

# Planning and Zoning Commission Meeting Minutes



Aubrey City Hall  
107 S. Main St.  
Aubrey, TX 76227  
September 14, 2023  
6:00 P.M.

**The meeting was called to order at 6:14 p.m.**

**Present:**           **Place 1** – Christal Johnson (Co-chair)  
                          **Place 2** – Donald Smith  
                          **Place 4** – Kyle Kennedy  
                          **Place 5** – Candace Stone  
                          **Place 6** – Brittney Murray  
                          **Place 7** – Sina Tidwell (Chair)

**Absent:**           **Place 3** – Karen Skinner  
                          **Alternate:** Eric Anders  
                          **Alternate:** Chuck Fuller

**Staff Present:** City Secretary Jenny Huckabee, Director of Public Works and Development Leanne Wilson, Permit Coordinator Shanda Guffee, City Planner Cate Ball (Plummer), Planner LaShondra Stringfellow, Attorney Cynthia Kirchoff, City Manager Charles Kreidler

**Invocation & Pledge of Allegiance:** Commissioner Tidwell offered the invocation and Commissioner Murray led the Pledge of Allegiance to the American and Texas flags.

**Community Announcements:** Commissioner Tidwell spoke about the Annual Peanut Festival on the first Saturday in October.

**Citizen Input:** None

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**\*\*\*EXECUTIVE SESSION\*\*\***

*In accordance with Texas Government Code, Section 551.001, et seq., the Planning and Zoning Commission will recess into Executive Session (closed meeting) to discuss the following:*

- a) **Section 551.071(1) and (2) Consultation with Attorney.** For the Commission 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:
  1. Keeneland Development

2. High Pointe Ranch Development
3. D'lynne Rezone
4. Aubrey Wedding Venue

**Adjourned into Executive Session at 6:18 p.m.**

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**Reconvened into Open Session at 6:52 p.m.**

**Agenda Items:**

1. Hold a public hearing, consider and make a recommendation to City Council on a zoning change for approximately 1.12 acres legally described as Lot 2, Block A of the Union Street Addition from "SF-10" (Single-Family Residential minimum 10,000-square-foot lots) District to "SF-75" (Single-Family Residential minimum 7,500-square-foot lots) District generally located at the northern terminus of D'Lynne Street, north of Spring Street. *Property Owner: Lubna Bilal*

**After the posting of the agenda, written notice was received from the property owners requesting to postpone the item until the next meeting in October.**

**The public hearing was opened at 6:53 p.m.**

**Jay Henson, 221 D'Lynne St, spoke in opposition of the proposed zoning change.**

**Jo Jackson, 225 D'Lynne St, spoke in opposition of the proposed zoning change.**

**Commissioner Murray made a motion to continue the public hearing at the next meeting.**

**Commissioner Johnson seconded. Motion carried unanimously. No other action taken.**

2. Hold a public hearing, consider, and act on an Ordinance zoning the Keeneland Development from Unzoned to "PD" (Planned Development) District for uses consistent with the "SF75" (Single-family residential 7,500 square feet) District and delineated development standards for lot area, lot dimensions, yards, height, lot coverage, and landscaping on approximately 81.5 acres situated in the F. Trevino Survey, Abstract No. 1243, generally located on the north side of Spring Hill Road, north of the terminus of Paradise Drive/Lone Star Lane. *Property Owner: Aubrey 81 West LP*

**The public hearing was opened at 6:59 p.m. and closed at 6:59 p.m. Commissioner Kennedy made a motion to approve the zoning change due to the prior Development Agreement. Commissioner Smith seconded. Motion carried 4-2 with Commissioners Murray and Stone opposed.**

3. Hold a public hearing, consider, and act on an Ordinance amending the zoning for a portion of the High Pointe Ranch Development from "AG-R" (Agricultural Residential) District and a portion of the property from Unzoned to "PD" (Planned Development) District for "SC" (Shopping Center) District uses, certain "C" (Commercial) District uses, "SF75" (Single-Family Residential) District uses and delineated development standards for lot area, lot dimensions, yards, lot coverage, building design, screening, and landscaping on approximately 460.7 acres situated in the F. Trevino Survey, Abstract No. 1243, generally located on the northeast corner of Spring Hill Road and Highway 377. *Property Owners: Aubrey Blackjack Partners, LLC and FM Land Investments I*

**The public hearing was opened at 7:03 p.m. and closed at 7:05 p.m.**

**Darlene Hargrove, 6489 McNatt Rd, spoke in opposition of the proposed zoning change.**

**Commissioner Smith made a motion to approve the zoning change due to the prior Development Agreement. Commissioner Johnson seconded. Motion carried 4-2 with Commissioners Murray and Stone opposed.**

4. Consideration and action on Preliminary Plat Lot 1, Block A Aubrey Wedding Venue Addition. Being 12.381 acres in the Francisco Trevino Survey, Abstract Number 1234, City of Aubrey ETJ, Denton County, Texas. Located on Spring Hill Road.

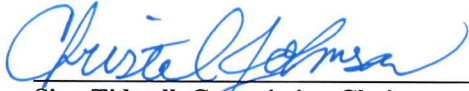
**Commissioner Johnson made a motion to approve the plat with the condition that the sewer easement is to be shown on the plat. Commissioner Stone seconded. Motion Carried unanimously.**

5. Consideration and action on approval of Minutes of the August 10, 2023 Planning and Zoning Commission Meeting.

**Commissioner Kennedy made a motion to approve the minutes with the change to Commissioner Tidwell offering the Invocation. Commissioner Murray seconded. Motion carried unanimously.**

The meeting was adjourned at 7:14 p.m.

PASSED and APPROVED by the Planning and Zoning Commission of the City of Aubrey, Texas this 12th day of October, 2023.



Sina Tidwell, Commission Chair

Christal Johnson, Co-Chair

ATTEST:



Jenny Huckabee, City Secretary

