

MINUTES
CITY OF RED OAK PLANNING AND ZONING COMMISSION
MONDAY, OCTOBER 1, 2018 - 7:00 p.m.
MUNICIPAL CENTER – 200 LAKEVIEW PARKWAY
RED OAK, TEXAS

I. **CALL TO ORDER - 7:00 p.m.** – Chair Barry Maners called the meeting to order at 7:00 p.m., declared a quorum was present and notices legally posted pursuant to the Open Meetings Act.

Commissioners present:

Chair Barry Maners
Member Phil Sikes
Secretary Derrick Parks
Member Leroy Klice

City Staff:

Ben Hartman, City Engineer
Deannie Blake, Planning & Zoning Coordinator

Members Absent: Alternate Michael Braly, Vice-chair Larry Eon

II. **NEW BUSINESS - OPEN SESSION)**

- A. Consideration of approving the Minutes of the Tuesday, September 4, 2018, Regular Meeting of the Red Oak Planning & Zoning Commission.

Secretary Parks made the motion seconded by Member Sikes to approve the Minutes of the Tuesday, September 4, 2018, Regular Meeting. The motion passed unanimously, 4-0.

- B. Conduct a public hearing and consider approving a zoning change from Planned Development 85 (PD-85) to Planned Development 85, Revised (PD85-R) by allowing for development changes for Cole Manor, a residential subdivision, 71 lots, approximately 83 acres, AM Lavender Survey, A-630, City of Red Oak, Ellis County, Texas, requested by Casey Hargrove.

After staff presentation, Chair Maners opened the public hearing. Casey Hargrove, 213 Rose Garden Way, spoke for the request. No one was present to speak against the request. Member Klice made the motion seconded by Member Sikes to close the public hearing. The motion was approved unanimously, 4-0. The developer, Mr. Hargrove, is requesting a front entry "tandem" third garage for some of the homes. Currently the PD ordinance does not allow for any front entry garages. Member Sikes made the motion seconded by Secretary Parks to approve the third car garage (without the wing wall as one of the drawings depicted) but allow a wood-look carriage garage door that will face the street. The motion was approved unanimously, 4-0.

- C. Conduct a public hearing and consider approving a zoning change from Planned Development PD 83 to PD 83R to allow for site plan/development changes to include a restaurant with a private club, for 219 S SH 342, approximately 0.98 acres, Robert Bell Survey, A-60, City of Red Oak, Ellis County, Texas, requested by Shawn Bhagat.

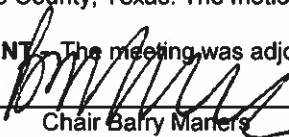
After a brief City staff presentation, Chair Maners opened the public hearing. Shawn Bhagat, Dallas, Texas, the developer/owner of the project spoke for the request. No one was present to speak against the request. Secretary Parks made the motion seconded by Member Sikes to close the public hearing. The motion was approved unanimously, 4-0. A proposed restaurant would like to add an 870 SF patio next to the restaurant. The patio was not depicted on the original site plan of this PD zoning. There were also changes made to the site plan for drainage which changed the previous parking spaces and landscaping. A private club was determined not to be needed for this agenda item. Secretary Parks made the motion seconded by Member Klice to approve a zoning change from Planned Development PD 83 to PD 83R to allow for site plan/development changes to include a restaurant with a private club, for 219 S SH 342, approximately 0.98 acres, Robert Bell Survey, A-60, City of Red Oak, Ellis County, Texas, for the changes to add the patio, parking spaces and landscaping changes, and also to add the sidewalk and existing walkway connections per the City Engineer. The motion was approved 4-0.

- D. Consideration of approving a Final Plat for the Woods of Red Oak, Phase 2, 132 residential lots and 3 open space lots, approximately 39 acres, George C Parks Survey, A-836, City of Red Oak, Ellis County, Texas, requested by JHH The Woods Development, LLC.

The developers of the Woods of Red Oak, Phase 2 are requesting approval of the final plat so they can complete the infrastructure for this final phase of the Woods of Red Oak. Member Sikes made the motion seconded by Secretary Parks to approve a Final Plat for the Woods of Red Oak, Phase 2, 132 residential lots and 3 open space lots, approximately 39 acres, George C Parks Survey, A-836, City of Red Oak, Ellis County, Texas. The motion passed unanimously 4-0.

III. **ADJOURNMENT** – The meeting was adjourned at 7:40 p.m.

Submitted by


Chair Barry Maners

Attested:


Deannie Blake, Planning & Zoning Coordinator