

Planning and Zoning Commission Meeting Minutes

Aubrey City Council Chambers
226 Countryside Dr.
Aubrey, TX 76227
November 13, 2025
6:00 PM



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

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

Absent: Chuck Fuller

Staff Present: City Attorney Ann Montgomery, City Secretary Jenny Hicks, Planner Helen-Eve Beadle. Development Manager Shanda Guffee

Commissioner Christal Johnson offered the Invocation and Commissioner Nicole Shaw led the Pledge of Allegiance.

Community Announcements: None

Citizen Input: None

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.

P&Z Commissioner Kyle Kennedy made a motion to approve the minutes. P&Z Commissioner Christal Johnson seconded. Motion Passed (6:0). None opposed.

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

No discussion. No action taken.

New Business: New items requested for consideration.

3. Consideration and action on appointing a chairperson.

P&Z Commissioner Christal Johnson made a motion to appoint herself as Chair. Motion failed due to lack of second.

P&Z Commissioner Candace Stone made a motion to appoint Brittney Murray as Chair. P&Z Commissioner Kyle Kennedy seconded. Motion passed (5:1) Commissioner Christal Johnson opposed.

4. Consideration and action on appointing a vice-chairperson.

P&Z Commissioner Nicole Shaw made a motion to appoint Candace Stone as vice-chairperson. P&Z Commissioner Christal Johnson seconded. Motion Passed (6:0). None opposed.

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)

P&Z Commissioner Kyle Kennedy made a motion to recommend approval of the preliminary plat with the condition that the topography is added to the plat. P&Z Commissioner Candace Stone seconded. Motion Passed (6:0). None opposed.

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)

P&Z Commissioner Candace Stone made a motion to recommend approval of the Final Plat of Highpointe Phase 4A with the condition that the Preliminary Plat is approved by City Council. P&Z Commissioner Nicole Shaw seconded. Motion Passed (6:0). None opposed.

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)

City Planner Helen-Eve Beadle provided information.

The Public Hearing opened at 6:14 p.m. and closed at 6:14 p.m. No citizens spoke during the public hearing.

P&Z Commissioner Marc Hendricks made a motion to recommend approval of the rezoning application to the City Council. P&Z Commissioner Kyle Kennedy seconded. Motion Passed (6:0). None opposed.

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)

City Planner Helen-Eve Beadle provided information.

The Public Hearing opened at 6:18 p.m. and closed at 6:18 p.m. No citizens spoke during the public hearing.

P&Z Commissioner Christal Johnson made a motion to recommend approval of the rezoning application to the City Council. P&Z Commissioner Candace Stone seconded. Motion Passed (6:0). None opposed.

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

Aden Herrera and Stephen Cook, with Dunaway Associates, presented the proposed Comprehensive Plan.

The Public Hearing opened at 7:00 p.m. and closed at 7:01 p.m. There were no speakers during the public hearing.

P&Z Commissioner Christal Johnson made a motion to recess into Executive Session for consultation with attorney regarding this item at 7:07 PM. P&Z Commissioner Kyle Kennedy seconded. Motion Passed (6:0). None opposed.

The Commission reconvened into regular session at 7:22 PM.

P&Z Commissioner Kyle Kennedy made a motion to recommend approval with

the conditions to include governmental facilities being added to all land use categories and that the police substation site on Blackjack Road be changed to medium density. P&Z Commissioner Christal Johnson seconded. Motion (5:1 Commissioner Candace Stone opposed) .

The meeting was adjourned at 7:25 PM.

PASSED and APPROVED by the Planning and Zoning Commission of the City of Aubrey, Texas this 11th day of December, 2025.



Brittney Murray, Commission Chair

ATTEST:



Jenny Hicks, City Secretary

