



Meeting Minutes
Regular Meeting of the
Oak Point Planning & Zoning Commission
Tuesday, September 5, 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 6:10 p.m. with the following roll call:

Brent Coleman	Chairperson	Present
Bill Gusick	Vice Chairperson	Present
David Garb	Commissioner	Present
Charles Hoffman	Commissioner	Present
Debbie Peterman	Commissioner	Absent
Jerry Raye	Commissioner	Present
Kiven Williams	Commissioner	Present
Christopher Risher	Alternate	Present (sat in for Debbie)
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	Council Member

2. Pledge of Allegiance and Pledge to the Texas Flag

Chairperson Coleman led the pledges.

3. Public Input

No one came forward to speak.

4. Administer Oath of Office and Statement of Appointed/Elected Official to recently appointed Planning and Zoning Commission members.

City Secretary Vaughn administered the Statements and Oaths to Commissioners Coleman, Ray, and Williams.

5. Consider and act upon nominations and appointments of a Chairperson and Vice Chairperson to the Planning and Zoning Commission.

Chairperson Coleman expressed his thanks to City Planner Coker, City Manager Ashley, City Secretary Vaughn, and Mayor Meek for all their assistance during his tenure as Planning and Zoning Chairperson. Chairperson Coleman has served as Chair for two years and is ready to pass the position on to someone else.

Chairperson Coleman nominated Debbie Peterman to serve as Chairperson; motion seconded by Commissioner Garb.

Motion Passed 7-0

Chairperson Coleman nominated Bill Gusick to serve as Vice Chairperson; motion seconded by Commissioner Hoffman.

Motion Passed 7-0

Commissioner Peterman was absent, so Commissioner Coleman continued to Chair the meeting.

6. Consider and act upon minutes from the July 6, 2023, regular meeting of the Planning & Zoning Commission.

Chairperson Coleman made a motion to approve the minutes; motion seconded by Commissioner Risher.

Motion Passed 7-0

7. Public Hearing to hear public comments regarding a request for a Special Use Permit for alcohol sales in the business located at 2960 FM 720, Suite 105, on the southwest corner of FM 720 and McCormick Road, Oak Point, Texas.

City Planner Coker explained the request for a Special Use Permit and answered questions. He recommends approval of the SUP with the conditions that it conforms to the site plan submitted and a metes and bounds description of the area of request is submitted per the SUP checklist. Once approved, the SUP runs with the land.

Jessica Pizzonia, 2761 Club Ridge Drive, Lewisville, Co-Applicant, gave a presentation about the Italian restaurant, La Rustica, that she and her brother Victor are planning to open. They plan to be open from 4-9:30 p.m. on weekdays, and until 10:30 p.m. on weekends. They do plan to be open for brunch on the weekends. Jessica said they hope to be open by March 2024.

Chairperson Coleman opened the Public Hearing at 6:29 p.m.

Kevin Pearce, 3905 Crossroads Court, spoke in support of the restaurant and the SUP.

Vaughn Miller, 402 Prestonwood Polo Drive, Property Owner, and Developer, spoke in favor of the restaurant and the SUP.

Chris Harris, 9512 Voyager Vista, spoke in support of the restaurant and the SUP.

Chairperson Coleman closed the Public Hearing at 6:35 p.m.

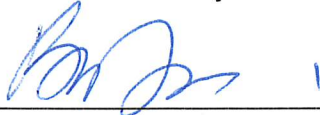
8. Consider and act on recommendation of a Special Use Permit for alcohol sales in the business located at 2960 FM 720, Suite 105, on the southwest corner of FM 720 and McCormick Road, Oak Point, Texas.

Commissioner Hoffman made a motion to approve recommendation of a Special Use Permit for on-premise consumption of beer, wine, and mixed beverages in the business located at 2960 FM 720, Suite 105, on the southwest corner of FM 720 and McCormick Road, Oak Point, Texas with the conditions that there is conformance to the site plan submitted and submittal of a metes and bounds description of the area of request as required by the SUP checklist prior to the to September 23, 2023 City Council Meeting; motion seconded by Commissioner Garb.

Motion Passed 7-0

9. Adjourn

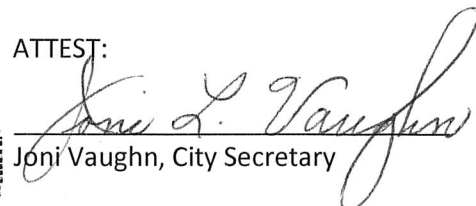
Chairperson Coleman adjourned the meeting at 6:40 p.m.



Brent Coleman, Chairperson



ATTEST:



Joni Vaughn, City Secretary