



Meeting Minutes
Regular Meeting of the
Oak Point Planning & Zoning Commission
Tuesday August 2, 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 6:02 p.m. with the following roll call:

Brent Coleman	Chairperson	Present
Barney Carrington	Commissioner	Present
David Garb	Commissioner	Present
Bill Gusick	Vice Chairperson	Present
Charles Hoffman	Commissioner	Present
Kevin Tam	Commissioner	Absent, listening via phone
Debbie Peterman	Commissioner	Present
Jerry Raye	Alternate	Present in audience

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
Scott Dufford	Deputy Mayor Pro Tem
David McBeth	Council Member
Kirk Hawrysis	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. Administer Oath of Office and Statement of Appointed/Elected Official to appointed Planning and Zoning Commission members.

City Secretary Vaughn administered the Statement of Appointed Official and the Oath of Office to the newly appointed Commission members.

5. Consider and act upon nominations and appointments of a chairperson and vice chairperson to the Planning and Zoning Commission.

Commissioner Garb nominated Brent Coleman to continue as Chairperson; motion seconded by Commissioner Hoffman.

Motion Passed 6-0

Commissioner Peterman nominated Bill Gusick as Vice Chairperson; motion seconded by Commissioner Garb.

Motion Passed 6-0

6. Consider and act upon minutes from the July 5, 2022, regular meeting of the Planning & Zoning Commission.

Vice Chairperson Gusick made a motion to approve the July 5, 2022 minutes; motion seconded by Chairperson Coleman.

Motion Passed 6-0

7. Consider and act on a request for approval of a concept site plan, Lot 9R-2, Hunters Ridge Addition, City of Oak Point, Denton County, Texas

City Planner Coker explained the concept site plan presented for approval and answered the Commission's questions.

Commissioner Garb made a motion to approve a concept site plan for Lot 9R-2 in the Hunters Ridge Addition; motion seconded by Commissioner Peterman.

Motion Passed 6-0

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).

City Planner Coker explained the request for a zoning change from PD-7 to PD-20.

Jesse Childers, Ashlar Development, spoke about the project's history and believes Ashlar has come to a place where they are happy with the zoning agreement that is being presented.

Craig Curry, owner and owners' representative for the Rudman property, spoke about the project and asked that the City would consider a 10' separation between the townhome buildings with the buildings being sprinklered in place of 15' separation with buildings not sprinklered.

Chairperson Coleman opened the Public Hearing at 6:29 p.m.

Kevin Pearce, 2905 Crossroads Court, spoke in favor of the zoning change to PD-20.

Samantha Hawn, 4109 Crossroads Court, spoke in favor of the zoning change to PD-20.

Kevin Highlander, 632 Briergate Drive, spoke in opposition to the zoning change to PD-20.

Ed Davis, 520 Northwood Drive, spoke in opposition to the zoning change to PD-20.

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

9. Consider and act on a request to amend 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 made a motion to approve 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) with the condition of changing the 15' separation between townhome buildings to 10' separation with fire sprinklers systems installed in each building that has been approved and conforms to the requirements of the adopted fire code of the City of Oak Point and with the condition of 3" caliber trees being changed to 4" caliber trees; motion seconded by Vice Chairperson Gusick.

Motion Passed 6-0

10. Future Agenda Items

None

11. Adjourn

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

Chairperson Coleman adjourned the meeting at 7:02 p.m.



Brent Coleman, Chairperson



TEST: 

Joni Vaughn, City Secretary