



RED OAK, TEXAS

**AGENDA  
REGULAR MEETING  
RED OAK CITY COUNCIL  
MONDAY, FEBRUARY 9, 2026, 7:00 PM**

Mayor:  
Mark L. Stanfill, DVM

Councilmembers:  
Sean Flannery  
Ricardo Miller

City Manager:  
Todd Fuller

City Attorney:  
Robert E. Hager

Mayor Pro Tem:  
Willie G. Franklin, Jr.

Tim Lightfoot  
Jeffrey Smith

Deputy City Manager:  
Jonathan Phillips

City Secretary:  
Caryn Stevens, TRMC

Pursuant to Section 551 of the Texas Government Code, notice is hereby given of a Regular Meeting of the Red Oak City Council to be held on Monday, February 9, 2026, 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:**

Honorable Mayor Mark L. Stanfill, DVM

**PRESENTATIONS:**

**Introduction:** Matt Scotch, Fire Inspector (Ben Blanton)

**Proclamations:**

- Love Your Library Month (Heather Fuller)
- Government Communicators Day - January 20, 2026 (Alexa Beasley)

**PUBLIC COMMENTS:** The public is invited to address City Council on any topic. Speakers should complete a Public 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 Any item requiring additional discussion may be withdrawn from the Consent Agenda by the Mayor, Councilmember or City Manager, and acted upon separately.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 Red Oak City Council for the January 12, 2026, Regular meeting. (Caryn Stevens)
2. Consider approval of an Ordinance of the City of Red Oak, Texas, amending the Code of Ordinances by Amending Chapter 13 “Utilities”, Article 13.15 “Water, Wastewater and Roadway Impact Fees”, Section 13.15006, “Assessment”, by adding a new section, Section 13.15.006a, “Water and Wastewater Credit”, to apply a credit to water and wastewater fees; 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. (Jared Binford)
3. 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 The Oaks Fellowship Assembly of God d/b/a Oaks Church and the City of Red Oak, Texas; providing for the City Manager to execute such license agreement; and, providing an effective date. (Alexa Beasley)
4. 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 Life School 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)
5. 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 Harmony HOA, managed by RealManage LLC, and the City of Red Oak, Texas; providing for the City Manager to execute such license agreement; and, providing an effective date. (Alexa Beasley)
6. Consider adoption of a Resolution of the City of Red Oak, Texas, authorizing continued participation with the Steering Committee of Cities Served by Oncor (“Steering Committee”); and authorizing the payment of Ten Cents (\$0.10) per capita to the Steering Committee to fund regulatory and legal proceedings and activities related to Oncor Electric Delivery Company, LLC. (Todd Fuller)

#### **COUNCIL BUSINESS – REGULAR AGENDA:**

7. Conduct a public hearing and consider approval of an Ordinance approving a zoning change from “PD” – Planned Development – 66 Revised 6 (PD – 66R6) to “PD” – Planned Development – 66 Revised 7 (PD – 66R7), generally to allow for development of a Data Center Complex (and auxiliary structures) and to modify development standards and zoning regulations, located at the northwest corner of East Ovilla Road and State Highway 342, Property Identification Numbers 309734, 309735, 309737 and 191222, in Ellis Appraisal District, City of Red Oak, Ellis County, Texas. (ZC25-28) *Requested by Alamo Mission LLC* (Ben Hartman)
8. Conduct a public hearing and consider approval of an Ordinance approving a zoning change from “PD” – Planned Development – 113 Revised (PD – 113R) to “PD” – Planned Development – 113 Revised 2 (PD – 113R2), for submittal and approval of a development plan for a School (lower than High School Level), generally located on the south side of Harmony Way and approximately 1,005 feet east of the intersection of Uhl Road and Harmony Way, Property Identification Number 277639, in Ellis Appraisal District, City of Red Oak, Ellis County, Texas. (Case ZC25–31) *Requested by Cheralyn Armijo* (Ben Hartman)

