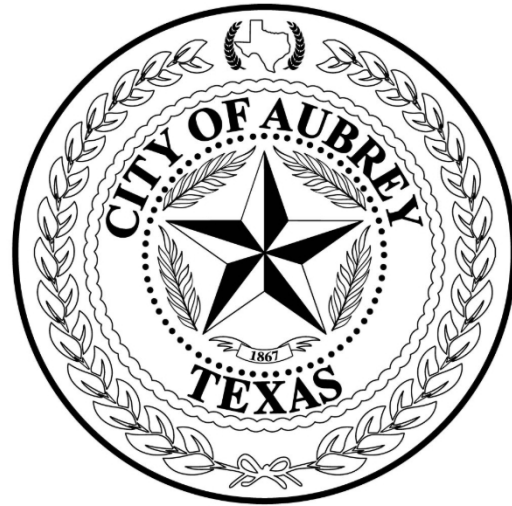


City Council Meeting

Aubrey City Council Chambers
226 Countryside Dr.
Aubrey, TX 76227
May 28, 2026
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.
 - Recognition of City Council by the Salvation Army of Denton County regarding the Red Kettle Mayoral Challenge
 - Police Department Swearing In Ceremony — Caleb Williams
 - New Public Works Employee Introductions:
 - Patrick Dukes (Parks)
 - Cody Lowe (Streets)

- Tanner Petway (Streets)
- Brent Blake (Wastewater)
- Ethan Keith (Engineering)

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.

Election Related Items:

2. Present the Certificate of Election and Administer the Statement of Elected Officials and Official Oaths to the declared candidates elect:
 - Council Place 1 - Jeff Perry
 - Council Place 4 - Randy Jones
3. Consideration and action on appointing a Mayor Pro Tem for a One Year Term.
4. Consideration and action on appointing a Deputy Mayor Pro Tem for a One Year Term.
5. Consideration and action on Resolution No. 1046-26, designating authorized signatories for the City's banking and financial accounts.
6. Consideration and action on appointing a City Council Liaison to Parks and Recreation Board.

New Business: New items requested for consideration.

7. Consideration and action on accepting the resignation of City Council Member Place 2 Matt Jones, discuss and provide direction for filling the vacancy in Place 2.

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:

8. Approve minutes of the April 23, 2026 meeting.
9. Approve Resolution No. 1047-26 approving the Aubrey Municipal Development District's participation in an Economic Development Agreement between the City of Aubrey, Aubrey Municipal Development District, and Wal-Mart Real Estate Business Trust.

10. Accept the resignation of Marc Hendricks from the Planning and Zoning Commission.
11. Consideration and Action on Resolution No. 1048-26 amending and restating Resolution No. 922-23 adopting a policy to provide general authority to the City Manager relative to purchases, expenditures, and signature authority; and providing an effective date.
12. Approve an Interlocal Agreement for Retail Water and Sewer Service between the City of Aubrey and Mustang Special Utility District, and authorize the City Manager to execute necessary documents.
13. Approve a request for a twelve-month extension of the expiration date of the Ribbonwood MUD No. 1 Preliminary Plat.

Recess into Tax Increment Reinvestment Zone No 1 Board Meeting

14. Consider and take appropriate action regarding the Project and Finance Plan for Tax Increment Reinvestment Zone No. 3, (the "Zone"), a Zone consisting of approximately 460.706 acres of land generally located north of Spring Hill Road and east of US 377, and within the City of Aubrey; providing a Final Project and Financing Plan, pursuant to Chapter 311, of the Texas Tax Code, and to submit the Final Plan to the City Council (MuniCap).

Reconvene into Regular Session

New Business: New items requested for consideration.

