



RED OAK, TEXAS

**AGENDA
REGULAR MEETING
RED OAK CITY COUNCIL
MONDAY, JUNE 9, 2025, 7:00 PM**

Mayor:

Mark L. Stanfill, DVM

Councilmembers:

Willie G. Franklin, Jr.

Sean Flannery

Ricardo Miller

Tim Lightfoot

City Manager:

Todd Fuller

Deputy City Manager:

Jonathan Phillips

City Attorney:

Robert E. Hager

City Secretary:

Caryn Stevens, TRMC

Mayor Pro Tem:

Jeffrey Smith

Pursuant to Chapter 551 of the Texas Government Code, notice is hereby given of a Regular meeting of the Red Oak City Council to be held on June 9, 2025, at 7:00 p.m., in the Red Oak Government Center, Council Chamber, 101 S. Live Oak Street, 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:

As authorized by Section 551.071 of the Texas Government Code, this meeting may be convened into closed Executive Session for the purpose of seeking confidential legal advice from the City Attorney on any agenda item listed herein.

CALL TO ORDER: The Mayor will call the meeting to order, declare a quorum, if present, and declare notices legally posted pursuant to the Open Meetings Act.

INVOCATION AND PLEDGES OF ALLEGIANCE: (Councilmember Flannery)

PRESENTATIONS:

Introduction:

Roderick Palmer, Planning & Zoning Manager (Ben Hartman)

CITIZENS COMMENTS: The public is invited to address City Council on any topic. Speakers should complete a Citizens Comments form and submit it to the City Secretary prior to the beginning of the meeting. To submit written comments via email, see instructions at the bottom of the agenda. The Texas Open Meetings Act prohibits City Council from discussing or taking action on issues not posted on the agenda; however, the Mayor, City Manager or designee may provide specific factual information, recite an existing policy, or schedule a discussion of the issue for possible placement on a future agenda. Speakers are limited to a maximum of three (3) minutes.

COUNCIL BUSINESS – CONSENT AGENDA: Consent Agenda items are considered to be routine in nature and may be acted upon in one motion. Any item requiring additional discussion may be withdrawn from the Consent Agenda by the Mayor, Councilmember or City Manager, and acted upon separately.

1. Consider approval of the minutes of the May 12, 2025, Regular meeting of the Red Oak City Council. (Caryn Stevens)
2. Consider adoption of a Resolution of the City Council of the City of Red Oak, Texas, accepting a Voluntary Annexation petition and authorizing the setting of a date, time, and place for one (1) public hearing on the contemplated Annexation ("Annexation Area"), described and depicted in Exhibit "A", attached hereto and made a part hereof for all purposes, by the City of Red Oak, Texas; authorizing and directing city staff to publish notice of such hearing, with the institution of the annexation proceedings, by approval of the annexation ordinance to occur at a Regular City Council session, and to prepare a service plan for the annexation area; said annexation area being more particularly described and depicted in Exhibit "A"; and, providing an effective date. (Caryn Stevens)
3. Consider approval of an Ordinance of the City of Red Oak, Texas, amending the Code of Ordinances by amending Chapter 12 Traffic and Vehicles, Article 12.06 Operation of Vehicles, Division 2 Speed Limits, Section 12.06.034 Highways, by adding a new Subsection (B) to establish prima facie speed limit on Loop 9 eastbound lane and eastbound service road from the west city limits to the east city limits, to the maximum speed limit of fifty-five miles per hour (55 mph); providing for enforcement; providing a penalty clause not to exceed Two Hundred Dollars (\$200.00); and, providing an effective date. *Requested by the Texas Department of Transportation* (Ben Hartman)
4. Consider adoption of a Resolution of the City Council of the City of Red Oak, Texas, awarding a bid to, and authorizing execution of a contract with, J&K Excavation, LLC, for the Uhl Rd Improvements Project; authorizing the City Manager, or designee, to execute the appropriate and necessary documents; and, providing an effective date. (Jared Binford)
5. Consider adoption of a Resolution of the City Council of the City of Red Oak, Texas, awarding a bid to, and authorizing execution of a contract with, J&K Excavation, LLC, for the Fox Hollow Lift Station Improvements Project; authorizing the City Manager, or designee, to execute the appropriate and necessary documents; and, providing an effective date. (Jared Binford)
6. Consider adoption of a Resolution of the City Council of the City of Red Oak, Texas, approving the terms and conditions of an Event License Agreement by and between LifeSchool Dallas d/b/a Life School and the City of Red Oak, Texas; providing for the City Manager to execute such license agreement; and, providing an effective date. (Alexa Beasley)