9. Conduct a public hearing and consider approval of an Ordinance approving a zoning change from “PD” – Planned Development – 144 (PD – 144) to “PD” – Planned Development – 144 Revised (PD – 144R), for construction and improvements to a Public Stadium (Billy Goodloe Stadium), on the property addressed as 154 Louise Ritter Boulevard and located on the southeast corner of Shawnee Road and Louise Ritter Boulevard, Property Identification Number 283942 in Ellis Appraisal District, City of Red Oak, Ellis County, Texas. (Case ZC25–32)  
*Requested by Robert Howman (Ben Hartman)*
10. Conduct a public hearing and consider approval of an Ordinance approving a zoning change from “PD” – Planned Development – 38 Revised 3 (PD – 38R3) to “PD” – Planned Development – 38 Revised 4 (PD – 38R4), for construction of a Public Stadium (Red Oak High School Field), on the property addressed as 220 South State Highway 342, Property Identification Number 179902 in Ellis Appraisal District, City of Red Oak, Ellis County, Texas. (Case ZC25-33)  
*Requested by Robert Howman (Ben Hartman)*
11. Conduct a public hearing and consider approval of an Ordinance approving a zoning change from “PD” – Planned Development – 186 (PD-186) to “PD” – Planned Development – 186 Revised (PD-186R), for submittal and approval of a development plan for Multi-family Uses, generally located at the northwest corner of Ovilla Road and Grand Meadow Boulevard, Property Identification Number 188573 in Ellis Appraisal District, City of Red Oak, Ellis County, Texas. (Case ZC25-34) *Requested by Drew Donosky (Ben Hartman)*
12. Consider approving a preliminary plat for Victory at Red Oak, a commercial development on approximately 26.695 acres of land, generally located at the northwest corner of Ovilla Road and Grand Meadow Boulevard, Property Identification Number 188573, in Ellis Appraisal District, City of Red Oak, Ellis County, Texas. (Case PS25-33) *Requested by Drew Donosky (Ben Hartman)*
13. Consider approving a preliminary plat for Harmony Elementary Addition, a commercial development on approximately 15.55 acres of land, generally located on the south side of Harmony Way and approximately 1,005 feet east of the intersection of Uhl Road and Harmony Way, Property Identification Number 277639, in Ellis Appraisal District, City of Red Oak, Ellis County, Texas. (Case PS25–31) *Requested by Cheralyn Armijo (Ben Hartman)*

#### **DEPARTMENTAL REPORTS:**

14. The City Council may deliberate and make inquiry into any item listed in the Departmental reports.
  - A. Communications & Marketing (Alexa Beasley, Director)
    - Monthly Report
  - B. Development Services (Ben Hartman, Director and City Engineer)
    - Development Projects Status
    - Building Permit and Inspections Report
    - Code Compliance Report
  - C. Finance (Tim McRoberts, Director)
    - Finance Report
    - Monthly Investment Report
    - Financial Statement
    - Municipal Court Statistical Highlights

- D. Fire (Ben Blanton, Fire Chief and Director)
  - Monthly Activity Report
  - Project Updates/Initiatives
- E. Human Resources (Amanda Monsivais, Director)
  - Administrative Monthly Report
- F. Information Technology (John Binford, Director)
  - Major Accomplishments
  - Current Initiatives
  - Challenges
- G. Library (Heather Fuller, Director)
  - YTD Statistics
  - Monthly Newsletter
- H. Parks & Recreation (Kyle Cooper, Director)
  - Update on Projects, Events & Operations
- I. Police (Marc Schroeder, Interim Police Chief and Director)
  - Monthly Report
  - Hiring Status
  - Update on Animal Control Building Renovations
- J. Public Works (Jared Binford, Director)
  - Monthly Operational Report
  - Project Updates/Initiatives

**EXECUTIVE SESSION:** The City Council will convene into Executive Session as authorized by Section 551.071 of the Texas Government Code for the purpose of seeking confidential legal advice from the City Attorney on any agenda item listed herein and pursuant to the following sections below. Executive Session items are discussed in closed session, but any and all action is taken in regular open session.

15. 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.

16. Pursuant to Texas Government Code, §551.072 - **Deliberations Regarding the Purchase, Exchange, Lease, or Value of Real Property.**

- A. Discuss or deliberate regarding acquisition, sale and/or exchange, lease or value of Real Property generally located north of US 77, south of Red Oak Road, west of SH 342, and east of the western city limits boundary, Red Oak, Texas.
- B. Discuss or deliberate regarding acquisition, sale and/or exchange, lease or value of Real Property generally located north of FM 2377, south of Pierce Road, west of Batchler Road, and east of Lowrance Road, Red Oak, Texas.

**REGULAR SESSION:**

17. 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 February 3, 2026, in accordance with the Texas Government Code, Chapter 551.



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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 sides of the building. Requests for accommodation must be made 48 hours prior to the meeting by contacting the City Secretary's office at (469) 218-1207.

**Instructions for Public Comments:**

To speak during Public Comments, you must attend the City Council meeting in person. Speakers should complete a Public Comments Form and submit it to the City Secretary prior to the meeting. Forms are available online (see Link to Public Comments Form below) and at the Council meeting. If you cannot 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](mailto:citysecretary@redoaktx.org), and title the subject of the email "Public Comments." Alternatively, you may click on the link below entitled Link to Public Comments Form to submit your comments electronically. Your comments must be received by 5:00 p.m. on the day of the meeting or they will not be accepted.

**Link to Public Comments Form:**

<https://www.redoaktx.org/FormCenter/Public-Meetings-9/City-Meetings-Public-Comments-62>

**Citizens may watch the meeting via live-stream at:**

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