



MINUTES
REGULAR MEETING – PLANNING & ZONING COMMISSION
Monday, April 4, 2022

Commissioners:

<i>Derrick Park, Chair</i>	<i>Present</i>
<i>D. Leroy Klice, Vice-Chair</i>	<i>Present</i>
<i>Kim Campbell., Secretary</i>	<i>Absent</i>
<i>Scott Lindsey, Member</i>	<i>Present</i>
<i>James McClain, Member</i>	<i>Present</i>
<i>Lance Brooks, Alternate</i>	<i>Present</i>
<i>Meg Habasevich, Alternate</i>	<i>Present</i>

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.

TIME 6:30pm

- 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

Motion: Scott Lindsey

Second: Meg Habasevich

VOTE: Approved 6-0

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*

Planning and Zoning Manager Chetuya explained the nature of the request.

Sam Satterwhite, applicant, 201 Windco Circle, Suite 200 Wylie, TX, described the project.

Mike Gary, 1512 Stainback, made comments concerning the alignment of Pratt Road going through the proposed subdivision.

Esteban Bazan, 1517 Stainback, made comments concerning the sizes of the homes and Pratt Road.

Barry Bensmiller, 1270 Pratt Road, made comments about drainage of the site.

Sam Satterwhite explained that it would be illegal to allow drainage from this site to affect another person's property.

Commissioner Lindsey and Commissioner McClain brought up concerns about the alignment of Pratt Road.

Director of Development Services Hartman advised that a detailed exhibit of the alignment would be provided on the final plans and are not typically provided during the zoning process.

Motion: Leroy Klice

Second: Meg Habasevich

Against: McClain and Lindsey

Abstained: Brooks

VOTE: Approved 3-2

- 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*

Planning and Zoning Manager Chetuya explained the nature of the request.

Motion: Leroy Klice

Second: Meg Habasevich

Against: McClain and Lindsey

Abstained: Brooks

VOTE: Approved 3-2

- 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*

Planning and Zoning Manager Chetuya explained the nature of the request.

Christopher Lofton, applicant, 100 Country Ridge Court, explained that the purpose of the zoning change request is to bring the structures into conformity.

Director of Development Services Hartman explained that the applicant is combining the lot and tract of land that was purchased. There is an existing accessory structure on the tract that was purchased, but there must be a primary building on the lot in order for the accessory building to be legal and conforming.

Jeff Elikes, 112 Country Ridge Court, expressed concerns about the ability of the property to have servant's quarters.

Danny Campbell, 104 Country Ridge Court, asked if the owner of the subject site is going to be able to place a road through the 25' easement.

Director of Development Services Hartman advised that the City does not have a plan to put a road through the property.

Matt Lindon, 102 Country Ridge Court, asked about the impact of taxes on adjacent proprieties.

Director of Development Services Hartman advised that the tax assessor is responsible for taxing properties.

Motion: Scott Lindsey
Second: James McClain
Abstained: Brooks
VOTE: Approved 5-0

- 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*

Planning and Zoning Manager Chetuya explained the nature of the request.

Jeff Elikes, 112 Country Ridge Court, made comments about the request.

Danny Campbell, 104 Country Ridge Court, asked about a possible structure on Lot 1.

Planning and Zoning Manager Chetuya responded that there was no proposal submitted for the construction of a home on this lot.

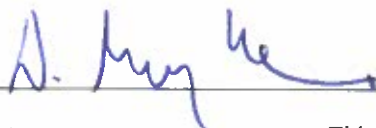
Matt Lindon, 102 Country Ridge Court, asked questions about the common access easement.

Planning and Zoning Manager Chetuya advised that if the applicant wanted to construct a driveway approach, he would have to submit a formal permit application.

Motion: Scott Lindsey
Second: James McClain
Abstained: Brooks
VOTE: Approved 5-0

IV. ADJOURNMENT

Motion: Scott Lindsey
Second: Meg Habasevich
VOTE: Approved 6-0
TIME 8:09pm

Attested: Name  Title: Vice Chair Date: 5/2/22

Prepared: Name Emma Chetuya Title: Planning and Zoning Manager Date: 4/6/22