



**MINUTES
REGULAR MEETING – PLANNING & ZONING COMMISSION
Monday, August 2nd, 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*

Notice is hereby given that the Regular Meeting of the Red Oak Planning & Zoning Commission will be held on **Monday, August 2nd, 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. NEW BUSINESS

- A. Conduct a public hearing and consider a zoning change from Agricultural (A) to Commercial (C-1), to allow for an Auto Repair (Minor) use, at 2527 Ovilla Rd, City of Red Oak, Texas. (Case Z20020) *Requested by Khaldoun Takieddin*

P&Z requested that the applicant bring this item back as a PD and to require a masonry wall.

- B. 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 homes, 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*

Approved 3-1

- C. Conduct a public hearing and consider a zoning change from Highway Oriented Zoning (HO) 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 106 E Ovilla Rd further described as Lot 1 Block A Annadon Development, in the City of Red Oak, Texas (Case Z21022). *Requested by Mike Boyd*

Approved 4-0

- D. Conduct a public hearing and consider a zoning change from Agricultural Zoning (AG) to a Planned Development Zoning District (PD) for an existing development, to allow for a church with a daycare, a martial arts studio, and other C-1 “uses” as may be approved, providing for a reduction in landscaping and parking requirements and other changes as may be approved, at 122 S SH-342 further described as part of Lot 1 Abundant Grace, in the City of Red Oak, Texas (Case Z21023). *Requested by Jared Thompson*

Approved 4-0

- E. Conduct a public hearing and consider a Specific Use Permit in a residential Planned Development 11/12 (PD-11/12) to allow

for a roof mounted solar array as an accessory use greater than 650 sq ft, at 103 Autumn Trail, City of Red Oak, Texas. (Case Z21024) Requested by Paul Farr

Approved 3-0 (Scott Lyndsey recused)

- F. Conduct a public hearing and consider amending the City of Red Oak Code of Ordinances, to provide for solar systems, by amending the City Zoning Ordinance and other Codes as may be required, in the City of Red Oak, Texas. (Case Z21020) Requested by Staff

Approved 4-0

- G. Conduct a public hearing and consider amending the City of Red Oak Code of Ordinances, to provide for Backyard Chickens, by amending City related ordinances to include, but not limited to: Zoning, General Provisions, and Animal Control, or other Codes as may be required, in the City of Red Oak, Texas. (Case Z21019) Requested by Staff

Approved 4-0

- H. Discussion item to consider a potential development at 515 Butterfly and 516 Sunflower for a senior living townhome style development, or consider other development options for discussion. NO ACTION WILL BE TAKEN

Approved 4-0

- I. Staff Update: Topic Comprehensive Plan update and a New Parks and Trails Master Plan
- 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.
- J. Consideration of approving the Minutes of the following Regular Meeting Minutes of the City of Red Oak Planning & Zoning Commission:
i. July 6, 2021
- K. Consider approving a Final Plat of The Emerson at Red Oak Addition, being approximately 17 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 P21019) Requested by Michael Westfall
- L. 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

Approved 4-0

IV. ADJOURNMENT

CLOSED at 9:31 PM

Prepared by Brian Guenzel 9.3.21

Attested to by Kim Campbell Date 9/7/21