



**AGENDA
REGULAR MEETING
PLANNING AND ZONING COMMISSION
MONDAY, JULY 27, 2026, 6:30 PM**

Commissioners:

Derrick Parks, Chair
Susie Mendoza, Vice Chair
Karen O. Stanfill, Member
Kevin Hailey, Member
Bryan Bell, Member

City Staff:

Ben Hartman, Director of Development Services
Roderick Palmer, Planning and Zoning Manager

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 **JULY 27, 2026, At 6:30 P.M.**, in the Council Chamber, 101 S. Live Oak Street, Reel Oak, Texas, and by vicleoconference as authorized by Section 55 I. 127 of the Texas Government Code, at which the following will be discussed and considered:

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.

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.

1. Consideration of approving the Minutes of the June 29, 2026, Planning and Zoning Commission Meeting.

NEW BUSINESS

2. Conduct a public hearing and consider a Specific Use Permit (SUP) Request to Allow a Detail Car Wash, on approximately 1.443 acres of land on the portion of property zoned "C – 1" – Commercial District – 1 and allow a Car Wash on .43 acres of land on the portion of property zoned "HO" – Highway Oriented District, Located at the Northwest corner of East Ovilla Road and Burney Lane, Property Identification Number 181513, in Ellis County Appraisal District, City of Red Oak, Ellis County Texas. (Case: ZC26 – 10). *Requested by Michael Westfall*
3. Conduct a public hearing and consider a Specific Use Permit (SUP) in "PD" – Planned Development – 85 Revised (PD – 85R) zoning district to allow an approximate 2500 square foot accessory building on the property described as Lot 6 Block A of Cole Manor and addressed as 211 Stonegate Way, City of Red Oak, Ellis County, Texas (Case: ZC26 – 11). *Requested by Kevin Genter*

4. Conduct a public hearing and consider a Specific Use Permit Request to Allow an accessory structure (PET/CT Imaging Trailer), on a site zoned “C – 1” – Commercial District – 1, Located at 309 E Ovilla Road, Property Identification Number 228620, in Ellis County Appraisal District, City of Red Oak, Ellis County Texas. (Case: ZC26 – 13). *Requested by Rodney Jennings*
5. Conduct a public hearing and consider a zoning change from “C – 1” – Commercial District – 1 to “PD” – Planned Development – 192 (PD – 192) to allow a mix of “C – 1” – Commercial District – 1 uses, and modified landscape and parking requirements on the site, Located at 211 S State Highway 342, Property Identification Number 201524 in Ellis County Appraisal District, City of Red Oak, Ellis County, Texas. (Case: ZC26 – 12). *Requested by Lawana Denniston*
6. Conduct a public hearing and consider a zoning change from “C – 1” – Commercial District – 1 to “PD” – Planned Development – 193 (PD – 193) to allow Office, Retail and Restaurant (No Drive – Through Allowed) uses on the site, Located at 222 Dana Lane, Property Identification Number 294749 in Ellis County Appraisal District, City of Red Oak, Ellis County, Texas. (Case: ZC26 – 14). *Requested by Dacia Weber*

ADJOURNMENT

CERTIFICATION: I hereby certify that the above agenda of items to be considered by the Planning and Zoning Commission was posted on the Red Oak Government Center bulletin board on **JULY 21, 2026**, in accordance with the Texas Government Code, Chapter 551.



Roderick Palmer,
Planning and Zoning Manager

ACCESSIBILITY STATEMENT

The Red Oak Government Center is wheelchair accessible with entry ramps and accessible parking spaces located in the front and east sides of the building. Requests for accommodation must be made 48 hours prior to the meeting by contacting the City of Red Oak at (972) 617-6831.

Citizens may watch the meeting via live-stream at:

<https://www.youtube.com/channel/UCntzB1px9caZvdivvHInEMQ/>