



**MINUTES**  
**REGULAR MEETING – PLANNING & ZONING COMMISSION**  
**Tuesday, July 6<sup>th</sup>, 2021**

**Commissioners:**

*Derrick Park, Chair*  
*D. Leroy Klice, Vice-Chair*  
*Kim Campbell, Secretary*  
*Scott Lindsey, Member*  
*James McClain, Member*  
*Lance Brooks, Alternate*  
*Vacant, 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 **Tuesday, July 6<sup>th</sup>, 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.

**Meeting opened at 6:30PM**

**II. NEW BUSINESS**

- A. Conduct a public hearing and consider a zoning change for a recent voluntarily annexed area to a Planned Development Zoning District (PD), to consist of a mix of uses including but not limited to single-family and commercial uses on two tracts of land that are not contiguous, the first tract is approximately 207 acres, out of the Gaz B Lamar Survey, Abstract 657 and the James M Riggs Survey, Abstract 902, and the second tract is approximately 224 acres out of the John Bell Survey, Abstract 61 and the William H. Morris Survey, Abstract 725, in the City of Red Oak, Texas (Case Z21010). *Requested by Casey Hargrove*

**VOTE 5-0 to Approve**

- B. Conduct a public hearing and consider changing the zoning from Commercial-1 Zoning (C-1) to a Planned Development Zoning District (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, lot sizing, and setbacks, at 2522 Ovilla Rd, City of Red Oak, Texas. (Case Z21011) *Requested by Ronnie Moore*

**VOTE 5-0 to Approve**

- C. Conduct a public hearing and consider changing the zoning from Commercial 1 Zoning (C-1) to a Planned Development (PD) based generally on C-1, to allow for exceptions to C-1 standards that may include but are not limited to: parking, landscaping, lot sizing, and setbacks, at 309 N SH-342, City of Red Oak, Texas. (Case Z21014) *Requested by Benito Juarez*

**VOTE 5-0 to Approve**

- D. Conduct a public hearing and consider a zoning change from Commercial-1 Zoning (C-1) to a Planned Development Zoning District (PD) for an existing development, to allow for a reduction in landscaping and parking requirements and other changes as may be approved, at 104/106 Sierra Grande further described as .36 acres, 31 B of Country Ranch Estates in the City of Red Oak, Texas (Case Z21015). *Requested by Jimmie Wade*

**VOTE 5-0 to Approve**

- E. Conduct a public hearing and consider changing the zoning from Commercial 1 Zoning (C-1) to a Planned Development (PD) based generally on C-1, to allow for the use of a “dog hotel” and to provide for exceptions to C-1 standards that may include but are not limited to: parking, landscaping, and setbacks, at 301 S SH-342, City of Red Oak, Texas. (Case Z21016)  
*Requested by Gracie Cleveland*

**VOTE 5-0 to Approve**

- F. Conduct a public hearing and consider a zoning change from Agricultural Zoning (AG) to a Planned Development Zoning District (PD) to consist of a mix of different styles and types of townhomes not to exceed 170 units, to include neighborhood amenities and open spaces, on approximately 17.25 acres, from two parcels out of the McKinney & Williams Survey, Abstract 751, further described as being generally at the north west corner of W Red Oak Rd and the ROW of the Rail Road, the development will provide access to N Main and W Red Oak Rd, in the City of Red Oak, Texas (Case Z21012). *Requested by Naveen Khammampati*

**VOTE 5-0 to Postpone vote pending the results of a Traffic Study**

- G. Discussion item to consider amending the City of Red Oak Code of Ordinances and Zoning Ordinance, to provide for “Backyard Chickens”, and to amend other City related ordinances including but not limited to livestock or fowl ordinances of the City as may be needed or desired, in the City of Red Oak, Texas. (Case Z21019) NO ACTION TO BE TAKEN  
*Requested by Staff*

**DISCUSSED**

- H. Discussion item to consider amending the City of Red Oak Code of Ordinances and Zoning Ordinance, to provide for solar systems, and to amend other City related ordinances including but not limited to the City’s adopted Building and Fire Codes as may be needed or desired, in the City of Red Oak, Texas. (Case Z21020) NO ACTION TO BE TAKEN *Requested by Staff*

**DISCUSSED**

- I. Discussion item to consider amending the City of Red Oak Code of Ordinances and Zoning Ordinance, regarding CBD, vape, and tobacco shops and lounges, and to amend other City related ordinances including but not limited to the City’s adopted Building and Fire Codes as may be needed or desired, in the City of Red Oak, Texas. NO ACTION TO BE TAKEN  
*Requested by Staff*

**DISCUSSED**

- J. Discussion item to consider options for development and “uses” at 200 Methodist, the old church building, and surrounding area in the City of Red Oak, Texas. NO ACTION TO BE TAKEN *Requested by Staff*

**DISCUSSED**

- K. Discussion item to consider changes to the City’s ordinances regarding Certificates of Occupancy (CO) and the requirements for Landscaping and Parking, in the City of Red Oak, Texas. The purpose is to provide discussion outside of the specific cases impacted by the ordinance on this agenda. NO ACTION TO BE TAKEN *Requested by Staff*

**DISCUSSED**

- 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.

- L. Consideration of approving the Minutes of the following Regular Meeting Minutes of the City of Red Oak Planning & Zoning Commission:
- i. June 7<sup>th</sup>, 2021

**VOTE 5-0 to Approve**

- M. Consider approving a preliminary plat for The Oaks, a residential development for approximately 211 acres, out of the A Fredrick Survey, A-375, J Chapman Survey, A-214, J S Davis Survey, A-923, J S Patton Survey, A-842, James Patton Survey, A-839, generally located south of Stephenson Rd and west of IH-35E, generally known as Planned Development 98 (PD-98), in the City of Red Oak, Texas (Case P21008). *Requested by John Hutchison*

**VOTE 5-0 to Approve**

- N. Consider approving a preliminary plat for Oak Pointe Townhomes to consist of a mix of different styles and types of townhomes not to exceed 170, to include neighborhood amenities and open spaces, on approximately 17.25 acres, from two parcels out of the McKinney & Williams Survey, Abstract 751, further described as being generally at the north west corner of W Red Oak Rd and the ROW of the Rail Road, the development will provide access to N Main and W Red Oak Rd, in the City of Red Oak, Texas (Case P21015). *Requested by Naveen Khammampati*

**VOTE 5-0 to remove from consent and item was not considered, no action was taken**

**IV. ADJOURNMENT**

**Meeting closed at 11:59 PM**

Attested:

Name:

*Kim Campbell*  
*Kim Campbell* Title: *Secretary*

Prepared:

Name: Brian Guenzel

Title: Planning & Zoning Manager

*9/7/21*

