

Planning and Zoning Commission Meeting Minutes

Aubrey City Council Chambers
226 Countryside Dr.
Aubrey, TX 76227
June 11, 2026
6:00 PM



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

Present: Christal Johnson, Candace Stone, Brittney Murray, Nicole Shaw, Susan McCormack

Absent: Kyle Kennedy

Staff Present: City Attorney Marie Johnson, City Secretary Jenny Hicks, Assistant City Manager Leanne Wilson, Development Manager Shanda Guffee, Senior Planner Muzaib Riaz

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

Community Announcements: None

Citizen Input: None

New Business: New items requested for consideration.

1. Consideration and action on the minutes of the May 14, 2026 meeting.

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

2. Hold a public hearing, consider and make a recommendation to City Council 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)

Senior Planner Muzaib Riaz provided information.

The Public Hearing opened at 6:05 PM and closed at 6:06 PM. No citizens spoke.

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

3. Hold a public hearing, consider, and make a recommendation to City Council regarding an amendment to 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)

Senior Planner Muzaib Riaz provided information.

The Public Hearing opened at 6:09 PM and closed at 6:09 PM. No citizens spoke.

P&Z Commissioner Candace Stone made a motion to recommend approval of the rezone of the rezone to City Council. P&Z Commissioner Brittney Murray seconded. Motion Passed (5:0). None opposed.

4. Hold a public hearing, consider and make a recommendation to the City Council 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)

Senior Planner Muzaib Riaz provided information.

The Public Hearing opened at 6:11 PM and closed at 6:12 PM. No citizens spoke.

P&Z Commissioner Candace Stone made a motion to recommend approval of the Garland Wilson Addition replat with two conditions. P&Z Commissioner Christal Johnson seconded. Motion Passed (5:0). None opposed.

Conditions:

1. **EXHIBIT 10A, ARTICLE 2, SECTION 4.04 - ENGINEERING PLANS:** That Civil Engineering Plans are approved prior to filing with Denton County, addressing Engineering comments regarding paving, submittal of a geotech report, grading, pre-development drainage area map, post-development drainage area map, drainage profiles, detention calculations, sanitary sewer profiles, and onsite details.

2. **EXHIBIT 10A, ARTICLE 2, SECTION 4.08 - REVISIONS TO APPROVED FINAL PLAT PRIOR TO FILING AT THE COUNTY:** That the plat is revised to address comments regarding abandonment of 25-foot Building Lines and 30-foot Utility & Ingress Easement within the Highmeadow Drive Right-of-Way.
5. Consider and make a recommendation to City Council on a Site Plan application for 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 a recommendation regarding requested variances to the landscape buffering requirements along Betty Lane and to masonry requirements. 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)

Senior Planner Muzaib Riaz provided information.

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

Conditions:

1. **The Civil Construction/Engineering Plans are approved by the City Engineer.**
2. **The Landscape Plans are approved by the City Planner.**
3. **The Building Elevation/Architectural Plans are approved by the City Planner.**
4. **Variances for Building material requirement be approved.**
5. **The Replat for Garland Wilson Addition, Lot 4R2-1 & Lot 4R2-2, Block A, is filed with Denton County.**

The meeting was adjourned at 6:18 PM.

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


Brittney Jimenez, Commission Chair

ATTEST:


Jenny Hicks, City Secretary