



RED OAK, TEXAS

**AGENDA
REGULAR MEETING
PLANNING AND ZONING COMMISSION
MONDAY, JUNE 29, 2026, 6:30 PM
RED OAK GOVERNMENT CENTER, 101 S. LIVE OAK STREET COUNCIL CHAMBER, RED
OAK, TX 75154**

Commissioners:

Derrick Parks, Chair
Karen O. Stanfill, Member
Kevin Hailey, Member
Susie Mendoza, 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 **MONDAY, JUNE 29, 2026, At 6:30 P.M.**, in the Council Chamber, 101 S. Live Oak Street, Reel Oak, Texas, and by videoconference 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.

VOTE - Vote for a new Vice-Chair of the Planning & Zoning Commission and any related change in positions.

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 May 26, 2026, Planning and Zoning Commission Meeting.

NEW BUSINESS

2. Conduct a public hearing and consider a Specific Use Permit (SUP) in "PD" – Planned Development – 15 Revised (PD – 15R) zoning district to allow an approximate 1200 square foot accessory building with a heavy gauge metal roof on the property described as Lot 1 Block A of Springfield Farms and addressed as 100 Springfield Lane, City of Waxahachie, Ellis County, Texas (ZC26-09). *Requested by Luke Bonlie*
3. 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

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 **JUNE 23, 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/>