



Meeting Minutes
Regular Meeting of the
Oak Point Planning & Zoning
Commission
Tuesday March 1, 2022
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

Vice Chairperson Stafford called the meeting to order at 6:08 p.m. with the following roll call:

Brent Coleman	Chairperson	Absent
Jeff Stafford	Vice Chairperson	Present
Barney Carrington	Commissioner	Present
David Garb	Commissioner	Present
Bill Gusick	Commissioner	Present
Kevin Tam	Commissioner	Absent
Debbie Peterman	Commissioner	Present
Jerry Raye	Alternate	Present

City staff present:

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

City Council present:

Dena Meek	Mayor
John Lusk	Mayor Pro Tem
Scott Dufford	Deputy Mayor Pro Tem
David McBeth	Council Member
Kirk Hawrysio	Council Member

2. Pledge of Allegiance and Pledge to the Texas Flag

Vice Chairperson Stafford led the pledges.

3. Public Comment

Kerry Rodriguez, 3516 Caddo, had questions about Item 8.

Colleen Wigley, 321 Onyx, would like the Commission to table Item 10 until the study that has been ordered for the Commercial Corridor can be completed.

4. Consider and act upon minutes from the February 1, 2022, regular meeting of the Planning & Zoning Commission.

Commissioner Gusick made a motion to approve the minutes of the February 1, 2022 Planning and Zoning Commission meeting; motion seconded by Commissioner Carrington.

Motion Passed 6-0

5. Public Hearing to hear comments on a proposed replat of 1201 Lloyd's Road.

Vice Chairperson Stafford opened the Public Hearing at 6:11 p.m.

No one from the public came forward to speak.

City Planner Michael Coker explained the proposed replat. He recommended approval of the replat with 4 conditions which he listed and explained:

1. Submit a clean replat document without the "Preliminary" stamp.
2. Obtain addresses that do not duplicate existing addresses.
3. Compliance with requirements for permanent monumentation as required for a final plat. [section 10.03.051 (c)(9)]

4. The access easement provided should be labelled as "access, fire lane, utility and drainage easement"

Vice Chairperson Stafford closed the Public Hearing at 6:18 p.m.

6. **Consider and act on a proposed replat of Daniel's Peace Point, Lot 1, 17.488 acres in the John M. McNeil Survey, Abstract No. 884. located at 1201 Lloyds Road, Oak Point, Texas.**

Commissioner Peterman made a motion to approve recommendation of a proposed replat of Daniel's Peace Point, Lot 1, 17.488 acres in the John M. McNeil Survey, Abstract No. 884 located at 1201 Lloyd's Road with the following conditions: submit a clean replat document without the "Preliminary" stamp, obtain addresses that do not duplicate existing addresses, compliance with requirements for permanent monumentation as required for a final plat. [section 10.03.051 (c)(9), the access easement provided should be labelled as "access, fire lane, utility and drainage easement" motion seconded by Commissioner Raye.

Motion Passed 6-0

7. **Public Hearing to hear comments on a proposed replat of Shahan Lakeview Phase 2, Tract 7.**

Vice Chairperson Stafford opened the Public Hearing at 6:20 p.m.

City Planner Coker explained the request for the proposed replat of Shahan Lakeview Phase 2, Tract 7.

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

Alva Castanetta, 2912 Llano

Vice Chairperson Stafford closed the Public Hearing at 6:40 p.m.

8. **Consider and act on a proposed replat of Shahan Lakeview Addition Phase 2, Tract 7, 15.291 acres in the Lawson Clark Survey and the E.A. Shahan Survey. McNeil Survey, Abstract No. 884. located East of FM 720 and South of US 380, Denton County, Texas.**

Commissioner Peterman made a motion to approve recommendation of a proposed replat of Shahan Lakeview Addition Phase 2, Tract 7, 15.291 acres in the Lawson Clark Survey and the E.A. Shahan Survey. McNeil Survey, Abstract No. 884 with the following condition: Applicant DR Horton must provide authorization from the Shahan Lakeview Community Association for D.R. Horton to represent them in this application; motion seconded by Commissioner Gusick.

Motion Passed 6-0

9. **Public Hearing to hear comments regarding amending the Comprehensive Zoning Ordinance of the City of Oak Point, Texas on approximately 122.2 acres of land, located in the William McNeil Survey, Abstract No. 814, City of Oak Point, Denton County, Texas, by changing the zoning on said tract of land from Planned Development District - 7 (PD-7) to Planned Development District – 20 (PD-20).**

Vice Chairperson Stafford opened the Public Hearing at 6:50 a.m.

City Planner Coker explained the request for amending the Comprehensive Zoning Ordinance and noted that the change requested does not comply with the City's Comprehensive Plan so if the Commission wants to change the zoning by State law the change must comply with the Comprehensive Plan. City Planner Coker advised the Commission to table the item so that the applicant can request an amendment to the Comprehensive Plan. He also recommended a joint workshop of the City Council, Planning and Zoning Commission, and the Economic Development Corporation to discuss the Commercial Corridor.

Duane Olson, 613 Racine, spoke in opposition to the request for a zoning change.

Kevin Pearce, 3905 Crossroads Court, spoke in opposition to the request for a zoning change.

John Dowdall, developer in Oak Point, spoke in opposition to the request for a zoning change.

Samantha Hawn, 4109 Crossroads Court, spoke in opposition to the request for a zoning change.

Jesse Childers, Ashlar Development on behalf of the applicant, requests that the request for zoning change be tabled.

Colleen Wigley, 321 Onyx, spoke in opposition to the request for zoning change.

Chris Say, 4105 Crossroads, Court, spoke in opposition to the request for zoning change.

Vice Chairperson Stafford did not close the Public Hearing.

- 10. Consider and act on a request to amend the Comprehensive Zoning Ordinance of the City of Oak Point, Texas on approximately 122.2 acres of land, located in the William McNeil Survey, Abstract No. 814, City of Oak Point, Denton County, Texas, by changing the zoning on said tract of land from Planned Development District - 7 (PD-7) to Planned Development District – 20 (PD-20).**

Commissioner Peterman made a motion to table Item 10 until the next scheduled Planning and Zoning Commission meeting on April 5, 2022; motion seconded by Commissioner Carrington.

Motion Passed 6-0

11. Future Agenda Items

Agenda Item 10

12. Adjourn

Commissioner Garb made a motion to adjourn; motion seconded by Commissioner Raye.


Vice Chairperson Stafford adjourned the meeting at 7:33 p.m.



Jeff Stafford, Vice Chairperson



ATTEST:



Joni Vaughn, City Secretary