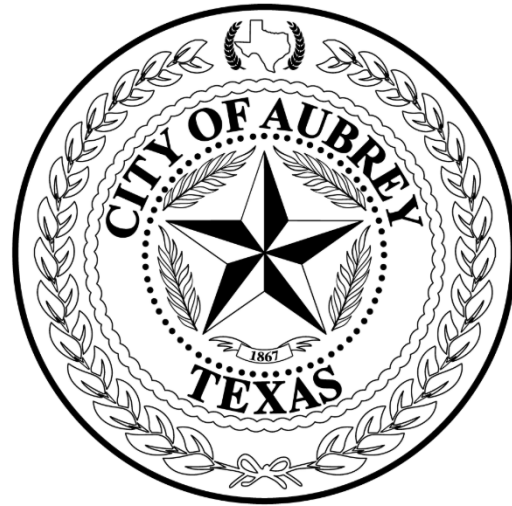


Planning and Zoning Commission Meeting

Aubrey City Council Chambers
226 Countryside Dr.
Aubrey, TX 76227
September 10, 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.

New Business: New items requested for consideration.

1. Consideration and action on the minutes of the August 13, 2026 meeting.
2. Hold a public hearing, consider, and make a recommendation to City Council regarding a Final Plat, a Replat of Lots 1R, 2R, & 3R, Block 1, Cedar Hill Estates, being approximately 7.00 acres of land in the Stephen Cantwell Survey, Abstract No. 314, City of Aubrey Extraterritorial Jurisdiction (ETJ), Denton County, Texas, generally located north of Blackjack Road West and east of Grubbs Road. Denton County Property IDs 154144 & 191262 (Cedar Hill Estates).
3. Hold a public hearing, consider and make a recommendation to City Council regarding a Final Plat, a Replat of Lots 97X-R1, 97X-R2, 97X-R3, & 97X-R4, Block D, Sandbrock Ranch, Phase 16, being approximately 13.389 acres out of the William Lumpkin Survey, Abstract No. 730, generally located south of Sandbrock Parkway and west of FM 1385, within the City of Aubrey Extraterritorial Jurisdiction (ETJ), Municipal Utility District No. 6., Denton County, Texas. DCAD Property ID 1096859 (Sandbrock Ranch Phase 16)
4. Consider and make a recommendation to City Council regarding a Final Plat of High Country, Phase 10, being approximately 32.121 acres to create 136 residential lots, 4 open space lots, 1 general retail lot, and Right-of-Way (ROW) dedication for McNatt Road and Frontier Parkway, situated in the James Bridges Jr. Survey, Abstract No. 36, City of Aubrey Extraterritorial Jurisdiction (ETJ), Denton County, Texas, generally located west of the intersection of McNatt Road and Frontier parkway. Denton County Property IDs 52364 & 1059776. (High Country)

-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.