

**MINUTES OF THE REGULAR MEETING  
CITY OF RIVER OAKS  
PLANNING AND ZONING COMMISSION  
DECEMBER 9, 2019**

**MEMBERS PRESENT:**

JAMES MYRICK, CHAIRMAN, PLACE 1  
CHARLES RICHARDSON, PLACE 2  
PAUL SIMPSON, PLACE 4  
BRAD GALLMAN, PLACE 5  
JACKIE PENA, ALT MEMBER 1 FOR MEMBER TEAGUE  
JOHN CLARIDGE, COUNCIL LIAISON (Non-Voting Member)

**STAFF MEMBERS PRESENT:**

MARVIN GREGORY, ZONING ADMINISTRATOR  
MICHELLE DAVIS, ZONING SECRETARY

**MEMBERS ABSENT:**

RUTH ANN TEAGUE, PLACE 3 (Excused)

1. CALL TO ORDER

Chairman Myrick with a quorum present called the Regular Meeting of the River Oaks Planning and Zoning Commission to order at 6:32 p.m. on Monday December 9, 2019 at the River Oaks City Hall, 4900 River Oaks Blvd., River Oaks, Texas 76114.

2. INVOCATION AND PLEDGE OF ALLEGIANCE

Member Brad Gallman delivered the invocation and the pledge of allegiance to the United States and the Texas Flags.

3. **PUBLIC TESTIMONY:** CITIZENS ARE INVITED TO SPEAK ON ANY TOPIC OR AGENDA ITEM BEFORE AND DURING THE MEETING BY RAISING YOUR HAND TO BE RECOGNIZED BY THE CHAIRMAN; HOWEVER, UNLESS THE ITEM IS SPECIFICALLY LISTED ON THIS AGENDA, THE PLANNING AND ZONING COMMISSION MEMBERS ARE REQUIRED UNDER THE TEXAS OPEN MEETINGS ACT TO LIMIT ITS RESPONSE WITH A STATEMENT OF SPECIFIC FACTUAL INFORMATION, RECITING THE CITY'S EXISTING POLICY ON THAT ISSUE, OR DIRECTING THE PERSON MAKING THE INQUIRY TO VISIT WITH CITY STAFF ABOUT THE ISSUE AND NO BOARD DELIBERATION IS PERMITTED FOR TOPICS NOT SPECIFICALLY LISTED ON THIS AGENDA.

None

4. MEMBER ROLL CALL

The roll call was recorded as follows: All members present except for Member Place 3 Ruth Ann Teague marked as excused.

5. APPROVAL OF MINUTES FROM THE NOVEMBER 18, 2019 SPECIAL CALLED REGULAR MEETING.

Member Charles Richardson moved to approve minutes from November 18, 2019 Special Called Regular Meeting, seconded by Member Paul Simpson, All voted "AYE".

6. **PUBLIC HEARING CONTINUED:** IN ORDER TO RECEIVE CITIZEN COMMENTS REGARDING AMENDING THE CITY OF RIVER OAKS COMPREHENSIVE PLAN INCLUDING THE FUTURE LAND USE MAP (Zoning Case # PZ 2019-0009).

*Public Hearing as Continued from November 18, 2019 was opened to the public at 6:39 p.m.*

*Trent Petty and Kirk McDaniel of Petty and Associates was present in order to present the remainder of the components of the amended Comprehensive Plan that amends the 2013 Comprehensive Plan. The plan will focus only on commercial areas. Trent Petty provided a copy of the Land Use Map and described the area in purple will be for commercial multi-use where Meandering Road will extend across Roberts Cut Off back across the designated area to River Oaks Blvd.*

*In going through the plan Trent Petty started on Page 7 that updated the council members. On Page 23 they shortened the content by removing the text that is no longer pertinent to this area. Commercial Corridor Addendum is on Page 105 that is all new in creating the new commercial multi use district. On Page 29, the uses have been updated, but didn't change any of the acreages. Future Land Use Map updates the new commercial mixed-use district. Eventually the City will need to update the zoning map in accordance to the new comprehensive map. Thoroughfare plan is on Page 41 looks just like the Future Land Use Map except for the addition of the area designated for commercial mixed-use where Meandering Road will extend as a connector road to River Oaks Blvd.*

