



**MINUTES
REGULAR MEETING – PLANNING & ZONING COMMISSION
Monday, November 4, 2019**

Commissioners:

*Barry Maners, Chair
Larry Eon, Vice-chair
Derrick Parks, Secretary*

*Phil Sikes, Member
D. Leroy Klice, Member*

City Staff:

*Ben Hartman, City Engineer
Brian Guenzel, Planning and Zoning Manager*

Members Absent: Larry Eon and Derrick Parks

- I. **CALL TO ORDER** - The Chair will call the meeting to order, declare quorum if present, and declare notices legally posted pursuant to the Open Meetings Act.

Opened meeting at 7:02 PM

II. **NEW BUSINESS - OPEN SESSION**

- A. Consideration of approving the Minutes of the Tuesday, September 3, 2019, Regular Meeting of the City of Red Oak Planning & Zoning Commission.

Chair asked for a motion to approve the minutes. Approved 3-0.

- B. Conduct a public hearing and consider approving a zoning change from Planned Development 53-R1 (PD53-R1) zoning to Planned Development 53-R2 (PD53-R2) to allow for a new development plan and one additional use for Lot 3 and Lot 4 of Turner Estates approximately 2 acres, being part of the William B Haynes Survey, Abstract, Ellis County, Texas, located North of Tracy drive on the east side of US Hwy 77, requested by Scott Green.

Ben Hartman presented case. Chair opened the hearing. No public comments. Closed hearing. Discussion on use of trailers. Approved 3-0.

- C. Conduct a public hearing and consider approving a zoning change from Agricultural (AG) zoning and Single-Family Residential District - 3 (R3) zoning to Planned Development 107 (PD-107) to allow for a mixed use development approximately 68 acres in the John Nugent Survey, A-796 City of Red Oak, Ellis County, Texas, located North of Ovilla Rd (F.M. 664) and west of IH 35E, requested by DMJ Properties and A.P. Lawton LP.

Ben Hartman presented case. Chair opened the hearing. Public comments 3 in favor 0 against . One question from chris Dowdy about future plans for neighborhood. Closed hearing. Approved 3-0.

- D. Conduct a public hearing and consider approving a zoning change from Agricultural (AG) zoning to Planned Development 108 (PD-108) to allow for single family attached (townhouse) dwellings and two-family (duplex) dwellings, approximately 18 acres, J.H. McKnight Survey Abstract 733, J.L. Lowrance Survey Abstract 653 and the T.M. Ellis Survey Abstract 334, Ellis County, Texas, located south and east of the intersection of US Hwy 77 and State Hwy 342, requested by I-35 Realty, Naddy Guermi and Salah Alrusan.

Ben Hartman presented case. Chair opened the hearing. One for and one against during public comments. Closed hearing. Discussion on challenges to developing unique site. Approved 3-0.

- E. Conduct a public hearing and consider approving a zoning change from Single-Family Residential District - 3 (R3) zoning to Planned Development 109 (PD-109) to allow for commercial uses (C-1 uses) on approximately 1 acre, McKinney and Williams Survey Abstract No. 751, City of Red Oak, Ellis County, Texas, located at the north west corner of Main St and Red Oak Rd, requested by Paula Mota.

Ben Hartman presented case. Chair opened the hearing. One in favor during public comments. Closed hearing. Discussion on limiting uses to office and parking lot screening. Motion was made to approve by Sikes to limit the use to professional offices, allow for natural screening on the North side of the property along he west side; but along the parking lot of partially solid fencing and screening to block headlights (shining into residential areas)Approved 3-0.

- F. Conduct a public hearing and consider approving a zoning change from Agricultural (AG) zoning and Highway Oriented (HO) zoning to Planned Development 110 (PD-110) to allow for a restaurant with drive through allowed, being approximately 5 acres, Lot 3A and 3B Block A, Waterview Commercial Center, an addition to the City of Red Oak in the James E. Patton Survey, A839 City of Red Oak, Ellis County, Texas, located south of Red Oak Rd and west of IH 35E, requested by Joe Reid.

Ben Hartman presented case. Chair opened the hearing. No public comments. Closed hearing. Discussion on benefits of development on a unique site. Approved 3-0.

- G. Discussion Item: Caliber Collision.

Ben Hartman introduced representative of Caliber collision who made presentation. Discussed unique site challenges. Noted possible need to amend comp plan along with a PD. No action was taken.

III. ADJOURNMENT

Closed meeting at 8:55 PM

Submitted by: _____

Barry Maners, Chair

Attested: _____

Brian Guenzel, Planning & Zoning Manager