



**MINUTES
REGULAR MEETING – PLANNING & ZONING COMMISSION
Monday, December 7, 2020**

Commissioners:
Phil Sikes, Chair
Derrick Park, 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

IMPORTANT! PLEASE NOTE: Due to Covid19 the meeting will only be available to the public through ZOOM or Dial-in, you will need to access the meeting by phone or internet access (computer, tablet, etc.). Please see details at the bottom of the agenda.

Notice is hereby given that the Regular Meeting of the Red Oak Planning & Zoning Commission will be held on **Monday, December 7, 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.
- 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 following Regular Meeting Minutes of the City of Red Oak Planning & Zoning Commission:
 - i. November 2, 2020

VOTE 5-0 TO APPROVE

III. NEW BUSINESS

- B. Conduct a public hearing and consider amending the City of Red Oak Code of Ordinances, Chapter 14, Article 14 to amend the definition of accessory use; and, to amend Article 14, Table 6.1 Use Chart, to allow a permanent cosmetic/tattoo/body piercing parlor as an accessory use in certain non-residential district; and, to amend Article 12, Signs, Special Restrictions, by requiring permanent signage for primary use only. (Case Z20019) *Requested by Staff*

VOTE 5-0 TO APPROVE

- C. 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) and allowing for a vertical mixed-use building to include two apartment units on the upper floor, at 109 S Main St, City of Red Oak, Texas. (Case Z20016) *Requested by Zeke Gonzalez*

VOTE 5-0 TO APPROVE

- D. Conduct a public hearing and consider revising Planned Development (PD)-27 with a development plan to provide for an apartment complex on approximately 17.1 acres, generally at the northwest corner of Red Oak Rd and Hickory Creek Rd, City of Red Oak, Texas. (Case Z20021) *Requested by Louis Leibowitz*

VOTE 5-0 TO POSTPONE AND CALL A WORKSESSION

- E. Staff Update: Topic Comprehensive Plan update and a New Parks and Trails Master Plan

IV. ADJOURNMENT