*It was considered by NCTCOG to include the Meandering Road connector but with the Meandering Road project already at 60% design, it would have to be considered as a separate project later. It could be two years or maybe 10-years down the road when using NCTCOG funds. It could be done sooner depending on the Highway 183 improvements that are included in the TXDOT plan, it's not funded yet, but it is definitely on the horizon.*

*The commercial corridor addendum on Page 108 is the new text that has been incorporated in the comprehensive plan from a Needs Assessment workshop with both the City Council and the Zoning Commission on March 23, 2019. Attendees participated in a survey designed to prioritize opinion of current needs in the community. The corridor development strategy represents a new initiative by the City which capitalizes on future improvements to River Oaks Blvd., Meandering Road and Jacksboro Highway. The Tax Increment Reinvestment Zone will create a funding mechanism for public improvements that will support the development of the corridor by providing financial support for public improvements that support new high-quality development.*

*Page 118 of the community Mixed-Use District is to create a more pedestrian friendly, livable development center in the City of River Oaks while providing more diverse retail commercial options. From Page 118 through Page 129 addresses the purpose, uses, general requirements, dimensional requirements and design standards within the commercial mixed-use district. Page 130 provides the economic impact analysis in the community mixed use district.*

*Questions were called for by Chairman Myrick. Member Charles Richardson questioned the county's participation in the reinvestment zone of which Trent Petty stated it's not a question of them participating, it's a question as to how much of a percentage that they would be willing to*

go for. John Claridge questioned tax values when involving selling of churches that has 0 value and Trent Petty answered that when church property is sold for taxable businesses that will increase taxable value. Mr. Claridge also commented on the private road from Roberts Cut Off that is currently platted with the church property. Questions from the audience included how the Meandering Road connector would be done and Trent Petty response was that based on what information he has received from NCTCOG it appears there would be signal lights at Meandering and Roberts Cut Off and also at the intersection of the new road that would connect to River Oaks Blvd. and the connector will aid in traffic reduction.

Public hearing closed at 7:40 pm.

7. **ACTION FROM PUBLIC HEARING:** CONSIDER APPROVAL OF THE RECOMMENDATION TO CITY COUNCIL REGARDING AMENDING THE CITY OF RIVER OAKS COMPREHENSIVE PLAN INCLUDING THE FUTURE LAND USE MAP (Zoning Case # PZ 2019-0009).

***Alternate Member Jackie Pena motioned to recommend to the City Council to approve the Comprehensive Plan as amended including future land use map and thoroughfare plan (Zoning Case # PZ 2019-0009).***

*Motion seconded by Member Brad Gallman, All voted "AYE"*

8. EXECUTIVE SESSION PURSUANT TO CHAPTER 551, TEXAS GOVERNMENT CODE, THE PLANNING AND ZONING COMMISSION RESERVES THE RIGHT TO CONVENE INTO EXECUTIVE SESSION(S) FROM TIME TO TIME ON ANY POSTED AGENDA ITEM TO RECEIVE ADVICE FROM ITS ATTORNEY AS PERMITTED BY LAW DURING THIS MEETING. THE PLANNING AND ZONING COMMISSION MAY CONVENE IN EXECUTIVE SESSION TO DISCUSS THE FOLLOWING: *SECTION 551.071: PENDING OR CONTEMPLATED LITIGATION OR TO SEEK ADVICE FROM ATTORNEY.*

NONE CALLED FOR

9. Action from Executive Session

NONE

10. Adjournment

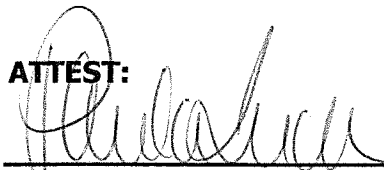
**At 7:43 pm. Member Paul Simpson moved, seconded by Member Brad Gallman to adjourn the meeting. All voted "Aye".**

**APPROVED THIS 20<sup>th</sup> DAY OF JULY 2020.**

**APPROVED:**

  
James Myrick, Chairman

**ATTEST:**

  
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PAULA LUCK  
CITY SECRETARY