



Meeting Minutes
Regular Meeting of the
Oak Point Planning & Zoning
Commission
Tuesday May 3, 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 6:01 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	Absent

City staff present:

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
Kirk Hawrysiw	Council Member

Also present were James Hankins, EDC Vice Chairperson, Jason Claunch, President of Catalyst Commercial, Inc.; Brennan Kane, Halff Associates, Inc.; Steve Yetts, President of Ashlar Development, Inc.

2. Pledge of Allegiance and Pledge to the Texas Flag

Chairperson Coleman led the pledges to the flags.

3. Public Comment

4. Consider and act upon minutes from the April 5, 2022, regular meeting of the Planning & Zoning Commission, and the minutes of the April 4 and April 19, 2022 joint workshops.

Vice Chairperson Stafford made a motion to approve the minutes from the April 5, 2022, regular meeting of the Planning & Zoning Commission, and the minutes of the April 4 and April 19, 2022 joint workshops; motion seconded by Commissioner Tam.

Motion Passed 7-0

5. Consider and act upon a request for a Preliminary Plat for Arbor Cove, Tracts 2 and 3, Abstract A0338A, J.O. Dickson Survey, Oak Point, Denton County, Texas.

City Planner Coker gave the Staff Report explaining the Preliminary Plat and his recommendation. He recommended approval with the conditions stated in his Staff Report.

Commissioner Peterman made a motion to recommend approval of the Preliminary Plat with the following two conditions: 1) In the lower right corner of the preliminary plat, change the current

zoning from R-3X to R-1 [Residential one-acre minimum lot size] and 2) Recommend City Council grant a variance to the required lot width for Lots 4 and 5 with the minimum lot frontage for Lots 4 and 5 be as shown on the preliminary plat; 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.

City Planner Coker recommended that Ashlar Development and the City's consultants first make their presentations regarding amending the FLUP before the Public Hearing is continued.

Misty Ventura, 9406 Biscayne Blvd. Dallas, legal representation for the applicant, stated the applicant is requesting an amendment to the Future Land Use Plan that corresponds to a zoning change application. Applicant is requesting that the Future Land Use Plan mirror the zoning application. Discussion followed.

Jason Claunch, Catalyst and Brennan Kane, Halff gave the consultants' presentation of the Future Land Plan created from input from the Council, Commission, and the community survey. Discussion followed.

Misty Ventura, on behalf of the applicant and property owner, opposes the proposed Future Land Use Plan and requested the Commission approve the Future Land Use Plan presented by the applicant.

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

Steve Yetts, Ashlar Development, relayed the findings of a market study that Ashlar had done in regard to the amount of commercial property needed on the FM 720 commercial corridor.

Duane Olson, 613 Racine Drive, Oak Point, spoke in favor of the consultants' plan.

Larry Damato, 9612, Trailway Drive, Oak Point, had a question about what defines high density.

Jason Claunch explained the different types of home and their density.

Robert Payne, 2310 FM 720, spoke on behalf of the developers and their plan.

Kevin Pearce, 3905 Crossroads Court, Oak Point, spoke in favor of adopting the plan.

James Hankins, 1209 Cedar Pine Lane, spoke in favor of the developer's plan.

Chairperson Coleman closed the Public Hearing at 7:03 p.m.

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.

City Planner Coker continued discussion with the Commission. His recommendation is the the Commission approve the consultants' Future Land Use Plan and send it on to the City. After further discussion, City Planner Coker recommended tabling for 60 days.

Misty Ventura said the applicant does not support delaying and requests the Commission support the applicant's plan. She then requested that the Commission table the Item until the May 18th City Council meeting and hold a joint meeting. Discussion followed.

Vice Chairperson Stafford made a motion to table Item 7 until May 18, 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 8:14 pm.

Misty Ventura, legal counsel for the applicant, requested the Item be tabled and the Public Hearing be continued until May 18, 2022.

- 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).**

Vice Chairperson Stafford made a motion to leave the public hearing open and table Item 9 until May 18, 2022; motion seconded by Commissioner Tam.

Motion Passed 7-0

10. Future Agenda Items

None

11. Adjourn

Chairperson Coleman made a motion to adjourn; motion seconded by Commissioner Gusick.

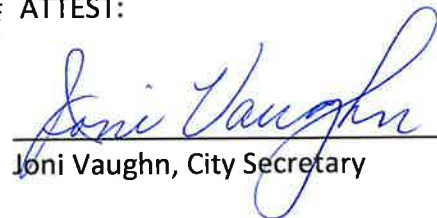
Chairperson Coleman adjourned the meeting at 8:18 p.m.



Brent Coleman, Chairperson



ATTEST:



Joni Vaughn, City Secretary