



Meeting Minutes  
Joint Meeting of the  
Oak Point Planning & Zoning Commission  
and the Oak Point City Council  
Tuesday, April 6, 2021  
6:00 P.M.  
Via Zoom

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

Chairperson McBeth called the meeting to order at 6:03 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	Present
Bill Gusick	Commissioner	Present
Jeff Stafford	Commissioner	Present
Debbie Peterman	Alternate	Absent, arrived at 6:09 pm
Richard Shine	Alternate	Present

**City staff present:**

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

**City Council present:**

John Lusk	Mayor Pro Tem
Don Lindemann	Deputy Mayor Pro Tem
Scott Dufford	Council Member
Dena Meek	Council Member
Kyle Thompson	Council Member

**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 March 18, 2021 special meeting of the Planning & Zoning Commission.**

Motion to approve the minutes of the March 18, 2021 special meeting was made by Commissioner Stafford; motion seconded by Commissioner Coleman.

**Motion Passed 7-0**

**5. Consider and act upon recommendation for approval of a final plat for Wildridge Phase 6B, 16.206 acres out of the William McNeil Survey, Abstract No. 814, City of Oak Point, Denton County, Texas.**

City Planner Coker explained the final plat for Wildridge Phase 6B. City Planner Coker and Jesse Childers, Ashlar Development, answered questions from the Commission.

Motion to approve recommendation of a final plat for Wildridge Phase 6B, 16.206 acres out of the William McNeil Survey, Abstract No. 814, City of Oak Point, Denton County, Texas was made by Commissioner Stafford; motion seconded by Commissioner Garb.

**Motion Passed 6-0**

*(Commissioner Gusick abstained from voting because of loss of internet connection)*

6. **Consider and act upon recommendation for approval of a site plan for The Hollow, Wildridge Phase 5C, Elizabeth A Shahan & William McNeil Survey, Abstract 1204 & 814, City of Oak Point, Denton County, Texas.**

City Planner Coker explained the site plan for The Hollow in Wildridge Phase 5C. City Planner Coker and Jesse Childers, Ashlar Development, answered questions from the Commission.

Motion to approve recommendation of a site plan for The Hollow, Wildridge Phase 5C, Elizabeth A Shahan & William McNeil Survey, Abstract 1204 & 814, City of Oak Point, Denton County, Texas was made by Commissioner Coleman; motion seconded by Commissioner Gusick.

**Motion Passed 7-0**

7. **Consider and act upon recommendation for approval of a final plat for Alamo Fireworks, 2.301 acres, FM 720 Addition, Lot 1 Block 1, Marcella Jones Survey, Abstract 662, Denton County, Texas.**

City Planner Coker explained the final plat for Alamo Fireworks. City Planner Coker and Bo Trainer, representative of Peloton Land, answered questions from the Commission.

Council Member Scott Dufford asked if this kind of business would be legal if it was in the city limits. City Manager Ashley stated he did not believe you could sell fireworks within the city limits; he believed the law said you could be in possession of fireworks in the city limits, but not discharge fireworks within the city limits. However, this business is not within our city limits. Council Member Dufford said then if the land was annexed, then the business would be out of business. City Planner Coker said that if there is an allowed land use in service when the land is annexed then it would become a non-conforming use (grandfathered).

Motion to approve recommendation of a final plat for Alamo Fireworks, 2.301 acres, FM 720 Addition, Lot 1 Block 1, Marcella Jones Survey, Abstract 662, Denton County, Texas was made by Commissioner Garb; motions seconded by Vice Chairperson Collins.

**Motion Passed 7-0**

8. **Consider and act upon recommendation for approval of a site plan for Cross Oak Commercial, Marcella Jones & George W. Daniels Surveys, Abstract 662 & 331, Tract 15, Denton County, Texas.**

City Planner Coker explained the site plan for Cross Oak Commercial. City Planner Coker and James Yu, representative of Peloton Land, answered questions from the Commission.

