



**MINUTES
REGULAR MEETING – PLANNING & ZONING COMMISSION
Monday, February 1, 2021**

Commissioners:

*Vacant, Chair
Derrick Park, Vice-Chair
D. Leroy Klice, Secretary
Willie G. Franklin Jr., Member
Scott Lindsey, Member
Lance Brooks, Alternate
Kim Campbell, Alternate*

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, February 1, 2021**, 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. **VOTE** – Vote for a new Chair of the Planning & Zoning Commission and any related change in positions including Vice-Chair or Secretary.

VOTES: 5-0 for Derrick Parks to become Chair, Leroy Klice to become Vice-Chair, and Willie G Franklin Jr to become Secretary

- III. **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. December 7, 2020
 - ii. December 16, 2020
 - B. Consider approving a Preliminary Plat of The Emerson at Red Oak Addition, being approximately 33 acres out of the G C Parks Survey, generally at the north west corner of Red Oak Rd and Hickory Creek Dr, City of Red Oak, Texas (Case P21004) Requested by Louis Leibowitz

CONSENT AGENDA was moved to the end of the hearing and approved 5-0

IV. NEW BUSINESS

- C. Staff Update: Topic Comprehensive Plan update and a New Parks and Trails Master Plan
- D. Conduct a public hearing and consider approving a Residential Re-plat of lot 3 Block 1 in Green Valley Acres to create two new lots where each lot is approximately one acre, at 314 Crestview, City of Red Oak, Texas. (Case P21002) Requested by Saul Loya

APPROVED: 5-0

- E. Conduct a public hearing and consider amending Planned Development PD-101, reducing the front yard setback from 30 feet to 20 feet, for property generally located at 1008 E Ovilla Rd, City of Red Oak, Texas. (Case Z21002) Requested by City Staff

APPROVED: 5-0

- F. Conduct a public hearing and consider amending Planned Development PD-80 [Correction, should be PD-71], to amend the development plan, architectural elevations, and development regulations including, but not limited to, parking and occupancy requirements, for property generally located at 508 North IH-35E, City of Red Oak, Texas. (Case Z21001) Requested by Barry Brewer

Notice was incorrect and City Attorney recommended postponing and renouncing the case, so instead treated the item as a work session item, no issues were identified other than fencing options to be provided when the case came back for a hearing.

- G. Conduct a public hearing and consider amending the City of Red Oak Comprehensive Plan, Planning Area PA-3 by amending to increase the DUA from 10 to 16 units per acre and to allow for apartments as a form and use in an area to be known as PA-3A and to correct minor errors in PA-3, City of Red Oak, Texas. (Case A21001) Requested by City Staff

APPROVED: 5-0

- H. Conduct a public hearing and consider amending Planned Development PD-27 by providing a development plan and provide for development regulation for an apartment complex on approximately 17.1 acres, for real property generally located at the northwest corner of Red Oak Rd and Hickory Creek Dr, City of Red Oak, Texas. (Case Z20021) Requested by Louis Leibowitz


APPROVED: 5-0

I. EXECUTIVE SESSION LANGUAGE

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.

V. ADJOURNMENT

Approved: Date 4/5/21 Name: 
 Prepared: Date 4/5/21 Name: 