



Meeting Minutes
Regular Meeting of the
Oak Point Planning & Zoning Commission
Tuesday July 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 6:01 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	Absent
Debbie Peterman	Commissioner	Present
Jerry Raye	Alternate	Present

City staff present:

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

City Council present:

Dena Meek	Mayor
John Lusk	Mayor Pro Tem
David McBeth	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 June 7, 2022, regular meeting of the Planning & Zoning Commission.

Commissioner Gusick made a motion to approve the minutes from the June 7, 2022, regular meeting of the Planning & Zoning Commission; motion seconded by Commissioner Peterman.

Motion Passed 7-0

5. Consider and act on a request for approval of a final plat for the Arbor Cove development, an eight [8] lot subdivision located on Tracts 2 and 3, Abstract No. 814, City of Oak Point, Denton County, Texas.

City Planner Coker explained the request for a final plat and recommended approval with conditions.

Vice Chairperson Stafford made a motion to recommend approval of a final plat for the Arbor Cove development, an eight [8] lot subdivision located on Tracts 2 and 3, Abstract No. 814, City of Oak Point, Denton County, Texas with the condition that the zoning requirements of R1 Single-family Family Residential District zoning requirements be followed; motion seconded by Commissioner Garb.

Motion Passed 7-0

- 6. Consider and act on a request for approval of a final plat for Lot 1, Abstract #331 of the George W. Daniels Survey, approximately 2.216 acres located at the southwest corner of Lonesome Dove and Hill Lane.**

City Planner Coker explained the request for a final plat and recommended approval with conditions.

Chairperson Coleman made a motion to recommend approval of a final plat for Lot 1, Abstract #331 of the George W. Daniels Survey, approximately 2.216 acres located at the southwest corner of Lonesome Dove and Hill Lane with the following conditions: Correct the Certificate of Approval Block on the final plat to reflect the correct language and remove the "For Review Only" labels from the plat; motion seconded by Vice Chairperson Stafford.

Motion Passed 7-0

- 7. Consider and act on a request for approval of a replat of Hunters Ridge Addition, Lots 9R-2R2, Block A, being a replat of Lot 9R-2R.**

City Planner Coker explained the request for a replat and recommended approval with conditions.

Vaughn Miller, owner VCM Oak Point Retail, answered questions about the replat.

Drew Donosky, Claymore Engineering, answered questions.

Vice Chairperson Stafford made a motion to approve recommendation of a replat of Hunters Ridge Addition, Lots 9R-2R2, Block A, being a replat of Lot 9R-2R subject to completion of the fire lane, access, drainage and utility easement side easement line from the western most Mustang SUD easement westerly then southerly until intersecting with the remainder of Lot 9R-2; the replat showing the detention basin easement adjacent to the FM 720 right-of-way; amending the replat to conform to items 1,2,3, and 6 of the engineer's report; motion seconded by Commissioner Raye.

Motion Passed 7-0

- 8. Consider and act upon a request to approve a development plan, landscape plan and façade plan for an automotive service garage with accessory auto parts sales to be located on Lot 9R-2R2 of the Hunters Ridge Addition, Block A.**

City Planner Coker explained the request for a development plan, landscape plan and façade plan.

Jonathon Whisnant and Jeff Ferrell with Embree Group answered questions.

Commissioner Gusick made a motion to recommend approval of a development plan, landscape plan and façade plan for an automotive service garage with accessory auto parts sales to be located on Lot 9R-2R2 of the Hunters Ridge Addition, Block A with the condition of 3 Live Oak trees and 1 Elm tree being added as a landscape buffer on the north side adjacent to the station; motion seconded by Commissioner Raye.

Motion Passed 7-0

- 9. Public Hearing to hear public comments regarding a request for a Special Use Permit for Car Wash use on 2.834 acres in the George W Daniels Survey, Abstract 331, City of Oak Point, Denton County, Texas, and generally located at the corner of FM 720 and McCormick Road, Oak Point, Texas.**

City Planner Coker explained the request for a Special Use Permit.

Chairperson Coleman opened the Public Hearing at 6:50 p.m.

Diane Smith, 316 Onyx, spoke in favor of the car wash.

Cale Curtin, 618 Lamp Post Lane, spoke in favor of the car wash.

Vaughn Miller, Jr, 603 Concho, spoke in favor of the car wash.

Jack Brown, 615 Woodridge, asked if the car wash would have blowers.

Mayor Meek asked if the car wash would be contributing to sales tax.

Mayor Pro Tem Lusk asked about the drainage component of the operation.

Chairperson Coleman closed the Public Hearing at 6:57 p.m.

10. Consider and act on recommendation for a Special Use Permit for Car Wash use on 2.834 acres in the George W Daniels Survey, Abstract 331, City of Oak Point, Denton County, Texas, and generally located at the corner of FM 720 and McCormick Road, Oak Point, Texas.

David Marks, 240 Squirrel Run, Argyle, owner of Clean Start Express Wash, gave a Power Point presentation about his project and answered questions.

Vice Chairperson Stafford made a motion to recommend approval of a Special Use Permit for Car Wash use on 1.1-acre tract in PD-11 subject to staff recommendations that the hours of operation comply with quiet hours as established by city ordinance as well as dark sky as established by city ordinance; motion seconded by Commissioner Raye.

Ayes: Carrington, Coleman, Peterman, Raye

Noes: Garb, Gusick, Stafford

Motion Passed 4-3

11. Future Agenda Items

Commissioner Garb requested a discussion on strengthening the City's fireworks ordinance.

12. Adjourn

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

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



Brent Coleman, Chairperson



ATTEST:



Joni Vaughn, City Secretary