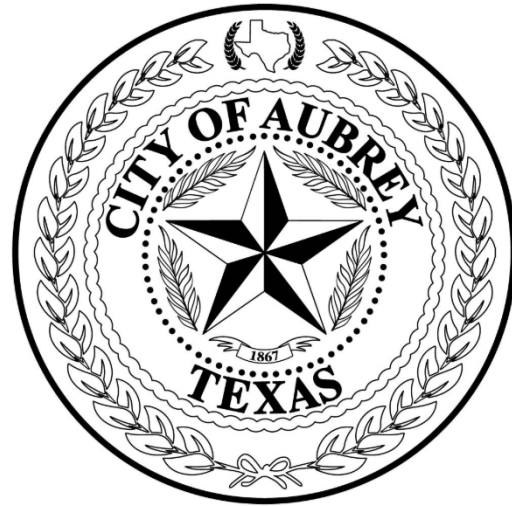


City Council Meeting

Aubrey City Council Chambers
226 Countryside Dr.
Aubrey, TX 76227
June 25, 2026
5:30 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."

*****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:

1. **Section 551.071 (2) and 551.074 Personnel Matters.** Consultation 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 and Deliberation regarding the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of public officer or employee or to hear a complaint or charge against an officer or employee:

- Interview potential candidates for the City Council Place 2 vacancy

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.

2. Consideration and action on appointing a candidate to the City Council Place 2 vacancy for an unexpired term ending in May 2027.

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.

3. - Fire Department Swearing In Ceremony – Ryan Phillips, Nathan Rigdon, Bryan Mackey and Hayes Mackey

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:

4. Approve minutes of the May 28, 2026 and June 13, 2026 meetings.
5. Award a bid for the Reflection Park construction project to A&C Construction, Inc. in an amount not to exceed \$110,500.000 and authorize the City Manager to execute the necessary documents.
6. Ratify approval and execution of the Development Agreement with MM Covey Creek 165, LLC.
7. Consider and take action on the final acceptance of Highpointe Ranch East Phase 1, Public Improvements.

8. Consider and take action on a change order from Mayim Municipal Builders, LLC in the amount of \$211,437.63 for the Rockhill Pump Station and authorize the City Manager to execute necessary documents.
9. Accept the resignation of Amy Kramer from the Parks and Recreation Board.
10. Authorize the Mayor to execute the Assignment and Assumption of Development Agreement and City Acknowledgment for the Palomino Subdivision, assigning the Development Agreement from Jen Holdco 24 LLC to Lennar Homes of Texas Land and Construction, Ltd.
11. Award a bid to DDM Construction Corp. for the Downtown Parking and Drainage Improvements, Phase 1 and Phase 2 Project for an amount not to exceed \$1,679,798.10 and authorize the City Manager to execute necessary documents.
12. Approval of the First Amendment to the First Amended and Restated Development Agreement between the City and Lennar Homes of Texas Land and Construction, Ltd. for the Palomino Development; and authorizing the Mayor to execute necessary documents.
13. Final acceptance of Palomino Public Improvements and authorize staff to file the final plat.

Recess into Tax Increment Reinvestment Zone No 3 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) (Municap)
16. Consideration and action on Resolution No 1051-26 approving an agreement for the construction and funding of authorized improvements and reimbursement of advances relating to the Palomino Public Improvement District.

17. Consideration and action on Ordinance 954-26, approving a Service and Assessment Plan and Assessment Roll for authorized improvements within the Palomino Public Improvement District (The "District"); making a finding of special benefit to certain property in the district; Levying Assessments against certain property within the District and establishing a lien on such property; providing for payment of the assessment in accordance with Chapter 372, Texas Local Government Code, as amended; Providing for the method of assessment and the payment of the assessments; Providing penalties and interest on delinquent assessments; Providing for severability and providing an effective date.
18. Hold a public hearing, consider and take action regarding an amendment to 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 approximately 6.65 acres of land being Lot 4R2, Block A, Garland Wilson Addition, an Addition to the City of Aubrey, Denton County, Texas, recorded under Document Number 2020-387, Plat Records of Denton County, Texas. The property is generally located south-east of the intersection of East Highmeadow Drive and Betty Lane. DCAD Parcel No. 964441 (Aubrey ISD)
19. Hold a public hearing, consider, and take action regarding an Ordinance 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 part of approximately 6.65 acres of land, being Lot 4R2, Block A, Garland Wilson Addition, an Addition to the City of Aubrey, Denton County, Texas, recorded under Document Number 2020-387, Plat Records of Denton County, Texas, from "MF - Multifamily" to "SC - Shopping Center". The property is generally located south-east of the intersection of East Highmeadow Drive and Betty Lane. DCAD Parcel ID No. 964441 (Aubrey ISD)
20. Hold a public hearing, consider and take action regarding a Replat application for Garland Wilson Addition, Lot 4R2-1 & 4R2-2, Block A, being approximately 6.65 acres in the Francisco Trevino Survey, Abstract No. 1243, within the City of Aubrey, Denton County, Texas, generally located south-east of the intersection of Highmeadow Drive and Betty Lane. DCAD Parcel No. 964441, to create two (2) lots, and to provide approximately 1.066 acres of Right-of-Way (ROW) dedication for the Highmeadow Drive extension. (Aubrey ISD)
21. Consider and take appropriate action on a Site Plan for the Garland Wilson Addition, Lot 4R2-1, Block A, for one (1) lot being approximately 4.753 acres of land out of the Francisco Trevino Survey, Abstract No. 1243, City of Aubrey, Denton County Texas, and the Owner's request for variances from the landscape buffering requirements along Betty Lane and to the masonry requirements required by the Nonresidential Design Standards. The property is generally located southeast of the intersection of East Highmeadow Drive and Betty Lane within the City of Aubrey, Denton County, Texas. (Aubrey ISD)
22. Hold a public hearing, consider and take action on Ordinance No. 961-26, amending Chapter 17, "Sign Regulations" of the Code of Ordinances of the City of Aubrey,

