

Meeting Minutes
Regular Meeting of the
Oak Point Planning & Zoning Commission
Tuesday April 4, 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	Present
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
David McBeth	Council Member

2. Pledge of Allegiance and Pledge to the Texas Flag

Commissioner Peterman led the pledges.

3. Public Comment

No one came forward to speak.

4. Consider and act upon minutes from the February 7, 2023, regular meeting of the Planning & Zoning Commission.

Chairperson Coleman made a motion to approve the minutes from the February 7, 2023, regular meeting of the Planning & Zoning Commission; motion seconded by Commissioner Carrington.

Motion Passed 7-0

5. Consider and act upon recommendation of amending the concept plan for Hunters Ridge Addition, Lot 9R-2R2.

City Planner Coker explained the need to modify the concept plan.

Vaughn Miller, developer, explained the change in the concept plan.

Lee Morris, McDonald's, reported they hope to start construction in June and hope for construction to be completed by September or October.

Drew Donosky, Claymore Engineering, was also in attendance and answered questions.

Vice-Chairperson Gusick made a motion to recommend amending the concept plan for Hunters Ridge Addition, Lot 9R-2R2.

Motion Passed 7-0

6. Consider and act upon recommendation of a replat for Hunters Ridge Addition, Lot 9R-2R2.

City Planner Coker explained the request for a replat.

Commissioner Raye made a motion to recommend a replat for Hunters Ridge Addition, Lot 9R-2R2; motion seconded by Commissioner Hoffman.

Motion Passed 7-0

7. Consider and act upon recommendation of a site plan for Hunters Ridge Addition, Lot 9R-2R2.

City Planner Coker explained the development(site) plan, landscape plan, and elevations and answered questions.

Commissioner Peterman made a motion to approve the development (site) plan for Hunters Ridge Addition, Lot 9R-2R with the addition of 2 Live Oak or similar type of non-deciduous Oak trees; one to the north of the trash dumpster location and one to the east of the lift station; Motion seconded by Commissioner Garb.

Motion Passed 7-0

8. Conduct a Public Hearing to hear comments regarding amending the Comprehensive Zoning Ordinance of the City of Oak Point, Texas on approximately 28.031 acres of land located in the A0338A J.O. Dickson Survey, Abstract No. 338, Tract 7A, City of Oak Point, Denton County, Texas, by changing the zoning on said tract of land from SINGLE-FAMILY RESIDENTIAL ESTATE DISTRICT - MINIMUM 5 ACRES (RE-5) TO RESIDENTIAL SINGLE FAMILY DETACHED RESIDENCES - MINIMUM 1 ACRE (R-1).

City Planner Coker requested that the developer and his associates share a presentation about the proposed project before the Public Hearing. Matt Dorsett, Spiars Engineering, gave the presentation.

Chairperson Coleman opened the Public Hearing at 6:40 p.m.

The following people spoke in opposition to the zoning change:

Lynn Hall, 400 Sunset Cove

Leslie, Hall, 400 Sunset Cove

Raymond Guidry, 406 Sunset Cove

David Schuster, 432 Sunset Cove

Craig Guidry, 406 Sunset Cove

Russel Elsenbrock, 333 W. Dickson Lane

Quinn Milliner, Sunset Cove

Leslie Milliner, Sunset Cove

Joel Bown, 240 W. Waters Edge Way

Teresa Elsenbrock, 333 W. Dickson Lane

Weldon Eklund, 370 W. Dickson Lane

Paul Steinman, 1061 Braewood Court

Chairperson Coleman closed the Public Hearing at 7:14 p.m.

9. Consider and act upon a request to amend the Comprehensive Zoning Ordinance from RE-5 to R-1 on approximately 28.031 acres located in the A0338A J.O. Dickson Survey, Abstract No. 338, Tract 7A, City of Oak Point, Denton County, Texas.

There was lengthy discussion between the Commission and Staff in regard to the testimony given and the concern for the lack of infrastructure in the area of development.

Chairperson Coleman made a motion to table the item for 120 days until the August 1, 2023 Planning and Zoning Commission meeting, in order for Staff to review the infrastructure issues and recommend the developer and City Council discuss entering a possible development agreement to address the infrastructure issues for the area to allow possible rezoning at a later date; motion seconded by Commissioner Hoffman.

Motion Passed 7-0

Commissioner Coleman recessed the meeting at 7:53 p.m. for a short break and reconvened at 7:57 p.m.

10. Envisioning exercise for the Commercial Corridor.

City Planner Coker discussed with the Commission about their vision for the look and feel of the Commercial Corridor. Some of the desires discussed were walkability, parking, open green space, consistency, continuity, attractive signage, berms, ornamental street lights, a design that is timeless rather than trendy that includes brick, stone, glass, and metal.

11. Adjourn

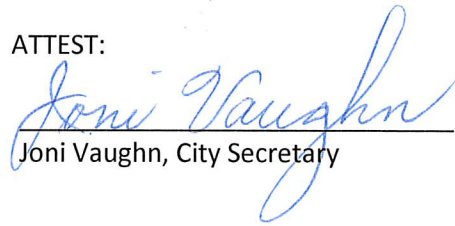
Chairperson Coleman adjourned the meeting at 8:33 p.m.



Brent Coleman, Chairperson



ATTEST:


Joni Vaughn, City Secretary