



**AGENDA
REGULAR MEETING
PLANNING & ZONING COMMISSION
MONDAY, MAY 2, 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 May 2, 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. April 4, 2022
- III. **NEW BUSINESS**
 - B. Conduct a public hearing and consider an amendment to the City of Red Oak, Texas, 2010 Comprehensive Plan, Future Land Use Map to change the designation of a property generally located south of South Central Boulevard and east of North Highway 77 from Planning Area 5 (PA5) to Special Planning Area 1 (SPA 1) to permit multi-family units and duplex uses for seniors on an approximately 17.23 acres tract situated in the J. Lawrence Survey, Abstract No. 653 in the City of Red Oak, Ellis County, Texas (Case ZC22-14). *Requested by Naddy Guermi*
 - C. Conduct a public hearing and consider a zoning change from Planned Development-108 (PD-108) to Planned Development-108R (PD-108R) for the construction of multi-family units and duplexes for seniors on property generally located south of South Central Boulevard and east of North Highway 77 on an approximately 17.23 acres tract situated in the J. Lawrence Survey, Abstract No. 653 in the City of Red Oak, Ellis County, Texas (Case ZC22-12). *Requested by Naddy Guermi*
 - D. Conduct a public hearing and consider a zoning change from Planned Development-42R (PD-42R) to Planned Development-42R1 (PD-42R1) for the construction of a daycare on Lot 1 Block 1 of Josey Acres Addition located on the southwest corner of Louis Ritter Road and Lowrance Road addressed as 201 Josey Lane, City of Red Oak, Ellis County, Texas (Case ZC22-13) *Requested by Red Oak Academy, LLC*
 - E. Conduct a public hearing and consider a zoning change from Industrial (I) and Highway Oriented (HO) Zoning Districts to Planned Development - 138 (PD-138) to align the zoning district with the Comprehensive Plan on the properties located west

of Interstate-35 Highway (I-35) and approximately 1,645 feet north of Sperry Lane with Property ID numbers 196885 and 188569, City of Red Oak, Ellis County, Texas (Case ZC22-15) Requested by City of Red Oak Staff

IV. ADJOURNMENT

Posted: Date 4-29-2022 Time 11:00 a.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

+13462487799,,95917401776#,,,,,0#,,705825# US (Houston)

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

Dial by your location

+1 346 248 7799 US (Houston)

+1 253 215 8782 US (Tacoma)

+1 669 900 6833 US (San Jose)

+1 312 626 6799 US (Chicago)

+1 929 205 6099 US (New York)

+1 301 715 8592 US (Germantown)

Meeting ID: 959 1740 1776

Passcode: 705825

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