



Meeting Minutes  
Regular Meeting of the Oak Point City Council

Oak Point City Hall  
100 Naylor Road, Oak Point, Texas  
Wednesday, March 16, 2022  
6:00 P.M.

**1. Call to Order, Roll Call, and Determination of Quorum**

Mayor Meek called the meeting to order at 6:11 p.m. with the following roll call:

Dena Meek	Mayor	Present
John Lusk	Mayor Pro Tem	Present
Scott Dufford	Deputy Mayor Pro Tem	Present
Kirk Hawrysis	Council Member	Present
Dave Klewicki	Council Member	Present
David McBeth	Council Member	Present

City staff present:

Stephen Ashley	City Manager
Jeff Moore	City Attorney
Douglas Tatu	DPS Director
Donna Boner	Finance Manager
Michael Coker	City Planner
Shanon Roach	Fire Chief

And with a quorum present the following items were addressed.

**2. Invocation**

Mayor Meek gave the invocation.

**3. Pledge of Allegiance**

David Wootten let the pledge to the US Flag. Randy Beard led the pledge to the Texas pledge.

**4. Items of Community Interest**

Mayor Meek reported that Early Voting for the Oak Point City election begins on April 25<sup>th</sup>.

**5. Public Input**

Skip Cox, PARC Chairman, 950 Crystal Cove, addressed Council regarding a sidewalk on Martop Road south to McCormick.

**6. Presentation and discussion of the following reports:**

- **Financial Report for February 2022**
- **Municipal Court Report for February 2022**
- **Permits Report for February 2022**
- **Department of Public Safety (DPS) Report for February 2022**

Finance Manager Boner gave the financial report. Chief Tatu gave a report on DPS activity.

**7. Report from Council Liaison**

- a) Update on the Economic Development Corporation March Meeting**
- b) Update on the PARC March Meeting**

Deputy Mayor Pro Tem Dufford reported that the PARC meeting for March was cancelled. At the February PARC meeting, it was discussed that the Crescent Oaks neighborhood does not want a trail. Golf cart parking was approved. Turf was discussed for the playground.

Deputy Mayor Pro Tem Dufford also reported on the March EDC meeting. The monument drawing has been updated and looks nicer. Signs for the entrance from FM 720 and wayfinding signs are being designed; current ones are too small. The budgets will remain the same for signs. EDC also inquired about ways the City could limit businesses they feel are not a good fit.

#### REGULAR AGENDA

- 8. Consider and act upon the minutes for the February 16, 2022 Regular City Council Meeting, and the February 17, 2022 Joint Meeting between City Council and the Home Rule Charter Commission.**

Mayor Pro Tem Lusk made a motion to approve the minutes with correction to Item 8 on the February 16, 2022 minutes; motion seconded by Council Member McBeth.

**Motion Passed 5-0**

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

City Planner Coker explained the project.

Mayor Meek opened the Public Hearing at 6:35 p.m.

No one came forward to speak.

Mayor Meek closed the Public Hearing at 6:35 p.m.

- 10. 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.**

Mayor Pro Tem Lusk made a motion to approve the 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 with the conditions recommended by the City Planner; motion seconded by Council Member Hawyrso.

**Motion Passed 5-0**

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

City Planner Coker explained that the condition for approval recommended by the Planning and Zoning Commission was that the applicant provide authorization from the property owner to replat the property and the applicant has not done so. Due to this condition not being met, City Planner Coker recommends disapproval of the replat.

Mayor Meek opened the Public Hearing at 6:37 p.m.

No one came forward to speak.

Mayor Meek closed the Public Hearing at 6:37 p.m.

- 12. 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.**

City Attorney Moore also recommended disapproval of the replat due to not having permission from the property owner to replat the property.

Council Member McBeth made a motion to disapprove the 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; motion seconded by Council

Member Klewicki.

**Motion Passed 5-0**

- 13. 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).**

City Planner Coker reported that the Planning and Zoning Commission tabled this item until the next Planning and Zoning Commission meeting on April 5, 2022. City Planner explained that this request does not comply with the Comprehensive Plan that the City has in place and State law requires that zoning

comply with the Comprehensive Plan. City Planner Coker said the City would need to amend the Comprehensive Plan before amending the Comprehensive Zoning Ordinance. City Attorney Moore explained the procedure to follow regarding this item. City Planner Coker recommended delaying the Public Hearing until the May Council meeting.

Mayor Meek opened the Public Hearing at 6:50 p.m.

Randy Beard, 9924 Snake River Drive, spoke in favor of amending the Comprehensive Zoning Ordinance. Roxanne Sheehan, legal counsel for Ashlar Development, spoke in favor of amending the Comprehensive Zoning Ordinance.

