CITY OF OVILLA MINUTES

Monday, April 1, 2024
Regular Meeting of the
Ovilla Planning and Zoning Commission
105 S. Cockrell Hill Road, Ovilla, TX 75154

Board Chair Alan Whittaker called the Regular Planning and Zoning Commission Meeting of the City of Ovilla to order at 6:02 PM, in the Ovilla Council Chamber Room, 105 S. Cockrel Hill Road, Ovilla, Texas 75154, with notice of the meeting duly posted.

The following Board Members were present:

Patrick Gray Place 1 (arrived at 6:25 p.m.)
Rachel Huber Place 2
Alan Whittaker Place 4
Dani Muckleroy Place 5
Fred Hart Place 6

Five (5) members of the board were present constituting a quorum. Gregory Kimble, Place 3, and David Hinson, Place 7 were absent. The City Manager and Director of Community and Economic Development were present.

CALL TO ORDER:

PL 2 Huber led the invocation.
PL 6 Hart led the reciting of the U.S. Pledge of Allegiance.

ANNOUNCEMENTS, PROCLAMATIONS, PRESENTATIONS, COMMENTS:

PRESENTATIONS: None

CITIZEN COMMENTS:
Tana Jimenez, 109 Suburban Drive, Ovilla, Texas 75154
Ms. Jimenez addressed the commission and requested that any speakers following her during the meeting that are affiliated with Red Oak ISD, either paid faculty or staff, paid contractor, or board members disclose that affiliation. Ms. Jimenez stated that she has a son currently enrolled at Shields Elementary.

CONSENT AGENDA

C1: Planning and Zoning Minutes of the Regular Meeting of February 5, 2024.

PL 6 Hart motioned to approve the consent agenda.
PL 2 Huber seconded the motion.

The motion carried with a 4-0 vote of the commission.
PL 1 Gray arrived at 6:25 p.m. and did not vote on the motion.
REGULAR AGENDA

ITEM 1. DISCUSSION/ACTION—Case 24.01 - Consideration of and action on a recommendation to the City Council of the City of Ovilla, in regards to a final plat request filed by Red Oak Independent School District being a 48.485 Acre Tract of land out of the John S. Patton Survey, Abstract No. 841 Ellis County, Texas, also known as Lot 1 in Block A of Red Oak New Middle School, an addition to the City of Ovilla, Texas.

CITIZEN COMMENTS REGARDING AGENDA ITEM 1:

Connie Moon, 615 Meadowlark Drive, Ovilla, Texas 75154
Ms. Moon addressed the commission with concerns about where the school is being placed and safety concerns for the children. She stated that the asphalt roads without sidewalks will be dangerous for the children and asked who will be crossing them across Westmoreland Road. She stated that she felt like citizens in Ovilla were not given the opportunity to voice their concerns by Red Oak ISD and that the district has failed to communicate with residents in the surrounding area. She also stated that trucks were parking on the street in their neighborhood, blocking children at play signage and that when the school opens, there will not be a way for people to exit their property. She also stated that she had concerns about children crossing the bridge south of the school property.

Tana Jimenez, 109 Suburban Drive, Ovilla, Texas 75154
Ms. Jimenez addressed the commission and stated that it was the Planning and Zoning Commission’s duty and responsibility to protect the residents of Ovilla whose lives have been disrupted by the construction of the new middle school. She stated that she would like to know the Commission’s plans for relieving traffic in neighborhoods surrounding the school, plans for emergency vehicles to access the neighborhoods during drop off and pickup times, plans to mitigate light and noise pollution from construction. She asked what the plans are to mitigate the noxious fumes and carbon monoxide from idling vehicles. She stated that since lives and neighborhoods had been disrupted, the Commission should protect the little guys from being bullied by a larger and more powerful entity.

Nancy Lopez, 612 Meadowlark Drive, Ovilla, Texas 75154
Ms. Lopez addressed the Commission and provided a photo from her backyard showing her pool with a chain link fence and construction equipment in the background. She stated that her peace and quiet is gone and that she cannot sit in her backyard anymore. She stated that she is concerned with the amount of construction and that she will probably have to build a wooden fence in her backyard out of her own pocket so that she can once again enjoy her backyard. She stated that she is concerned with the holes that are being dug on the school property and how she can feel the vibration beginning at 6:40am-7:00am until 5:00pm, Monday through Saturday. She stated that her concern is that the vibration will cause problems with her septic system in her backyard. She stated that it has not affected her septic system yet, but that she is concerned. She stated that she is not against the school and is happy for the school because we need more of them, but she is upset about the location being right next to her backyard. She stated that the peace and quiet is why she moved to Ovilla to enjoy her retirement. She stated that she was concerned about the kids and that when she lived in Cedar Hill near a school, there were issues with children crossing the street and a couple of kids were hit by cars.

After Citizens Comments regarding Agenda Item #1, Director of Community and Economic Development, Burton Barr, gave a presentation about the new Red Oak ISD middle school project to the Commission.
Chair Whittaker asked staff if there was any information that could be shared related to the traffic concerns brought up during citizen comments. Mr. Barr stated that there would be areas where crosswalks were painted and the plans showed sidewalks along the school property boundary. Mr. Barr asked City Engineer, Andrew Mata, if he recalled any specifics from the civil plan review. Mr. Mata referred back to the crosswalks, sidewalks, and required signage that were all required by schools and were included in the plans that were reviewed and approved. He stated that the sidewalks will be on the school property and that as additional development occurs on Westmoreland Road, additional sidewalks will be added as part of those developments. Mr. Mata shared that the developments to the north and south of the school property did not currently have sidewalks.

Chair Whittaker stated that any of the concerns brought up by the citizens may be shared with the City Council given that they have decision-making authority regarding the final plat approval.

PL 5 Muckleroy motioned to approve the final plat application as presented and forward the recommendation to the Ovilla City Council.

PL 2 Huber seconded the motion.

The motion carried with a 5-0 vote of the commission.
PL 1 Gray arrived at 6:25 p.m. and voted on the motion.

EXECUTIVE SESSION: None

ADJOURNMENT:

PL 5 Muckleroy made a motion to adjourn. PL 6 Hart seconded the motion.

The motion carried with a 5-0 vote of the commission.

There being no further business, Board Chair Whittaker adjourned the meeting at 6:30 p.m.

Alan Whittaker, Chair

ATTEST:

David D. Henley,
City Manager

APPROVED:
May 6, 2024