



**MINUTES**  
**REGULAR MEETING – PLANNING & ZONING COMMISSION**  
**Monday, March 7, 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>Absent</i>
<i>James McClain, Member</i>	<i>Present</i>
<i>Lance Brooks, Alternate</i>	<i>Absent</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, 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.

**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. February 7, 2022

**Motion: James McClain**

**Second: Leroy Klice**

**VOTE: Approved 4-0**

**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*

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

Doel Rodriguez, Project Coordinator, 5310 Harvest Hill Road Dallas, TX, requested that the sign be kept in its original location rather than being moved to the new location per the submitted revised plans.

Lisa Swift, GSO Architects, 5310 Harvest Hill Road Dallas, TX, also requested for the monument sign to be maintained in its current location so the applicant will not lose a parking space.

Director of Development Services, Hartman explained that as a result of the right-of-way takings from Ovilla Road, the monument sign will be too close to the new curbline. Staff recommends the monument sign be relocated per the submitted plans.

**Motion: James McClain**

**Second: Leroy Klice**

**VOTE: Approved with staff recommendations per the staff report 4-0**

- 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*

Director of Development Services Hartman explained that although the applicant has provided an adequate layout of the site, staff needs more details concerning the proposed landscaping, amenities, mailboxes, signage, corner treatments, and screening.

Chad Adams, Wildwood Development Company, 1130 N. Westmoreland Road, DeSoto, TX, stated that the developer is willing to work with staff during permitting and provide all requested exhibits.

Eugene Richardson, 150 Steeldust Drive, stated that the square footage of the homes should be larger and there should be a solid masonry screening along Vinson Lane.

Director of Development Services Hartman stated that Code Enforcement would be in charge of ensuring the view from all streets are kept in an orderly fashion.

Tony Charlie, 174 Steeldust, had concerns about infrastructure and screening from Vinson Lane. Director of Development Services Hartman explained how the developer would bring in the appropriate utilities.

Eve Spearman 925 FM 2377, stated that there should be screening on the south side of the commercial property and asked about entry points. Director of Development Services Hartman stated that masonry screening is required when a commercial property is adjacent to a residential property and the Texas Department of Transportation approves all future entry points from FM 2377.

Alice Crenshaw 110 Steeldust, asked about speed limits and the possibility of cars speeding along Vinson Lane. Director of Development of Services Hartman advised that the police department would handle such a circumstance.

**Motion: Leroy Klice**

**Second: James McClain**

**VOTE: Approved with staff recommendations per the staff report 4-0**

- 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*

Director of Development Services Hartman explained the nature of the request.

**Motion: James McClain**

**Second: Leroy Klice**

**VOTE: Approved 4-0**

- 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*

Director of Development Services Hartman explained the nature of the request.

**Motion: James McClain**

**Second: Leroy Klice**

**VOTE: Approved 4-0**

- 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*

Director of Development Services Hartman explained the nature of the request.

Gina Garcia, 104 Dovehill Circle, Engineer, also explained the request.

**Motion: James McClain**

**Second: Leroy Klice**

**VOTE: Approved 4-0**

- 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 Etal*

Director of Development Services Hartman, explained the nature of the request.

Mathias Haubert, Engineer, 6017 Main Street Frisco, TX, explained that this is a concept plan, and a development plan will follow.

Barry Brewer 196 N-135, asked where the sign will be located. Director of Development Services Hartman explained that when they submit their site plan package, exhibits of the signs will be included.

**Motion: James McClain**

**Second: Meg Habasevich**

**VOTE: Approved 4-0**

- 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*

Director of Development Services Hartman, explained the nature of the request.

**Motion: James McClain**

**Second: Leroy Klice**

**VOTE: Approved with all engineering comments being addressed and any changes that results from the zoning motion are met. 4-0**

- 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*

**Motion: James McClain**

**Second: Meg Habasevich**

**VOTE: Approved 4-0**

- 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*

Director of Development Services Hartman explained the nature of the request.

**Motion: James McClain**

**Second: Leroy Klice**

**VOTE: Approved 4-0**

IV. ADJOURNMENT

**Motion: James McClain**

**Second: Meg Habasevich**

**VOTE: Approved 4-0**

**TIME 9:10pm**

Attested: Name  Title: Planning Commissioner Date: 4/4/22

Prepared: Name Emma Chetuya Title: Planning and Zoning Manager Date: 3/8/22