



**MINUTES  
REGULAR MEETING – PLANNING & ZONING COMMISSION  
Monday, November 2, 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, November 2, 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 7:00 PM**

- 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. October 5, 2020
    - ii. October 13, 2020
  - B. Consider approving a Preliminary Plat for Creekbend Addition Phase II being 62 lots (includes 2 HOA lots) totaling approximately 12.32 acres out of the John Nugent Survey, Abstract 796, generally east of Sunnyside Lane, in the City of Red Oak. (Case P20017) *Requested by Ted Zadeh*

**VOTED 5-0 TO APPROVE CONSENT AGENDA**

**III. NEW BUSINESS**

- 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 apartments on upper floors, at 109 S Main St, City of Red Oak, Texas. (Case Z20016) *Requested by Zeke Gonzalez*

**VOTED 5-0 TO SEND CASE BACK TO ADDRESS PARKING AND TRASH ISSUES AND BRING FORWARD IN DECEMBER**

- D. Conduct a public hearing and consider updating the Official Zoning Map for the City of Red Oak, Texas. (Case Z20018) *Requested by Staff*

**VOTED 5-0 TO APPROVE**

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

**IV. ADJOURNMENT**

**CLOSED MEETING AT 8:13 PM**

Submitted by: \_\_\_\_\_

Prepared by: Brian Conrad 5.3.2021 \_\_\_\_\_