



Meeting Minutes

Special Meeting of the Oak Point City Council

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

Monday, August 21, 2023
5:30 P.M.

1. Call to Order, Roll Call, and Determination of Quorum

Mayor Meek called the meeting to order at 5:32 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 Hawrysis	Council Member	Present
Greg Weiler	Council Member	Present

City staff present:

Stephen Ashley	City Manager
Michael Coker	City Planner
Joni Vaughn	City Secretary
Cesar Gomez	Police Sargent
Andrew Brawner	Police Office

And with a quorum present the following items were addressed.

2. Invocation

Mayor Meek led the invocation.

3. Pledge of Allegiance

Jack Brown led the pledges of allegiance.

4. Consider and act on a resolution to approve a second amendment to the Development Agreement with Bloomfield Homes Chaparral Park development.

City Manager Ashley gave a Power Point presentation laying out some of the more recent history of the property and explaining the reason the City is agreeable to smaller lots in this instance.

Mayor Meek explained this is not a zoning item, it is the development agreement. Citizens may make comments at this time if they wish.

Bob Johnson, 103 Winchester Road, has concerns about the trees in the area being removed.

Richard Slivocka, 423 Ensign Lane, is opposed to the development because he thinks it will bring more short-term rentals.

Duane Olson, 613 Racine, is opposed to allowing higher density housing.

Jon Burgess, 102 Winchester, is opposed to allowing higher density housing.

Jason Burgess, 104 Winchester, is opposed to allowing higher density housing.

Mayor Meek asked City Planner Coker to explain the agenda item and address some of the citizens concerns.

City Planner Coker said the City has worked closely with Bloomfield to come up with a solution that addressed many of the questions that Council and Staff had at the Council meeting in July. Mr. Coker believes that the concessions made by Bloomfield along Winchester satisfy his concern about having a protected area along Winchester. Bloomfield has agreed to put in sidewalks along McCormick and adjacent to their property on Winchester all the way to the Burgess' property. Mr. Coker addressed Council's questions about the smaller lot size and agreed with the developer that larger lots can be harder to sell.

Jim Douglas, developer for Bloomfield, addressed Council and answered questions. Mr. Douglas explained that when they started this project and traded their 150 acres of land in Crossroads with the school district, it was always their plan to replace with the same number of acres so that is why they need both parcels of land, the 110 acres and the 37 acres to equal out the land swap. Robert Payne, 2310 Oak Grove, current owner of the property being discussed, explained that he had worked with Bloomfield before and had a good experience and that is why he was willing to sell the additional property to them. Mr. Payne does not want to sell the property to a developer that would not put in the quality development that Bloomfield will provide. Jack Brown, 615 Woodridge, is opposed to allowing higher density housing. Don Dykstra, President, Bloomfield Homes, answered questions about their development.

Mayor Pro Tem Lusk made a motion to approve a resolution to approve a second amendment to the Development Agreement with Bloomfield Homes Chaparral Park development; motion seconded by Council Member Dufford. **Ayes:** Bastach, Dufford, Lusk, Meek **Noes:** Hawrysis, Klewicki, Weiler

Motion Passed 4-3

5. Adjournment.

Mayor Meek adjourned the meeting at 7:14 p.m.

Dena Meek, Mayor



Don Vaughn, City Secretary

ATTEST:
