



Meeting Minutes  
Regular Meeting of the  
Oak Point Planning & Zoning Commission  
Tuesday, August 3, 2021  
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**

Commissioner Stafford called the meeting to order at 6:04 p.m. with the following roll call:

Barney Carrington	Commissioner	Present
Brent Coleman	Commissioner	Present
David Garb	Commissioner	Present
Bill Gusick	Commissioner	Present
Jeff Stafford	Commissioner	Present
Debbie Peterman	Alternate	Present
Richard Shine	Alternate	Present

**City staff present:**

Stephen Ashley	City Manager
Joni Vaughn	City Secretary

**City Council present:**

Dena Meek	Mayor
Scott Dufford	Deputy Mayor Pro Tem
David McBeth	Council Member
Dave Klewicki	Council Member

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

Commissioner Stafford led the pledges.

**3. Public Comment**

No one came forward to speak.

**4. Administer Oath of Office and Statement of Appointed/Elected Official to new Planning & Zoning Commission members.**

Commissioners Coleman, Carrington, Shine, and Tam, and Alternate Commissioner Raye gave their Statement of Appointed Officer and took their Oath of Office.

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

Commissioner Stafford nominated Commissioner Coleman for Chairperson. Commissioner Garb seconded that nomination and nominated Commissioner Stafford for Vice Chairperson. Commissioner Coleman seconded Commissioner Garb's motion.

**Motion Passed 5-0**

**6. Consider and act upon minutes from the July 6, 2021, joint meeting of the Planning & Zoning Commission and the Capital Improvement Advisory Committee.**

Motion to approve the minutes from the July 6, 2021, joint meeting of the Planning & Zoning Commission and the Capital Improvement Advisory Committee was made by Vice Chairperson Stafford; motion seconded by Commissioner Carrington.

**Motion Passed 5-0**

- 7. Consider and act upon a request from Raul Hernandez for approval of a Final Plat for property located at 642 Lloyds Road, Lot 1, Block A of Get Away Estate, being 3.825 acres in the M. Jones Survey A-662, Denton County, Texas.**

City Planner Coker explained the request for a final plat.

Vice Chairperson Stafford made a motion to recommend approval of a Final Plat for property located at 642 Lloyds Road, Lot 1, Block A of Get Away Estate, being 3.825 acres in the M. Jones Survey A-662, Denton County, Texas; motion seconded by Commissioner Gusick.

**Motion Passed 5-0**

- 8. Public Hearing to hear comments regarding a proposed Development Plan for the Denton ISD Transportation Facility to be constructed at 8650 Martop Road, Oak Point, Texas.**

Chairperson Coleman opened the Public Hearing at 6:16 p.m.

No one came forward to speak.

Chairperson Coleman closed the Public Hearing at 6:16 p.m.

- 9. Consider and act upon a request from Denton ISD for approval of a Development Plan for a transportation facility on Lot 1, Block 1, of the Denton Middle School No. 8 Addition; a 49.62-acre lot situated in the George W. Daniels Survey, Abstract 331; located at 8650 Martop Road, City of Oak Point, Denton County, Texas.**

City Planner Coker, and Tom Rutledge, TNP Engineer, explained the request and answered questions.

Vice Chairperson Stafford made a motion to recommend approval of a Development Plan for a transportation facility on Lot 1, Block 1, of the Denton Middle School No. 8 Addition; a 49.62-acre lot situated in the George W. Daniels Survey, Abstract 331; located at 8650 Martop Road, City of Oak Point, Denton County, Texas with the condition that right of way trail that conforms to the right of way defined in the Comprehensive Plan; motion seconded by Commissioner Garb.

**Motion Passed 5-0**

- 10. Consider and act upon a request from Spiars Engineering Inc. to approve a resolution to vacate a previously approved, but unrecorded, final plat for Point 720 Addition, Lot 1, Block A, George W. Daniels Survey, Abstract 331, City Council approval date: March 16, 2020.**

City Planner Coker explained the need to vacate the unrecorded plat and answered questions. David Bond, Spiars Engineering, answered questions.

