



RED OAK, TEXAS

MINUTES  
REGULAR MEETING – PLANNING & ZONING COMMISSION  
Monday, October 4<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:**

**This is an open meeting conducted in-person and by videoconference. Citizens, City Staff and City Council are encouraged to participate in the meeting by videoconference in order to allow the City to follow the CDC's social distancing guidelines in an effort to slow the spread of the Coronavirus (COVID-19) pandemic. Please see details found at the bottom of the agenda.**

Pursuant to Section 551 of the Texas Government Code, notice is hereby given of a Regular Meeting of the Planning & Zoning Commission to be held on **Monday October, 4th, 2021, at 6:30 p.m.**, in the Ronald Reagan Room of the Red Oak Municipal Center, 200 Lakeview Parkway, Red Oak, Texas, and by videoconference as authorized by Section 551.127 of the Texas Government Code, at which time the following will be discussed and considered:

- 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.

**TIME 6:35pm**

- 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 Meeting Minutes of the City of Red Oak Planning & Zoning Commission:

- i. September 7, 2021
- ii. September 27, 2021

**VOTE 4-0**

III. **NEW BUSINESS**

- B. Conduct a public hearing and consider amending Planned Development Zoning District (PD-27R) with a development plan for single family houses, to include neighborhood amenities and open spaces, on approximately 14 acres on Lot 2 Block A of The Emerson Addition, further described as being generally west of Hickory Creek Dr, in the City of Red Oak, Texas (Case Z21031). *Requested by Naveen Khammampati*

**VOTE 4-0**

- C. Consider approving the preliminary plat for related Planned Development Zoning District (PD-27R) for a single family development, on approximately 14 acres on Lot 2 Block A of The Emerson Addition, further described as being generally west of Hickory Creek Dr, in the City of Red Oak, Texas (Case P21026). *Requested by Naveen Khammampati*

**VOTE 4-0**

D. Conduct a public hearing and consider amending Planned Development Zoning District (PD-77R2) to provide additional uses based on Highway Oriented (HO) and Commercial-1 (C-1) Zoning including but not limited to medical offices and fitness centers, and other uses as may be approved, on approximately 2.1 acres at 300 N Sharaf Ave, further described as approximately 2.1 acres of Lot 3 Block A Ovilla Corner II, in the City of Red Oak, Texas (Case Z21033). Requested by Tom DeCicco

**VOTE 4-0**


E. Conduct a public hearing and consider changing the zoning from Highway Oriented (HO) to a Planned Development (PD) based on HO uses and district standards, to allow for modifications of district standards including but not limited to sign height, setback, and effective area, and providing for the use of a Truck Stop and related accessory uses including but not limited to restaurants, retail, fuel sales, charging stations, and automotive and/or truck repairs and other uses as may be approved, at 200 S IH-35E further described as being approximately 7.3 acres in 161 M D Bullion Survey Abstract, City of Red Oak, Texas. (Case Z21030) Requested by Mohamad Elchehimi

**VOTE 4-0 requested hollies on eastern border to mitigate noise.**

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

**IV. ADJOURNMENT**

**TIME 8:17pm**

Attested: Name  Title: Chair Date: 11-1-21  
Prepared: Name Brian Guenzel Title: P&Z Manager Date: 10.28.21