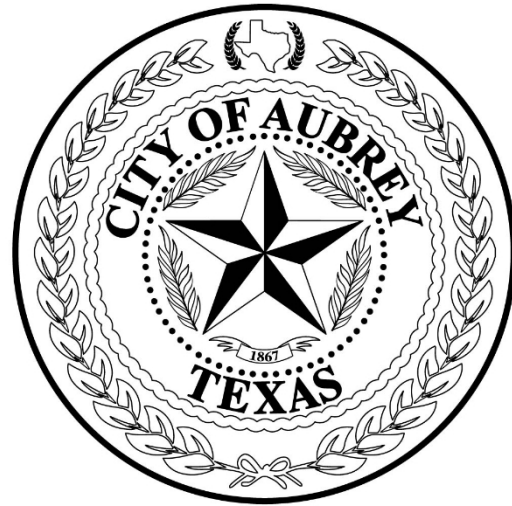


City Council Meeting

Aubrey City Council Chambers
226 Countryside Dr.
Aubrey, TX 76227
November 20, 2025
6:00 PM



**(Notice of Potential Quorum for Planning & Zoning Commission, Board of Adjustment, Library Board, Municipal Development District, and Parks and Recreation Board - even though a quorum of the members of these boards may or may not be present, no official action will be taken by their members.)*

Notice Regarding Remote Participation of Council Members

Pursuant to Section 551.127, Texas Government Code, one or more Council Members may attend this meeting remotely using videoconferencing technology. A quorum of the board will be physically present at the location provided above.

Call to Order - Determine if a Quorum is Present:

Invocation & Pledge of Allegiance: Pledge of Allegiance to the Texas Flag - "Honor the Texas flag; I pledge allegiance to thee, Texas, one state, under God, one, and indivisible."

Community Announcements: Items of community interest may include recognizing Citizens and Staff for outstanding contributions to the community, a reminder about an upcoming event that is organized or sponsored by the governing body, and announcements of an imminent threat to public safety that has arisen after the posting of this agenda.

1.
 - Christmas Tree Lighting event at Veterans Memorial Park on December 3rd from 5:30-8:30 PM
 - Mayor's Proclamation(s)
 - Swearing-in ceremony for Police Officers John Honea and Bryce Lancaster

Citizen Input: Any person may address the City Council. If your comments are concerning an agenda item, you may wait until the discussion on that item if you prefer. Once recognized by the Mayor, please step forward to the speaker's podium, state your name and address and speak directly into the microphone so that people in the room can hear comments and see presentations. Citizen comments are limited to three (3) minutes per individual unless additional time is otherwise required by law. No discussion or action may be taken at this meeting on any item not listed on the agenda, other than to make statements of factual information or recite existing policy in response to a citizen's inquiry.

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:

2. Approve minutes of the October 23, 2025 and November 12, 2025 meetings.
3. Approve Monthly Staff Reports
4. Approve Monthly Financial Report.
5. Approve the final acceptance of Highpointe Ranch, Phase 2, Public Improvements.
6. Approve Resolution No. 1031-25 ratifying an expenditure of \$36,847.50 paid to Minchew Brothers for the emergency repair of a cave-in in the 100 Block of East Sherman Drive; and providing an effective date.
7. Award a bid for Phase 2 Capital Improvement Project — F.M. 428 18-Inch Parallel Force Main to Pittard Construction for an amount not to exceed \$1,808,163, and authorize the City Manager to execute necessary documents.
8. Approve Ordinance No. 934-25 amending Ordinance No. 895-25 annexing an approximate 3.243 acres of land as described therein to correct a clerical error by repealing Exhibit B thereto adopting a Written Services Agreement and adopting a new Exhibit B, "Service Plan Agreement Silverado High Country General Retail Tract City of Aubrey, Texas"; directing the City Secretary to file a copy of this Ordinance I the Denton County land records; and providing an effective date.
9. Approve the final acceptance of the Highmeadow Pocket Park Public Improvements and authorize the final payment in the amount of \$39,754.34 to Perfect Finish Landscaping.
10. Approve a Job Order Contract purchase through the Interlocal Purchasing System Contract No. 241001 with Minchew Brothers Construction for Dane Street Sewer Repairs, for an amount not to exceed \$105,073.50, and authorize the City Manager to execute necessary documents.

New Business: New items requested for consideration.

11. Consideration and action on a Preliminary Plat 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)
12. Consideration and action on a Final 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)
13. Hold a public hearing, consider, and act on an Ordinance No. 937-25 amending 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)
14. Hold a public hearing, consider, and act on an Ordinance amending 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)
15. Conduct a Public Hearing regarding a request from Republic Services of Lewisville for a CPI rate increase for Residential Solid Waste and Recycling Collection Services and Containers and for Commercial Solid Waste Collection Services and Containers; discussion of same.
 - Presentation of rate increase request from Republic Service
 - Public Comment
 - Discussion by Council
16. Consider and take appropriate action regarding Ordinance No.935-25 amending Chapter 13, "Utilities", Article 13. 02, "Solid Waste and Recycling", Section 13.02.005, "Monthly Rates" of the Aubrey Code of Ordinances to amend various rates for solid waste and recycling collection services provided to residential and commercial customers; and providing an effective date of December 1, 2025.