COUNCIL BUSINESS – REGULAR AGENDA:

7. Consider Mayor's recommendation for the annual appointment of a Mayor Pro Tem. (Mayor Stanfill)
8. Conduct a Public Hearing and consider approval of an Ordinance of the City Council of

the City of Red Oak, Texas, amending the Comprehensive Zoning Ordinance and Map of the City of Red Oak, Texas, as heretofore amended, by amending Chapter 14A Zoning Ordinance, Article 14 Basic Definitions and Interpretations, Section 14.1.2. Specific Definitions, by adding and adopting the definition of New Watercraft Sales; providing a repealing clause; providing a severability clause; providing a savings clause; providing a penalty of fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense; and, providing an effective date. (ZC25-07) *Requested by City of Red Oak* (Ben Hartman)

9. Conduct a Public Hearing and consider approval of an Ordinance of the City Council of the City of Red Oak, Texas, amending the Comprehensive Zoning Ordinance and Map of the City of Red Oak, Texas, as heretofore amended, by granting a zoning change from Agricultural District (AG) to Planned Development 184 (PD-184) by amending the development regulations to allow for the development of a minor auto repair use and future development of Commercial District 1 (C-1) uses on the site identified with Property Identification Number 141728 located north of Free Market Drive and east of N. Hwy 77, in the City of Red Oak, Ellis County, Texas; providing a repealing clause; providing a severability clause; providing a savings clause; providing a penalty of fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense; and, providing an effective date. (ZC25-08) *Requested by I35 Realty, LLC* (Ben Hartman)
10. Conduct a Public Hearing and consider approval of an Ordinance of the City Council of the City of Red Oak, Texas, amending the Comprehensive Zoning Ordinance and Map of the City of Red Oak, Texas, as heretofore amended, by granting a zoning change from Planned Development 106 Revised 3 (PD-106R3) to Planned Development 106 Revised 4 (PD-106R4) by amending the development regulations to allow the installation of overhead, low voltage, conduit raceway structures between buildings on the sites identified as Lots 1-R-2 through Lot 9R, Buildings 1-5, as depicted in Exhibits "B" through "D-1", being "Site Plan", "Elevation Plan", and "Building Standards", located at Block A of Project Cardinal, in the City of Red Oak, Ellis County, Texas; providing a repealing clause; providing a severability clause; providing a savings clause; providing a penalty of fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense; and, providing an effective date. (ZC25-09) *Requested by KFM Engineering and Design* (Ben Hartman)
11. Conduct a Public Hearing and consider approval of an Ordinance of the City Council of the City of Red Oak, Texas, amending the Comprehensive Zoning Ordinance and Map of the City of Red Oak, Texas, by granting a zoning change from Planned Development 161 (PD-161) to Planned Development 161 Revised (PD-161R) by amending the development regulations to allow the installation of overhead, low voltage, conduit raceway structures between buildings on the sites identified as Lots 1R through Lot 5, Block A, of Project Cardinal II, an addition to the City of Red Oak, Ellis County, Texas; providing a repealing clause; providing a severability clause; providing a savings clause; providing a penalty of fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense; and, providing an effective date. (ZC25-10) *Requested by KFM Engineering and Design* (Ben Hartman)

