



Meeting Minutes
Regular Meeting of the
Oak Point Planning & Zoning Commission
Oak Point City Hall
100 Naylor Road
Oak Point, Texas 75068
Tuesday, March 3, 2020
6:00 P.M.

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

Chairperson McBeth called the meeting to order at 6:04 p.m. with the following roll call:

David McBeth	Chairperson	Present
Scott Dufford	Vice Chairperson	Present
Neil Collins	Commissioner	Present
Bill Gusick	Commissioner	Present
Jeff Stafford	Commissioner	Present
Brent Coleman	Commissioner	Present
Barney Carrington	Commissioner	Present
David Garb	Alternate	Present

City staff present:

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

And with a quorum present the following items were addressed:

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

Chairperson McBeth led the Pledge of Allegiance and Pledge to the Texas Flag.

3. Consider and act upon minutes from the January 16, 2020 special meeting of the Planning & Zoning Commission.

Motion to approve the minutes of the January 16, 2020 minutes was made by Commissioner Stafford; motion seconded by Commissioner Coleman.

Motion Passed 7-0

4. Public Hearing to hear comments regarding a request for an ordinance allowing a Special Use Permit for an accessory structure in front of the primary structure but behind the 50-foot setback on Lot 195 of Emerald Sound at Lake Lewisville, Section Two, also known as 1130 Emerald Sound Boulevard.

City Planner Coker explained the request for a Special Use Permit to the Planning and Zoning Commission.

Chairman McBeth opened the Public Hearing at 6:08 pm.

Caleb Mallette, Greenhead Construction, addressed the Commission about the project and answered questions.

City Planner Coker answered questions from the audience and the Commission.

Chairman McBeth closed the Public Hearing at 6:17 pm.

5. Consider and act upon recommendation for an ordinance for a Special Use Permit for an accessory structure in front of the primary structure but behind the 50-foot setback on Lot 195 of Emerald Sound at Lake Lewisville, Section Two, also known as 1130 Emerald Sound Boulevard.

Commissioner Stafford made a motion to recommend approval of an ordinance for a Special Use Permit for an accessory structure in front of the primary structure but behind the 50-foot setback on Lot 195 of Emerald Sound at Lake Lewisville, Section Two, also known as 1130 Emerald Sound Boulevard subject to the site plan presented; motion seconded by Commissioner Collins.

Motion Passed 7-0

- 6. Public Hearing to hear comments regarding a request for approval of a Final Plat for a new commercial subdivision located at the northwest corner of the intersection of FM 720 and McCormick Road, Point 720 Addition LLC, Lot 1, Block A, being 8.157 acres gross/7.431 acres net in the City of Oak Point, Denton County, Texas.**

City Planner Coker explained the request for approval of the final plat for Point 720, LLC to the Commission.

Chairman McBeth opened the Public Hearing at 6:29 pm.

City Planner Coker and David Bond, Spiers Engineering, answered questions from the Commission and the audience.

Chairman McBeth closed the Public Hearing at 6:45 pm.

- 7. Consider and act upon a request for approval of a Final Plat for a new commercial subdivision located at the northwest corner of the intersection of FM 720 and McCormick Road, Point 720 Addition LLC, Lot 1, Block A, being 8.157 acres gross/7.431 acres net in the City of Oak Point, Denton County, Texas.**

Commissioner Stafford made a motion to recommend approval of a Final Plat for a new commercial subdivision located at the northwest corner of the intersection of FM 720 and McCormick Road, Point 720 Addition LLC, Lot 1, Block A, being 8.157 acres gross/7.431 acres net in the City of Oak Point, Denton County, Texas subject to staff recommendation to include an easement of stormwater detention and drainage on final plat; motion seconded by Commissioner Gusick.

Motion Passed 7-0

- 8. Public Hearing to hear comments on the recommendation of an ordinance of the City of Oak Point, Texas, amending the Comprehensive Zoning Ordinance on approximately 69.789 acres of land located in the J. Dickson Survey, Abstract No. 338 and C. Dickson Survey, Abstract No. 339, City of Oak Point, Denton County, Texas from Agricultural (A) District to Planned Development No. 19 with RX4 Single Family Residential Zoning.**

City Manager Ashley gave a presentation outlining the annexation process of South Oak and explaining the need to rezone the area. He then answered questions from the Commission.

Chairman McBeth opened the Public Hearing at 6:55 pm. No one came forward to speak. Chairman McBeth closed the Public Hearing at 6:55 pm.

