



Meeting Minutes
Regular Meeting of the
Oak Point Planning & Zoning Commission
Tuesday April 5, 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

Chairperson Coleman called the meeting to order at 6:07 p.m. with the following roll call:

Brent Coleman	Chairperson	Present
Jeff Stafford	Vice Chairperson	Present
Barney Carrington	Commissioner	Present
David Garb	Commissioner	Present
Bill Gusick	Commissioner	Present
Kevin Tam	Commissioner	Present
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 Hawrysis	Council Member

2. Pledge of Allegiance and Pledge to the Texas Flag

Chairperson Coleman led the pledges to the flags.

3. Public Comment

No one came forward to speak.

4. Consider and act upon minutes from the March 1, 2022, regular meeting of the Planning & Zoning Commission, and the minutes of the March 14 and March 30, 2022 joint workshops.

Commissioner Garb made a motion to approve the minutes from the March 1, 2022, regular meeting of the Planning & Zoning Commission, and the minutes of the March 14 and March 30, 2022 joint workshops; motion seconded by Commissioner Peterman.

Motion Passed 7-0

5. Consider and act to appoint a representative from the Planning and Zoning Commission to serve on the Commercial Corridor Task Force.

Vice Chairperson Stafford made a motion to appoint Chairperson Coleman as the P&Z representative to serve on the Commercial Corridor Task Force; motion seconded by Commissioner Garb.

Motion Passed 7-0

6. Public Hearing to hear comments regarding an ordinance amending the Comprehensive Plan - Future Land Use Plan for an approximately 122.2 acres of land, located in the William McNeil Survey, Abstract No. 814, City of Oak Point, Denton County, Texas.

Chairperson Coleman opened the Public Hearing at 6:12 p.m. to continue it from the March 1st meeting.

Jim Almond, 1131 Emerald Sound Blvd., spoke in opposition to amending the Comprehensive Plan.

Leo Shyp, 960 Coral Cove, spoke in opposition to amending the Comprehensive Plan.
Duane Olson, 613 Racine Drive, spoke in opposition to amending the Comprehensive Plan.
David Wootton, 3740 Kern River Drive, spoke in favor of amending the Comprehensive Plan.
James Hankins, 1209 Cedar Pine Lane, spoke in favor of amending the Comprehensive Plan.

Steve Yetts, President of Ashlar Development, gave a presentation of the proposed project for the Rudman Tract.

Roxanne Sheehan, legal counsel for Ashlar Development, spoke in favor of the project and amending the Comprehensive Plan.

There was lengthy discussion between the Planning and Zoning Commission, Ashlar representatives, and City Staff. Chairperson Coleman explained that the Commission is not yet prepared to decide to amend the Comprehensive Plan as there is still much work to do on the FLUP. He asked if Ashlar would give the City more time to finish the work so that the City could feel confident of the decision being made.

Craig Curry, part property owner and managing agent for the property owner, spoke in favor of the project and will give the City another month to complete the necessary studies without cost to Ashlar for the delay in closing on the property.

Chairperson Coleman made a motion to leave the Public Hearing open and continue the Public Hearing until the next Planning and Zoning Commission meeting on May 3, 2022; motion seconded by Commissioner Tam.

Motion Passed 7-0

- 7. Consider and act to approve an ordinance amending the Comprehensive Plan to - Future Land Use Plan for an approximately 122.2 acres of land, located in the William McNeil Survey, Abstract No. 814, City of Oak Point, Denton County, Texas.**

Vice Chairperson Stafford made a motion to table Item 7 until the next Planning and Zoning Commission meeting on May 3, 2022; motion seconded by Commissioner Gusick.

Motion Passed 7-0

- 8. 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).**

Chairperson Coleman opened the Public Hearing at 7:45 p.m.

No one from the public spoke.

Chairperson Coleman made a motion to leave the Public Hearing open and extend it to the next Planning and Zoning Commission meeting on May 3, 2022; motion seconded by Commissioner Carrington.

Motion Passed 7-0

- 9. Consider and act on a request to amend 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).**

Commissioner Peterman made a motion to table Item 9 until the next Planning and Zoning Commission meeting on May 3, 2022; motion seconded by Commissioner Gusick.

Motion Passed 7-0

10. Future Agenda Items
Items 6-9

11. Adjourn

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

Chairperson Coleman adjourned the meeting at 7:52 p.m.



Brent Coleman, Chairperson



ATTEST:



Joni Vaughn, City Secretary