



Meeting Minutes  
Regular Meeting of the  
Oak Point Planning & Zoning Commission  
Tuesday February 7, 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	Absent
Debbie Peterman	Commissioner	Present
Jerry Raye	Commissioner	Present
Christopher Risher	Alternate	Absent
Elizabeth Savage	Alternate	Absent

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 to speak.

**4. Consider and act upon minutes from the January 3 and 11, 2023 meetings of the Planning & Zoning Commission.**

Chairperson Coleman made a motion to approve the minutes from the January 3 and 11 meetings of the Planning & Zoning Commission; motion seconded by Commissioner Garb.

**Motion Passed 6-0**

*Chairperson Coleman and Commissioner Carrington recused themselves and left the dais for Items 5 and 6 because they are residents of Eagles Landing subdivision. Vice Chairperson Gusick took the lead for the remainder of the meeting.*

**5. Public Hearing to hear comments regarding amending the Comprehensive Zoning Ordinance of the City of Oak Point, Texas on 117 lots, located in the Eagles Landing Section One and Section Two, City of Oak Point, Texas, Denton County, Texas.**

Vice Chairperson Gusick opened the public hearing at 6:08 p.m.

James Gordon, 840 Lake Park Drive, spoke in favor of the zoning amendment.

Scott Dufford, Eagles Landing HOA President, 841 Oak View Drive, spoke favor of the zoning amendment.

Vice Chairperson Gusick closed the public hearing at 6:15 p.m.

6. Consider and act upon a recommendation to City Council to amend the Comprehensive Zoning Ordinance of the City of Oak Point, Texas on 117 lots, located in the Eagles Landing Section One and Section Two, City of Oak Point, Texas, Denton County, Texas by amending the zoning in Planned Development District No. 1 - (PD-1) to allow a maximum of three accessory buildings with a total square footage of any combination of accessory structures not to exceed 2,400 square feet; the elimination of a portion of Section 2 A. Use Regulations, subsection 1) that provides for alternative living area square footages; and the elimination of subsection 2 of Section 2. A. Use Regulations.

City Planner Coker explained the request for the zoning amendment and pointed out a minor change needed in the ordinance presented.

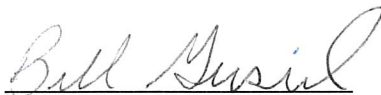
Commissioner Peterman made a motion to approve recommendation of amending the Comprehensive Zoning Ordinance of the City of Oak Point, Texas on 117 lots, located in the Eagles Landing Section One and Section Two, City of Oak Point, Texas, Denton County, Texas by amending the zoning in Planned Development District No. 1 - (PD-1) to allow a maximum of three accessory buildings with a total square footage of any combination of accessory structures not to exceed 2,400 square feet; the elimination of a portion of Section 2 A. Use Regulations, subsection 1) that provides for alternative living area square footages; and the elimination of subsection 2 of Section 2. A. Use Regulations with the changes presented; motion seconded by Commissioner Raye.

**Motion Passed 4-0**

7. **Adjourn**

Commissioner Peterman made a motion to adjourn the meeting; motion seconded by Vice Chairperson Gusick.

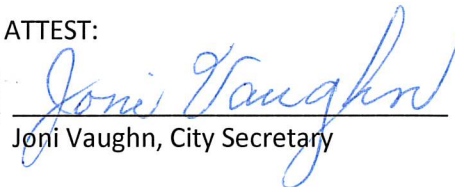
**Vice Chairperson adjourned the meeting at 6:22 p.m.**



Bill Gusick, Vice Chairperson



ATTEST:



Joni Vaughn, City Secretary