



Meeting Minutes
Regular Meeting of the
Oak Point Planning & Zoning Commission
Thursday, March 18, 2021
6:00 P.M.
Via Zoom Meeting

1. Call to Order, Roll Call, and Announce a Quorum is Present

Chairperson McBeth called the meeting to order at 6:05 p.m. with the following roll call:

David McBeth	Chairperson	Present
Neil Collins	Vice Chairperson	Present
Barney Carrington	Commissioner	Present
Brent Coleman	Commissioner	Present
David Garb	Commissioner	Absent due to work
Bill Gusick	Commissioner	Present
Jeff Stafford	Commissioner	Absent
Debbie Peterman	Alternate	Present
Richard Shine	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

Chairperson McBeth led the Pledge of Allegiance and Pledge to the Texas Flag.

3. Public Comment

No one came forward to speak.

4. Consider and act upon minutes from the February 2, 2021 regular meeting of the Planning & Zoning Commission.

Commissioner Gusick made a motion to approve the minutes of the February 2, 2021 minutes; motion seconded by Commissioner Coleman.

Motion Passed 7-0

5. Public Hearing to hear comments on a request for a Specific Use Permit for a 2,650 square-foot accessory structure on approximately 3.419 acres in the Emerald Sound at Lake Lewisville, Section 2, Lot 178-A, also known as 1081 Jade Cove, Oak Point, Texas.

Commissioner McBeth opened the Public Hearing at 6:13 pm.

City Planner Coker explained the project. He recommended approval subject to the following conditions: The accessory structure is to be located as shown on the site plan attached to this application dated February 9, 2021, prior to construction the applicant shall obtain a building permit for the proposed construction, and the construction is to conform to the elevations, materials and colors proposed by the applicant which are contained in the staff report. The City does not enforce Homeowners Association covenants and restrictions, however the Homeowners Association, in this case, has denied the request that the Sprehes have made for this application on their property.

Jon Wojan, 1080 Jade Cove, asked questions about the project and materials and whether is has been submitted to the Emerald Sound HOA. He does not oppose the project.

Colleen Wigley, 321 Onyx, asked what the use of the structure is.

Ted Farris, 1230 Emerald Sound, asked the if there is plumbing in the building, if there would be parking under the overhang, if the project could be relocated to the other side of the property, if there could be natural vegetation added to hide the structure. Mr. Farris is opposed to the project.

Ryan Sprehe, 1081 Jade Cove answered Mr. Farris' questions about his project.

Diane Smith, 316 Onyx, is opposed to the project due to concerns with what the accessory building would be used for.

Scott Dufford, 841 Oakview, asked what the porch on the building would be used for.

Ryan and Angelica Sprehe, 1081 Jade Cove, explained their project and answered questions from the public and the Commission.

6. Consider and act upon a request to recommend a Specific Use Permit for a 2,650 square-foot accessory structure on approximately 3.419 acres in the Emerald Sound at Lake Lewisville, Section 2, Lot 178-A, also known as 1081 Jade Cove, Oak Point, Texas.

Vice Chairperson Collins made a motion to approve recommendation of a Specific Use Permit for a 2650 accessory structure at 1081 Jade Cove subject to the conditions recommended by the City Planner as well as increasing the rock façade to 6 feet high and providing a site plan showing driveway and landscaping. Vice Chairperson Collins withdrew his motion.

Commissioner Coleman made a motion to table the item until the April 6, 2021 Planning and Zoning Commission meeting; motion seconded by Vice Chairperson Collins.

Motion Passed 7-0

7. Discuss and consider action to issue a communication in support of a new House Bill 233 that would exempt cities under 25,000 from House Bill 2439.

Commissioner Peterman made a motion to recommend that City Council send a letter to our State Representatives asking them to support House Bill 233; motion seconded by Commissioner Gusick.

Motion Passed 7-0

8. Future Agenda Items

No future agenda items were discussed.

9. Adjourn

Motion to adjourn was made by Commissioner Carrington; motion seconded by Commissioner Coleman.

Chairperson McBeth adjourned the meeting at 7:38 p.m.


David McBeth, Chairperson



ATTEST:


Joni Vaughn, City Secretary