Texas, to allow blade signs as a permanent sign within downtown area, allow feather flags as a temporary sign within all zoning districts and the ETJ, allow for electronic message boards in the downtown area in a limited manner for the City of Aubrey, and adopt housekeeping amendments to update references to former Section 27 of the Zoning Ordinance which was repealed; 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)

23. Consideration and action on Ordinance No. 959-26, amending Chapter 1 "General Provisions", Article 1.10 "Parks and Recreation", Section 1.10.073, "Prohibitions and Standards of Conduct" to prohibit electric bicycles in certain areas, and adopting an amendment to Article 12.03, "Operation of Vehicles" of Chapter 12, "Traffic and Vehicles" to adopt a new Division 3, regulating "Electric Bicycles"; providing a penalty for violation; and providing an effective date.
24. Consideration and action on Ordinance No. 956-26 amending Article 1.10, "Parks and Recreation" of Chapter 1, "General Provisions" of the Code of Ordinances to rename Division 2, as "Parks and Recreation and Keep Aubrey Beautiful" to establish the Park Board as the Keep Aubrey Beautiful Board, by amending Section 1.10.031, "Park Board/Keep Aubrey Beautiful" and adopting a new Section 1.10.033 "Duties" to identify duties of the Park Board/Keep Aubrey Beautiful Board; and providing an effective date.
25. Consideration and action on Ordinance No. 964-26 amending Article 13.06, "Grease Traps/Interceptors, Grit Interceptors and Oil/Water Separators" of Chapter 13, "Utilities" of the Code of Ordinances, to adopt amendments to Section 13.06.001, "Applicability and General Requirements", Section 13.06.002, "Definitions", and adopting new Sections 13.06.004 through 13.06.010, imposing additional regulations and providing additional enforcement measures; providing a penalty for violation; and providing an effective date.
26. Consider and take action on Ordinance No. 963-26 amending Chapter 6, "Health and Sanitation", Article 6.03 "Food Establishments and Farmers' Markets" and Article 6.06 "Mobile Food Vendors" of the Code of Ordinances governing the permitting and regulation of mobile food vendors, and amending Appendix A, Article A4.000, Section A4.001 "Business Fees" to adopt and amend applicable fees; providing a penalty for violation, and providing an effective date.
27. Consideration and action on a Resolution appointing a member to the Denco 9-1-1 Board of Managers.
28. Consideration and action on appointment/reappointment of a member and/or alternate member to the Regional Transportation Council for a two-year term beginning July 2026.
29. Consideration and action on approval of the authorized personnel list to support the City's continued growth and operational demands:

Discussion on Department Reports and Updates :

30. Administration:
 - City Manager
 - Finance: May 2026 Financials
 - Court: May 2026 Monthly Report
 - Human Resources
 - MDD: update from staff on 204-208 S. Main Building Project
31. Public Safety:
 - Police Department: May 2026 Monthly Report
 - Fire Department: May 2026 Monthly Report
 - Code Enforcement: May 2026 Monthly Report
32. Operations:
 - Public Works: May 2026 Activity Report
 - Parks & Recreation
 - Library: May 2026 Monthly Report
 - Development Services: May 2026 Activity 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:

33. **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.
 - Contract Services — Fire Department and Police Department
34. **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
35. **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
- Elegance Development
- Coffey Road Tract Development
- Coffey Road and Bonar Development (Crossvine)
- 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.

36.

1. Consideration and action on a Development Agreement between the City and Maneo Acquisitions, LLC for the residential development of an approximate 166 acres of land located in the City's extraterritorial jurisdiction, identified as the Bridleridge Development; and authorizing the Mayor to execute necessary documents.

-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.