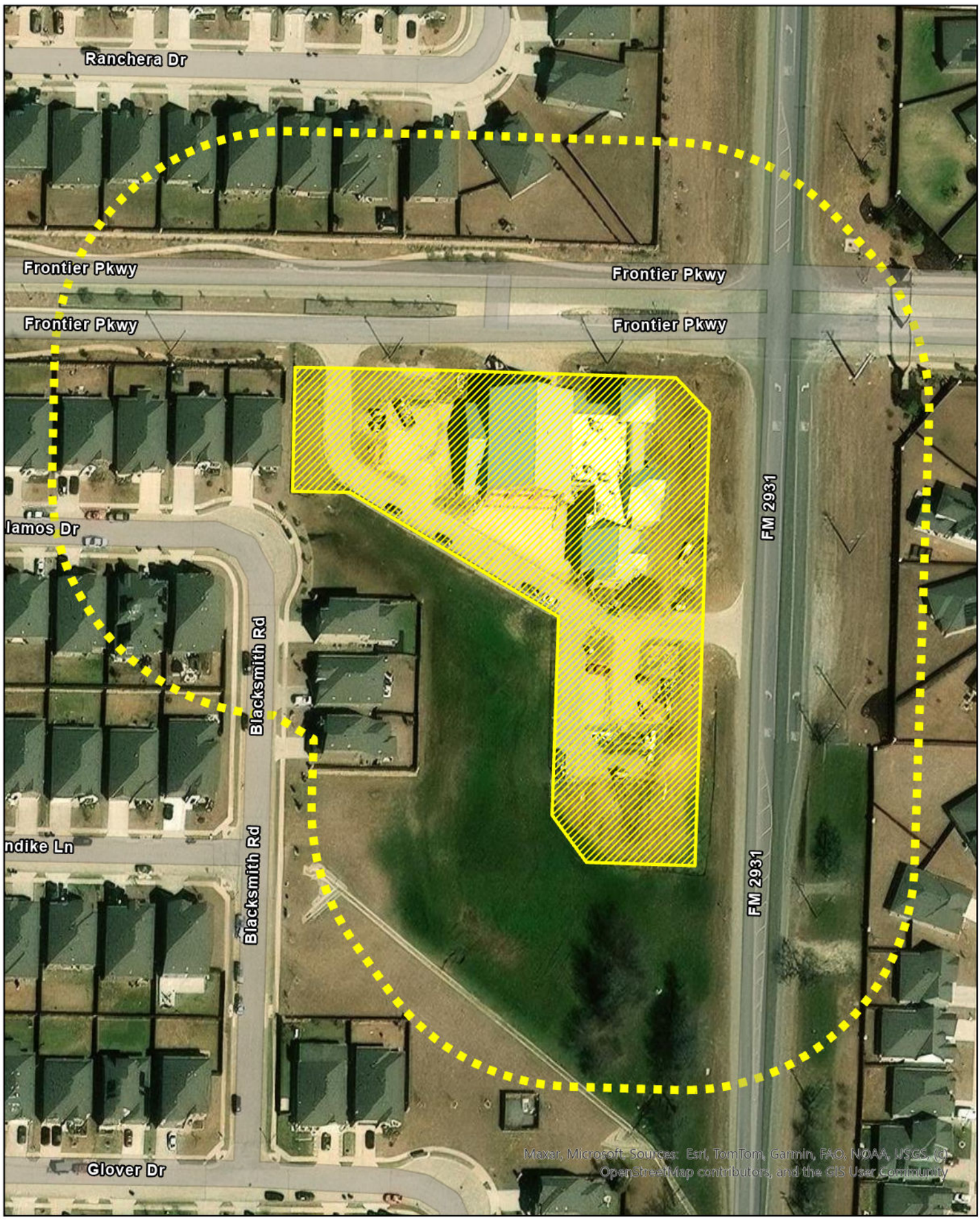
Financial Summary

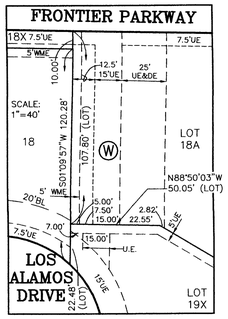
Staff Recommended Action
Approve

Staff Recommended Motion
Motion to recommend *(approval, approval with conditions, table or denial)* of the rezoning application to City Council.

200 FOOT PUBLIC HEARING NOTIFICATION MAP

4425 FM 2931, AUBREY, TX 76227



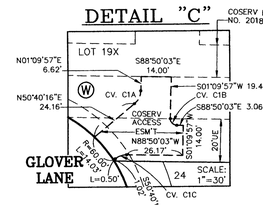


DETAIL "A"

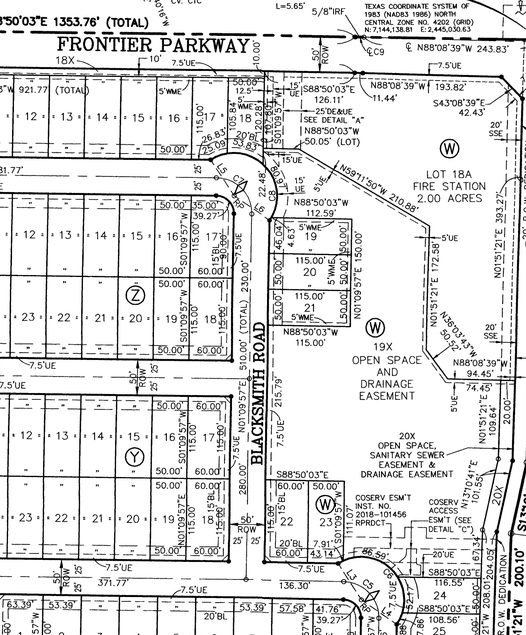
CURVE TABLE					
CURVE	CHORD DIRECTION	CHORD	DELTA	RADIUS	LENGTH
C1	N46°09'57"E	117.61'	157°06'53"	60.00'	164.53'
C2	S46°09'57"W	70.71'	90°00'00"	50.00'	78.54'
C3	S02°01'47"E	27.87'	6°23'28"	250.00'	27.89'
C4	S02°01'47"E	27.87'	6°23'28"	250.00'	27.89'
C5	S43°50'03"E	70.71'	90°00'00"	50.00'	78.54'
C6	N43°50'03"W	117.61'	157°06'53"	60.00'	164.53'
C7	N43°50'03"W	70.71'	90°00'00"	50.00'	78.54'
C8	N43°50'03"W	117.61'	157°06'53"	60.00'	164.53'
C9	N88°29'21"W	12.04'	0°41'24"	1000.00'	12.04'
C10	S38°11'14"W	95.81'	105°57'26"	60.00'	110.96'
C11	N52°50'51"E	62.00'	76°38'12"	50.00'	66.88'
C12	S52°50'51"W	31.00'	76°38'12"	25.00'	33.44'
C13	N32°40'50"W	556.97'	67°41'34"	500.00'	590.73'
C14	N69°09'54"E	187.31'	44°00'05"	250.00'	191.99'
C15	N19°00'04"E	169.20'	8°56'38"	1085.00'	169.37'

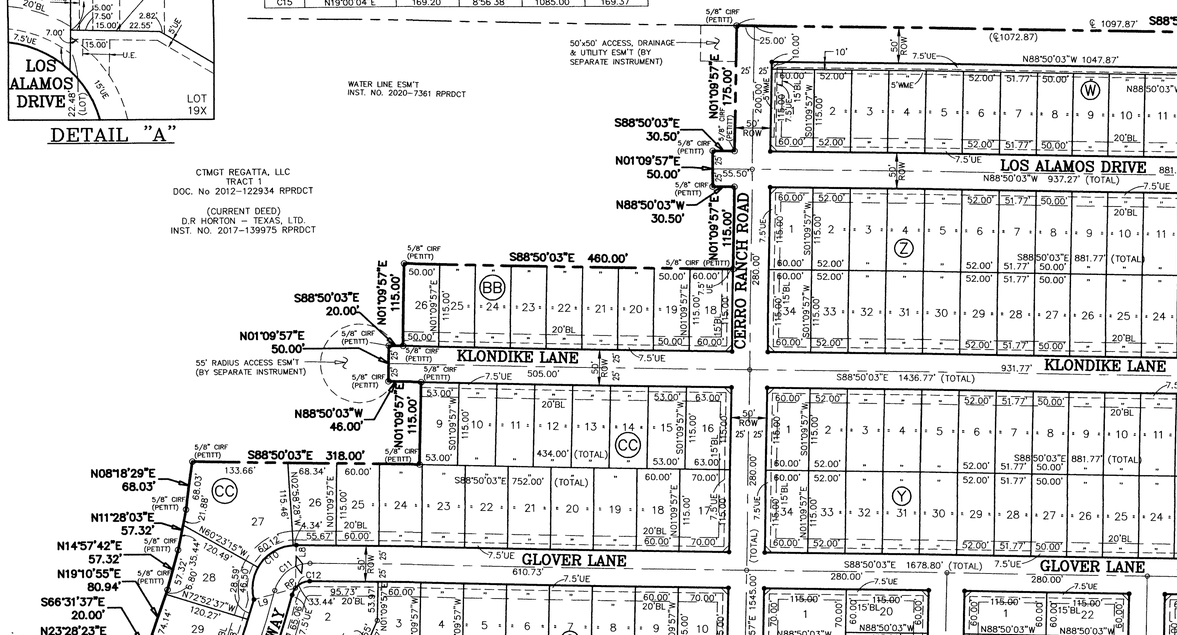
LINE TABLE		
LINE	BEARING	LENGTH
L1	N34°43'23"E	60.00'
L2	S57°36'30"W	60.00'
L3	S32°23'30"E	60.00'
L4	N55°16'37"W	60.00'
L5	S32°23'30"E	60.00'
L6	N55°16'37"W	60.00'
L7	N47°09'52"E	20.47'
L8	N01°09'57"E	60.00'
L9	S75°12'31"W	60.00'

BDY L1 N01°09'57"E 20.00'
BDY L2 N88°50'03"W 50.00'
BDY L3 S01°09'57"W 20.00'



CADG REGATTA III, LLC
TRACT 1
DOC. NO. 2013-44256 RPRDCT
DOC. NO. 2015-63292 RPRDCT




50'x50' ACCESS, DRAINAGE & UTILITY ESM'T (BY SEPARATE INSTRUMENT)
WATER LINE ESM'T INST. NO. 2020-7361 RPRDCT
5/8" CIRF (PETITT)
N01°09'57"E 175.00'
S88°50'03"E 30.50'
N01°09'57"E 50.00'
N88°50'03"W 30.50'
N01°09'57"E 115.00'
S88°50'03"E 460.00'
S88°50'03"E 20.00'
N01°09'57"E 50.00'
55' RADIUS ACCESS ESM'T (BY SEPARATE INSTRUMENT)
N88°50'03"W 46.00'
N01°09'57"E 115.00'
S88°50'03"E 318.00'
N08°18'29"E 68.03'
N11°28'03"E 57.32'
N14°57'42"E 57.32'
N19°10'55"E 80.94'
S66°31'37"E 20.00'
N23°28'23"E 60.00'
N66°31'37"W 296.26'
CTMGT REGATTA, LLC TRACT 1 DOC. No 2012-122934 RPRDCT
(CURRENT DEED) D.R HORTON - TEXAS, LTD. INST. NO. 2017-139975 RPRDCT
FRONTIER PARKWAY
(℄1072.87)
N88°50'03"W 1047.87'
LOS ALAMOS DRIVE
N88°50'03"W 937.27' (TOTAL)
881.77'
S88°50'03"E 881.77' (TOTAL)
931.77'
S88°50'03"E 1436.77' (TOTAL)
S88°50'03"E 752.00' (TOTAL)
434.00' (TOTAL)
S88°50'03"E 1678.80' (TOTAL)
S88°50'03"E 1353.76' (TOTAL)
CERRO RANCH ROAD
KLONDIKE LANE
GLOVER LANE
BLACKSMITH ROAD
FARM TO MARKET ROAD NO. 2931
(VARIABLE WIDTH RIGHT-OF-WAY)
PAN WAY
FARO ROAD
GULCH DRIVE
DENVER AVENUE
COBALT DRIVE
GAGE DRIVE
BAR H AVENUE
ARANSAS AVENUE
FATHOM STREET
QUICKSILVER BOULEVARD
(CALLED 80' WIDE RIGHT-OF-WAY DOC. NO. 2018-241 PRDCT)
DELTA DRIVE
Δ=67°41'34"
R=470.00'
CB=N32°40'50"W
CH=523.55'
L=555.29'
AUBREY INDEPENDENT SCHOOL DISTRICT INST. NO. 2019-6658 RPRDCT
LOT 18A FIRE STATION 2.00 ACRES
19X OPEN SPACE AND DRAINAGE EASEMENT
20X OPEN SPACE, SANITARY SEWER EASEMENT, LANDSCAPE BUFFER PURPOSES AND DRAINAGE EASEMENT
S01°51'21"W 589.88'
S01°51'21"W 545.71'
S01°51'21"W 200.10'
S03°07'41"W 501.35'
S00°24'35"E 102.06'
N88°08'39"W 20.00'
S46°30'39"W 42.68'
N88°50'03"W 674.91'
N88°50'03"W 510.00'
N88°50'03"W 225.00'
N01°09'57"E 20.00'
N01°09'57"E 73.27'
N88°50'03"W 60.00'
PHASE LINE 1A & 1B
PHASE LINE 1C
PHASE LINE 2
SILVERADO PHASE 1A & 1B DOC. NO. 2018-241 PRDCT
SILVERADO PHASE 1C DOC. NO. 2018-479 PRDCT
SILVERADO PHASE 2 DOC. NO. 2018-480 PRDCT
RPM XCONSTRUCTION, LLC ~ PARCEL 1 INST. NO. 2018-28516 RPRDCT
RPM XCONSTRUCTION LLC INST. NO. 2018-229172 RPRDCT
CITY OF AUBREY (CALLED 100' WIDE RIGHT-OF-WAY)
APPROXIMATE EXISTING ℄
APPROXIMATE SURVEY LINE
20' R.O.W. DEDICATION
20' WASTEWATER SPECIAL UTILITY DISTRICT ESM'T (W/ 50' THROUGH DEDICATION ESM'T) INST. NO. 2015-40388 RPRDCT (APPROXIMATE LOCATION SHOWN)
COSERV ESM'T INST. NO. 2018-101456 RPRDCT
COSERV ACCESS ESM'T (SEE DETAIL "C")
20X OPEN SPACE, SANITARY SEWER EASEMENT & DRAINAGE EASEMENT
COSERV ESM'T INST. NO. 2018-101456 RPRDCT
SEE DETAIL "A"
N88°50'03"W 50.05' (LOT)
S88°50'03"E 126.11'
25'DE&UE
N88°08'39"W 11.44'
N88°08'39"W 193.82'
S43°08'39"E 42.43'
29' SSE
N88°50'03"W 112.59'
N01°51'21"E 172.58'
N01°51'21"E 393.27'
N88°50'03"W 115.00'
N88°08'39"W 94.45'
N01°51'21"E 109.64'
N01°51'21"E 101.55'
S88°50'03"E 116.50'
S88°50'03"E 106.56'
S88°50'03"E 115.49'
N84°46'28"E 114.65'
S88°50'03"E 119.70'
S88°50'03"E 119.05'
S88°50'03"E 118.45'
S88°50'03"E 117.85'
S88°50'03"E 117.25'
S88°50'03"E 116.64'
S88°50'03"E 116.04'
S88°50'03"E 106.40'
S01°51'21"W 543.74'
S01°51'21"W 522.00'
S01°51'21"W 320.00'
S01°51'21"W 331.04'
S46°30'39"W 49.79'
S46°30'39"W 114.53'
S01°51'21"W 145.39'
S01°51'21"W 38.29'
S01°51'21"W 208.02'
S01°51'21"W 204.05'
S01°51'21"W 207.68'
S01°51'21"W 215.79'
S01°51'21"W 215.79'
S01°51'21"W 207.68

OWNER'S CERTIFICATION

STATE OF TEXAS §

COUNTY OF DENTON §

WHEREAS D.R. Horton – Texas, Ltd.; and the City of Aubrey, Texas are the owners of that certain tract of land situated in the James Bridges, Jr. Survey, Abstract No. 36, in Denton County, Texas, said tract of land being a portion of a called 345.993 acre tract of land described in deed to D.R. Horton – Texas, Ltd. recorded as Instrument No. 2017–139975, Real Property Records, Denton County, Texas, (RPRDCT), all of that certain tract of land described in deed to The City of Aubrey, Texas recorded in Instrument No. 2020–36128, RPRDCT, and being a portion of that certain tract of land described as Tract 1 in deed to CTMGT Regatta II, LLC, recorded in Document No. 2012–122934, RPRDCT, said tract being more particularly described as follows:

BEGINNING at a 5/8–inch iron found on the west right–of–way line of Farm to Market Road Number 2931 (variable width right–of–way), said iron rod also being located at the northeast corner of said Lot 1, of Marriot Estates, an addition to Denton County, Texas according to Final Plat recorded in Cabinet V, Page 91, of the Plat Records of Denton County, Texas (PRDCT), (said Marriot Estates Final Plat vacated according to Vacation of Final Plat recorded in Instrument No. 2019–94603, RPRDCT), said iron rod also being the southeast corner of that certain tract of land described as Tract 1 in deeds to CADG Regatta III, LLC, recorded in Document Number 2013–44256, RPRDCT, and Document No. 2015–63292, RPRDCT;

THENCE South 01°51'21" West, with said west right–of–way line, a distance of 589.88 feet to a 5/8–inch iron rod with cap marked "PETITT RPLS 4087" found for corner;

THENCE with the west right–of–way line of Farm to Market Road Number 2931, the following courses to 5/8–inch iron rods with caps marked "PETITT RPLS 4087" found for corner;

South 13°10'41" West, a distance of 101.55 feet;

South 01°51'21" West, a distance of 200.10 feet;

South 09°24'35" East, a distance of 102.06 feet;

And South 01°51'21" West, a distance of 545.71 feet, said iron rod being located at the easternmost northeast corner of Quicksilver Boulevard (variable width right–of–way at this point) according to the Final Plat of Silverado Phase 1A and 1B, an addition to Denton County, Texas, recorded in Document Number 2018–241, PRDCT;

THENCE with the north right–of–way line of said Quicksilver Boulevard, the following courses to 5/8–inch iron rods with cap marked "PETITT RPLS 4087" found for corner:

North 88°08'39" West, a distance of 20.00 feet;

South 46°30'39" West, a distance of 42.68 feet;

North 88°50'03" West, a distance of 674.91 feet;

North 01°09'57" East, a distance of 20.00 feet;

North 88°50'03" West, a distance of 50.00 feet;

South 01°09'57" West, a distance of 20.00 feet;

North 88°50'03" West, a distance of 510.00 feet;

North 01°09'57" East, a distance of 20.00 feet;

North 88°50'03" West, a distance of 510.00 feet;

North 01°09'57" East, a distance of 20.00 feet;

North 88°50'03" West, a distance of 50.00 feet;

South 01°09'57" West, a distance of 20.00 feet;

North 88°50'03" West, a distance of 225.00 feet;

North 01°09'57" East, a distance of 20.00 feet;

And North 88°50'03" West, a distance of 60.00 feet;

THENCE North 01°09'57" East, leaving said north right–of–way line, and over and across said D.R. Horton – Texas, Ltd. tract, a distance of 73.27 feet to a 5/8–inch iron rod with cap marked "PETITT RPLS 4087" found for corner at the beginning of a tangent curve to the left;

THENCE continuing over and across said D.R. Horton – Texas, Ltd. tract, the following courses to 5/8–inch iron rods with caps marked "PETITT RPLS 4087" found for corner:

Northwesterly with said curve which has a central angle of 67°41'34", a radius of 470.00 feet, a chord that bears North 32°40'50" West, a chord distance of 523.55 feet, and an arc length of 555.29 feet to the end of said curve;

North 66°31'37" West, a distance of 296.26 feet;

North 23°28'23" East, a distance of 60.00 feet;

South 66°31'37" East, a distance of 20.00 feet;

North 19°10'55" East, a distance of 80.94 feet;

North 14°57'42" East, a distance of 57.32 feet;

North 11°28'03" East, a distance of 57.32 feet;

North 08°18'29" East, a distance of 68.03 feet;

South 88°50'03" East, a distance of 318.00 feet;

North 01°09'57" East, a distance of 115.00 feet;

North 88°50'03" West, a distance of 46.00 feet;

North 01°09'57" East, a distance of 50.00 feet;

South 88°50'03" East, a distance of 20.00 feet;

North 01°09'57" East, a distance of 115.00 feet;

South 88°50'03" East, a distance of 460.00 feet;

North 01°09'57" East, a distance of 115.00 feet;

North 88°50'03" West, a distance of 30.50 feet;

North 01°09'57" East, a distance of 50.00 feet;

South 88°50'03" East, a distance of 30.50 feet;

And North 01°09'57" East, a distance of 175.00 feet, said iron rod being located on the common north line of said D.R. Horton – Texas, Ltd. tract, and the south line of said CADG Regatta III, LLC tract recorded in Document Number 2013–44256, RPRDCT, and Document No. 2015–63292, RPRDCT;

THENCE South 88°50'03" East, with said common line, a distance of 1,353.76 feet to the POINT OF BEGINNING of herein described tract, and containing an area of 62.605 acres of land.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, D.R. HORTON – TEXAS, LTD.; and THE CITY OF AUBREY, TEXAS, acting herein by and through their duly authorized officers, do hereby adopt this Amending Plat designating the hereinabove described property as SILVERADO PHASE 3, an addition to Denton County, Texas, and do hereby dedicate to The Lakes Fresh Water Supply District (The District), in fee simple, the streets and public use areas shown hereon, and do hereby dedicate the easements shown hereon for the purposes indicated to the exclusive use forever of The District, said dedications being free and clear of all liens and encumbrances except as shown herein. No buildings, fences, trees, shrubs or other improvements shall be constructed or placed upon, over or across the easements on said plat. At the discretion of The District and subject to it's written approval, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use the same unless the easement limits the use to a particular utility or utilities, said use by public utilities being subordinate to The District use thereof. Any public utility given the right by The District to use said easements shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on any of these easements. Any public utility shall at all times have the right of ingress and egress to and from and upon any said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the necessity at any time procuring the permission of anyone. I do hereby bind myself, my successors and assigns to forever warrant and defend all and singular the above described streets, easements and rights unto The District against every person whomsoever comes lawfully claiming or to claim the same or any part thereof. This property is located within the The City of Aubrey Extra–Territorial Jurisdiction. This plat approval is subject to all the platting ordinances, rules and regulations of City of Aubrey, Denton County, Texas.

WITNESS MY HAND THIS 27th DAY OF May, 2020.

D.R. HORTON – TEXAS, LTD.

BY: _____
DAVID BOOTH
LAND ACQUISITION DEVELOPMENT MANAGER

STATE OF TEXAS §

COUNTY OF DALLAS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED DAVID BOOTH, KNOWN TO ME TO BE THE PERSON AND OFFICER WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 27th DAY OF May, 2020.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS.

MY COMMISSION EXPIRES: 2/7/21

KAREN WILLIAMS
Notary ID #125155758
My Commission Expires
February 7, 2021

WITNESS MY HAND THIS 28TH DAY OF MAY, 2020.

CITY OF AUBREY, TEXAS
A MUNICIPAL CORPORATION

BY: _____
JANET MEYERS, MAYOR
CITY OF AUBREY, TEXAS

STATE OF TEXAS §

COUNTY OF DALLAS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED JANET MEYERS, KNOWN TO ME TO BE THE PERSON AND OFFICER WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 28TH DAY OF MAY, 2020.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS.

JENNIFER D. HUCKABEE
Notary Public, State of Texas
Comm. Expires 07-05-2024
Notary ID 129043943

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, JIMMIE D. NICHOLS, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED AND THE FIELD NOTES MADE A PART HEREOF FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN HEREON WERE FOUND OR PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE CITY OF AUBREY SUBDIVISION REGULATIONS.

DATED THIS THE 27TH DAY OF May, 2020.

_____
JIMMIE D. NICHOLS
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5184

STATE OF TEXAS
REGISTERED
JIMMIE D. NICHOLS
5184
PROFESSIONAL
LAND SURVEYOR

STATE OF TEXAS §

COUNTY OF DALLAS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED JIMMIE D. NICHOLS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 27th DAY OF May, 2020.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS.

MY COMMISSION EXPIRES: 01/09/2022

AMANDA RENEE SMITH
Notary ID # 125153769
My Commission Expires
January 9, 2022

OWNERS: D.R. HORTON – TEXAS, LTD.
4306 MILLER ROAD
ROWLETT, TX 75088
PH–(214)607–4244

CITY OF AUBREY, TEXAS
107 S. MAIN STREET
AUBREY, TEXAS 76227
PH–(940)440–9343

RPLS OF RECORD: JIMMIE D. NICHOLS
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5184

DISTRICT APPROVAL

THE LAKES FRESH WATER SUPPLY DISTRICT:

_____ 5-28-20
CHAIRPERSON DATE

APPROVED AND ACCEPTED:

_____
JANET MEYERS, MAYOR
CITY OF AUBREY, TEXAS

THE UNDERSIGNED, THE CITY SECRETARY OF THE CITY OF AUBREY, TEXAS HEREBY CERTIFIES THAT THE FOREGOING AMENDING PLAT OF SILVERADO PHASE 3, AN ADDITION TO DENTON COUNTY, TEXAS, IS HEREBY APPROVED BY THE CITY OF AUBREY THIS 28TH DAY OF MAY, 2020, AND THE CITY OF AUBREY DOES HEREBY ACCEPT SAID AMENDING PLAT, AND THAT THE CITY OF AUBREY FURTHER AUTHORIZED THE MAYOR TO NOTE THE ACCEPTANCE THEREOF BY SIGNING THEIR NAME AS HEREIN ABOVE SUBSCRIBED.

ATTEST THIS 28TH DAY OF MAY, 2020.

_____
JERRY HUCKABEE, CITY SECRETARY
CITY OF AUBREY, TEXAS

CITY OF AUBREY
OFFICIAL SEAL
AUBREY, TEXAS

THE PURPOSE OF THIS AMENDING PLAT IS TO CORRECT AN OMISSION FROM THE PREVIOUSLY FILED FINAL PLAT RECORDED IN DOCUMENT NO. 2020–14, PLAT RECORDS OF DENTON COUNTY, TEXAS AS FOLLOWS:
ADD A 5' WALL MAINTENANCE EASEMENT TO LOTS 19–21, BLOCK W, AND;
ADD A COSERV ACCESS EASEMENT TO LOT 19X, BLOCK W.

AMENDING PLAT
SILVERADO PHASE 3

62.605 ACRES
271 RESIDENTIAL LOTS
6 NON–RESIDENTAL LOTS
SITUATED IN THE
JAMES BRIDGES, JR. SURVEY ~ ABSTRACT NO. 36
THE LAKES FRESH WATER SUPPLY DISTRICT
CITY OF AUBREY ETJ
DENTON COUNTY, TEXAS

BARRAZA
CONSULTING GROUP, LLC
PLANNING • ENGINEERING
TBPLS FIRM REG. NO. 10194538
TBPE FIRM REG. NO. 20683
801 East Campbell Road, Ste. 142
Richardson, Texas 75081
TELEPHONE - (214)-484-7055
EMAIL - JNichols@Barraza-Group.com

PROJECT # - 2019005-03
DATE - May 2020
SHEET 2 OF 2

Filed for Record
in the Official Records Of:
Denton County
On: 5/29/2020 9:44:09 AM
In the PLAT Records
SILVERADO PH 3 AMENDED
Doc Number: 2020–168
Number of Pages: 2
Amount: 100.00
Order#:20200529000181
By: BH

S:\2019\2019005–03\09–SURVEY\06–PLATTING\03–FINAL_PLAT\Silverado Phase 3 AP.dwg
May 27, 2020 – 9:33am

S:\2019\2019005–03\09–SURVEY\06–PLATTING\03–FINAL_PLAT\Silverado Phase 3 AP.dwg, 5/27/2020 9:33:51 AM, HP DesignJet T520 - Black and White.ctb, mc3

Planning and Zoning Commission Meeting
Staff Report
November 13, 2025

Agenda Item
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

Staff Contact
Shanda Guffee, Development Manager
sguffee@aubreytx.gov
940-440-9343

Summary

Aubrey had a Comprehensive Plan drafted in 2014, but it was never adopted. Since then, the city has seen rapid residential growth from the east with planned developments ranging from Public Improvement Districts to Municipal Utility Districts in the ETJ.

Through an RFQ process, Dunaway was selected to complete our 2045 Comprehensive Plan.

This Comprehensive Plan provides a strategic framework for future growth, land use, and community development over the next 20 years, ensuring alignment with citizen needs and aspirations.

The Comprehensive Plan is a critical document that outlines the city's vision, goals, and policies regarding development, infrastructure, housing, transportation, and environmental sustainability.

Financial Summary
NA

Staff Recommended Action
Approve

Staff Recommended Motion
Motion to make a recommendation to the City Council to adopt the plan.

AUBREY2045

COMPREHENSIVE PLAN

Draft September 23, 2025

AUBREY2045

The AUBREY 2045 logo is a stylized outline of the Peanut Dryer facility to emphasize the agrarian heritage of the community while looking forward to the planned growth of the next 20 years.

ACKNOWLEDGMENTS

Citizens of the City of Aubrey

Aubrey Comprehensive Plan Steering Committee

Bhadresh Trivedi
Brenda Blackburn
Chris Rich
Dean Butenschoen
Devansh Trivedi
Jenny Hicks
Merry Hopper
Mike Browning
Riley Podleski
Sam Goin
Sina Tidwell
Terrie McNabb
Todd Davis

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1 INTRODUCTION TO PLAN AND VISION

Mural by Odessa Helm in Downtown Aubrey.
Source: City of Aubrey

Introduction

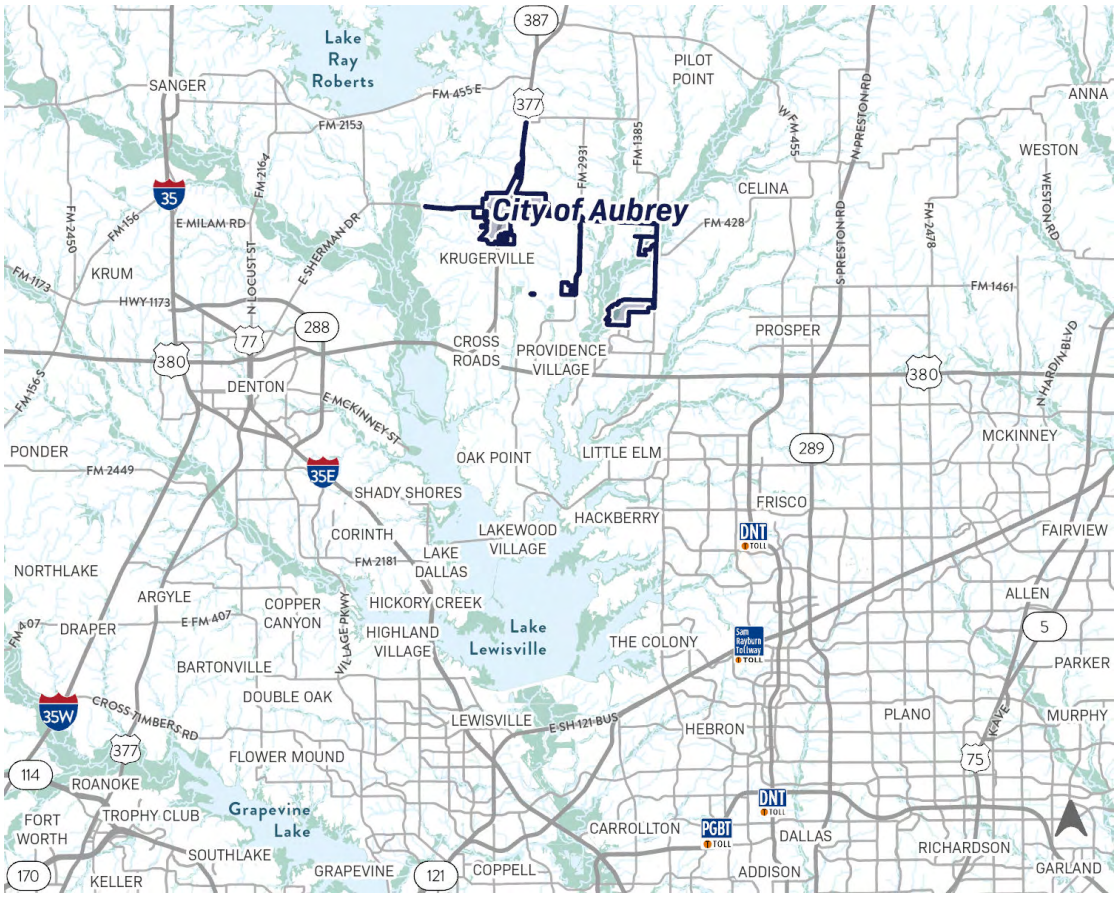
The City of Aubrey, located in northeastern Denton County, is part of the rapidly growing Dallas-Fort Worth Area. Positioned just 45 minutes north of Dallas and near major transportation corridors like Interstate 35 (I-35), the North Dallas Tollway, and US Highway 380 (US 380), Aubrey is an attractive destination for residents and businesses alike. Known for its rural heritage and small-town charm, the city combines a low-tax environment, a business-friendly atmosphere, award-winning schools, and proximity to major universities and community colleges.

The city and its extraterritorial jurisdiction (ETJ) span over 38 square miles, including over seven square miles of floodplain and over six square miles of Post Oak Forest. These natural areas are vital to Aubrey's unique identity and are central to its vision for preserving open spaces while accommodating expansion.

Aubrey offers abundant recreational opportunities thanks to its proximity to Lake Ray Roberts, Lake Lewisville, and the Elm Fork Greenbelt Trail. The city has also received notable recognition, including being named one of the "10 Healthiest Neighborhoods" by *The Dallas Morning News* in 2014 and 2015. Additionally, the "Keep Aubrey Beautiful" initiative earned the Governor's Community Achievement Award in 2015.

Development in recent years has predominantly been concentrated along the US 380 corridor, where thousands of single family homes have been constructed. This Comprehensive Plan focuses on managing this growth responsibly by enhancing its historic downtown, planning infrastructure improvements, and shaping future recreational spaces. The City aims to balance its transformation from a rural community to a thriving suburb while maintaining its small-town appeal.

Grounded in its heritage and strong sense of community, Aubrey is embracing the opportunities that growth presents. Through strategic partnerships and innovative planning, the city is working to create a vibrant and sustainable future for both residents and businesses. By preserving its natural areas and historic character, Aubrey is building a dynamic community that is ready to thrive for generations to come.



Source: Dunaway

Figure 1.1: Regional Location

A part of any comprehensive planning process is the creation of a vision and the involvement of community leaders and residents. The public involvement process is important in that the plan is ultimately defined by the residents and elected and appointed officials. The process allows input and feedback on past decisions regarding zoning, land use, capital improvements, and growth. Gathering community feedback fosters the buy-in, from not only residents but also City staff and leadership, that is needed to successfully implement a Comprehensive Plan. The vision process helps shape an articulated basis in which future decisions can be made.

The Planning Process

The City appointed a Steering Committee consisting of community members with various experiences and roles including local leaders and elected and appointed officials. The Steering Committee attended many meetings throughout the duration of the planning process. Within their role, the Steering Committee was tasked with the following:

- Advise the planning team in reviewing data in addition to developing and reviewing goals, policies, and draft documents.
- Provide comments and input during all project phases and civic engagement meetings and components.
- Identify issues and concerns during the project development process, and for the project as a whole.
- Encourage community consensus and stakeholder participation and support the mission of the project.
- Act in an advisory capacity to the Planning and Zoning Commission and City Council.

Steering Committee Meeting Timeline

June 5, 2024

The Steering Committee launched the comprehensive planning process with an introductory meeting at City Hall. Members learned about the Comprehensive Plan's purpose, its role in managing growth, and their responsibilities. The group participated in a vision-building session and mapping exercise to identify community priorities and potential land uses. These activities informed the development of the Vision Statement, Guiding Principles, and Future Land Use Map, foundational elements for guiding Aubrey's growth.

July 10, 2024

During the second meeting, the Committee reviewed the draft community survey and project website and discussed initial goals and objectives for key chapter topics: Growth Management, Future Land Use, Transportation, Economic Development, Housing, Parks and Recreation, and Utilities. Members also examined housing trends, population growth, and an economic snapshot. The input gathered refined the Plan's goals and objectives and guided the drafting of planning strategies.

Figure 1.2: Project Timeline

August 14, 2024

At the third meeting, the Committee reviewed preliminary community survey results and draft strategies for Growth Management, Future Land Use, and Transportation. Members reviewed two Alternative Growth Scenarios: Typical Suburban and Nodal Mixed-Use development and provided input prior to the materials being shared with the public at Peanut Festival on October 5, 2024. Updates on the City's Strategic Plan by Catalyst Commercial and its influence on land use and economic development were also shared.

September 11, 2024

The fourth meeting featured the presentation of finalized community survey results (510 responses), along with the draft Vision Statement and Community Principles, which outline the ideal future and core values for Aubrey. Members discussed draft strategies for Economic Development, Housing, Parks and Recreation, and Utilities. The meeting concluded with an update and the promotion of the Comprehensive Plan booth at the Peanut Festival on October 5, that would allow the community to provide important feedback on the future development of the city.

Steering Committee members engaging at the June 2024 *(top)* **and September 2024** *(bottom)* **meetings.**

October 2024

Public outreach at Aubrey Peanut Festival

Spring 2025

Draft document and review

TBD

Review by Steering Committee, Planning & Zoning Commission, and City Council

TBD

Adopted by City Council.

Public Engagement at the Peanut Festival

On October 5, 2024, Aubrey hosted its 38th annual Peanut Festival, providing residents with a chance to engage in the comprehensive planning process at the Comprehensive Plan booth. This event offered a critical opportunity for public input, ensuring community voices shape the Plan's development.

The booth operated in a come-and-go format, with the Dunaway planning team available to answer questions and facilitate discussions. Conversations focused on preserving Aubrey's unique qualities while preparing for future growth. Attendees reviewed an alternative development mapping board, as shown in Figure 1.3 on page 14, that presented two conceptual growth scenarios:

- Option 1: Continuing the current suburban development pattern
- Option 2: Transitioning to nodal mixed-use development.

The feedback resulted in the final Future Land Use Map, shown on page 67, representing a combination of both options.

There was a general trend of topics centered around preservation of open space and land for equestrian and agricultural uses, along with transportation concerns.

- Many participants favored nodal development as a way to preserve more open space for recreation and agriculture by concentrating higher density in specific areas.
- There was support for dedicating land to agritourism, which could help sustain industries such as equestrian activities, small farms, and event venues.
- Traffic and roadway systems were a major concern, with some participants preferring the wider, larger roadways that come with traditional suburban development.

In addition to the mapping feedback, the three visioning boards focused on: housing types, destination retail, and placemaking/public spaces. The findings are highlighted on the next page. These boards served as conversation starters, helping to identify elements and features that the community would like to see in future development. Participants were given red, yellow, and green stickers to place on images based on their preferences: red for dislike, yellow for neutral, and green for like. This interactive activity encouraged community engagement and allowed adults and kids alike to participate in a fun and simple way.

Highlights and Takeaways

Housing Styles

- Strong support for more single family homes, though opinions were mixed on lot sizes, with some preferring larger estate lots and others favoring smaller ones.
- Many liked the idea of cottage court or garden-style homes for those seeking less yard maintenance and an option to age in place, preferring these over duplexes and fourplexes.
- Participants were open to live-work units, combining residential and commercial or office space, particularly in areas like Downtown.

Destination Retail

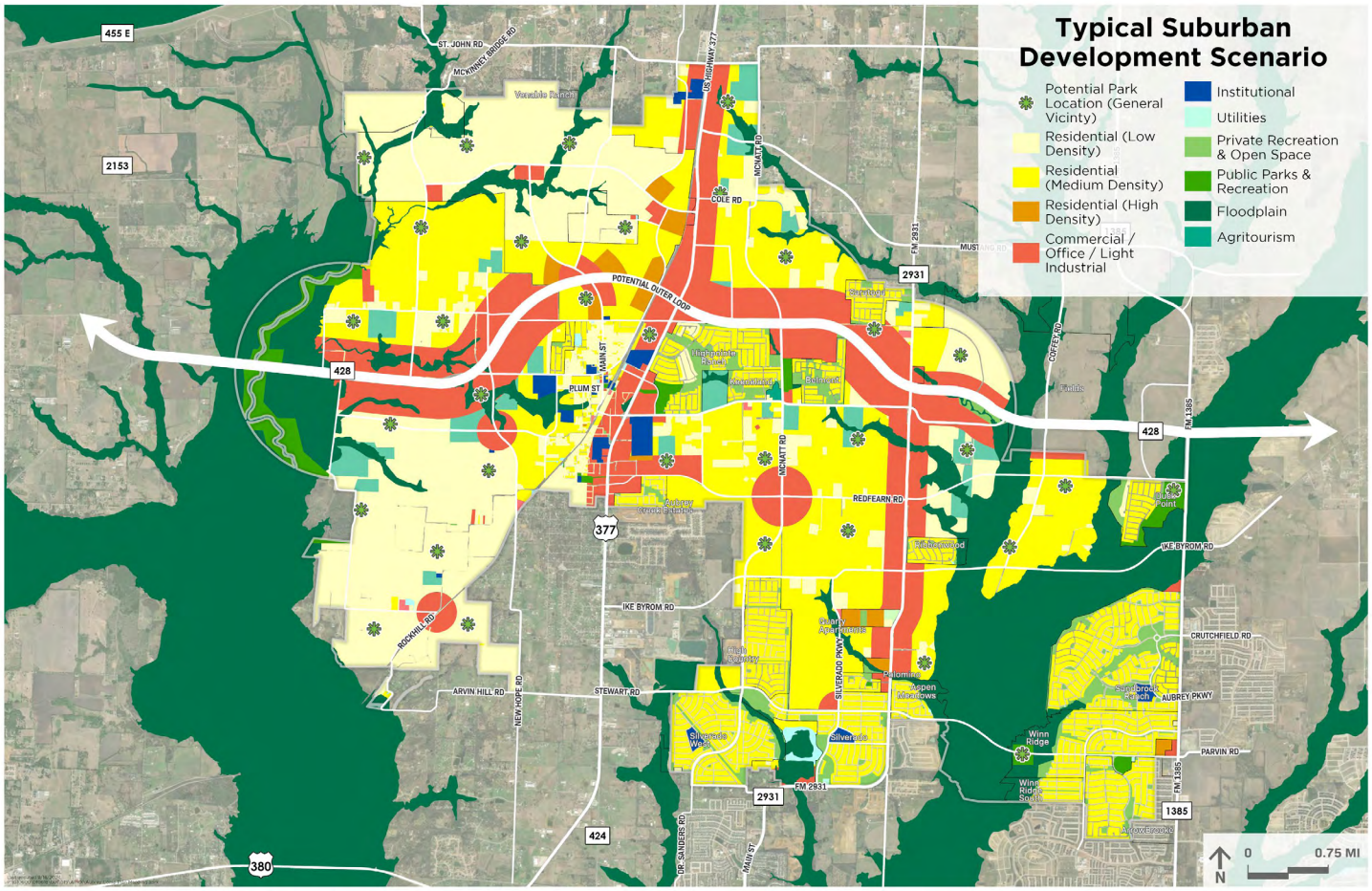
- Participants supported bringing in small businesses and restaurants, especially in Downtown, that align with the community's needs while preserving its unique character and natural beauty.
- Many felt the city would benefit from having more grocery store options.
- There was strong support for adding smaller recreational retail, given the city's proximity to nearby lakes.
- The community prefers retail areas that include amenities such as gathering spaces and well-lit centers.
- Opinions were divided on the addition of more office spaces; some supported additional services like medical and dental practices, while others were concerned about the potential for increased traffic.

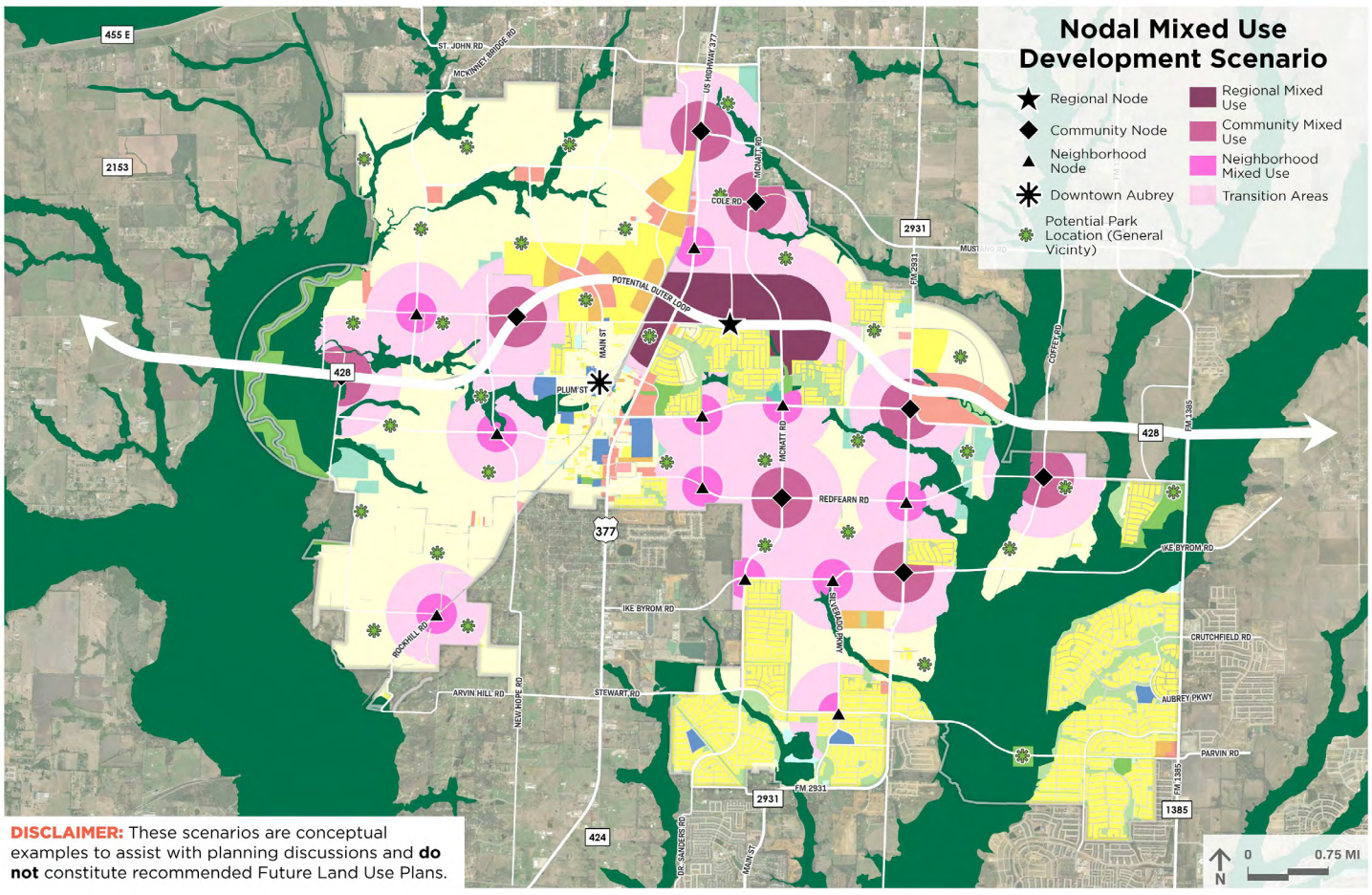
Public Spaces & Placemaking

- Participants strongly supported amenities that activate public spaces, with a focus on shade coverage, multiuse areas, walking trails, and expanding spaces for food trucks.
- There is a desire for more family-oriented public spaces with activities for all ages. Although not featured on the boards, the need for additional sports fields was a recurring topic.
- Participants were divided on the need for art installations or interactive pieces—some saw them as a way to enhance city branding, while others didn't see them as necessary. However, all agreed that any art should reflect Aubrey and complement the surrounding environment.

Figure 1.3: Alternative Development Scenarios

These scenarios were presented as conceptual examples during the planning process and do not constitute the recommended Future Land Use Plan, which can be found on page 67.





DISCLAIMER: These scenarios are conceptual examples to assist with planning discussions and **do not** constitute recommended Future Land Use Plans.

Comprehensive Plan Vision Statement:

Aubrey is a place where tradition meets opportunity, where the warmth of small-town life is cherished, and where the future is embraced with enthusiasm.

The City's Vision and Community Principles reflect its core values and were developed by CivicBrand in collaboration with City staff and the Steering Committee through visioning exercises and incorporating feedback from the Community Survey. This Vision serves as the foundation for the city's goals, objectives, and strategies, guiding future decisions.

The Plan's chapters address a wide range of topics aimed at achieving the community's Vision and addressing real challenges. The Vision statement is the cornerstone of this Plan, supporting strategies that guide growth while preserving and enhancing the place so many proudly call "home."

Vision Story:

We are a community that values our rich heritage, ensuring that the stories of our past remain alive in our streets and landmarks. But Aubrey is not just a place to remember—it's a place to grow. We are building a future where our community thrives.

We believe in the strength of our social bonds and the importance of active participation, where every voice is heard, and everyone feels a sense of belonging. Aubrey is a town where neighbors come together, whether at community events or in everyday life, to create a close-knit and supportive environment for all.

We are dedicated to preserving the natural beauty that surrounds us, safeguarding the open spaces and rural charm that define our community. As we plan for the future, we will balance growth with environmental stewardship, ensuring that Aubrey remains a peaceful and welcoming place for generations to come.

At the heart of our Vision is a thriving local economy, built on the foundation of downtown small businesses and community support. We see a future where flourishing entrepreneurs and vibrant local retail in an attractive downtown create a unique charm that draws people in and makes them fall in love with our community. This dynamic economy not only provides opportunities for residents to succeed but also enhances our overall quality of life. By nurturing this economic vitality, we ensure that Aubrey remains a place where both businesses and residents can thrive, preserving the distinctive character of our community while driving prosperity for all.

Together, we will build a future that honors our past, strengthens our community, and embraces the promise of tomorrow.

Community Principles

High-Quality Infrastructure and Accessibility

We prioritize building and maintaining reliable roads, water systems, and other essential services to ensure everyone in our community can easily access what they need.

Heritage and Historic Preservation

We are committed to preserving Aubrey's rich history, cultural identity, and small-town feel, ensuring that our past is honored and visible throughout the town.

Community Connectivity and Engagement

We value strong social bonds and active participation, creating a close-knit community where everyone feels connected, supported, and engaged.

Environmental Stewardship and Open Space Preservation

We are dedicated to protecting our natural environment and preserving open spaces, maintaining Aubrey's rural charm and ensuring a sustainable future.

Economic Prosperity and Small Business Support

We support a thriving local economy by encouraging and nurturing small businesses, creating job opportunities, and fostering overall prosperity in our community, especially Downtown.

Icon sources: Flaticon (Freepik, Mayor Icons, fjstudio)

Prior Planning Efforts

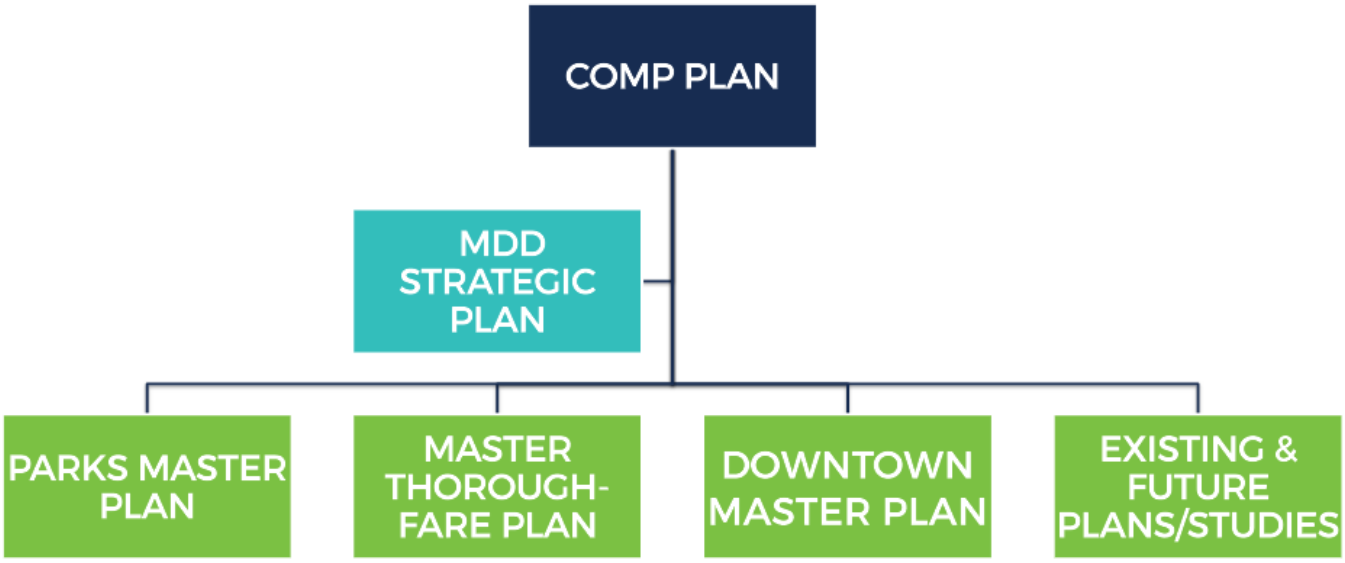


Figure 1.4: Plan Hierarchy

Aubrey has experienced significant growth over the past decade, prompting the City to proactively plan for its evolving needs. The 2015 Future Land Use Plan adopted on September 15, 2015, addressed growth in the southeastern portion of the city's expansive ultimate planning area, including its extraterritorial jurisdiction (ETJ). In the 2020 update of the Future Land Use Plan, community input overwhelmingly supported preserving Aubrey's small-town character while accommodating new neighborhoods, parks, trails, and a vibrant downtown. The plan strategically prioritized infrastructure, identifying areas suitable for limited city services and those requiring comprehensive city services, often provided through partnerships with private utility providers and property owners. Aubrey has undertaken several planning initiatives since the adoption of its last Future Land Use Plan in July 2020. These include the 2022 Parks, Recreation, and Open Space Master Plan (PROSMP), and the 2023 Master Thoroughfare Plan. These plans, along with other documents, are vital tools for city operations, complementing one another to address various aspects of community growth and development. However, the Comprehensive Plan remains the primary policy document, guiding everyday decisions and providing overarching direction for all other plans.

The Aubrey Municipal Development District (MDD) is a separate entity encompassing both the city and its ETJ. Developed alongside the 2025 Comprehensive Plan Update, the MDD Strategic Plan was created in collaboration with Catalyst Commercial to ensure alignment between both documents.

Serving as a visionary and actionable guide, the MDD Strategic Plan outlines economic, land use, housing, and infrastructure goals, ensuring that the MDD, City Staff, and leadership work toward shared objectives with clarity and focus. The market analysis conducted as part of this process reinforces the Comprehensive Plan's objectives, strategies, and land use decisions, ensuring their economic viability.

Like the Comprehensive Plan, the MDD Strategic Plan incorporates community feedback, creating a unified approach to Aubrey's growth and development. Together, these plans provide a solid foundation for other city plans and policies.

