

MINUTES
CITY OF RED OAK PLANNING AND ZONING COMMISSION
MONDAY, JULY 1, 2019 - 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
Vice-chair Larry Eon
Secretary Derrick Parks
Member Leroy Klice
Member Phil Sikes
Alternate Lance Brooks

City Staff:

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

Members Absent: None

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

- A. Consideration of approving the Minutes of the Monday, June 3, 2019, Regular Meeting of the Red Oak Planning & Zoning Commission.

Member Klice made the motion seconded by Secretary Parks to approve the Minutes of the Monday, June 3, 2019 Regular Meeting Minutes, as written. The motion passed unanimously, 5-0.

- B. Conduct a public hearing and consider approving a zoning change from Commercial -1 (C-1) to Commercial 1 Specific Use Permit (C-1/SUP) to allow for an accessory structure for approximately 0.271 acres, Robert Bell Survey, A-60, also known as 108 Methodist St, City of Red Oak, Ellis County, Texas, located at the southeast corner of College and Methodist, requested by Robert McKay.

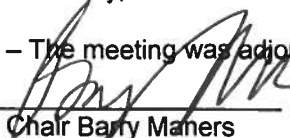
Ben Hartman presented a summary of this zoning request. This property is currently zoned C-1 even though the owner uses it for residential purposes (an existing house is on the site). The owner is requesting a garage/workshop in the back of the property. The land is considered a legal non-conforming use of land (residential). At that time, it does not appear the any C-1 uses would flourish here and therefore, staff believes that redevelopment is not in the near future. Chair Maners opened the public hearing. Bob McKay, 108 Methodist, spoke for the request. No one was present to speak against the request. Vice-chair Eon made the motion seconded by Member Sikes to close the public hearing. The motion was approved unanimously 5-0. Member Sikes made the motion seconded by Secretary Parks to approve a zoning change from Commercial -1 (C-1) to Commercial 1 Specific Use Permit (C-1/SUP) to allow for an accessory structure for approximately 0.271 acres, Robert Bell Survey, A-60, also known as 108 Methodist St, City of Red Oak, Ellis County, Texas. The motion was approved unanimously, 5-0.

- C. Conduct a public hearing and consider approving a zoning change from Commercial -1 (C-1) to Commercial 1 Specific Use Permit (C-1/SUP) to allow for Auto rental use for 309 E Ovilla Rd, Suite 500, Lot 1, Block B, Red Oak Industrial Park, Phase 3, being a 4.348 acre addition in the Benjamin E. Frazier Survey, A-371, City of Red Oak, Ellis County, Texas, requested by Jordan Wolf, Agent for Enterprise Car Rental and Red Oak Depot 1, Ltd, property owner.

A SUP is required for auto rental in this Commercial-1 zoning district. The parking is sufficient for this use. Chair Maners opened the public hearing. Jordan Woolf spoke for the request. No one was present to speak against the request. Secretary Parks made the motion seconded by Vice-chair Eon to close the public hearing. The motion was approved unanimously 5-0. Secretary Parks made the motion seconded by Member Klice to approve a zoning change from Commercial -1 (C-1) to Commercial 1 Specific Use Permit (C-1/SUP) to allow for Auto rental use for 309 E Ovilla Rd, Suite 500, Lot 1, Block B, Red Oak Industrial Park, Phase 3, being a 4.348 acre addition in the Benjamin E. Frazier Survey, A-371, City of Red Oak, Ellis County, Texas. The motion was approved unanimously 5-0.

III. **ADJOURNMENT** – The meeting was adjourned at 7:30 p.m.

Submitted by


Chair Barry Maners

Attested:


Deannie Blake, Planning & Zoning Coordinator