



**AGENDA
REGULAR MEETING
PLANNING & ZONING COMMISSION
MONDAY, MARCH 7, 2022, 6:30 P.M.**

Commissioners:

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

City Staff:

*Ben Hartman, Director of Development Svcs.
Emma Chetuya, 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 March 7, 2022, 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.
- 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. February 7, 2022
- III. **NEW BUSINESS**
 - B. Conduct a public hearing and consider a zoning change from Planned Development Zoning District-34 (PD-34) to Planned Development Zoning District-34R5 (PD-34R5) to allow for a reduction in landscaping due to right of way takings by Texas Department of Transportation (TxDOT) for the widening of FM 664, on approximately 1.417 acres on Lot 2 Block A of Red Oak Corners Retail, addressed as 109 East Ovilla Road, City of Red Oak, Texas (Case ZC22-04). *Requested by Brenna Wadleigh*
 - C. Conduct a public hearing and consider a zoning change from Agricultural District (AG) to Planned Development Zoning District-134 (PD-134) for single-family homes, associated open spaces, and one commercial lot on approximately 84.665 acres out of the Lucy Vaughn Survey, Abstract Number 1103, further described as being generally located on the southeast corner of Vinson Lane and Pratt Road, in the City of Red Oak, Texas (Case ZC22-05). *Requested by Wildwood Development Company*
 - D. Conduct a public hearing and consider a zoning change from Commercial District-1 (C-1) to Planned Development Zoning District (PD-136) for an existing auto minor repair use, to allow for a reduction in landscaping, lot depth, and parking requirements due to site constraints, on approximately .347 acres at the property addressed as 501 North State Highway 342 Road in the City of Red Oak, Texas (Case ZC22-07). *Requested by Ameer Ediab*
 - E. Conduct a public hearing and consider a zoning change from Planned Development Zoning District-10 to (PD-10R1) to allow for a reduction in parking and landscaping due to right of way takings by Texas Department of Transportation (TxDOT) for the widening of FM 664, on approximately 1.155 acres on Lot 1R Block C of S&H Business Park, Phase 1,

addressed as 109 Harris Avenue, City of Red Oak, Texas (Case ZC22-08). Requested by Golden Arch Limited Partnership

- F. Conduct a public hearing and consider a zoning change from Planned Development Zoning District-86 (PD-86) to Planned Development Zoning District-86R1 (PD-86R1) for single-family homes and associated open spaces on approximately 6.694 acres out of the Robert Bell Survey Abstract Number 60, further described as being generally located north of Pierce Road and approximately 157 feet west of Dunn Street, in the City of Red Oak, Texas (Case ZC22-09). Requested by JTMN Corp/Johnny and Tommy Nguyen
- G. Conduct a public hearing and consider a zoning change from Agricultural District (AG) to Planned Development Zoning District-137 (PD-137) for a mixture of retail uses on approximately 26.69 acres out of the 836 GC Parks Survey, addressed as 100 Interstate-35 in the City of Red Oak, Texas (Case ZC22-10). Requested by Moore Eugene E Et Al
- H. Consider approving the preliminary plat for the proposed Planned Development Zoning District-134 (PD-134) for approximately 114 single-family homes, associated open spaces, and one commercial lot on approximately 84.54 acres out of the Lucy Vaughn Survey, Abstract Number 1103, further described as being generally located on the southeast corner of Vinson Lane and Pratt Road, in the City of Red Oak, Texas (Case PS22-02). Requested by Wildwood Development Company
- I. Consider approving the preliminary plat for the proposed Planned Development Zoning District-86R1 (PD-86R1) for the development of 26 single-family residential lots and seven (7) common area lots on approximately 6.694 acres out of the Robert Bell Survey Abstract Number 60, further described as being generally located north of Pierce Road and approximately 157 feet west of Dunn Street, in the City of Red Oak, Texas (Case PS22-04). Requested by JTMN Corp/Johnny and Tommy Nguyen
- J. Consider approving an amendment to the City of Red Oak, Texas, 2010 Comprehensive Plan, Future Land Use Map to change certain areas generally located north of FM 2377, South of Pierce Rd, East of Oglesby Drive and West of Pratt Rd from Planning Area 4, 10 and 11 (PA-4, PA-10, PA-11) to Planning Area 5 (PA-5) to allow for Industrial Uses. Requested by City Staff

IV. ADJOURNMENT

Posted: Date 3-4-2022 Time 3:00 p.m. Attested: 
Name Caryn Stevens Title City Secretary

This notice was posted in compliance with Chapter 551 of the Texas Government Code.

ACCESSIBILITY STATEMENT

The City Hall is wheelchair accessible. The entry ramp is located in front of the building. Accessible parking spaces are also available in that area. If you have a disability and need more information, call (972) 617-3638.

Join Zoom Meeting Information

<https://zoom.us/j/95917401776?pwd=TEozTU9sVEZqSGgzV1hTRHhNT2xDQT09>

Meeting ID: 959 1740 1776

Passcode: 705825

One tap mobile

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+12532158782,,95917401776#,,,,,0#,,705825# US (Tacoma)

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Find your local number: <https://zoom.us/u/aukyp1Els>