The PROSMP exemplifies a complementary document that builds upon strategies outlined in the Comprehensive Plan, offering additional detail on specific topics. Recent updates to the PROSMP and the Downtown Master Plan reflect the context and goals of earlier comprehensive planning efforts, while also adapting to current community needs and desires. These documents, along with future studies, can evolve under the guidance of the Comprehensive Plan, ensuring consistency and alignment with the City's overarching Vision.

As Aubrey continues to grow, the Comprehensive Plan and MDD Strategic Plan work in tandem to create a more economically informed Future Land Use Plan. By utilizing alternative development scenarios and incorporating community feedback, these plans promote centralized growth while preserving the city's equestrian and agricultural heritage. This approach aligns with the community's aspirations and establishes clear, desired development patterns. The updated Future Land Use Plan will guide Aubrey's preservation, growth, and development, ensuring it evolves in harmony with the city's values and Vision.

Community Survey Results

As part of the public engagement process for Aubrey's Comprehensive Plan, an online survey was conducted to gather input on the city's level of service, quality of life, and functionality. Residents, property owners, and stakeholders were invited to participate, providing valuable insights into how Aubrey operates and identifying opportunities for improvement.

The survey, open throughout August, received 510 responses—a strong participation rate. Most respondents were residents of Aubrey, with the majority falling into the 35-44 age bracket and predominantly female. The feedback from the survey highlights the community's priorities and directly inform the goals and objectives of the Plan. Aubrey's residents value their high quality of life and desire thoughtful improvements that balance growth with the preservation of the city's character. By focusing on these key areas, the city can align future developments with the aspirations of its residents.

Key Findings

Quality of Life and Satisfaction:

Respondents generally viewed Aubrey as a good place to live and raise a family, with high satisfaction in public safety services and city communication. However, there is a clear demand for enhancements in specific areas:

- **Parks and Recreation:** Improvements to existing parks and facilities, such as updating playgrounds and adding outdoor athletic spaces or aquatic facilities.
- **Street Maintenance:** Continued focus on improving road conditions and streetscapes, including adding street trees.
- **Affordable Housing:** Increased availability of housing options for families and young professionals.
- **Commercial Development:** Strong interest in more sit-down restaurants, grocery stores, and entertainment venues, particularly within the Downtown area.

Opportunities for Improvement:

Survey responses emphasized the need for:

- Enhancing parks and recreation facilities to better serve families.
- Addressing transportation and street maintenance challenges, especially with the anticipated impact of the Future Outer Loop.
- Supporting economic development by attracting diverse businesses and improving Downtown vibrancy.

Promotional graphic for the community survey.

Complete survey results are available in the appendix, starting on page 171.

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2 AUBREY BACKGROUND

Downtown Aubrey, 1972.
Source: Joyce Harmon (photographer), found on Portal to Texas History.

History

Early Inhabitants

The earliest known inhabitants of the Aubrey area were nomadic Indigenous tribes. While the specific names of the tribes that lived in the immediate area are debated, early settlers recalled encounters with various Indigenous groups. In 1598, Spanish explorer Juan de Oñate claimed the land of present-day Texas for Spain. Texas remained under Spanish control for over two centuries until 1821, when Mexico gained independence. This shift placed present-day Aubrey under Mexican jurisdiction until Texas declared independence in 1836.

Early Settlement

The earliest non-native settlers began arriving in the late 1830s and 1840s, drawn by the fertile soils, available timber, and access to water. One of the first recorded community hubs was the Key Schoolhouse, established in 1858 by Dr. George T. Key. Notable students included Ben Moss, W.R. Coffey, and the Wilcox brothers, who later played significant roles in Aubrey's development.

Early settlements surrounding what is now Aubrey began to emerge with the founding of Sandtown in 1862. This was followed by the establishment of the New Hope Schoolhouse in 1870, which became a central hub for community life. Over time, churches, homes, and businesses clustered around these early institutions.

Aubrey peanut farmers, 1922.
Source: Peipelman, Denton County History & Culture Center

The Name "Aubrey" and the Railroad

In the early 1880s, the Texas & Pacific (T&P) Railroad extended a line through the area and constructed a depot. The community applied for a post office in 1881, prompting the need for an official name. Residents submitted name suggestions for a drawing, and "Aubrey" was selected. The post office and railroad depot soon adopted the new name.

City Incorporation

Aubrey was officially incorporated on March 11, 1924, following a successful vote after a previous failed attempt in 1923. The town's first mayor was W.P. Ratchford, and the incorporation was recorded in Denton County Deed Records, Vol. 191, p. 372.

Overcoming Challenges

Over the years, Aubrey has endured several disasters. Major fires in 1887, two separate events in 1909, and again in 1947 and 1948 destroyed much of the town's business district. The fire in March 1887 was particularly devastating, leveling nearly the entire east-side commercial area and prompting the relocation of the town center to the west side of the railroad tracks.

A significant tornado struck on April 14, 1918, causing widespread destruction to churches, the schoolhouse, homes, and businesses. Remarkably, no lives were lost, and the resilient community once again came together to rebuild.

Economic Growth and Agriculture

In the early 1900s, Downtown Aubrey thrived with cafes, drugstores, hardware stores, and even a public bathhouse. The town hosted the annual Aubrey Community Fair, which showcased local produce, crafts, and livestock.

Cotton was the dominant crop until falling prices in the 1920s and 1930s led farmers to pivot toward peanut cultivation. Peanuts thrived in Aubrey's sandy soil and soon became a vital part of the local economy. A peanut drying mill was constructed and still stands today as a local landmark. Each October, the city celebrates this agricultural legacy with the annual Peanut Festival.

Modern-Day Aubrey

Today, Aubrey balances its rich agricultural legacy with modern growth. The town is part of "Horse Country USA," home to numerous equestrian ranches that take advantage of the sandy soil and open land. In recent years, the population has grown rapidly due to new residential developments.

In 2010, the Aubrey Historical Society was formally established. Among its key achievements are the publication of a comprehensive history book and the founding of the Aubrey Area Museum.

In 2017, Aubrey celebrated the 150th anniversary of its founding, honoring the 1867 construction of one of the first permanent homes by L.N. Edwards, with a parade and community-wide festivities.

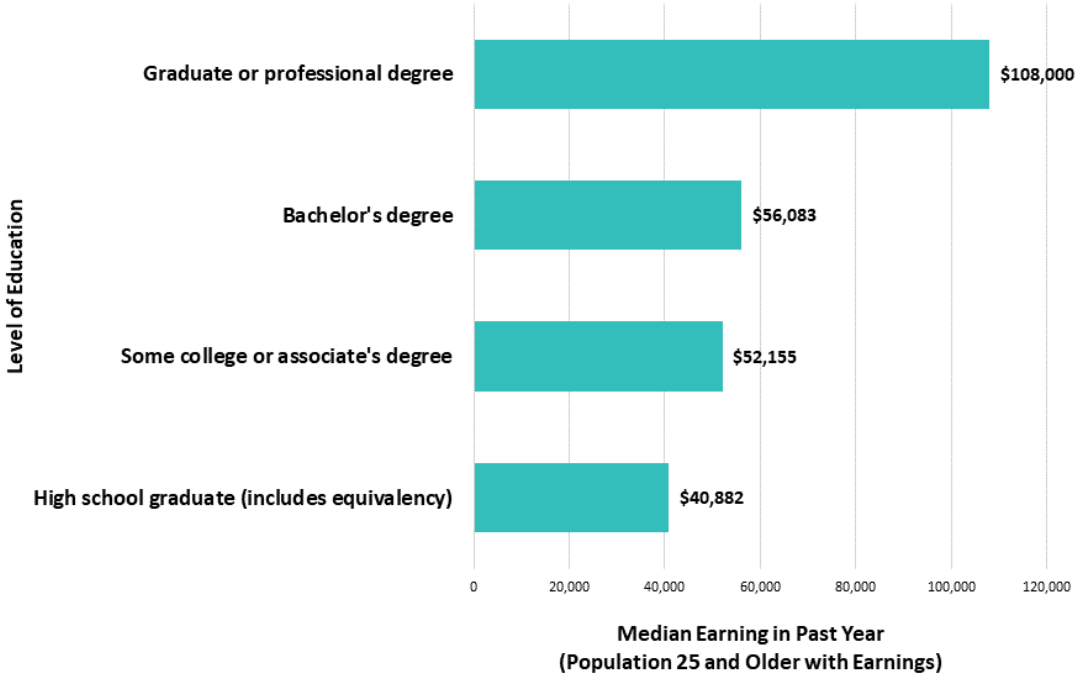
Aubrey High School.
Source: Aubrey ISD

Education

Aubrey and the surrounding area are primarily served by the Aubrey Independent School District (ISD), with a small portion falling within the Denton ISD boundaries.

Aubrey ISD serves the communities of Aubrey, Providence Village, Krugerville, and Cross Roads in Denton County. Originally a small rural district operating from a single building for 20 years, the district opened its first standalone elementary school in 1986. Today, Aubrey ISD has grown to accommodate over 3,900 students across six campuses, which include four elementary schools, one middle school, and one high school. The district's administration building, along with a daycare, is housed in the original Aubrey School, built in 1966.

Significant growth is anticipated for Aubrey ISD, with an expected increase of 800-900 students between 2023 and 2025. Enrollment is projected to double by the 2030-2031 school year. To address this growth, the community passed a $385 million bond



Source: US Census, American Community Survey (2023) 5-Year Estimates, Table B20004
Note: Median earning estimates were not available for those without a high school diploma.

Figure 2.1: Median Income by Education Level

package in 2022. This bond supports the construction of three new elementary schools, an additional middle school, and renovations to the high school and other district facilities. The first of the new elementary schools, West Elementary School, opened in August 2024. Owens Middle School is scheduled to open August 2025.

Aubrey is conveniently located near several higher education institutions, including Texas Woman's University and the University of North Texas, both situated less than 20 miles away in neighboring Denton. Community leaders in Aubrey and the surrounding area are dedicated to fostering access to diverse academic and technical programs, equipping residents with the skills needed to excel in high-demand, high-skill careers.

Aubrey is a well-educated community with diverse employment opportunities catering to residents across all levels of educational attainment. According to 2023 US Census Bureau estimates, 96.4% of Aubrey adults aged 25 and over have earned a high school diploma or higher, and 36.0% hold a bachelor's degree or higher. These figures are above the state estimates of 85.7% and 33.1%, respectively.

While higher educational attainment generally correlates with increased median income, this impact varies within the community. Those with a graduate or professional degree see a notable increase in earnings. However, an associate degree or some college credit appears to have little influence on median income compared to those with only a high school diploma. This trend likely reflects the composition of Aubrey's local economy and the types of jobs available, where many roles do not require a college degree. As a result, equal employment opportunities are accessible for individuals regardless of whether they hold an associate or bachelor's degree, as illustrated in Figure 2.1.

Demographics

In the late 1880s, after early businesses were established east of the railroad tracks, the town of Aubrey began to rebuild on the west side following the devastating 1887 fire. Much of this land was provided by local resident L.N. Edwards, who played a central role in the town's development. He not only sold plots to individuals but also offered free land to churches that promised to build within one year.

By the early 20th century, Aubrey had grown into a vibrant small town with numerous businesses, including cafes, hardware stores, drugstores, and even a public bathhouse. However, the arrival of the automobile, the boll weevil infestation, and the economic hardships of the Great Depression contributed to a gradual decline in population.

By the 1980s, peanuts had replaced cotton as the area's dominant crop, with the local peanut drying plant processing approximately 3,000 tons annually. Aubrey's sandy, fertile soil and open land also began attracting horse ranchers, helping to establish the area as part of "Horse Country USA." Other key agricultural outputs included cattle, hay, fruits, vegetables, and even a rise in local woodworking and cabinet shops.

In 1980, Aubrey's population was 948. The completion of the Ray Roberts Dam in 1986 brought further opportunities for the community. By 1990, the population had increased to 1,138, and by 2000, it was nearing 2,000.

Population Snapshot	City of Aubrey	Denton County	DFW	Texas
2000 Population	1,994	431,925	5,156,282	20,851,752
2010 Population	3,029	661,932	6,366,547	25,145,558
2020 Population	6,023	906,422	7,637,387	29,145,505
2020-2024 Annual Growth Rate	19.60%	3.00%	1.70%	1.40%
2024 Estimated Population	12,870	1,029,075	8,195,415	30,857,478
2029 Projected Population	15,133	1,151,046	8,811,074	32,581,174

Source: Catalyst Commercial, Esri

Figure 2.2: City of Aubrey Population Growth

Figure 2.3: Growth Rate Comparison

City	Projected 5-Year Annual Growth Rate	Population
Aubrey	3.30%	12,870
Celina	15.60%	45,854
Cross Roads	0.50%	1,997

Source: Esri (2024)

Growth Rate: Over the next five years, Aubrey is projected to grow at an annual rate of 3.3%, outpacing most of its peer cities except for Celina, which is expected to grow at an impressive 15.6%. This strong growth positions Aubrey as one of the fastest growing cities in the area, reflecting its increasing appeal to new residents. Cross Roads, in contrast, is expected to grow at a modest 0.5%, indicating more stability but less dynamism in population expansion.

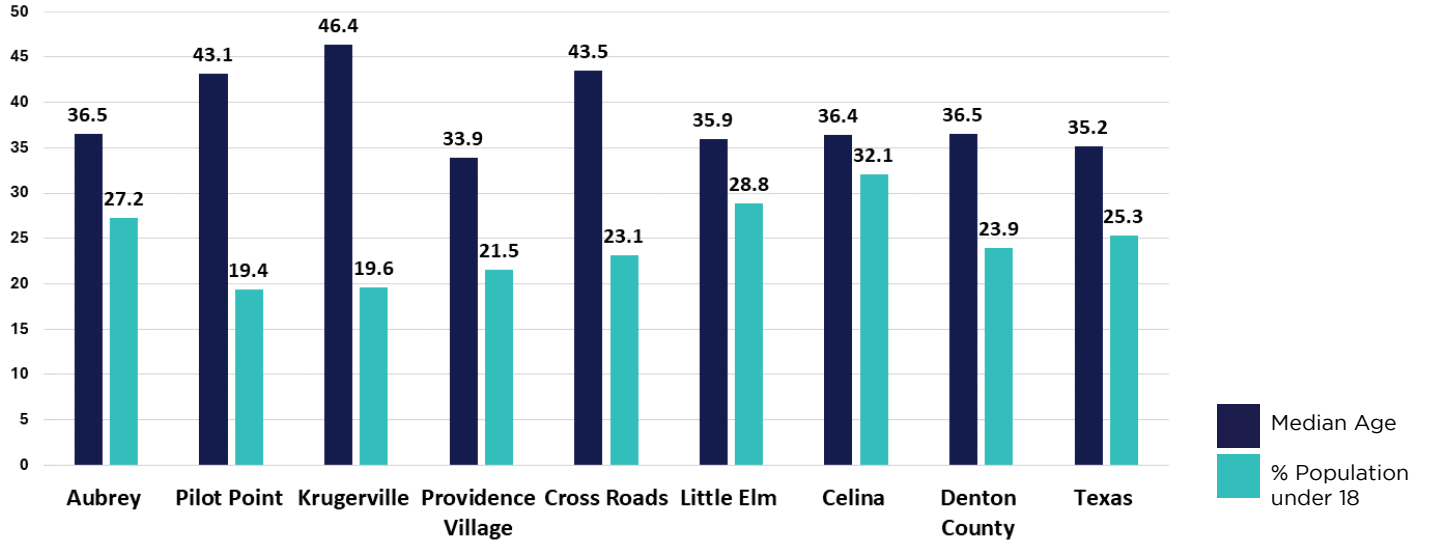
Population: With a current projected population of 12,870, Aubrey remains smaller than its rapidly growing neighbor Celina (45,854), but it surpasses Cross Roads (1,997) and Pilot Point (6,578). Aubrey's moderate size makes it more appealing to residents seeking a balance between suburban growth and small-town feel.

Today, Aubrey stands at a crossroads of tradition and growth. Its strategic location near major employment hubs and its proximity to the Dallas-Fort Worth Area make it an attractive destination for those seeking the charm of a small town paired with urban opportunities. Over the past two decades, Aubrey's population has surged, outpacing growth rates in Denton County, the Dallas-Fort Worth Area, and Texas as a whole. This extraordinary expansion has drawn new families and businesses to the city and surrounding area, enhancing its diversity and economic vitality.

Despite its rapid transformation, Aubrey retains its unique character, offering a quintessential Texas lifestyle. The city's significant growth in the past five years underscores its increasing appeal as a residential destination. This rapid development will continue to shape Aubrey's future, driving infrastructure improvements, housing projects, and economic development initiatives to support its thriving community.

Figure 2.4 highlights Aubrey's population age characteristics in comparison to nearby cities, Denton County, and the State of Texas. Aubrey's median age falls in the middle range among its peer group. However, the city has one of the highest proportions of residents under 18, which likely reflects its appeal to younger families. This trend may be attributed to Aubrey's relatively affordable cost of living and highly regarded schools, which have attracted families to the area in recent years.

It is worth noting that the median age in the United States has been increasing. According to the US Census Bureau, the national median age rose by 0.2 years between 2021 and 2022, reaching 38.9 years. This trend underscores the importance of planning for an



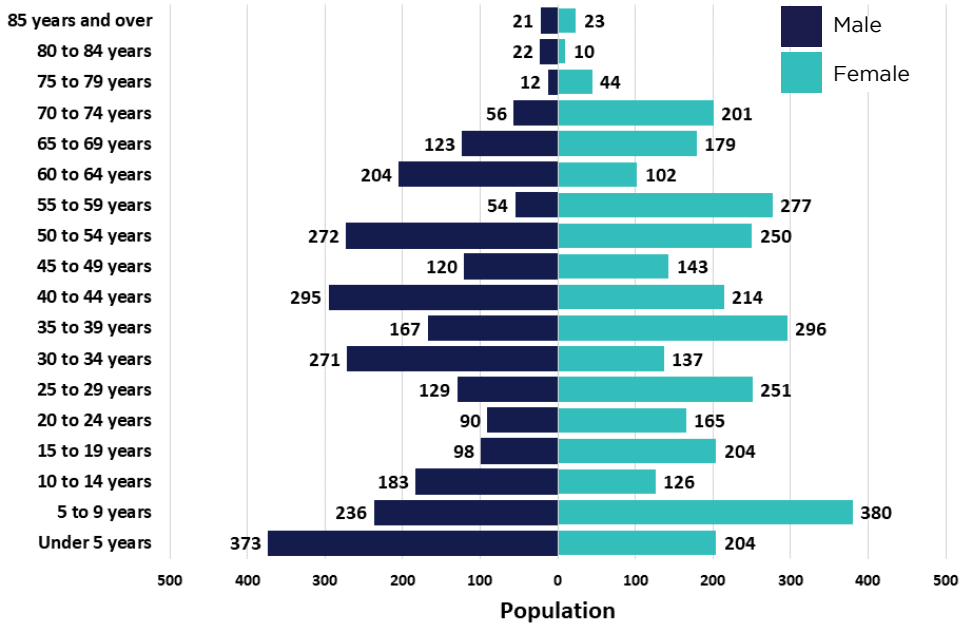
Source: US Census, American Community Survey (2022) 5-Year Estimates, Table S0101

Figure 2.4: Age Characteristics of Aubrey and Surrounding Communities

aging population. Communities like Aubrey should prioritize investments in housing options and community amenities that enable residents to age in place, ensuring long-term sustainability and inclusivity.

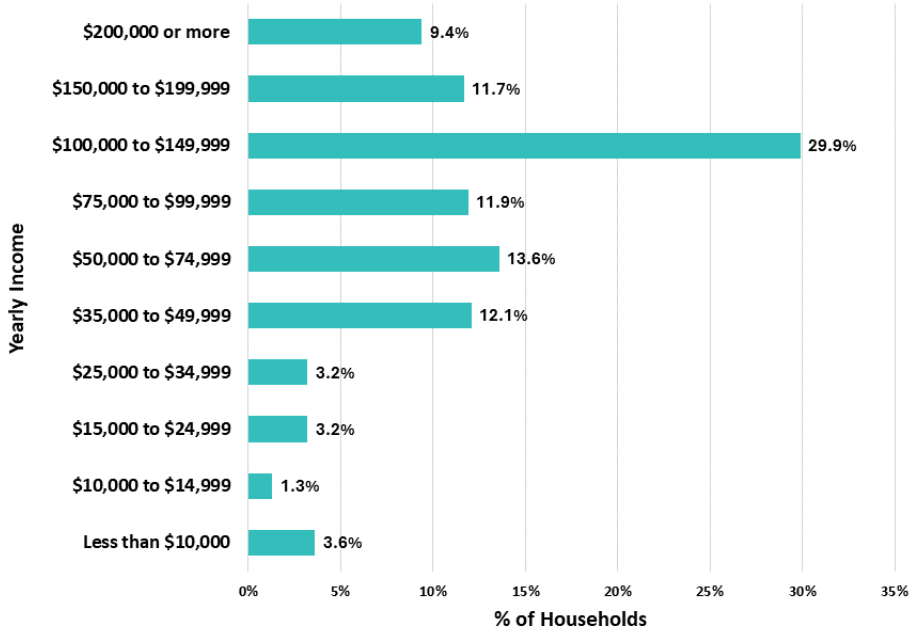
As of 2022, the City of Aubrey's population was estimated to be 46% male and 54% female. The median age in Aubrey is 36.5 years, slightly above the state average of 35.9 years. Despite this, the city maintains a healthy proportion of economically active residents. Notably, Aubrey has a significant number of residents under the age of 10, which likely reflects the influx of young families moving to the area in recent years.

The age composition of a community is a critical factor in planning, as different age groups have varying preferences for retail, housing, and services, depending on their life stage. With a notably large cohort of residents entering or currently in school age, it is essential for the City of Aubrey to continue investing in educational infrastructure to accommodate this growing demographic and support the community's future needs.



Source: US Census, American Community Survey (2022) 5-Year Estimates, Table S0101

Figure 2.5: Age Distribution

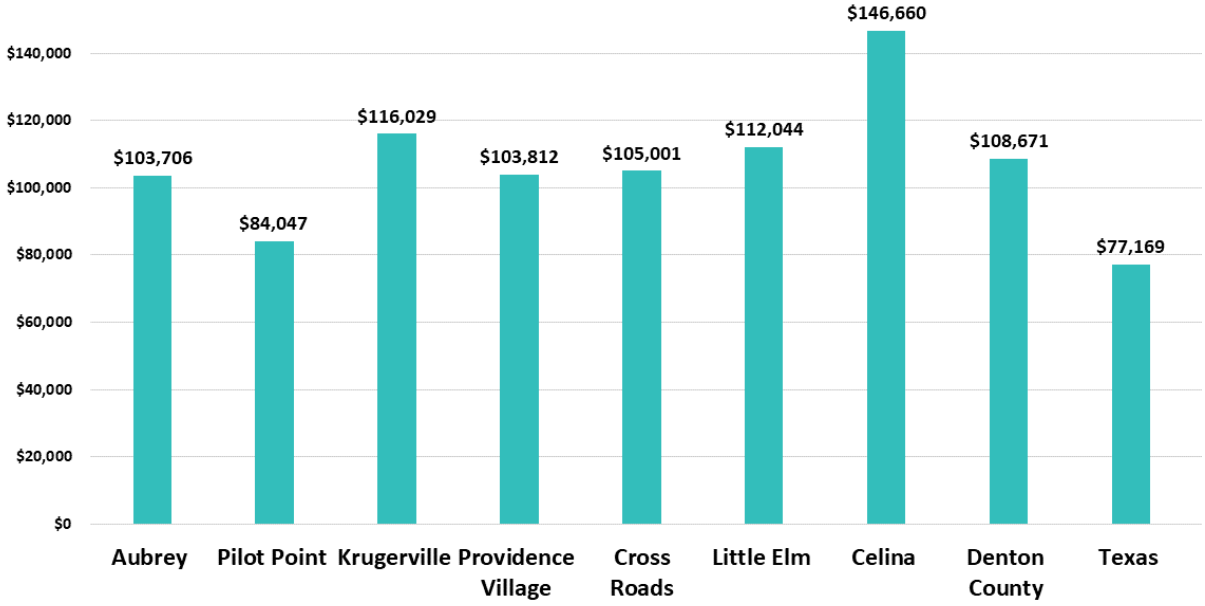


Source: US Census, American Community Survey (2023) 5-Year Estimates, Table S1901

Figure 2.6: Yearly Income by Percentage of Households

Figure 2.6 illustrates the distribution of household incomes in Aubrey, while Figure 2.7 on page 28 compares median yearly incomes among Aubrey, nearby communities, Denton County, and the State of Texas. Aubrey's median household income of $103,706 places it in the mid-range compared to surrounding communities. Although slightly lower than the median income of Denton County, it significantly exceeds the state average, highlighting Aubrey as a financially stable and well-off community.

Household income serves as a valuable indicator of residents' spending potential on retail, entertainment, and dining, directly influencing the commercial vitality of the local market. Aubrey's relatively high median income suggests a robust foundation for economic growth and opportunities for local businesses.



Source: Esri (2024)

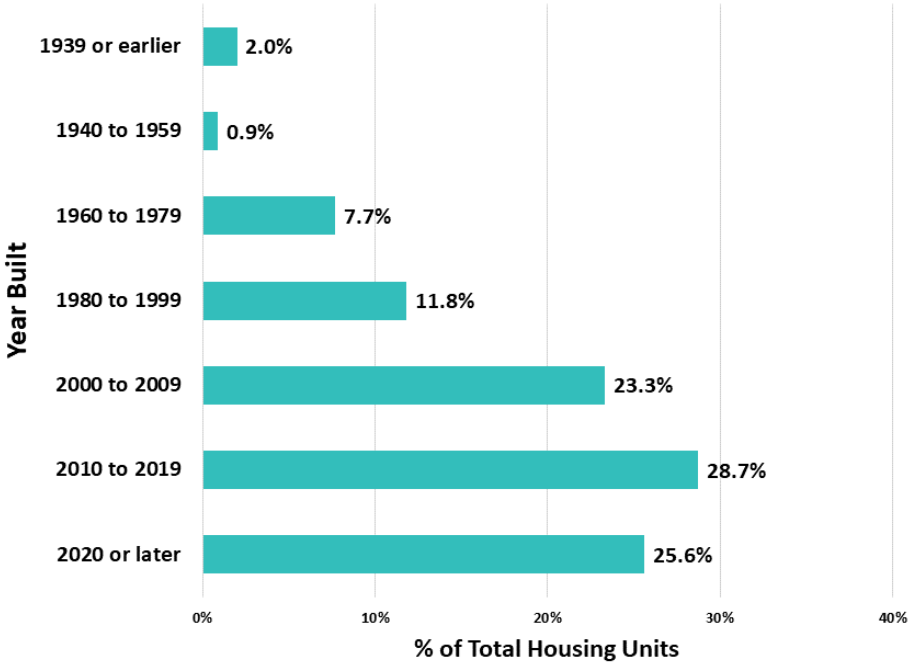
Figure 2.7: Median Household Income of Aubrey and Surrounding Communities

Housing

As illustrated in Figure 2.8, the majority (77.6%) of Aubrey's housing stock has been constructed since 2000, reflecting the rapid population growth experienced by the community. This surge in housing highlights the importance of ensuring efficient infrastructure to maintain a high quality of services for current residents. It also emphasizes the need for up-to-date subdivision regulations and ordinances to uphold the quality of incoming developments.

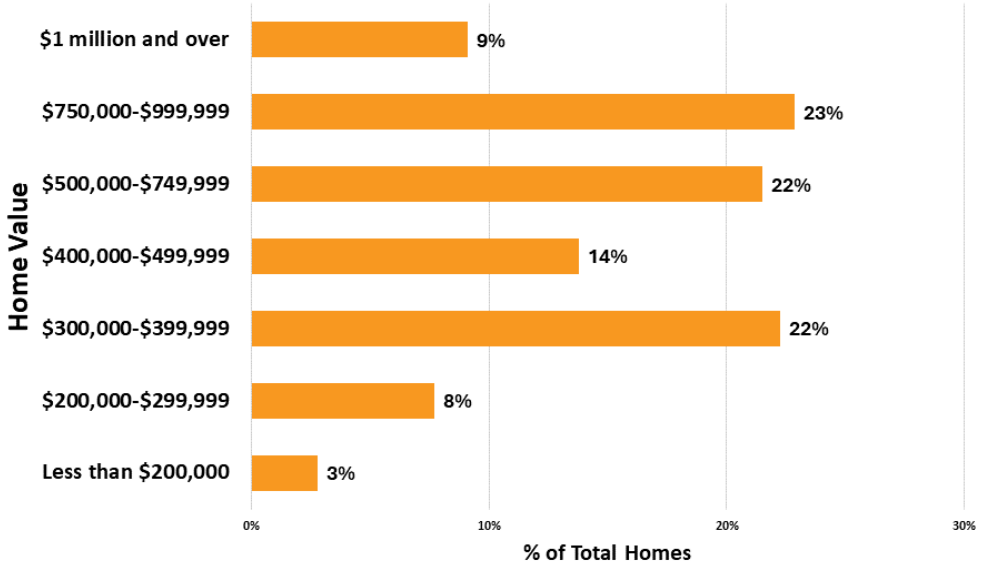
While much of Aubrey's housing is relatively new, the community still retains a significant number of older homes. These structures can serve as valuable assets, showcasing residents' long-term commitment to the area and preserving the historic character of neighborhoods, particularly those surrounding the Downtown area. However, older housing also presents challenges, as maintaining and reinvesting in aging structures is essential to ensure they meet quality standards and continue to attract new residents.

As Aubrey continues to grow, it will be critical to balance the demand for new housing with the preservation and enhancement of existing homes, fostering a diverse and sustainable housing market that supports the needs of both current and future residents.



Source: US Census, American Community Survey (2023) 5-Year Estimates, Table S2504

Figure 2.8: Housing Units by Year Built



Source: Esri (2024)

Figure 2.9: Home Valuation by Percentage of Total Homes

As shown in Figure 2.9, the housing valuation for homes in Aubrey is predominantly above $300,000, with 90% of homes above this value. According to Catalyst Commercial market analysis and data from Esri, Aubrey's estimated median home value is $541,000. This places Aubrey in the higher-end housing market among its peer cities, with only Cross Roads exceeding it at $610,417. For comparison, Celina, a neighboring community with similar housing demand, has a median home value of $525,008. (See Figure 2.10.)

Aubrey's higher median home values reflect its growing desirability and the increasing cost of living as residential development expands outward from the urban core. While rising property values can make it more difficult for some to afford housing, they also bring benefits. Higher property values translate into increased wealth for homeowners and generate more property tax revenue. This allows the city to invest in its infrastructure and services, improving the overall quality of life for residents.

However, alongside the growth of higher-end housing, there is also a need for affordable housing options. Affordable housing prices enable current residents to age in place and allow essential service providers—such as teachers, healthcare workers, and first responders—to live within the community they serve, rather than commuting from areas with lower-priced housing. Ensuring a mix of housing types and price points will be crucial for maintaining a diverse community where all residents have access to quality housing.

Maintaining a balance of housing types and values is essential. By fostering new housing development, including affordable housing, and encouraging investment in existing properties, Aubrey can increase property values and attract more residents. This population growth will, in turn, support commercial development, such as retail, restaurants, and entertainment venues, benefiting the community's economy and long-term sustainability.

City	Median Home Value
Cross Roads	$610,417
Aubrey	**$541,000**
Celina	$525,008
Krugerville	$502,395
Pilot Point	$426,256
Little Elm	$420,637
Providence Village	$344,071

Source: Esri (2024), Catalyst Commercial

Figure 2.10: Peer City Median Home Values

Land Use	Acres	% of City Limits
Single Family Residential	723.8	26.3%
Two Family Residential	7.7	0.3%
Manufactured Housing	12.7	0.5%
Multifamily Residential	32.0	1.2%
Residential Subtotal	**776.2**	**28.2%**
Commercial	32.8	1.2%
Agritourism	62.1	2.3%
Industrial	88.9	3.2%
Non-Residential Subtotal	**183.8**	**6.7%**
Institutional	150.1	5.5%
Utilities	11.1	0.4%
Parks and Open Space	31.3	1.1%
Public Subtotal	**192.5**	**7.0%**
Private Recreation and Open Space	204.6	7.4%
Agricultural	610.9	22.2%
Vacant/Undeveloped	302.3	11.0%
Transportation*	480.0	17.5%
Other Subtotal	**1,597.8**	**58.1%**
Total	**2,750.4**	**100.0%**

Figure 2.11: Existing Land Uses within Aubrey City Limits

Land Use	Acres	% of ETJ
Single Family Residential	3,137.5	14.4%
Two Family Residential	-	0.0%
Manufactured Housing	120.4	0.6%
Multifamily Residential	12.7	0.1%
Residential Subtotal	**3,270.6**	**15.0%**
Commercial	47.5	0.2%
Agritourism	843.0	3.9%
Industrial	592.0	2.7%
Non-Residential Subtotal	**1,482.6**	**6.8%**
Institutional	87.5	0.4%
Utilities	137.1	0.6%
Parks and Open Space	428.4	2.0%
Public Subtotal	**653.0**	**3.0%**
Private Recreation and Open Space	412.7	1.9%
Agricultural	11,047.7	50.8%
Vacant/Undeveloped	4,122.2	19.0%
Transportation*	745.3	3.4%
Other Subtotal	**16,327.9**	**75.1%**
Total	**21,734.0**	**100.0%**

Figure 2.12: Existing Land Uses within Aubrey Extraterritorial Jurisdiction

*Transportation includes road and railroad rights-of-way.

Land Use

The Existing Land Use Map is provided on page 33. The map indicates the existing land use category for all parcels within Aubrey's city limits and Extraterritorial Jurisdiction (ETJ). It differs from the Future Land Use Map provided later in this Plan, as that map shows the desired land use as the parcel develops or redevelops. Land use categories were assigned by analysis via recent aerial imagery in combination with the existing regional and city data. In addition, City Staff and the Steering Committee provided valuable input on existing conditions within Aubrey. Figure 2.11 and Figure 2.12 break down the total acreage and percentage of existing land uses with the city limits and ETJ, respectively.

The city's three predominant land uses are Single-Family Residential, Agricultural, and Transportation. A significant portion of land is allocated to transportation due to the Texas and Pacific Railway (T&P), which traverses the city center and includes railroad rights-of-way easements. Additionally, a substantial amount of Vacant and Undeveloped land presents opportunities for future development. These areas, along with Agricultural land, are well-suited for low- to medium-density single-family residential and commercial uses, aligning with community preferences.

Within the Agricultural land, there is a strong emphasis on conservation and promoting agritourism. This includes supporting equestrian facilities and event center spaces, which have emerged as key drivers of the regional and local economy. By balancing development with the preservation of agricultural character, the city can sustain its heritage while fostering economic growth.

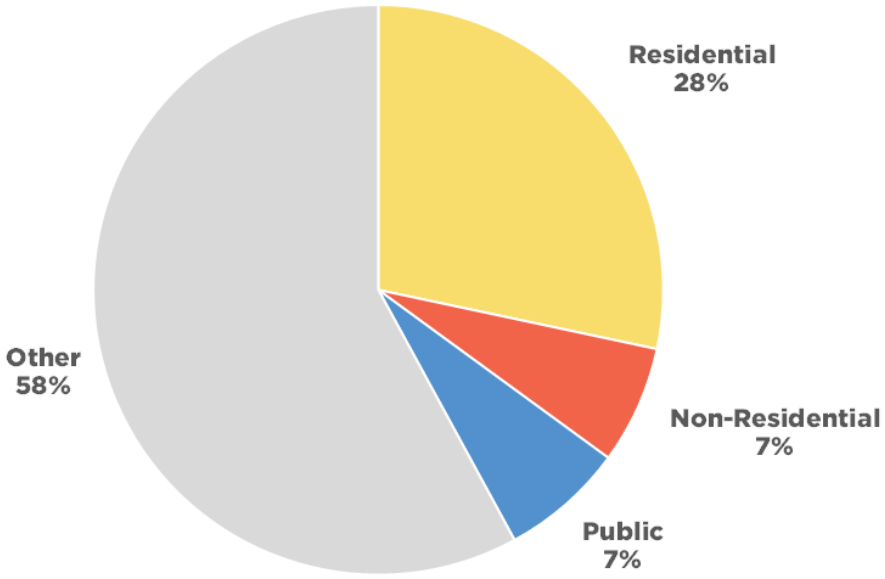


Figure 2.13: Existing Land Use Type by Total City Limit Acres

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City of Aubrey
Existing Land Use

Existing Land Use
- Agricultural
- Single Family Residential
- Two Family Residential
- Manufactured Housing
- Multifamily Residential
- Agritourism
- Commercial
- Industrial
- Institutional
- Private Recreation and Open Space
- Parks and Open Space
- Utilities
- Vacant / Undeveloped
- Railroad
- Parcel
- Lake / Pond
- River / Stream
- Floodplain
- Aubrey City Limits
- Aubrey ETJ
- Other City Limits

Created by DUNAWAY
August 7, 2025

AUBREY2045

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New and Proposed Developments

Figure 2.14 highlights the new and proposed developments in the City and its ETJ as of 2024, covering both residential and commercial areas. The accompanying chart outlines the total planned unit counts at buildout, including completed and under-construction lots. While these numbers may change, they provide valuable insights into expected growth and guide planning for necessary infrastructure improvements. Additionally, the data identifies areas where enhanced infrastructure may be needed to maintain quality services for the community.

Per analysis by Catalyst and Esri, the City and ETJ are projected to grow by 2,357 households over the next five years, equating to approximately 471 new households annually. Estimated annual housing demand through 2029 is as follows:

- **Owner-occupied single family:** 617 units
- **Owner-occupied alternative housing:** 119 units
- **Renter-occupied multifamily:** 411 units
- **Renter-occupied alternative housing:** 127 units

At full buildout, Aubrey would add 4,952 units within the City, contributing to a total of 30,286 units recently completed or in the development pipeline:

- 4,954 units within the city
- 25,332 units within the ETJ

The combined City and ETJ have a high owner-occupancy rate of 93.2%, reflecting the community's preference for owner-occupied housing.

Based on an average household size of 2.7 from the US Census Bureau, the City's 4,954 new units at buildout could accommodate approximately 13,370 additional residents. These projections serve as a foundation for short-term planning, helping to guide decisions on infrastructure, housing, and community services. However, more detailed and reliable methods for long-term population forecasting and projections are discussed in the following section.

Population Projections

Population projections are based on the North Central Texas Council of Governments (NCTCOG) population estimates for recent years and a conservative exponential growth curve of 10% annually from 2025 to 2045. (See Figure 2.15 on page 36.) A conservative exponential growth curve assumes steady, compounding growth over time, with each year's increase building on the previous year's population. This approach provides a cautious estimate of potential growth by moderating assumptions about future increases to avoid overestimating long-term trends.

These projections compare with those from the Texas Water Development Board (TWDB), which is tasked with forecasting future water consumption demands as the population grows and shifts across the state. TWDB's projections are conservative by design, offering an estimate of the city's potential population growth. While they provide valuable insights for resource and infrastructure planning, they are not a definitive measure of future growth and should be considered alongside other models and data sources.

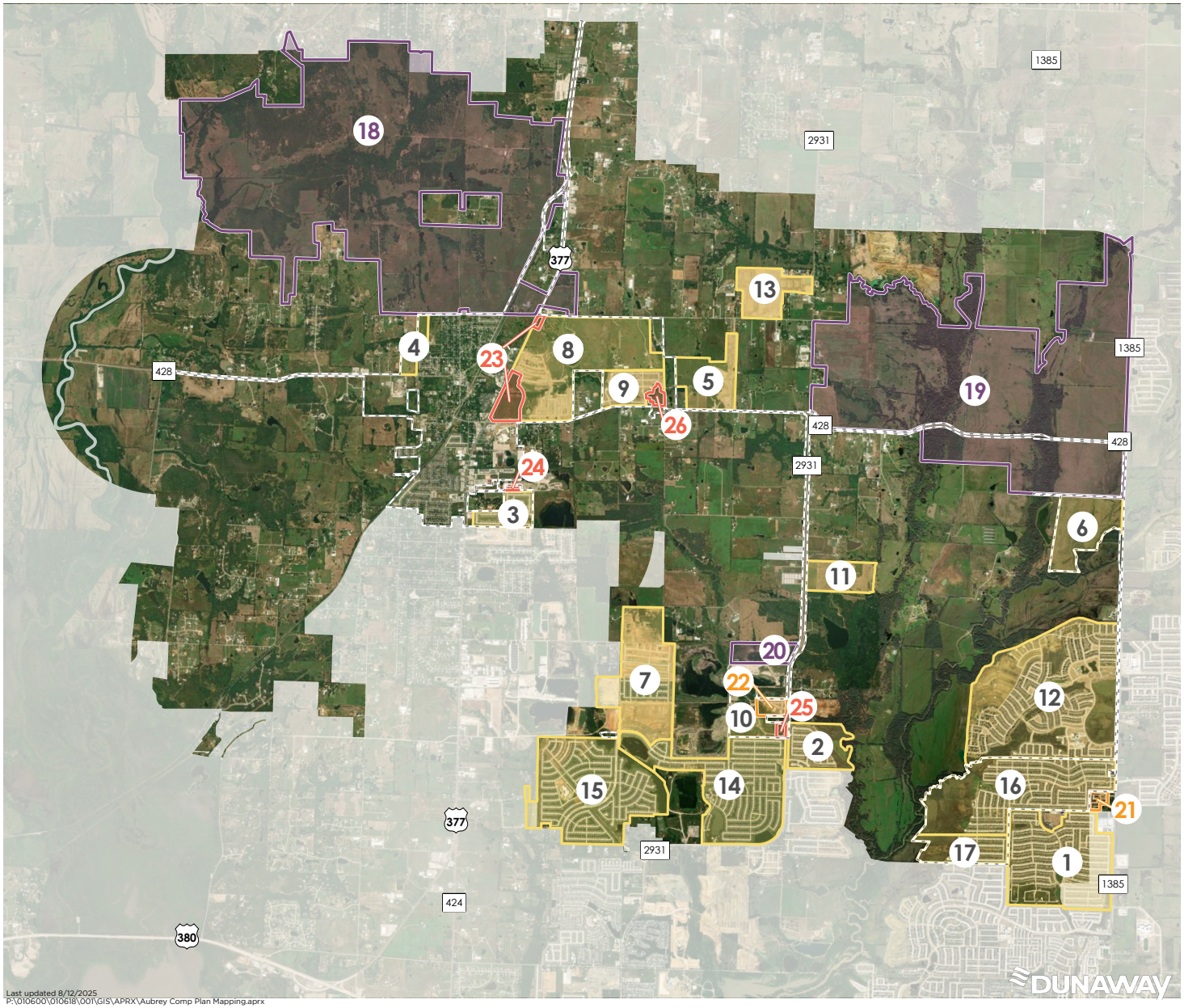
This combined approach provides a balanced view of population growth, using the exponential growth curve to explore higher-growth scenarios while leveraging TWDB's conservative, cohort-based methodology for planning purposes.

Development Constraints

All types of development can be constrained by various factors, whether it be characteristic of the land itself or a regulatory restriction placed on a property. Examples of natural constraints include steep topography, creeks, and floodplain. Regulatory constraints include zoning, conflicting rights-of-way, and political boundaries.

The area straddles the borders of the Post Oak Woodland and Blackland Prairie eco-regions. With its proximity to Lake Ray Roberts, Lake Lewisville, and their tributaries, Aubrey and its surrounding area has a network of natural floodplains that are ideal for greenbelts and trail networks. Floodplain is located throughout the area: approximately 17% of the land within city limits and 20% within the ETJ is covered by the 100- and 500-year floodplain, as defined by the Federal Emergency Management Agency (FEMA). Areas within the floodplain must meet FEMA standards and are thus more costly and time consuming to develop.

As another restricting factor to growth, the availability of infrastructure such as utilities and roads greatly affects the pace and nature of a city's development. Infrastructure updates and expansions help to maintain an adequate level of service for residents while welcoming new development.



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Aubrey New and Proposed Developments

SINGLE FAMILY	1	ArrowBrooke	1,705	units*
	2	Aspen Meadows	312	units
	3	Aubrey Creek Estates	313	units
	4	Aubrey Heights	162	units
	5	Belmont	535	units
	6	Chaparral Ridge	448	units
	7	High Country	1,475	units*
	8	Highpointe Ranch Residential	1,450	units
	9	Keeneland	279	units
	10	Palomino Residential	300	units
	11	Ribbonwood	367	units
	12	Sandbrock Ranch	2,458	units
	13	Saratoga	554	units*
	14	Silverado	1,360	units
	15	Silverado West	1,757	units
	16	Winn Ridge	1,406	units
	17	Winn Ridge South	340	units
MIXED USE	18	Venable Ranch	13,842	units**
	19	Fields	8,723	units***
	20	6411 Knuckles Rd Development	630	units
MULTI-FAMILY	21	Peak at 1385	328	units
	22	EMLI at Pecan Creek	254	units
COMMERCIAL	23	Highpointe Ranch Commercial		
	24	Maylar Commercial		
	25	Palomino Retail		
	26	Springhill Wedding Venue		

Unit counts are total planned units at buildout for new and proposed developments, including completed and under-construction lots. Total counts are subject to change.
* Total lots within development including those outside of Aubrey's current ETJ boundary.
** Current estimate for Venable Ranch is 8,867 single family homes and 4,975 multifamily units at buildout.
*** Unit estimate for Fields based on Concept Plan dated September 2023 and includes estimated units outside Aubrey's current ETJ.

Aubrey City Limits

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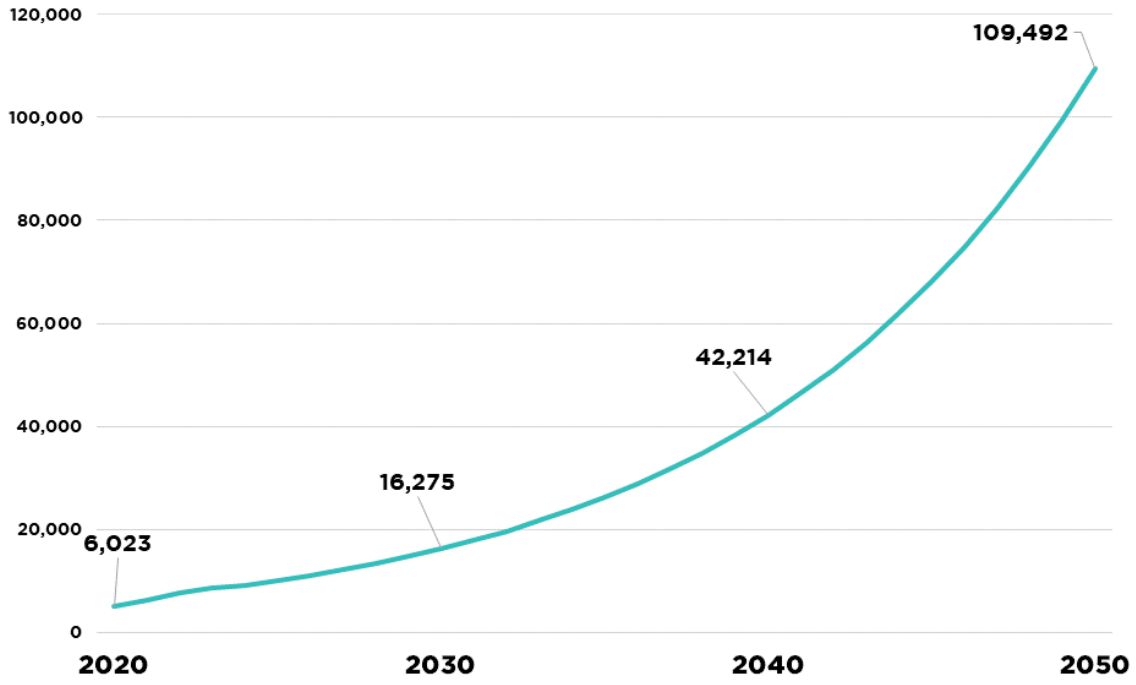
Figure 2.14: New and Proposed Developments

Political boundaries represent an additional constraint on managed growth. Aubrey's city limits are distinctively structured, comprising of three primary sections connected by right-of-way corridors. The city limit sections include the original city area, the mixed-use development of Palomino/Pecan Creek along FM 2931, and the Winn Ridge subdivision along FM 1385.



Source: NCTCOG, Dunaway, Texas Water Development Board

Figure 2.15: Population Projections

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City of Aubrey
Development Constraints

- Railroad
- Road
- Parcel
- Lake / Pond
- River / Stream
- Floodplain
- Aubrey City Limits
- Aubrey ETJ
- Other City Limits

Created by DUNAWAY
May 26, 2025

AUBREY2045

Denton
Krugerville
Cross Roads
Providence Village
Little Elm
Prosper
Celina
Pilot Point

Elm Fork Trinity River
Clear Creek
Timber Branch
Lake Lewisville
Cole Branch
Bray Branch
Aubrey Branch
Campbell Slough
Running Branch
Pecan Creek
Doe Branch
Mustang Creek
Little Elm Creek

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FRIENDSHIP RD
OSBURN RD
BELL RD
MUSTANG RD
JOE ALLEN RD
COTTON TRL
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RIVER RIDGE
LOVELL RD
ILESON RD
RHOADS RD
ROCK HILL RD
HARTLEE FIELD RD
LA CROIX RD
ROBINSON CANYON RD
HARMONY RANCH RD
ARVIN HILL RD
AZTECA RD
LIBERTY RD
DR GRIFFIN RD
MOUNTAIN VIEW RD
SPRING MOUNTAIN RD
E UNIVERSITY DR
FISHTRAP RD
BRONZIE WAY
MINGO RD
REDFEARN RD
BONAR RD
MAIN ST
FRONTIER PKWY
WINN RIDGE BLVD
AUBREY PKWY
SANDBROCK PKWY
GOLD PAN TRL
LOS ALAMOS DR
KLONDIKE LN
QUICKSILVER BLVD
COBALT DR
ALEDO LN
DON FISHER LN
MIZELL LN
ZION DR
OLD GLORY DR
EAGLE LN
FREEDOM LN
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ELISE LN
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UNION PARK BLVD
PARVIN RD
PROSPER RD
SMILEY RD
SMILEY CT
MAGNOLIA DR
ABBY DR
ASTON DR
BALLENGER RD
CHESHIRE ST
EVEREST DR
SUTTON FIELDS TRL
GODWIN DR
HALTON DR
HUMBER LN
LIVERPOOL ST
PAINSWICK
ROSTHERNE DR
CRUTCHFIELD DR
CLEVES AVE
BOTHWELL BLVD
TUDOR PL
TRACE DR
SHIRE DR
VERNON DR
BRIDLE PATH PKWY
ROSIN ST
HUNTER LN
WEBB AVE
WALKER AVE
ALTON DR
GLOVER DR
ARROWBROOK BLVD
AURORA LN
LAKESIDE DR
PRAIRIE TRAIL AVE
GOOD HOPE RD
PKWY N
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BRADY STARR DR
RIVIERE DR
BENEVOLENT CT
CAPE COD BLVD
GAIL LN
RODGERS LN
DR SANDERS RD
BREWER RD
PR 2708
FM 2931
MCNATT RD
BULL RUN
KNUCKLES RD
RUNNING BRANCH
PURE COUNTRY LN
WORLD FAMOUS BLVD
PECAN VALLEY DR
VAIL ETON DR
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BURGER RD
MCKINNEY BRIDGE RD
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GRUBBS RD
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STANLEY DR
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WOODLAND DR
RED BUD DR
SPANISH OAK DR
IKE BYROM RD
INDUSTRIAL PARK
STEWART RD
ROSE PL
CHASE WOOD LN
DUGAS RD
PHOADS RD
RED MESA TRL
HIGBIE LN
NEW HOPE RD
BAILEY LN
ROCK RIDGE TRL
NORTHVIEW CT
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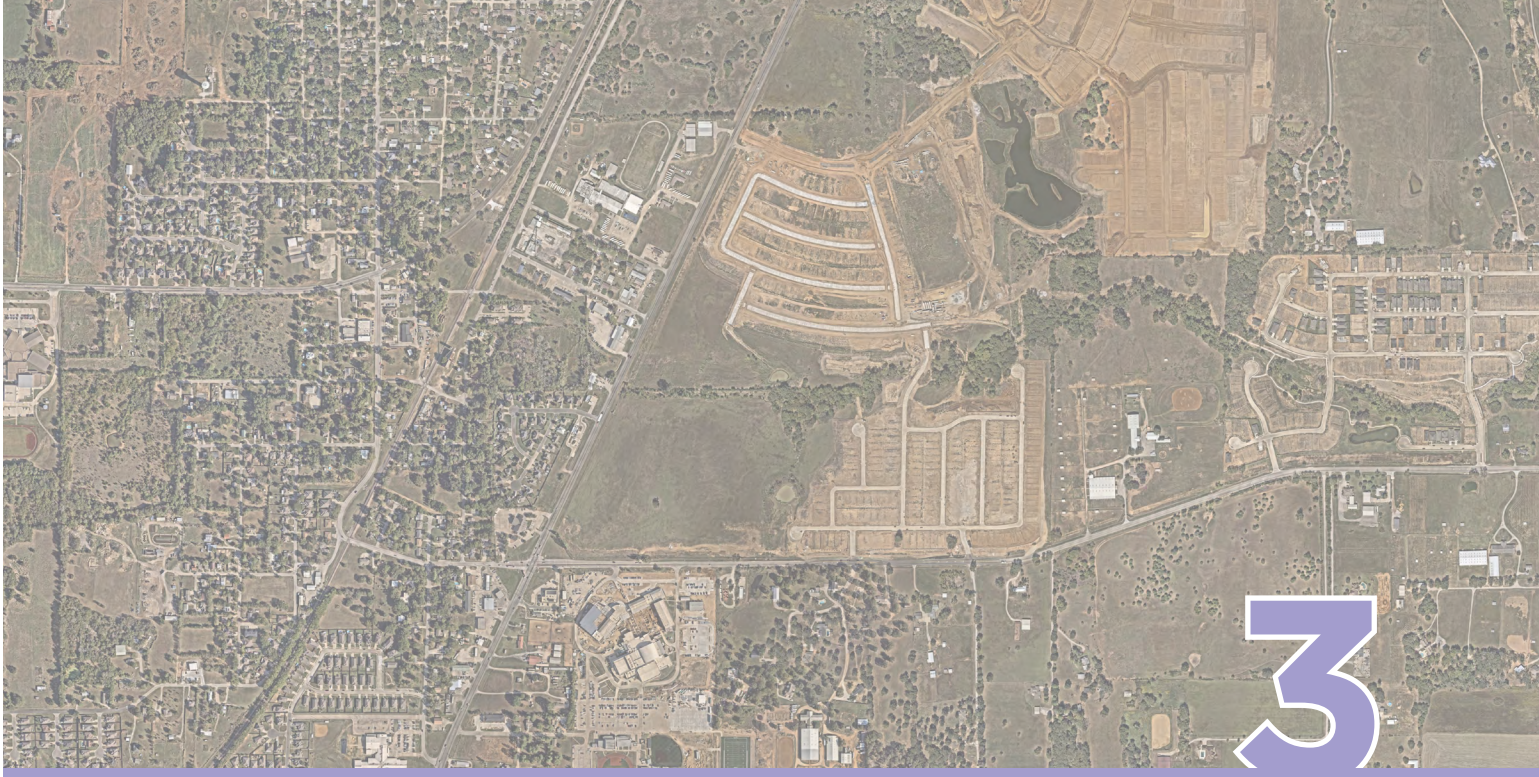


3 GROWTH MANAGEMENT

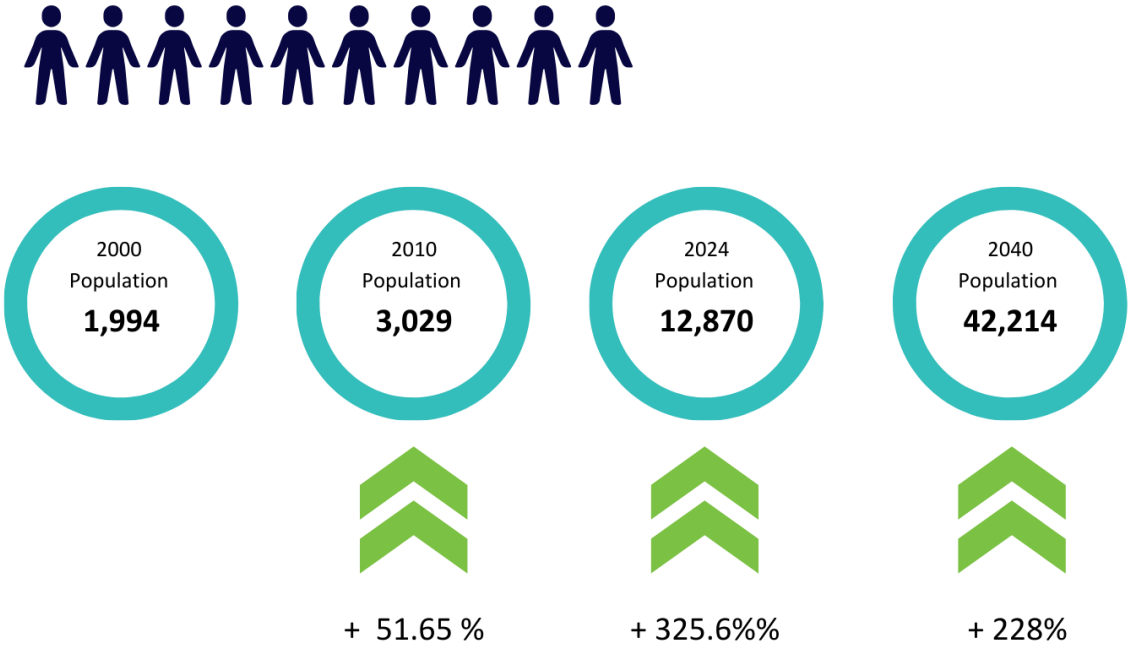
Aerial view of new residential subdivisions under development east of Downtown.
Source: Nearmap (Oct. 2024)

Growth Management Goal:
Aubrey will have residential, commercial, and industrial growth while retaining its safe community feel and agricultural roots.

