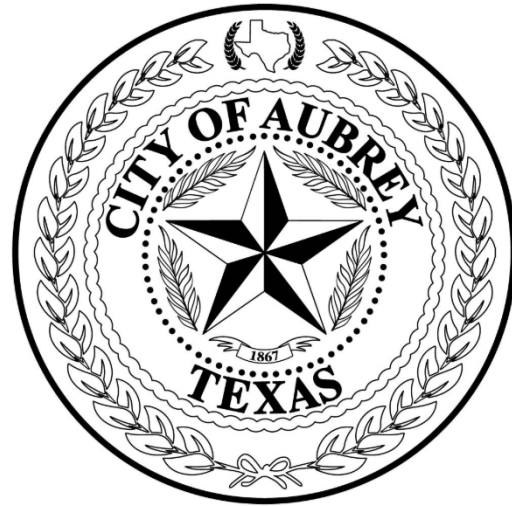


City Council Meeting (Amended)

Aubrey City Council Chambers
226 Countryside Dr.
Aubrey, TX 76227
August 27, 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.
 - Childhood Cancer Awareness Month Proclamation (Leia Hunt with Leia's Kids)
 - United is the Way Month Proclamation (Melinda Galler with the United Way of Denton County)
 - Suicide Prevention Month Proclamation (Rachael Pineda with Aubrey Police Department)

- Police Department Promotional Ceremony — Sergeant Antonio Chamorro and Sergeant Jake Zimmerman
- Police Department Swearing In Ceremony — Officer Christopher Perkins
- Announcement of new hires: Sr. Building Inspector Dalton Fallow and Fleet Manager Jacob Ury

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:

2. Approve minutes of the July 23, July 28, and August 4, 2026 meetings.
3. Approve the request from Council Member(s) identified in the Staff report as an excused absence from the June 25th and July 23rd regular meetings.
4. Accept the resignation of Kyle Kennedy from the Planning and Zoning Commission.
5. Approve Ordinance No. 972-26 approving a settlement between the Atmos Cities Steering Committee ("ACSC") and Atmos Energy Corp., Mid-Tex Division, regarding the company's 2026 rate review mechanism filings, and adopting tariffs that reflect the rate adjustments.
6. Approval of Ordinance 975-26 amending Chapter 9, "Personnel," Article 9.01 of the Code of Ordinances regarding the City's participation in Texas Municipal Retirement Benefits by authorizing an increase to the annually accruing cost of living adjustment, and providing the effective date.
7. Approve the final acceptance for Phase II Offsite Improvements — W5 Waterline Public Improvements and authorize the final payment and change order No. 1 in the amount of \$169,920.50 to Acadia Services LLC.
8. Approve an Easement Acquisition for water and sewer main relocations on Ray Roberts Parkway at Highmeadow (O'Reilly Auto Enterprises, LLC) for a sum of \$18,006, and authorize the City Manager to execute necessary documents.
9. Approve the final acceptance of Veterans Memorial Park, Phase 2 Construction and authorize the final payment in the amount of \$68,207.13 to Pavilion Construction.

10. Approve Ordinance No. 971-26 amending Chapter 12 "Traffic and Vehicles", Article 12.04, "Parking, Stopping, and Standing", Article 12.04.009 "Restrictions" adopting a new Section 12.04.009, "Restrictions" to remove motor vehicle and truck from certain parking restrictions in a residential neighborhood; providing a penalty; and providing an effective date.
11. Approve Ordinance No. 980-26 approving an Amended Ultimate Boundary Line Agreement between the City of Aubrey and the City of Celina, as set forth in Exhibit A thereto, directing that the official map of the City be updated as necessary to reflect such adjustments; and authorizing the Mayor to execute necessary documents.

New Business: New items requested for consideration.

12. Hold a Public Hearing, Consider and take action regarding Ordinance No. 973-26, making appropriations for the support of the City, appropriating money to a sinking fund to pay interest and principal of the City's indebtedness; approving and adopting the annual Budget of the City of Aubrey, Texas for the 2026-2027 Fiscal Year; providing for the filing of the budget in the Office of the City Secretary; and providing an effective date.

