



MINUTES
REGULAR MEETING – PLANNING & ZONING COMMISSION
Monday, June 7th, 2021

Commissioners:

Derrick Park, Chair
D. Leroy Klice, Vice-Chair
Scott Lindsey, Member
Kim Campbell, Member
James McClain, Member
Lance Brooks, Alternate
Vacant, Alternate

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 **Monday, June 7th, 2021, at 6:30p.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 at 6:30 PM

- II. **APPOINTMENTS** – Vote for Planning & Zoning Secretary.

Vote 5-0 to elect Kim Campbell

- III. **NEW BUSINESS**

- B. Consideration of approving the Minutes of the following Regular Meeting Minutes of the City of Red Oak Planning & Zoning Commission:
 - i. May 3, 2021

Vote 5-0 to approve

- C. Conduct a public hearing and consider a Specific Use Permit in Planned Development 85 (PD-85) to allow for a ground mounted solar array as an accessory use greater than 650 sq ft, at 220 Stonegate Way, City of Red Oak, Texas. (Case Z21013)
Requested by Kyle Hoang

Vote 5-0 to approve

- D. Conduct a public hearing and consider changing the zoning from Industrial (I) and Highway Oriented (HO) to a Planned Development (PD) providing for a list of allowable “uses” in identified areas, if the PD is approved then district standards will be determined in a subsequent amendment to the PD, generally located north of Ovilla rd, west of IH-35E, for approximately 62 acres in the 796 J Nugent Survey, in the City of Red Oak, Texas. (Case Z21007) *Requested by Ted Zadeh*

Vote 5-0 to approve

- E. Conduct a public hearing and consider changing the zoning from Commercial 1 (C-1) to a Planned Development (PD) based generally on C-1, to allow for a restaurant “use” with exceptions to C-1 standards that may include but are not limited to: parking, landscaping, and setbacks, at 2522 Ovilla, City of Red Oak, Texas. (Case Z21011) *Requested by Ronnie Moore*

Vote 5-0 to postpone vote to July

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

Staff provided update and gave overview of the comp plan and its relationship to the future land use map

V. ADJOURNMENT

Closed at 8:25 PM

Prepared by: Brian Guenzel

Date: 6.28.21

Attested to: 

Date: 7/14/21