12. Conduct a Public Hearing and consider approval of an Ordinance of the City Council of the City of Red Oak, Texas, amending the Code of Ordinances of the City of Red Oak, Texas, by codifying the appendices of Ordinance No. 07-15, by adding a new Appendix C to Chapter 14A to include Table 6.1 "Permitted Uses," Table 6.2 "Minimum Residential Requirement," Table 6.3 "Minimum Requirements," Table 8.1 "Parking Spaces by Use Category," and Table 8.2 "Parking Requirements Based on Use"; amending Table 6.1, Subset E, "General Service and Office Type Uses," as set forth in Exhibit "A"; providing a repealing clause; providing a severability clause; and, providing an effective date. (ZC25-11) *Requested by City of Red Oak (Ben Hartman)*

BOARDS/COMMISSIONS BUSINESS:

13. Consider approval of the reappointment of memberships on City of Red Oak Boards and Commissions as follows:
 - A. Economic Development Corporation: Reappointment of Tim Lightfoot, Steve Miller, and Daniel Zimmerman as Regular members for two-year terms from June 2025 – June 2027.
 - B. Parks and Recreation Commission: Reappointment of Matthew Karpas and Shanette Cole as Regular members for two-year terms from June 2025 – 2027.
 - C. Planning and Zoning Commission: Reappointment of Derrick D. Parks and Kevin Hailey as Regular members for two-year terms from June 2025 – 2027.
 - D. Zoning Board of Adjustments: Reappointment of Casey Hargrove, Weylan McAnally and Frank Woodson as Regular members for two-year terms from June 2025 – 2027.

DEPARTMENTAL REPORTS:

The City Council may deliberate and make inquiry into any item listed in the Departmental reports.

- A. Communications & Marketing
 - Monthly Report
- B. Development Services
 - Development Projects Status
 - Building Permit and Inspections Report
 - Code Compliance Report
- C. Finance

- Finance Report
- Monthly Investment Report
- Financial Statement
- Municipal Court Statistical Highlights

D. Fire

- Monthly Activity Report
- Project Updates/Initiatives

E. Human Resources

- Administrative Monthly Report

F. Information Technology

- Major Accomplishments
- Current Initiatives
- Challenges

G. Library

- YTD Statistics
- Monthly Report

H. Parks & Recreation

- Update on Projects, Events & Operations

I. Police

- Monthly Report
- Hiring Status
- Update on Animal Control Building Renovations

J. Public Works

- Monthly Operational Report

- Project Updates/Initiatives

CLOSED SESSION:

14. Pursuant to Texas Government Code, § 551.087 – **Deliberations Regarding Economic Development Negotiations.**

A. Discuss or deliberate regarding commercial or financial information from a business prospect that seeks to locate, stay or expand in the City of Red Oak.

B. Discuss or deliberate the offer of a financial or other incentive, if any, with such business prospect.

REGULAR SESSION:

15. Reconvene into Regular Session and take any action necessary as a result of the Closed Executive Session.

ADJOURNMENT:

CERTIFICATION: I hereby certify that the above agenda of items to be considered by the Red Oak City Council was posted in the Red Oak Government Center kiosk on June 6, 2025, before 7:00 p.m. in accordance with the Texas Government Code, Chapter 551.



Caryn Stevens, TRMC
City Secretary



ACCESSIBILITY STATEMENT

The Red Oak Government Center is wheelchair accessible with entry ramps and accessible parking spaces located in the front and east side of the building. Requests for accommodations must be made 48 hours prior to the meeting by contacting the City Secretary's office at (469) 218-1207.

Instructions for Citizens Comments:

To speak during Citizens Comments, you must attend the City Council meeting in person.

Speakers should complete a Citizens Comments Form and submit it to the City Secretary prior to the meeting. Forms are available online (see Link to Citizens Comments Form below) and at the Council meeting. If you unable to attend in person, but still wish to comment, you may submit written comments via email. To submit comments, email your name, address, phone number, email address and topic to citysecretary@redoaktx.org, and title the subject of the email "Citizens Comments." Alternatively, you may click on the link below entitled Link to Citizens Comments Form to submit your comments electronically. Your comments must be received by 5:00 p.m. on the day of the meeting to be accepted.

Link to Citizens Comments Form:

<http://www.redoaktx.org/FormCenter/Meetings-9/City-Meetings-Citizens-Comments-62>

Citizens may watch the meeting via live-stream at:

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