Aubrey finds itself at a pivotal moment, balancing its deep-rooted heritage with the demands of rapid growth. Over the past two decades, the city has experienced a surge in population, outpacing growth rates across Denton County, the Dallas-Fort Worth Area, and even the state of Texas. This influx of new families and businesses has infused the community with diversity and vitality, strengthening its economy and fostering a dynamic social fabric.

Despite these transformative changes, Aubrey remains steadfast in its commitment to preserving its identity. The city's rich agricultural history, proximity to employment hubs, and unique small-town charm continue to attract residents seeking the tranquility of rural life combined with urban convenience. As the Dallas-Fort Worth urban core expands, Aubrey's strategic location positions it as a highly desirable destination, making proactive growth management essential to ensuring the city's future aligns with the community's vision.

Aubrey's growth management practices and land use policies, as detailed in Chapter 4, are designed to guide this expansion thoughtfully. By controlling the intensity and design of development, these strategies enable the City to prioritize projects that honor its heritage while embracing new opportunities. Recent



Source: Catalyst Commercial, Esri, Dunaway

Figure 3.1: City of Aubrey Population Growth

population trends, particularly the remarkable growth of the past five years, underscore Aubrey's increasing appeal as a residential destination within the Area. This growth drives the need for strategic investments in infrastructure, housing, and economic development initiatives that will shape the city's trajectory in the coming decades.

Enhancing Livability Amid Rapid Growth

Livability in Aubrey is defined by its ability to provide a high quality of life while preserving its small-town charm and rural roots. Since 2010, Aubrey's population has grown from 3,029 to nearly 12,870 in 2024, with projections indicating it will exceed 15,000 by 2029. Amid this rapid transformation, the city remains committed to upholding its core values, which emphasize community, accessibility, and heritage.

Aubrey's open spaces, historic downtown, and family-friendly environment foster a distinct sense of place, providing residents with a peaceful setting that is uniquely their own. Proximity to the amenities of the Dallas-Fort Worth area enhances this appeal, allowing residents to enjoy a balanced lifestyle. Aubrey Independent School District (AISD) plays a significant role in attracting families, supported by major investments in new school facilities to meet rising demand. These developments strengthen Aubrey's reputation as a family-oriented community, cementing its competitive position among neighboring cities.

Seizing Opportunities for Sustainable Growth

Aubrey's blend of rural charm and proximity to the Dallas-Fort Worth area creates a unique quality of life. The city's rapid growth, strong educational system, and competitive housing market make it an ideal community for families and professionals. A median home value of $541,000 and a median household income of $103,706 (as of 2024 estimates) support a stable tax base, enabling investments in public services and infrastructure.

Looking forward, Aubrey must expand local retail along US Highway 377 and Downtown to reduce retail leakage and build a self-sustaining economy. Diversifying housing options with affordable townhomes and multifamily developments will meet the needs of a growing population while fostering inclusive growth. Improvements in transportation and infrastructure will boost connectivity, catering to residents' preferences for accessible amenities.

By preserving its small-town character while embracing strategic expansion, Aubrey is poised to attract residents who value community-centered living. A proactive approach to growth management, emphasizing collaboration with institutional partners and resource investment, ensures Aubrey's development aligns with its values. Through careful planning, the city is prepared to navigate the complexities of growth, maintaining its heritage while embracing future opportunities.

OBJECTIVE 1: Encourage a mix of single family residential units and medium- to higher-density units according to the Future Land Use Plan.

As Aubrey continues to experience rapid growth, thoughtful planning and strategic zoning are critical to ensuring the city evolves in a way that preserves its unique character while meeting the diverse needs of its growing population. Central to this vision is the examination of residential densities, allowing for flexibility where it benefits development while maintaining a balanced urban structure. By introducing zoning modifications to support mixed-use developments, the City can create vibrant spaces that enhance both functionality and livability.

Dallas-Fort Worth Area's rapid growth has increased housing demand significantly, including further away from the urban cores.

Additionally, placing multifamily housing in key areas will ensure smooth transitions between lower and higher intensity uses while avoiding overconcentration. This approach allows Aubrey to diversify its housing stock while preserving the integrity of surrounding neighborhoods. Equally important is the promotion of larger-scale, master-planned developments along key corridors. This focus on cohesive planning ensures that growth contributes to the city's long-term vision, fostering a sense of place and connectivity.

Together, these strategies form the foundation for sustainable, inclusive development that honors Aubrey's heritage while embracing its future. By proactively managing land use and zoning, the city can strike a balance between growth and preservation.

Strategies:

- **A** Examine ultimate densities for residential housing in the City's Zoning Ordinance. Understand where flexibility for densities might be advantageous for development. Modify the Zoning Ordinance to allow mixing of uses based on appropriate design.
- **B** Accommodate multifamily residential development in limited forms. Multifamily development should be located in areas which provide transitions between lower and higher intensity uses, and in a manner that will not negatively impact surrounding uses. Multifamily developments should be located in small groupings around the city in a manner that provides a mix of uses and densities, rather than concentrating multifamily developments in one area which can have negative impacts upon the city.
- **C** Promote larger-scale master planned developments over small-scale individual developments along US Highway 377 and the future Outer Loop by discouraging individual developments under five acres in size.

OBJECTIVE 2: Increase the number of commercial and retail uses to provide more shopping opportunities for residents, visitors, and employees.

Commercial development plays a vital role in the health of a community, providing both employment opportunities and generating revenue through sales and occupancy taxes. These revenues help ensure high-quality services for residents and can contribute to stabilizing the city's property tax rate. This objective aims to diversify the city's commercial landscape by encouraging development in key areas that attract both local and regional attention. By fostering the growth of office spaces, retail centers, and mixed-use developments, Aubrey can strengthen its economy while providing residents with more convenient and accessible services. To support sustainable growth, commercial development should be strategically located in areas where infrastructure investments have already been made, ensuring that wastewater and water systems can be efficiently maintained. Additionally, continuing to work with the Municipal Development District and other economic partners to identify specific business types that align with the city's market needs will ensure that growth is complimentary with Aubrey's unique characteristics and long-term goals.

Strategies:

- **A** Maximize development along the US Highway 377 corridor by providing opportunities for Class A office space (office space defined by high-quality furnishings, state of the art facilities, and excellent accessibility), corporate campus development, and mixed-use retail/residential development.
- **B** Within other commercial nodes, or vacant lots such as those along Sherman Drive, redevelopment and new investment could provide space for regionally-oriented medial facilities and retail opportunities.
- **C** Utilize Downtown Aubrey for a regional draw, bring in patrons from outside of the city.
- **D** Continue to identify the types of prospective businesses (retail, restaurants, and office uses) that will complement Aubrey's market context.

OBJECTIVE 3: Effectively manage the growth of industries in Aubrey through strategic zoning to preserve land for the area's expanding agritourism sector.

The city desires a balance among all land uses to enhance both livability and economic growth. Aubrey, long known as "Horse Country USA," has earned this reputation through its rich agritourism and equestrian heritage. However, the city is now experiencing the impacts of urban growth, with a population increase driven by both new and future developments in the City's Extraterritorial Jurisdiction (ETJ). While Aubrey recognizes the need to expand its industrial sector to support economic development, it is equally committed to preserving and promoting its agritourism industry, which has evolved to include event and wedding venues. Positioned near major transportation routes, Aubrey is ideally situated for businesses seeking affordable industrial real estate. The city's goal is to foster industrial growth without compromising its rural charm, ensuring that both industries can thrive together. This balanced approach will enhance Aubrey's economic landscape while maintaining its unique sense of place.

Strategies:

- **A** Encourage further industrial and flex industrial development in areas with existing infrastructure, such as along US Highway 377 and Industrial Park.
- **B** Rezone areas where industrial use is not desirable to a more restrictive zoning category.
- **C** Increase nuisances (performance) standards and design standards for industrial uses to reduce the impact of existing industrial uses on surrounding neighborhoods or the development of new neighborhoods.
- **D** Work with developers and potential industrial companies looking at Aubrey for their headquarters to invest in areas with existing infrastructure and street connectivity, particularly in areas located within the City's ETJ, to preserve some of the area to set Aubrey apart from adjoining communities.

OBJECTIVE 4: Recognize and preserve Aubrey's unique characteristics by ensuring they are thoughtfully incorporated into the design recommendations when appropriate.

As the city evolves, it is essential to recognize and integrate elements of Aubrey's history and rural charm into new developments and design recommendations, ensuring they complement the existing character of the city. Preserving historically significant structures and incorporating rural architectural guidelines, within existing areas, can maintain the city's authentic feel, while adaptive reuse and renovation projects can breathe new life into existing infrastructure. This approach will allow Aubrey to

Downtown Aubrey has a unique historic character that should be maintained, with similar elements incorporated into nearby developments.

embrace growth without losing the essence of what makes the city special, including landmarks like the historic peanut and drying facility and the historic Railroad Station, which should be repurposed as key destinations that reflect Aubrey's past and help shape its future.

Strategies:

- **A** Consistently use rural architectural / design guidelines within neighborhood service retail centers that reflect the character of the existing "Main Street" within Downtown.
- **B** Develop and implement a strategy to acquire historically and architecturally significant structures at risk of deterioration, restore them, or collaborate with property owners to ensure the preservation of the building's character.
- **C** Incentivize adaptive reuse, retrofit, and renovation projections to maximize existing infrastructure.

OBJECTIVE 5: Continue to foster strong relationships with institutional partners, such as Denton County and TxDOT, in order to manage road networks within the city and extraterritorial jurisdiction for the most efficient growth patterns.

Partnerships, both within Aubrey and with neighboring communities, are crucial to the city's day-to-day operations and long-term success. Aubrey understands that its growth does not only affect its own residents but also impacts the surrounding areas. To ensure that no single community bears the brunt of growth, Aubrey seeks to strengthen and expand its relationships with neighboring municipalities. As the region continues to grow, it becomes increasingly important to enhance collaborative efforts between Aubrey, Denton County, and surrounding cities. With upcoming infrastructure projects like the Outer Loop, there is a shared opportunity to plan ahead and manage potential impacts on the community. By fostering strong partnerships, Aubrey can stay informed about current and future developments, ensuring that coordinated efforts lead to better planning outcomes. Collaborative efforts bring valuable resources, increase efficiency, and foster teamwork, ultimately benefiting the entire region through improved funding, information-sharing, and decision-making processes.

Strategies:

- **A** The City should prepare an annexation strategy and coordinate the availability of municipal services with areas likely to experience development pressure with higher densities. The strategy will require coordination with other master plans that address water, wastewater, transportation, parks, and a capital improvement program.
  - **i.** Coordinate with neighboring municipalities, counties, and regional planning organizations to ensure that annexation efforts are aligned with broader regional growth and development plans
  - **ii.** The City should discourage development at the outer edge of its extraterritorial jurisdiction due to the higher costs and inefficiencies associated with leapfrog development and unplanned sprawl. Instead, the City should prioritize initiatives that integrate new greenfield development with planned capital improvements and focus infill development on areas with existing utility infrastructure, particularly within the current city limits.
- **B** Properly manage development in new growth areas through development agreements, annexation policies, and the application of zoning regulations that support the recommended land use plan.
- **C** The City will work with Denton County and adjacent municipalities and execute interlocal agreements based upon the highest and best benefits for affected property owners.

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4 FUTURE LAND USE

Food trucks in Downtown Aubrey.

Future Land Use Goal:
Aubrey will have a variety of land uses that diversify the tax base by providing safe and convenient places to live, work, and play.

The potential future land use of property plays a crucial role for both residents and businesses. It guides infrastructure investment, helping to determine where additional utilities and streets should be placed. Traditionally, most communities have separated residential areas from commercial and industrial spaces to avoid potential conflicts such as traffic congestion, noise, and, in some cases, odors and vibrations. However, in recent years, there has been a growing emphasis on finding ways to mix residential, retail, and office uses harmoniously to avoid conflicts while promoting a more integrated community design.

The Future Land Use Plan serves as a guiding tool, not a set of regulations. It offers an informed projection of where future land uses might be best suited, assisting the Planning and Zoning Commission and City Council in making decisions regarding zoning adjustments and the arrangement of new developments. The Plan has been shaped through input from the City of Aubrey's Steering Committee, public feedback, and the guidance of City Staff.

This plan combines elements from the two development scenarios shared with the public during the Aubrey Peanut Festival. (See Figure 1.3 on page 14.) It incorporates aspects of the "Typical Suburban" scenario, such as concentrating most commercial development along major corridors and maintaining substantial areas for single family neighborhoods. However, to mitigate the sprawl often seen in North Texas suburbs, the community expressed support for some elements show in the "Nodal Mixed Use" scenario, with higher-density activity centers where appropriate. The appeal of this approach to the community is its intention to conserve more of Aubrey's rural land while fostering economic and social activity.

One key aspect of the Plan is the introduction of the Community Mixed Use category, which designates specific nodes within the planning area to encourage mixed-use development. This category seeks to create vibrant activity centers, reducing the number of isolated land uses across the community. Community feedback also revealed a strong desire to preserve Aubrey's small-town charm and character, while supporting the growth of equestrian and agritourism industries, which are central to the local economy. To reflect this, we introduced the Rural Life land use category, which merges large lot residential development with agricultural and agritourism uses.

Overall, the future land use categories, as described in Figure 4.1, are designed to balance various uses and make the best use of existing infrastructure, ensuring reliable growth that meets the community's needs. These categories allow for the development of new commercial, retail, and employment opportunities while providing space for the right mix of commercial, office, and higher-density residential areas. At the same time, they preserve a significant amount of land for low-density residential uses.

The Community Mixed Use and Rural Life categories are unique to Aubrey, reflecting the community's specific goals and characteristics. As such, these categories will be designated as "Character Areas," each with its own set of guiding principles, which will be further discussed later in this chapter (page 57). The community's vision for future land use is depicted in the Future Land Use Map on page 67 and is described in more detail throughout this chapter.

Figure 4.1: **Future Land Use Designations**

Rural Life: This use category builds upon Aubrey's strong agricultural history and allows for large lot single family homes and estates, along with farms, ranchettes, and equestrian facilities continuing regular operations and/or adapting into agritourism enterprises. Agritourism businesses may include commercial activities such as event venues, educational programs, and retail on operational properties. The objective is to preserve open land, encourage agricultural economic growth, and enhance value-added services that celebrate the community's heritage and rural character.

Photo Source: USDA

Residential (Medium Density): The medium density residential can support a variety of housing types, including small-lot single family detached and patio homes in a more compact network of streets that are easy to navigate. Density should range from four to eight units per acre.

Residential (High Density): This land use recognizes the need for housing at more affordable price points and to accommodate younger families and mature adults wishing to live in the community without the burden of maintaining a home and a yard. These units range from duplexes to apartment complexes. Densities should range from eight to 12 units per acre.

Downtown Aubrey: This area encompasses the original downtown, blending historic buildings with multiple structures and opportunities for infill development and redevelopment. It is envisioned as a mixed-use center that serves both the community and visitors, featuring attractions, public parks, gathering spaces, and a civic center. The goal for this area is to preserve the unique character of the original downtown while establishing it as a vibrant hub of activity for Aubrey. It will be a place to live, work, and play, offering a variety of professional offices, specialized retail, historic and destination-oriented developments, as well as dining options, including sit-down restaurants.

Community Mixed Use: This mixed-use category is designed to foster concentrated activity with an emphasis on increased walkability. This land use will incorporate a variety of community destinations, such as restaurants, shops, and entertainment venues, creating an inviting and dynamic environment for both residents and visitors. Mixed-use neighborhoods within this category will blend commercial and residential spaces, offering diverse housing options to meet the needs of different life stages and family structures. The integration of varied commercial activities and residential developments will promote a vibrant, pedestrian-friendly atmosphere, encouraging social interaction and creating a hub of activity that supports both daily living and community engagement.

Commercial: These uses should be complementary to their surroundings and include local shops and services oriented to meeting the needs of the community, such as locally-owned medical offices and dental practices and standalone businesses such as drug stores and small shopping centers.

Photo Source: Aubrey MDD

Regional Commercial (Outer Loop): Uses within this category should primarily include commercial and businesses on high speed, auto-oriented roadways such as such as US Highway 377 and the future Outer Loop. These uses are regionally-oriented commercial development with high traffic and high employment. Businesses may include grocery stores, hotel/motels, big box retail, restaurants, and commercial services.

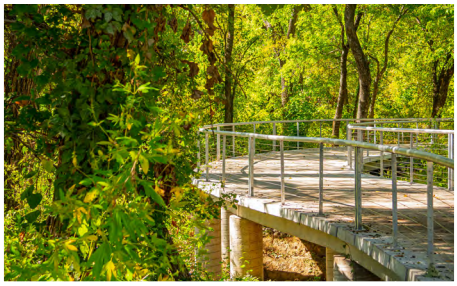
Light Industrial: Industrial uses may be logistics or manufacturing businesses containing offices and light industrial processing uses which generate few objectionable conditions. Examples of light industrial uses include assembly, research and development, and warehousing and distribution. Focus should be on flex-industrial spaces which can be used for a variety of corporate functions, storage, and office spaces.

Public / Institutional: Land dedicated for essential public and private services that support the community's infrastructure and daily needs. It encompasses institutional uses such as schools, city and county buildings, community centers, and places of worship, which are included regardless of location due to their broader service role and potential impacts like increased traffic. It also includes utility-related uses such as pipelines, utility lines, substations, and water or wastewater facilities, all of which are vital to maintaining public services and infrastructure.

Photo Source: City of Aubrey

Parks, Recreation, & Open Space: This category includes both public and private parks, trails, and open spaces in Aubrey. Public areas, such as city parks and the Elm Fork Greenbelt, offer recreation for all residents and visitors. Private spaces, managed by HOAs or other entities, generally serve specific communities with amenities like trails, playgrounds, and sports courts.

Floodplain: Areas designated on the map as being within a federally identified floodplain. While development in these areas is generally limited, portions may become eligible for development if they are removed from the floodplain through appropriate engineering and regulatory processes. The majority of these areas are expected to remain open, offering opportunities for natural preservation, open space, and trail connectivity.



Future Land Use Areas

The tables on the following page summarize the future land uses for the community based on the Future Land Use Map (page 67). The Future Land Use Map for the Aubrey planning area indicates that the highest percentage of developed land within the city limits and within the ETJ will still be oriented to low- and medium-density residential. Some areas have been designated as potential sites for multifamily residential, such as along the Potential Outer Loop. There is an increase of land dedicated to mixed-use development within the city limits, which will allow for more innovation and diverse economic and commercial opportunities for the community, along with an increase in housing choice.

Fiscal Impact Summary

According to fiscal impact analysis conduced by Catalyst Commercial, the proposed Future Land Use Plan creates an estimated $95.4M in additional property tax on improvements and $97.1M in sales tax to the City of Aubrey over a 20-year planning period. In addition, the future land use plan is estimated to create (during the planning period) over 1,300 new jobs and increase population by over 6,000 new residents that can contribute to the local economy.

The complete Fiscal Impact Summary is available in the appendix starting on page 163.

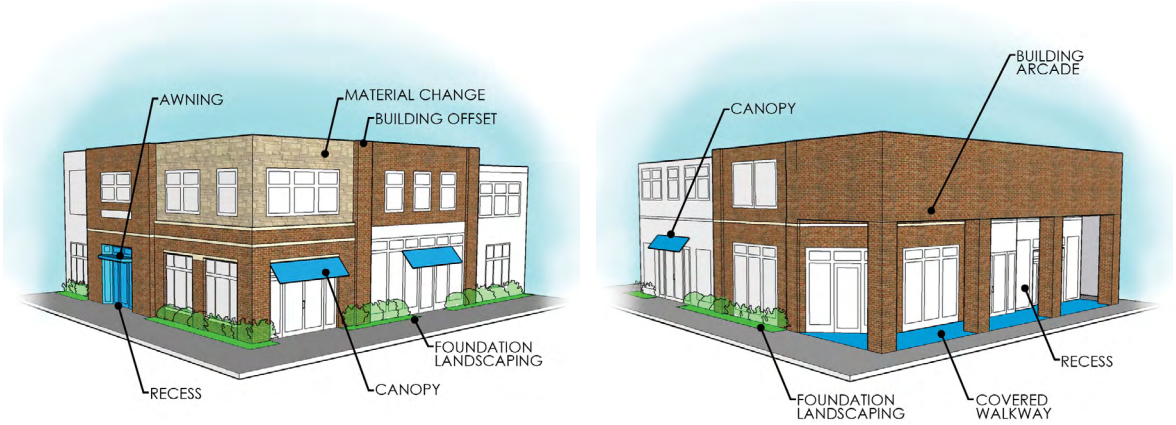
Land Use	Acres	% of City Limits
Rural Life	126.7	4.6%
Residential (Medium Density)	1,018.1	37.0%
Residential (High Density)	58.9	2.1%
Residential Subtotal	**1,203.8**	**43.8%**
Downtown Aubrey	56.6	2.1%
Community Mixed Use	9.5	0.3%
Mixed Use Subtotal	**66.0**	**2.4%**
Commercial	117.2	4.3%
Regional Commercial (Outer Loop)	57.6	2.1%
Light Industrial	8.8	0.3%
Non-Residential Subtotal	**183.6**	**6.7%**
Public / Institutional	155.5	5.7%
Parks, Recreation, & Open Space	314.0	11.4%
Public / Semi-Public Subtotal	**469.4**	**17.1%**
Floodplain	182.7	6.6%
Transportation*	644.7	23.4%
Other Subtotal	**827.5**	**30.1%**
Total	**2,750.4**	**100.0%**

Figure 4.2: Future Land Uses within Aubrey City Limits

Land Use	Acres	% of ETJ
Rural Life	9,082.8	39.3%
Residential (Medium Density)	5,467.6	23.7%
Residential (High Density)	311.8	1.3%
Residential Subtotal	**14,862.2**	**64.3%**
Community Mixed Use	262.5	1.1%
Mixed Use Subtotal	**262.5**	**1.1%**
Commercial	350.4	1.5%
Regional Commercial (Outer Loop)	473.2	2.0%
Light Industrial	100.4	0.4%
Non-Residential Subtotal	**924.0**	**4.0%**
Public / Institutional	276.7	1.2%
Parks, Recreation, & Open Space	805.7	3.5%
Public / Semi-Public Subtotal	**1,082.3**	**4.7%**
Floodplain	4,235.7	18.3%
Transportation*	1,741.2	7.5%
Other Subtotal	**5,976.9**	**25.9%**
Total	**23,107.9**	**100.0%**

Figure 4.3: Future Land Uses within Aubrey Extraterritorial Jurisdiction

*Transportation includes road and railroad rights-of-way.



Urban design elements, such as those shown here, contribute to the quality of the built environment.

Urban Design in Future Land Uses

Urban design is a term used to define how a community manages the physical and visual character of its built environment. The design of new developments within the city limits and ETJ of Aubrey will become increasingly more important as new neighborhoods and the potential of commercial development increases. The design quality of the built environment can have a profound effect on the economic and social health of a city. The quality of the surroundings where people work, live, and play affects the city's image and attractiveness to developers searching for high-quality business and residential locations. By contrast, a poorly-designed urban environment can be a barrier to investment and economic development. Urban design should be included with the arrangement of land uses and is included in this plan with aims to substantially raise the quality of Aubrey's urban environment.

Urban design and future land use planning strategies need to acknowledge economic realities and functional necessities. Practical and reasonable expectations require that urban design efforts are concentrated on the "public environment," referring specifically to areas that are either physically accessible or visually prominent to the members of the general public. Aubrey seeks to maximize both the public and private benefits by improving visual quality.

To improve the urban design of new developments, the City will strive to review the design context of residential, commercial, institutional, and industrial development. Site analysis will be considered an important aspect during the development, design, and construction proposals, and will include:

- **Careful consideration of proportions, details, and context** of the buildings in relationship to the property and adjacent properties. Relate the size and proportion of new buildings to the scale of adjacent buildings.
- **Mixed use and compatibility.** Mixed uses that meet pre-determined standards may be permitted within designated neighborhoods and provide a variety of housing for people in different stages of their lives. Buildings may have a variety of functions but must be compatible with one another in size and their relationship to the street. Uses may change within the buildings both horizontally and vertically. Neighborhood services should be accessible within a five-minute walk in appropriate areas, such as near Downtown Aubrey. Retail may be integrated with residential but should be specifically designed to enhance a neighborhood rather than detract from it.
- **Public spaces should be integrated with new development.** Buildings should be sited carefully to create defined public space. Build-to-lines should be utilized to establish a consistent series of building facades and to promote regular alignment. The street is an important form of public space that is shaped by design standards.

Character Areas & Catalyst Sites

This section outlines the areas of Aubrey that have their own distant character and purpose separate from traditional Future Land Use categories. These special areas might include a custom blend of style/design, uses, intensity, and form as opposed to outdated and singular uses which can make it more difficult to foster a unique, diverse, and flexible market. The Character Area designations are based on the anticipated functions, but also on what is already existing. During the planning process, the community described a future for Aubrey that has a strong Downtown area, with vibrant hubs of activity within community nodes, along with the preservation of "Horse Town USA" and the potential growth of the agritourism industry, including everything from farm visits and local markets to bed-and-breakfast inns and wedding and event venues. Character Areas and Catalyst Sites are pieces of the Future Land Use Plan that can serve as a guide for new development and redevelopment, as well as for evaluating proposed plans as they relate to the relevant Character Area where they are proposed.

Community Mixed Use

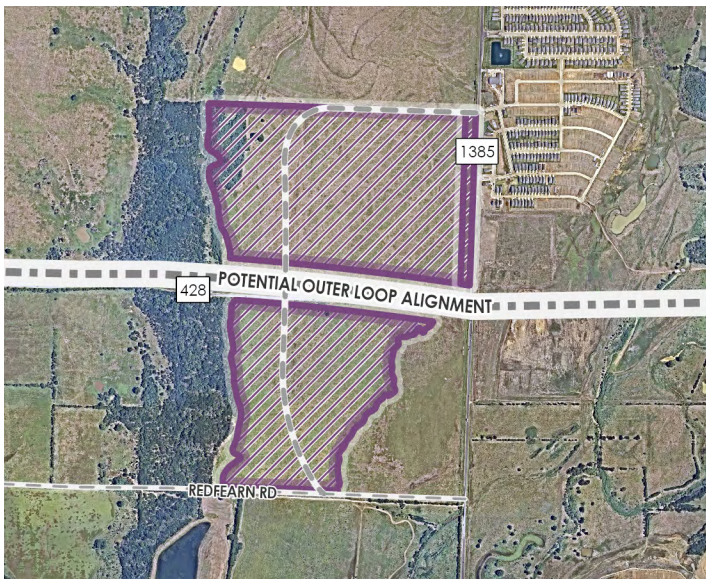
The Future Land Use Plan on page 67 identifies key community nodes that can serve as activity centers, promoting higher density, walkability, and improved connections to areas like Aubrey High School and in new neighborhoods along the future Outer Loop. Community Mixed Use areas aim to increase development density and attract businesses, services, and entertainment. These areas allow for both residential and non-residential development, with options for higher density, increased height, and greater use intensity. Potential developments might include offices, public gathering spaces, office-supported retail, and family-friendly entertainment. These type of businesses and services are especially lacking in the "new growth" portion of the planning area, including the residential neighborhoods along FM 2931 and FM 1385. With these subdivisions being somewhat isolated from Downtown Aubrey and the city core, a well-planned mixed-use center could provide better access to desired businesses, including retail, restaurants, medical offices, and grocery stores.

As these areas develop, the focus will be on creating compact, walkable environments with a smooth transition to existing surrounding residential neighborhoods. By supporting mixed-use developments that combine residential, retail, and office spaces, the City can create neighborhoods where residents can live, work, and shop nearby. Mixed-use zoning and higher-density residential options will optimize land use, fostering vibrant, active spaces.

Walkability and connectivity should be prioritized with interconnected sidewalks linking key community destinations. These areas presents unique opportunities for development and redevelopment, allowing Aubrey to craft a new narrative while staying connected to its economic past. Strategic diversification of land uses will help drive the city's continued growth and success.

Guiding Principles for Community Mixed Use:

- Design areas that are compact and walkable with interactive water amenities and shade and landscaping throughout the area.
- All development within Community Mixed Use sites should be a mixture of residential, shopping, restaurant, and entertainment to establish gathering spaces for the community and its visitors.
- Public amenities such as parks, green spaces, and pedestrian pathways should be prioritized to foster community engagement, encourage outdoor activities, and enhance neighborhood walkability.



A Community Mixed Use development could provide "new growth" areas with access to desired commercial businesses.

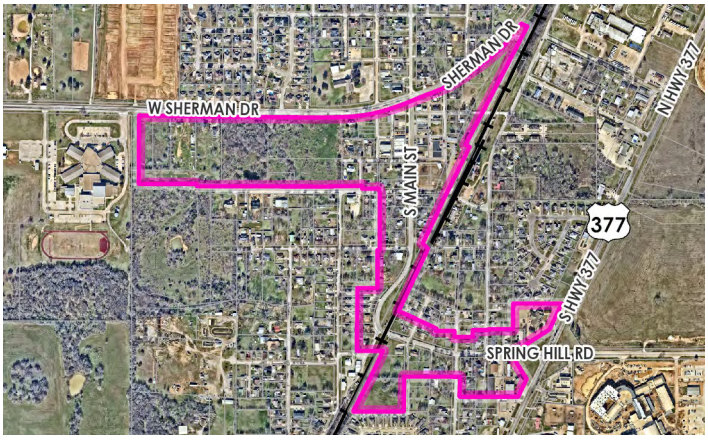
Downtown Aubrey

In the early 1900s, Downtown Aubrey was a thriving hub of commerce and community life. The area featured dry goods stores, cafes, garages, a meat market, blacksmith shops, banks, and even a public bathhouse. Locals frequented cafés and hardware stores, while travelers could find lodging at the Mullins Hotel, a notable establishment during that time. Downtown also housed key institutions such as the post office, the Aubrey Herald newspaper, and later, the telephone exchange.

In 1923, the community launched the Aubrey Community Fair, hosted in the heart of Downtown. It quickly became one of the most anticipated events in Denton County, showcasing local agriculture, crafts, and livestock, and drawing attendees from neighboring towns.

Despite a series of fires and a tornado in the early 20th century that damaged or destroyed many buildings, Downtown Aubrey was rebuilt with resilience and pride. Over time, more permanent brick structures replaced the original wood-frame buildings, reshaping the downtown landscape.

Today, Downtown Aubrey remains a vibrant center for community gatherings and city services. It houses the Aubrey Civic Center, city offices, and parks such as Matthew's Park and Veterans Memorial Park. The latter honors local service members and serves as the backdrop for annual events like the Peanut Festival, Summer Music Series, and Christmas Tree Lighting. Significant strides have been made to revitalize and program the downtown area. The 2015 Downtown Master Plan recommended preserving the district's historic character while enhancing its identity through updated branding, signage, and public gathering spaces. These efforts continue to guide downtown development today.



Downtown Aubrey should continue to evolve with the growing city, while remaining the heart of the community.

Historic storefronts still line Main Street, offering dining, retail, and service-based businesses. The downtown core remains ideal for small shops, restaurants, and professional offices. Surrounding areas present opportunities for mixed-use development, including housing and walkable connections to nearby neighborhoods, an idea that has received strong community support.

With the proposed relocation of City Hall to a new civic complex along US Highway 377, the existing municipal building could be repurposed to further support downtown revitalization. As Aubrey grows, the downtown area remains both a cultural anchor and a platform for future investment.

Guiding Principles for Downtown Aubrey:

- Maintain and enhance Downtown Aubrey as a historic commercial district, celebrating its unique character through branding, signage, and civic spaces.
- Prioritize the development of parks, gathering spaces, and community events to ensure Downtown remains a vibrant hub for residents and visitors.
- Support mixed-use developments that combine retail, residential, and office spaces to create a dynamic, walkable Downtown.
- Enhance pedestrian and vehicular connections between Downtown, surrounding neighborhoods, and key community assets to improve access and mobility.
- Plan for future growth with a focus on preserving the area's historic identity while accommodating new commercial, residential, and civic developments.
- Explore the feasibility of a historic preservation district for the area adjacent to Downtown, ensuring the protection of older homes and maintaining the community's heritage.
- Promote shared parking among Downtown businesses to improve accessibility and support local commerce while preserving the area's walkable charm.
- Encourage vibrant local commerce and community engagement by hosting events such as food truck days, a weekend farmers market, and exploring a "Trade Day" on other days to support small businesses and foster a strong sense of community.

Rural Life & Agritourism

Aubrey's land use is thoughtfully planned to maintain its small-town charm while accommodating targeted commercial growth to meet residents' needs and support the region's agricultural heritage. The town's landscape features various community assets designed to preserve its appeal, support local agriculture, and embrace emerging industries such as agritourism.

To reflect this balance, the Plan introduces a unified land use category, Rural Life, which combines traditional agriculture, agritourism, and rural residential uses. This designation encompasses large estates, ranchettes, farms, and equestrian ranches and stables. Agricultural land within this category may continue to support conventional farming while also enabling opportunities for agritourism. The City encourages diversification of farm-related activities to promote agricultural economic development, including value-added, agriculturally-linked accessory commercial ventures on working farms and equestrian operations. These ventures, often referred to as agritourism, allow farms and ranches to offer educational, recreational, or retail experiences to the public, generating additional income while engaging the community.

According to the U.S. Department of Agriculture, agritourism is "a form of commercial enterprise that links agricultural production and/or processing with tourism to attract visitors onto a farm, ranch, or other agricultural business for the purposes of entertaining or educating the visitors while generating income for the farm, ranch, or business owner." Aubrey is home to numerous farms, equestrian operations, and a growing event and wedding venue industry, all of which have strong potential to expand into agritourism. Future opportunities may include educational school visits, horseback riding experiences, pumpkin patches, fruit-picking activities, and complementary uses such as country-style bed and breakfasts, wineries, or general stores selling local produce. These initiatives not only support the local economy but also reinforce Aubrey's identity as a community rooted in agriculture and rural living.

Guiding Principles for Agritourism:

- Promote the diversification of agricultural activities by supporting value-added enterprises that allow farmers to expand their operations while remaining tied to agricultural roots. This includes agritourism initiatives, which combine education, recreation, and retail experiences with farm operations.
- Recognize and facilitate agritourism as an emerging industry that enriches Aubrey's economy. Develop zoning and planning frameworks that allow for accessory commercial uses on working farms, enabling agricultural operations to thrive while contributing to the local economy.
- Encourage activities on farms that offer educational and recreational opportunities for the public, enhancing community engagement and helping preserve the town's agricultural landscape.

Source: Pexels (Jonathan Borba)

Agritourism offerings range from activities like horseback riding to destinations like rustic wedding venues.

OBJECTIVE 1: Develop land in accordance with the Future Land Use Plan.

As a guide to the future growth and development of Aubrey, the Future Land Use Map on page 67 will serve as a vital tool in establishing clear guidelines and refining regulations that align with the city's long-term vision. These guidelines will help ensure that development is thoughtfully planned, maintains the small-town charm of Aubrey, and accommodates the needs of the community. The map will act as a blueprint to prioritize development areas, zoning designations, and land use types that reflect the desires and goals of residents, businesses, and stakeholders.

Strategies:

- **A** Use the Future Land Use Map categories and areas to establish and communicate clear guidelines and refine regulations consistent with the vision for future development.
- **B** Maintain a continuous and coordinated public planning process that involves citizens, the Planning and Zoning Commission and City Council, local public and private entities, and regional organizations in policy development and decision making.
- **C** Rezone properties within city limits in accordance with the Future Land Use Plan.
- **D** Encourage a variety of well-designed housing types for entry-level families, those wishing to age in-place, and others seeking alternatives to typical suburban apartments or single family homes.
- **E** Create opportunities for estate-style single family residential development.
- **F** Encourage the types of non-residential uses that provide retail and services desired by the community.

Regional employment, retail, and entertainment hubs should have high design standards to serve as attractive destinations for residents and visitors.

OBJECTIVE 2: Enhance the development along US Highway 377, FM 428, and the future Outer Loop to foster increased retail options and establish regional employment hubs.

The City, primarily through its partnership with Aubrey Municipal Development District (MDD), seeks to attract businesses that draw visitors from neighboring areas, positioning Aubrey as a unique shopping destination. Special attention will be given to traffic flow and landscaping, particularly at major entry points, to create an inviting environment. While it may be more challenging to bring in destination retailers, the City will adopt strategies such as reducing development costs, offering tax incentives, and improving public infrastructure to make Aubrey an appealing location for these types of businesses.

The City will also focus on attracting larger retailers by providing the necessary space, visibility, and infrastructure to accommodate big-box stores, restaurants, and entertainment venues. With a clear demand from the community for more grocery stores and entertainment options, these will be prioritized in the City's retail efforts. Additionally, the City aims to create a balanced mix of retail options in the Downtown area, catering to both residents and visitors while supporting the local economy.

Strategies:

A Work to attract predominantly destination-driven retail.

- **i.** Design standards must remain focused on traffic movement and landscaping since development along highways serves as the visual entry to the community from neighboring communities.
- **ii.** Although convenience-based retail is easier to attract with demographics than destination-driven retail, the City can focus on some types of criteria as to what tenants would find appropriate. This includes reducing development permitting costs, creating potential tax incentives, and providing public infrastructure capital improvements.
- **iii.** Family-based retail needs traffic, land, infrastructure, and visibility to be sustainable. Providing these elements can bring restaurants, larger retail, and ancillary entertainment venues. The community has expressed interest in bringing more full-service grocery stores to the city as well as entertainment facilities.

B Commercial and neighborhood service land uses should reflect a combination of visitor and resident-based retail availability — especially in Downtown.

OBJECTIVE 3: Develop Downtown Aubrey's historic character and significance by enhancing the central gathering space, promoting new mixed-use development, and preserving its vital role as the heart of the community.

To continue building on the vision laid out in the 2015 Downtown Master Plan, the City is focusing on improving Downtown Aubrey by preserving its historical significance while fostering new development. A key initiative is the enhancement of public gathering spaces and improving connectivity between important community areas, such as Matthew's Park and Veterans Memorial Park. As part of this effort, Matthew's Park, a cherished space for Aubrey residents, has recently undergone renovations. The improvements include upgrades to its playground equipment and landscaping, further enhancing its role as a gathering space near Downtown.

In addition to enhancing public spaces, the City is committed to preserving the area's historic charm. Strategies include planting trees along roads within and near Downtown to create a mature tree canopy, preserving landmarks such as the Peanut Dryer by applying for National Register of Historic Places designation, and working with the Aubrey Area Museum to protect and redevelop key historical sites like the old train station. These efforts will ensure that future developments in Downtown align with an early 20th-century historical theme, helping to solidify the area as the heart of the community.

Strategies:

A Plant trees within the parkway along roads within and near Downtown to establish a mature tree canopy, thereby contributing to the historical theme of the area.

B Preserve the Peanut Dryer by applying for the National Register of Historic Places designation or similar program.

C Work with the Aubrey Area Museum to encourage the preservation and redevelopment of key historical landmarks within Aubrey, such as the old train station, and ensure that new development within Downtown is designed to reflect an early 20th-century historical theme.

D Leverage the recommendations from the City's 2015 Downtown Master Plan to assess and implement enhancements, based on current context, to public gathering spaces and improve connectivity between key areas, such as Matthew's Park and Veterans Memorial Park.

Downtown gathering spaces, like this example, can honor the community's heritage while offering new amenities.

OBJECTIVE 4: Preserve the integrity of Downtown and encourage complementary and compatible redevelopment and infill development, including new single family residences containing a farm/ranch theme, residential-to-office conversions, and “main street” retail with studio apartments.

The community has expressed a strong desire to preserve the unique charm of Downtown Aubrey while encouraging thoughtful redevelopment that complements its historic character. The goal is to balance the protection of historic structures with the integration of new growth that respects the area’s established aesthetic. By promoting the adaptive reuse of existing buildings and introducing new developments that harmonize with the historic fabric, the City aims to foster a dynamic, mixed-use environment. This includes residential options with a farm/ranch theme, residential-to-office conversions, and "main street" retail spaces with studio apartments — each designed to complement the character of surrounding historic homes.

Key initiatives will support repurposing existing buildings for small, local businesses while allowing for modest redevelopment in transitional areas. New developments adjacent to Downtown will be encouraged to mirror the architectural style and scale of the historic district, extending its character north to the Sherman/FM 428 intersection, as outlined in the 2015 Downtown Master Plan. Workshops, forums, and public meetings will promote the benefits of adaptive reuse, while zoning flexibility will be explored for older homes near Downtown, allowing for uses such as bed and breakfasts, small retail spaces, and professional offices. Through these strategies, Downtown Aubrey can continue to evolve while preserving the qualities that make it a vibrant, historic part of the community.

Traditional "Main Street" development can include retail with studio apartments, like shown here.

Strategies:

- **A** Promote the preservation and adaptive reuse of existing buildings for small-scale, local, and independent businesses, while allowing for modest redevelopment and transitions to newer neighborhoods and commercial development.
- **B** Encourage redevelopment of properties adjacent to Downtown Aubrey, ensuring new buildings are designed at or close to the sidewalk to reinforce the character of the historic Main Street.
- **C** Promote awareness of the benefits of adaptive reuse through workshops, forums, and public meetings.
- **D** Extend the character of the existing historic block north of the Sherman/FM 428 intersection by encouraging new buildings with similar materials, building configurations (e.g., buildings close to the street with an arcade along the front), and scale as the existing historic block.
- **E** Assess the feasibility of expanding the allowable uses for properties featuring older houses on large lots in close proximity to Downtown to include compatible options such as bed-and-breakfast inns, professional offices, and small-scale retail establishments like boutiques.

OBJECTIVE 5: Explore the feasibility of prompting city limit expansion primarily through voluntary annexation agreements with property owners.

Voluntary annexation, also known as consent annexation, is a process in Texas that allows property owners to request the inclusion of their property within a municipality’s city limits. Governed by the Texas Local Government Code and the City's Charter, this process offers a strategic means of expanding city boundaries. To assess the feasibility of such expansion, the City should prioritize engaging property owners,

residents, businesses, and other stakeholders. This may involve hosting public meetings, workshops, and surveys to gather insights, address concerns, and educate property owners about the benefits of annexation, such as improved access to city services. Additionally, the process can be clarified through informational materials that outline the advantages of voluntary annexation, including potential improvements in services, infrastructure, and property values.

Strategies:

- **A** Engage with property owners, residents, businesses, and other stakeholders to understand their perspectives on annexation.
  - **i.** Host public meetings, workshops, and surveys to gather input and address concerns about the annexation process and educate property owners on the benefits of annexation.
- **B** Create informational materials that clearly explain the benefits and process of voluntary annexation, including potential improvements in services, infrastructure, and property values.

OBJECTIVE 6: Preserve Aubrey's small-town charm by promoting rural mixed-use zoning that supports the city's agricultural heritage and encourages agritourism and diversified activities, such as event venues, bed and breakfasts, and equestrian uses.

Aubrey's land use strategy seeks to preserve its small-town charm by promoting rural mixed-use zoning that supports the city's agricultural heritage while accommodating carefully planned commercial growth. By integrating agricultural, residential, commercial, and recreational uses, the city aims to balance its rural character with emerging industries, such as agritourism, event venues, and equestrian activities. This approach not only supports the local farming community but also embraces new opportunities for economic development, such as wedding venues, bed and breakfasts, and agritourism experiences that attract visitors to the area.

The Future Land Use Plan identifies areas for Rural Life, which can include agritourism, ensuring that properties can accommodate a blend of uses that

Agritourism operations can include family activities like pumpkin patches.

Source: Lisa Fotios (Pexels)

contribute to the preservation of farmland, open spaces, and natural resources. This zoning framework supports agritourism as a vital tool for preserving the community's agricultural identity and stimulating economic growth. Agritourism activities, including educational, recreational, and retail experiences on working farms, are encouraged to diversify the region's agricultural economy and help Aubrey become a destination for visitors. Recognizing the need for clear regulations, the City will work with landowners to incorporate agritourism into zoning codes, balancing new development with the preservation of Aubrey's rural character. Through these strategies, Aubrey can maintain its agricultural roots while embracing future growth.

Strategies:

- **A** Consider updating the Zoning Ordinance to allow agritourism activities in appropriate areas within the Rural Life future land use, while continuing to work with landowners and business owners to preserve contributing properties that allow for a combination of agricultural, residential, commercial, and recreational uses.
- **B** Ensure zoning regulations support the preservation of farmland, open spaces, rural landscape, and natural resources.

OBJECTIVE 7: Work with Aubrey and Denton Independent School Districts to coordinate future school facilities planning with land use projections in the Future Land Use Plan.

Building a strong relationship between the City of Aubrey and the Aubrey and Denton Independent School Districts is crucial for effective long-term planning and development. As the city grows, especially with the anticipated influx of 800-900 new students between 2023 and 2025 and the projected doubling of enrollment by the 2030-2031 school year, it is essential to ensure that school facilities can meet the increasing demand. Coordinating land use plans with school facility planning helps prevent potential challenges such as overcrowded schools, insufficient infrastructure, and lack of community services. By establishing regular communication and data-sharing between the City and the school districts, both parties can better align their development strategies, ensuring that schools are strategically located and adequately funded to serve the community's needs. This collaboration will not only improve school capacity and availability but will also support the city's broader development goals, maintaining a balanced and sustainable growth trajectory.

Strategies:

A Initiate and establish a tradition for standing meetings with the school districts serving City of Aubrey residents to discuss school facilities planning and land use projections.

- **i.** Share relevant data between the school districts and the City, including population growth projections, residential development plans, and current and future school capacity needs.

B Work with community leaders to continue building connections to improve communication between the City and the school districts.

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City of Aubrey

Future Land Use Plan

- Potential Park Location (General Vicinity)
- Railroad
- Existing Road
- Future Road
- Potential Regional Outer Loop & Right-of-Way*
- Parcel
- Lake / Pond
- River / Stream
- Aubrey City Limits
- Aubrey ETJ**
- Aubrey Ultimate Growth Boundary
- Other City Limits

Future Land Use

- Rural Life
- Residential (Medium Density)
- Residential (High Density)
- Downtown Aubrey
- Community Mixed Use
- Commercial
- Regional Commercial (Outer Loop)
- Light Industrial
- Public / Institutional
- Parks, Recreation, & Open Space
- Floodplain

Created by DUNAWAY

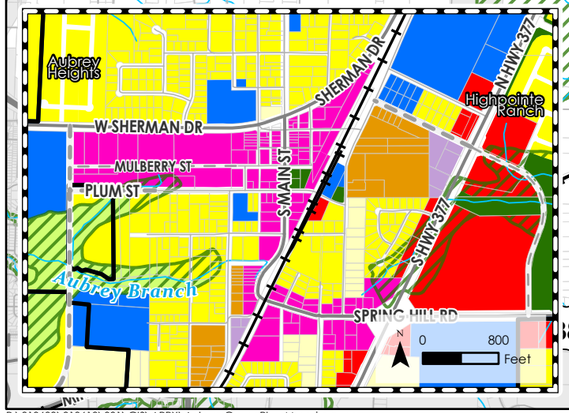
September 23, 2025

AUBREY2045

A Future Land Use Plan shall not constitute zoning regulations or establish zoning district boundaries.

**The final alignment for the potential Regional Outer Loop has not been determined. The potential alignment shown here represents one of the proposed alignments, which is subject to change.*

***Future ETJ includes areas within Aubrey's ultimate growth boundary.*



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5 TRANSPORTATION

BNSF engine passing by historic Aubrey Peanut Dryer.
Source: City of Aubrey

Transportation Goal:
Aubrey will develop a transportation network that meets basic needs for movement, access, safety, and reasonably rapid travel for people and goods, with quality open roadways that enhance compatibility with adjacent development.

Because roads do not stop at the city limits, coordination with neighboring cities, Denton County, and the Texas Department of Transportation (TxDOT) is vital to encourage connectivity between developments throughout the community as well as ensuring safe travel for cars, trucks, bicycles, and pedestrians. Over the last decade, Aubrey — like many of its surrounding North Texas neighbors — has been transitioning from a rural community to a more suburban style community. It is dependent on primary and secondary arterial roads that are maintained by Denton County and TxDOT for much of the access to developed property throughout the community. Within city limits, the main highway, US Highway 377, is maintained by the state. Local roads and non-highway streets are primarily maintained by the City.

Based upon the community survey, the condition of local streets is a top concern for residents; survey takers also indicated their support to initiate a street improvement program to increase repairs to existing streets. In addition to street improvements, residents desire increased walkability within the community via trails, greenbelts, and sidewalks connecting neighborhoods to their open spaces (either public or private), to schools, and to Downtown.

Traffic and Congestion

Two of the three common components of traffic congestion are based on the physical construction of the roadway (number of lanes and demand, known as capacity and volume). The function of a roadway is impacted by the number of cars traveling at any given time and the number of available lanes. The third aspect has to do with the potential hazards at key intersections and access points to private property, also known as driveways. Analysis of the existing and future road network revealed that Aubrey's roads will have challenges in both capacity and the volume needed for estimated future demand. The Transportation Infrastructure map included later in this chapter on page 85 identifies new roadways that can be built as demand and further development occur, as well as existing roadways expanded or revitalized as needed depending on traffic and infrastructure conditions at the time. Roadways may be initially built with lower capacity, such as two lanes instead of four, and expanded if and when traffic volumes necessitate the need for additional capacity.

Level of Service

The term Level of Service (LOS) is commonly used by transportation planners to study and make recommendations for the road network. Level of Service (also called Quality of Service or Service Quality) refers to the speed, convenience, comfort, and security of transportation facilities and services as experienced by users. LOS ratings, typically from A (best) to F (worst), are widely used to evaluate problems and potential solutions.

The following travel flow characteristics (V/C Ratio) are used to determine needs and deficiencies during the planning process:

- **A** Virtually free flow; completely unimpeded: Volume/Capacity ratio less than or equal to .60.
- **B** Stable flow with slight delays; reasonably unimpeded: Volume/capacity ratio .61 to .70.
- **C** Stable flow with delays, less freedom to maneuver: Volume/Capacity ratio .71 to .80.
- **D** High density but stable flow: Volume/Capacity ratio .81 to .90.
- **E** Operating conditions at or near capacity; unstable flow: Volume/Capacity ratio .91 to 1.00.
- **F** Forced flow, breakdown conditions: Volume/Capacity ratio greater than 1.00.

Such ratings systems can be used to identify problems, evaluate potential solutions, compare locations, and track trends. Current planning tends to evaluate transportation system performance based primarily on motor vehicle traffic speed and delay (also known as “traffic”). Note the focus on motor vehicle mobility, which contributes to continued automobile dependency. This plan also considers other forms of mobility as result of community input.

Regional Outer Loop

Denton County has experienced significant changes over the past two decades, and it is expected that the next 20 years will bring even more transformation. As the county's population growth continues to push north and east, improvements will be necessary to accommodate both local and regional demands. To address this growth, Denton County is partnering with the Texas Department of Transportation (TxDOT) to study a section of the Regional Outer Loop. This new freeway will span approximately 23 miles, extending from Interstate 35 in the west to the Dallas North Tollway in the east.

The Regional Outer Loop in Denton County is part of a larger network of proposed highways that will connect to form a regional system extending east into Collin County and further south through Rockwall and Kaufman Counties. The study area primarily focuses on Aubrey and its surrounding areas but also includes a small portion of Collin County, as the connection between the Denton and Collin County segments of the Regional Outer Loop will need to be evaluated.

Regional Outer Loop vision and county study area.
Source: Denton County

Purpose of Study

Plan for Future Significant Growth

Growth is anticipated in the study area and throughout Denton County. With a population of 906,442 in 2020, Denton County is projected to reach 1.52 million residents by 2045, based on demographic forecasts from the North Central Texas Council of Governments (NCTCOG).

Enhance Regional Mobility

The existing roadway network in the study area consists of small rural county roads and Farm-to-Market roads, which were not designed to accommodate the expected increase in traffic. Currently, the only major east-west route across Denton County is US 380, which is experiencing congestion and leading to longer travel times. As growth and development continue to move north and east within the county, there will be a need for another high-capacity east-west corridor alongside US 380.

Preserve Land for a Future Corridor

The study area faces many constraints, including residential properties, ranches, public lands, and rivers. TxDOT will strive to avoid and minimize impacts to homes, businesses, and environmentally sensitive areas whenever possible. However, given the rapid growth expected, it is crucial for the county to act quickly to establish the alignment, secure environmental clearance, and preserve the necessary land for the future corridor in order to protect it from future development.

