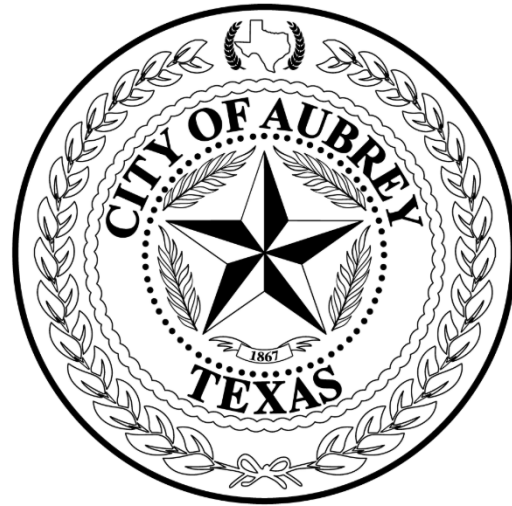


Planning and Zoning Commission Meeting

Aubrey City Council Chambers
226 Countryside Dr.
Aubrey, TX 76227
August 13, 2026
6:00 PM



**(Notice of Potential Quorum for City Council, 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 Board Members

Pursuant to Section 551.127, Texas Government Code, one or more commission members may attend this meeting remotely using videoconferencing technology. A quorum of the commission 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.

Citizen Input: Any person may address the Commission. If your comments are concerning an agenda item, you may wait until the discussion on that item if you prefer. Once recognized by the chairperson, 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.

*****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(1) and (2) Consultation with Attorney.** For the Commission to seek the advice of the City Attorney about pending or contemplated litigation or a settlement offer or 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:
 - Legal Authority, Duties and Roles of the Commission

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.

New Business: New items requested for consideration.

2. Consideration and action on approving the minutes of the July 9, 2026 meeting.
3. Consideration and action to 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 approximately 0.43 acres of land, being Lot 1, Block A, Bouchie Addition, an Addition to the City of Aubrey, Denton County, Texas, recorded under Document Number 2025-141, Plat Records of Denton County, Texas, from "MF - Multifamily" to "SFAC - Two-Family Residential Attached". The property is generally located north-east of the intersection of Maple Street and Rockhill Road. DCAD Parcel ID No. 52164 (Bouchie Addition)
4. Hold a Public Hearing, consider, and make a recommendation to City Council regarding an amendment to the City of Aubrey Comprehensive Plan, Future Land Use Plan, to change the future land use designation of approximately 11.977 acres of land from Rural Life to Residential (Medium Density), being all of Lots 11 and 12, Aubrey Estates, an addition to the City of Aubrey, Denton County, Texas, situated in the John M. Fisher Survey, Abstract No. 432, generally located north of West Sherman Drive (FM 428) and east of Linda Street. DCAD Parcel ID No. 153507. (Sherman Ridge)
5. 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 zone an approximate 23.039 acres of land, more specifically described

as all of Lots 11 and 12, Aubrey Estates, an addition to the City of Aubrey, Denton County, Texas, recorded in Cabinet G, Slide 353, Denton County Plat Records, and all of Lot 9R, Aubrey Estates, an addition to the City of Aubrey, Denton County, Texas, recorded in Document No. 2025-279, Plat Records of Denton County, situated in the John M. Fisher Survey, Abstract No. 432, Denton County, Texas, from its current unzoned land designation to the Sherman Ridge Planned Development District with the base zoning of SF-75 Single Family Residential. (Approval for the requested zoning is subject to and conditioned upon City Council approval of the request for annexation of the land scheduled for consideration at the August 27, 2026, Council meeting.) The property is generally located north of West Sherman Drive and west of Linda Street. DCAD Parcel IDs 153507 and 1073854. (Sherman Ridge)

6. Hold a public hearing, consider and make a recommendation to the City Council regarding a Replat application for the Kline Addition, Lots 1R & 2R, Block A, being approximately 36.450 acres, in the F. Trevino Survey, Abstract No. 1243, City of Aubrey Extraterritorial Jurisdiction (ETJ), Denton County, Texas, to change the lot line between two platted lots of record, generally located south of Blackjack Road East and west of FM 2931. Denton County Parcel IDs 1023030 & 1023029. (Kline Addition)
7. Consider and take action to make a recommendation to the City Council regarding a Preliminary Plat application for Lots 1-11, Block A, Duck Point Estates, being approximately 11.827 acres of land situated in the Frederick H. Pollard Survey, Abstract No. 995, in the City of Aubrey ETJ, Denton County, Texas, and consider and take action to make a recommendation regarding two waiver requests seeking a waiver from compliance with maximum block length requirements and private roadway design standards required by the City's Subdivision Ordinance. The property is generally located east of Coffey Road, south of FM 428 and west of FM 1385. (Duck Point Estates)

-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 Planning and Zoning Commission of the City of Aubrey, Texas was removed by me from the official bulletin board of the City of Aubrey, Texas, 107 South Main St, Aubrey, Texas on the ____ day of _____, 2026.

(The Planning and Zoning Commission 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.gov or call (940) 440-9343 ext 106. BRAILLE IS NOT AVAILABLE.