15. Consideration and action on Ordinance No. 954-26 approving the Project and Financing Plan for the Tax increment Reinvestment Zone No.3, City of Aubrey, Texas, a Zone consisting of approximately 460.706 acres of land generally located north of Spring Hill Road and east of US 377, and within the City of Aubrey; providing a Final Project and Financing Plan pursuant to Chapter 311, of the Texas Tax Code; making findings regarding feasibility and related matters as required by State law; and providing an effective date. (High Pointe Development) (Municipal)
16. Receive a presentation, consider and act on Resolution No. 1049-26 of the City Council of the City of Aubrey, Texas, accepting the Preliminary Service and Assessment Plan for authorized improvements within the Palomino Public Improvement District; setting a date for public hearing on the proposed levy of assessments; authorizing the publication and mailing of notice; enacting other provisions relating thereto; and providing for the effective date.
17. Consideration and action on a Preliminary Plat for Solid Rock, consisting of three (3) lots (Lots 1 and 2, Block A, and Lot 1, Block B), being approximately 10.407 acres

out of the James Bridges Jr. Survey, Abstract No. 36, generally located west of Silverado Parkway, south of Frontier Parkway, and north of FM 2931 and Liberty Road, within the City of Aubrey ETJ, Denton County, Texas. (Cre8stone DFW LLC) (Preliminary Plat was conditionally approved at the April 23rd, 2026 meeting.)

18. Hold a public hearing, consider and take action on Ordinance No. 955-26, repealing Section 27, "Sign Regulations" of Exhibit 14A, "Zoning Ordinance," of Chapter 14, "Zoning" of the Code of Ordinances of the City of Aubrey, Texas, and adopting a new Chapter 17, "Sign Regulations," of the Code of Ordinances of the City of Aubrey, Texas, regulating signage within the corporate limits and extraterritorial jurisdiction of the City of Aubrey, recodifying the Sign Regulations as Chapter 17 of the general ordinances of the City; providing amendments; providing a penalty of a fine not to exceed \$500 for each violation, with a separate offense deemed committed on each day or part of a day that a violation occurs or continues; and providing an effective date. (Sign Regulations)
19. Hold a public hearing, consider and take action on Ordinance No. 957-26 amending Section 14.03.01, "Comprehensive Plan" of Article 14.03, "Comprehensive Plan" of Chapter 14, "Zoning" of the Code of Ordinances of the City adopting the 2045 Comprehensive Plan of the City to amend the Comprehensive Plan to change the Future Land Use designation for an approximate 10.0 acres of land located in the John Ryan Survey, Abstract No. 1069, Denton County, Texas, and generally located at 8445 FM 2931, recently annexed into the City of Aubrey, and amending Map 3, "Future Land Use Plan" of the Comprehensive Plan, from the general land use designation for the Property from "Rural Life" to "Public/Institutional". (DCAD Parcel ID No. 52432 - Aubrey Fire Station No. 4)
20. Hold a public hearing, consider, and take action on Ordinance No. 958-26 amending Exhibit 14A, "Zoning Ordinance," of Chapter 14, "Zoning" of the Code of Ordinances of the City of Aubrey, Texas and the official Zoning Map of the City to rezone an approximate 10.00 acres of land located in the John Ryan Survey, Abstract No. 1069, Denton County, Texas and generally located at 8445 FM 2931, recently annexed into the City of Aubrey, from Unzoned to General Retail (GR). (DCAD Parcel ID No. 52732 - Aubrey Fire Station No. 4)
21. Consider and take action regarding a Preliminary Plat application for Lots 1-12, Block A, Chaparral Center, being approximately 27.423 acres out of the Francisco Trevino Survey, Abstract No. 1243, generally located north of FM 428 (Spring Hill Road) and east of U.S. Highway 377, City of Aubrey, Denton County, Texas.
22. Consider and take action regarding a Final Plat application for Lots 1-12, Block A, Chaparral Center, being approximately 27.243 acres out of the Francisco Trevino Survey, Abstract No. 1243, generally located north of FM 428 (Spring Hill Road) and east of U.S. Highway 377, City of Aubrey, Denton County, Texas.
23. Consider and take action regarding a Preliminary Plat for Block D, Lots 1-85, 97X-101X; Block E, Lots 1-43, 44X; Block F Lots 1-42, 43X-44X; Block G, Lots 1-19; Block H, Lots 1-4, 5X; Block I, Lot 1X; and Block J, Lot 1X; Sandbrock Ranch, Phase

16, to create 193 residential lots, 3 right-of-way lots, and 8 common area lots, being approximately 59.089 acres out of the William Lumpkin Survey, Abstract No. 730, generally located west of FM 1385 and south of Sandbrock Parkway, City of Aubrey ETJ, Municipal Utility District No. 6, Denton County, Texas.