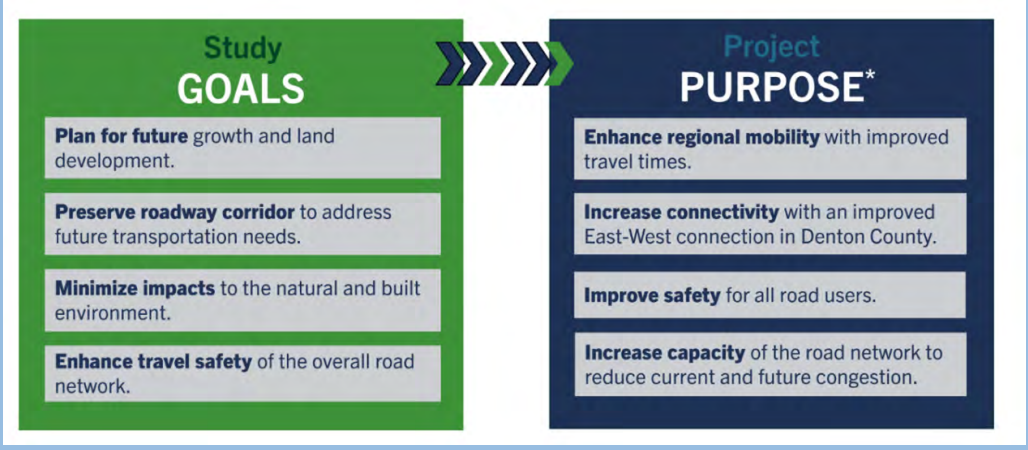
Study Process

Denton County must assess the environmental effects of a proposed project according to the National Environmental Policy Act (NEPA) before making any decisions. To use federal funds for the roadway construction, the county must obtain environmental clearance, which is expected to take three to five years.

As part of NEPA, the county is preparing an Environmental Impact Statement (EIS), studying various alignments to find the least impactful option, which will be presented to the public. The county is conducting traffic analyses and environmental studies, including field assessments in areas where landowners allow access, to identify resources like wetlands, floodplains, and culturally sensitive areas.

During the EIS process, a schematic design will be developed, including determining lane numbers, ramp locations, land needs, drainage designs, and considerations for bicycles and pedestrians. Detailed cost estimates will also be prepared.

The EIS will evaluate environmental impacts, such as effects on air quality, archaeological and biological resources, community assets, and other factors. Public involvement has been and will continue to be encouraged through in-person and virtual meetings, and coordination with agencies, municipalities, and utility providers will be ongoing. A final Purpose & Need Statement is being developed as part of the environmental study process.

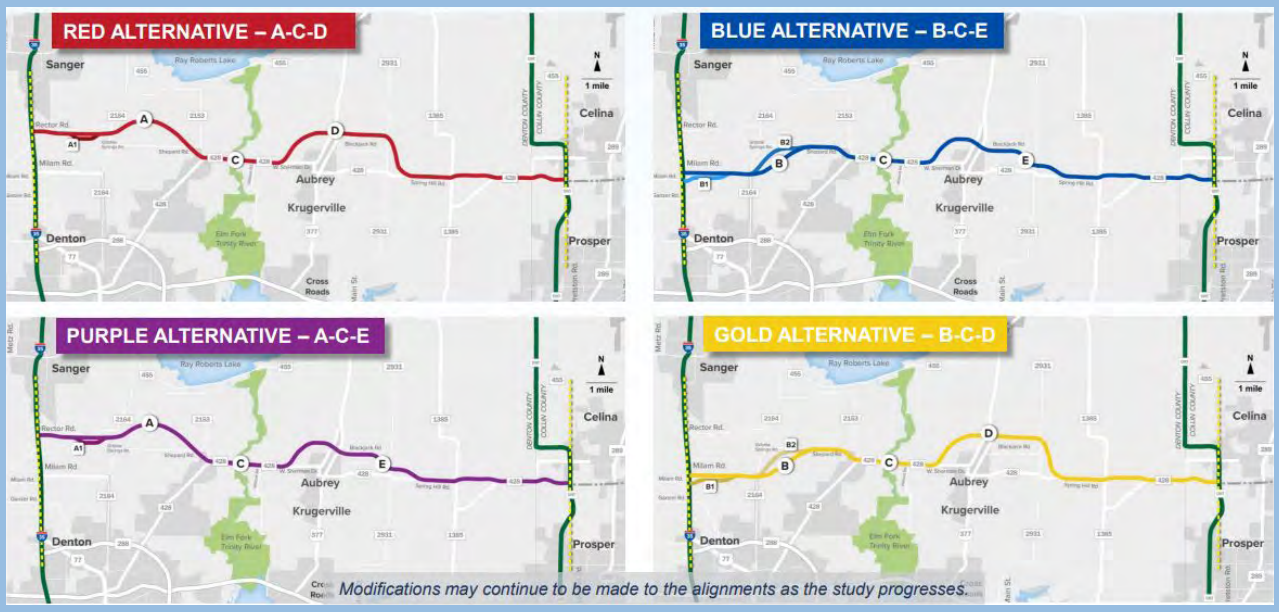


Summary of the Outer Loop study goals and project purpose.
Source: Denton County

As part of the public engagement process, TxDOT has held several meetings. The future Outer Loop alignments shown throughout this Plan's maps are based on alternatives presented during TxDOT's EIS Scoping Public Meetings. Four build alternatives (with the fifth alternative being the "no-build" scenario) were recommended for further

study and were shared during the Fall 2024 public meetings. Among these build alternatives are two segment alignments in the Aubrey planning area: **Segment E** (part of the blue/purple alternatives) aligns with the City's existing planned development and future roadways, as reflected in the 2023 Master Thoroughfare Plan, while **Segment D** (part of the red/gold alternatives) would significantly alter proposed northern planning efforts. These alignments subject to change as the study process continues.

As of 2025, the alignments will continue to be evaluated based on environmental impacts, engineering analysis, and public and stakeholder input. At least two alignments, along with the "no build" alternative, will be presented at in-person and virtual meetings. The timeline includes further public meetings, with the preferred alternatives expected to be identified by Fall 2025 and final decisions anticipated by Summer 2026.



Presented in Fall 2024, Denton County and TxDOT have narrowed down a range of alignments to these four build alternatives for further study.

Source: Denton County (2024)

For more information on the Outer Loop study, visit Denton County's website at https://burnsmcd.mysocialpinpoint.com/dentoncountyouterloop/

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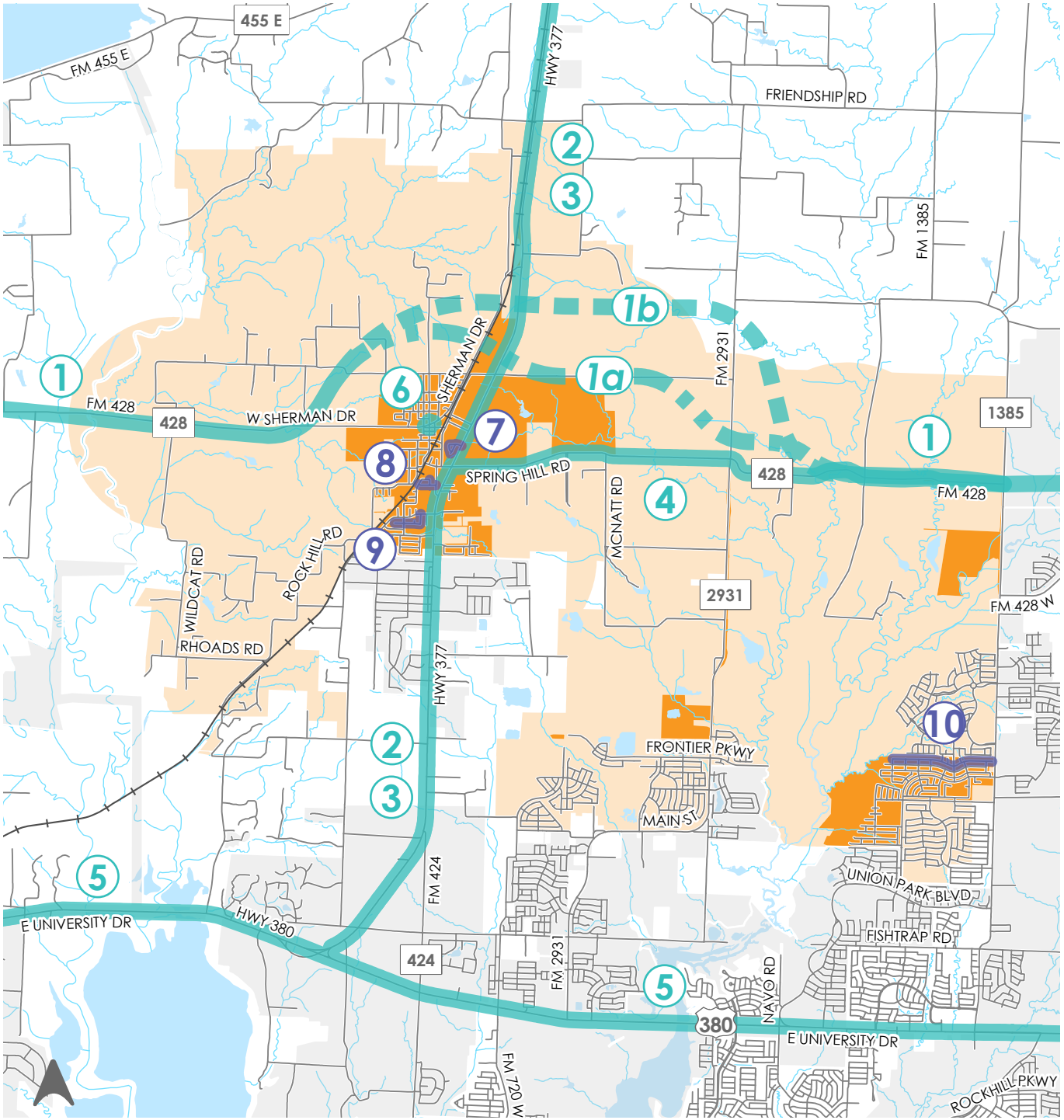
Figure 5.1: Ongoing and Proposed Transportation Projects



TxDOT Proposed Improvements

1. Regional Outer Loop
   - 1a *Blue/Purple Alternative*
   - 1b *Red/Gold Alternative*
2. US 377 Rehabilitation from US 380 to Grayson County Line
3. US 377 Widening from US 380 to North of BUS 377E
4. FM 428 Rehabilitation from US 377 to FM 1385
5. US 380 Interim Grade Separation Project
6. FM 428 / Main Street Traffic Flow Improvements

Other Proposed Improvements

7. Willow Street Reconstruction
8. Michelle Street and Sidewalk Repair
9. Glenview Drive Reconstruction
10. Trace Drive Rehabilitation

Other Transportation Projects

Figure 5.1 on page 76 illustrates other transportation projects within and near the Aubrey planning area. These projects are further described below.

Planned TxDOT Projects

1. **Regional Outer Loop.** See section starting on page 72.
2. **US 377 Rehabilitation from US 380 to Grayson County Line.** This project includes repair to the existing road to extend the lifetime of the road surface. This project is in the final stages and has been under construction since October of 2023.
3. **US 377 Widening from US 380 to North of BUS 377E.** Spanning from Cross Roads to Pilot Point, this project will include reconstructing and widening the existing road to six lanes. According to TxDOT materials published in 2022, this project is anticipated to let for construction in 2028.
4. **FM 428 Rehabilitation from US 377 to FM 1385.** This project includes a sealcoat surface treatment to extend the lifetime of the road surface. This project is in the final stages and has been under construction since January of 2024.
5. **US 380 Interim Grade Separation Project.** This project is in progress and will include upgrading existing US 380 to a six-lane roadway with raised median and grade separation at key intersections to improve safety. Construction is anticipated to be complete in early 2025. TxDOT is also considering improvements beyond the current project, including those recommended in the US 380 Denton County Feasibility Study, completed in Spring 2022.
6. **FM 428 / Main Street Traffic Flow Improvements.** TxDOT, in partnership with the City of Aubrey, is improving the FM 428 (Sherman Drive) and Main Street intersection, addressing traffic delays and ensuring long-term safety and efficiency. Engineering studies have highlighted the need for a comprehensive traffic signal, but before installation, additional studies, right-of-way acquisition, and drainage improvements must be included in the city's Capital Improvement Plan. As of January 2025, a short-term solution, TxDOT has installed stop signs on Sherman Drive, creating a four-way stop to ease congestion during peak times. This measure will help improve traffic flow while long-term plans are finalized. These efforts highlight a shared vision of smart growth, with updates on the traffic signal project to follow.

City of Aubrey Capital Improvement Roadway Projects

Figure 5.1 also includes recent and active City of Aubrey capital improvement projects:

7. **Willow Street Reconstruction**
8. **Michelle Street and Sidewalk Repair**
9. **Glenview Drive Reconstruction**
10. **Trace Drive Rehabilitation**

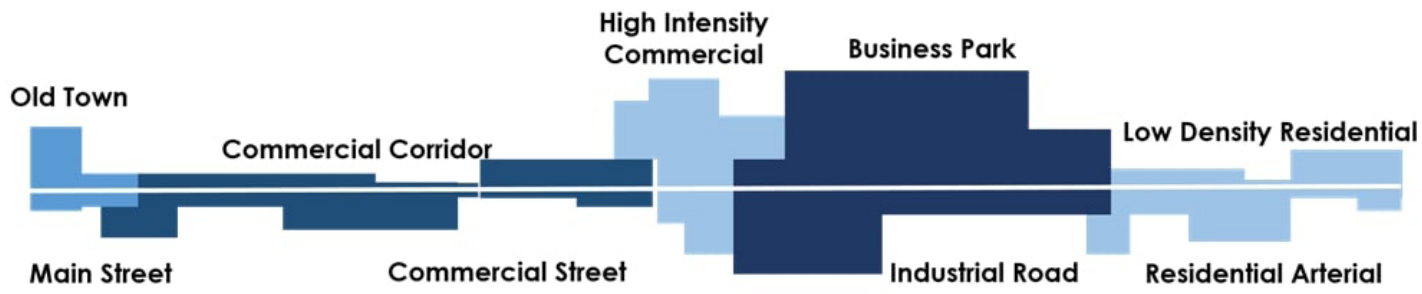


Figure 5.2: Context Sensitive Corridor Example

OBJECTIVE 1: Use concepts for Context Sensitive Design when improving existing streets and building new streets, interconnections, and sidewalks.

Build-to-lines should be utilized to establish a consistent series of building facades and to promote regular alignment along the street. The street is an important form of public space, and the buildings that define it should be expected to reinforce and enhance the streetscape corridor. Therefore, as new streets are designed and existing ones are increased in capacity, the design of the street should be reflective of the types of uses adjacent to that particular section.

In order to design for neighborhoods and pedestrian-oriented areas, decision makers must understand the key relationship between transportation and land use. In particular, flexibility may be needed in roadway design to accommodate a changing urban form within the community. Understanding key community objectives for land use within the community is also important in order to ensure that public infrastructure investments are in line with ultimate land use objectives. One way to do this is through context sensitive solutions.

Context sensitive solutions (CSS) is the practice of developing transportation projects that serve all users and meet the needs of the neighborhoods through which they pass. Developing solutions must be a collaborative process that involves all stakeholders in street designs that ultimately fit into the character of surrounding neighborhoods while maintaining safety and mobility. The key is making sure that elements of streets complement surrounding or adjacent development to generate a neighborhood or "roadway experience."

The process of designing CSS roadways is similar to the process of designing traditional thoroughfares: automobile traffic is considered through traffic counts, traffic demand, and level of service information-gathering efforts. The difference is that, in addition to automobile traffic, other elements — such as pedestrian traffic, built environment, and land use — are also carefully considered.

The most notable publication and guidebook for CSS is *Designing Walkable Urban Thoroughfares: A Context Sensitive Approach* published by the Institute of Transportation Engineers (ITE). This publication includes information on balancing the transportation needs of the community with adjacent land uses. In particular, the CSS approach recommends designing thoroughfares based upon:

- Community objectives
- Functional classes
- Thoroughfare types
- Adjacent land use

New streets, sidewalks, and bikeways as well as street upgrades should be planned with the recommendations of CSS. Figure 5.2 on page 77 shows how one road could be designed to have different capacity and profile based on the intensity of land uses abutting the road.

As a street winds through the city, its function and street section may change based on the surrounding land uses — rather than a one-size-fits-all pattern.

Strategies:

A Integrate the concept of context-sensitive design into all transportation project design standards.

B Adopt a Context Sensitive Solution (CSS) policy to incorporate into the Code of Ordinances and Street Design Standards.

Context sensitive design seeks to serve all users of a street, including pedestrians in more walkable areas, such as in a downtown.

OBJECTIVE 2: Fund and build improvements to existing streets as shown on the Master Thoroughfare Plan.

As Aubrey continues to grow, maintaining and enhancing its infrastructure is essential to support the increasing population and demand for services. A key focus of this effort is improving existing streets to ensure that the city's transportation network remains safe, efficient, and accessible. Over the past several years, the City has prioritized repairing and upgrading city-maintained streets, and it continues to secure funding for these improvements.

In line with the City of Aubrey Home Rule Charter, the City Manager is required to annually update and submit a five-year Capital Improvement Plan (CIP) to the City Council as part of the budget process. The CIP serves as a forward-looking planning document that outlines the city's infrastructure needs and improvement strategy. It organizes projects by priority, capacity, and timing constraints while identifying funding sources for all anticipated initiatives. This ongoing effort will continue to maintain and properly budget for local road repairs, while also focusing on improving connectivity and walkability within the community.

As Aubrey grows, a larger road network containing more lane miles will need to be maintained. Throughout much of Aubrey, the existing network contains asphalt surface materials which over time will deteriorate through use, heavy loads, edge encroachment by grass, and stresses through extreme temperature change. A Pavement Management System is an organized effort to index the surface and subsurface condition of all the city's roads and, based on a numerical grade on those conditions, provide an annual plan for crack repair, pothole repair, mill and overlay techniques, and eventual roadway and subsurface replacement. The Pavement Management System allows the community to move from a demand response model of road repair to a standardized, quantitative program of repair so that labor and material costs can be normalized, and repair activities can be focused on extending the lifetime of road surfaces. The system also allows communities to save capital expenses for future expansion and replacement.

Strategies:

- **A** Continue to fund improvements through the City's Capital Improvements Program (CIP) and available grants and loans.
- **B** Create a Pavement Management System which extends existing roadway life and manages the CIP for future roadway replacement.
- **C** Continue to coordinate with the Texas Department of Transportation and Denton County to address long-range transportation needs.

OBJECTIVE 3: Require developers to dedicate right-of-way and construct collector and arterial streets as shown on the Master Thoroughfare Plan.

The Federal Highway Administration (FHWA) functional classification system of roadways is the predominant method for roadway classification used by transportation planners. This classification ranges from arterials that are streets meant for high-speed, long-distance travel, carrying large volumes, and not hindered by local access. At the other end of the spectrum, a local street (meant to feed other streets) carries small volumes at low speeds. In between is a collector street that collects traffic from local streets, maybe has fronting commercial uses, and feeds the arterial system. (See Figure 5.3 on page 80.) Each of the roadway types typically has a consistent right-of-way width and sidewalk/ buffer improvements.

Through the Capital Improvement Program budget, the City should consider how much of their network should be improved and at what time. New developments to the community may propose alternative street designs and capacities based on their traffic demand and density. The Transportation Infrastructure map on page 85 delineates where these roadway types may be assigned to roads in Aubrey. Future roads on this map are conceptual and based on the City's adopted Master Thoroughfare Plan and current development concept plans. Potential alignments are subject to change; specific engineering and land planning will determine the final location of the roadways.

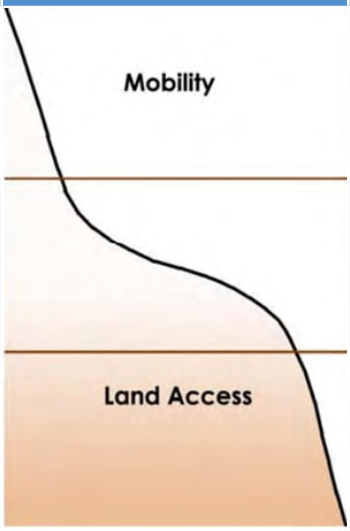
OBJECTIVE 4: Make important interconnections of streets to activity centers.

Activity centers — such as places of worship, schools, business, and industry — thrive when access is made easy. Street connections are important for residents and businesses alike. Dead-end streets, including cul-de-sacs, impede movement, especially for school buses and emergency services.

Strategies:

A Utilize shared access and cross-access easements to provide connectivity between adjacent nonresidential uses, limiting the number of driveways along major corridors and allowing for more continuous landscaping.

B Ensure that new neighborhoods have at least two roadway access points and encourage roadway connections between neighborhoods to provide more direct and interconnected forms of vehicular and pedestrian travel.

Functional System	Proportion of Service	Description
Arterial		Provides the highest level of service at the greatest speed for the longest uninterrupted distance with some degree of access control.
Collector		Provides a less highly developed level of service at a lower speed for shorter distances by collecting traffic from local roads and connecting them with arterials.
Local		Consists of all roads not defined as arterials or collectors; primarily providing access to land with little or no through movement.

Source: FHWA - Flexibility in Highway Design

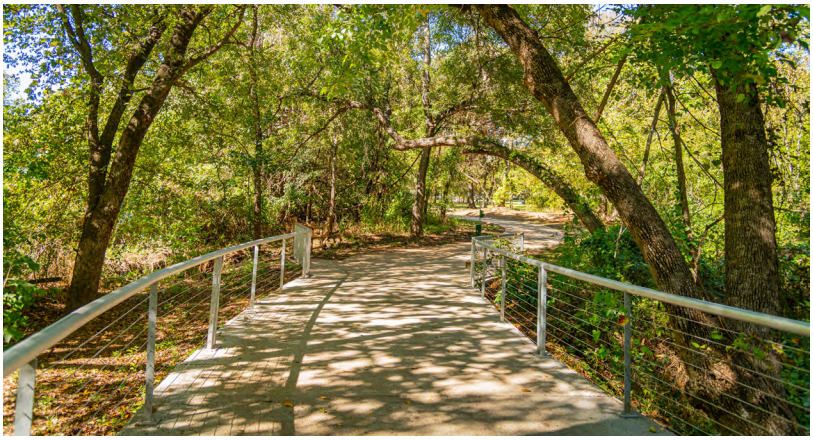
Figure 5.3: Typical Functional Classification of Rights-of-Way

OBJECTIVE 5: Improve existing sidewalks and construct new sidewalks for pedestrian access and citizen health.

Citizen health is closely linked to access to food, medical care, and opportunities for physical activity. Sidewalks play a crucial role in promoting health by encouraging walking, particularly to schools, parks, and public transit stops. They are especially beneficial for individuals who cannot drive, offering safe routes to essential services and transportation within the community. Even during the heat of summer, sidewalks can be used during the cooler morning and evening hours.

The City should explore opportunities to coordinate funding for Safe Routes to School programs. Managed by the Texas Department of Transportation (TxDOT), the federally funded Safe Routes to School program not only provides safe connections to key community hubs but also helps improve walkability and bikeability — priorities that have received strong support from the community.

Active transportation, unlike driving and public transit, involves getting around in ways that are human-powered — walking, bicycling, using a wheelchair, skateboarding, and so on. Traditional communities built prior to the 1970s were structured to provide alternative modes with a grid network of streets (as can be seen in Aubrey's Original Town / Downtown area). Depending on the location and regulatory environment, inclusion of sidewalks as an element of the mobility network has varied over time. Fluctuating gas prices, increased traffic and associated delays, environmental concerns, a more widespread focus on personal health and fitness, and the shifting lifestyle preferences of younger generations all point to a greater demand for walkable, bikeable communities. It is recommended that Aubrey incorporate active transportation as



Floodplains can provide ideal natural areas for trails and active transportation activities.

a key component of its future roadway design. Aubrey can become more active transportation-friendly by: committing to a more compact, multiuse pattern of development; investing in pedestrian facilities like sidewalks and multiuse paths; and designing streets as low-speed, people-first places. When walking or biking is more convenient for residents, they are far more likely to make these healthy activities a part of their daily lives.

Strategies:

- **A** Fund and build sidewalks to help create an interconnected sidewalk system throughout the city.
- **B** When designing new sidewalks along existing streets, recognize that right-of-way may not be sufficient for the ideal street cross-section. In these circumstances, provide the widest sidewalk possible for pedestrians.
- **C** Construct sidewalks and bike lanes around schools and establish designated routes to all neighborhood schools as part of the Safe Route to Schools Program.
- **D** Adopt sidewalk width regulations, requiring specific widths for sidewalks based on the classification of streets and trails.
- **E** Require developers to construct sidewalks on all new collector streets and new thoroughfares within new developments.

OBJECTIVE 6: Evaluate floodplain for the construction of trails.

The extensive floodplains throughout the Aubrey planning area present a unique opportunity to create greenbelts and trails that would form an alternative transportation network across the community. Enhancing the transportation system with these alternative pathways would allow residents to access parks via shaded trails, protected bike paths, and ADA-accessible sidewalks. These pathways not only offer a more enjoyable journey to and from parks but also encourage outdoor activity and enhance the overall park experience. By improving park accessibility for both pedestrians and vehicles, the City of Aubrey can increase park attendance and promote greater physical fitness among its residents.

Strategies:

- **A** Discourage and/or prevent construction of permanent structures in the floodplain to help protect property and environmental quality. If construction in existing floodplain is deemed necessary for any project, then measures should be taken to raise the land out of the floodplain and to amend the flood zone map.
- **B** Encourage the siting of trails based on natural topography of slope to ensure the lowest impact of the existing conditions by trail construction.
- **C** Look at opportunities to construct trails within floodplain areas which are grade separated from high-capacity roads.
- **D** Examine opportunities in new developments where natural connections can be made to trails through floodplain corridors connecting each neighborhood to another. Plan into the design of new neighborhoods trailhead connections to the full trail system.

OBJECTIVE 7: Encourage the use of rural design characteristics on new roadway construction projects, including the use of open fencing, traditional lighting features, wide setbacks, native plant materials, wildflowers, and increased tree coverage.

Rural roadway design can include elements like native plants, traditional lighting, and wide setbacks.

As Aubrey continues to grow and develop, it is important to maintain the city's rural character while enhancing its infrastructure. One way to achieve this is by encouraging the use of rural design characteristics in new roadway construction projects. The City may begin identifying certain roadways that are intentionally designed to reflect a more rural character, incorporating bioswales and other natural drainage features. These design elements not only preserve the city's natural aesthetic but also promote sustainability and create a more welcoming environment for residents and visitors alike.

Strategies:

A Select a few new roadway projects to set as pilot projects showcasing rural design characteristics. Use these projects to refine guidelines and demonstrate benefits.

OBJECTIVE 8: Evaluate the land use impact of the most efficient locations for grade separation of rail and the city road network.

In assessing the optimal locations for grade separation of rail and city road networks, a critical factor to consider is the impact of land use. The evaluation aims to analyze how land utilization patterns influence the efficiency of grade separation in accommodating both rail and road infrastructure. By examining the interplay between land use and transportation networks, the City can better understand where grade separation would be most effective, ensuring a seamless integration of rail and city road systems while minimizing disruptions to existing urban structures. This objective underscores the importance of aligning infrastructure development with the specific characteristics of the surrounding land, fostering a more sustainable and efficient transportation landscape

OBJECTIVE 9: Ensure that Aubrey's thoroughfare network is coordinated with neighboring communities, resolving any conflicts and preparing for the potential new Outer Loop.

Throughout the Comprehensive Plan process, the City has worked to keep the public informed about TxDOT's progress and opportunities for input on the Regional Outer Loop study, emphasizing how the project may impact Aubrey and local property owners. The City has also focused on identifying the proposed alignments that best serve the community's needs and goals. As the Regional Outer Loop Study in Denton County shifts its focus toward evaluating the final proposed alignment, known as the Preferred Alternative, in 2025 and 2026, it is essential to continue engaging and informing Aubrey residents. Additionally, outreach to surrounding communities, such as Pilot Point and Krugerville, as well as stakeholders in Denton and Collin Counties, will be critical. Collaboration across these areas is necessary to address both local and regional needs and concerns effectively.

Strategies:

A Initiate and establish a tradition for standing meetings with Denton County and surround municipalities to promote efficiency, information-sharing, teamwork, and the best result for regional infrastructure projects.

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City of Aubrey

Transportation Infrastructure

- Railroad
- Parcel
- Lake / Pond
- River / Stream
- Floodplain
- Aubrey City Limits
- Aubrey ETJ
- Other City Limits
- Downtown Aubrey
- New & Proposed Developments

- Intersection Safety Improvements
- Potential Outer Loop Interchange
- Railroad Crossing - At Grade
- Railroad Crossing - Grade Separated

Aubrey Thoroughfare Plan

MTP Class, Roadway Status (ROW Width)

- Outer Loop, Proposed (500')*
- Principal Arterial, Existing (140')
- Principal Arterial, Proposed (140')
- Major Arterial, Existing (120')
- Major Arterial, Proposed (120')
- Major Collector, Existing (80')
- Major Collector, Proposed (80')
- Minor Arterial, Existing (60')
- Minor Arterial, Proposed (60')
- Minor Collector, Existing (60')
- Minor Collector, Proposed (60')
- Local Road, Existing

Created by DUNAWAY

August 12, 2025

AUBREY2045

**The final alignment for the potential Regional Outer Loop has not been determined. The potential alignments shown here represent the current routes proposed by TxDOT, which are subject to change.*

Alternate Outer Loop Alignment Proposed by TxDOT*

POTENTIAL OUTER LOOP ALIGNMENT

Venable Ranch

Aubrey Heights

Highpointe Ranch

Keeneland

Belmont

Saratoga

Fields

Pilot Point

Aubrey Creek Estates

Krugerville

Cross Roads

Lake Lewisville

Denton

Silverado West

High Country

Palomino Silverado

Aspen Meadows

Providence Village

Ribbonwood

Sandbrock Ranch

Winn Ridge

Winn Ridge South

Peakat 1385

Chaparral Ridge

Celina

ArrowBrooke

Prosper

Little Elm

Trinity River

Clear Creek

Elm Fork Trinity River

Cullp Branch

Aubrey Branch

Bray Branch

Cantrell Slough

Running Branch

Pecan Creek

Little Elm Creek

Mustang Creek

Lake Lewisville

STAGECOACH PASS

HUB CLARK RD

ST JOHN RD

ST JOHNS CT

OAK CREEK DR

INDIVIDUAL LN

HWY 377

DANE RD

FRIENDSHIP RD

FOUTCH RD

STILES RD

SHEARER RD

LIGHTS RANCH RD

OSBURN RD

BELEW RD

COLE RD

NILETON DR

COPELAND PL

ELAINE WAY

JOE ALLEN RD

PECAN VALLEY DR

COTTON TRL

1385

BELL RD

MUSTANG RD

MOBBERLY RD

FM 1385

MCKINNEY BRIDGE RD

GRUBBS RD

CEDAR LAKE RD

TWIN LN

BLACKJACK RD W

SHERMAN DR

N HWY 377

MCNATT RD

FM 2931

BLACKJACK RD E

2931

GLORY ST

BROCKETT ST

UNION ST

N CHERRY ST

PLUM ST

MAIN ST

S HWY 377

SPRING HILL RD

FM 428

428

COFFEY RD

REDFEARN RD

WORLD FAMOUS BLVD

HOSPITAL RD

WARSCHUN RD

TRAILS END

GREEN VALLEY CIR

REINING RD

CHRISTI LN

SAULS RD

ELM BOTTOM CIR

WILDCAT RD

NEW HOPE RD

SHADY OAK DR

OAK HILL LN

RIVER RIDGE

BRIDLE PATH

LOVELL RD

ILESON RD

RHOADS RD

DUGAS RD

ROCK HILL RD

HARMONY RANCH RD

HIGBIE LN

RED MESA TRL

ARVIN HILL RD

STEWART RD

FRONTIER PKWY

AZTECA RD

NORTHVIEW CT

ROCK RIDGE RD

MOUNTAIN VIEW RD

DR GRIFFIN RD

SPRING MOUNTAIN RD

E UNIVERSITY DR

FM 424

424

BASELINE RD

BRUMLEY RD

SURVEYORS RD

KRUGER RD

STANLEY DR

KAREN ST

CONCHO ST

SPANISH OAK DR

RED BUD DR

WOODLAND DR

RANCH RD

PERKINS RD

FAIRCREST DR

SQUIRES LN

ROSE PL

CHASWOOD LN

INDUSTRIAL PARK

SHERRY LN S

IKE BYROM RD

PURE COUNTRY LN

SILVERADO PKWY

TABLE BLUFF ST

KLONDIKE LN

FARO RD

CERRO RANCH RD

BLAZE ST

HIDEAWAY LN

DON FISHER LN

MIZELL LN

COBALT DR

POWELL RD

ZION DR

MAIN ST

LIBERTY RD

QUAIL POINTE RD

FOUNTAIN GATE ST

STALLINGS DR

BENEVOLENT CT

BLACKSTONE DR

CAPE COD BLVD

GREENE DR

LEXINGTON DR

GAIL LN

RIVIERE DR

MAVERICK LN

BRADY STARR DR

TEXAS TRL

GAILEY LN

DR SANDERS RD

BREWER RD

FM 2931

ABBY DR

ASTON DR

BALLENGER RD

CHESHIRE ST

EVEREST DR

CRUTCHFIELD DR

SUTTON FIELDS TRL

GODWIN DR

HALTON DR

WINDFLOWER DR

SANDBROCK PKWY

RANGER RD

ECLIPSE RD

AUBREY PKWY

SHIRE DR

TRACE DR

VERNON DR

WINN RIDGE BLVD

RIDER LN

MILLICAN LN

TUDOR PL

ROSTHERNE DR

PARVIN RD

FRONTIER PKWY

PLEASANT KNOLL TRL

MILL PL

MISSION

GLOVER DR

OLD GLORY DR

FREEDOM LN

UNION PARK BLVD

ELLIS LN

PRAIRIE AVE

WINN RIDGE BLVD

WEBB AVE

WALKER AVE

CLEVES AVE

BOTHWELL BLVD

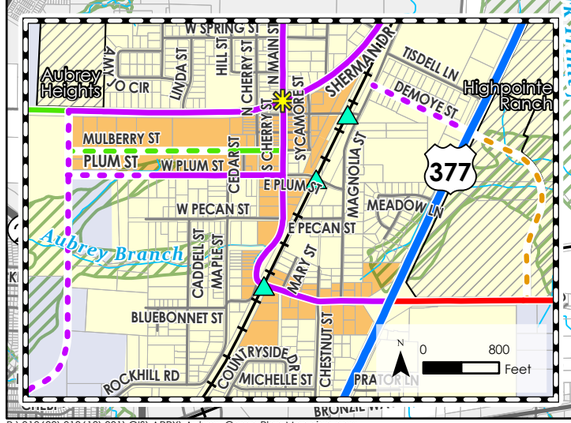
LIVERPOOL ST

PAINSWICK

HUNTER LN

CHAPARRAL RD

FM 428 W



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6 ECONOMIC DEVELOPMENT

Downtown Aubrey during 2024 Peanut Festival.

Economic Development Goal: Aubrey will have a strong and resilient economic base.

Economic Development in Aubrey

The City of Aubrey plays a key role in economic development through the Aubrey Municipal Development District (MDD). The MDD actively recruits businesses and developers that align with the community's desires and needs. Its mission is to promote business expansion that strengthens the local economy, fosters diversification, and enhances the economic vitality and wealth of the community.

On May 10, 2014, Aubrey voters approved the creation of the Aubrey MDD and authorized a sales and use tax of one-half of one percent to finance development projects beneficial to the district. Subsequently, the Aubrey City Council passed Ordinance 536-14 to formally establish the MDD and adopted bylaws to guide its operations. The MDD held its inaugural meeting in September 2014 and has since been directed by the MDD Board of Directors and City staff, who provide policy oversight for its initiatives.

As part of the 2025 Comprehensive Plan Update, the City collaborated with Catalyst Commercial and the MDD to develop a Strategic Plan. This plan ensures alignment with the Comprehensive Plan and serves as a guiding document for the MDD. While the Comprehensive Plan outlines the City's broader economic goals and its role in supporting the MDD, the Strategic Plan provides detailed strategies, responsibilities, and actions specific to the MDD.

The Comprehensive Plan and Strategic Plan are both informed by community feedback, fostering a unified approach to Aubrey's growth and development. Together, they establish a solid foundation for future city plans and policies. Additionally, the market analysis conducted during this process supports the Comprehensive Plan's objectives, strategies, and land use decisions, ensuring they remain economically viable and aligned with Aubrey's vision for the future.

Strategic Plan Core Values

As part of the Strategic Plan process, the MDD identified core values that guide its strategies for Aubrey's future growth and development. These values emphasize a balanced approach that prioritizes livability, seizes current and future economic opportunities, and preserves the city's unique community identity. As Aubrey continues to grow, these core values will shape decision-making to ensure it remains a desirable place to live, work, and recreate.

Livability

Aubrey's small-town charm and rural heritage are central to its identity. As the city grows, preserving open spaces, fostering a strong sense of community, and maintaining the high quality of life for residents is paramount. This includes a commitment to ensuring that new development is compatible with the existing character of the city and enhances its livability through improved amenities, parks, and recreational spaces.

Economic Opportunity

Aubrey's strategic location near major employment clusters in Frisco and Denton offers significant potential for economic growth. The city has the ability to attract diverse employment opportunities across various sectors, from light industrial and professional services to retail and tourism. Supporting the development of local businesses and attracting new industries will help Aubrey strengthens its economic base while providing quality jobs for residents and mitigate talent leakage.

Aubrey Municipal Development District Mission Statement:

"The Mission of the MDD is to strengthen and diversify the economic base, attract and promote growth, retain and expand local businesses, while maintaining our sense of community."

Sustainable Development

Growth in Aubrey must be both sustainable and strategic. The City is focused on promoting development that balances the need for economic expansion with the preservation of its unique character. This includes responsible land use planning, investment in infrastructure that supports long-term growth, keeping community identity through quality development, and the protection of key natural and historic assets.

Community Focus

Aubrey's sense of community is one of its greatest strengths. As the population expands, the City is committed to fostering inclusivity, ensuring that residents remain engaged in the planning process, and creating spaces and opportunities that bring people together. Preserving the small-town feel while attracting quality growth is a key priority as the city evolves. To ensure community buy-in from residents, this Plan included a robust public engagement process to ensure it is uniquely Aubrey.

Market Analysis

The following market analysis has been conducted to provide a detailed assessment of current market conditions, trends, and potential growth opportunities in Aubrey. As part of the City's broader comprehensive planning process, the analysis examines key sectors, including industrial, office, retail, and residential markets. By understanding the existing economic landscape and anticipating future needs, the study will help guide decisions that align with Aubrey's core values and long-term vision.

Purpose and Process

The purpose of this market analysis is to provide a comprehensive examination of current and future economic opportunities in Aubrey. As the city experiences rapid growth, understanding the local market dynamics is critical to making informed decisions that will shape the community's future. This analysis will focus on identifying key market opportunities for primary jobs, retail, and appropriate mix of residential. This initiative is intended to guide the City's comprehensive planning process by aligning development efforts with the community's values and goals. It explores the unique characteristics of Aubrey's economic landscape, examines emerging opportunities, and highlights areas where strategic investments can enhance the city's attractiveness to businesses, residents, and developers. By doing so, it will support the city's vision of becoming a competitive and prosperous town while retaining its small-town charm and strong sense of community. The findings from this market analysis will serve as a tool to inform policy recommendations, drive economic development initiatives, and ensure that Aubrey remains a desirable place to live, work, and invest in the years to come.

Place of Employment

Aubrey's potential as a place of employment is increasingly significant as the city's population continues to grow and new development opportunities emerge. With its proximity to major economic hubs like Denton and the Dallas-Fort Worth Area, Aubrey is strategically positioned to attract businesses and create a diverse range of employment opportunities. The City is committed to fostering an environment that supports both local businesses and incoming industries, thereby strengthening its economic base. Currently, the largest industries in Aubrey

by employment include educational services (391 employees), construction (198 employees), and public administration (116 employees). However, there is a recognized need to diversify the local employment base by attracting industries that provide higher-quality primary jobs and professional services with high wages. The City's economic development goals focus on supporting industries that align with regional demand, particularly in healthcare, retail, light manufacturing, and technology. One of Aubrey's key strengths is its access to a skilled workforce, with 96% of adult residents holding a high school diploma or higher and 36% having a bachelor's degree or advanced education (US Census, 2023). This highly educated population provides a competitive edge for businesses looking to locate in Aubrey, particularly those in sectors that require specialized knowledge or skills. Additionally, Aubrey benefits from its proximity to higher education institutions such as the University of North Texas and Texas Woman's University, which supply a steady stream of talent into the local economy.

Industrial Market

Aubrey's industrial sector is primed for growth due to its strategic location within Denton County and proximity to major transportation corridors, including US Highway 377 and the Dallas North Tollway extension. Currently, the industrial base consists primarily of construction services, light manufacturing, and equine-related industries, such as veterinary services and agricultural equipment suppliers. However, the city has significant untapped potential for expansion into logistics and warehousing sectors, which will be crucial for diversifying its economy and reducing reliance on the service and education sectors.

Key Competitive Advantages:

- **Strategic Location:** Positioned near major transportation routes, Aubrey is ideally situated for businesses seeking affordable industrial real estate.
- **Cost-Effective Land:** Aubrey offers more affordable industrial land compared to nearby urban centers.
- **Access to Labor:** The city's growing population and workforce, combined with nearby educational institutions, make it an appealing location for industries requiring skilled labor.

Current Challenges:

- **Underdeveloped Industrial Parks:** The city currently lacks fully developed industrial parks, which are essential to attracting logistics, warehousing, and manufacturing operations
- **Limited Zoning for Flex Space:** Current zoning does not adequately support the development of mixed-use or flex spaces, which has traditionally been a secondary focus behind residential and retail growth.

Industrial Activity

Industrial activity in Aubrey and the surrounding region is currently modest but growing, driven primarily by the city's construction and light manufacturing sectors. As of now, much of the industrial activity revolves around local construction services, small-scale manufacturing, and agricultural support industries, such as equine veterinary services and suppliers for the surrounding rural areas. These sectors are vital to the local economy, providing employment and supporting the city's rural heritage, but they represent only a fraction of Aubrey's potential industrial base. Aubrey's industrial activity is concentrated along key corridors, such as US Highway 377,

Located in Downtown, Aubrey Municipal Development District shares a building with the Aubrey 380 Area Chamber of Commerce.

which serves as a critical artery for both transportation and future industrial development. However, the city's industrial footprint remains limited due to infrastructure constraints, such as a lack of fully developed industrial parks, water and sewer systems, and other essential utilities needed to support large-scale industrial growth.

The City has identified several opportunities to enhance industrial activity, including investments in infrastructure that would open up more land for industrial uses. Recent growth in the Dallas-Fort Worth Area has created a demand for logistics and distribution centers, and Aubrey's strategic location could make it a future hub for such industries, especially as more affordable land in the area becomes available. Additionally, the city's proximity to major highways and planned tollway expansions enhances its attractiveness to logistics and warehousing companies. Despite these opportunities, industrial activity in Aubrey is still limited compared to surrounding regions, and much of the current development has been focused on residential and commercial growth. However, with ongoing improvements in infrastructure, industrial activity is expected to increase, providing more high-quality job opportunities and diversifying the city's economic base.

Small-Scale Opportunities

The flex market in Aubrey, though still in its formative stages, represents a critical opportunity for economic diversification and spatial efficiency. Flex spaces, which combine office, industrial, and even retail functions into adaptable, multiuse buildings, are increasingly seen as an essential asset in growing economies that demand versatility in real estate offerings. In Aubrey, however, flex activity has been relatively limited, with only small-scale developments that serve local businesses and light industrial operations. With the right strategic initiatives, Aubrey is well-positioned to capture greater flex market activity. The city's proximity to major urban centers, coupled with its availability of affordable land, presents an opportunity to develop flexible, multiuse business spaces that can accommodate a range of industries, from logistics and light manufacturing to creative and professional services. Moreover, the growing shift toward hybrid work models and the increasing need for warehousing and distribution facilities could further drive demand for flex space in the near future.

Office Market

Aubrey's office market remains underdeveloped, largely due to its historic rural character and a focus on retail and industrial growth. Currently, office spaces are limited to small-scale, independent facilities or home-based businesses, with no centralized office districts or large business parks. This limits the city's ability to attract corporate headquarters or larger professional service firms.

Key Competitive Advantages:

- **Proximity to Employment Hubs:** Aubrey's location near major employment centers such as Denton and the Dallas-Fort Worth Area makes it a strategic choice for businesses seeking more affordable office space options while maintaining access to urban markets.
- **Affordability:** Office space in Aubrey is more affordable compared to larger metropolitan areas, which can attract small- and medium-sized enterprises (SMEs) and professional service providers looking for cost-effective solutions

Current Challenges:

- **Lack of Office-Ready Land:** A shortage of office-ready land and limited commercially zoned land restricts larger office developments, curbing the City's ability to grow this sector.
- **Infrastructure Constraints:** Inadequate infrastructure, such as insufficient utilities and broadband access, makes large-scale office complexes difficult to establish. This has delayed potential development despite Aubrey's strategic location.

Office Activity

Office activity in Aubrey is currently limited, reflecting the City's historic focus on rural and residential development. Most businesses operating within the city are small-scale, with a significant portion of office-based work either home-based or operating out of retail or mixed-use spaces. The absence of dedicated office districts or major business parks has hindered the development of a robust office market, and as a result, there are few large-scale office tenants in the city. While Aubrey is experiencing rapid population growth, much of the office development activity in the Dallas-Fort Worth Area is occurring along State Highway 121 and

the Dallas North Tollway in the cities of Frisco and Allen. Those employed in these office clusters have made cities like Aubrey their home, with those employees leaving their city of residence each day to commute to work. However, recent strategic planning efforts highlight the potential for increased office activity in the future. There is potential for development of business parks and professional office spaces, particularly along key commercial corridors like US Highway 377. Additionally, with the rise of remote and hybrid work models, there is growing interest in flexible office spaces that could cater to small businesses, startups, and freelancers looking for local office options outside of the dense urban centers.

Businesses along US Highway 377 corridor

Office activity in Aubrey is currently minimal, but the city's strategic location and affordable real estate provide opportunities for future growth. As infrastructure improves and demand for local office space rises, Aubrey is well-positioned to expand its office sector and reduce its dependence on neighboring cities for professional employment.

Office Demand

Aubrey's office market demand remains modest but growing as the city's population and business base expand. Current annual demand for office space is 5,580 square feet (SF), translating into a projected five-year demand of 27,898 SF. This demand reflects the city's evolving economic landscape, with a particular need for small-scale professional offices and shared workspaces to support local businesses, remote work hubs, and service providers. As Aubrey continues to grow, especially with increasing population and business activity, this office space demand will be a key driver for local development strategies.

Industry Clusters

Industry clusters are geographic concentrations of interconnected businesses, suppliers, and related institutions that create a competitive advantage for a region. These clusters enhance innovation, productivity, and job creation, contributing to the overall economic resilience of a community. In Aubrey, several key industries form the foundation of the local economy, with significant potential for further growth through strategic planning.

	Demand
Annual Office Demand	5,580 SF
5 Year Office Demand	27,898 SF

Source: CoStar, Texas Comptroller

Figure 6.1: Aubrey Office Demand

Location Quotient (LQ) is a statistical measure used to compare the concentration of a particular industry in a region to the national average. An LQ greater than 1.0 indicates that an industry is more concentrated in the region than it is nationally, suggesting that the region may have a competitive advantage or specialization in that industry. For example, Aubrey's LQ of 1.50 for finance and insurance means that this industry is 50% more concentrated in the local economy than the national average, signaling strong potential for growth and investment.

Competitive Industry Clusters

Aubrey benefits from its location within the North Central Texas Workforce Development Area (WDA), where several key industries are more concentrated compared to national averages. Based on a cluster analysis, Aubrey has competitive advantages in the following industries:

- **Finance and Insurance:** With a location quotient (LQ) of 1.50, this sector is significantly more concentrated in the region than the national average. This cluster presents opportunities for further growth, driven by Aubrey's increasing affluence and the demand for financial services.

- **Information Services:** With an LQ of 1.36, this industry also displays a higher concentration in the region, offering potential for growth, particularly as businesses in the region continues to digitize and require advanced information services.

Emerging Growth Sectors

- **Educational Services (LQ of 1.18):** The educational sector is expected to grow substantially as the city's population increases. Expansion in this cluster aligns with Aubrey's focus on workforce development and proximity to higher education institutions.
- **Professional, Scientific, and Technical Services (LQ of 1.12):** Expected to grow by 48%, this sector offers high-quality jobs and is well-positioned to benefit from the city's skilled workforce and access to regional talent pools.
- **Transportation and Warehousing:** This emerging cluster is anticipated to grow by 38% over the coming decade, driven by Aubrey's proximity to key transportation routes and its strategic location within the Dallas-Fort Worth logistics network.

Retail Market

Aubrey's retail market is in a growth phase, driven by rapid population increases and the city's evolving role as a suburban community within the Dallas-Fort Worth Area. With a population that has grown by more than 300% since 2010, the demand for retail services in Aubrey is expanding at a pace that outstrips the current supply. This imbalance creates both challenges and opportunities for the City as it seeks to address retail leakage while fostering new commercial development.

Currently, the retail landscape in Aubrey is limited, with a small number of local businesses and retail establishments serving the daily needs of residents. Many residents continue to travel to nearby cities such as Denton and Frisco for access to larger retail centers, grocery stores, and full-service restaurants. This has resulted in significant retail leakage, where local spending is directed outside of Aubrey, reducing the City's potential sales tax revenue. However, as the city's population grows, so too does the opportunity for new retail development. Areas along US Highway 377 and the Downtown District are identified as key commercial corridors where retail activity could be expanded. This Plan highlights these areas for revitalization and future retail investment, positioning them as critical components of Aubrey's economic development strategy.

Sales Growth

Year	Total Retail Sales
2010	$14,235,873
2011	$15,329,327
2012	$16,508,679
2013	$16,420,212
2014	$15,156,387
2015	$15,690,288
2016	$16,481,300
2017	$18,393,178
2018	$21,558,059
2019	$23,405,174
2020	**$39,927,133**
2021	$28,462,135
2022	$29,759,823
2023	$30,751,269

Source: CoStar, Texas Comptroller

Figure 6.2: Aubrey Total Retail Sales

Aubrey's retail market has experienced notable growth and volatility over the past 13 years, highlighted by both the expansion of retail inventory and substantial fluctuations in total sales and retail sales per square foot (PSF). Total retail sales nearly tripled during this period, rising from $14.2 million in 2010 to $30.8 million in 2023, with a dramatic peak in 2020, when sales surged to $39.9 million. This spike, likely driven by shifts in consumer behavior due to the COVID-19 pandemic, represents an anomaly in the trend, as retail sales dropped back to $28.5 million in 2021 before stabilizing in subsequent years. The post-pandemic correction, however, still left sales significantly higher than pre-2020 levels.

Aubrey's retail sales growth has been directly tied to its rapid population increase, which has grown by 325% from 3,029 in 2010 to 12,870 in 2024, with a projected population of 15,133 by 2029. Despite this significant population growth, the city's retail sector has not fully capitalized on the increased demand, resulting in substantial retail leakage. Retail leakage is the spending of resident dollars in other municipalities, causing a missed opportunity to capture tax revenue and economic activity within the city. A rough rule of thumb is that every 100,000 square feet of retail missing from Aubrey is a "loss" of $600,000 in revenue to the city.

To address this, the City must focus on attracting a wider range of retailers and expanding key commercial areas, particularly along US Highway 377 and Downtown, to better serve local demand and reduce retail leakage.

One example of this approach is the Highpointe Ranch development under construction on the northeast corner of US Highway 377 and Spring Hill Road/ FM 428. This is a mixed-use development including about 1,450 planned single family homes, along with retail development.

Downtown Aubrey shops.

Market Demand

Current estimates suggest that Aubrey residents generate approximately $250 million in annual retail spending. However, due to a lack of local retail options, more than 50% of this demand is met outside the city, primarily in nearby retail hubs such as Denton and Frisco. In particular, high-demand sectors like grocery, dining, and entertainment remain underserved, with a demand-supply gap of over 30% in these categories. As new residential developments continue, retail demand is expected to increase by 40% over the next five years. To meet this growing demand, Aubrey would need to add approximately 100,000 square feet of retail space annually over the same period. Failure to do so may result in continued retail leakage, with the city potentially losing an additional $50 million in annual sales to surrounding areas.

Program Justification and Economic Development Strategies

Aubrey's rapid growth offers a unique chance to plan strategically, aligning development with its core values of Livability, Economic Opportunity, and Community Identity. With population projections exceeding 15,000 by 2029, Aubrey has an opportunity to shape its future with a thoughtful approach. The following targeted recommendations focus on high-impact steps in the industrial, retail, office, flex, and residential sectors, enhancing quality of life, economic opportunities, and preserving the community's character.

OBJECTIVE 1: Attract sustainable and high-growth industries.

Aubrey's prime location near US Highway 377 and the Dallas North Tollway provides a unique opportunity to expand and diversify its economy by fostering a robust industrial sector. With a manufacturing wage average of $77,061—significantly higher than the state average—the city is well-positioned to attract businesses and create high-quality jobs. By leveraging tools such as tax incentives, tax increment financing (TIF) districts, and streamlined permitting, alongside collaborations with regional partners, Aubrey can establish industrial hubs that integrate seamlessly with surrounding areas. These efforts, coupled with sustainable development practices and energy-efficient incentives, will support job growth, attract high-growth industries, and strengthen the city's economic resilience.

Strategies:

- **A** Use tax incentives, TIF districts, and fast-track permitting to attract businesses, and collaborate with regional economic boards to promote the city's industrial hubs.
- **B** Implement industrial zoning policies and consider mixed-use zones to integrate the industrial hubs with surrounding areas.
- **C** Encourage sustainable practices by offering incentives for energy-efficient design and renewable energy adoption.

OBJECTIVE 2: Create and strengthen workforce training programs by collaborating with surrounding local instructions.

Aubrey's proximity to major higher education institutions, such as the University of North Texas (UNT) and Texas Woman's University (TWU), creates significant opportunities to develop a highly skilled workforce tailored to the city's growing industrial sector. Partnering

with these institutions and local community colleges, Aubrey can implement specialized training programs in areas like logistics, automation, and supply chain management. By offering certifications, apprenticeships, and on-the-job training with local businesses, alongside financial support options such as scholarships and tuition reimbursement, the City can establish a robust talent pipeline. Early career awareness initiatives, including dual enrollment and career pathway programs for high school students, will further strengthen workforce development. Regularly adapting these programs to meet industry needs ensures alignment with Aubrey's expanding economy and positions the city as a hub for skilled labor and innovation.

Strategies:

- **A** Collaborate with local institutions like UNT, TWU, and community colleges to create targeted training programs in logistics and manufacturing, equipping residents with industry-specific skills in areas such as supply chain management, automation, and production.
- **B** Develop certifications, apprenticeships, internships, and on-the-job training with local businesses to build a sustainable talent pipeline, while offering financial support through scholarships and employer tuition reimbursement to encourage participation.
- **C** Work with AISD and DISD to engage high school students with career pathways and dual enrollment options to build early awareness of logistics and manufacturing careers.
- **D** Regularly update programs based on industry needs to ensure alignment with Aubrey's expanding industrial base and economic growth opportunities.

OBJECTIVE 3: Enhance connectivity for industry.

