

Planning and Zoning Commission Meeting Minutes

Aubrey City Council Chambers
226 Countryside Dr.
Aubrey, TX 76227
May 14, 2026
6:00 PM



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

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

Absent: Marc Hendricks

Staff Present: City Attorney Marie Johnson, Assistant City Manager Leanne Wilson, Senior Planner Muzaib Riaz. Assistant to the City Manager Kacey Hagen

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

Community Announcements: None

Citizen Input: None

New Business: New items requested for consideration.

1. Consideration and action on approving the minutes of the April 9, 2026 meeting.

P&Z Commissioner Candace Stone made a motion to approve the minutes. P&Z Commissioner Kyle Kennedy seconded. Motion Passed (5:0). None opposed.

2. Hold a public hearing, consider and take action to 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, to repeal Section 27, "Sign Regulations" and adopt 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, including regulations for location, permitting, variances, nonconformities, and providing definitions. (Sign Regulations)

Senior Planner Muzaib Riaz provided information.

The Public Hearing opened at 6:06 PM and closed at 6:07 PM.

P&Z Commissioner Christal Johnson made a motion to recommend approval of the Zoning Ordinance Amendment for sign regulations. P&Z Commissioner Nicole Shaw seconded. Motion Passed (5:0). None opposed.

3. Hold a public hearing, consider and take action to make a recommendation to City Council on an amendment to 2045 Comprehensive Plan of the City for an approximate 10.0 acres of land located in the John Ryan Survey, Abstract No. 1069, Denton County, Texas, and being part of a called 14.898 acre tract of land described in General Warranty Deed to Javier Alonzo and Thelma Alonzo, as recorded in Instrument No. 2014-8402, of the Official Public Records of Denton County, Texas and recently annexed, to amend the future land use designation for the property from "Rural Life" to "Public/Institutional". The property is generally located at 8445 FM 2931, Pilot Point, Denton County, Texas. DCAD Parcel ID No. 52432 (Aubrey Fire Station No. 4)

Senior Planner Muzaib Riaz provided information.

The Public Hearing opened at 6:10 PM and closed at 6:11 PM.

P&Z Commissioner Kyle Kennedy made a motion to recommend approval of the comprehensive plan amendment to City Council. P&Z Commissioner Candace Stone seconded. Motion Passed (5:0). None opposed.

4. Hold a public hearing, consider, and take action to 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 on recently annexed parcel to General Retail (GR) on approximately 10.00 acres of land located in the John Ryan Survey, Abstract No. 1069, Denton County, Texas, and being part of a called 14.898 acre tract of land described in General Warranty Deed to Javier Alonzo and Thelma Alonzo, as recorded in Instrument No. 2014-8402, of the Official Public Records of Denton County, Texas. The property is generally located at 8445 FM 2931, Pilot Point, Denton County, Texas. DCAD Parcel ID No. 52732 (Aubrey Fire Station No. 4)

Senior Planner Muzaib Riaz provided information.

The Public Hearing opened at 6:14 PM and closed at 6:15 PM.

P&Z Commissioner Candace Stone made a motion to recommend approval of the rezoning application to the City Council. P&Z Commissioner Christal Johnson seconded. Motion Passed (5:0). None opposed.

5. Consider and take action to make a recommendation to the City Council 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.

Senior Planner Muzaib Riaz provided information.

P&Z Commissioner Brittney Murray made a motion to recommend approval of

the Preliminary Plat to City Council. P&Z Commissioner Candace Stone seconded. Motion Passed (5:0). None opposed.

6. Consider and take action to make a recommendation to City Council 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.

Senior Planner Muzaib Riaz provided information.

P&Z Commissioner Nicole Shaw made a motion to recommend approval of the Final Plat upon compliance with the conditions presented. P&Z Commissioner Candace Stone seconded. Motion Passed (5:0). None opposed.

Condition: EXHIBIT 10A, ARTICLE 2, SECTION 4.08(B) — REVISIONS TO APPROVED FINAL PLAT PRIOR TO FILING AT COUNTY: Recording information for all easements that are filed or recorded as separate instruments shall be added to the Final Plat prior to filing of the Final Plat with Denton County.

7. Consider and take action to make a recommendation to City Council 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.

Senior Planner Muzaib Riaz provided information.

P&Z Commissioner Christal Johnson made a motion to recommend approval of the Preliminary Plat as presented. P&Z Commissioner Kyle Kennedy seconded. Motion Passed (5:0). None opposed.

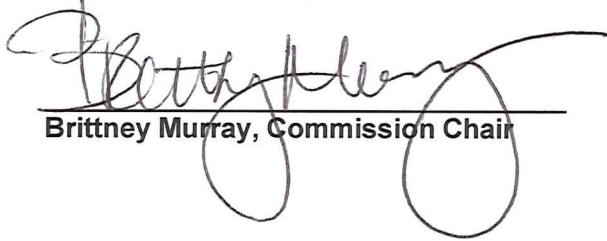
8. Consider and take action to make a recommendation to City Council regarding a Final Plat for Block D, Lots 1-85, 97X-101X; Block E, Lots 1-43, 44X; Block F Lots 1-42, 43X-44X; Block G, Lots 1-19; Block H, Lots 1-4, 5X; Block I, Lot 1X; and Block J, Lot 1X; Sandbrock Ranch, Phase 16, to create 193 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.

Senior Planner Muzaib Riaz provided information.

P&Z Commissioner Kyle Kennedy made a motion to recommend approval of the Final Plat as presented. P&Z Commissioner Nicole Shaw seconded. Motion Passed (5:0). None opposed.

The meeting was adjourned at 6:26 PM.

**PASSED and APPROVED by the Planning and Zoning Commission of the City of Aubrey,
Texas this 11th day of June, 2026.**



Brittney Murray, Commission Chair

ATTEST:



Jenny Hicks, City Secretary

