

**MINUTES**  
**CITY OF RED OAK PLANNING AND ZONING COMMISSION SPECIAL MEETING**  
**MONDAY, JULY 8, 2019 - 6:00 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 6:00 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. Conduct a public hearing and consider approving a zoning change from Planned Development 66, Revised 2 (PD-66R2) to Planned Development 66, Revised 3 (PD-66R3) to amend the development regulations and providing for principal uses, accessory uses and development for approximately 165 acres, Edmund Sherly Survey, A-1013, City of Red Oak, Ellis County, Texas, located at the northwest corner of Ovilla Rd. and SH 342, requested by Walton Texas, LP & Walton Red Oak Crossing, LP; AND a zoning change from Agriculture (AG) to Planned Development 66, Revised 3 (PD-66R3) providing for principal uses, accessory uses and development for approximately 19 acres, Edmund Sherly Survey, A-1013, City of Red Oak, Ellis County Texas, being a portion of that certain 92.0039 acre tract of land conveyed to ROIDC by Instrument No. 1526548, OPRECT, requested by the ROIDC, located north of Ovilla Rd and west of SH 342.

Ben Hartman presented a summary of this zoning request. The area was zoned Industrial in September 2014 and has remained undeveloped. This use includes data centers, security guard houses, water holding tanks, backup generators and cooling towers. Chair Maners opened the public hearing. Sharon Harris, 1026 FM 660, Ferris TX, an adjacent property owner, had questions regarding the road proposed through her property. No one else spoke for or against the property. 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 Planned Development 66, Revised 2 (PD-66R2) to Planned Development 66, Revised 3 (PD-66R3) to amend the development regulations and providing for principal uses, accessory uses and development for approximately 165 acres, Edmund Sherly Survey, A-1013, City of Red Oak, Ellis County, Texas, located at the northwest corner of Ovilla Rd. and SH 342;; AND a zoning change from Agriculture (AG) to Planned Development 66, Revised 3 (PD-66R3) providing for principal uses, accessory uses and development for approximately 19 acres, Edmund Sherly Survey, A-1013, City of Red Oak, Ellis County Texas, being a portion of that certain 92.0039 acre tract of land conveyed to ROIDC by Instrument No. 1526548, OPRECT. The motion was approved unanimously, 5-0.

- B. Consider approving a Preliminary Plat for the Bonnet Addition, Lots 1-3, Block A, being an approximately 185 acre tract, Edmund Sherly Survey, A-101, Benjamin E Frazier Survey, A-371, City of Red Oak, Ellis County, Texas, requested by Walton Texas, LP & the ROIDC.

This preliminary plat is for the prior zoning request. Vice-chair Eon made the motion seconded by Member Sikes to approve the preliminary plat for the Bonnet Addition, Lots 1-3, Block A, being an approximately 185 acre tract, Edmund Sherly Survey, A-101, Benjamin E Frazier Survey, A-371, City of Red Oak, Ellis County, Texas, requested by Walton Texas, LP & the ROIDC. The motion was approved 5-0.

III. **ADJOURNMENT** - The meeting was adjourned at 6:20 p.m.

Submitted by

  
Chair Barry Maners

Attested:

  
Deannie Blake, Planning & Zoning Coordinator