



RED OAK, TEXAS

**AGENDA  
REGULAR MEETING  
ZONING BOARD OF ADJUSTMENTS  
THURSDAY, JUNE 4, 2026, 6:30 PM**

**Members:**

William Drake  
Casey Hargrove  
Weylan McAnally  
Ron Wilson  
Frank Woodson

**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 Zoning Board of Adjustment to be held on **Thursday, June 4, 2026, 6:30 P.M.**, in the Executive Conference Room, 101 S. Live Oak Street, Reel Oak, Texas, and by video conference 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 Zoning Board of Adjustment and will be enacted with one motion. There will be no separate discussion of the items unless a member or citizen so requests, in which event the item will be removed from the consent agenda and considered in its normal sequence.

1. Consideration of approving the Minutes of the February 24, 2026, Zoning Board of Adjustment Meeting.

**NEW BUSINESS**

2. Conduct a public hearing and consider a variance request to allow a reduced front yard setback from 25 feet to 5 feet adjacent to East Ovilla Road; a variance to allow a reduced rear setback from 10 feet to 5 feet on the East side of the property; a variance to allow less than 50% screening row of shrubs along the street frontage of Sierra Grande; a variance for 100% of the landscaping requirements along East Ovilla Road; and a variance to allow 16 parking spaces on site in lieu of the required 17 parking spaces as required for current proposed/permitted uses in the designated "C – 1" – Commercial District – 1 zoning district, on a property described as Lot 32A-R, Block B located in the J. Spoon Survey, Abstract Number 1014 and addressed as 230 East Ovilla Road, City of Red Oak, Ellis County, Texas (ZBA26-02). *Requested by Danny Humphreys*

**ADJOURNMENT**

CERTIFICATION:I hereby certify that the above agenda of items to be considered by the Zoning Board of Adjustments was posted in the Red Oak Government Center kiosk on **May, 28, and 2026** in accordance with the Texas Government Code, Chapter 551.

A handwritten signature in black ink, appearing to read "R. Palmer". The signature is stylized with a large initial "R" and a horizontal line extending across the middle.

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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.