Mayor Meek left the Public Hearing open.

Mayor Pro Tem Lusk made a motion to leave the Public Hearing open and continue it at the next City Council meeting on April 20, 2022; motion seconded by Council Member McBeth.

**Motion Passed 5-0**

**14. Presentation and acceptance of the Fiscal Year 2020-2021 Audit.**

Jon Watson, CPA with Brooks Watson, presented the annual audit. The City received a good report.

Mayor Pro Tem Lusk made a motion to accept the Fiscal Year 2020-2021 Audit; motion seconded by Deputy Mayor Pro Tem Dufford.

**Motion Passed 5-0**

**15. Consider and act upon a resolution of the City of Oak Point, Texas, accepting a petition seeking the creation of the Oak Point 720 Public Improvement District within the corporate boundaries of the City and calling for a public hearing for the City Council's April 20, 2022 meeting to consider the creation of the District.**

Mary Petty, P3Works, explained the agenda item and answered questions.

Mayor Pro Tem Lusk made a motion to approve a resolution of the City of Oak Point, Texas, accepting a petition seeking the creation of the Oak Point 720 Public Improvement District within the corporate boundaries of the City and calling for a public hearing for the City Council's April 20, 2022 meeting to consider the creation of the District; motion seconded by Council Member Klewicki.

**Motion Passed 5-0**

**16. Consider and act on a resolution to authorize a Professional Services and Deposit and Reimbursement Agreement with CF CSLK Wildridge LLC for Improvement Area #5 of the Wildridge Public Improvement District No. 1.**

Mary Petty, P3Works, explained the agenda item and answered questions.

Mayor Pro Tem Lusk made a motion to approve a resolution to authorize a Professional Services and Deposit and Reimbursement Agreement with CF CSLK Wildridge LLC for Improvement Area #5 of the Wildridge Public Improvement District No. 1; motion seconded by Council Member McBeth.

**Motion Passed 5-0**

**17. Discuss, consider, and act upon amending the wording of Ordinance 2022-01-553.**

Council Member Klewicki explained his reasons for wanting to amend the wording of the ordinance. Discussion followed with Council, City Attorney, and Staff.

Council Member Klewicki made a motion to approve amending the wording of Ordinance 2022-01-533; motion seconded by Council Member McBeth.

**Ayes:** Klewicki, Hawrysis, McBeth

**Noes:** Lusk, Dufford

**Motion Passed 3-2**

**18. Consider and act regarding the purchase of a City Backdrop.**

Deputy Mayor Pro Tem Dufford made a motion to approve spending \$500 for an 8-foot-long backdrop with the city logo; motion seconded by Mayor Pro Tem Lusk.

**Motion Passed 5-0**

**19. Discussion regarding how the City is addressing Code Enforcement.**

Council Member McBeth has concerns about how the City does Code Enforcement. He would like to see a Code Enforcement position in the next budget so the City could be more proactive in enforcing city code. Chief Tatu said he was considering a position for a police officer who would do code part of the time. City Attorney Moore said the City could contract with another city for code enforcement services.

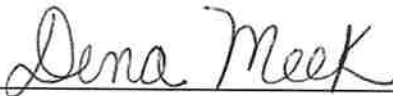
**20. Consider and act upon topics to be scheduled for a future City Council Meeting**

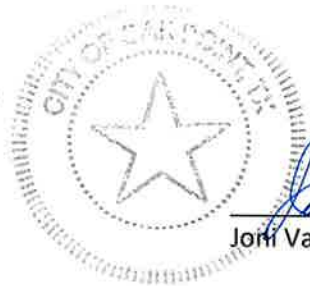
- Mayor Pro Tem Lusk would like a quarterly housing forecast.
- Council Member Klewicki would like an update on dock repairs and to discuss a road around Crescent Oak Park.
- Deputy Mayor Pro Tem Dufford would like to discuss the lease with the Army Corps of Engineers, adding office space to City Hall, and improving recycling.
- Council Member Hawrysio would like to discuss the City's technology.

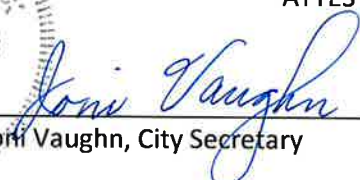
**21. Adjournment**

Mayor Pro Tem Lusk made a motion to adjourn the meeting.

**Mayor Meek adjourned the meeting at 8:20 pm.**

  
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Dena Meek, Mayor



ATTEST:  
  
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Jori Vaughn, City Secretary