

**MINUTES**  
**CITY OF RED OAK PLANNING AND ZONING COMMISSION**  
**TUESDAY, SEPTEMBER 3, 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  
Member Phil Sikes  
Member Leroy Klice  
Alternate Lance Brooks, voting in place of absent Secretary Derrick Parks

**City Staff:**

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

Phil Sikes was appointed as Secretary for the evening to sign plats.

**Members Absent: Secretary Derrick Parks**

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

A. Consideration of approving the Minutes of the Monday, July 1, 2019, Regular Meeting of the City of Red Oak Planning & Zoning Commission.

Member Sikes made the motion seconded by Vice-chair Eon to approve the Minutes of the Monday, July 1, 2019 Regular Meeting Minutes, as written. The motion passed unanimously, 5-0.

B. Consider approving the Minutes of the Monday, July 8, 2019, Special Meeting of the City of Red Oak Planning & Zoning Commission.

Vice-chair Eon made the motion seconded by Member Sikes to approve the Minutes of the Monday, July 8, 2019, Special Meeting of the City of Red Oak Planning & Zoning Commission. The motion passed unanimously, 5-0.

C. Discussion of a proposed minor auto use located at the southwest corner of Hickory Creek Drive and Ovilla Rd.

Staff would like P&Z to see if this use is feasible for the area. The proposed use would be a Jiffy Lube business. Alan Hugley, member of the Red Oak EDC, spoke to the Board. Discussion item only. No action taken by the Board.

D. Consider approving a Final Plat for the Oakmont Park Subdivision, PH 1, approximately 61 acres, 187 SFR lots, 3 common area lots, E Shirley Survey, A-1013, City of Red Oak, Ellis County, Texas, requested by Countryview of Red Oak, LLC.

The developers of this subdivision are ready to begin the infrastructure of this new proposed subdivision, Oakmont Park, Phase 1. Member Sikes made the motion seconded by Member Klice to approve a Final Plat for the Oakmont Park Subdivision, PH 1, approximately 61 acres, 187 SFR lots, 3 common area lots, E Shirley Survey, A-1013, City of Red Oak, Ellis County, Texas, requested by Countryview of Red Oak, LLC. The motion was approved unanimously, 5-0.

E. Conduct a public hearing and consider approving a new official Zoning Map for the City of Red Oak.

The current zoning map was adopted on April 14, 2014 and has not been updated since that time. Many zoning changes have occurred since the existing zoning map was last approved. The purpose of this request is not to make changes to zoning, but only to depict changes that have already been made since 2014. Chair Maners opened the public hearing. No one spoke for or against the zoning map request. Vice Chair Eon made the motion seconded by Member Sikes to close the public hearing. The motion was approved unanimously, 5-0. Member Klice made the motion seconded by Vice-chair Eon to approve a new official Zoning Map for the City of Red Oak. The motion was approved unanimously, 5-0.

F. Conduct a public hearing and consider approving a zoning change from Planned Development 71, Revised 2 (PD71-R2) to Planned Development 71, Revised 3 (PD71-R3) amending the development plan to allow for on-site consumption of alcohol for events at the Hamptons Event Venue, 196 N IH35E, approximately 2.8 acres, Mara Estates, 2nd Installment, Lot C-2A, Block 4, City of Red Oak, Ellis County, Texas, located south of Ovilla Rd and east of IH 35E, requested by Barry Brewer.

After a brief staff presentation by City Engineer Ben Hartman, Chair Maners opened the public hearing. Barry Brewer, business and property owner, 3111 S Hampton, DeSoto, TX, spoke for the request. No one was present to speak against the request. Mr. Brewer is requesting on-site consumption of alcohol for guests at the event venue. The original ordinance prohibits this. Vice-chair Eon made the motion seconded by Member Sikes to close the public hearing. The motion was approved unanimously, 5-0. Member Klice made the motion seconded by member Sikes to approve a zoning change from Planned Development 71, Revised 2 (PD71-R2) to Planned Development 71, Revised 3 (PD71-R3) amending the development plan to allow for on-site consumption of alcohol for events at the Hamptons Event Venue, 196 N IH35E, approximately 2.8 acres, Mara Estates, 2nd Installment, Lot C-2A, Block 4, City of Red Oak, Ellis County, Texas. The motion was approved unanimously, 5-0.

- G. Conduct a public hearing and consider approving a zoning change from Agriculture (AG) to Residential-2 (R-2) for the construction of a new single-family residence for Lot 1, Block 4, Deercreek Addition, approximately .801 acres, City of Red Oak, Ellis County, Texas, requested by Gilbert Escobedo, Jr.

The property owner plans to build a new home on this vacant property. The proposed zoning (R-2) is in compliance with the City of Red Oak's Future Land Use Plan. Chair Maners opened the public hearing. No one was present to speak for or against the request. Member Sikes made the motion seconded by Vice-chair Eon to close the public hearing. The motion was approved unanimously, 5-0. Vice-chair Eon made the motion seconded by Member Klice to approve a zoning change from Agriculture (AG) to Residential-2 (R-2) for the construction of a new single-family residence for Lot 1, Block 4, Deercreek Addition, approximately .801 acres, City of Red Oak, Ellis County, Texas. The motion was approved unanimously, 5-0.

- H. Conduct a public hearing and consider approving a zoning change from Agriculture (AG) to Residential-2 (R-2) for the construction of a new single-family residence for Lot 5, Block A, Bowmar Acres, approximately 0.9 acres, City of Red Oak, Ellis County, Texas, requested by Javier Aguilar.

The property owner plans to build a new home on this vacant property. The proposed zoning (R-2) is in compliance with the City of Red Oak's Future Land Use Plan. No one was present to speak for or against the request. Member Klice made the motion seconded by Member Sikes to close the public hearing. The motion was approved unanimously, 5-0. Member Klice made the motion seconded by Member Sikes to approve a zoning change from Agriculture (AG) to Residential-2 (R-2) for the construction of a new single-family residence for Lot 5, Block A, Bowmar Acres, approximately 0.9 acres, City of Red Oak, Ellis County, Texas, requested by Javier Aguilar. The motion was approved unanimously 5-0.

- I. Conduct a public hearing and consider approving a text amendment change in the Red Oak Zoning Ordinance by amending Article 14, 1.2, Specific Definitions, to revise the definition of GROCERY STORE and adding a new definition for DISCOUNT VARIETY STORE; by amending Article 6, Table 6.1 USE SUMMARY, by adding Discount Variety Store as an allowable use by Specific Use Permit ("SUP") only.

Ben Hartman presented a staff presentation on this agenda item. In order to promote development of grocery stores in Red Oak, staff is proposing to restrict lower quality variety store uses that sell many of the same products as grocery stores. The proposed ordinance gives City Council and resident's greater discretion as to where these variety stores can be located by requiring that this use be subject to the SUP process. This opens up the user to public hearings so that residents can come to voice their support or opposition to this use. Chair Maners opened the public hearing. No one was present to speak for or 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 Klice made the motion seconded by Vice-chair Eon to approve a text amendment change in the Red Oak Zoning Ordinance by amending Article 14, 1.2, Specific Definitions, to revise the definition of GROCERY STORE and adding a new definition for DISCOUNT VARIETY STORE; by amending Article 6, Table 6.1 USE SUMMARY, by adding Discount Variety Store as an allowable use by Specific Use Permit ("SUP") only. \* 0

The motion was approved unanimously 5-0.

II. **ADJOURNMENT** The meeting was adjourned at 8:22 p.m.

Submitted by Barry Brewer  
Chair Barry Maners

Attested: Ben Hartman  
Ben Hartman, City Engineer