24. Consider and take action regarding a Final Plat for Block D, Lots 1-85, 97X-101X; Block E, Lots 1-43, 44X; Block F Lots 1-42, 43X-44X; Block G, Lots 1-19; Block H, Lots 1-4, 5X; Block I, Lot 1X; and Block J, Lot 1X; Sandbrock Ranch, Phase 16, to create 193 residential lots, 3 right-of-way lots, and 8 common area lots, being approximately 59.089 acres out of the William Lumpkin Survey, Abstract No. 730, generally located west of FM 1385 and south of Sandbrock Parkway, City of Aubrey ETJ, Municipal Utility District No. 6, Denton County, Texas.
25. Consideration and action on a Regional Treated Water Supply Contract with Upper Trinity Regional Water District (UTRWD), and authorize the City Manager to finalize and execute necessary documents.
26. Consideration and action on Resolution No 1039-26 nominating a candidate for the Denco Area 9-1-1 District Board of Managers.
27. Consideration and action on Resolution No. 1050-26 approving the Aubrey Municipal Development District Bylaws (Third Amendment); and providing an effective date.
28. Consideration and action on appointing and reappointing member(s) to the Aubrey Board of Adjustment.
29. Consideration and action on appointing member(s) to the Aubrey Planning & Zoning Commission.
30. Consider and take action on the final acceptance of Highpointe Ranch East Phase 1, Public Improvements.

Discussion on Department Reports and Updates:

31. Administration:
 - City Manager
 - Finance - Monthly Financials
 - Court - April 2026 Monthly Report
 - Human Resources
 - MDD - April 2026 Monthly Report
32. Public Safety:
 - Police Department - April 2026 Monthly Report
 - Fire Department - April 2026 Monthly Report
 - Code Enforcement - April 2026 Monthly Report
33. Operations:

- Public Works
 - April 2026 Monthly Staff Report
 - Wastewater Plant Construction Update
 - Water Supply Update
 - Drainage Improvements Update
- Parks & Recreation Update
- Library - April 2026 Monthly Staff Report
- Development Services - April 2026 Monthly Staff Report

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.
 - 500 Main Street
 - Coffey Road Development
 - Contract Services — Fire Department and Police Department
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.
 - Downtown Property Acquisition.
 - 500 Dane Street Property Acquisition
 - McNatt ROW Acquisition
36. **Section 551.087 Economic Development Negotiations.** To discuss or deliberate regarding commercial or financial information that the City has received from a business prospect that the City seeks to have locate, stay, or expand in or near the territory of the City and with which the City is conducting economic development negotiations; and/or to deliberate the offer of a financial or other incentive to the business prospect:
 - Purchase of Downtown Property for Economic Development
 - Aubrey 165 - Bridleridge Development
 - Coffey Road Tract Development
 - Coffey Road and Bonar Development
 - Nash 160 Development
 - The Vibe & Elite Developments
 - Hwy 377 & Friendship Commercial
 - 7118 FM 2931 Commercial Development

- Project Cherry Wood

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 S. Main St, Aubrey, Texas on the _____ day of _____, 2026.

(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. Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services such as interpreters for persons who are deaf or hearing impaired, readers, or large print, need to contact the ADA Coordinator at least 48-hours prior to the meeting. Please e-mail your request to: swilliams@aubreytx.gov or call (940) 440-9343 ext 106. BRAILLE IS NOT AVAILABLE.