Motion to approve recommendation of a site plan for Cross Oak Commercial, Marcella Jones & George W. Daniels Surveys, Abstract 662 & 331, Tract 15, Denton County, Texas was made by Commissioner Coleman; motion seconded by Commissioner Carrington.

**Motion Passed 7-0**

9. **Public Hearing to hear comments on a request for a Special 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.**

City Planner Michael Coker explained the request for a Special Use Permit at 1081 Jade Cove.

Chairperson McBeth opened the Public Hearing at 6:53 pm.

Colleen Wigley, 321 Onyx, spoke in opposition to the SUP.

Diane Smith, 316 Onyx, spoke in opposition to the SUP.

Deborah Hamer, 1200 Emerald Sound Blvd., spoke in opposition to the SUP.

Angelica Sprehe, 1081 Jade Cove, property owner, responded to the comments of the previous speakers.

Chairperson McBeth closed the Public Hearing at 7:01 pm.

10. **Consider and act upon a request to recommend approval of a Special 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.**

The Commissioners discussed the SUP request. Ms. Sprehe answered the Commissioners questions about her SUP request.

Mayor Pro Tem Lusk said he had a parliamentary-type question for the City Manager or City Planner. He asked when an overwhelming number of neighbors are against something like this, isn't there a percentage of voting required? City Planner Coker said the when the item comes before the City Council, State law says if the owners of 20 percent of the land within 200 feet of the property being considered were in opposition to the request as demonstrated by the number of ballots returned to the City, then it would take a super majority or 75 percent of the City Council to approve the request.

Commissioner Coleman made a motion to deny recommendation of a request for a Special 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; motion seconded by Commissioner Carrington.

**Motion Passed 6-1**

- 11. Public Hearing to hear comments on a request for a Special Use Permit for an 1,800 square-foot accessory structure on approximately .73 acres in the Crescent Oaks Beach Estates, Phase 2, Lot 7C, also known as 1209 Lakeshore Blvd., Oak Point, Texas.**

City Planner Michael Coker explained the request for a Special Use Permit at 1209 Lakeview.

Chairperson McBeth opened the Public Hearing at 7:22 pm.

Deputy Mayor Pro Tem Don Lindemann, 504 Highland Blvd, spoke in opposition to the request.

Nick Salerno, 1298 Lakeshore Blvd, spoke in opposition to the request.

Jeff Emerson, 614 Lamp Post Lane, spoke in favor of the request.

Laura Holland, 506 Bronco Trail, spoke in opposition to the request.

Tina Thomas, 318 Bridle Trail, spoke in opposition to the request.

Dana Swan, 1209 Lakeshore, property owner, responded to the comments of the speakers.

Chairperson McBeth closed the Public Hearing at 7:42 pm.

- 12. Consider and act upon recommendation of approval for a request for a Special Use Permit for an 1,800 square-foot accessory structure on approximately .73 acres in the Crescent Oaks Beach Estates, Phase 2, Lot 7C, also known as 1209 Lakeshore Blvd., Oak Point, Texas.**

Commissioners discussed the SUP request.

Commissioner Gusick made a motion to deny recommendation of a request for a Special Use Permit for an 1,800 square-foot accessory structure on approximately .73 acres in the Crescent Oaks Beach Estates, Phase 2, Lot 7C, also known as 1209 Lakeshore Blvd., Oak Point, Texas; motion seconded by Commissioner Garb.

**Motion Passed 7-0**

- 13. Future Agenda Items**

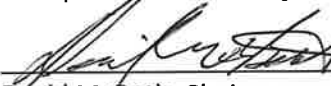
Discussion regarding Special Use Permits.

- 14. Adjourn**

Motion to adjourn was made by Vice Chairperson Collins; motion seconded by Commissioner Garb.

**Motion Passed 7-0**

Chairperson McBeth adjourned the meeting at 7:57 pm.

  
David McBeth, Chairperson



ATTEST:  
  
Joni Vaughn, City Secretary