Aubrey's strategic position offers immense potential to enhance transportation infrastructure and support industrial growth. By partnering with TxDOT, NCTCOG, and regional stakeholders, the City can improve critical corridors like US Highway 377 and expand freight rail networks to boost accessibility for industrial operations. Key priorities include widening roads, upgrading intersections, and ensuring direct highway and rail access to streamline freight movement and accommodate future growth. Pursuing funding opportunities through programs like the EDA and TxDOT's Rural Transportation Improvement Program, while fostering collaboration with neighboring cities, will advance regional planning efforts. These initiatives will solidify Aubrey's status as a prime destination for logistics, manufacturing, and warehousing industry.

Strategies:

- **A** Collaborate with TxDOT, NCTCOG, and regional partners to improve road corridors like US Highway 377 and expand freight rail infrastructure, enhancing Aubrey's accessibility for industrial operations.
- **B** Prioritize road widening, intersection upgrades, and direct highway access, along with improved rail access near industrial zones to streamline freight movement.
- **C** Seek funding from programs such as the EDA and TxDOT's Rural Transportation Improvement Program, and coordinate with neighboring cities to align regional planning.

OBJECTIVE 4: Develop retail-focused corridors and destination retail near event venues.

Strategies:

- **A** Expanding retail along US Highway 377 and in Downtown Aubrey can meet the essential needs of residents and increase convenience, encouraging residents to shop locally.
- **B** Focus on attracting retail that aligns with community needs, including grocery stores, pharmacies, dining options, specialty shops, and essential services, while also addressing the decline of outdated stores and restaurants. To reduce the need for residents to travel to nearby cities, prioritize retail options that enhance convenience and meet daily needs. Attract potential tenants by offering incentives such as reduced permitting costs, tax incentives, and public infrastructure improvements to make Aubrey a more appealing location for retail development.

C Enhance Downtown Aubrey's appeal by continuing small streetscape improvements, including updating lighting, sidewalks, landscaping, and signage. These upgrades will create a more welcoming atmosphere, improve walkability, and attract more foot traffic,

D The attraction and retention of limited-service hotels would increase the availability of guests and employees to the community. Hotels bring the opportunity for Hotel Occupancy Taxes (HOT) which can be used for attracting tourism and conventions, promotion of the arts, historic restoration and preservation, sporting facilities, and tourist wayfinding activities.

E Develop mixed-use spaces within designated nodes to drive workforce retail demand and support sustainable retail growth. For example, destination retail should be clustered with civic and cultural uses to create a dynamic space that attracts a broad customer base and enhances foot traffic.

OBJECTIVE 5: Foster local entrepreneurship.

To foster Aubrey's economic growth and enhance its community identity, it is crucial to support local businesses through tailored assistance programs. By offering small business support grants, the City can empower residents to start and grow businesses, especially in key areas such as Downtown and along US Highway 377. These initiatives will help cultivate a vibrant local economy and encourage businesses that reflect Aubrey's unique character. As these businesses thrive, they will not only provide valuable services to residents but also attract visitors, further boosting Aubrey's reputation as a dynamic and appealing destination. Lastly, fostering an entrepreneurial ecosystem by supporting small businesses through retention and recruitment efforts led by the MDD will create a dynamic and sustainable retail landscape, positioning Aubrey as a vibrant and thriving destination for shopping and community engagement.

Strategies:

A Foster an entrepreneurial environment by supporting small business through retention and recruitment effort lead by the MDD.

B Support local business growth by establishing small business support programs, including grants, low-interest loans, and resources for marketing and business planning.

C Focus on businesses that align with the city's unique character, including boutique retail, artisanal shops, and family-owned dining options.

OBJECTIVE 6: Use financial tools to drive investment.

To support retail development in key areas like Downtown, explore the creation of a Tax Increment Reinvestment Zone (TIRZ) to build financial capacity for public investment in infrastructure improvements, streetscape projects, and other community enhancements. A TIRZ allows future tax revenues generated by rising property values within the zone to be reinvested into the area, creating a sustainable funding source to drive further growth. This financial mechanism can help Aubrey build a strong retail core by attracting private investors and supporting the long-term growth of retail corridors.

Organizations like Aubrey 380 Area Chamber of Commerce support local businesses and entrepreneurship.

Source: Aubrey 380 Area Chamber of Commerce

Strategies:

A. Explore the creation of a TIRZ to build financial capacity in key locations, such as Downtown, to support public investment.

B. Identify potential funding sources for Capital Improvement Projects (CIP), such as TIRZ bonds, general obligation bonds, and Chapter 380 authority for public-private partnerships in Downtown.

C. Explore catalytic projects that can create and/or expansion of infrastructure that aligns with targets and catalyst areas.

D. Coordinate with City officials and businesses to maintain annual CIP program to ensure utilities are first-class and adequate for available business needs.

E. Continue to evaluate and update economic priorities, including policies for public-private partnerships to keep Aubrey competitive.

F. Update Aubrey's Targeted Improvement Grant Program as a performance-based structure that aligns investment and City revenue with grants.

OBJECTIVE 7: Attract essential services to support community needs.

Aubrey's growing population has increased the demand for essential services, including healthcare, legal services, and financial support. Establishing office spaces dedicated to these high-need services within the city will make it easier for residents to access necessary resources without having to travel to neighboring towns. By bringing these services closer to home, Aubrey can enhance community identity and livability, building a more self-sufficient and resilient community.

Strategies:

A. Build partnerships with local hospitals, law firms, and financial institutions to develop tailored services for the Aubrey community. Encourage these institutions to open satellite offices or provide outreach services within Aubrey to increase access to essential resources.

B. Offer grants or resources for small or independent professionals (like small clinics or independent financial advisors) to set up in Aubrey. This can be particularly valuable for residents seeking more personalized or affordable services.

C. Launch a public education campaign to inform residents about the healthcare, legal, and financial services available within the city. Use local media, community events, and social media platforms to spread awareness.

OBJECTIVE 8: Establish business districts for identity and efficiency.

Creating designated business districts offers Aubrey the opportunity to shape cohesive areas that enhance both community identity and economic efficiency. By organizing commercial development into targeted zones, Aubrey can foster vibrant, self-sustaining hubs that attract businesses, create job opportunities, and support local character. This approach not only helps define unique spaces within the city but also enables more efficient infrastructure planning and service delivery.

Strategies:

A. Designate specific areas, such along US Highway 377 or near major intersections, as business districts. These locations should be selected based on factors like accessibility, traffic flow, and proximity to residential areas.

B. Ensure that business districts have a consistent and appealing design, such as uniform signage, landscaping, and streetscape improvements that align with Aubrey's overall aesthetic.

C. Promote standards and ordinances to promote professional business environments in key areas.

D. Identify and secure location for future business parks.

E. Invest in public infrastructure (e.g., sidewalks, lighting, roads, public transit) in business districts to create an attractive environment for potential businesses and increase the area's functionality.

F. Promote business districts as hubs for startups and professionals by offering affordable office spaces, co-working environments, and networking opportunities. Encourage businesses in industries such as tech, creative services, or finance to establish offices in these areas.

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7 HOUSING

Housing Goal:

There will be diverse, quality housing throughout Aubrey that meets the needs of residents across all stages of life, considering factors such as age and income. Ensure all housing types maintain high standards of safety and quality for all residents.

Aubrey's strategic location, strong school system, and small-town charm have made it an attractive destination for families, contributing to a high demand for single family homes. However, as housing prices rise and land becomes scarcer, there is growing pressure to diversify the housing stock or allow more efficient land uses that include more affordable options for both renters and first-time homebuyers. Addressing this need will be critical to maintaining the city's growth trajectory and ensuring that a range of housing choices are available to employees that work in and around Aubrey.

Residential Market Activity

Aubrey's residential market is currently experiencing a period of intense development, spurred by the city's and surrounding region's rapid population growth and its desirability as a suburban community within the Dallas-Fort Worth Area. Over the past decade, the city and its ETJ have seen a significant increase in housing development, particularly in large master-planned communities. These developments are designed to cater to the growing demand for single family homes and offer a variety of amenities, including parks, trails, and community centers.

One of the most notable residential developments in Aubrey is the Sandbrock Ranch community, which is planned to include over 2,400 homes in full buildout. The development has attracted significant interest from families due to its proximity to excellent schools, open spaces, and recreational amenities. Similarly, the ArrowBrooke community, located just north of US Highway 380 off of FM 1385, has plans for over 1,000 homes priced between $435,000 and $729,990.

In addition to these large-scale projects, several smaller residential developments are underway, further expanding the city's housing stock. These

Aerial of Sandbrock Ranch (Oct. 2024).
Source: Nearmap

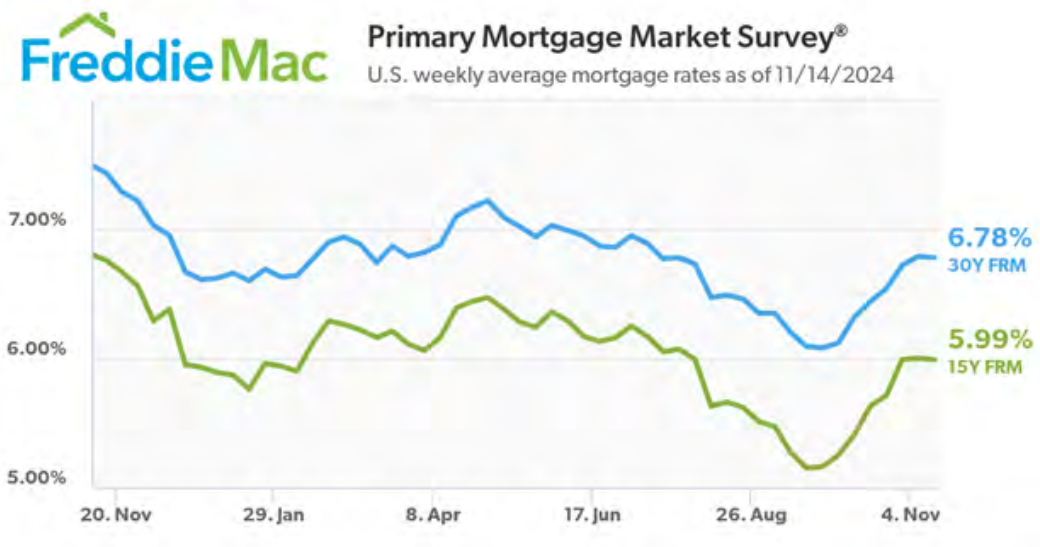
projects primarily focus on single family homes, with limited multifamily options available. However, there is growing interest in diversifying the housing market to include more rental properties and affordable housing developments, as rising home prices have made homeownership increasingly difficult for first-time buyers and lower- and middle-income households.

Despite this surge in development, Aubrey faces the significant task of meeting the full spectrum of housing demand. Much of the housing demand that exists in the market is for housing that is below market-rate in an environment where elevated development and financing costs have priced some households out of the market. As the population continues to grow, the need for more diverse housing options, and meeting the growing demand will become increasingly important. Additionally, infrastructure development, such as roads and utilities, is struggling to keep pace with the rapid expansion of residential areas.

Economics of Homebuying

Aubrey's housing market is being shaped by many of the same factors affecting housing across Texas and the United States. The city has seen a surge in demand as families and professionals seek more affordable housing options outside the higher-priced urban centers of the Dallas-Fort Worth Area. However, rising home prices, increasing mortgage rates, and higher construction costs are creating challenges for many prospective homebuyers, particularly first-time buyers. While Aubrey remains more affordable than nearby Frisco, where the median home value is $600,000, the affordability gap is narrowing as home prices in Aubrey continue to rise due to population growth in the Dallas-Fort Worth Metroplex. This price increase reflects broader trends across Texas, where strong demand and limited supply have pushed housing costs upward. The affordability that once drew many families to Aubrey is gradually being eroded by these rising prices. The sharp increase in mortgage rates has further complicated the homebuying process. In May 2024, 30-year fixed mortgage rates reached an average of 7.2%, a significant rise from the historic low of 2.7% in early 2021. As of November 15, 2024, the average 30-year fixed mortgage rate is 6.91%. This surge in rates has reduced buyers' purchasing power, with many now facing mortgage costs that exceed debt-to-income ratios of 45% (generally the upper limit for most lenders). As a result, a growing number of prospective buyers are finding themselves priced out of the market, particularly those looking to purchase their first home.

The National Association of Realtors' Affordability Index measures housing affordability by comparing median household income to the income needed to qualify for a median-priced home. A higher index indicates greater affordability. In the Dallas-Fort Worth Area, the index fell from 180.7 in 2020 to 116.3 in 2022, a 30.8% drop in affordability. Aubrey is experiencing similar affordability declines, making it increasingly difficult for middle-income buyers to afford homes without facing significant financial strain. Aubrey's ability to meet the growing demand for housing, while keeping prices accessible for a wide range of income levels, will be critical to sustaining its growth. Expanding development, particularly in a wide range of housing types, will enable affordability for a wider buyer pool, playing a vital role in maintaining Aubrey's appeal to both new residents and long-term homeowners. Without these efforts, the city risks pricing out the very families and professionals it aims to attract.



Source: FreddieMac

Figure 7.1: Primary Mortgage Market Survey

Housing can come in a variety of sizes and styles depending on the neighborhood context and demand.

Owner-Occupied Housing Demand

Aubrey's rapid population growth has significantly increased the demand for owner-occupied housing. To understand residential demand for Aubrey, Catalyst Commercial calculated residential demand for the overall region, and then applied a capture rate to estimate what portion Aubrey would "capture" of that overall market. Based on current projections, the demand for single family detached homes is estimated at 617 units, with varying levels of demand across price ranges. This breakdown highlights strong demand for homes in the mid-range price brackets ($250,000 to $450,000), which together account for 307 units. However, the demand for higher-priced homes ($450,000+) remains substantial, with 141 units required to meet market demands.

Given current construction costs, rising land prices, and increased interest rates, building homes priced below $350,000 has become increasingly challenging. These economic pressures drive developers toward higher price points to maintain profitability, limiting the feasibility of addressing the demand for lower- and mid-range housing options. This constraint highlights the importance of policy measures or incentives to support the development of more affordable housing solutions.

In addition to single family detached homes, there is a notable demand for alternative owner-occupied products, including townhomes. The total demand for townhomes is projected to be 119 units, distributed across various price points. The demand for townhomes (alternative owner-occupied demand) is driven by a combination of affordability pressures and shifting preferences toward lower-maintenance, more compact housing options, especially as home prices continue to rise. This demand underscores the need for a more diverse housing stock to accommodate various income levels and lifestyle preferences within the city.

Renter-Occupied Housing Demand

The demand for renter-occupied housing in Aubrey is increasing as more residents seek flexible housing options due to rising home prices and changing lifestyle preferences. The total demand for multifamily rental units is estimated at 411 units, with demand spread across different rental price ranges, reflecting a diverse renter base.

Product Type	Demand
SFD Houses < $200k	101 units
SFD Houses $200k - $250k	68 units
SFD Houses $250k - $350k	170 units
SFD Houses $350k - $450k	137 units
SFD Houses $450k+	141 units
Total Single Family Detached (SFD) Demand	**617 units**
Alternative Owner-Occupied Product Demand	119 units
Total Owner-Occupied Demand	**736 units**

Source: Catalyst Commercial

Figure 7.2: Aubrey Housing Demand by Product Type

Rents below $1,000 are increasingly unfeasible in Aubrey due to rising construction costs, land prices, and operational expenses for multifamily developments. These economic factors, combined with heightened demand for rental housing, push rental rates upward, making it difficult for developers to deliver units in this lower price range while maintaining financial viability. This challenge underscores the need for creative solutions, such as public-private partnerships or targeted incentives, to address affordability gaps in the rental market. The majority of demand is concentrated in the higher rental rate bracket ($2,000+), accounting for 249 units, which reflects the impact of Aubrey's growing affluence and the limited availability of affordable rental units. This concentration of demand at the higher end indicates a need for more diverse and affordable rental options in the market to accommodate various income levels. Additionally, there is a projected demand for 127 units in the alternative renter-occupied housing category, which includes townhomes, duplexes, and other non-traditional suburban rental products. These alternative options appeal to renters seeking more space or different living arrangements than conventional multifamily complexes, particularly in light of the rising costs of single family homes and tighter rental markets.

Housing Mix & Characteristics

Aubrey's current dominant housing type overwhelmingly consists of single family detached dwellings (over 90% per US Census 2023 estimates). Community feedback, including responses received during the Peanut Festival and from the community survey, shows a preference for continuing with large lot detached houses as the predominant housing type. However, there is also strong demand for a greater variety of housing types in appropriate locations to accommodate residents of all ages and income levels. The Future Land Use Map in Chapter 4 identifies areas suitable for different housing types. While single family detached homes remain a top priority, opinions on lot sizes vary, with some favoring larger estate lots and others supporting smaller lots.

Many residents expressed interest in cottage court or garden-style homes, which provide less yard maintenance and options for aging in place, preferring these to duplexes and fourplexes. There was also support for live-work units, particularly in Downtown, where residential and commercial or office spaces could coexist. The variety in housing types offers residents more choices that align with their lifestyle and financial needs, ensuring housing availability at different life stages.

Housing needs can be categorized into three key areas: affordability, preservation, and diversity of housing types.

- **Affordability** addresses the overall housing costs and the need for diverse price options in the city. Aubrey has seen significant home value increases due to the North Texas housing boom.
- **Preservation** involves maintaining existing homes and neighborhoods, particularly in older areas like Aubrey's Original Town, where some properties require attention to prevent decline.
- **Diversity of housing types** refers to meeting the varying needs of households at different life stages, such as families with young children and retirees looking for lower-maintenance homes.

A mix of lot sizes within neighborhoods can accommodate diverse housing options. Minimum lot sizes help define the character of a neighborhood but should not restrict housing variety. New subdivisions should balance small, medium, and large estates while respecting the existing character of the area. Aubrey's housing stock also includes older homes, particularly within the Downtown area and surrounding neighborhood, which may require maintenance to improve the community's appearance and boost resident pride. Efforts to maintain and improve property conditions are essential for the health, safety, and image of the city. Neighborhoods are important to the community. Creating strong neighborhoods with connections to the civic life of the city, to schools, and to recreation opportunities is vital to sustaining a healthy environment. On the following page are some common characteristics of neighborhoods which can enhance development in the city.

Allow a variety of housing types and sizes to accommodate different stages of life within Aubrey. Ensure that all housing types are built to the highest possible quality.

Encourage connected neighborhoods, emphasizing both internal and external connectivity. Neighborhoods should be linked to each other as well as to the community.

Continue to encourage and expand events within Downtown and within the community's parks to promote social interaction among neighbors and to foster a sense of community.

Create parks to provide outdoor recreational opportunities for both neighborhoods and the community.

Consider minimum residential standards that reduce maintenance and preserve long-term appearance.

Incorporate neighborhood retail centers in those areas identified for commercial in the Future Land Use Plan, which optimize convenience for adjacent neighborhoods. Encourage walkability and connectivity to adjacent neighborhoods.

In addition to parks and trails, neighborhoods should include open space to preserve some rural aspects of the city.

Delineate different neighborhoods through entrance features and signage.

OBJECTIVE 1: Promote development of housing types: single family detached units, attached units, townhouses, and apartments where appropriate.

Aubrey predominantly features single family detached housing, but fostering a diverse and inclusive community requires offering a broader range of housing options. The Existing Land Use Map (page 33) identifies current single family, two family, and multifamily developments, while the Future Land Use Plan (page 67) highlights areas, such as near the Future Outer Loop, suitable for higher-density housing. These areas present opportunities for medium- to high-density developments, including townhouses, attached housing, and mixed-use projects, particularly in locations with access to utilities, transportation, employment, and retail.

Integrating a variety of housing types within neighborhoods can promote inclusivity across age groups and income levels, ensuring the city meets the diverse needs of its residents. Encouraging lot replatting to align with minimum zoning standards will also support cohesive and well-planned growth. As Aubrey updates its zoning and subdivision ordinances, it is essential to reflect community desires and needs, creating a balanced approach to housing diversity and future development.

Strategies:

- **A** Support the development of new areas for attached housing, townhouses, and mixed-use housing where there is access to existing or planned utility services, transportation capacity, jobs, and retail.
- **B** To the extent possible, examine the inclusion of mixing of housing types within a larger neighborhood or subdivision to support a variety of age groups, family sizes, and income levels.

Houses in Aubrey Creek Estates.

- **C** Encourage the development of quality housing in Aubrey that meets diverse needs, considering age and income data for all life stages including:
  - **i.** Promote various housing types and affordability for families, single parents, young adults, professionals, empty-nesters, retirees, and the elderly.
  - **ii.** Support an adequate supply of workforce housing for service industry workers and enhance neighborhood desirability, value, and reinvestment.

OBJECTIVE 2: Maintain and improve the existing housing stock.

As housing ages, maintenance needs increase. Housing and infrastructure improvements on the west side of town and older neighborhoods are of particular focus for the city. However, not all property owners can afford to keep up with needed improvements, but assistance can be made available.

Strategies:

- **A** Expand programs to maintain the existing housing stock such as those offered by Habitat for Humanity and other organizations and agencies.
- **B** Use the development review process to evaluate private projects and their contributions to urban design.
- **C** Align zoning and future land use allocation to ensure housing is located where it can be served by infrastructure without creating a burden on city services.

Existing homes near Downtown Aubrey.

OBJECTIVE 3: Develop greater opportunities for senior housing and age-restricted housing.

To enhance the community members' quality of life, it is imperative to establish specialized zoning land use categories and design standards tailored for age-restricted and assisted living developments within medium- and high-density zoning districts. This strategic approach ensures that the built environment caters to the specific needs of seniors and individuals with disabilities, fostering inclusive communities. Moreover, cultivating collaboration with nonprofit organizations is essential in bolstering housing opportunities for these demographic groups, thereby promoting social equity and well-being. By leveraging negotiation within development agreements and implementing planned developments, the City can effectively integrate diverse housing options, facilitating a more dynamic and inclusive urban landscape that caters to the evolving needs of its residents.

Strategies:

- **A** Develop zoning land use categories and design standards for age-restricted and assisted living development within medium- and high-density zoning districts.
- **B** Support the nonprofit community in creating housing opportunities for seniors and people with disabilities.
- **C** Negotiate with developers through development agreements and the creation of planned developments to provide opportunities to include various housing options.

OBJECTIVE 4: Encourage the formation of homeowners associations (HOAs) with all new developments to maintain common property, provide a sense of identity, and encourage long-term private property maintenance.

Protecting the quality and integrity of Aubrey's neighborhoods is essential to fostering a strong sense of community and ensuring long-term property maintenance. Homeowners associations (HOAs) play a critical role in achieving these goals. By encouraging the formation of HOAs in new developments, Aubrey can create a structured approach to preserving neighborhood appeal and functionality. To support this initiative, implementing a system to monitor the formation and effectiveness of HOAs and providing educational resources for developers and homeowners will help ensure the success and sustainability of these associations while addressing community needs.

HOAs are essential for maintaining attractive entrances to neighborhoods.

Strategies:

- **A** Implement a system to monitor the formation and effectiveness of homeowners associations in new developments and adjust guidelines based on feedback and outcomes as needed.
- **B** Develop handouts and guides to inform developers and prospective homeowners regarding best practices for homeowners association requirements and benefits.

OBJECTIVE 5: Encourage developers to arrange lots to maximize residential access to open space when natural areas are present.

Cluster development is a land planning strategy that concentrates residential or commercial buildings on a portion of a site while preserving the remaining land as open space, natural areas, or farmland. This method supports efficient land use, infrastructure, and resource management while protecting environmentally sensitive areas and maintaining the community's character. By prioritizing the conservation of natural resources and open spaces, cluster development allows for residential growth while preserving environmentally or agriculturally valuable lands, particularly in rural or large-lot suburban areas. This approach not only safeguards critical natural areas and prime farmlands but also promotes a cohesive suburban atmosphere with integrated community amenities.

Strategies:

- **A** Investigate the feasibility of implementing incentives or bonuses for developers who incorporate natural areas into their lot designs. This could include increased density allowances or reduced setback requirements.
- **B** Encourage cluster development, where homes are grouped together to preserve larger swathes of natural areas as communal open spaces. This approach can maximize access to these spaces for all residents.
- **C** Work with developers to establish easements or access points that connect residential areas to natural open spaces. This can ensure that pathways are maintained and easily accessible.

OBJECTIVE 6: Concentrate growth in strategic areas.

Prioritize residential development in areas with existing infrastructure and proximity to commercial centers, such as along US Highway 377, to reduce sprawl, improve access to amenities, and create connected, walkable neighborhoods. Strategically concentrating growth in these areas lowers infrastructure costs, enhances access to services, and establishes convenient, attractive neighborhoods that align with Aubrey's livability goals.

Strategies:

- **A** Regularly assess the capacity and condition of existing infrastructure near commercial corridors to ensure it can support new residential developments, avoiding overburdening existing systems.

OBJECTIVE 7: Encourage mixed-use and walkable residential projects.

Support mixed-use developments that combine residential, retail, and office spaces, fostering neighborhoods where residents can live, work, and shop in close proximity. Mixed-use zoning and higher-density residential options will allow for more efficient land use and create vibrant, active spaces that are easy to navigate without a car. Public amenities such as parks, green spaces, and pedestrian pathways should be prioritized to promote a sense of community, encourage outdoor activities and enhance neighborhood walkability.

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8 PARKS AND RECREATION

Fall decor at Aubrey Peanut Festival.

Parks and Recreation Goal: Aubrey will have excellent parks and recreational areas and preserve important natural resources.

Before the adoption of the 2022 Parks, Recreation & Open Space Master Plan (PROSMP), the City of Aubrey primarily relied on private developers and civic organizations to plan, create, and maintain its parks. However, since the adoption of the PROSMP, the City has shifted to working toward industry best practices, including the implementation of park standards and impact fees for new development. A major focus of the 2022 Plan was to move away from the previous model, where developers constructed parks through HOA organizations. This system often resulted in parks of varying quality and contributed to market inequalities. Instead, the PROSMP aimed to help the City better understand demographic trends and use them to assess both current and future needs for parks, recreation, and open space, ensuring that it meets the growing demand for recreational facilities.

As neighborhoods continue to expand with new phases added to master-planned areas, HOAs play a key role in maintaining the community's aesthetic standards, enforcing rules, and educating new residents. However, private parks often degrade after about 10 years, requiring costly maintenance or equipment repairs, and are eventually turned over to the City. The City recognizes that by developing park and trail networks that preserve natural resources, it can create a unique system that sets Aubrey apart from other cities in the region, while also demonstrating a commitment to community health and well-being.

The PROSMP aimed to manage growth in a way that preserves Aubrey's unique identity while positioning it to thrive in the competitive North Texas market. By establishing a diverse range of parks and recreational amenities—such as green spaces, natural areas, sports and recreation facilities, and trails, the City can distinguish itself and provide residents with opportunities that are not readily available elsewhere.

The PROSMP provides essential recommendations and guidance for City leadership on the development of parks, recreation facilities, trails, and open space preservation. This chapter of the Comprehensive Plan builds upon the goals and objectives outlined in the 2022 PROSMP. In conjunction with the PROSMP, this chapter will guide the orderly development of Aubrey's park system and inform future policy decisions regarding recreational amenities and parkland needs.

The 2022 Parks, Recreation, and Open Space Master Plan's ten minimum goals are listed below:

1. Formalize parkland dedication fees, park land funding strategy, and parks and recreation facilities development opportunities, including bonds, donations, gifts, and grants.
2. Develop a Parks and Recreation Department by hiring its first Superintendent or Director who in turn will hire staff within five years as needed.
3. Acquire park land to begin to develop, based on Aubrey standards.
4. When appropriate, perform a feasibility study for short term plans to provide indoor Senior Programs. This study can identify a long-term, multigenerational recreation center to right size future programs and budgets.
5. Acquire downtown Aubrey park land for future farmers' market space to knit together the downtown area.
6. Secure land or easements for 40 miles of a connected trail system (not counting HOA trails), with the priority being the ARCHES system to link the east and west sides of the City through trail networks as described in the PROSMP.

7. On the west side of Aubrey, where the Cross Timber Forest exists, acquire land that will function as a preserved and connected trail system and possibly contain a community park.
8. Continue to support recreation programs, including Youth Sports Leagues for Baseball, Softball, Football, Soccer, etc.
9. Plan, fund, and develop community wide events such as the Peanut Festival as resources allow (staff, funds, land).
10. Continue to acquire floodplain land as it becomes available.

In Aubrey, well-maintained public parks, open spaces, and recreation facilities are crucial for maintaining the city's status as a regional destination and promoting community health. Strategically located and equitably distributed parks provide valuable opportunities for both individual and community enrichment. Moreover, parks and open spaces play a key role in conserving environmentally sensitive lands, protecting them from the negative impacts of new development, while also preserving their recreational and transportation benefits.

These spaces serve as venues for recreation, relaxation, and social interaction within the community. They help define neighborhoods, act as cultural hubs, and, when properly designed and maintained, can enhance the economic value of surrounding properties. Linear open spaces connect neighborhoods with key city elements such as schools, downtown areas, and commercial developments, while also serving as effective buffers between incompatible land uses.

Aubrey's park system currently includes approximately 31.3 acres of public park and recreational space, excluding HOA and other private recreational areas. Of this, only about 11 acres are developed. The City currently has three public recreational sites: Matthew's Park, Veterans Memorial Park, and Leslie Park. Additionally, a new park, Highmeadows Park, is planned for 2025. Citizens also have access to a 10-mile soft trail greenbelt, equestrian trails, and three miles of paddling trails through Texas Parks and Wildlife. The features and facilities of each existing park are summarized on the following pages.

Aubrey City Parks

Veterans Memorial Park

Located in the downtown city center next to City Hall, this community park includes a veterans memorial to honor those who have served. The park features a passive lawn space with a stage, both of which are used by the community for various events. It is well-programmed throughout the year, hosting events such as the Summer Music Series, Peanut Festival, and the annual Christmas Tree Lighting. The park also includes a basketball hoop with a concrete pad, parking, and ample mature trees.

Highmeadows Park (Planned)

Planned for 2025, Highmeadows Park will be a new addition to the Highmeadows neighborhood. The city plans to transform currently unused space on Highmeadows Drive into a valuable community resource. The concept plan is show to the right.

Matthew's Park

Source: City of Aubrey

This neighborhood park is located near the downtown area, along the railroad and near the historic Peanut Dryer. A long-standing community staple, the park had last been updated in 2009 before 2024 renovations commenced. Recent updates include enhancements to its playground equipment and overall landscape, as shown in the conceptual design above. The updated playground is suitable for a wide range of ages, while preserving existing features such as the pavilion, mature trees offering shade, and open space.

Leslie Park

Located near the Aubrey Public Library, Leslie Park offers a playground suitable for all ages, a pavilion to the north, a walking trail, and a soccer field to the east. Due to its proximity to the library, the park also benefits from shared library facilities, such as parking, restrooms, and a large meeting room. The park has recently undergone several renovations, including the addition of basketball and pickleball courts.

Source: City of Aubrey

Park Types

The following park classifications are used in the 2022 PROSMP. A successful park system is composed of a variety of parks, each differing in size and function. Classifying and inventorying these parks is essential to evaluating whether community needs are being effectively met.

Pocket Parks or Mini Parks are small outdoor areas of 0.5 to 1 acre, usually located in an urban environment or tucked between commercial buildings or houses. They are small open spaces that provide an inviting environment for passive activities of sitting, meditation, and reading. Usually walkable destinations, pocket parks offer open green space or plazas, landscaping, and shade. They do not provide parking for users.

Downtown parks, such as this example, can serve to bring people together and support businesses within walking distance.

Downtown Parks are small areas of one to ten acres located within a downtown development district. They can provide passive spaces for sitting, meditation, and reading as well as active recreation areas for playgrounds or sprayground activities, farmers markets, festivals and events, and walking destinations. The proximity to downtown makes these parks prime candidates for plazas, detailed landscaping, fountains, memorials, and historic preservation. They also often include shade structures, event lawns, and limited parking.

Neighborhood Parks are mid-sized outdoor areas of five to ten acres, located within or adjacent to a residential community with perimeter streets surrounding the park. They provide opportunities for passive activities as well as open play areas, team practice space, walking/jogging, special event areas, and party rentals. The facilities can include playgrounds, mid-sized pavilions, restrooms, open sports lawns, basketball courts, backstops, site furnishings and signage, picnic areas, small parking areas, and tennis courts.

School Parks are public school owned and maintained areas available to the community outside of school hours and are adjacent to or share a property line with a municipal owned neighborhood park. They are typically 5 to 10 acres and possess a clear distinction from a public park such as a parking lot, road, or trail. School parks are typically located on residential collector roads with perimeter streets surrounding parking. School parks provide space for open play, team practice, walking/jogging, passive uses, special events, and party rental. The facilities often include playgrounds, mid-sized pavilions, restrooms, open sports lawns, basketball courts, backstops, site furnishings and signage, picnic areas, parking, and tennis courts.

Community Parks are large areas between 40 to 100 acres located on major thoroughfare streets with perimeter streets surrounding the park and can also serve as large neighborhood parks when located appropriately. They provide space for open play, team practice, walking/jogging, passive uses, special events, party rental, athletic leagues, community events, summer camps, kite flying, and disc golf. The facilities often include a recreation center, field house, aquatics (indoor/outdoor), destination playgrounds, large pavilions, amphitheaters, restrooms, open sports lawns, site furnishing and signage, picnic areas, parking, pickleball/tennis courts, and dog parks.

Greenbelt/Open Space/Nature Parks can vary greatly in acreage but require perimeter roads or trail separation from private property. They provide preservation of nature, multimodal transportation, floodway and wildlife management, urban forest preservation and management, fishing, and nature walks. In addition to varying trail types, greenbelts can also include open space, disc golf courses, and ponds.

Greenbelts provide recreation access in areas such as floodplain or land restricted in its potential use.

Park Standards and Needs

Based on feedback from city stakeholders and the community during the development of the 2022 PROSMP, the City of Aubrey has established a parkland standard of five acres of active park space and ten acres of open space per 1,000 residents (see Figure 8.1). This standard encompasses all park typologies and recreational facilities outlined above. The goal is to ensure that every resident within the Aubrey ETJ is within a 0.5-mile (10-minute walk) distance from a park. The level of service and broader plans for each park typology are detailed further in the City's PROSMP.

Source: 2022 Aubrey Parks, Recreation and Open Space Master Plan

Figure 8.1: Current City Minimum Parkland Acquisition Standards

Park and Facilities Needs by Population

To better understand the demand and guide future growth as the community expands, the PROSMP developed the "Facilities Needs by Population" table below, which evaluates the number of parks and facilities required as the population grows. (See Figure 8.2.) In 2022, during the development of the PROSMP, the population was approximately 7,000; today, it has grown to over 10,000. Currently, the city falls short of the recommended 28 acres of parkland and 20 acres for athletic facilities, with only 11 developed acres spread across four locations.

	Population		
	20,000	50,000	100,000
Trails	10 miles	25 miles	50 miles
Playgrounds	10	25	50
Athletics (playground and practice)	40 acres	90 acres	120 acres
Community Parks (25-100 acres)	2	3	4
Neighborhood Parks (1-10 acres)	10 (20 acres)	25	50
Downtown Gathering/Signature	2	3	4
Open Space	200 acres	500 acres	1,000 acres
Indoor Recreation/Event	40,000 sq/ft	70,000 sq/ft	120,000 sq/ft

Source: 2022 Aubrey Parks, Recreation and Open Space Master Plan

Figure 8.2: Park Facilities Needs by Population

OBJECTIVE 1: Assess the community needs and desires for improvement of existing passive and active parks in a tiered park system located throughout the community as shown in the City of Aubrey Parks Master Plan.

The tiered park system will continue to help the City move toward its identified vision, prioritize resources, and guide strategies for enhancements or additions to the parks and recreation system. This chapter and objective work to prioritize the existing feedback that was gathered by the city during the development of the 2022 PROSMP, while ensuring that the steps taken align with the community's current priorities and continue to support the city's growth. Community feedback for the PROSMP was collected through various public engagement efforts, including a steering committee, City staff consultations, public meetings, and a statistically valid Parks and Trails Master Plan Survey. This survey was accessible to both residents and non-residents via the City's website. The feedback provided valuable insights into community needs and desires, highlighting opportunities to improve the current parks system and prioritize future growth. The top five most requested system elements are summarized in the graphic at the bottom of the page and that can also be found within the PROSMP.

The top five needs and wants for the Parks, Recreation, & Open Space Master Plan as established by community feedback are:

1. **Trail system** that interconnects the parks and neighborhoods, so all residents have accessibility
2. **Neighborhood and Community parks** that provide features for diverse activity engagement to include sports, festivals, fitness, and play.
3. **Open Space** to preserve natural ecosystems, creek corridors, and community features
4. **Good design quality** that is visually unique for Aubrey
5. **Event programming** that will engage and celebrate the community.

It was also concluded that the citizen of Aubrey would like their parks and open space to be developed at the following rates:

- **4 acres per 1,000 residents (developed parks)**
- **5 acres per 1,000 residents (open space)**

Source: 2022 Aubrey Parks, Recreation & Open Space Master Plan

Strategies:

A. Implement improvements to existing parks and recreation facilities.

B. Evaluate opportunities and implement park improvements attracting businesses, workforce, and tourism.

C. Create an opportunity through federal and state funding, development agreements, and zoning for the acquisition of land for new parks and facilities.

OBJECTIVE 2: Protect the floodplain for property preservation, water and environmental quality, and the inclusion of a trail system.

Strategies:

Preserving floodplains has great value for a community. Limiting development helps to protect lives and property from flooding. In addition, the floodplain can act as a filter for water entering creeks, streams, rivers, and lakes. It can also provide a location for passive recreation and trails and paths.

Strategies:

A. Discourage and/or prevent the construction of permanent structures in the floodplain or reduce the size of the natural floodplain by engineering and construction to help protect lives and property.

B. If construction in existing floodplain is deemed necessary for any project, then measures should be taken to raise the land out of the floodplain and to amend the flood zone map.

C. Encourage planting of trees and shrubs in the floodplain (but not in floodway) to help improve water quality.

OBJECTIVE 3: Prioritize the development of an Aubrey Indoor Recreation Center and senior spaces by conducting a feasibility study to determine optimal size and programming, including an analysis of operational costs and potential revenue.

The proposal for a Recreation Center, which was highly recommended for further study in the 2022 PROSMP, aligns with Aubrey's ongoing growth and the benchmarks set by surrounding cities like Allen, Grapevine, and Lewisville, all experiencing similar unprecedented growth levels. These cities have successfully expanded their recreational facilities and are planning to continue their development as the level of service increases. The future Aubrey Recreation Center is expected to become a central hub for the Parks and Recreation Department. There is an immediate need for a space where seniors can gather, socialize, and exercise. While the proposed facility requires further study, the PROSMP envisions a multigenerational center offering programs for all ages and ensuring equal access for the diverse community. Fitness will be a central feature, with equipment such as weight machines, treadmills, free weights, and a gymnasium. The center could also include amenities like an indoor track, social spaces, classrooms, and studios to support growing program efforts with the Parks and Recreation Department. Additionally, services such as a child-themed playground and on-site childcare would cater to Aubrey's expanding young family demographic.

Strategies:

- **A** Conduct a feasibility assessment that looks at the economic context and impact of an indoor recreation center and senior spaces.
- **B** Form a steering committee comprising of stakeholders, community leaders, and experts to guide the feasibility study and decision-making process.
- **C** Seek community feedback through various public engagement tactics, such as a community survey, to gather input on desired recreational activities and senior services. Feedback should include preferred types of programs, facility features, and scheduling preferences.
- **D** Identify potential locations that are easily accessible to a diverse range of residents and allow for the construction or expansion of recreation spaces in a phased approach based on population size and the Parks Master Plan recommendation of approximately 1.25 square feet of indoor recreation space per capita.
- **E** Investigate potential funding sources including municipal bonds, state and federal grants, private donations, and corporate sponsorships.

OBJECTIVE 4: Increase connectivity in the City of Aubrey by implementing the ARCHES system, utilizing tributaries and natural floodplains to create a comprehensive trail network, as recommended by the Parks, Recreation, and Open Space Master Plan.

The Aubrey ARCHES System was introduced as part of the PROSMP to connect major parks and natural areas throughout the city, making it easier for residents and visitors to enjoy nature and outdoor activities. The name "ARCHES" represents how the trails will cross major barriers, such as US Highway 377 and Union Pacific.

The 2022 PROSMP Aubrey Community Resident Survey identified trails as the most highly used park asset. Additionally, feedback from community engagement meetings revealed a strong desire to connect the city via trails and develop unique, marked loop trail systems. This vision aligns with a primary goal of the PROSMP: to create a trail network that links neighborhoods through walkable, multiuse pathways.

This trail system will not only make it easier to traverse the city but will also serve as a recreational space and an alternative transportation option. It will provide opportunities to explore Aubrey's diverse ecological zones and habitats, offering significant health benefits by encouraging outdoor activity. The trails will promote a healthier lifestyle, inspire people to spend more time outdoors, and become a defining feature of the community.

Strategies:

- **A** Examine opportunities in new developments where natural connections can be made to trails through floodplain corridors connecting each neighborhood to another. Plan into the design of new neighborhoods trailhead connections to the citywide trail system.

B Continue to connect various portions of the community, including neighborhoods, Downtown, public facilities, and parks, with a system of multiuse trails for pedestrian, equestrian, and bicyclist access that provides interconnectivity and creates a system of non-motorized linkages within the community.

C Acquire 40 miles of trail land, as noted in Parks Master Plan, and where possible, plan the trail system along greenbelts, under bridges and culverts, and along easements.

D Encourage the siting of trails based on natural topography of slope to ensure the lowest impact of the existing conditions by trail construction.

E Establish multiple entrance points throughout the trail system to make it easy to access throughout the city.

F Look at opportunities to construct trails within floodplain areas that are grade-separated from high-capacity roads.

G Consider implementing trail-oriented development throughout the system that offers unique experiences, such as shops and restaurants, and access to amenities like parking and restrooms.

OBJECTIVE 5: Influence new development in providing public spaces in addition to private amenity centers.

A significant portion of Aubrey's remaining developable land is zoned for single family residential use. As the number of residential homes increases, so does the demand for city services, including parks, trails, and recreational facilities. The PROSMP identified a current shortage of public parks in the city, with most existing amenities being privately-owned by homeowners associations (HOAs), as illustrated in Figure 8.3. Public feedback from the 2022 PROSMP Aubrey Community Resident Survey confirms this finding, highlighting that many residents have expressed a strong desire for publicly-operated facilities that are open to all, with a central gathering space. This feedback reinforces the need for a public park system that serves the entire community, rather than just HOA-managed amenities.

New trails within and surrounding Aubrey could connect to existing trails, such as the Elm Fork Greenbelt trail.

Source: Texas Parks & Wildlife

The PROSMP had two key goals: first, for the City to adopt a Parkland Dedication Ordinance that mandates new developments—both single family and multifamily—to either dedicate a portion of land for parks or pay fees in lieu of dedication. Second, it aims to increase the rate at which parks and open spaces are developed per 1,000 residents. There are three principal methods for acquiring parkland need to increase its acreage and accessibility throughout the community:

- **Land Dedication:** Developers may be required to dedicate a portion of their land for public use as parkland. Incentives and ordinances can be established to encourage this practice and define the specific parameters for dedication.
- **Fees-in-Lieu of Dedication:** Developers can pay a fee instead of dedicating land. These funds would be used by the City to acquire parkland elsewhere.
- **Bond Packages:** The City may fund parkland acquisition through bond packages, considering economic conditions and the timing of future needs.

Strategies:

A Adopt a Parkland Dedication Ordinance to incorporate modern-day best practices for dedication and development fees that reflect target levels of service.

B Develop additional parks in each quadrant of Aubrey to increase publicly-owned parkland and balance the distribution of recreational facilities, ensuring that every resident within the Aubrey ETJ has access to a park within 0.5 mile (10-minute walk), as noted with Parks Master Plan.

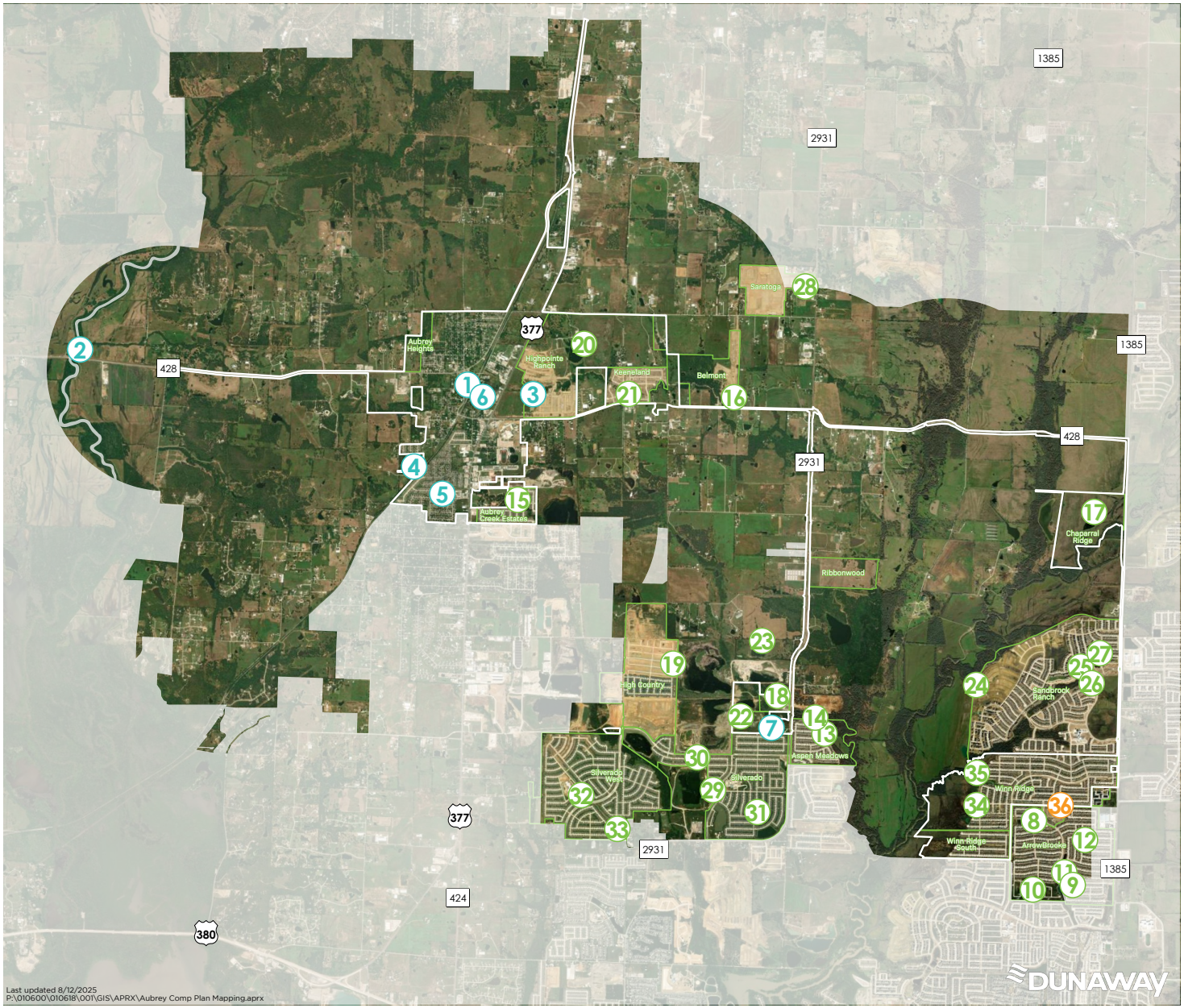

Figure 8.3: Public and Private Amenities

OBJECTIVE 6: Evaluate the expansion of the parks and recreation department by focusing on key factors such as programming and resources to meet the evolving needs of the growing city.

As part of the 2022 PROSMP, ten short-term action goals were established to be met by 2028 to help ensure that the community's level of service is maintained amidst the city's rapid growth. In support of these goals, this objective outline specific steps to ensure their successful implementation. The short-term action plan provides a comprehensive framework that includes funding strategies, staffing plans, land acquisition targets, policy actions, partnerships, and program enhancements that are set to unfold over the next five years. Key strategies, such as evaluating the need for a Parks & Recreation Director or Superintendent by 2028, expanding seasonal events, and fostering collaboration with homeowners associations (HOAs), are designed to align with the community's evolving needs and sustain high-quality recreational services. Figure 8.4, taken from the PROSMP, further illustrates these steps of action and goals for the future of the department.

Strategies:

- **A** By 2028, evaluate the potential need for a Parks & Recreation Director or Superintendent.
- **B** Continue to expand and host community-wide seasonal events that rotate between the city's parks and recreational facilities.
- **C** Organize annual or quarterly meetings with the homeowners associations that manage parks and recreational amenities within the city limits or ETJ to ensure alignment and collaboration on community needs and facility upkeep.

Task	Funding Source	Designee
Hire Parks and Recreation Director or Superintendent	General Fund	City Manager's Office (CMO)
Establish and adopt parks and recreation code of ordinances	General Fund	City Manager & Parks and Recreation Department (PARD)
Acquire approximately +/- 380 acres of new parkland by 2028	Negotiation with developers; Park Fees; Bond Programs	PARD; Planning Department
Acquire 40 miles of trails land	Negotiation with developers; Park Fees; Bond Programs	PARD/Planning/Engineering
Support Youth Sports programming and integration with City parks and recreation	General Fund	PARD
Acquire Downtown Aubrey park land	Park Dedication Fees; Bond Programs	PARD/Planning
Develop and promote community-wide events	General Fund as needed	PARD
Feasibility Study (Plan) for indoor recreation and senior spaces	General Fund; Bond Funds	PARD
Acquire floodplain	Developers negotiation	PARD
Establish regular meetings with HOAs	General Fund	PARD/CMO

Source: 2022 Aubrey Parks, Recreation and Open Space Master Plan

Figure 8.4: Short-Term Action Plan to Reach 2028 Goals

OBJECTIVE 7: Develop the minimum necessary community athletics infrastructure in Aubrey to meet residential demand and effectively manage and schedule resources.

The current demand for community sports participation in Aubrey, as calculated in the 2022 PROSMP, is met through a combination of external infrastructure, including sports fields and courts provided by Aubrey ISD and local homeowners associations (HOAs). (More details can be found in the PROSMP.) While these facilities help accommodate community needs, they may not be sufficient as the population continues to grow, highlighting the need for additional dedicated sports infrastructure within the city.

The City of Aubrey has a strong partnership with Aubrey ISD, providing access to district facilities when not in use, such as tracks, soccer fields, baseball and softball fields, and open fields across six schools. The southeast portion of Aubrey lies within Denton ISD, where only playgrounds are available. To meet the demands of the growing population, it is recommended that Aubrey develop additional community athletics infrastructure, including open fields and courts in neighborhood parks, dedicated sports fields, and a sports tournament complex with amenities such as concessions and restrooms.

Estimates suggest Aubrey will need four to six fields (roughly three to four baseball/softball fields and one to two soccer fields) within the next five years. A 40+ acre central park with a multiuse sports complex would be the most effective investment, with features like playgrounds, tennis courts, and trails. Short-term needs can be addressed by utilizing existing city properties for practice fields. To ensure long-term success, partnerships with Aubrey ISD, regional sports associations, and other entities are vital for development funding and operations.

Aubrey residents have expressed a strong desire for community athletic facilities, such as baseball fields.

Strategies:

- **A** Assess the current demand for organized sports fields by working with local sports organizations, schools, and community groups. Identify the types of high-demand sports and the specific requirements for each.
- **B** Partner with Aubrey ISD, Denton ISD, sports organizations, and community leaders to collaborate on land acquisition, funding, and ongoing maintenance efforts.
- **C** Consider implementing multiuse fields that can accommodate various sports.
- **D** Develop and enforce quality standards for sports field construction and maintenance to ensure longevity and safety.

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City of Aubrey
Parks and Recreation

- Railroad
- Parcel
- Lake / Pond
- River / Stream
- Floodplain
- Aubrey City Limits
- Aubrey ETJ
- Other City Limits
- Downtown Aubrey
- New & Proposed Developments
- Future Road
- Existing Road
- Elm Fork Greenbelt Trail
- Proposed Trail from 2022 Parks Master Plan
- Existing City Parks
- Other Existing Public Parks
- Future Public Parks
- Existing Private Parks & Amenities
- Future Private Parks & Amenities

Created by DUNAWAY
August 7, 2025

AUBREY2045

Lake Ray Roberts
Ray Roberts Lake State Park
Elm Fork Trinity River
Denton
Culp Branch
Bray Branch
Aubrey Branch
Clear Creek
Elm Fork
Existing Greenbelt Trailhead
Highmeadow Park
Leslie Park
Veterans Memorial Park
Matthew's Park
Aubrey Heights
Highpointe Ranch
Keeneland
Belmont
Saratoga
Fields
Aubrey Creek Estates
Krugerville
Ribbonwood
Chaparral Ridge
High Country
EMLI at Pecan Creek
Palomino
Aspen Meadows
Silverado West
Silverado
Sandbrock Ranch
Winn Ridge
Peak at 1385
Winn Ridge South
ArrowBrooke
Providence Village
Cross Roads
Lake Lewisville
Pilot Point
Celina
Prosper
Little Elm
Pecan Creek
Little Elm Creek
Doe Branch
Cantrell Slough
Running Bonett
Must
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HWY 377
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FM 2153
MCKINNEY BRIDGE RD
POTENTIAL OUTER LOOP ALIGNMENT
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MCNATT RD
FM 2931
NEW HOPE RD
WILDCAT RD
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SPRING HILL RD
FM 428
REDFEARN RD
RHOADS RD
ROCK HILL RD
SILVERADO PKWY
FRONTIER PKWY
AUBREY PKWY
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9 UTILITIES, INFRASTRUCTURE, AND CITY SERVICES

Aubrey water tower.
Source: City of Aubrey

Utilities, Infrastructure, and City Services Goal: Aubrey will have high quality infrastructure and service provision to support residents, businesses, and institutions in the city.

The City of Aubrey is committed to providing high-quality public services and infrastructure to meet the needs of residents, property owners, businesses, and visitors. These essential services include public safety, streets, water and wastewater facilities, stormwater management, solid waste management, and library services. Over the years, the City has invested millions of dollars to ensure reliable and efficient service delivery, contributing significantly to the quality of life in Aubrey.

As the city continues to grow, strategic planning and collaboration with organizations such as the Upper Trinity Regional Water District and regional municipalities will be essential to maintaining and expanding infrastructure. Prioritizing investments in existing systems, updating policies, and fostering partnerships will help Aubrey sustainably meet the demands of its expanding population and economy.

Water Infrastructure

The City of Aubrey sources its groundwater from five wells, collectively capable of producing 980,000 gallons per day. Additionally, the City has a contract with the Upper Trinity Regional Water District for an additional 100,000 gallons per day.

Aubrey's total water storage capacity is 873,000 gallons, consisting of:

- 600,000 gallons of overhead storage (two elevated storage tanks)
- 273,000 gallons of ground storage (eight well pumps and pump stations)

To ensure water quality, the Water Division, under the Public Works Department, conducts monthly system-wide flushing of hydrants, water towers, and ground storage tanks to maintain fresh water circulation and proper chlorine levels.

