



**MINUTES**  
**REGULAR MEETING – PLANNING & ZONING COMMISSION**  
**Tuesday, September 8, 2020**

**Commissioners:**

*Phil Sikes, Chair*  
*Derrick Parks, Vice Chair*  
*D. Leroy Klice, Secretary*

*Lance Brooks, Member*  
*Willie G. Franklin Jr., Member*

**City Staff:**

*Ben Hartman, Director of Development Svcs.*  
*Brian Guenzel, Planning and Zoning Manager*

Notice is hereby given that the Regular Meeting of the Red Oak Planning & Zoning Commission will be held on **Tuesday, September 8, 2020**, at 7:00 p.m. in the Council Chambers of the Red Oak Municipal Center, 200 Lakeview, Red Oak, Texas, at which time the following will be discussed:

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

**Opened Meeting at 7:00PM**

**II. NEW BUSINESS**

- A. The most senior commissioner will conduct a vote for new positions including but not limited to Chair and Vice-Chair.

**Chair Phil Sikes, Vice Chair Derrick Parks, Secretary D. Leroy Klice**

**Approved 5-0**

- B. Staff Update: Topic Comprehensive Plan update and a New Parks and Trails Master Plan
- C. 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 214 Crump Cir, City of Red Oak, Ellis County, Texas. (Case Z20010) *Requested by Jose Tello.*

**Approved 5-0**

- D. 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 1225 Pratt Rd, City of Red Oak, Ellis County, Texas. (Case Z20014) *Requested by John Morning.*

**Approved 5-0**

- E. Conduct a public hearing and consider changing the zoning from Commercial (C-1) to a Planned Development District (PD) with Commercial District-1 (C-1) uses and including a personal use for storage, at 103 S. Lenard St., City of Red Oak, Ellis County, Texas. (Case Z20013) *Requested by John Wray.*

**Approved 5-0**

- F. Conduct a public hearing and consider amending the development plan for the residential portion of Planned Development District (PD-66R2), generally known as the Oakmont Park Subdivision being approximately 128 acres in the Edmond Shirley Survey, Abstract No. A-1013, in the City of Red Oak. (Case Z20015) *Requested by Casey Hargrove.*

**Approved 5-0**

- G. Conduct a public hearing and consider amending the development plan for Planned Development District 106 (PD-106) for approximately 179 acres, John Spoon Survey, Abstract No. 1014 and Alfred J. Parks Survey, Abstract No. 850, City of Red Oak, Ellis County, generally located north of Ovilla Rd (F.M. 664) and East of Houston School Rd. (Case Z20009) *Requested by Compass Data Centers.*

**Approved 5-0**

- H. Conduct a public hearing and consider a residential replat of Hidden Creek Phase III, which is currently zoned Ranchette Estates (RAE), there is no change in zoning, the replat is 43 lots within 44 acres located in the William Morgan Survey, A-701, generally located in the north east corner of Rugged Drive and Stainback Rd, City of Red Oak, Ellis County, Texas. (Case P20012) Contact: [bguenzel@redoaktx.org](mailto:bguenzel@redoaktx.org) or (972)-576-3414 *Requested by Michael Westfall.*

**Approved 5-0**

- I. Conduct a public hearing and consider changing the zoning from Commercial (C-1) to a Planned Development District (PD) with uses generally from: Commercial District-1 (C-1), Apartment (A), including a medical/office, and allowing for mixed-uses and forms, at 554/556 Bluebird Ln, City of Red Oak, Ellis County, Texas. (Case Z20012) *Requested by Dr. Rebeca Piantini-Alvarez.*

**Approved 5-0**

**III. CONSENT AGENDA**

All items listed below are considered to be routine as 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.

- J. Consideration of approving the Minutes of the following Regular Meeting Minutes of the City of Red Oak Planning & Zoning Commission:
  - i. February 3, 2020
  - ii. March 2, 2020
  - iii. April 6, 2020
- K. Consider approving a revised Preliminary Plat for Compass Data Centers being 2 lots totaling approximately 87 acres out of the John Spoon and Alfred J Parks Surveys, generally known as Phase II of Project Cardinal in the City of Red Oak. (Case P20008) *Requested by Compass Data Centers.*
- L. Consider approving a Final Plat for Compass Data Centers contingent on the Preliminary Plat being approved by City Council being 2 lots totaling approximately 87 acres out of the John Spoon and Alfred J Parks Surveys, generally known as Phase II of Project Cardinal in the City of Red Oak. (Case P20009) *Requested by Compass Data Centers.*
- M. Consider approving a revised Preliminary Plat for Crystal Lake being 90 lots and 4 open space areas totaling approximately 86 acres out of the Robert A Lemmans Survey in the City of Red Oak (Case P20010) *Requested by Craig Smiley.*
- N. Consider approving a Final Plat for Crystal Lake contingent on the Preliminary Plat being approved by City Council being 90 lots and 4 open space areas totaling approximately 86 acres out of the Robert A Lemmans Survey in the City of Red Oak (Case P20011) *Requested by Craig Smiley.*
- O. Consider approving a Revised Preliminary Plat for the Oakmont Park Subdivision being 528 lots totaling approximately 128 acres in the Edmond Shirley Survey, Abstract No. A-1013, in the City of Red Oak. (Case P20013) *Requested by Casey Hargrove.*
- P. Consider approving a Revised Preliminary Plat for Meadow Ridge being 115 lots and 5 HOA lots totaling approximately 41 acres out of the J. Nugent Survey in the City of Red Oak (Case P20013) *Requested by Kyle Hogue.*

**Approved 5-0**

**IV. ADJOURNMENT**

**Closed Meeting at 11:07 PM**

Brian Guenzel  
PZ MS  
10.5.2020

Philip Sikes  
Chairman  
Philip Sikes  
10/5/20