****Taxpayer Impact Statement**

Property Tax Due on Median Valued Homestead

2025 Rate vs 2026 Adopted Rate vs 2026 No New Revenue Rate

	Rate per \$100 of Value	Median Valued Homestead Property	Tax Due
2025 Adopted Rate	0.450000	\$339,000	\$1,573
2026 Proposed Rate	0.450000	\$311,176	\$1,400
2026 No New Revenue Rate	0.470171	\$311,176	\$1,463

13. Hold a Public Hearing, Consider and take action on Ordinance No. 974-26, approving the 2026 Certified Property Tax Rolls for the City; levying taxes and fixing and adopting the tax rate on all taxable property for the year 2026 at the rate of \$0.450000 per one hundred dollars (\$100.00) assessed value on all taxable property within the corporate limits of the City of Aubrey, Texas; the said tax rate having a maintenance and operations component and a debt service component; providing when taxes shall become due and when same shall become delinquent if not paid together with penalties and interest thereon; and providing an effective date.
14. Consideration and action on Resolution No. 1058-26, ratifying the property tax revenue increase reflected in the budget for Fiscal Year 2026-2027.
15. Consideration and action on a performance and land transfer agreement authorizing the transfer of City-owned real property located at 500 South Main Street, Aubrey, Texas, to the Aubrey Municipal Development District for costs incurred by the City for demolition and removal of substandard structures and debris from the

Property authorizing the City Manager to execute a deed and all related closing documents, and providing an effective date.

16. Hold a public hearing, consider and act on Ordinance No. 976-26 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)
17. Hold a public hearing, consider and act on Ordinance No. 977-26 annexing 23.039-acre tract of land into the corporate limits of the City of Aubrey, Texas, on the voluntary petition of the owner, being all of Lots 11 and 12, Aubrey Estates (Denton County Appraisal District Property ID No. 153507) and all of Lot 9R, Aubrey Estates (Denton County Appraisal District Property ID No. 1073854), situated in the John M. Fisher Survey, Abstract No. 432, Denton County, Texas, generally located north of West Sherman Drive (FM 428) and west of Linda Street. (Sherman Ridge)
18. Hold a public hearing, consider, and act on Ordinance No. 978-26 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)
19. Hold a public hearing, consider, and act on Ordinance No. 979-26 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)
20. Hold a public hearing, consider and act on a Final Plat, a replat of 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)

21. Consider and take action 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 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)
22. Consideration and action on Resolution No. 1060-26, setting a Public Hearing under Sec. 372.009 of the Texas Local Government Code for the creation of the Sherman Ridge Public Improvement District within the City of Aubrey, Texas, on 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; setting a date and authorizing the issuance of notice by the City Secretary of Aubrey, Texas for the Public Hearing. (Sherman Ridge Development)
23. Consideration and action on Resolution No. 1059-26 calling a public hearing on the creation of Tax Increment Reinvestment Zone Number 4, City of Aubrey, Texas, on 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; authorizing issuance of notice; and directing the preparation of a preliminary reinvestment zone financing plan. (Sherman Ridge)
24. Consider and take action on a Professional Engineering Services Agreement with Birkhoff, Hendricks and Carter, L.L.P., for the 2026 Water CIP Projects for an amount not to exceed \$1,895,495 and authorize the City Manager to execute necessary documents.
25. Consider and act on Ordinance No. 981-26 amending Appendix A, Fee Schedule, of the Code of Ordinances by repealing Article A5.000, "Fire Prevention Fees" and adopting a new Article A5.000, "Fire Prevention Fees"; and providing an effective date.
26. Consideration and action on Ordinance 982-26 amending Chapter 12, "Traffic and Vehicles", Article 12.05, "Truck Routes" to establish a No Thru Commercial Truck

Zone on portions of East Blackjack Road from the intersection of US Highway 377 to FM 2931; providing a penalty; and providing an effective date.

27. Discuss and provide direction to staff regarding permitted roadway name designations along the corporate limits of FM 1385 and FM 2931.

Discussion on Department Reports and Updates :

28. Administration:
 - City Manager
 - Finance: July 2026 Financials
 - Court: July 2026 Report
 - Human Resources
 - MDD: July 2026 Report
29. Public Safety:
 - Police Department: Police Department July 2026 Monthly Report
 - Fire Department
 - Code Enforcement: Municipal Services Bureau July 2026 Monthly Report
30. Operations:
 - Public Works: Update on WWTP, Public Works July Staff Report
 - Parks & Recreation
 - Library: July 2026 Staff Report
 - Development Services

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:

31. **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 vs KMD Property Investments, LLC*, et al., Cause No PR-2026-00095-A, Denton County, Texas
 - *North Texas Natural Select Materials, LLC. v. City of Aubrey, et al*, Cause No. 26-8613-431 (Denton County - 431st Judicial District)
 - Aubrey Heights
 - High Intensity Land Usage
 - Coffey Road Developments
 - Technology Contractual Obligations
 - Boards and Commissions (Charter Provisions)

- Third Party Leasing
- FM 1385

32. **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.
- Rockhill Road Property

33. **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
- Coffey Road and Bonar Development (Crossvine)
- Sports Complex
- Palomino Development

34. **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:

- City Manager

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.gov or call (940) 440-9343 ext 106. BRAILLE IS NOT AVAILABLE.