



Meeting Minutes  
Regular Meeting of the  
Oak Point Planning & Zoning Commission  
Tuesday June 7, 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 6:05 p.m. with the following roll call:

Brent Coleman	Chairperson	Present
Jeff Stafford	Vice Chairperson	Present
Barney Carrington	Commissioner	Absent
David Garb	Commissioner	Present
Bill Gusick	Commissioner	Present
Kevin Tam	Commissioner	Present
Debbie Peterman	Commissioner	Present
Jerry Raye	Alternate	Present

City staff present:

Joni Vaughn	City Secretary
Michael Coker	City Planner

City Council present:

Dena Meek	Mayor
John Lusk	Mayor Pro Tem
Kirk Hawrysiw	Council Member

Also present were Jason Claunch, President of Catalyst Commercial, Inc.; Brennan Kane, Halff Associates, Inc.; Steve Yetts and Jesse Childers 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**

No one came forward to speak.

**4. Consider and act upon minutes from the May 3, 2022, regular meeting of the Planning & Zoning Commission.**

Vice Chairperson Stafford made a motion to approve the minutes from the May 3, 2022, regular meeting of the Planning & Zoning Commission; motion seconded by Commissioner Peterman.

**Motion Passed 6-0**

**5. Public Hearing to hear comments public comments regarding an ordinance amending the Comprehensive Plan - Future Land Use Plan for approximately 419 acres of land, located in the William McNeil Survey, Abstract No. 814, City of Oak Point, Denton County, Texas.**

Jason Claunch, Catalyst and Brennan Kane, Halff, gave a presentation explaining the Future Land Use Plan. City Planner Coker gave the Staff Report.

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

No one came forward to speak.

Chairperson Coleman closed the Public Hearing at 6:21 p.m.

6. **Consider and act to recommend an ordinance amending the Comprehensive Plan - Future Land Use Plan for approximately 419 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 recommend an ordinance amending the Comprehensive Plan - Future Land Use Plan for approximately 419 acres of land, located in the William McNeil Survey, Abstract No. 814, City of Oak Point, Denton County, Texas with the following conditions – the west side would be all Estate Residential (1-3 acre lots) with 15% open space ; motion seconded by Commissioner Gusick.

**Motion Passed 6-0**

7. **Future Agenda Items**

None

8. **Adjourn**

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

**Chairperson Coleman adjourned the meeting at 7:18 p.m.**

  
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Brent Coleman, Chairperson



ATTEST:

  
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Joni Vaughn, City Secretary