



Meeting Minutes
Regular Meeting of the
Oak Point Planning & Zoning Commission
Tuesday May 2, 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 6:05 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	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
Scott Dufford	Deputy Mayor Pro Tem

2. Pledge of Allegiance and Pledge to the Texas Flag

Chairperson Coleman led the pledges.

3. Public Comment

No one came forward to speak.

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

Chairperson Coleman made a motion to approve the minutes from the April 4, 2023, regular meeting of the Planning & Zoning Commission; motion seconded by Commissioner Hoffman.

Motion Passed 7-0

5. Public Hearing to hear comments regarding an ordinance amending the Comprehensive Plan – Future Land Use Plan from Ranch Residential (3 acre minimum) to Estate Residential (1 to 3 acre minimum) for approximately 8.41 acres of land, located in the Survey, Abstract No. 331, City of Oak Point, Denton County, Texas.

City Planner Coker explained the request to amend the Comprehensive Plan.

Chairperson Coleman opened the Public Hearing at 6:12 p.m.

No one came forward to speak.

Chairperson Coleman closed the Public Hearing at 6:13 p.m.

6. **Consider and act to recommend an ordinance amending the Comprehensive Plan to – Future Land Use Plan from Ranch Residential (3 acre minimum) to Estate Residential (1 to 3 acre minimum) for approximately 8.41 acres of land, located in the Survey, Abstract No. 331, City of Oak Point, Denton County, Texas.**

City Manager Ashley reminded the Commission of what the Comprehensive Plan says about upholding the plan.

Commissioner Garb made a motion to recommend denial of the request to amend the Comprehensive Plan Future Land Use Plan from Ranch Residential to Estate Residential for approximately 8.41 acres of land located in the Survey, Abstract No. 331; motion seconded by Vice Chairperson Gusick.

Aye: Carrington, Coleman, Garb, Gusick, Hoffman, Peterman

No: Raye

Motion to Deny Passed 6-1

7. **Consider and act to approve a final plat for Wildridge Phase 7, 43.949 acres in the William McNeil Survey, Abstract No. 814, City of Oak Point, Denton County, Texas.**

City Planner Coker explained that he recommends denial of the final plat because there is a disagreement between developers and City Staff as to the ownership of the alleys. City Staff contends that the alleys are not public streets and should not belong to the City. City Planner Coker stated the alleys only serve the back of the townhomes for the driveways to their garages. Staff contends that the alleys need to be called public access easements.

Jesse Childers, Ashlar Development, spoke about the final plat for the first phase of their expansion. Mr. Childers gave a presentation and explained why he disagrees with City Staff regarding the terminology and ownership of the alleys.

Casey Ross, Kimley-Horn engineer for the developer, also explained their reasoning behind the terminology and the alleys being public.

After lengthy discussion with Staff, the developers, and the Commission it was agreed that the alleys would be changed on the plat to be titled Public Access Easements.

Chairperson Coleman made a motion to approve the final plat with the condition that the plat be re-labeled from alleys to Public Access Easement and that the plat also states that the HOA owns the Public Access Easements and is responsible for their maintenance; motion seconded by Commissioner Garb.

Motion Passed 7-0

8. **Consider and act on recommendation of a concept plan for the Goddard School, Point 720 Addition, Block A, Lots 4 and 5.**

City Planner Coker explained the Concept Plan for the Goddard School.

Commissioner Peterman made a motion to recommend approval of the concept plan; motion seconded by Commissioner Raye.

Motion Passed 7-0

9. **Consider and act to approve a preliminary plat for the Goddard School, Point 720 Addition, Block A, Lots 3R and 4, in the G Daniels Survey, Abstract 331, City of Oak Point, Denton County, Texas.**

City Planner Coker explained the preliminary plat.

Commissioner Peterman made a motion to approve the preliminary plat for the Goddard School; motion seconded by Commissioner Hoffman.

Motion Passed 7-0

10. Consider and act on recommendation of a site plan for the Goddard School, Point 720 Addition, Block A, Lots 3R and 4, in the G Daniels Survey, Abstract 331, City of Oak Point, Denton County, Texas.

City Planner Coker explained the site plan for the Goddard School.

Commissioner Raye made a motion to table the item until the June 6, 2023 Planning and Zoning Commission meeting; motion seconded by Vice Chairperson Gusick.

Motion Passed 7-0

11. Adjourn

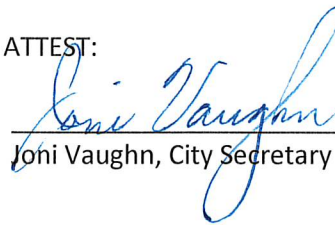
Chairperson Coleman adjourned the meeting at 7:20 p.m.



Brent Coleman, Chairperson



ATTEST:



Joni Vaughn, City Secretary