Wastewater Infrastructure

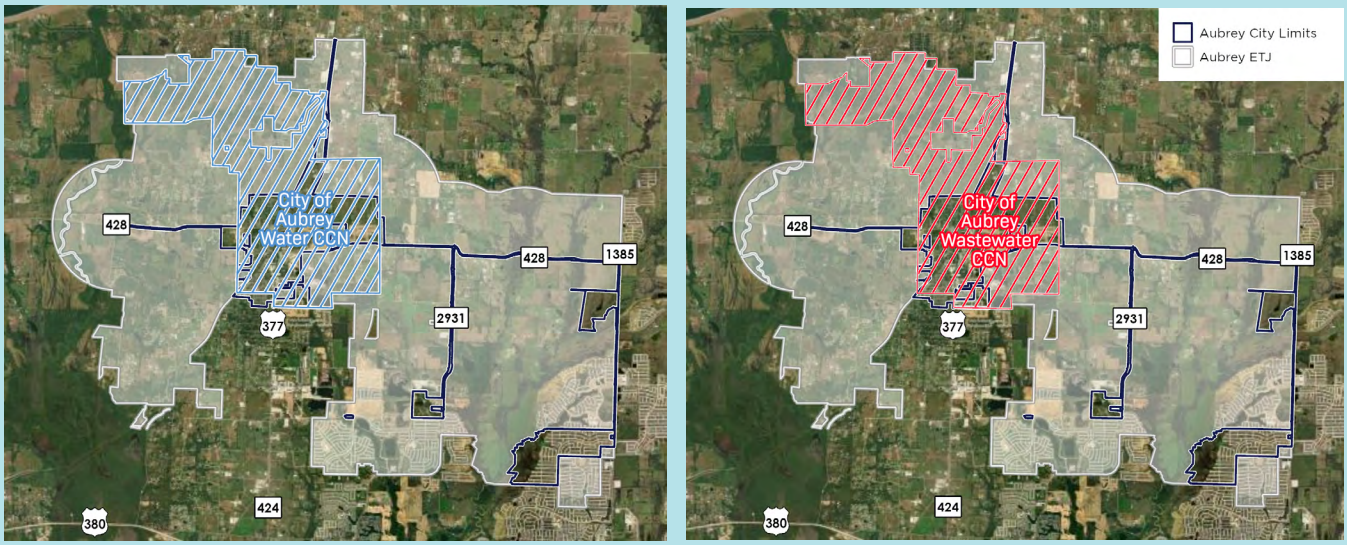
The City of Aubrey's Wastewater Division, treats approximately 350,000 gallons of wastewater per day at the Wastewater Treatment Plant located at 514 Bluebonnet Street. The plant employs two treatment processes: conventional (racetrack) treatment and Sequencing Batch Reactors (SBR). The City operates 12 lift stations to facilitate wastewater transport across the system.

As the sole provider of wastewater collection and treatment, Aubrey has continually expanded its infrastructure to accommodate growth. Planned developments in the eastern portion of the city will require additional improvements to wastewater collection and conveyance. According to the 2020 Wastewater Master Plan and the 2022 Impact Fee Update, the capacity of the existing wastewater treatment plant must be expanded to handle future demand.

Prior Planning Efforts

2020 Wastewater Master Plan: The City commissioned Birkhoff, Hendricks & Carter, L.L.P., to develop a hydraulic model of the wastewater collection system. The study analyzed major sanitary sewer lines (10 inches and greater), lift stations, force mains, and treatment plants using InfoSewer Pro Suite software.

The Public Utility Commission defines a CCN as follows: A **Certificate of Convenience and Necessity (CCN)** is a grant to the CCN owner (usually a municipality or special district) of the exclusive right to provide retail water or sewer utility service to a specific geographic service area.



Source: Public Utility Commission of Texas

Figure 9.1: City of Aubrey Utility CCN Boundaries

Six major drainage basins were identified based on natural topography, with wastewater flowing through a network of gravity lines, lift stations, and force mains to the treatment plant.

2022-2023 Water and Wastewater Impact Fee Update: This study updated land use assumptions and impact fee calculations for infrastructure improvements from 2022 to 2032. The report outlined the costs for new infrastructure, excess capacity utilization, and financing methods. The maximum allowable impact fees (adjusted to 50% of the calculated rates) were set as follows:

- Water Impact Fee per Service Unit: $5,820.00
- Wastewater Impact Fee per Service Unit: $10,586.00

Impact fees help the City recover costs for infrastructure development and ensure new growth contributes to system expansions.

Streets and Drainage

The Streets and Drainage Division is responsible for maintaining and improving the City's roadways and stormwater management systems. Well-maintained streets and efficient drainage infrastructure are essential for public safety, transportation, and protecting properties from water damage.

Street Repairs

The City of Aubrey is dedicated to enhancing and preserving its street network through regular repairs and maintenance. Priorities include:

- Pothole and crack repairs
- Road resurfacing and reconstruction
- Traffic flow improvements
- Drainage issue resolution

Drainage Maintenance

City crews proactively manage and maintain stormwater systems to ensure efficient drainage and reduce the risk of flooding. Responsibilities include:

- Cleaning and maintaining city-owned pipes, gutters, and drainage channels
- Managing rights-of-way (ROW) maintenance, excluding residential/commercial properties and TXDOT-managed ROW
- Implementing preventive measures to protect properties from water damage

By prioritizing these efforts, Aubrey continues to develop resilient infrastructure that supports a high quality of life for residents and businesses.

Aubrey's commitment to infrastructure planning and investment ensures the continued provision of reliable services as the city grows. Through strategic partnerships, long-term planning, and sustainable policies, the City aims to enhance its water, wastewater, streets, and drainage systems to meet future demands effectively. By maintaining high service standards, Aubrey fosters a thriving community for residents, businesses, and visitors alike.

OBJECTIVE 1: Through Capital Improvement Project (CIP) planning, provide sufficient quantity and quality of water for the existing community and to promote new development and growth.

To meet the demands of anticipated growth over the next 10 years, as highlighted in the 2022 Water and Wastewater Impact Fee Update, several water distribution system improvements are required. The 2022 Update itemizes each project and its cost, identifying a total of 32 projects necessary for future development. These recommended improvements form the basis for the Water Distribution System Impact Fee Calculation, totaling $42,200,593. However, when factoring in financing costs, the total 10-year Water Distribution System Capital Improvement rises to $64,353,281. Below is a list of completed or upcoming projects that the City has prioritized since the 2022 Update.

Completed Projects

- Faulkner Elevated Water Tower
- New pumps and motors for Faulkner & Hill Street Wells
- Meter reading upgrades (ASR System)

Ongoing Projects

- Adding ground storage tank at Faulkner Tower site
- New pump station storage (400,000 gallons)
- Adding a well east of US Highway 377

The City of Aubrey's current water Certificate of Convenience and Necessity (CCN) is CCN No. 11234, and its wastewater CCN is CCN No. 20491. The Water and Wastewater Service Area extends into portions of the Extra-Territorial Jurisdiction (ETJ). (See Figure 9.1.) As Aubrey continues to grow, it is essential for the City to monitor and assess current CCN boundaries to ensure efficient service provision. A CCN grants the owner, typically a municipality or special district, the exclusive right to provide retail water or sewer utility service to a specific geographic area. These boundaries often align with roads, rivers, streams, and political jurisdictions, influencing service expansion and infrastructure planning.

Strategies:

A. Examine all long-range agreements, such as those with the Upper Trinity Regional Water District, for water procurement to ensure the quantity is scalable to meet future demand from new development growth.

B. Utilize capital improvement programming to indicate appropriate new water system construction for the promotion of new growth and land development.

C. Maintain active participation in the development process of properties within and adjacent to Aubrey's water CCN boundaries to anticipate new growth and negotiate development agreements, potential system tie-ins, and the construction of new mains.

OBJECTIVE 2: Through Capital Improvement Project (CIP) planning, provide wastewater collection and treatment to meet all state and federal standards.

The 2022 Water and Wastewater Impact Fee Update included the cost assessment for both existing and proposed wastewater collection and treatment facilities. It was found that over the next ten years, wastewater treatment capacity will need to increase by 1.0 million gallons per day to meet anticipated growth. The current wastewater treatment plant has a rated capacity of 0.55 million gallons per day (annual average), which is projected to be exceeded during this period, triggering the necessary expansion.

To address future demands, several wastewater collection system improvements are required. The 2022 Update recommended 14 projects, detailing the costs

associated with each lift station, force main, gravity sewer, wastewater treatment plant expansion, meter station, and regulatory crossing. The City anticipates significant growth in the easternmost portion of the planning boundary, further emphasizing the need for these improvements. Additionally, expanding the capacity of the existing wastewater treatment plant will be critical to accommodating increased wastewater flow.

These recommended improvements form the basis for the Wastewater Collection System Impact Fee calculation, totaling $60,263,483. When factoring in financing costs, the total 10-year Wastewater Collection System Capital Improvement cost rises to $91,899,185. Below is a list of completed or upcoming projects that the City has prioritized since the 2022 Update.

Completed Projects

- Two new lift stations (Pecan Creek and WWTP)
- Updated lift station on Demoye & FM 428
- Generator and emergency power connection
- Installation of 24" sewer main (Project 24)
- WWTP rehabilitation (Racetrack system)

Ongoing Projects

- Wastewater Treatment Plant (WWTP) Expansion

Strategies:

A. Utilize capital improvement programming to indicate appropriate new wastewater system construction for the promotion of new growth and land development.

B. Maintain active participation in the development process of properties within and adjacent to the city's wastewater CCN boundaries to anticipate new growth and negotiate development agreements, potential system tie-ins, and the construction of new mains.

Aubrey Public Works crews maintain the sewer system through efforts like clearing out debris.

Source: City of Aubrey

OBJECTIVE 3: Provide for stormwater management that prevents flooding and siltation of creeks and streams and meets all state and federal regulations.

The 2024 Stormwater Management Plan, completed by TNP for the Texas Commission on Environmental Quality (TCEQ), outlines Aubrey's approach to managing stormwater runoff and ensuring compliance with environmental regulations. The primary receiving streams within the city include Aubrey Branch, Pecan Creek Tributary 7, Running Branch, and Doe Branch Tributary 2. The designated waterbody that ultimately receives Aubrey's stormwater discharge is Lake Lewisville.

The City of Aubrey is required to develop a Stormwater Management Program (SWMP) under the Texas Pollutant Discharge Elimination System (TPDES) General Permit No. TXR040000, as administered by TCEQ. Although only the Winn Ridge subdivision falls within the McKinney-Frisco urban area as defined by the 2020 US Census, Aubrey has chosen to implement the SWMP citywide to maintain consistency and effectiveness.

As a Level 1 community, Aubrey's stormwater management efforts follow specific program guidelines. City staff have actively contributed to the development of the SWMP, selecting and refining Best Management Practices (BMPs) to support compliance. To ensure effectiveness, the City of Aubrey submits annual reports detailing progress, successes, and activities related to the SWMP. This structured approach ensures that the City remains proactive in stormwater management and environmental stewardship.

Strategies:

- **A** Actively implement and update the Aubrey Stormwater Management Plan.
- **B** Revise the Code of Ordinances to include Green Infrastructure and Low-Impact Design (LID) elements in street design, which would improve stormwater management and preserve natural resources.

OBJECTIVE 4: Continue to provide solid waste disposal services in the city.

Strategies:

- **A** Monitor the community's needs for solid waste disposal options and act in a timely fashion to meet these needs.
- **B** Promote mulching and composting of green wastes, such as leaves, tree limbs, grass clippings, brush, etc., as part of the recycling and waste minimization efforts.

OBJECTIVE 5: Continue to provide innovative, accredited police services and programs to create a safe environment for all citizens in Aubrey, Providence Village, and surrounding subdivisions.

The Aubrey Police Department is a full-service agency staffed with dedicated and professional officers committed to serving the community. The department provides comprehensive law enforcement services to the City of Aubrey (including the Winn Ridge subdivision), the Town of Providence Village, and the subdivisions of Silverado, Sandbrock Ranch, and Aspen Meadows.

As Aubrey continues to grow, the Police Department remains actively engaged with the community through outreach programs and neighborhood initiatives. These efforts include the Active Neighborhood Watch Program, which operates in Winn Ridge, Aspen Meadows, Providence Village, and Silverado, as well as the successful launch of the Aubrey Citizens University, which has hosted two well-received presentations.

Since 2021, the Aubrey Police Department has been recognized as an Accredited Law Enforcement Agency by the Texas Police Chiefs Association Law Enforcement Recognition Program, becoming the 167th agency in the state to achieve this distinction. This voluntary accreditation required an in-depth self-assessment of the department's policies, procedures, facilities, and operations to ensure compliance with the highest professional standards.

The Accreditation Program evaluates a department's adherence to 166 Best Business Practices for Texas Law Enforcement, developed by law enforcement professionals to promote efficiency, effectiveness, and the protection of individual rights. By maintaining this accreditation, the Aubrey Police Department demonstrates its ongoing commitment to excellence in public safety and community service.

Strategies:

- **A** Develop and maximize the use of human capital through effective management and training. These resources include agency professionals, other governmental agencies, the private sector, and the citizens of Aubrey and the surrounding area.
- **B** Evaluate the need for additional personnel and implement procedures to select only the most qualified personnel.
- **C** Update and advance technology to meet increasing challenges and legal requirements.
- **D** Monitor pay for police officers and adjust as needed to attract well-qualified personnel.

OBJECTIVE 6: Continue to provide professional Fire Department services.

The Aubrey Fire Department is dedicated to protecting and serving the vibrant community with professionalism and unwavering commitment. The Emergency Medical Services (EMS) Division also strives to serve the community with excellence in pre-hospital emergency medical care. The department works to ensure the safety and well-being of

not only the City of Aubrey but also the surrounding communities. The EMS division provides a wide range of advanced life-saving services with professionalism and dedication.

Mission Statement: "We, the members of the Aubrey Fire Department, dedicate our efforts to provide for the safety and welfare of the public, through preservation of life, health, property and the environment."

Aubrey is making significant investments to enhance emergency response capabilities. Land has been acquired for the construction of two new fire stations, designed to meet the growing demand of the area, improve coverage, and reduce response times.

The Aubrey Fire Department is also committed to strengthening relationships with the community. Firefighters and EMS personnel actively participate in events such as school visits, annual drives, and educational programs like the Aubrey Citizen's University. These initiatives reflect the City's dedication to public safety, community involvement, and the overall well-being of its residents.

Strategies:

- **A** Maintain adequate fire protection facilities, equipment, and water pressure to respond to and fight a fire in any part of the community promptly and efficiently.
- **B** Monitor the need for additional personnel, equipment, and facilities to provide timely responses in all areas as the community increases in land area and population.

Aubrey Fire Department participating in the annual Peanut Festival.

- **C** Continue to upgrade the emergency medical services to provide the highest level of service possible to the residents of Aubrey and the surrounding area.
- **D** Focus on educating the public in areas of fire prevention and accident prevention.

OBJECTIVE 7: Explore ways to provide additional library services to residents.

The Aubrey Area Library's mission is to create a friendly and welcoming environment that fosters a love of reading, lifelong learning, and personal enrichment through a broad range of library services. The library provides community members with access to computers, the internet, and essential programs. It also offers a quiet space for individuals to explore databases and online resources covering a variety of topics, as well as digital tools for developing new skills, workforce advancement, and educational opportunities for college and adult learners.

Library Events & Programs

The library hosts a variety of engaging programs and classes based on the availability of instructors and community interests, including:

- Beginning Computer Classes & One-on-One Tutoring
- Book Club
- Kids' Activities

These offerings reflect the library's commitment to enriching the lives of all members of the community.

Strategies:

- **A** Consider expanding library programs and facilities as the community continues to grow.
- **B** Continue to explore growing the library's online resources and digital material.

OBJECTIVE 8: Explore ways to provide the community with additional broadband fiber optic services.

In today's digital world, high-speed fiber internet is now considered an essential part of infrastructure, for both the public and private sectors. Lack of internet is seen as a barrier to economic competitiveness and being able to fully participate in modern life. It has

become popular to use private public partnerships to bring in technology, such as fiber infrastructure, which is often too expensive for local governments alone. Having high-speed fiber internet is crucial for economic growth, and investment in its expansion is beneficial to both the public and private sectors. Investment in fiber infrastructure benefits the community in multiple ways including job creation and tax revenues.

Strategies:

- **A** Identify areas that lack broadband fiber and pursue partnerships with developers and service providers to make needed upgrades to increase capacity.
- **B** Coordinate among City departments to obtain the necessary regulatory documentation to construct new fiber or broadband infrastructure, including franchises for fiber/ broadband providers, fiber optic right-of-way agreements, and land lease agreements.
- **C** To encourage new fiber network investments, Aubrey should maximize new internet infrastructure by encouraging multiple fiber or broadband internet operators to be located on new infrastructure. The City should investigate what assets it may maintain that could increase the location of fiber deployment.

OBJECTIVE 9: Study the impact of creating a more centralized City Hall Complex adjacent to the US Highway 377 corridor.

The current location of City Hall in the heart of Downtown Aubrey offers certain advantages, but community input from the recent survey and Downtown Master Plan has revealed a strong desire for more retail, dining, and destination-focused spaces in the area. However, the existing municipal building occupies a significant portion of downtown real estate, limiting opportunities for such development. As Aubrey continues to grow, so does the demand for city services, which has led to the proposal to relocate City Hall to a new complex along Highway 377. This relocation would free up valuable space in the downtown core, opening the door for redevelopment. The evaluation of a potential new site adjacent to US Highway 377 will consider key factors such as land availability, infrastructure needs, and alignment with the City's long-term plans and budget. In addition, moving City Hall could have substantial economic benefits, including an increase in commercial and retail space and a boost to local businesses, further revitalizing Downtown Aubrey.

Strategies:

- **A** Evaluate the potential site adjacent to US Highway 377 based on factors such as land availability, infrastructure needs, and alignment with existing city plans and budgets.
- **B** Evaluate the potential economic benefits of relocating City Hall, including the increase in commercial and retail space and the boost in local business activity within Downtown Aubrey.

Aubrey City Council Chambers and Community Center were renovated with new spaces in 2024.

OBJECTIVE 10: Practice good stewardship of all City-owned properties, to include redevelopment.

The City owns several properties used for City functions and by the community. In order to provide for future use, maintenance is key. As new buildings and facilities are constructed some of the properties may become vacant or have no programmed use. Maintaining a bank of properties may be important to prevent the need to purchase new properties in the future.

Strategies:

- **A** Assure that City-owned property is adequately maintained and landscaped.
- **B** Dispose of public property which has no foreseeable use or which other types of development could better utilize.

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10 IMPLEMENTATION SUMMARY

Booth at Aubrey Peanut Festival.

The Aubrey Comprehensive Plan outlines key goals, objectives, and strategies to guide the city's growth and development. A well-crafted plan not only helps protect private property but also ensures that future development is coordinated and organized, in line with the city's vision. It serves as a critical tool for city officials to communicate effectively with property owners and developers, shaping decisions that will impact both the built and social environments of the city. The plan provides guidance for enhancing the community's overall quality of life while maintaining its character.

The implementation of this plan relies on various methods, including voluntary actions, staffing, capital improvements, regulations, consistent application of policies, and budgetary support. Each chapter of the plan outlines strategies that utilize tools available to Texas cities. These tools help transform the city's vision into reality by addressing critical areas like water quality, development practices, and community involvement.

Voluntary Measures

Voluntary Measures play a significant role in the Plan's implementation. Residents and property owners make essential decisions that influence the city's development, from choosing where to live to supporting local businesses. Sustainable practices such as recycling, water conservation, and energy efficiency also contribute to the overall success of the plan. Local developers, when following best management practices and working collaboratively with city staff, help ensure that the city's growth is aligned with the plan's recommendations. Additionally, partnerships with local organizations, including housing nonprofits, further reduce the burden of implementation by sharing resources and responsibilities.

Regulatory Measures

Regulatory Measures are another important aspect of implementation. Zoning ordinances and subdivision regulations ensure that land development aligns with the Comprehensive Plan's recommendations. Zoning ordinances help manage land use and development density, ensuring that infrastructure like roads, utilities, and schools can adequately support the community. The Subdivision Ordinance governs the creation of lots and streets, guaranteeing that development is properly planned and integrated into the existing infrastructure. These regulations apply within the city limits and may also extend to the extraterritorial jurisdiction (ETJ).

Consistent Application of Policies

Ensuring consistent application of policies is vital for maintaining the integrity of the Comprehensive Plan. Regular use of the plan in decision-making reinforces its importance and provides a strong legal framework for city officials. It also signals to residents and developers that the city's vision is a tangible, expected outcome.

Funding

Funding plays a crucial role in implementing the Comprehensive Plan. The city uses various revenue sources, including property taxes, sales taxes, permits, and state or federal grants, to fund essential programs, infrastructure projects, and staff.

Capital Improvements Program

The CIP prioritizes the city's major public facilities and services, ensuring that investments are aligned with the city's development goals.

Other Sources

State and Federal Funds are important but diminishing sources of support for local projects, while bonds and grants provide additional funding for infrastructure improvements.

Strategic Planning

Strategic Planning helps to prioritize projects and allocate resources effectively. A strategic plan ensures that objectives and strategies from the Comprehensive Plan are implemented systematically, with flexibility to adapt to changing needs and funding environments. Through thoughtful planning and coordination, Aubrey can continue to grow in a way that reflects the community's vision for the future.

Figure 10.1: Implementation Summary Table starting on page 143 lists all Plan objectives and strategies, along with proposed timeline and responsible parties.

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Figure 10.1: **Implementation Summary Table**

Goal	Objective	Strategy	Time-frame	Responsibility*					
				City Staff	P&Z	CC	MDD	Public Works	Other
GROWTH MANAGEMENT GOAL: Aubrey will have residential, commercial, and industrial growth while retaining its safe community feel and agricultural roots.	**Objective 1:** Encourage a mix of single family residential units and medium- to higher-density units according to the Future Land Use Plan. (p. 44)	A. Examine ultimate densities for residential housing in the City's Zoning Ordinance. Understand where flexibility for densities might be advantageous for development. Modify the Zoning Ordinance to allow mixing of uses based on appropriate design.	**1-3 Years**	•	•	•			
		B. Accommodate multifamily residential development in limited forms. Multifamily development should be located in areas which provide transitions between lower and higher intensity uses, and in a manner that will not negatively impact surrounding uses. Multifamily developments should be located in small groupings around the city in a manner that provides a mix of uses and densities, rather than concentrating multifamily developments in one area which can have negative impacts upon the city.	**1-3 Years**	•	•	•			
		C. Promote larger-scale master planned developments over small-scale individual developments along US Highway 377 and the future Outer Loop by discouraging individual developments under five acres in size.	**3-10 Years**	•	•	•			
	Objective 2: Increase the number of commercial and retail uses to provide more shopping opportunities for residents, visitors, and employees. (p. 45)	A. Maximize development along the US Highway 377 corridor by providing opportunities for Class A office space (office space defined by high-quality furnishings, state of the art facilities, and excellent accessibility), corporate campus development, and mixed-use retail/residential development.	**3-5 Years**	•	•	•	•		
		B. Within other commercial nodes, or vacant lots such as those along Sherman Drive, redevelopment and new investment could provide space for regionally-oriented medial facilities and retail opportunities.	**3-10 Years**	•	•	•	•		
		C. Utilize Downtown Aubrey for a regional draw, bring in patrons from outside of the city.	**1-3 Years**	•		•	•		
		D. Continue to identify the types of prospective businesses (retail, restaurants, and office uses) that will complement Aubrey's market context.	**1-5 Years**	•		•	•		
	Objective 3: Effectively manage the growth of industries in Aubrey through strategic zoning to preserve land for the area's expanding agritourism sector. (p. 46)	A. Encourage further industrial and flex industrial development in areas with existing infrastructure, such as along US Highway 377 and Industrial Park.	**3-5 Years**	•	•	•	•		
		B. Rezone areas where industrial use is not desirable to a more restrictive zoning category.	**1-3 Years**	•	•	•			

* P&Z - Planning & Zoning Commission | CC - City Council | MDD - Aubrey Municipal Development District

Goal	Objective	Strategy	Time-frame	Responsibility*					
				City Staff	P&Z	CC	MDD	Public Works	Other
GROWTH MANAGEMENT GOAL (continued)	**Objective 3:** (continued)	C. Increase nuisances (performance) standards and design standards for industrial uses to reduce the impact of existing industrial uses on surrounding neighborhoods or the development of new neighborhoods.	**1-3 Years**	●	●	●			
		D. Work with developers and potential industrial companies looking at Aubrey for their headquarters to invest in areas with existing infrastructure and street connectivity, particularly in areas located within the City's ETJ, to preserve some of the area to set Aubrey apart from adjoining communities.	**Ongoing**	●			●		
	Objective 4: Recognize and preserve Aubrey's unique characteristics by ensuring they are thoughtfully incorporated into the design recommendations when appropriate. (p. 46)	A. Consistently use rural architectural / design guidelines within neighborhood service retail centers that reflect the character of the existing "Main Street" within Downtown.	**3-5 Years**	●	●	●			
		B. Develop and implement a strategy to acquire historically and architecturally significant structures at risk of deterioration, restore them, or collaborate with property owners to ensure the preservation of the building's character.	**3-10 Years**	●	●	●		●	
		C. Incentivize adaptive reuse, retrofit, and renovation projections to maximize existing infrastructure.	**3-5 Years**	●	●	●	●		
	Objective 5: Continue to foster strong relationships with institutional partners, such as Denton County and TxDOT, in order to manage road networks within the city and extraterritorial jurisdiction for the most efficient growth patterns. (p. 47)	A. The City should prepare an annexation strategy and coordinate the availability of municipal services with areas likely to experience development pressure with higher densities. The strategy will require coordination with other master plans that address water, wastewater, transportation, parks, and a capital improvement program.	**1-5 Years**	●	●	●			
		B. Properly manage development in new growth areas through development agreements, annexation policies, and the application of zoning regulations that support the recommended land use plan.	**Ongoing**	●	●	●			
		C. The City will work with Denton County and adjacent municipalities and execute interlocal agreements based upon the highest and best benefits for affected property owners.	**Ongoing**	●		●			Denton Co.

* P&Z - Planning & Zoning Commission | CC - City Council | MDD - Aubrey Municipal Development District

Goal	Objective	Strategy	Time-frame	Responsibility*					
				City Staff	P&Z	CC	MDD	Public Works	Other
FUTURE LAND USE GOAL: Aubrey will have a variety of land uses that diversify the tax base by providing safe and convenient places to live, work, and play.	**Objective 1:** Develop land in accordance with the Future Land Use Plan. (p. 60)	A. Use the Future Land Use Map categories and areas to establish and communicate clear guidelines and refine regulations consistent with the vision for future development.	**Ongoing**	●	●	●			
		B. Maintain a continuous and coordinated public planning process that involves citizens, the Planning and Zoning Commission and City Council, local public and private entities, and regional organizations in policy development and decision making.	**Ongoing**	●	●	●			
		C. Rezone properties within city limits in accordance with the Future Land Use Plan.	**1-3 Years**	●	●	●			
		D. Encourage a variety of well-designed housing types for entry-level families, those wishing to age in-place, and others seeking alternatives to typical suburban apartments or single family homes.	**1-3 Years**	●	●	●			
		E. Create opportunities for estate-style single family residential development.	**1-3 Years**	●	●	●			
		F. Encourage the types of non-residential uses that provide retail and services desired by the community.	**1-5 Years**	●	●	●	●		
	Objective 2: Enhance the development along US Highway 377, FM 428, and the future Outer Loop to foster increased retail options and establish regional employment hubs. (p. 60)	A. Work to attract predominantly destination-driven retail. i. Design standards must remain focused on traffic movement and landscaping since development along highways serves as the visual entry to the community from neighboring communities. ii. Although convenience-based retail is easier to attract with demographics than destination-driven retail, the City can focus on some types of criteria as to what tenants would find appropriate. This includes reducing development permitting costs, creating potential tax incentives, and providing public infrastructure capital improvements. iii. Family-based retail needs traffic, land, infrastructure, and visibility to be sustainable. Providing these elements can bring restaurants, larger retail, and ancillary entertainment venues. The community has expressed interest in bringing more full-service grocery stores to the city as well as entertainment facilities.	**5-7 Years**	●	●	●	●		
		B. Commercial and neighborhood service land uses should reflect a combination of visitor and resident-based retail availability — especially in Downtown.	**3-5 Years**	●	●	●	●		

* P&Z - Planning & Zoning Commission | CC - City Council | MDD - Aubrey Municipal Development District

Goal	Objective	Strategy	Time-frame	Responsibility*					
				City Staff	P&Z	CC	MDD	Public Works	Other
FUTURE LAND USE GOAL (continued)	**Objective 3:** Develop Downtown Aubrey's historic character and significance by enhancing the central gathering space, promoting new mixed-use development, and preserving its vital role as the heart of the community. (p. 61)	A. Plant trees within the parkway along roads within and near Downtown to establish a mature tree canopy, thereby contributing to the historical theme of the area.	5-10 Years	•		•			
		B. Preserve the Peanut Dryer by applying for the National Register of Historic Places designation or similar program.	3-5 Years	•		•			
		C. Work with the Aubrey Area Museum to encourage the preservation and redevelopment of key historical landmarks within Aubrey, such as the old train station, and ensure that new development within Downtown is designed to reflect an early 20th-century historical theme.	5-10 Years	•	•	•			Aubrey Area Museum
		D. Leverage the recommendations from the City's 2015 Downtown Master Plan to assess and implement enhancements, based on current context, to public gathering spaces and improve connectivity between key areas, such as Matthew's Park and Veterans Memorial Park.	3-5 Years	•		•	•	•	
	Objective 4: Preserve the integrity of Downtown and encourage complementary and compatible redevelopment and infill development, including new single family residences containing a farm/ranch theme, residential-to-office conversions, and "main street" retail with studio apartments. (p. 62)	A. Promote the preservation and adaptive reuse of existing buildings for small-scale, local, and independent businesses, while allowing for modest redevelopment and transitions to newer neighborhoods and commercial development.	Ongoing	•	•	•	•		
		B. Encourage redevelopment of properties adjacent to Downtown Aubrey, ensuring new buildings are designed at or close to the sidewalk to reinforce the character of the historic Main Street.	3-10 Years	•	•	•	•		
		C. Promote awareness of the benefits of adaptive reuse through workshops, forums, and public meetings.	1-5 Years	•			•		
		D. Extend the character of the existing historic block north of the Sherman/FM 428 intersection by encouraging new buildings with similar materials, building configurations (e.g., buildings close to the street with an arcade along the front), and scale as the existing historic block.	3-10 Years	•	•	•			
		E. Assess the feasibility of expanding the allowable uses for properties featuring older houses on large lots in close proximity to Downtown to include compatible options such as bed-and-breakfast inns, professional offices, and small-scale retail establishments like boutiques.	1-3 Years	•	•	•			

* P&Z - Planning & Zoning Commission | CC - City Council | MDD - Aubrey Municipal Development District

Goal	Objective	Strategy	Time-frame	Responsibility*					
				City Staff	P&Z	CC	MDD	Public Works	Other
FUTURE LAND USE GOAL (continued)	**Objective 5:** Explore the feasibility of prompting city limit expansion primarily through voluntary annexation agreements with property owners. (p. 62)	A. Engage with property owners, residents, businesses, and other stakeholders to understand their perspectives on annexation. i. Host public meetings, workshops, and surveys to gather input and address concerns about the annexation process and educate property owners on the benefits of annexation.	**1-3 Years**	●			●		Property Owners
		B. Create informational materials that clearly explain the benefits and process of voluntary annexation, including potential improvements in services, infrastructure, and property values.	**1-2 Years**	●			●		
	Objective 6: Preserve Aubrey's small-town charm by promoting rural mixed-use zoning that supports the city's agricultural heritage and encourages agritourism and diversified activities, such as event venues, bed and breakfasts, and equestrian uses. (p. 63)	A. Consider updating the Zoning Ordinance to allow agritourism activities in appropriate areas within the Rural Life future land use, while continuing to work with landowners and business owners to preserve contributing properties that allow for a combination of agricultural, residential, commercial, and recreational uses.	**Ongoing**	●	●	●			
		B. Ensure zoning regulations support the preservation of farmland, open spaces, rural landscape, and natural resources.	**1-3 Years**	●	●	●			
	Objective 7: Work with Aubrey and Denton Independent School Districts to coordinate future school facilities planning with land use projections in the Future Land Use Plan. (p. 64)	A. Initiate and establish a tradition for standing meetings with the school districts serving City of Aubrey residents to discuss school facilities planning and land use projections. i. Share relevant data between the school districts and the City, including population growth projections, residential development plans, and current and future school capacity needs.	**1-3 Years**	●		●			ISDs
		B. Work with community leaders to continue building connections to improve communication between the City and the school districts.	**Ongoing**	●		●			ISDs

* P&Z - Planning & Zoning Commission | CC - City Council | MDD - Aubrey Municipal Development District | ISDs - Independent School Districts

Goal	Objective	Strategy	Time-frame	Responsibility*					
				City Staff	P&Z	CC	MDD	Public Works	Other
TRANSPORTATION GOAL: Aubrey will develop a transportation network that meets basic needs for movement, access, safety, and reasonably rapid travel for people and goods, with quality open roadways that enhance compatibility with adjacent development.	**Objective 1:** Use concepts for Context Sensitive Design when improving existing streets and building new streets, interconnections, and sidewalks. (p. 78)	A. Integrate the concept of context-sensitive design into all transportation project design standards.	**Ongoing**	●		●		●	
		B. Adopt a Context Sensitive Solution (CSS) policy to incorporate into the Code of Ordinances and Street Design Standards.	**1-3 Years**	●		●		●	
	Objective 2: Fund and build improvements to existing streets as shown on the Master Thoroughfare Plan. (p. 79)	A. Continue to fund improvements through the City's Capital Improvements Program (CIP) and available grants and loans.	**1-3 Years**	●		●		●	
		B. Create a Pavement Management System which extends existing roadway life and manages the CIP for future roadway replacement.	**5-10 Years**	●		●		●	
		C. Continue to coordinate with the Texas Department of Transportation and Denton County to address long-range transportation needs.	**Ongoing**	●				●	TxDOT Denton Co. NCTCOG
	Objective 3: Require developers to dedicate right-of-way and construct collector and arterial streets as shown on the Master Thoroughfare Plan. (p. 79)		**1- 3 Years**	●		●		●	Devel-opers
	Objective 4: Make important interconnections of streets to activity centers. (p. 80)	A. Utilize shared access and cross-access easements to provide connectivity between adjacent nonresidential uses, limiting the number of driveways along major corridors and allowing for more continuous landscaping.	**Ongoing**	●	●	●			Devel-opers
		B. Ensure that new neighborhoods have at least two roadway access points and encourage roadway connections between neighborhoods to provide more direct and interconnected forms of vehicular and pedestrian travel.	**Ongoing**	●	●	●			Devel-opers
	Objective 5: Improve existing sidewalks and construct new sidewalks for pedestrian access and citizen health. (p. 80)	A. Fund and build sidewalks to help create an interconnected sidewalk system throughout the city.	**5-7 Years**	●		●		●	
		B. When designing new sidewalks along existing streets, recognize that right-of-way may not be sufficient for the ideal street cross-section. In these circumstances, provide the widest sidewalk possible for pedestrians.	**Ongoing**	●				●	
		C. Construct sidewalks and bike lanes around schools and establish designated routes to all neighborhood schools as part of the Safe Route to Schools Program.	**5-7 Years**	●		●		●	

* P&Z - Planning & Zoning Commission | CC - City Council | MDD - Aubrey Municipal Development District | TxDOT - Texas Department of Transportation | NCTCOG - North Central Texas Council of Governments

Goal	Objective	Strategy	Time-frame	Responsibility*					
				City Staff	P&Z	CC	MDD	Public Works	Other
TRANSPORTATION GOAL (continued)	**Objective 5:** (continued)	D. Adopt sidewalk width regulations, requiring specific widths for sidewalks based on the classification of streets and trails.	**1-3 Years**	●		●		●	
	Objective 6: Evaluate floodplain for the construction of trails. (p. 81)	A. Discourage and/or prevent construction of permanent structures in the floodplain to help protect property and environmental quality. If construction in existing floodplain is deemed necessary for any project, then measures should be taken to raise the land out of the floodplain and to amend the flood zone map.	**Ongoing**	●	●	●		●	
		B. Encourage the siting of trails based on natural topography of slope to ensure the lowest impact of the existing conditions by trail construction.	**Ongoing**	●	●	●		●	
		C. Look at opportunities to construct trails within floodplain areas which are grade separated from high-capacity roads.	**5-7 Years**	●		●		●	TxDOT Denton Co.
		D. Examine opportunities in new developments where natural connections can be made to trails through floodplain corridors connecting each neighborhood to another. Plan into the design of new neighborhoods trailhead connections to the full trail system.	**Ongoing**	●	●	●		●	Devel-opers
		E. Require developers to construct sidewalks on all new collector streets and new thoroughfares within new developments.	**Ongoing**	●		●		●	Devel-opers
	Objective 7: Encourage the use of rural design characteristics on new roadway construction projects, including the use of open fencing, traditional lighting features, wide setbacks, native plant materials, wildflowers, and increased tree coverage. (p. 82)	A. Select a few new roadway projects to set as pilot projects showcasing rural design characteristics. Use these projects to refine guidelines and demonstrate benefits.	**3-5 Years**	●		●		●	
	Objective 8: Evaluate the land use impact of the most efficient locations for grade separation of rail and the city road network. (p. 82)		**3-5 Years**	●				●	
	Objective 9: Ensure that Aubrey's thoroughfare network is coordinated with neighboring communities, resolving any conflicts and preparing for the potential new Outer Loop. (p. 82)	A. Initiate and establish a tradition for standing meetings with Denton County and surround municipalities to promote efficiency, information-sharing, teamwork, and the best result for regional infrastructure projects.	**1-3 Years**	●		●		●	Denton Co.

* P&Z - Planning & Zoning Commission | CC - City Council | MDD - Aubrey Municipal Development District | TxDOT - Texas Department of Transportation

Goal	Objective	Strategy	Time-frame	Responsibility*					
				City Staff	P&Z	CC	MDD	Public Works	Other
ECONOMIC DEVELOPMENT GOAL: Aubrey will have a strong and resilient economic base.	**Objective 1:** Attract sustainable and high-growth industries. (p. 95)	A. Use tax incentives, TIF districts, and fast-track permitting to attract businesses, and collaborate with regional economic boards to promote the city's industrial hubs.	**1-5 Years**	●		●	●		
		B. Implement industrial zoning policies and consider mixed-use zones to integrate the industrial hubs with surrounding areas.	**3-5 Years**	●	●	●			
		C. Encourage sustainable practices by offering incentives for energy-efficient design and renewable energy adoption.	**Ongoing**	●		●			
	Objective 2: Create and strengthen workforce training programs by collaborating with surrounding local instructions. (p. 95)	A. Collaborate with local institutions like UNT, TWU, and community colleges to create targeted training programs in logistics and manufacturing, equipping residents with industry-specific skills in areas such as supply chain management, automation, and production.	**1-3 Years**	●			●		A380 COC
		B. Develop certifications, apprenticeships, internships, and on-the-job training with local businesses to build a sustainable talent pipeline, while offering financial support through scholarships and employer tuition reimbursement to encourage participation.	**3-5 Years**	●			●		A380 COC
		C. Work with AISD and DISD to engage high school students with career pathways and dual enrollment options to build early awareness of logistics and manufacturing careers.	**1-3 Years**	●			●		ISDs
		D. Regularly update programs based on industry needs to ensure alignment with Aubrey's expanding industrial base and economic growth opportunities.	**Ongoing**	●			●		
	Objective 3: Enhance connectivity for industry. (p. 96)	A. Collaborate with TxDOT, NCTCOG, and regional partners to improve road corridors like US Highway 377 and expand freight rail infrastructure, enhancing Aubrey's accessibility for industrial operations.	**5-7 Years**	●		●		●	TxDOT NCTCOG Denton Co.
		B. Prioritize road widening, intersection upgrades, and direct highway access, along with improved rail access near industrial zones to streamline freight movement.	**3-5 Years**	●		●		●	TxDOT
		C. Seek funding from programs such as the EDA and TxDOT's Rural Transportation Improvement Program, and coordinate with neighboring cities to align regional planning.	**3-5 Years**	●		●		●	TxDOT Denton Co.

* P&Z - Planning & Zoning Commission | CC - City Council | MDD - Aubrey Municipal Development District | A380 COC - Aubrey 380 Area Chamber of Commerce | ISDs - Independent School Districts | TxDOT - Texas Department of Transportation | NCTCOG - North Central Texas Council of Governments

Goal	Objective	Strategy	Time-frame	Responsibility*					
				City Staff	P&Z	CC	MDD	Public Works	Other
ECONOMIC DEVELOPMENT GOAL (continued)	**Objective 4:** Develop retail-focused corridors and destination retail near event venues. (p. 96)	A. Expanding retail along US Highway 377 and in Downtown Aubrey can meet the essential needs of residents and increase convenience, encouraging residents to shop locally.	**1-5 Years**	•	•	•	•		
		B. Focus on attracting retail that aligns with community needs, including grocery stores, pharmacies, dining options, specialty shops, and essential services, while also addressing the decline of outdated stores and restaurants. To reduce the need for residents to travel to nearby cities, prioritize retail options that enhance convenience and meet daily needs. Attract potential tenants by offering incentives such as reduced permitting costs, tax incentives, and public infrastructure improvements to make Aubrey a more appealing location for retail development.	**1-5 Years**	•	•	•	•		
		C. Enhance Downtown Aubrey's appeal by continuing small streetscape improvements, including updating lighting, sidewalks, landscaping, and signage. These upgrades will create a more welcoming atmosphere, improve walkability, and attract more foot traffic,	**1-5 Years**	•	•	•	•	•	
		D. The attraction and retention of limited-service hotels would increase the availability of guests and employees to the community. Hotels bring the opportunity for Hotel Occupancy Taxes (HOT) which can be used for attracting tourism and conventions, promotion of the arts, historic restoration and preservation, sporting facilities, and tourist wayfinding activities.	**3-10 Years**	•	•	•	•		
		E. Develop mixed-use spaces within designated nodes to drive workforce retail demand and support sustainable retail growth. For example, destination retail should be clustered with civic and cultural uses to create a dynamic space that attracts a broad customer base and enhances foot traffic.	**3-10 Years**	•	•	•	•		

* P&Z - Planning & Zoning Commission | CC - City Council | MDD - Aubrey Municipal Development District

Goal	Objective	Strategy	Time-frame	Responsibility*					
				City Staff	P&Z	CC	MDD	Public Works	Other
ECONOMIC DEVELOPMENT GOAL (continued)	**Objective 5:** Foster local entrepreneurship. (p. 97)	A. Foster an entrepreneurial environment by supporting small business through retention and recruitment effort lead by the MDD.	**Ongoing**	●			●		A380 COC
		B. Support local business growth by establishing small business support programs, including grants, low-interest loans, and resources for marketing and business planning.	**Ongoing**	●		●	●		A380 COC
		C. Focus on businesses that align with the city's unique character, including boutique retail, artisanal shops, and family-owned dining options.	**1-3 Years**	●		●	●		
	Objective 6: Use financial tools to drive investment. (p. 97)	A. Explore the creation of a TIRZ to build financial capacity in key locations, such as Downtown, to support public investment.	**3-5 Years**	●		●			
		B. Identify potential funding sources for Capital Improvement Projects (CIP), such as TIRZ bonds, general obligation bonds, and Chapter 380 authority for public-private partnerships in Downtown.	**1-3 Years**	●		●			
		C. Explore catalytic projects that can create and/or expansion of infrastructure that aligns with targets and catalyst areas.	**3-5 Years**	●		●	●		
		D. Coordinate with City officials and businesses to maintain annual CIP program to ensure utilities are first-class and adequate for available business needs.	**Ongoing**	●		●			
		E. Continue to evaluate and update economic priorities, including policies for public-private partnerships to keep Aubrey competitive.	**Ongoing**	●		●	●		
		F. Update Aubrey's Targeted Improvement Grant Program as a performance-based structure that aligns investment and City revenue with grants.	**1-3 Years**	●		●	●		
	Objective 7: Attract essential services to support community needs. (p. 98)	A. Build partnerships with local hospitals, law firms, and financial institutions to develop tailored services for the Aubrey community. Encourage these institutions to open satellite offices or provide outreach services within Aubrey to increase access to essential resources.	**1-3 Years**	●		●	●		A380 COC
		B. Offer grants or resources for small or independent professionals (like small clinics or independent financial advisors) to set up in Aubrey. This can be particularly valuable for residents seeking more personalized or affordable services.	**1-3 Years**	●		●	●		

* P&Z - Planning & Zoning Commission | CC - City Council | MDD - Aubrey Municipal Development District | A380 COC - Aubrey 380 Area Chamber of Commerce

Goal	Objective	Strategy	Time-frame	Responsibility*					
				City Staff	P&Z	CC	MDD	Public Works	Other
ECONOMIC DEVELOPMENT GOAL (continued)	**Objective 8:** Establish business districts for identity and efficiency. (p. 98)	A. Designate specific areas, such along US Highway 377 or near major intersections, as business districts. These locations should be selected based on factors like accessibility, traffic flow, and proximity to residential areas.	**3-5 Years**	•		•	•		
		B. Ensure that business districts have a consistent and appealing design, such as uniform signage, landscaping, and streetscape improvements that align with Aubrey's overall aesthetic.	**3-5 Years**	•		•	•		
		C. Promote standards and ordinances to promote professional business environments in key areas.	**Ongoing**	•	•	•	•		
		D. Identify and secure location for future business parks.	**1-3 Years**	•		•	•		
		E. Invest in public infrastructure (e.g., sidewalks, lighting, roads, public transit) in business districts to create an attractive environment for potential businesses and increase the area's functionality.	**1-5 Years**	•		•	•	•	
		F. Promote business districts as hubs for startups and professionals by offering affordable office spaces, co-working environments, and networking opportunities. Encourage businesses in industries such as tech, creative services, or finance to establish offices in these areas.	**3-5 Years**	•		•	•		A380 COC

* P&Z - Planning & Zoning Commission | CC - City Council | MDD - Aubrey Municipal Development District | A380 COC - Aubrey 380 Area Chamber of Commerce

Goal	Objective	Strategy	Time-frame	Responsibility*					
				City Staff	P&Z	CC	MDD	Public Works	Other
HOUSING GOAL: There will be diverse, quality housing throughout Aubrey that meets the needs of residents across all stages of life, considering factors such as age and income. Ensure all housing types maintain high standards of safety and quality for all residents.	**Objective 1:** Promote development of housing types: single family detached units, attached units, townhouses, and apartments where appropriate. (p. 108)	A. Support the development of new areas for attached housing, townhouses, and mixed-use housing where there is access to existing or planned utility services, transportation capacity, jobs, and retail.	**1-3 Years**	•	•	•			
		B. To the extent possible, examine the inclusion of mixing of housing types within a larger neighborhood or subdivision to support a variety of age groups, family sizes, and income levels.	**1-3 Years**	•	•	•			
		C. Encourage the development of quality housing in Aubrey that meets diverse needs, considering age and income data for all life stages including: i. Promote various housing types and affordability for families, single parents, young adults, professionals, empty-nesters, retirees, and the elderly. ii. Support an adequate supply of workforce housing for service industry workers and enhance neighborhood desirability, value, and reinvestment.	**1-3 Years**	•	•	•			
	Objective 2: Maintain and improve the existing housing stock. (p. 108)	A. Expand programs to maintain the existing housing stock such as those offered by Habitat for Humanity and other organizations and agencies.	**1-3 Years**	•		•			
		B. Use the development review process to evaluate private projects and their contributions to urban design.	**Ongoing**	•	•	•			
		C. Align zoning and future land use allocation to ensure housing is located where it can be served by infrastructure without creating a burden on city services.	**Ongoing**	•	•	•			
	Objective 3: Develop greater opportunities for senior housing and age-restricted housing. (p. 109)	A. Develop zoning land use categories and design standards for age-restricted and assisted living development within medium- and high-density zoning districts.	**1-3 Years**	•	•	•			
		B. Support the nonprofit community in creating housing opportunities for seniors and people with disabilities.	**1-3 Years**	•	•	•			
		C. Negotiate with developers through development agreements and the creation of planned developments to provide opportunities to include various housing options.	**Ongoing**	•	•	•			Deve-lopers

* P&Z - Planning & Zoning Commission | CC - City Council | MDD - Aubrey Municipal Development District

Goal	Objective	Strategy	Time-frame	Responsibility*					
				City Staff	P&Z	CC	MDD	Public Works	Other
HOUSING GOAL (continued)	**Objective 4:** Encourage the formation of homeowners associations (HOAs) with all new developments to maintain common property, provide a sense of identity, and encourage long-term private property maintenance. (p. 109)	A. Implement a system to monitor the formation and effectiveness of homeowners associations in new developments and adjust guidelines based on feedback and outcomes as needed.	**1-3 Years**	•		•			
		B. Develop handouts and guides to inform developers and prospective homeowners regarding best practices for homeowners association requirements and benefits.	**1-3 Years**	•					
	Objective 5: Encourage developers to arrange lots to maximize residential access to open space when natural areas are present. (p. 110)	A. Investigate the feasibility of implementing incentives or bonuses for developers who incorporate natural areas into their lot designs. This could include increased density allowances or reduced setback requirements.	**1-3 Years**	•		•			Deve-lopers
		B. Encourage cluster development, where homes are grouped together to preserve larger swathes of natural areas as communal open spaces. This approach can maximize access to these spaces for all residents.	**Ongoing**	•	•	•			Deve-lopers
		C. Work with developers to establish easements or access points that connect residential areas to natural open spaces. This can ensure that pathways are maintained and easily accessible.	**Ongoing**	•	•	•			Deve-lopers
	Objective 6: Concentrate growth in strategic areas. (p. 110)	A. Regularly assess the capacity and condition of existing infrastructure near commercial corridors to ensure it can support new residential developments, avoiding overburdening existing systems.	**Ongoing**	•		•	•	•	
	Objective 7: Encourage mixed-use and walkable residential projects. (p. 110)		**1-5 Years**	•	•	•			

* P&Z - Planning & Zoning Commission | CC - City Council | MDD - Aubrey Municipal Development District

Goal	Objective	Strategy	Time-frame	Responsibility*					
				City Staff	P&Z	CC	MDD	Public Works	Other
PARKS, RECREATION, AND OPEN SPACE GOAL Aubrey will have excellent parks and recreational areas and preserve important natural resources.	**Objective 1:** Assess the community needs and desires for improvement of existing passive and active parks in a tiered park system located throughout the community as shown in the City of Aubrey Parks Master Plan. (p. 120)	A. Implement improvements to existing parks and recreation facilities.	**Ongoing**	●		●			P&RB
		B. Evaluate opportunities and implement park improvements attracting businesses, workforce, and tourism.	**Ongoing**	●		●			
		C. Create an opportunity through federal and state funding, development agreements, and zoning for the acquisition of land for new parks and facilities.	**1-5 Years**	●		●			
	Objective 2: Protect the floodplain for property preservation, water and environmental quality, and the inclusion of a trail system. (p. 120)	A. Discourage and/or prevent the construction of permanent structures in the floodplain or reduce the size of the natural floodplain by engineering and construction to help protect lives and property.	**Ongoing**	●	●	●		●	
		B. If construction in existing floodplain is deemed necessary for any project, then measures should be taken to raise the land out of the floodplain and to amend the flood zone map.	**Ongoing**	●				●	Deve-lopers
		C. Encourage planting of trees and shrubs in the floodplain (but not in floodway) to help improve water quality.	**Ongoing**	●	●	●		●	
	Objective 3: Prioritize the development of an Aubrey Indoor Recreation Center and senior spaces by conducting a feasibility study to determine optimal size and programming, including an analysis of operational costs and potential revenue. (p. 121)	A. Conduct a feasibility assessment that looks at the economic context and impact of an indoor recreation center and senior spaces.	**1-3 Years**	●		●			P&RB
		B. Form a steering committee comprising of stakeholders, community leaders, and experts to guide the feasibility study and decision-making process.	**1-3 Years**	●		●			
		C. Seek community feedback through various public engagement tactics, such as a community survey, to gather input on desired recreational activities and senior services. Feedback should include preferred types of programs, facility features, and scheduling preferences.	**1-3 Years**	●		●			
		D. Identify potential locations that are easily accessible to a diverse range of residents and allow for the construction or expansion of recreation spaces in a phased approach based on population size and the Parks Master Plan recommendation of approximately 1.25 square feet of indoor recreation space per capita.	**1-3 Years**	●		●			P&RB
		E. Investigate potential funding sources including municipal bonds, state and federal grants, private donations, and corporate sponsorships.	**1-3 Years**	●		●			P&RB

* P&Z - Planning & Zoning Commission | CC - City Council | MDD - Aubrey Municipal Development District | P&RB - Aubrey Parks & Recreation Board

Goal	Objective	Strategy	Time-frame	Responsibility*					
				City Staff	P&Z	CC	MDD	Public Works	Other
PARKS, RECREATION, AND OPEN SPACE GOAL (continued)	**Objective 4:** Increase connectivity in the City of Aubrey by implementing the ARCHES system, utilizing tributaries and natural floodplains to create a comprehensive trail network, as recommended by the Parks, Recreation, and Open Space Master Plan. (p. 121)	A. Examine opportunities in new developments where natural connections can be made to trails through floodplain corridors connecting each neighborhood to another. Plan into the design of new neighborhoods trailhead connections to the citywide trail system.	**Ongoing**	●	●	●			
		B. Continue to connect various portions of the community, including neighborhoods, Downtown, public facilities, and parks, with a system of multiuse trails for pedestrian, equestrian, and bicyclist access that provides interconnectivity and creates a system of non-motorized linkages within the community.	**Ongoing**	●		●		●	P&RB
		C. Acquire 40 miles of trail land, as noted in Parks Master Plan, and where possible, plan the trail system along greenbelts, under bridges and culverts, and along easements.	**5- 10 Year**	●		●			P&RB
		D. Encourage the siting of trails based on natural topography of slope to ensure the lowest impact of the existing conditions by trail construction.	**Ongoing**	●	●	●		●	
		E. Establish multiple entrance points throughout the trail system to make it easy to access throughout the city.	**Ongoing**	●		●		●	P&RB
		F. Look at opportunities to construct trails within floodplain areas that are grade-separated from high-capacity roads.	**3-5 Years**	●		●			P&RB
		G. Consider implementing trail-oriented development throughout the system that offers unique experiences, such as shops and restaurants, and access to amenities like parking and restrooms.	**5-10 Years**	●	●	●	●		
	Objective 5: Influence new development in providing public spaces in addition to private amenity centers. (p. 122)	A. Adopt a Parkland Dedication Ordinance to incorporate modern-day best practices for dedication and development fees that reflect target levels of service.	**1-3 Years**	●	●	●			P&RB
		B. Develop additional parks in each quadrant of Aubrey to increase publicly-owned parkland and balance the distribution of recreational facilities, ensuring that every resident within the Aubrey ETJ has access to a park within 0.5 mile (10-minute walk), as noted with Parks Master Plan.	**3-10 Years**	●		●			P&RB

* P&Z - Planning & Zoning Commission | CC - City Council | MDD - Aubrey Municipal Development District

Goal	Objective	Strategy	Time-frame	Responsibility*					
				City Staff	P&Z	CC	MDD	Public Works	Other
PARKS, RECREATION, AND OPEN SPACE GOAL (continued)	**Objective 6:** Evaluate the expansion of the parks and recreation department by focusing on key factors such as programming and resources to meet the evolving needs of the growing city. (p. 124)	A. By 2028, evaluate the potential need for a Parks & Recreation Director or Superintendent.	**1-5 Years**	●		●			
		B. Continue to expand and host community-wide seasonal events that rotate between the city's parks and recreational facilities.	**Ongoing**	●					
		C. Organize annual or quarterly meetings with the homeowners associations that manage parks and recreational amenities within the city limits or ETJ to ensure alignment and collaboration on community needs and facility upkeep.	**Ongoing**	●					
	Objective 7: Develop the minimum necessary community athletics infrastructure in Aubrey to meet residential demand and effectively manage and schedule resources. (p. 125)	A. Assess the current demand for organized sports fields by working with local sports organizations, schools, and community groups. Identify the types of high-demand sports and the specific requirements for each.	**1-3 Years**	●					P&RB
		B. Partner with Aubrey ISD, Denton ISD, sports organizations, and community leaders to collaborate on land acquisition, funding, and ongoing maintenance efforts.	**1-5 Years**	●		●			ISDs P&RB
		C. Consider implementing multiuse fields that can accommodate various sports.	**3-5 Years**	●		●			P&RB
		D. Develop and enforce quality standards for sports field construction and maintenance to ensure longevity and safety.	**Ongoing**	●				●	P&RB

* P&Z - Planning & Zoning Commission | CC - City Council | MDD - Aubrey Municipal Development District | P&RB - Aubrey Parks & Recreation Board | ISDs - Independent School Districts

Goal	Objective	Strategy	Time-frame	Responsibility*					
				City Staff	P&Z	CC	MDD	Public Works	Other
UTILITIES, INFRASTRUCTURE, AND CITY SERVICES GOAL Aubrey will have high quality infrastructure and service provision to support residents, businesses, and institutions in the city.	**Objective 1:** Through Capital Improvement Project (CIP) planning, provide sufficient quantity and quality of water for the existing community and to promote new development and growth. (p. 133)	A. Examine all long-range agreements, such as those with the Upper Trinity Regional Water District, for water procurement to ensure the quantity is scalable to meet future demand from new development growth.	**1-3 Years**	●		●		●	
		B. Utilize capital improvement programming to indicate appropriate new water system construction for the promotion of new growth and land development.	**3-5 Years**	●		●		●	
		C. Maintain active participation in the development process of properties within and adjacent to Aubrey's water CCN boundaries to anticipate new growth and negotiate development agreements, potential system tie-ins, and the construction of new mains.	**Ongoing**	●		●	●	●	
	Objective 2: Through Capital Improvement Project (CIP) planning, provide wastewater collection and treatment to meet all state and federal standards. (p. 133)	A. Utilize capital improvement programming to indicate appropriate new wastewater system construction for the promotion of new growth and land development.	**1-3 Year**	●		●		●	
		B. Maintain active participation in the development process of properties within and adjacent to the city's wastewater CCN boundaries to anticipate new growth and negotiate development agreements, potential system tie-ins, and the construction of new mains.	**Ongoing**	●		●	●	●	
	Objective 3: Provide for stormwater management that prevents flooding and siltation of creeks and streams and meets all state and federal regulations. (p. 134)	A. Actively implement and update the Aubrey Stormwater Management Plan.	**Ongoing**	●		●		●	
		B. Revise the Code of Ordinances to include Green Infrastructure and Low-Impact Design (LID) elements in street design, which would improve stormwater management and preserve natural resources.	**3-5 Years**	●	●	●			
	Objective 4: Continue to provide solid waste disposal services in the city. (p. 135)	A. Monitor the community's needs for solid waste disposal options and act in a timely fashion to meet these needs.	**Ongoing**	●		●		●	
		B. Promote mulching and composting of green wastes, such as leaves, tree limbs, grass clippings, brush, etc., as part of the recycling and waste minimization efforts.	**1-3 Years**	●		●		●	

* P&Z - Planning & Zoning Commission | CC - City Council | MDD - Aubrey Municipal Development District

Goal	Objective	Strategy	Time-frame	Responsibility*					
				City Staff	P&Z	CC	MDD	Public Works	Other
UTILITIES, INFRASTRUCTURE, AND CITY SERVICES GOAL (continued)	**Objective 5:** Continue to provide innovative, accredited police services and programs to create a safe environment for all citizens in Aubrey, Providence Village, and surrounding subdivisions. (p. 135)	A. Develop and maximize the use of human capital through effective management and training. These resources include agency professionals, other governmental agencies, the private sector, and the citizens of Aubrey and the surrounding area.	**Ongoing**	●					APD
		B. Evaluate the need for additional personnel and implement procedures to select only the most qualified personnel.	**Ongoing**	●		●			APD
		C. Update and advance technology to meet increasing challenges and legal requirements.	**1-3 Years**	●					APD
		D. Monitor pay for police officers and adjust as needed to attract well-qualified personnel.	**Ongoing**	●		●			APD
	Objective 6: Continue to provide professional Fire Department services. (p. 135)	A. Maintain adequate fire protection facilities, equipment, and water pressure to respond to and fight a fire in any part of the community promptly and efficiently.	**Ongoing**	●		●			AFD
		B. Monitor the need for additional personnel, equipment, and facilities to provide timely responses in all areas as the community increases in land area and population.	**Ongoing**	●		●			AFD
		C. Continue to upgrade the emergency medical services to provide the highest level of service possible to the residents of Aubrey and the surrounding area.	**1-3 Years**	●					AFD
		D. Focus on educating the public in areas of fire prevention and accident prevention.	**Ongoing**	●					AFD
	Objective 7: Explore ways to provide additional library services to residents. (p. 136)	A. Consider expanding library programs and facilities as the community continues to grow.	**1-3 Years**	●		●			
		B. Continue to explore growing the library's online resources and digital material.	**1-3 Years**	●					

* P&Z - Planning & Zoning Commission | CC - City Council | MDD - Aubrey Municipal Development District | APD - Aubrey Police Department | AFD - Aubrey Fire Department

Goal	Objective	Strategy	Time-frame	Responsibility*					
				City Staff	P&Z	CC	MDD	Public Works	Other
UTILITIES, INFRASTRUCTURE, AND CITY SERVICES GOAL (continued)	**Objective 8:** Explore ways to provide the community with additional broadband fiber optic services. (p. 136)	A. Identify areas that lack broadband fiber and pursue partnerships with developers and service providers to make needed upgrades to increase capacity.	**1-3 Years**	●					
		B. Coordinate among City departments to obtain the necessary regulatory documentation to construct new fiber or broadband infrastructure, including franchises for fiber/ broadband providers, fiber optic right-of-way agreements, and land lease agreements.	**3-5 Years**	●					
		C. To encourage new fiber network investments, Aubrey should maximize new internet infrastructure by encouraging multiple fiber or broadband internet operators to be located on new infrastructure. The City should investigate what assets it may maintain that could increase the location of fiber deployment.	**3-5 Years**	●					
	Objective 9: Study the impact of creating a more centralized City Hall Complex adjacent to the US Highway 377 corridor. (p. 137)	A. Evaluate the potential site adjacent to US Highway 377 based on factors such as land availability, infrastructure needs, and alignment with existing city plans and budgets.	**1-3 Years**	●					
		B. Evaluate the potential economic benefits of relocating City Hall, including the increase in commercial and retail space and the boost in local business activity within Downtown Aubrey.	**1-3 Years**	●			●		
	Objective 10: Practice good stewardship of all City-owned properties, to include redevelopment. (p. 137)	A. Assure that City-owned property is adequately maintained and landscaped.	**Ongoing**	●				●	
		B. Dispose of public property which has no foreseeable use or which other types of development could better utilize.	**Ongoing**	●		●		●	

* P&Z - Planning & Zoning Commission | CC - City Council | MDD - Aubrey Municipal Development District

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Appendix A
FISCAL IMPACT SUMMARY

AUBREY COMPREHENISVE PLAN
FISCAL IMPACT SUMMARY

As part of the comprehensive planning process, Catalyst Commercial estimated the fiscal impact to the City of Aubrey of the latest version of the future land use plan.

