



Meeting Minutes  
Regular Meeting of the  
Oak Point Planning & Zoning Commission  
Tuesday January 3, 2023  
6:00 P.M.  
Oak Point City Hall  
100 Naylor Road  
Oak Point, Texas 75068

**1. Call to Order, Roll Call, and Announce a Quorum is Present**

Chairperson Coleman called the meeting to order at 6:02 p.m. with the following roll call:

Brent Coleman	Chairperson	Present
Bill Gusick	Vice Chairperson	Present
Barney Carrington	Commissioner	Present
David Garb	Commissioner	Present
Charles Hoffman	Commissioner	Present
Debbie Peterman	Commissioner	Present
Jerry Raye	Commissioner	Present
Christopher Risher	Alternate	Present
Elizabeth Savage	Alternate	Present

City staff present:

Stephen Ashley	City Manager
Michael Coker	City Planner
Joni Vaughn	City Secretary

City Council present:

Dena Meek	Mayor
John Lusk	Mayor Pro Tem
Scott Dufford	Deputy Mayor Pro Tem

**2. Pledge of Allegiance and Pledge to the Texas Flag**

Chairperson Coleman led the pledges to the flags.

**3. Public Comment**

No one came forward.

**4. Consider and act upon minutes from the December 6, 2022, regular meeting of the Planning & Zoning Commission.**

Commissioner Peterman made a motion to approve the minutes from the December 6, 2022, regular meeting of the Planning & Zoning Commission with the corrections discussed; motion seconded by Commissioner Hoffman.

**Motion Passed 7-0**

**5. Consider and act upon recommendation of a preliminary plat for Wildridge Phases 7, 8A & 8B, 506 lots on 94.680 acres out of the William McNeil Survey, Abstract No. 814, City of Oak Point, Denton County, Texas.)**

City Planner Coker explained the preliminary plat and recommended approval with the conditions and corrections listed in his staff report. Chairperson Coleman also noted that the townhome count needed to be 275, not 277. Casey Ross, Kimley-Horn, representing the development, reported that they agree with the conditions and will make the appropriate changes to the preliminary plat.

Commissioner Peterman made a motion to approve the preliminary plat for Wildridge Phases 7, 8A & 8B with the conditions listed in the City Planner's staff report and the additional correction of 275 townhomes instead of 277; motion seconded by Vice Chairperson Gusick.

**Motion Passed 7-0**

6. **Conduct a Public Hearing to hear comments regarding amending the Comprehensive Zoning Ordinance of the City of Oak Point, Texas on approximately 28.031 acres of land located in the A0338A J.O. Dickson Survey, Abstract No. 338, Tract 7A, City of Oak Point, Denton County, Texas, by changing the zoning on said tract of land from SINGLE-FAMILY RESIDENTIAL ESTATE DISTRICT - MINIMUM 5 ACRES (RE-5) to PLANNED DEVELOPMENT NO. 21 (PD-21).**

Chairperson Coleman opened the Public Hearing at 6:31 p.m.

Paul Steinman, 1061 Braewood Court, spoke in opposition to the zoning change.

Leslie Hall, 400 Sunset Cove Lane, spoke in opposition to the zoning change.

Lynn Hall, 400 Sunset Cove Lane, spoke in opposition to the zoning change.

John Schuster, 1652 Chase Oaks Court, Frisco, spoke in opposition to the zoning change.

Raymond Guidry, 406 Sunset Cove, spoke in opposition to the zoning change.

Scott Keen, 328 Dickson Lane, spoke in opposition to the zoning change.

Russell Elsenbrock, 333 W. Dickson Lane, spoke in opposition to the zoning change.

Weldon Eklund, 370 Dickson Lane, spoke in opposition to the zoning change.

Quinn Milliner, 6012 Crosspoint Lane, Aubrey, spoke in opposition to the zoning change.

Lesley Milliner, 6012 Crosspoint Lane, Aubrey, spoke in opposition to the zoning change.

Stephanie Fornaro, 8024 Zeppos Drive, Plano, spoke in opposition to the zoning change.

Chairperson Coleman closed the Public Hearing at 6:58 p.m.

7. **Consider and act upon a request to amend the Comprehensive Zoning Ordinance from RE-5 to PD-21 on approximately 28.031 acres located in the A0338A J.O. Dickson Survey, Abstract No. 338, Tract 7A, City of Oak Point, Denton County, Texas.**

City Planner Coker explained the request to amend the zoning ordinance and recommended approval with conditions. He answered questions from the Commission.

Doug Cobb, applicant, explained his project and answered questions from the Commission.

Vice Chairperson Gusick made a motion to deny the request to amend the Comprehensive Zoning Ordinance from RE-5 to PD-21 on approximately 28.031 acres located in the A0338A J.O. Dickson Survey, Abstract No. 338, Tract 7A, City of Oak Point, Denton County, Texas; motion seconded by Council Member Garb.

**Ayes:** Carrington, Coleman, Garb, Gusick, Hoffman, Peterman, Raye

**Noes:** none

**Motion to Deny Request for Zoning Change Passed 7-0**

8. **Adjourn**

Chairperson Coleman made a motion to adjourn the meeting; motion seconded by Commissioner Garb.

Chairperson Coleman adjourned the meeting at 7:56 p.m.

Brent Coleman, Chairperson



ATTEST:

Joni Vaughn, City Secretary