



Meeting Minutes

Oak Point Zoning Board of Adjustment
Special Meeting

Oak Point City Hall
100 Naylor Road
Oak Point, Texas 75068

Monday, March 7, 2022
6:00 P.M.

1. Call to order and announce a quorum is present.

Board Member Hankins called the meeting to order at 6:02 p.m. with the following roll call:

James Hankins	Chairperson	Present
Neil Collins	Vice Chairperson	Present
Jerry Raye	Board Member	Present
Candace Williams	Board Member	Present
Jeanine Hall	Alternate	Present

City staff present:

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

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

James Hankins led the pledges of allegiance.

3. Administer Oath of Office and Statement of Appointed/Elected Official to new Zoning Board of Adjustment members.

City Secretary Vaughn administered the Oath of Office to Michelle Macy and Matt Jones.

4. Consider and act upon the minutes of the January 6, 2022, Zoning Board of Adjustment meeting.

Jeanine Hall made a motion to approve the minutes of the January 6, 2022 Zoning Board of Adjustment meeting; motion seconded by Jerry Raye.

Motion Passed 5-0

5. Public Hearing for the purpose of obtaining public input regarding a request for special exception to build a roof over a polo arena (accessory structure).

Chairperson Hankins opened the Public Hearing at 6:19 p.m.

City Planner Coker explained the project.

Property owner Vaughn Miller explained his project.

Vaughn Miller, Jr. Concho Drive, Oak Point, spoke in favor of the request.

Morgan McBride, Concho Drive, Oak Point, spoke in favor of the request.

Cale Curtain, 618 Lamp Post Lane, Oak Point, spoke in favor of the request.

Vance Miller III, spoke in favor of the request.

Chairperson Hankins closed the Public Hearing at 6:17 p.m.

6. Consider and act upon a a request for special exception to build a roof over a polo arena (accessory structure).

Vice Chairperson Collins made a motion to table the request until next scheduled meeting to allow applicant to amend his request to include the height of the roof; motion seconded by Candace Williams.

Motion Passed 5-0

7. Public Hearing for the purpose of obtaining public input regarding a request for a variance to decrease the required lot size in the R1 zoning district from the required 1 acre to as small as .932 acre.

Chairperson Hankins opened the Public Hearing at 6:49 p.m.

City Planner Coker explained the project.

Debbie Peterman, 261 Waters Edge Way, spoke in opposition to the project with conditions.

Sean Neal, Chris Cook, Sam Lawrence, developers of the project, answered Mrs. Peterman's questions.

Scott Tittle, 325 W. Dixon Lane, spoke in favor of the project.

Scott Keen, 328 W. Dixon Lane, had questions about wastewater regarding the project.

City Manager Ashley stated this project does not have a hardship to warrant the variance.

David McBeth, 950 Coral Cove, had questions about this project and others in relation to the Comprehensive Plan.

John Lusk, 1229 Cedar Pine Lane, had questions about the project.

Paul Steinman, 1061 Braewood, had questions about the project.

Chairperson Hankins closed the Public Hearing at 7:45 p.m.

8. Consider and act upon a request for a variance to decrease the required lot size in the R1 zoning district from the required 1 acre to as small as .932 acre.

Jeanine Hall made a motion to deny the request for a variance without prejudice; motion seconded by Candace Williams.

Ayes: Collins, Hall, Hankins, Williams

Noes: Raye

9. Adjourn

Chairperson James Hankins adjourned the meeting at 7:52 pm.


James Hankins, Chairperson



ATTEST:


Jori Vaughn, City Secretary