Summary:
The proposed future land use plan creates an estimated $95.4M in additional property tax on improvements and $97.1M in sales tax to the City of Aubrey over a 20-year planning period. In addition, the current future land use plan is estimated to create (during the planning period) over 1,300 new jobs and increase population by over 6,000 new residents that can contribute to the local economy.

The analysis area includes 532.7 acres of developable land within the city limits of Aubrey. For each place type, Catalyst Commercial used the following assumptions for land uses. Land designated as Floodplain, Parks/Open Space, or Public/Semi-Public place types were not included in this analysis and additional open space was assumed make up 5% of each place type.

Table 1. Place Type Program Breakdown

Place Type	Total Area (Ac)	Improvement Value Per Ac	Improvement Value	Residential	Retail	Office	Industrial
Residential (Low Density)	49.8	$917,735	$45,725,000	95%	0%	0%	0%
Residential (Medium Density)	322.1	$2,208,537	$711,450,000	95%	0%	0%	0%
Residential (High Density)	23.2	$3,685,751	$85,637,500	95%	0%	0%	0%
Downtown Aubrey	24.2	$2,908,255	$70,316,100	35%	50%	10%	0%
Community Mixed Use	6.2	$3,208,370	$19,836,400	35%	55%	5%	0%
Agritourism / Agriculture	14.6	$413,820	$6,052,200	0%	95%	0%	0%
Commercial	51.9	$2,069,099	$107,348,600	0%	85%	10%	0%
Regional Commercial (Outer Loop)	39.8	$1,655,277	$65,856,600	0%	85%	10%	0%
Light Industrial	0.9	$2,400,128	$2,078,285	0%	0%	0%	95%
Total	**532.7**						

Density:
To estimate density, Catalyst Commercial used the following residential densities (units/ac) and commercial floor area ratios (FAR) to estimate land coverage for each place type.

Table 2. Density by Place Type

Place Type	Residential Units/Ac	Retail FAR	Office FAR	Industrial FAR
Residential (Low Density)	2.50	-	-	-
Residential (Medium Density)	6.00	-	-	-
Residential (High Density)	10.00	-	-	-
Downtown Aubrey	6.00	0.40	0.40	-
Community Mixed Use	10.00	0.35	0.35	-
Agritourism / Agriculture	-	0.05	-	-
Commercial	-	0.25	0.25	-
Regional Commercial (Outer Loop)	-	0.20	0.20	-
Light Industrial	-	-	-	0.40

Program:
Based upon the above assumptions, the following represents the total additional program for each place type. This represents the net new residential units and commercial building space from today to buildout (beyond the 20-year planning period) based on zoning and future land use assumptions.

Table 3. Additional Program by Place Type at Buildout

Place Type	Residential Units	Retail SF	Office SF	Industrial SF
Residential (Low Density)	118	0	0	0
Residential (Medium Density)	1,836	0	0	0
Residential (High Density)	221	0	0	0
Downtown Aubrey	51	210,640	42,128	0
Community Mixed Use	22	51,844	4,713	0
Agritourism / Agriculture	0	30,261	0	0
Commercial	0	480,244	56,499	0
Regional Commercial (Outer Loop)	0	294,622	34,661	0
Light Industrial	0	0	0	14,333
Total	**2,248 units**	**1,067,611 sf**	**138,001 sf**	**14,333 sf**

Absorption:
To estimate fiscal impact, Catalyst Commercial used annual market demand or historical absorption to estimate the future absorption through a 20-year planning period.

Annual Absorption Estimates:

Annual Residential Absorption:	1,274 units
Annual Retail Absorption:	100,000 SF
Annual Office Absorption:	5,600 SF
Annual Industrial Absorption:	16,144 SF

Note: Projected absorption is based upon historical absorption and demographics and actual absorption is subject to the regulatory environment, business conditions, market factors, and other external influences.

Program by Year:
Based upon the proposed place types and above assumptions, Catalyst Commercial estimated the buildout timeline of each product type for City of Aubrey over the next 20 years.

Table 4. Cumulative Additional Program by Year

Year	Residential (units)	Retail (SF)	Office (SF)	Industrial (SF)
Year 1	1,274 units	100,000 sf	5,600 sf	14,333 sf
Year 2	2,248 units	200,000 sf	11,200 sf	14,333 sf
Year 3	2,248 units	300,000 sf	16,800 sf	14,333 sf
Year 4	2,248 units	400,000 sf	22,400 sf	14,333 sf
Year 5	2,248 units	500,000 sf	28,000 sf	14,333 sf
Year 6	2,248 units	600,000 sf	33,600 sf	14,333 sf
Year 7	2,248 units	700,000 sf	39,200 sf	14,333 sf
Year 8	2,248 units	800,000 sf	44,800 sf	14,333 sf
Year 9	2,248 units	900,000 sf	50,400 sf	14,333 sf
Year 10	2,248 units	1,000,000 sf	56,000 sf	14,333 sf
Year 11	2,248 units	1,067,611 sf	61,600 sf	14,333 sf
Year 12	2,248 units	1,067,611 sf	67,200 sf	14,333 sf
Year 13	2,248 units	1,067,611 sf	72,800 sf	14,333 sf
Year 14	2,248 units	1,067,611 sf	78,400 sf	14,333 sf
Year 15	2,248 units	1,067,611 sf	84,000 sf	14,333 sf
Year 16	2,248 units	1,067,611 sf	89,600 sf	14,333 sf
Year 17	2,248 units	1,067,611 sf	95,200 sf	14,333 sf
Year 18	2,248 units	1,067,611 sf	100,800 sf	14,333 sf

Year	Residential (units)	Retail (SF)	Office (SF)	Industrial (SF)
Year 19	2,248 units	1,067,611 sf	106,400 sf	14,333 sf
Year 20	2,248 units	1,067,611 sf	112,000 sf	14,333 sf

Assumptions:

To calculate fiscal impact, Catalyst used the following assumptions:

Sales per SF	$300.00
Sales Tax Rate	2.0%
City Tax Rate	0.464000
Residential Unit Size	2,500 SF
Resident Population	12,870
Daytime Worker Population	2,915
Total Population	15,785
Cost of Service Per Capita	$253.83

To calculate values, Catalyst Commercial used the following value per square foot assumptions:

Residential	$155
Retail	$200
Office	$200
Industrial	$145

To calculate the number of additional jobs and population, Catalyst Commercial used the following assumptions:

Jobs	Est. SF/Job
Retail	980
Industrial	450
Office	600
Population	
People per residential unit	2.67

Fiscal Benefits:

New development will not only bring additional revenue but also will bring additional costs in city administrative overhead. To estimate the Cost of Service Per Capita, Catalyst Commercial used the FY 2024 city budget and divided the general fund O&M budget across the current resident and daytime worker population within the city to estimate the added cost of service to the city for each new person added to the Aubrey economy. Based upon the above values, tax rates, and cost of service assumptions, Catalyst Commercial calculated the estimated improvement value per acre, property tax per acre, and sales tax per acre of each place type. Subtracting the cost of service from the revenues shows the annual net fiscal impact of each place type at buildout to the City of Aubrey. As stated previously, this analysis only calculates fiscal impacts to the City of Aubrey, excluding exemptions. It does not calculate fiscal impacts to other taxing entities such as Denton County, the school districts, or any special taxing entities.

Table 5. Aubrey Future Land Use Plan Net Fiscal Benefits

	Cumulative Net New Taxable Property Value	Annual Net New Property Tax	Annual Net New Sales Tax	Cumulative Job Increase	Cumulative Population Increase	Annual Net New Cost of Service	Annual Net Fiscal Impact
Year 1	$516,873,285	$2,398,292	$600,000	143	3,402	$899,772	$2,098,520
Year 2	$915,418,285	$4,247,541	$1,200,000	255	6,002	$1,588,143	$3,859,398
Year 3	$936,538,285	$4,345,538	$1,800,000	366	6,002	$1,616,413	$4,529,124
Year 4	$957,658,285	$4,443,534	$2,400,000	477	6,002	$1,644,683	$5,198,851
Year 5	$978,778,285	$4,541,531	$3,000,000	589	6,002	$1,672,953	$5,868,578
Year 6	$999,898,285	$4,639,528	$3,600,000	700	6,002	$1,701,223	$6,538,305
Year 7	$1,021,018,285	$4,737,525	$4,200,000	811	6,002	$1,729,493	$7,208,032
Year 8	$1,042,138,285	$4,835,522	$4,800,000	923	6,002	$1,757,763	$7,877,759
Year 9	$1,063,258,285	$4,933,518	$5,400,000	1,034	6,002	$1,786,033	$8,547,486
Year 10	$1,084,378,285	$5,031,515	$6,000,000	1,146	6,002	$1,814,303	$9,217,213
Year 11	$1,099,020,485	$5,099,455	$6,405,666	1,224	6,002	$1,834,184	$9,670,938
Year 12	$1,100,140,485	$5,104,652	$6,405,666	1,233	6,002	$1,836,553	$9,673,765
Year 13	$1,101,260,485	$5,109,849	$6,405,666	1,243	6,002	$1,838,922	$9,676,593
Year 14	$1,102,380,485	$5,115,045	$6,405,666	1,252	6,002	$1,841,291	$9,679,421
Year 15	$1,103,500,485	$5,120,242	$6,405,666	1,261	6,002	$1,843,660	$9,682,248
Year 16	$1,104,620,485	$5,125,439	$6,405,666	1,271	6,002	$1,846,029	$9,685,076
Year 17	$1,105,740,485	$5,130,636	$6,405,666	1,280	6,002	$1,848,398	$9,687,904
Year 18	$1,106,860,485	$5,135,833	$6,405,666	1,289	6,002	$1,850,767	$9,690,732
Year 19	$1,107,980,485	$5,141,029	$6,405,666	1,299	6,002	$1,853,136	$9,693,559
Year 20	$1,109,100,485	$5,146,226	$6,405,666	1,308	6,002	$1,855,505	$9,696,387
		$95,382,451	**$97,056,660**			**$34,659,222**	**$157,779,889**

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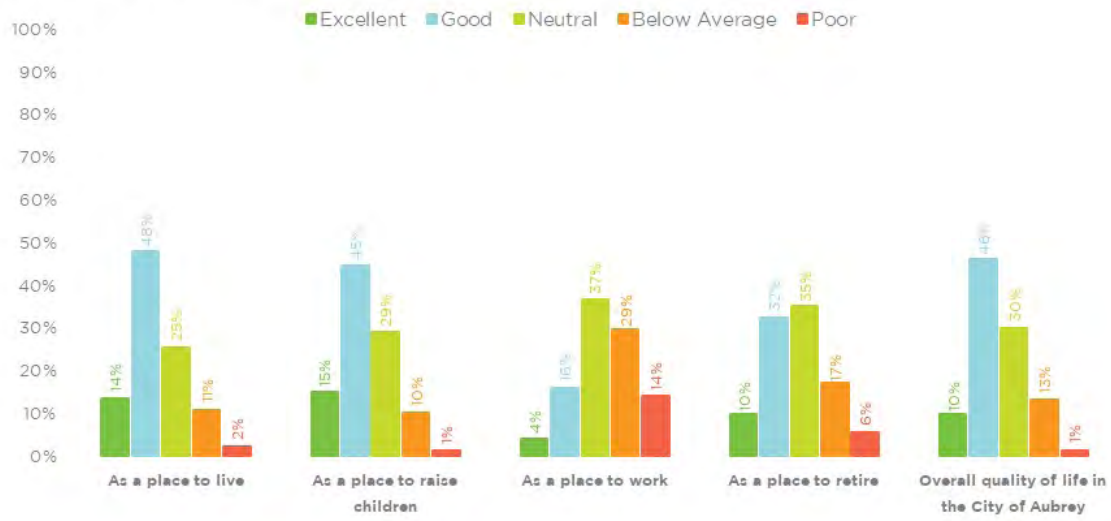
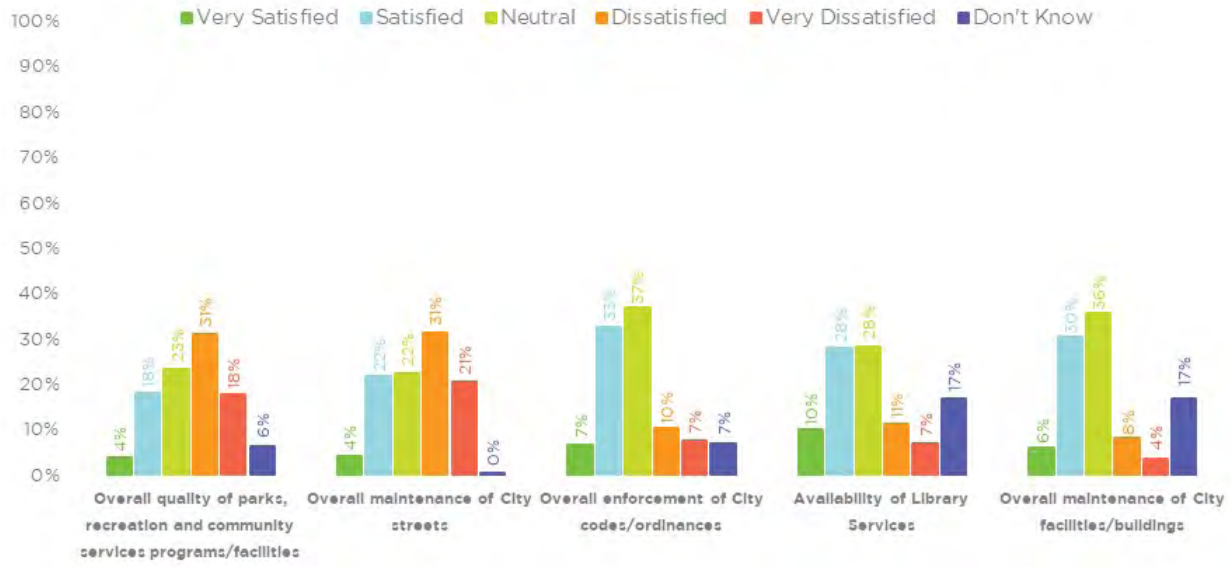
Appendix B
COMMUNITY SURVEY RESULTS

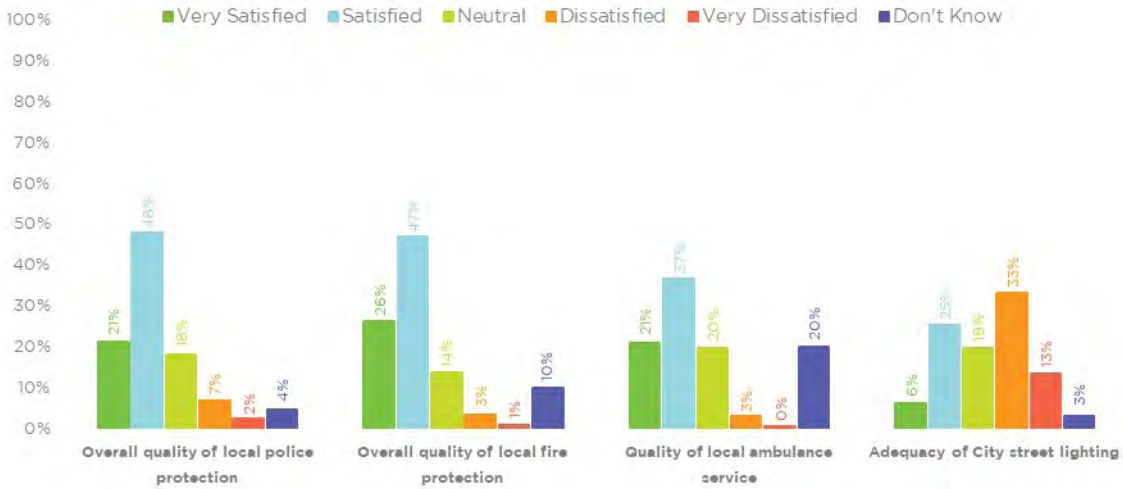
Q1: Quality of Life in the City of Aubrey. Please rate the City of Aubrey:



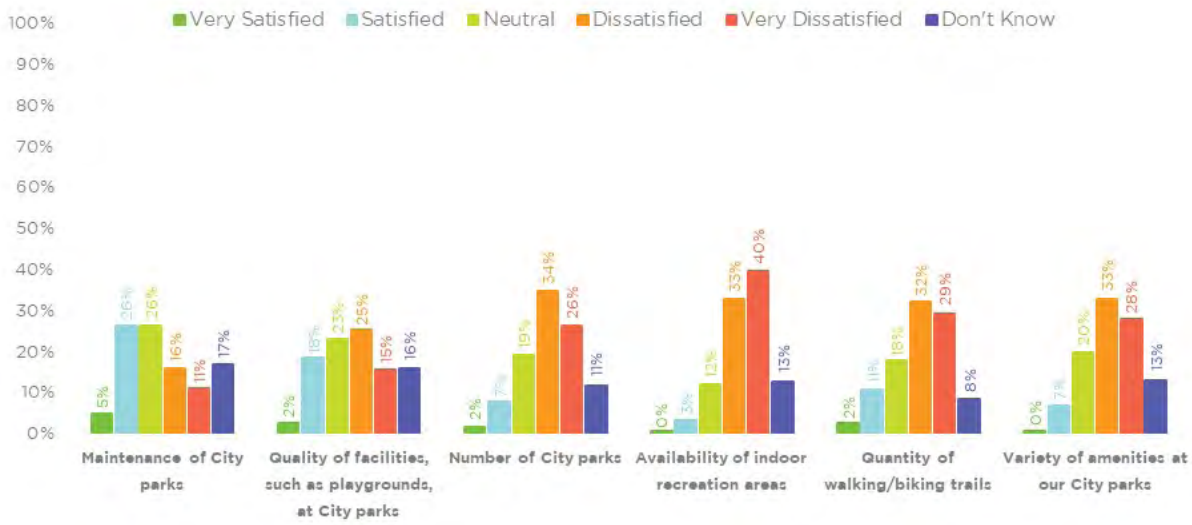
Q2: Overall Satisfaction with Major City Services. Please rate your satisfaction with the following:



Q3: Public Safety Services. Please rate your satisfaction with the following:



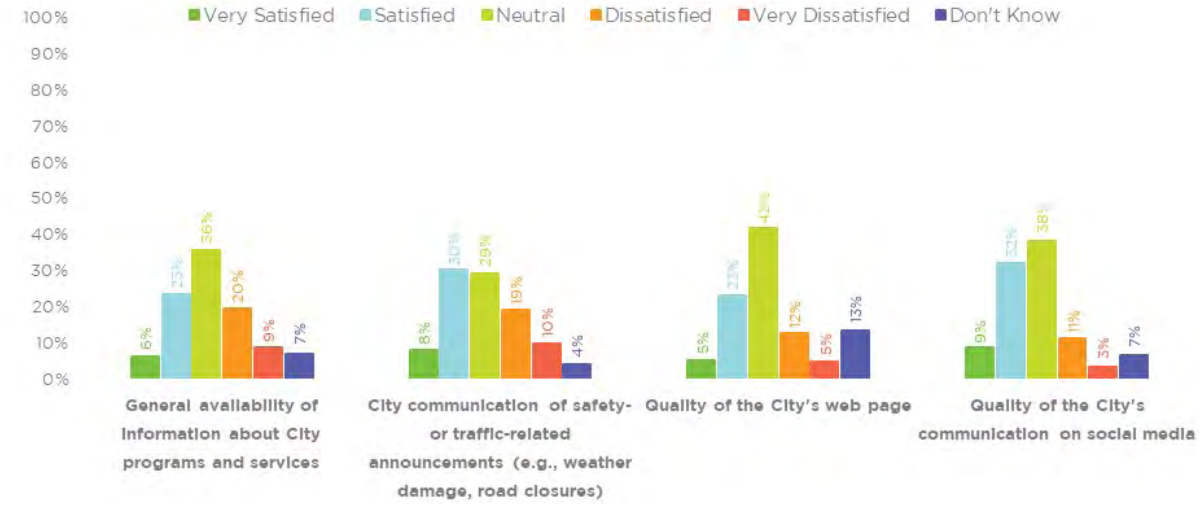
Q4: Parks & Recreation Services.
Please rate your satisfaction with the following:



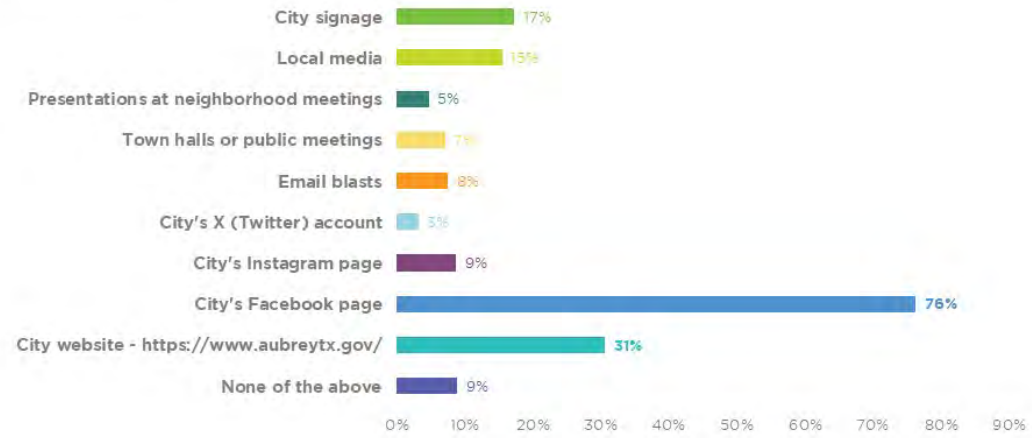
Q5: Which THREE parks and recreation services from the previous question do you think are MOST IMPORTANT for the City to provide?

Please only check three choices.

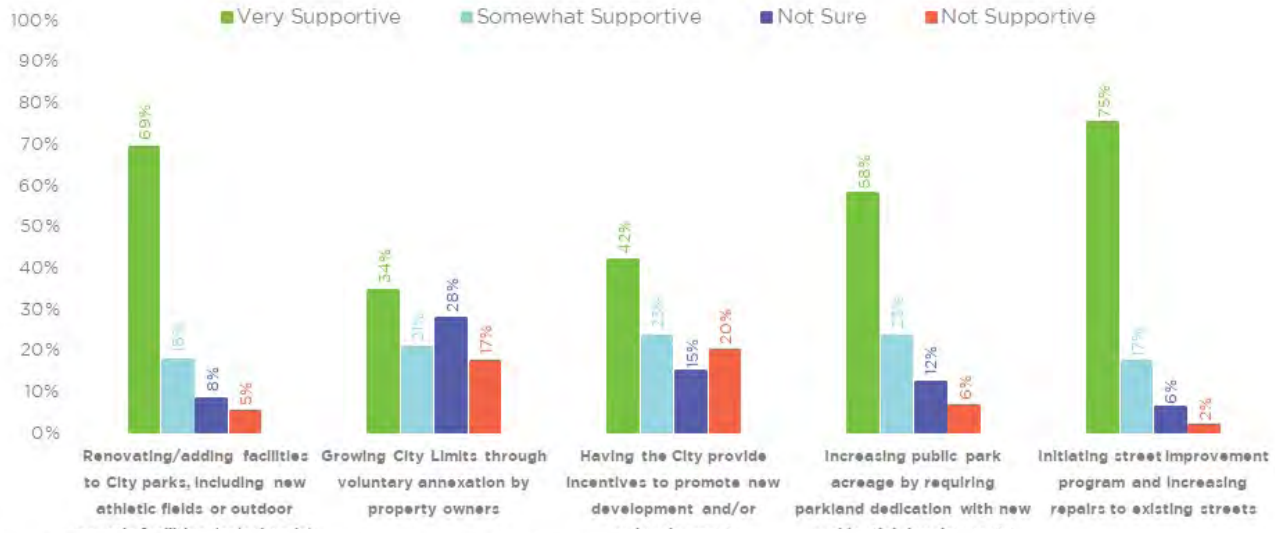
Q6: City Communication.
Please rate your satisfaction with the following:



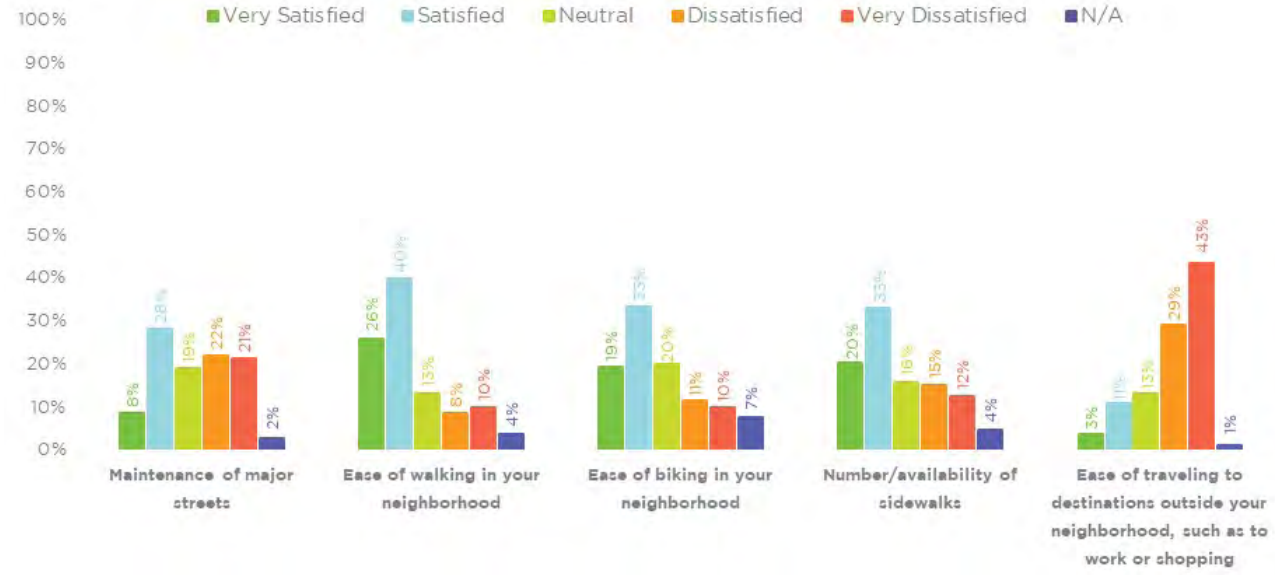
Q7: From which of the following sources do you receive news and information about the City?
Check all that apply.



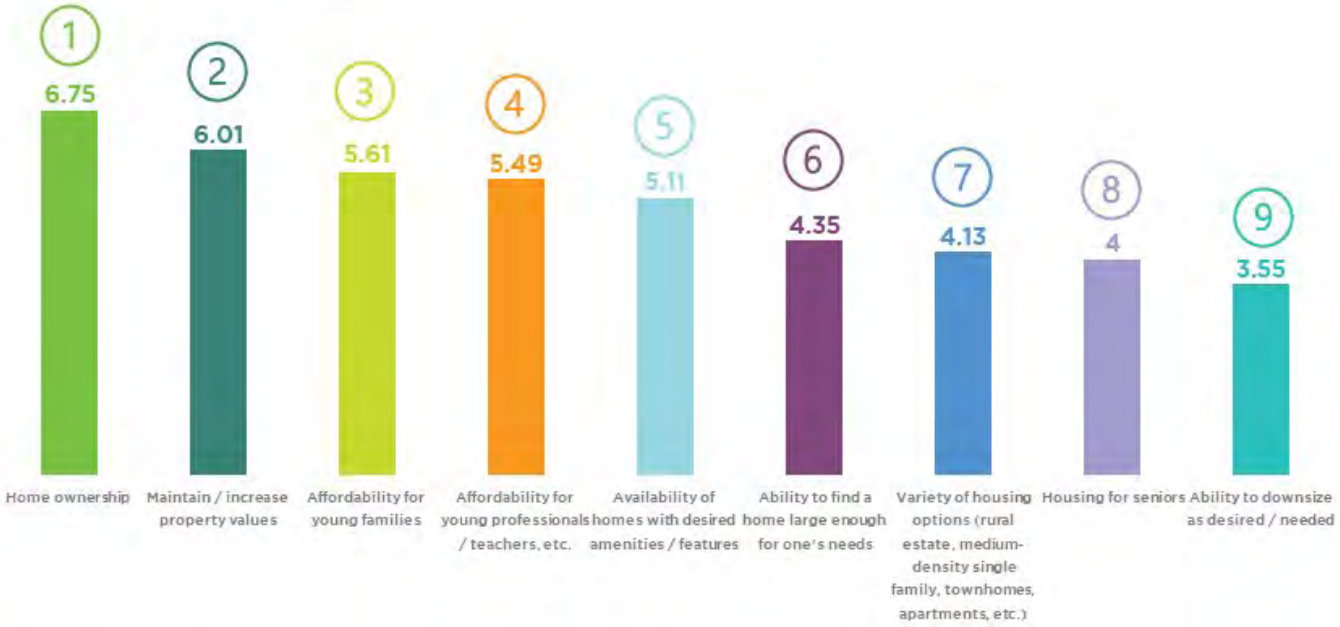
Q8: Support for Various Initiatives.
Please indicate how supportive you would be of the following:



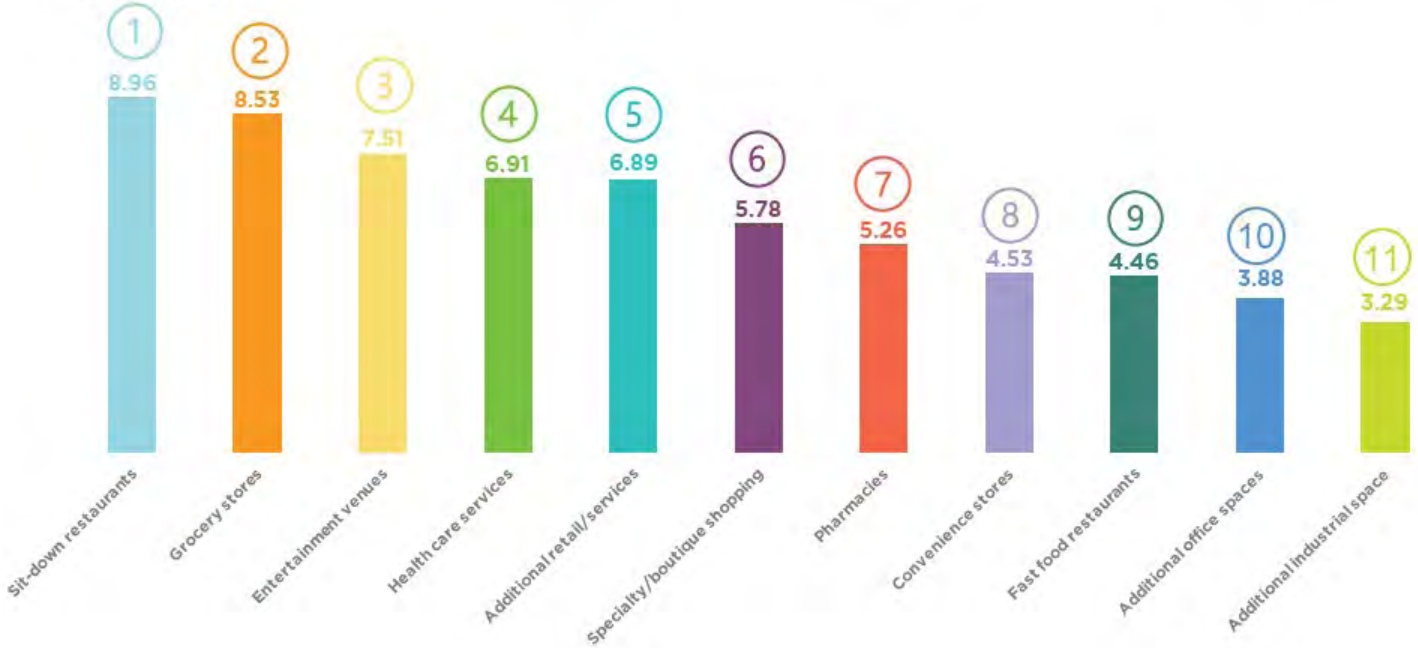
Q9: Traffic & Transportation Services.
Please rate your satisfaction with the following in respect to the neighbourhood where you live. (Skip question if you do not live in / near Aubrey.)



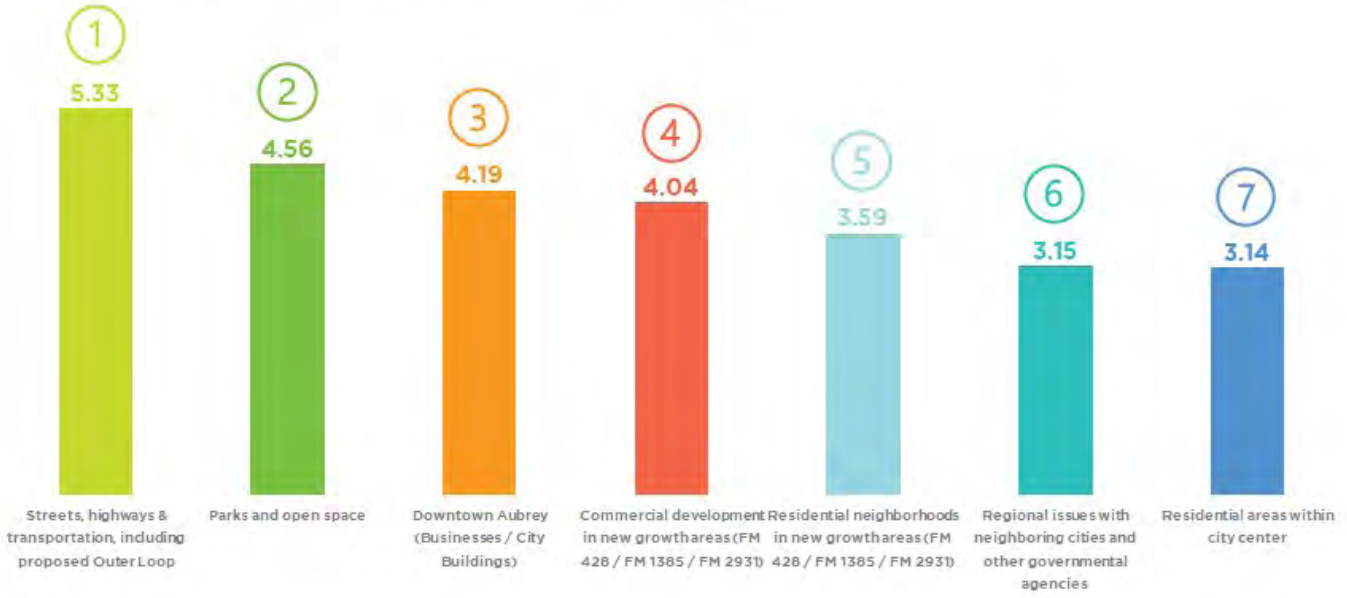
Q10: Please rank the most important considerations for Housing in Aubrey, with 1 being the most important, 2 being the second most important, and 3 being the third most important, etc.



Q11: Please rank the Retail/Service/Employment needs in Aubrey, with 1 being the most needed, 2 being the second most needed, and 3 being the third most needed, etc.

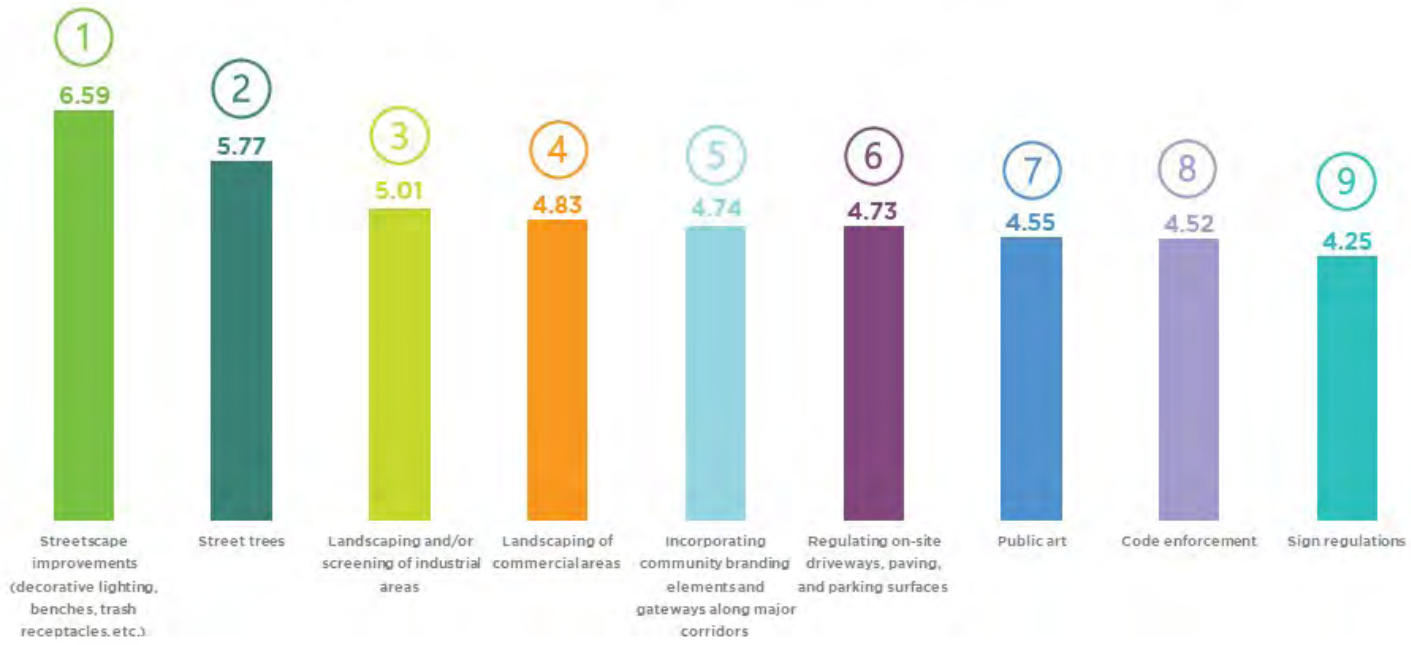


Q12: Please rank the areas / topics where the Comprehensive Plan should direct the most focus, with 1 being the most needed, 2 being the second most needed, and 3 being the third most needed, etc.

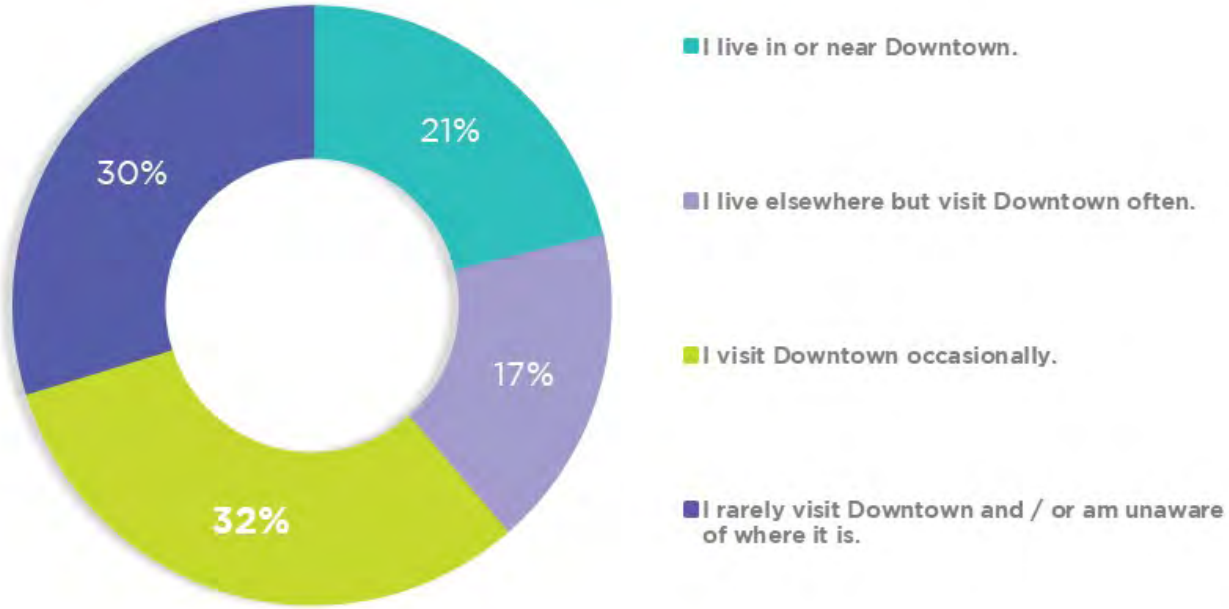


Q13: Maintenance and Appearance of the City. Please rate your satisfaction with the following:

Q14: Please rank the importance of various aesthetic considerations where the City should direct the most focus, with 1 being the most important and 9 being the least important.

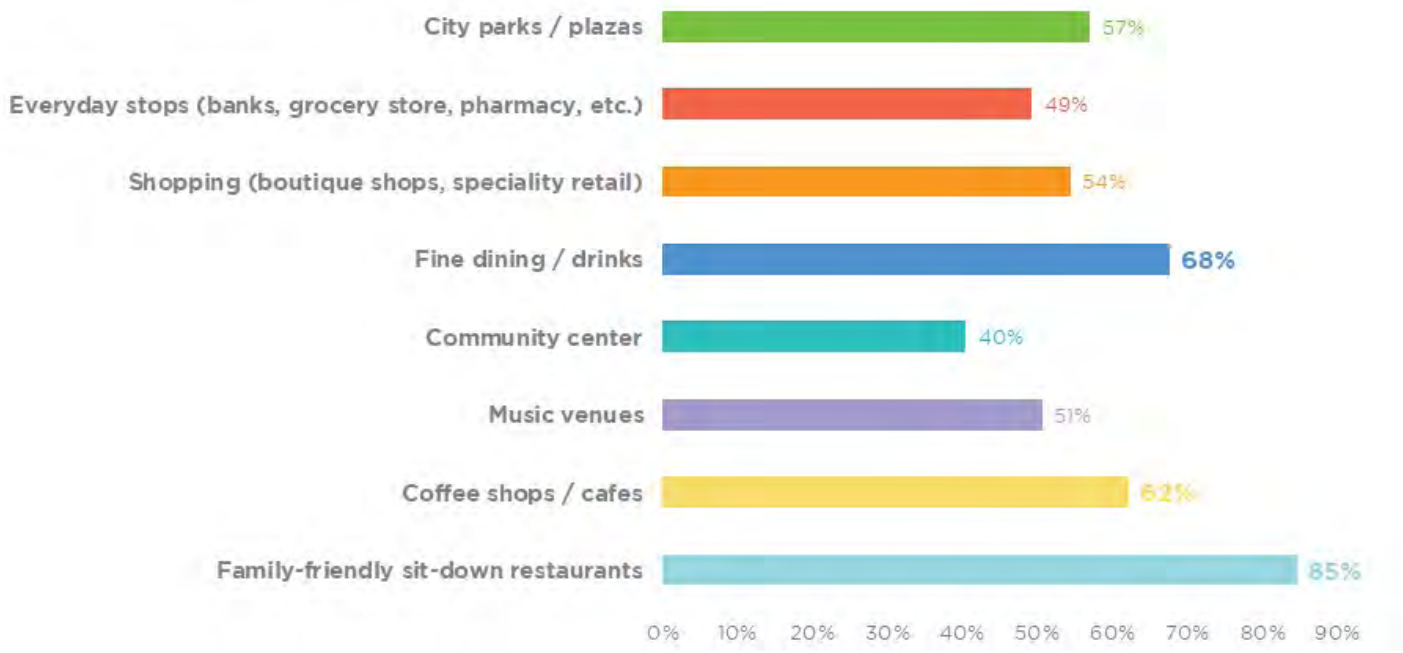


Q15: Choose the best description of your familiarity with Downtown Aubrey.

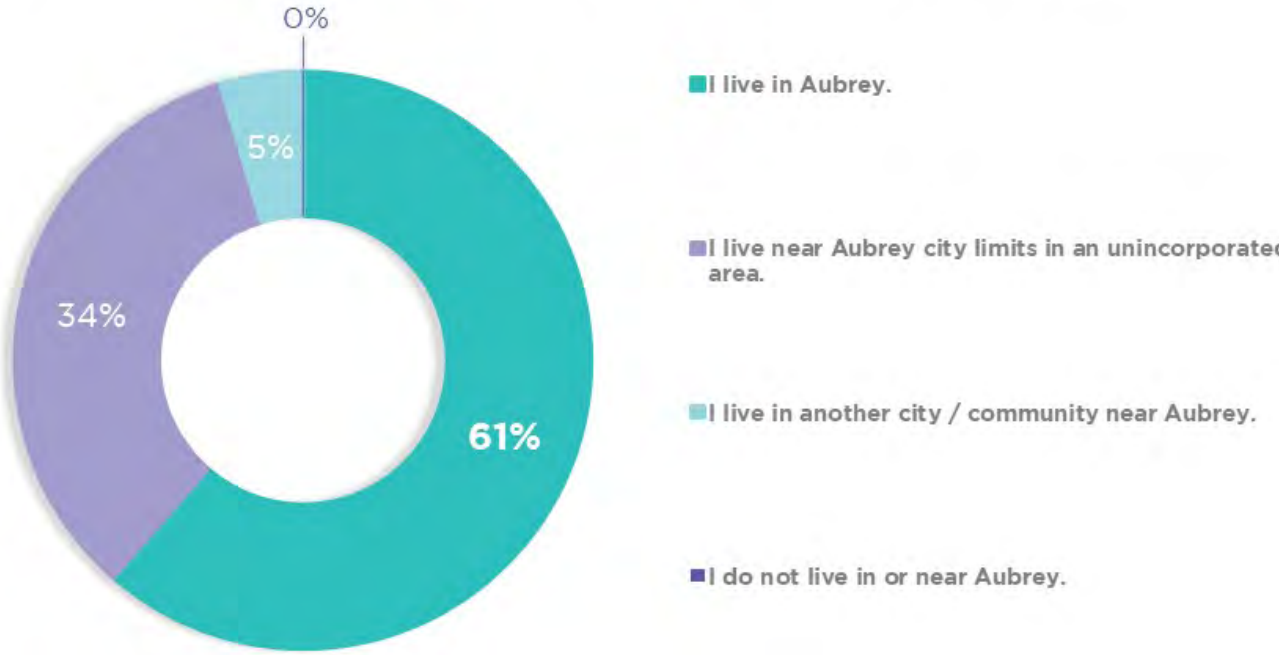


Q16: Please rank the following improvements for Downtown Aubrey, with 1 being the most needed, 2 being the second most needed, and 3 being the third most needed, etc.