17. Receive a presentation from Birkhoff Hendricks & Carter regarding a proposed Stormwater Master Plan; Discuss and provide direction to staff.
18. Consideration and action on awarding and/or rejecting bids for the Rockhill Pump Station and Ground Storage Tank, and authorize the City Manager to execute necessary documents.
19. 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 on an Ordinance amending Chapter 14, "Zoning" to adopt the proposed "Aubrey 2045 Comprehensive Plan"
 - Consultant Presentation of the Plan and Council Discussion
 - Conduct a Public Hearing regarding the Plan.
 - Consider the adoption of an Ordinance 936-25 amending Chapter 14, Zoning, Article 14.03 of Exhibit 14A, "Zoning Ordinance" of the Code of Ordinances to adopt the Aubrey 2045 Comprehensive Plan.
20. Consider and act on an Ordinance annexing approximately 5.481-acres of land known as a portion of FM 428 (West Sherman Drive), being legally described as being a part of the D. Cowen Survey, Abstract No. 0304 and J.M. Fisher Survey, Abstract No. 0432, and an existing 100-foot right-of-way, Denton County, Texas., Denton County, Texas; and extending the boundary limits of the City so as to include the described property.
21. Consider and act on an Ordinance annexing approximately 10.58-acres of land known as a portion of FM 2931 from the existing Aubrey City Limits line to Blackjack Road, being legally described as being a part of the F. H. Pollard Survey, Abstract No. 995, the F. Trevino Survey, Abstract No. 1243, the J. Ryan Survey, Abstract No. 1069, and the T. Chambers Survey, Abstract No. 223, and an existing variable width right-of-way, Denton County, Texas.; and extending the boundary limits of the City to include the described property.
22. Conduct the second public hearing in accordance with Texas Local Government Code Section 43.063(a) and other applicable law, to consider testimony and provide members of the public an opportunity to be heard on the proposed annexation of a ±13.06-acre tract of land known as a portion of Blackjack Road, legally described as being all of the prescriptive right-of-way of Blackjack Road, generally 30 feet in width along the existing city limits and expanding to a total width of 60 feet after departing the existing city limits, beginning at east right-of-way line of U.S. Highway 377 continuing to FM 2931, being legally described as being a part of the F. Trevino Survey, Abstract No. 1243, and the T. Chambers Survey, Abstract No. 223, Denton County, Texas.
23. Conduct the second public hearing in accordance with Texas Local Government Code Section 43.063(a) and other applicable law, to consider testimony and provide members of the public an opportunity to be heard on the proposed annexation of a ±6.74-acre tract of land known as a portion of McNatt Road, legally described as being all of the 30-foot wide prescriptive right-of-way of McNatt Road, beginning at

the city limits and FM 428, continuing to the Future Ike Byrom Road, being legally described as being a part of the F. Trevino Survey, Abstract No. 1243, , Denton County, Texas. .

24. Consideration and action on a Resolution casting votes for candidates in the election of the Denton Central Appraisal District Board of Directors.
25. Consideration and action on appointing and/or removing members to the Aubrey Planning and Zoning Commission.
26. Consideration and action on appointing and/or removing member(s) to the Aubrey parks and Recreation Board.

Department Updates and Discussion:

27. Administration & Finance:
28. Library:
29. Fire Department:
 - Station Construction Update
30. Police Department:
 - Property Room Update
31. Public Works:
 - Water Updates
 - Wastewater Updates
32. Human Resources:
33. Municipal Development:
 - Information on Aubrey Local Business Accelerator Program

Future Agenda Requests: Council or Board Members, City Staff, and Citizens may request items to be included on future agendas. Discussion is limited to what the request is for, and if and when the item can be put on a future agenda.

*****EXECUTIVE SESSION***** In accordance with Texas Government Code, Section 551.001, et seq., the City Council will recess into Executive Session (closed meeting) to discuss the following:

34. **Section 551.071(1) and (2) Consultation with Attorney.** For Council to seek the advice of its attorney about pending or contemplated litigation or a settlement offer and to consult with the City Attorney on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act:

- *City of Aubrey v. Jerry H. Simmons*, et al, Cause No. PR-2024-01392-B, Denton County, Texas
- School Zone Regulations / Ordinances
- Purchase of Property for Municipal Services
- Downtown Property
- Hidden Lakes
- Trivedi Farms
- Highpointe Commercial
- Onyx Development

35. **Section 551.072 Real Property.** Deliberate the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the governmental body in negotiations with a third person.
- Property acquisition for municipal purposes

Motion to Recess into Executive Session.

Reconvene into Open Session: In accordance with Texas Government Code, Chapter 551, the City Council will reconvene into Regular Session to consider and take appropriate action, if any, regarding any items discussed in Executive Session.

-ADJOURN-

I, Jenny Hicks, City Secretary, certify that this Notice of Meeting was posted, per the Open Meetings Act, on the official bulletin board at the City Hall of the City of Aubrey, Texas and on the City's website at www.aubreytx.gov in accordance with Chapter 551, Texas Government Code, and shall remain posted until the meeting is adjourned.

I certify that the attached notice and agenda of items to be considered by the City Council of the City of Aubrey, Texas was removed by me from the official bulletin board of the City of Aubrey, Texas, 107 South Main St, Aubrey, Texas on the _____ day of _____, 2025.

(The City Council reserves the right to adjourn into closed session at any time during the course of this meeting to consult with its attorney regarding any of the matters listed on this document, as authorized by Texas Government Code Section 551.071 Consultation with Attorney.)

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodation or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's office at (940) 440-9343 for further information.