Vice Chairperson Stafford made a motion to recommend approval of a resolution to vacate a previously approved, but unrecorded, final plat for Point 720 Addition, Lot 1, Block A, George W. Daniels Survey, Abstract 331, City Council approval date: March 16, 2020, with the following conditions that the applicant shall record the vacation resolution or ordinance within 30 days of approval by the City Council and that the applicant shall provide the City Manager with the required recording information no later than 45 days from the date of the City Council approval; motion seconded by Commissioner Gusick.

**Motion Passed 5-0**

- 11. Consider and act upon a request from Spiars Engineering Inc. for a Final Plat for Point 720, LLC., at the northwest corner of the intersection of FM 720 and McCormick Road for a three-lot subdivision being all of Lots 1-3, Block A, George W. Daniels Survey. Abstract 331.**

Commissioner Gusick made a motion to recommend approval of a Final Plat for Point 720, LLC., at the northwest corner of the intersection of FM 720 and McCormick Road for a three-lot subdivision being all of Lots 1-3, Block A, George W. Daniels Survey. Abstract 331; motion seconded by Commissioner Garb.

**Motion Passed 5-0**

**12. Public Hearing to hear comments regarding a proposed Development Plan for the Point 720 Retail Center to be constructed at the Northwest Corner of McCormick and FM 720, Oak Point, Texas.**

Chairperson Coleman opened the Public Hearing at 7:08 p.m.

Vaughn Miller, VCM Development, asked about the plan for sewer in this development.

David Bond, Spiars Engineering Inc., answered that there will be a lift station.

Chairperson Coleman closed the Public Hearing at 7:10 p.m.

**13. Consider and act upon a request from Spiars Engineering, Inc. for approval of a Development Plan, Landscape Plan, and Facade Plan for Point 720, LLC, located at the Northwest corner of McCormick and FM 720, Lots 1-3, Block A of the Point 720 Subdivision, G. Daniels Survey, Abstract 331.**

City Planner Coker and David Bond, Spiars Engineering, explained the plans and answered questions.

Commissioner Gusick made a motion to recommend approval of a Development Plan, Landscape Plan, and Facade Plan for Point 720, LLC, located at the Northwest corner of McCormick and FM 720, Lots 1-3, Block A of the Point 720 Subdivision, G. Daniels Survey, Abstract 331 with the conditions that earthen berms need to be identified on the Phase 1 Landscape plan and plans must be in compliance with all City Engineer conditions; motion seconded by Vice Chairperson Stafford.

**Motion Passed 5-0**

**14. Public Hearing to hear comments on a proposed Replat of Lots 4-6, Hunter's Ridge Addition, George Daniels Survey, Abstract 331, located at 401 McCormick Road, Oak Point, Texas.**

Chairperson Coleman opened the Public Hearing at 7:34 p.m.

David Unnerstall, 401 McCormick, Oak Point, explained his project to the Commission and expressed his concerns over the recent report from the City's engineer about his project.

Chairperson Coleman closed the Public Hearing at 7:44 p.m.

**15. Consider and act upon a request from David Unnerstall for approval of a Replat of Lots 4-6, Hunter's Ridge Addition, George Daniels Survey, Abstract 331, located at 401 McCormick Road, Oak Point, Texas.**

Mr. Unnerstall answered questions from the Commission about his project. Mr. Unnerstall would like to meet with the City and discuss the Engineer's report. City Planner Coker will coordinate this meeting.

Mr. Unnerstall decided to withdraw his request for a replat.

No action taken.

**16. Future Agenda Items**

Discuss the possibility and process of rezoning the Lily tract.

**17. Adjourn**

Motion to adjourn was made by Commissioner Stafford; motion seconded by Commissioner Garb.

**Motion Passed 5-0**

Chairperson Coleman adjourned the meeting at 8:13 p.m.

  
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Brent Coleman, Chairperson



ATTEST:

  
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Joni Vaughn, City Secretary