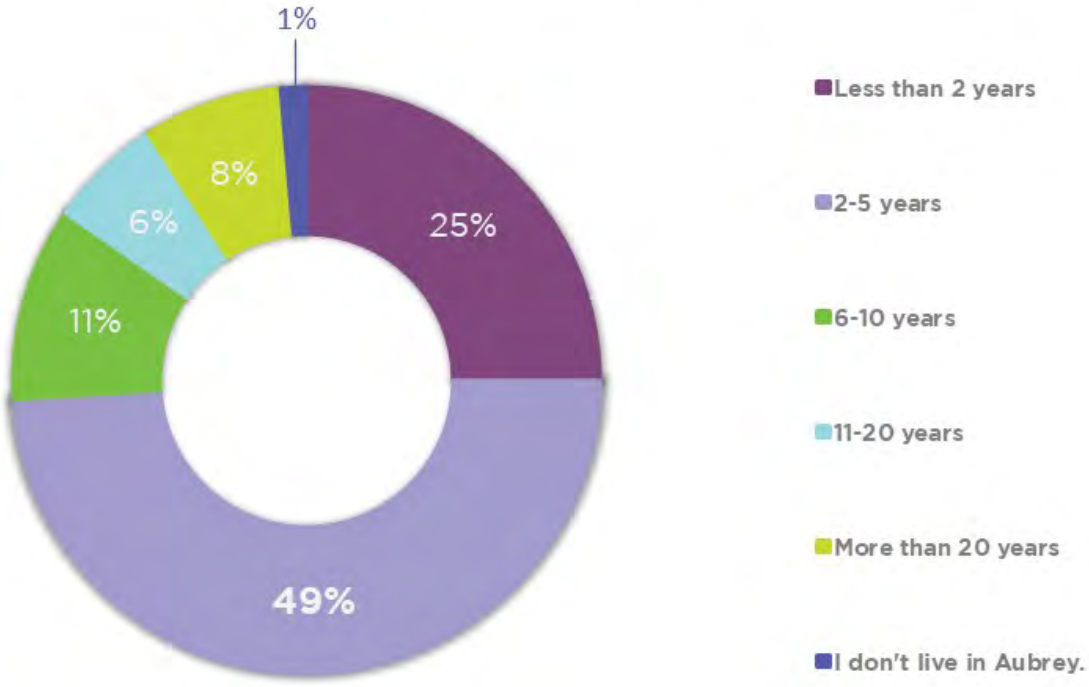
Q17: Which of these type of spaces would you use regularly in the Downtown Aubrey area? Check all that apply.



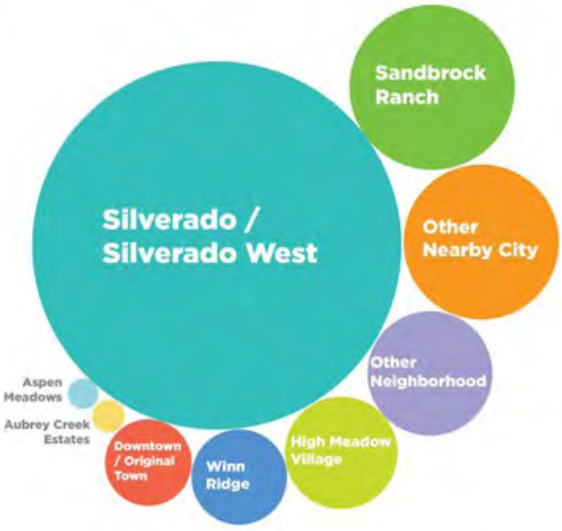
Q18: Choose the best description of where you live in relation to Aubrey.



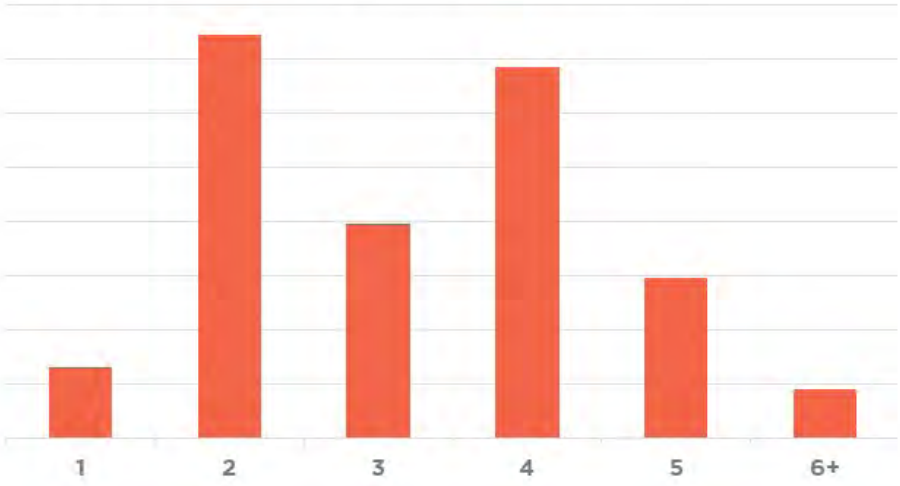
Q19: Approximately how many years have you lived in the City of Aubrey?



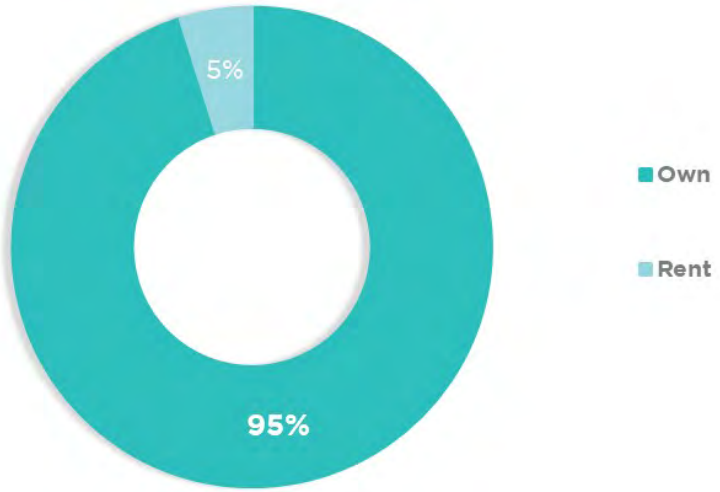
Q20: If you live in / near Aubrey, which neighborhood do you live in?



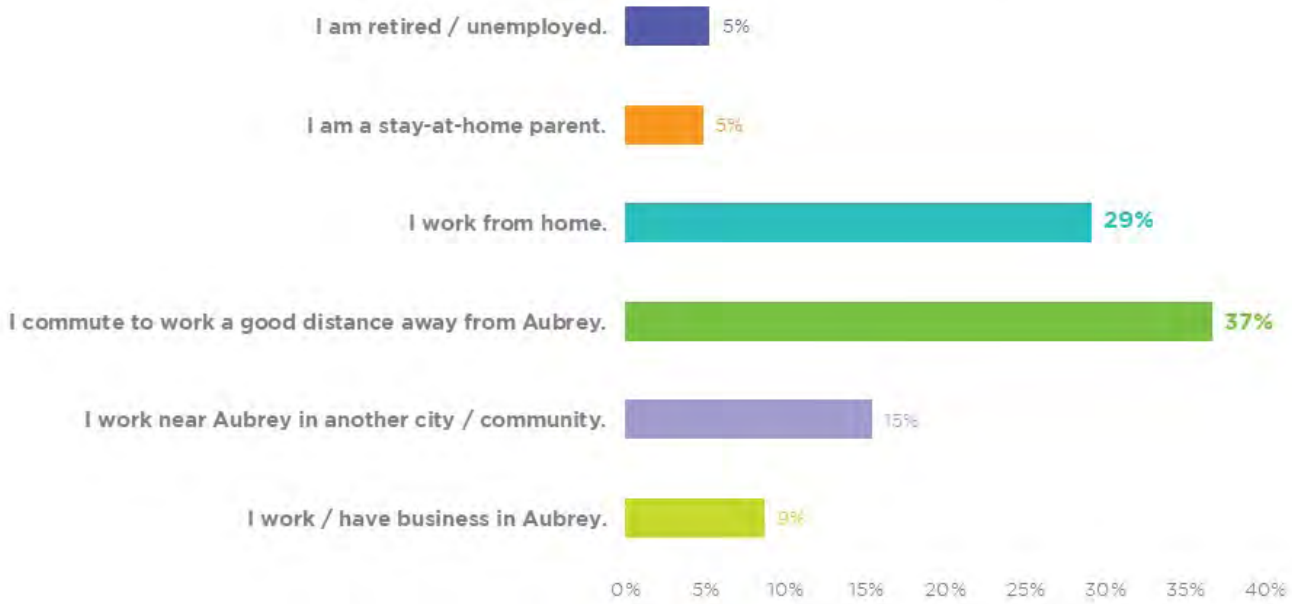
Q21: How many people live in your household?



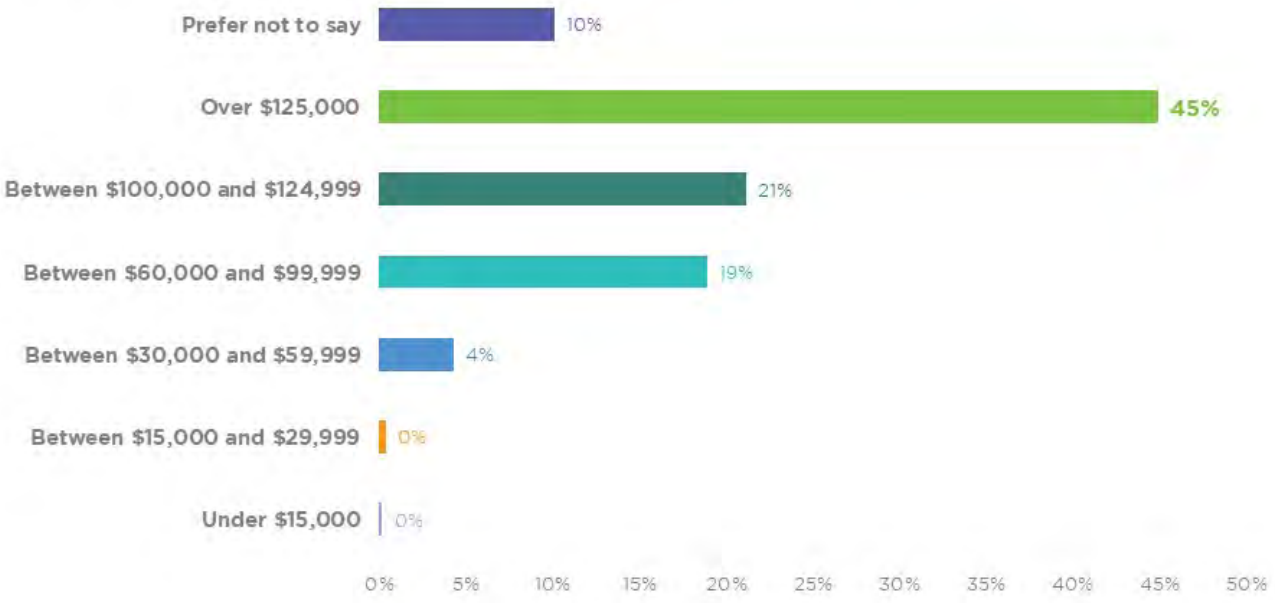
Q22: Do you own or rent your home?



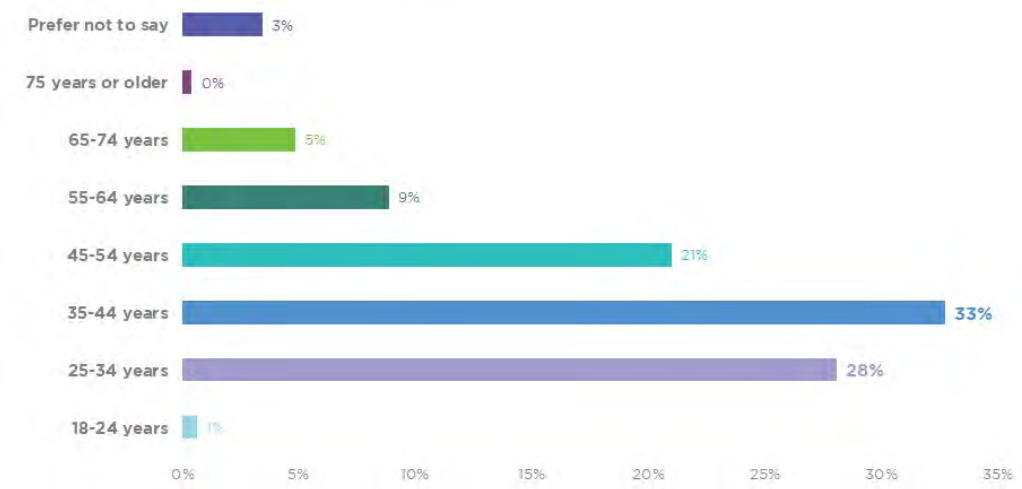
Q23: Choose the best description of where you work in relation to Aubrey.



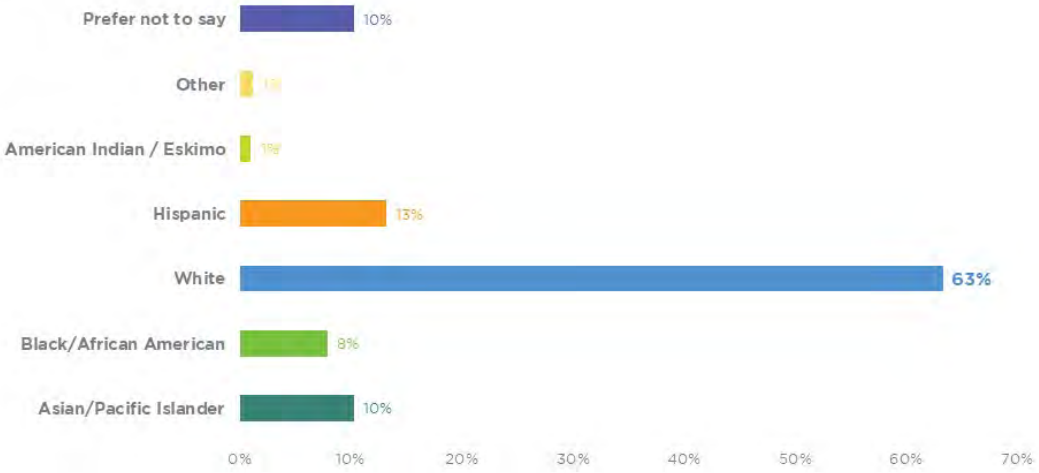
Q24: In which category is your total annual household income?



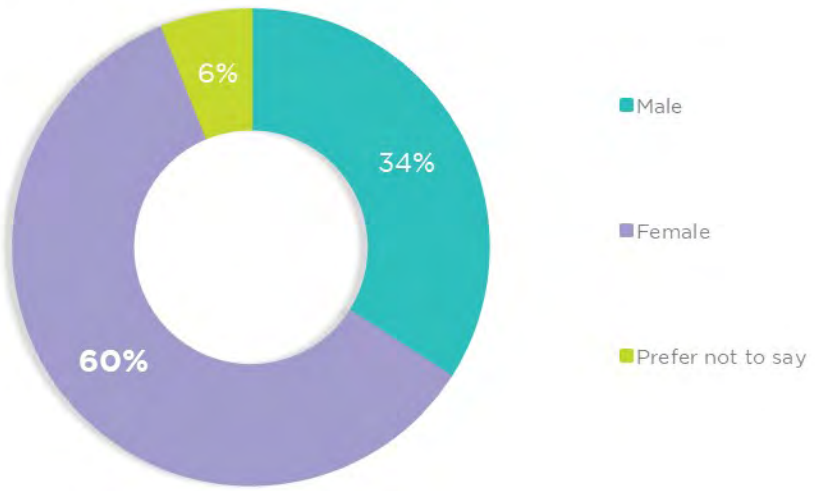
Q25: In which category is your age?



Q26: Which of the following best describes your race/ethnicity?Check all that apply.



Q27: Your gender:



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AUBREY2045
COMPREHENSIVE PLAN

AUBREY 2045 COMPREHENSIVE PLAN P&Z Meeting

November 13, 2025

Presented by: Stephen A. Cook, AICP

DUNAWAY CivicBrand catalyst

Project Timeline

DUNAWAY

AUBREY2045
COMPREHENSIVE PLAN

Public Engagement

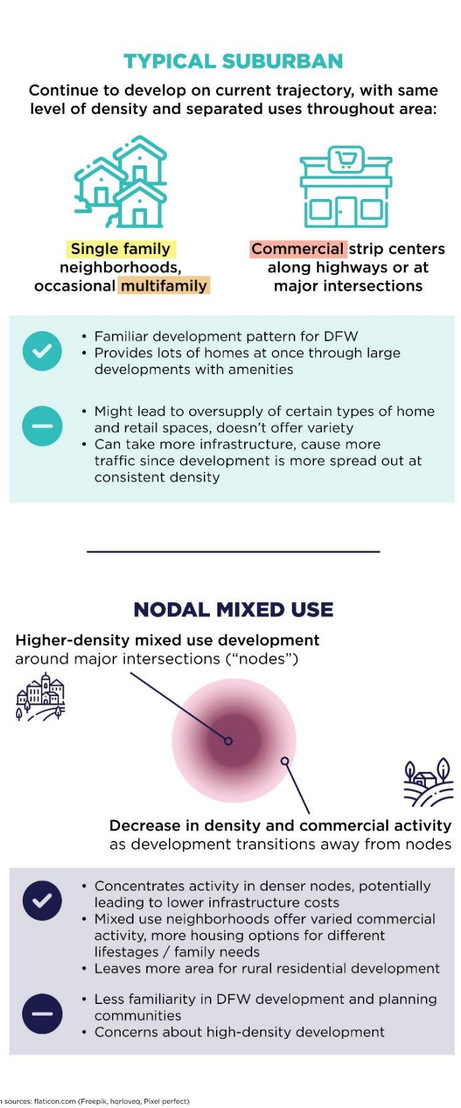
Alternative Development Scenarios Feedback

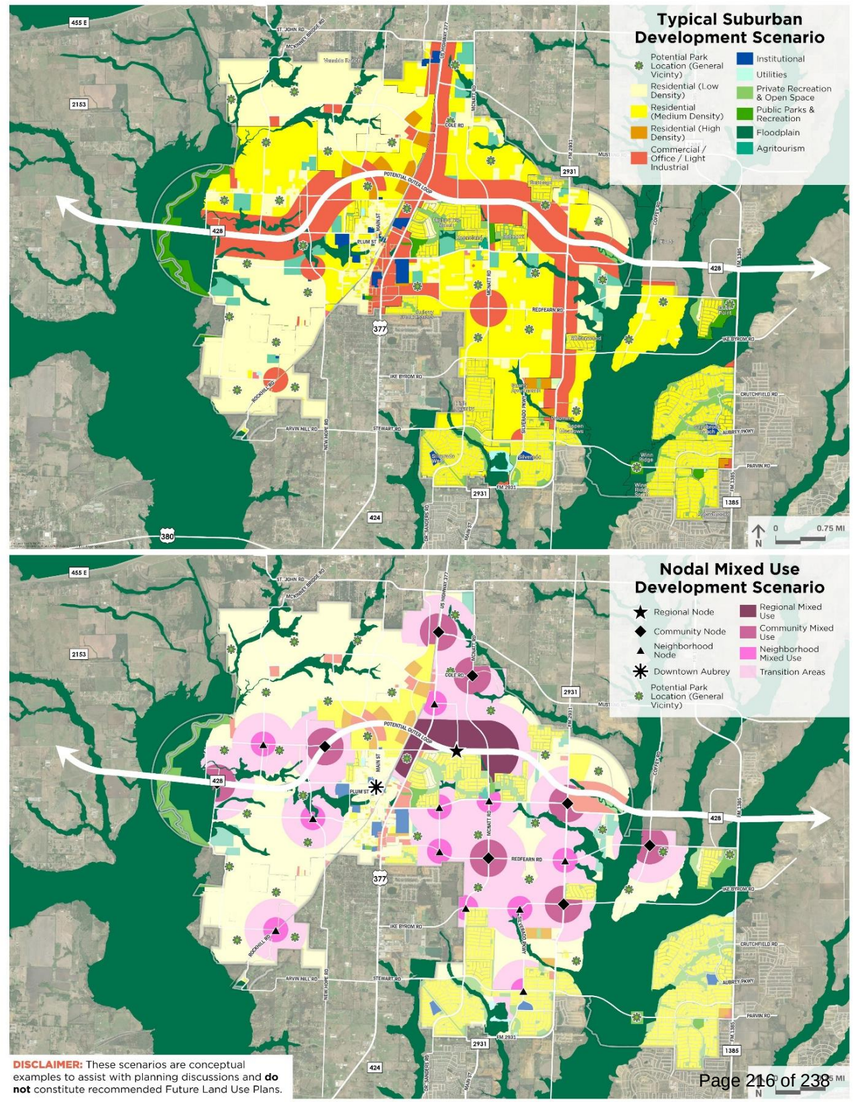
Option 1: Continuing with the current suburban development pattern.

Option 2: Implementing nodal mixed-use development, focusing on higher density around major intersections.

What we Heard & Key Planning Themes:

- **Preserving Open Space**: Support for nodal development to concentrate density and protect land for recreation and agriculture.
- **Agritourism Support:** Interest in dedicating land to sustain equestrian, farming, and event-based industries
- **Transportation Concerns:** Preference for wider roads typical of suburban layouts to address traffic issues**.**





Icon sources: flaticon.com (Freepik, hqrloveq, Pixel perfect)

Future Land Use Map

DRAFT

City of Aubrey
Future Land Use Plan

- Potential Park Location (General Vicinity)
- Railroad
- Existing Road
- Future Road
- Potential Regional Outer Loop & Right-of-Way*
- Parcel
- Lake / Pond
- River / Stream
- Aubrey City Limits
- Aubrey ETJ**
- Aubrey Ultimate Growth Boundary
- Other City Limits

Future Land Use

- Rural Life
- Residential (Medium Density)
- Residential (High Density)
- Downtown Aubrey
- Community Mixed Use
- Commercial
- Regional Commercial (Outer Loop)
- Light Industrial
- Public / Institutional
- Parks, Recreation, & Open Space
- Floodplain

Created by
DUNAWAY
September 23, 2025

AUBREY2045

*The final version of the map incorporates community feedback along with recommendations from City Staff.

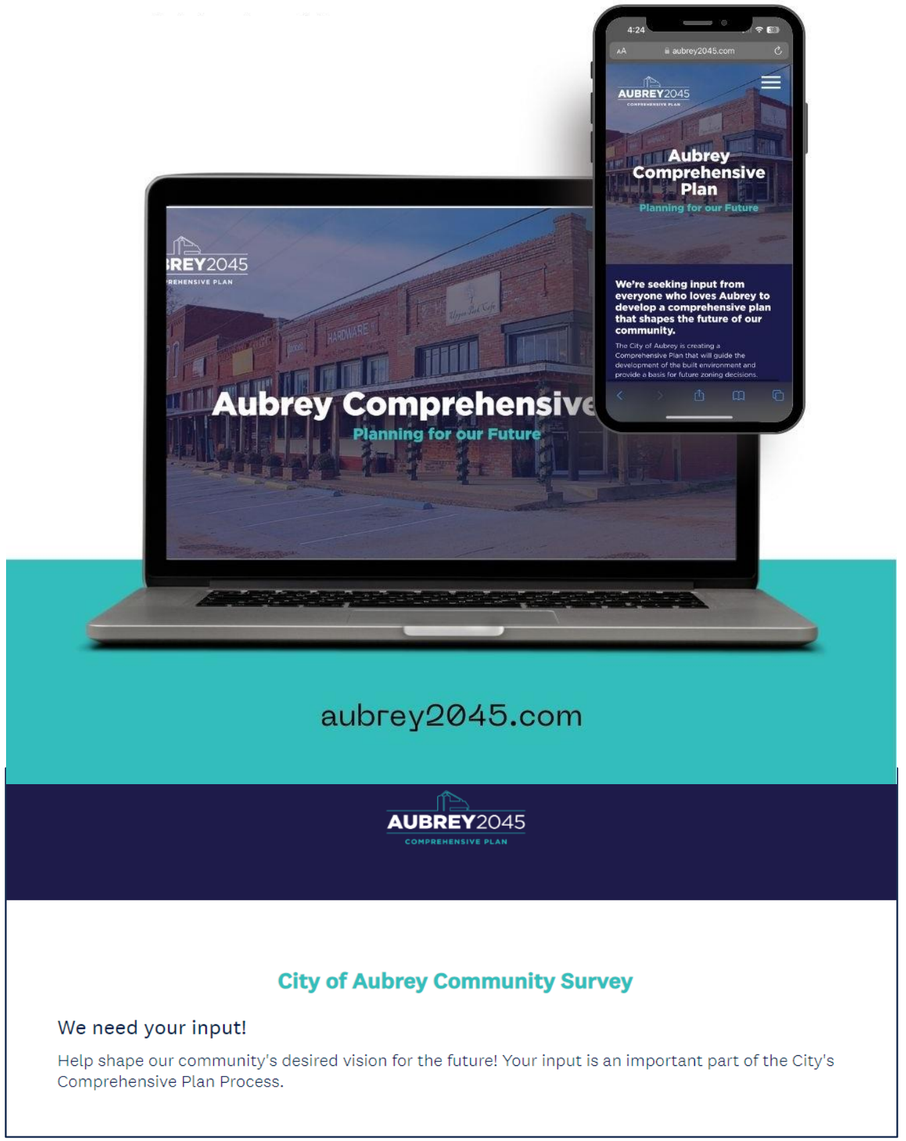
Community Survey Responses

Total Responses:

510

Published: Thursday, August 1, 2024

Closes: Saturday, August 31, 2024



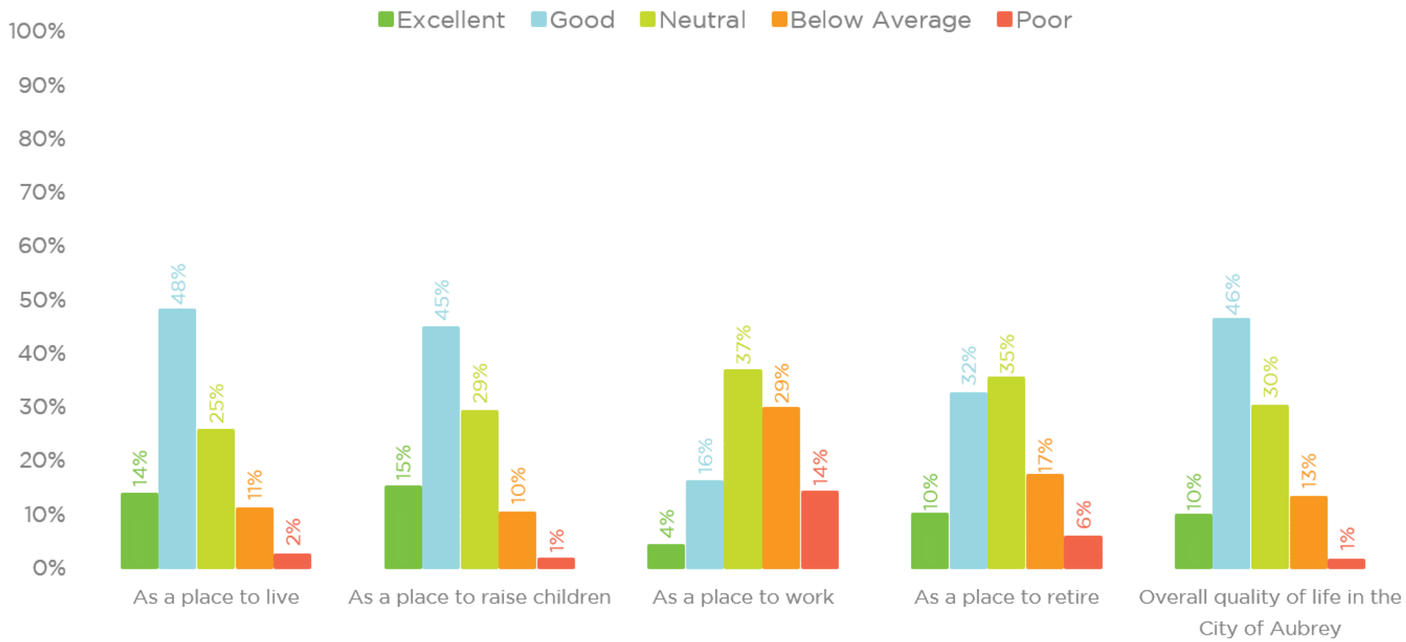
DUNAWAY

AUBREY2045 COMPREHENSIVE PLAN

Key Takeaways

- Very healthy response rate
- Satisfaction with public safety services and City communication
- High quality of life & caters to families
- More opportunities and public support with those taking the survey for the following:
  - Parks and recreation facilities and programming
  - Street maintenance and improvements
  - Streetscape and street trees
  - Affordable housing for families and young professionals
  - Desire for sit-down restaurants, grocery stores, and entertainment options

Q1: Quality of Life in the City of Aubrey. Please rate the City of Aubrey:



Vision Statement

"Aubrey is a place where tradition meets opportunity, where the warmth of small-town life is cherished, and where the future is embraced with enthusiasm."

High-Quality Infrastructure & Accessibility

We prioritize building and maintaining reliable roads, water systems, and other essential services to ensure everyone in our community can easily access what they need.

Heritage & Historic

We are committed to preserving Aubrey's rich history, cultural identity, and small-town feel, ensuring that our past is honored and visible throughout the town.

Community Connectivity & Engagement

We value strong social bonds and active participation, creating a close-knit community where everyone feels connected, supported, and engaged.

Environmental Stewardship & Open Space Preservation

We are dedicated to protecting our natural environment and preserving open spaces, maintaining Aubrey's rural charm and ensuring a sustainable future.

Economic Development & Small Business Support

We support a thriving local economy by encouraging and nurturing small businesses, creating job opportunities, and fostering overall prosperity in our community, especially Downtown

Goals & Objectives

Goals are ***general statements*** of the community's desired ultimate physical, social, economic or environmental status. Goals set the standard for the community's desired quality of life.

Objectives are the ***approaches*** used to achieve the quality of life expressed by community's goals. They identify ***critical issues*** and provide direction in steering the City toward achievement of its.

Strategies involve actions taken by the City and its partners. They create a checklist for the City so it can monitor its progress. Strategies can include proactive implementation, which refers to the process of making changes before they are needed, or reactive implementation that includes making changes whenever an opportunity arises.

GROWTH MANAGEMENT

GROWTH MANAGEMENT GOAL: Aubrey will have residential, commercial, and industrial growth while retaining its safe community feel and agricultural roots.

Objective 1: Encourage a mix of single family residential units and medium- to higher-density units according to the Future Land Use Plan

Objective 2: Increase the number of commercial and retail uses to provide more shopping opportunities for residents, visitors, and employees.

Objective 3: Effectively manage the growth of industries in Aubrey through strategic zoning to preserve land for the area's expanding agritourism sector.

Objective 4: Recognize and preserve Aubrey’s unique characteristics by ensuring they are thoughtfully incorporated into the design recommendations when appropriate.

Objective 5: Continue to foster strong relationships with institutional partners, such as Denton County and TxDOT, in order to manage road networks within the city and extraterritorial jurisdiction for the most efficient growth patterns.

FUTURE LAND USE

FUTURE LAND USE GOAL: Aubrey will have a variety of land uses that diversify the tax base by providing safe and convenient places to live, work, and play

Objective 1: Develop land in accordance with the Future Land Use Plan.

Objective 2: Enhance the development along US Highway 377, FM 428, and the future Outer Loop to foster increased retail options and establish regional employment hubs.

Objective 3: Develop Downtown Aubrey's historic character and significance by enhancing the central gathering space, promoting new mixed-use development, and preserving its vital role as the heart of the community.

Objective 4: Preserve the integrity of Downtown and encourage complementary and compatible redevelopment and infill development, including new single family residences containing a farm/ranch theme, residential-to-office conversions, and “main street” retail with studio apartments.

FUTURE LAND USE

Objective 5: Explore the feasibility of prompting city limit expansion primarily through voluntary annexation agreements with property owners.

Objective 6: Preserve Aubrey's small-town charm by promoting rural mixed-use zoning that supports the city's agricultural heritage and encourages agritourism and diversified activities, such as event venues, bed and breakfasts, and equestrian uses.

Objective 7: Work with Aubrey and Denton Independent School Districts to coordinate future school facilities planning with land use projections in the Future Land Use Plan.

Future Land Use Categories

Rural Life: This use category builds upon Aubrey's strong agricultural history and allows for large lot single family homes and estates, along with farms, ranchettes, and equestrian facilities continuing regular operations and/or adapting into agritourism enterprises. Agritourism businesses may include commercial activities such as event venues, educational programs, and retail on operational properties. The objective is to preserve open land, encourage agricultural economic growth, and enhance value-added services that celebrate the community's heritage and rural character.

Photo Source: USDA

Residential (Medium Density): The medium density residential can support a variety of housing types, including small-lot single family detached and patio homes in a more compact network of streets that are easy to navigate. Density should range from four to eight units per acre.

Residential (High Density): This land use recognizes the need for housing at more affordable price points and to accommodate younger families and mature adults wishing to live in the community without the burden of maintaining a home and a yard. These units range from duplexes to apartment complexes. Densities should range from eight to 12 units per acre.

Downtown Aubrey: This area encompasses the original downtown, blending historic buildings with multiple structures and opportunities for infill development and redevelopment. It is envisioned as a mixed-use center that serves both the community and visitors, featuring attractions, public parks, gathering spaces, and a civic center. The goal for this area is to preserve the unique character of the original downtown while establishing it as a vibrant hub of activity for Aubrey. It will be a place to live, work, and play, offering a variety of professional offices, specialized retail, historic and destination-oriented developments, as well as dining options, including sit-down restaurants.

Community Mixed Use: This mixed-use category is designed to foster concentrated activity with an emphasis on increased walkability. This land use will incorporate a variety of community destinations, such as restaurants, shops, and entertainment venues, creating an inviting and dynamic environment for both residents and visitors. Mixed-use neighborhoods within this category will blend commercial and residential spaces, offering diverse housing options to meet the needs of different life stages and family structures. The integration of varied commercial activities and residential developments will promote a vibrant, pedestrian-friendly atmosphere, encouraging social interaction and creating a hub of activity that supports both daily living and community engagement.

Commercial: These uses should be complementary to their surroundings and include local shops and services oriented to meeting the needs of the community, such as locally-owned medical offices and dental practices and standalone businesses such as drug stores and small shopping centers.

Photo Source: Aubrey MDD

Regional Commercial (Outer Loop): Uses within this category should primarily include commercial and businesses on high speed, auto-oriented roadways such as such as US Highway 377 and the future Outer Loop. These uses are regionally-oriented commercial development with high traffic and high employment. Businesses may include grocery stores, hotel/motels, big box retail, restaurants, and commercial services.

Light Industrial: Industrial uses may be logistics or manufacturing businesses containing offices and light industrial processing uses which generate few objectionable conditions. Examples of light industrial uses include assembly, research and development, and warehousing and distribution. Focus should be on flex-industrial spaces which can be used for a variety of corporate functions, storage, and office spaces.

Future Land Use Categories

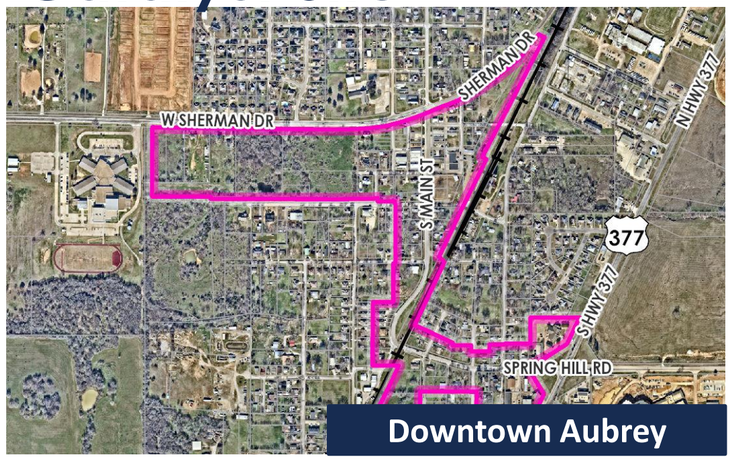
Public / Institutional: Land dedicated for essential public and private services that support the community's infrastructure and daily needs. It encompasses institutional uses such as schools, city and county buildings, community centers, and places of worship, which are included regardless of location due to their broader service role and potential impacts like increased traffic. It also includes utility-related uses such as pipelines, utility lines, substations, and water or wastewater facilities, all of which are vital to maintaining public services and infrastructure.

Photo Source: City of Aubrey

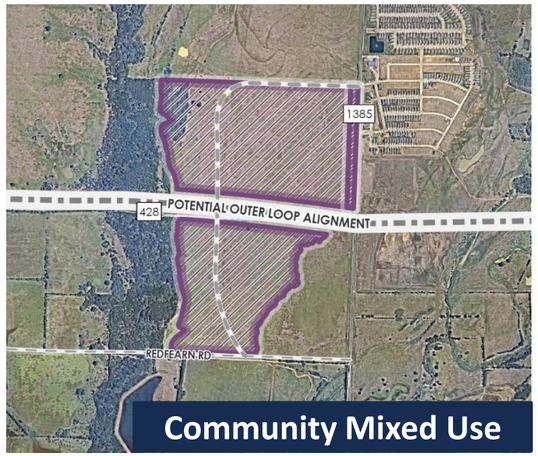
Parks, Recreation, & Open Space: This category includes both public and private parks, trails, and open spaces in Aubrey. Public areas, such as city parks and the Elm Fork Greenbelt, offer recreation for all residents and visitors. Private spaces, managed by HOAs or other entities, generally serve specific communities with amenities like trails, playgrounds, and sports courts.

Floodplain: Areas designated on the map as being within a federally identified floodplain. While development in these areas is generally limited, portions may become eligible for development if they are removed from the floodplain through appropriate engineering and regulatory processes. The majority of these areas are expected to remain open, offering opportunities for natural preservation, open space, and trail connectivity.

Catalyst Site

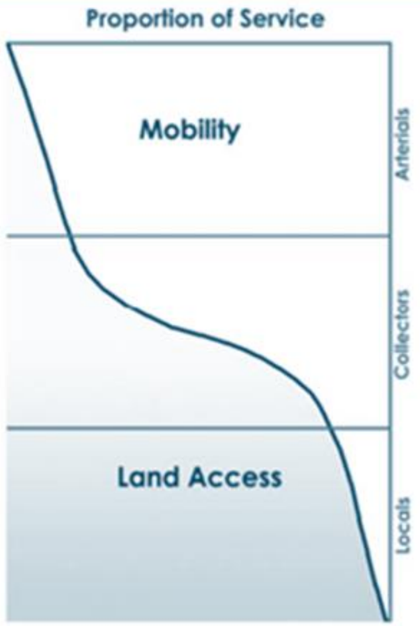


Character Area

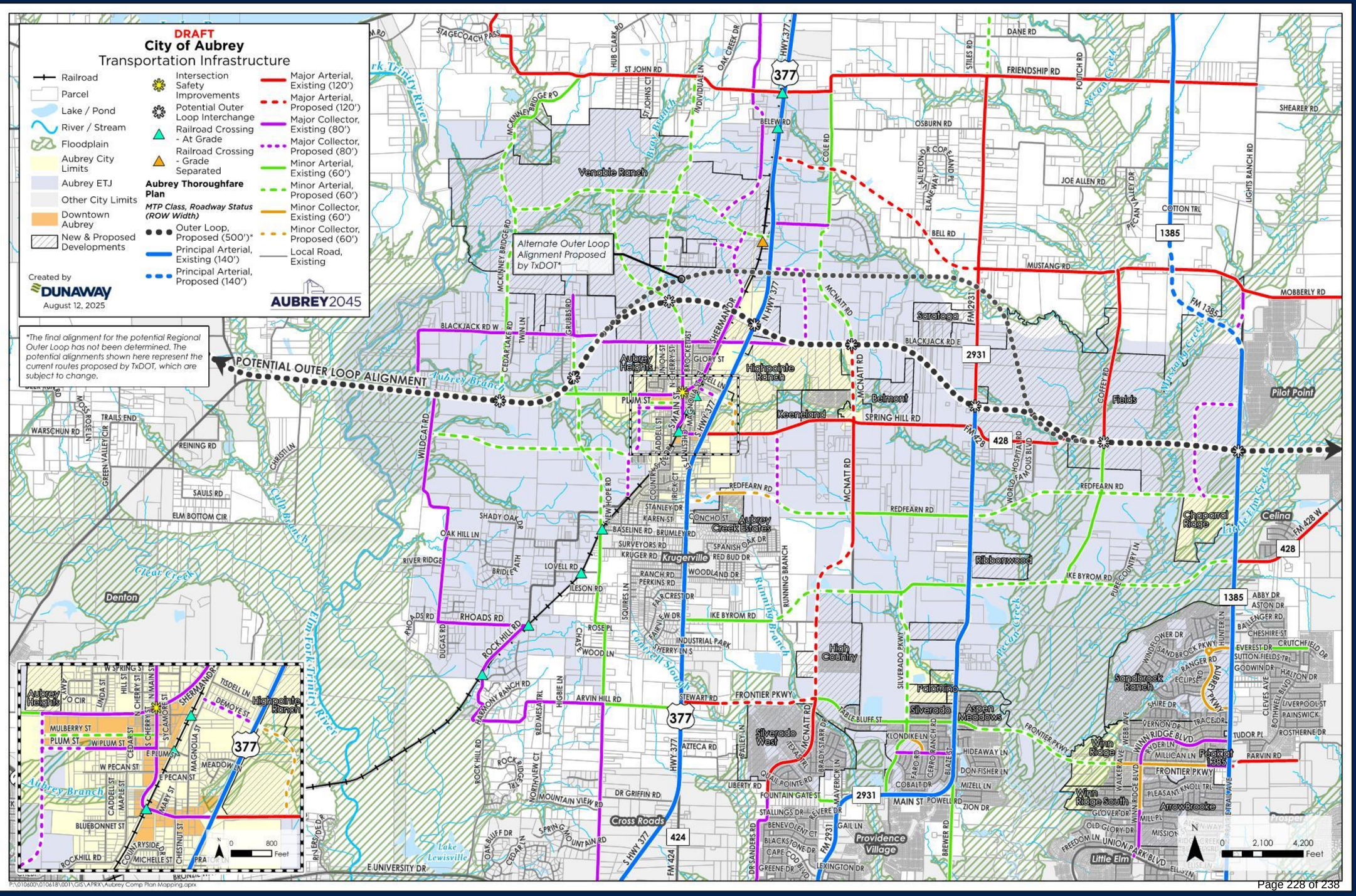


Transportation

TRANSPORTATION GOAL: Aubrey will develop a transportation network that meets basic needs for movement, access, safety, and reasonably rapid travel for people and goods, with quality open roadways that enhance compatibility with adjacent development

Functional System		Service Provided
Arterial		Provides the highest level of service at the greatest speed for the longest uninterrupted distance with some degree of access control.
Collector		Provides a less highly developed level of service at a lower speed for shorter distances by collecting traffic from local roads and connecting them with arterials.
Local		Consists of all roads not defined as arterials or collectors; primarily providing access to land with little or no through movement.

Transportation Infrastructure Map



Transportation

TRANSPORTATION GOAL: Aubrey will develop a transportation network that meets basic needs for movement, access, safety, and reasonably rapid travel for people and goods, with quality open roadways that enhance compatibility with adjacent development.

Objective 1: Use concepts for Context Sensitive Design when improving existing streets and building new streets, interconnections, and sidewalks.

Objective 2: Fund and build improvements to existing streets as shown on the Master Thoroughfare Plan.

Objective 3: Require developers to dedicate right-of-way and construct collector and arterial streets as shown on the Master Thoroughfare Plan.

Objective 4: Make important interconnections of streets to activity centers.

Transportation

Objective 5: Improve existing sidewalks and construct new sidewalks for pedestrian access and citizen health.

Objective 6: Evaluate floodplain for the construction of trails.

Objective 7: Encourage the use of rural design characteristics on new roadway construction projects, including the use of open fencing, traditional lighting features, wide setbacks, native plant materials, wildflowers, and increased tree coverage.

Objective 8: Evaluate the land use impact of the most efficient locations for grade separation of rail and the city road network.

Objective 9: Ensure that Aubrey's thoroughfare network is coordinated with neighboring communities, resolving any conflicts and preparing for the potential new Outer Loop.

Economic Development

ECONOMIC DEVELOPMENT: Aubrey will have a strong and resilient economic base.

Objective 1: Attract sustainable and high-growth industries.

Objective 2: Create and strengthen workforce training programs by collaborating with surrounding local instructions.

Objective 3: Enhance connectivity for industry.

Objective 4: Develop retail-focused corridors and destination retail near event venues.

Objective 5: Foster local entrepreneurship.

Objective 6: Use financial tools to drive investment.

Objective 7: Attract essential services to support community needs.

Objective 8: Establish business districts for identity and efficiency.

Housing

HOUSING GOAL: There will be diverse, quality housing throughout Aubrey that meets the needs of residents across all stages of life, considering factors such as age and income. Ensure all housing types maintain high standards of safety and quality for all residents.

Objective 1: Promote development of housing types: single family detached units, attached units, townhouses, and apartments where appropriate.

Objective 2: Maintain and improve the existing housing stock.

Objective 3: Develop greater opportunities for senior housing and age-restricted housing.

Objective 4: Encourage the formation of homeowners associations (HOAs) with all new developments to maintain common property, provide a sense of identity, and encourage long-term private property maintenance.

Objective 5: Encourage developers to arrange lots to maximize residential access to open space when natural areas are present.

Objective 6: Concentrate growth in strategic areas.

Objective 7: Encourage mixed-use and walkable residential projects.

Parks, Recreation, and Open Space

PARKS, RECREATION, AND OPEN SPACE GOAL: Aubrey will have excellent parks and recreational areas and preserve important natural resources.

Objective 1: Assess the community needs and desires for improvement of existing passive and active parks in a tiered park system located throughout the community as shown in the City of Aubrey Parks Master Plan.

Objective 2: Protect the floodplain for property preservation, water and environmental quality, and the inclusion of a trail system.

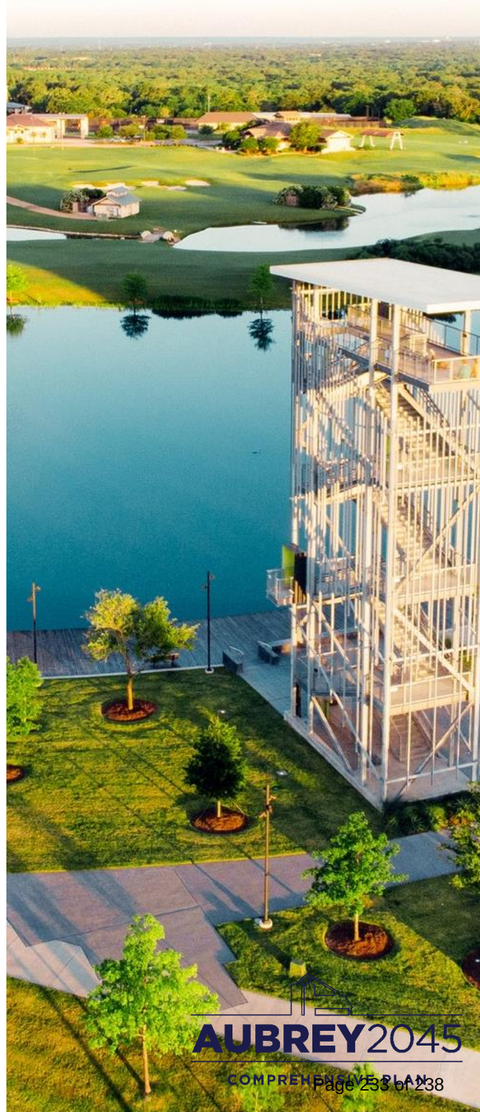
Objective 3: Prioritize the development of an Aubrey Indoor Recreation Center and senior spaces by conducting a feasibility study to determine optimal size and programming, including an analysis of operational costs and potential revenue.

Objective 4: Increase connectivity in the City of Aubrey by implementing the ARCHES system, utilizing tributaries and natural floodplains to create a comprehensive trail network, as recommended by the Parks, Recreation, and Open Space Master Plan.

Objective 5 : Influence new development in providing public spaces in addition to private amenity centers.

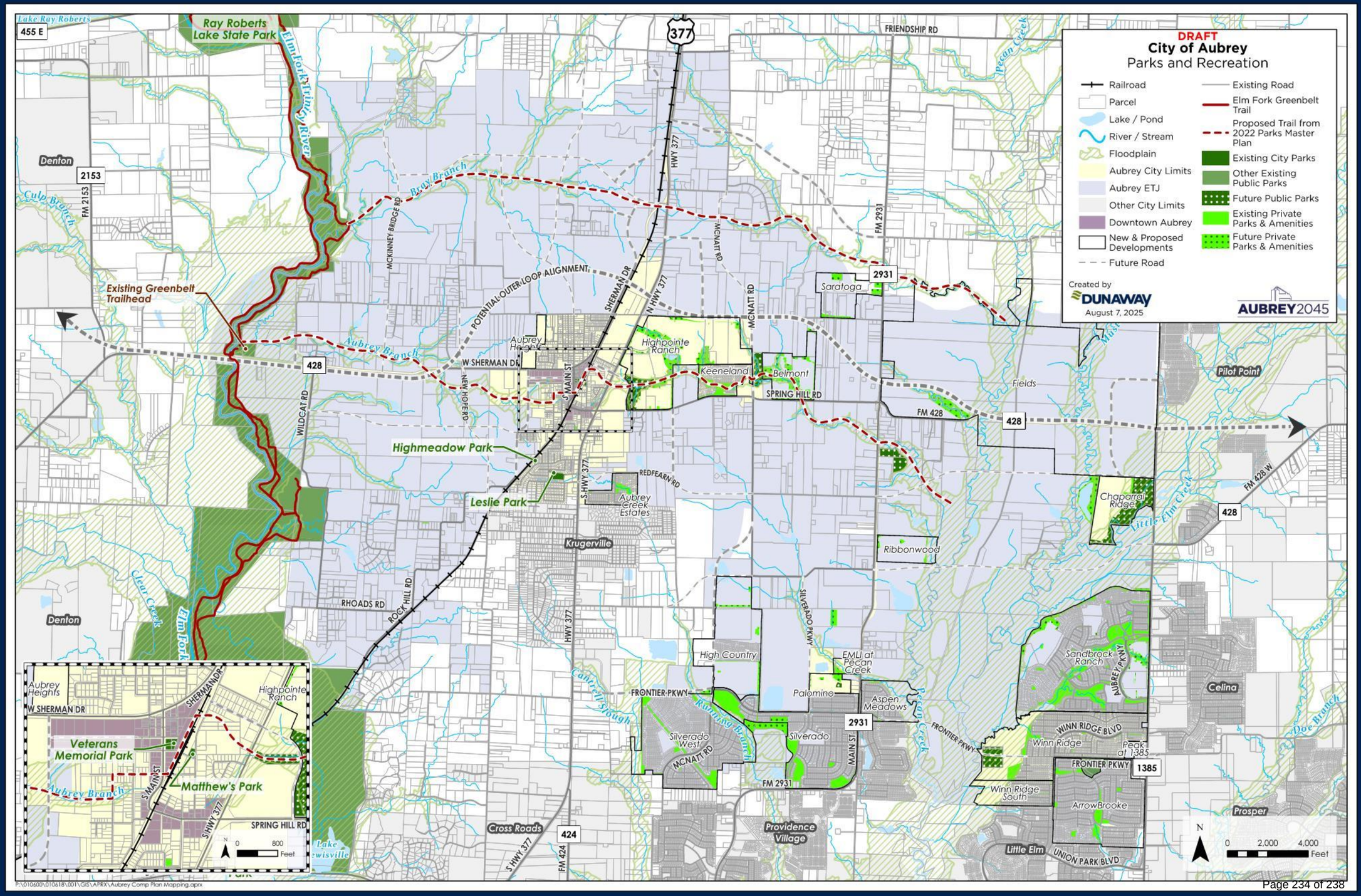
Objective 6: Evaluate the expansion of the parks and recreation department by focusing on key factors such as programming and resources to meet the evolving needs of the growing city.

Objective 7: Develop the minimum necessary community athletics infrastructure in Aubrey to meet residential demand and effectively manage and schedule resources.



DUNAWAY

Parks and Recreation Map



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Utilities, Infrastructure, and City Services

UTILITIES, INFRASTRUCTURE, AND CITY SERVICES GOAL: Aubrey will have high quality infrastructure and service provision to support residents, businesses, and institutions in the city.

Objective 1: Through Capital Improvement Project (CIP) planning, provide sufficient quantity and quality of water for the existing community and to promote new development and growth.

Objective 2: Through Capital Improvement Project (CIP) planning, provide wastewater collection and treatment to meet all state and federal standards.

Objective 3: Provide for stormwater management that prevents flooding and siltation of creeks and streams and meets all state and federal regulations.

Objective 4: Continue to provide solid waste disposal services in the city.

Objective 5: Continue to provide innovative, accredited police services and programs to create a safe environment for all citizens in Aubrey, Providence Village, and surrounding subdivisions.

Utilities, Infrastructure, and City Services

Objective 6: Continue to provide professional Fire Department services.

Objective 7: Explore ways to provide additional library services to residents.

Objective 8: Explore ways to provide the community with additional broadband fiber optic services.

Objective 9: Study the impact of creating a more centralized City Hall Complex adjacent to the US Highway 377 corridor.

Objective 10: Practice good stewardship of all City-owned properties, to include redevelopment.

Implementation Table Example

Goal	Objective	Strategy	Time-frame	Responsibility*					
				City Staff	P&Z	CC	MDD	Public Works	Other
GROWTH MANAGEMENT GOAL: Aubrey will have residential, commercial, and industrial growth while retaining its safe community feel and agricultural roots.	Objective 1: Encourage a mix of single family residential units and medium- to higher-density units according to the Future Land Use Plan. (p. 44)	A. Examine ultimate densities for residential housing in the City's Zoning Ordinance. Understand where flexibility for densities might be advantageous for development. Modify the Zoning Ordinance to allow mixing of uses based on appropriate design.	1-3 Years	•	•	•			
		B. Accommodate multifamily residential development in limited forms. Multifamily development should be located in areas which provide transitions between lower and higher intensity uses, and in a manner that will not negatively impact surrounding uses. Multifamily developments should be located in small groupings around the city in a manner that provides a mix of uses and densities, rather than concentrating multifamily developments in one area which can have negative impacts upon the city.	1-3 Years	•	•	•			
		C. Promote larger-scale master planned developments over small-scale individual developments along US Highway 377 and the future Outer Loop by discouraging individual developments under five acres in size.	3-10 Years	•	•	•			
	Objective 2: Increase the number of commercial and retail uses to provide more shopping opportunities for residents, visitors, and employees. (p. 45)	A. Maximize development along the US Highway 377 corridor by providing opportunities for Class A office space (office space defined by high-quality furnishings, state of the art facilities, and excellent accessibility), corporate campus development, and mixed-use retail/residential development.	3-5 Years	•	•	•	•		
		B. Within other commercial nodes, or vacant lots such as those along Sherman Drive, redevelopment and new investment could provide space for regionally-oriented medial facilities and retail opportunities.	3-10 Years	•	•	•	•		
		C. Utilize Downtown Aubrey for a regional draw, bring in patrons from outside of the city.	1-3 Years	•		•	•		
		D. Continue to identify the types of prospective businesses (retail, restaurants, and office uses) that will complement Aubrey's market context.	1-5 Years	•		•	•		
	Objective 3: Effectively manage the growth of industries in Aubrey through strategic zoning to preserve land for the area's expanding agritourism sector. (p. 46)	A. Encourage further industrial and flex industrial development in areas with existing infrastructure, such as along US Highway 377 and Industrial Park.	3-5 Years	•	•	•	•		
		B. Rezone areas where industrial use is not desirable to a more restrictive zoning category.	1-3 Years	•	•	•			

Implementation Disclaimer:

The strategies listed within the Comprehensive Plan and the accompanying implementation table are not ranked by priority or importance. Their timing and execution will depend on available funding, budget constraints, and the evolving needs of the community.

To ensure continued alignment with the City's goals and resources, the intent is for the plans to be reviewed and updated regularly.

Thank you!
Questions?
Discussion