



Meeting Minutes  
Regular Meeting of the  
Oak Point Planning & Zoning Commission  
Tuesday June 6, 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 6:01 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	Council Member
Greg Weiler	Council Member

**2. Pledge of Allegiance and Pledge to the Texas Flag**

Commissioner Peterman led the pledges.

**3. Public Comment**

Rich Slivocka, 423 Ensign Lane, spoke about his concern over burning brush in his neighborhood.

**4. Consider and act upon minutes from the May 2, 2022, regular meeting of the Planning & Zoning Commission.**

Chairperson Coleman made a motion to approve the minutes with corrections noted; motion seconded by Commissioner Raye.

**Motion Passed 7-0**

**5. Consider and act on recommendation of a site plan for the Goddard School, Point 720 Addition, Block A, Lots 3R and 4, in the G Daniels Survey, Abstract 331, City of Oak Point, Denton County, Texas.**

City Planner Coker reminded the Commission that this item was tabled at the last meeting and brought back with the necessary corrections to meet all requirements.

Commissioner Peterman made a motion to approve the recommendation of a site plan for the Goddard School, Point 720 Addition, Block A, Lots 3R and 4, in the G Daniels Survey, Abstract 331, City of Oak Point, Denton County, Texas; motion seconded by Vice Chairperson Gusick.

**Motion Passed 7-0**

6. **Public Hearing to hear comments to consider amending the Comprehensive Zoning Ordinance on approximately 110.703 acres of land located in the G.W. Daniels Survey, Abstract No. 331 by changing the zoning from RESIDENTIAL ESTATE 5 ACRES (RE-5) to PLANNED DEVELOPMENT – MIXED USE NO. 21 (PD-MIXED USE NO. 21).**

City Planner Coker reminded the Commission that this property was formerly owned by the Denton Independent School District and was purchased from them by the current developer for Bloomfield.

Jim Douglas, Douglas Properties, and representing Bloomfield Homes, gave an overview of the project and informed the Commission that everything being presented in the Planned Development zoning conforms to the Development Agreement signed in December 2022.

Chairperson Coleman opened the Public Hearing at 6:13 p.m.

John D’Amanda, 251 McCormick Road, spoke in opposition to the project due to the density of the homes.

Jason Burgess, 104 Winchester Road, spoke in opposition to the project due to the density of the homes and the wood fencing proposed to separate his property from the development.

Dagny Boaz, 434 Regatta Row, spoke in opposition to the project.

Chairperson Coleman closed the Public Hearing at 6:20 p.m.

7. **Consider and act to recommend approval of amending the Comprehensive Zoning Ordinance on approximately 110.703 acres of land located in the G.W. Daniels Survey, Abstract No. 331, City of Oak Point, Denton County, Texas, by changing the zoning from RESIDENTIAL ESTATE 5 ACRES (RE-5) to PLANNED DEVELOPMENT – MIXED USE NO. 21 (PD-MIXED USE NO. 21).**

City Planner Coker reminded the Commission that the Comprehensive Plan Future Land Use Plan was amended before this project came to the City and this project is in compliance with the City’s Comprehensive Plan.

Chairperson Coleman related the recent history of this piece of property formerly owned by the school district and explained how much traffic and noise a high school and trade school would bring to the area, yet it would bring no tax revenue to the City. Chairperson Coleman thanked Mayor Meek, City Manager Ashley, and City Planner Coker for working to find an alternative solution to having a high school and trade school on the property. He stated that the City is very blessed to have had Bloomfield willing to do a land swap with the school district so that the high school could be in another location, lessening the noise and traffic that a high school would have brought. Commissioner Carrington and Vice Chairperson Gusick also expressed their gratefulness to Mayor Meek for the fact that Bloomfield is developing the land instead of the school district.

Jim Douglas gave a presentation showing the types of homes and amenities that will be in the development and answered questions. Discussion followed involving the layout of the streets and the wood fencing on the west side which is the back of the development. Masonry walls will be along the two sides of the development and at the front of the development to separate the homes from the commercial area.

Commissioner Raye made a motion to recommend approval of amending the Comprehensive Zoning Ordinance on approximately 110.703 acres of land located in the G.W. Daniels Survey, Abstract No. 331, City of Oak Point, Denton County, Texas, by changing the zoning from RESIDENTIAL ESTATE 5 ACRES (RE-5) to PLANNED DEVELOPMENT – MIXED USE NO. 21. Discussion followed before a second was made.

Commissioner Raye withdrew his original motion.

Commissioner Raye made a motion to recommend approval of amending the Comprehensive Zoning Ordinance on approximately 110.703 acres of land located in the G.W. Daniels Survey, Abstract No. 331, City of Oak Point, Denton County, Texas, by changing the zoning from RESIDENTIAL ESTATE 5 ACRES (RE-5) to PLANNED DEVELOPMENT – MIXED USE NO. 21 with the following recommendations: a masonry wall instead of a wood fence along the west side of the development from Martop Road to McCormick Road and trees to be planted around the detention ponds; motion seconded by Vice Chairperson Gusick.

**Motion Passed 7-0**

8. Consider and act to approve a Preliminary Plat for Chaparral Park, approximately 110.703 acres of land located in the G.W. Daniels Survey, Abstract No. 331.

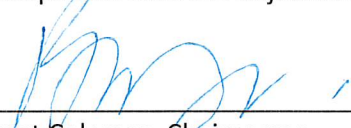
City Planner Coker reminded Commissioners that platting is a ministerial duty, and this plat meets the necessary requirements.

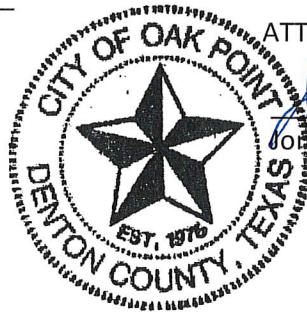
Commissioner Hoffman made a motion to approve the Preliminary Plat for Chaparral Park, approximately 110.703 acres of land located in the G.W. Daniels Survey, Abstract No. 331; motion seconded by Commissioner Garb.

Motion Passed 7-0

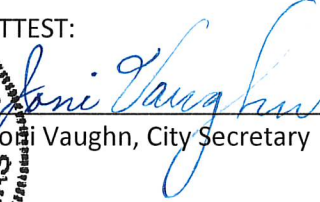
9. Adjourn

Chairperson Coleman adjourned the meeting at 7:26 p.m.

  
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Brent Coleman, Chairperson



ATTEST:

  
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Joni Vaughn, City Secretary