Work Session Minutes
Oak Point City Council Work Session

Oak Point City Hall
100 Naylor Road
Oak Point, Texas 75068

Monday, July 31, 2023
6:00 P.M.

1. **Call to Order, Roll Call, and Determination of Quorum**
Mayor Meek called the meeting to order at 6:00 p.m. with the following roll call:

Dena Meek	Mayor	Present
John Lusk	Mayor Pro Tem	Present
Paul Bastaich	Deputy Mayor Pro Tem	Present
Scott Dufford	Council Member	Present
Dave Klewicki	Council Member	Present
Kirk Hawrysio	Council Member	Present
Greg Weiler	Council Member	Present

City staff present:
Stephen Ashley — City Manager

And with a quorum present the following items were addressed.

2. **Work Session related to the Bloomfield Chaparral Park development.**
Mayor Meek explained the reason for the meeting was to facilitate open discussion regarding the second amendment of the Bloomfield Development Agreement for Chaparral Park to include an additional 37 acres.

City Manager Ashley gave a presentation explaining the recent history of this property. The property belonged to the Denton Independent School District and the ISD was planning on building a high school, football field, baseball field, and advanced technology center. This would have brought a tremendous amount of traffic to Oak Point as well as a lot of activity on the property all year long.

The City began discussions with the Denton ISD and their position was that it was their land, it was already zoned, and they were determined to move forward. The only option to negotiate was if the City could facilitate a land swap. The City then began work in hopes of finding a developer with land to swap with the ISD. Bloomfield had interest in the property and land to swap with the ISD.

Bob Johnson, homeowner on Winchester, shared his concern about increased traffic, possible widening of Winchester, and loss of historic trees.

City Planner Michael Coker proposed a curvilinear trail system with landscaping on the east side of Winchester to add a buffer. He also suggested a berm on the Bloomfield side.

Jon Burgess, homeowner on Winchester, expressed his wishes that the development would have larger lots.

Jim Douglas, developer, and representative for Bloomfield, spoke about the proposed development and answered questions. Mr. Douglas said Bloomfield will build whatever type of fencing the City would prefer. Bloomfield is trying to work with the City to accommodate the concerns of the citizens as best they can.

3. **Adjournment**
Mayor Meek adjourned the meeting at 7:31 p.m.

Dena Meek, Mayor

CITY OF OAK POINT DENTON COUNTY, TEXAS EST. 1976

ATTEST:
Joni Vaughn, City Secretary