- 9. Consider and act upon recommendation of an ordinance of the City of Oak Point, Texas, amending the Comprehensive Zoning Ordinance on approximately 69.789 acres of land located in the J. Dickson Survey, Abstract No. 338 and C. Dickson Survey, Abstract No. 339, City of Oak Point, Denton County, Texas from Agricultural (A) District to Planned Development No. 19 with RX4 Single Family Residential Zoning.**

Commissioner Gusick made a motion to recommend approval of an ordinance of the City of Oak Point, Texas, amending the Comprehensive Zoning Ordinance on approximately 69.789 acres of land located in the J. Dickson Survey, Abstract No. 338 and C. Dickson Survey, Abstract No. 339, City of Oak Point, Denton County, Texas from Agricultural (A) District to Planned Development No. 19 with RX4 Single Family Residential Zoning; motion seconded by Commissioner Collins.

Motion Passed 7-0

10. **Public Hearing to hear comments on the recommendation of an ordinance of the City of Oak Point, Texas, amending the Comprehensive Zoning Ordinance on approximately 30.27 acres of land located in the J. Dickson Survey, Abstract No. 338 and C. Dickson Survey, Abstract No. 339, City of Oak Point, Denton County, Texas from Agricultural (A) District to Single Family Residential Estate District – Minimum 5 Acres (RE-5).**

City Manager Ashley explained the rezoning of Corps property adjacent to the South Oak property and answered questions from the Commission.

Chairman McBeth opened the Public Hearing at 7:07 pm. No one came forward to speak.
Chairman McBeth closed the Public Hearing at 7:08 pm.

11. **Consider and act upon recommendation of an ordinance of the City of Oak Point, Texas, amending the Comprehensive Zoning Ordinance on approximately 30.27 acres of land located in the J. Dickson Survey, Abstract No. 338 and C. Dickson Survey, Abstract No. 339, City of Oak Point, Denton County, Texas from Agricultural (A) District to Single Family Residential Estate District – Minimum 5 Acres (RE-5).**

Commissioner Stafford made a motion to recommend approval of an ordinance of the City of Oak Point, Texas, amending the Comprehensive Zoning Ordinance on approximately 30.27 acres of land located in the J. Dickson Survey, Abstract No. 338 and C. Dickson Survey, Abstract No. 339, City of Oak Point, Denton County, Texas from Agricultural (A) District to Single Family Residential Estate District – Minimum 5 Acres (RE-5); motion seconded by Vice Chairman Dufford.

Motion Passed 7-0

12. **Public Hearing to hear comments regarding an ordinance amending the Comprehensive Zoning Ordinance by amending Chapter 14, Article 14.02, Section VIII, B. 2. Of the Code of Ordinances by addressing the side and rear yard setbacks for structures with or without a permanent foundation.**

City Planner Coker gave a recap of the history of this request and explained the zoning change.
Chairman McBeth opened the Public Hearing at 7:13 pm.
No one came forward to speak.
Chairman McBeth closed the Public Hearing at 7:14 pm.

13. **Consider and act upon recommendation of an ordinance amending the Comprehensive Zoning Ordinance by amending Chapter 14, Article 14.02, Section VIII, B. 2. Of the Code of Ordinances by addressing the side and rear yard setbacks for structures with or without a permanent foundation.**

Commissioner Coleman made a motion to recommend approval of an ordinance amending the Comprehensive Zoning Ordinance by amending Chapter 14, Article 14.02, Section VIII, B. 2. Of the Code of Ordinances by addressing the side and rear yard setbacks for structures with or without a permanent foundation; motion seconded by Commissioner Carrington.

Motion Passed 7-0

14. **Recap and discussion of the January 28, 2020 Comprehensive Plan Update Committee meeting.**
Chairman McBeth gave a recap of the Comprehensive Plan Update Committee meeting.

15. **Consider and act upon topics to be scheduled for a future Planning & Zoning Commission meeting.**

The following topics were identified as future agenda items:

- Ask the ISD for the widening of the sidewalks/trails planned for Martop
- Consider amending Code of Ordinances regarding developer paid street widenings
- Consider amending Code of Ordinances regarding new streets being constructed with concrete
- Consider amending Code of Ordinances regarding lighting and the reference of watts

16. Adjourn

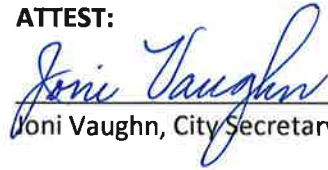
Motion to adjourn was made by Commissioner Stafford; motion seconded by Commissioner Collins.
Chairperson McBeth adjourned the meeting at 7:52 pm.



David McBeth, Chairperson



ATTEST:



Joni Vaughn, City Secretary