



**MINUTES
REGULAR MEETING – PLANNING & ZONING COMMISSION
Monday, December 2, 2019**

Commissioners:

Barry Maners, Chair

Larry Eon, Vice-chair

Derrick Parks, Secretary

Phil Sikes, Member

D. Leroy Klice, Member

Lance Brooks, Alternate

City Staff:

Ben Hartman, City Engineer

Brian Guenzel, Planning and Zoning Manager

- 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 7:00 PM

Chair asked for a motion to approve the Consent Agenda. Approved 5-0.

II. **CONSENT AGENDA**

All items listed below are considered to be routine by the Planning and Zoning Commission and will be enacted with one motion. There will be no separate discussion of the items unless a Commissioner or citizen so requests, in which event the item will be removed from the consent agenda and considered in its normal sequence. Approval of the consent agenda authorizes the Administrative Official or designee to place each item on the City Council agenda in accordance with the Planning and Zoning Commission's recommendations.

- A. Consideration of approving the Minutes of the Tuesday, November 12, 2019, Special Meeting of the City of Red Oak Planning & Zoning Commission.
- B. Consider approving a Replat of Fleming Corner Lot 2R, Block A, being approximately 4.99 acres into two lots, generally at the intersection of Pierce Road and Pratt Road in the Extra Territorial Jurisdiction of the City of Red Oak. (Case P19002)
- C. Consider approving a Replat of Rock Creek Estates, Third Installment, Lots 60,61,62, of Block A into Lot 60A, approximately 4.14 acres, and generally known as 820 Meadow Lark Lane in the Extra Territorial Jurisdiction of the City of Red Oak. (Case P19003)
- D. Consider approving a Final Plat of Meadow Ridge, being approximately 40.1 acres in the J Nugent Abstract, in the City of Red Oak. (Case P19004)

Called Executive Session to meet with City Attorney at 7:05 PM

Returned from Executive Session at 7:20 PM

III. **NEW BUSINESS - OPEN SESSION**

- E. Conduct a public hearing and consider a Specific Use Permit (SUP) to allow for an accessory structure to be generally used as a garage/workshop, and to be located at 926 Valley View Avenue. (Case Z19001)

Brian Guenzel presented case. Chair opened the hearing. No public comments. Closed hearing. Barry Maners recused. Approved 4-0.

- F. Conduct a public hearing and consider a Specific Use Permit (SUP) to allow for an accessory structure to be generally used as a garage/workshop, and to be located at 306 Rugged Drive. (Case Z19004)

Brian Guenzel presented case. Chair opened the hearing. No public comments. Closed hearing. Approved 5-0.

- G. Conduct a public hearing and consider amending Planned Development District (PD) PD-24R3 to amend the development plan on lot 3 Block A and use, generally known as 106 Plaza Drive. (Case Z19003)

Brian Guenzel presented case. Chair opened the hearing. No public comment against. Closed hearing. Approved 5-0.

- H. Conduct a public hearing and consider amending Planned Development District (PD) PD-107 to amend and provide for a development plan for approximately 8.4 acres in the general vicinity of the North West corner of IH-35 and Ovilla Road within the City of Red Oak. (Case Z19002), and Conduct a public hearing and consider approving a Preliminary Plat of the J. Nugent Survey, Abstract no.796, approximately 67.13 acres in the general vicinity of the North West corner of IH-35 and Ovilla Road within the City of Red Oak. (Case P19001)

Ben Hartman presented case. Chair opened the hearing. No public comment against. Closed hearing. Approved 5-0 subject to engineering and staff approval of engineering plans.

III. EXECUTIVE SESSION

The Planning & Zoning Commission reserves the right to convene in Executive Session(s) during this meeting pursuant to the following Sections of the Government Code of the State of Texas:

1. Pursuant to Sec. 551.071 consultation with its Attorney: The Planning & Zoning Commission may conduct private consultations with its attorneys when the Planning & Zoning Commission seeks the advice of its attorney concerning any item on this agenda or a matter in which the duty of the attorney to the Planning & Zoning Commission under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with Chapter 551 of the Government Code.
2. Pursuant to Sec 551.087 Deliberation regarding Economic Development Negotiations The Planning and Zoning Commission may discuss or deliberate regarding commercial or financial information received from a business prospect that the City of Red Oak seeks to have locate, stay or expand in or near the City and which the City is conducting economic development negotiations or to deliberate the offer of a financial or other incentive to a business prospect; particularly, discussion with economic development specialist regarding potential economic incentive agreement for development of real property.

IV. ADJOURNMENT

Chair asked for a motion to close the Meeting. Approved 5-0.
Closed Meeting at 7:17 PM

Submitted by:


Barry Maners, Chair

Attested:


Brian Guenzel, Planning & Zoning Manager