



**AGENDA  
REGULAR MEETING  
PLANNING & ZONING COMMISSION  
MONDAY, APRIL 4, 2022, 6:30 P.M.**

***Commissioners:***

*Derrick Parks, 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 April 4, 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. March 7, 2022

**III. NEW BUSINESS**

- B. Conduct a public hearing and consider a zoning change from Agricultural District (AG) to Planned Development Zoning District (PD-135) for single-family homes and associated open spaces on approximately 147.287 acres out of the Robert A. Lemmans Survey Abstract Number 628, further described as being generally located on the southwest corner of Poe Road and West Pratt Road, in the City of Red Oak, Texas (Case ZC22-006). *Requested by First Texas Homes*
- C. Consider approving the preliminary plat for the proposed Planned Development Zoning District-135 (PD-135) for approximately 147 single-family homes and associated open spaces on approximately 147.47 acres out of Robert A. Lemmans Survey Abstract Number 628, further described as being generally located on the southwest corner of Poe Road and West Pratt Road, in the City of Red Oak, Texas (Case PS22-05). *Requested by First Texas Homes*
- D. Conduct a public hearing and consider a zoning change from Planned Development 88R (PD-88R) and Single-Family Residential District – 1 (R-1) to Single-Family Ranchette Estates District (RAE) for proposed Lot 3 Block 1 of Brooks Addition on approximately 4.56 acres at the property addressed as 100 Country Ridge Court and part of the tract located north of Red Oak Road and approximately 230 feet west of Hidden Lane, situated in the S. McComas Survey Abstract No. 695, City of Red Oak, Texas. (Case ZC22-11). *Requested by Chris Lofton and Lance Brooks*
- E. Conduct a public hearing and consider a residential replat for Brooks Addition creating Lots 2 and 3 Block 1 and providing a Common Access Easement on Lot 1 Block 1 on 13.962 acres of land. This property is located north of Red Oak Boulevard

and approximately 230 feet west of Hidden Lane and is situated in the S. McComas Survey Abstract No. 695 City of Red Oak, Texas. (Case PS22-06). Requested by Chris Lofton and Lance Brooks

#### IV. ADJOURNMENT

Posted: Date 4-1-2022 Time 9:30 a.m. Attested:   
Name Caryd 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**

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