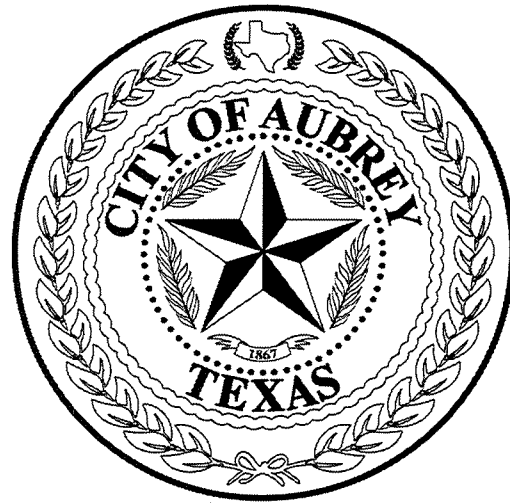


Planning and Zoning Commission Meeting Minutes

Aubrey City Council Chambers
226 Countryside Dr.
Aubrey, TX 76227
February 12, 2026
6:00 PM



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

Present: Christal Johnson, Candace Stone, Brittney Murray, Marc Hendricks

Absent: Kyle Kennedy, Nicole Shaw

Staff Present: City Attorney Marie Johnson, City Secretary Jenny Hicks, Development Manager Shanda Guffee, Engineer Chase Crawford

Commissioner Christal Johnson offered the Invocation and Commissioner Marc Hendricks led the Pledges of Allegiance.

Community Announcements: None

Citizen Input: None

New Business: New items requested for consideration.

1. Consideration and action on approving minutes of the January 8, 2026 meeting.

P&Z Commissioner Candace Stone made a motion to approve the minutes. P&Z Commissioner Christal Johnson seconded. Motion Passed (4:0). None opposed.

2. Consideration and action on a Final Plat application for Silverado West, Ph 3 for a replat of Lot 77XR, Block M, Silverado West, Ph 3, located northwest of the intersection of Liberty Road and Main Street, located within the City of Aubrey ETJ, Denton County. The purpose of the replat is to subdivide Lot 77X, Block M, into two lots. (Applicant: JBI Partners on behalf of D.R. Horton)

Chase Crawford, with Birkhoff, Hendricks, and Carter presented information.

P&Z Commissioner Brittney Murray made a motion to recommend approval of the final plat. P&Z Commissioner Marc Hendricks seconded. Motion Passed (4:0). None opposed.

3. Consideration and action on a Preliminary Plat for Highpointe Ranch Phase 2 East for one hundred fifteen (115) single-family residential lots and one (1) HOA lot, being approximately 31.687 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. (KL LB Buy 3, LLC)

Chase Crawford, with Birkhoff, Hendricks, and Carter presented information.

P&Z Commissioner Candace Stone made a motion to recommend approval of the preliminary plat with the two conditions. P&Z Commissioner Marc Hendricks seconded. Motion Passed (4:0). None opposed.

Conditions:

- 1. CHAPTER 10; ARTICLE 10, PRELIMINARY PLAT CHECKLIST — PRELIMINARY PLAT. Plat shall be revised to include recording information for all easements located within or abutting the subdivision.**
- 2. CHAPTER 10; ARTICLE 10, PRELIMINARY PLAT CHECKLIST — PRELIMINARY PLAT. Plat shall be revised to include adjacent subdivision names, lot, block, or tract numbers, and recording information.**
- 4. Consideration and action on a Final Plat for Highpointe Ranch Phase 2 East for one hundred fifteen (115) single-family residential lots and one (1) HOA lot, being approximately 31.687 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. (KL LB Buy 3, LLC)**

Chase Crawford, with Birkhoff, Hendricks, and Carter presented information.

P&Z Commissioner Candace Stone made a motion to recommend approval of the final plat with the three conditions. P&Z Commissioner Christal Johnson seconded. Motion Passed (4:0). None opposed.

Conditions:

- 1. CHAPTER 10; ARTICLE 11, FINAL PLAT CHECKLIST — FINAL PLAT. Plat shall be revised to included recording information for all easements located within or abutting the subdivision.**
- 2. CHAPTER 10; ARTICLE 11, FINAL PLAT CHECKLIST — FINAL PLAT. Plat shall be revised to include adjacent subdivision names, lot, block, or tract numbers, and recording information.**
- 3. TBPELS, Section 138.33 (Sealing Procedures) — Surveyor's seal is required to assure the user of the surveying product that the work has been performed or directly supervised by the professional surveyor named and to delineate the surveyor's work.**

The meeting was adjourned at 6:15 PM.

PASSED and APPROVED by the Planning and Zoning Commission of the City of Aubrey, Texas this 9th day of April, 2026.


Brittney Muray, Commission Chair

ATTEST:


Jenny Hicks, City Secretary

