

**MINUTES OF THE PLANNING & ZONING MEETING  
CITY OF RIVER OAKS  
July 20, 2020**

**MEMBERS PRESENT:**

JAMES MYRICK, CHAIRMAN  
CHARLES RICHARDSON, PLACE 2  
RUTH ANN TEAGUE, PLACE 3, VICE CHAIR  
PAUL SIMPSON, PLACE 4  
BRAD GALLMAN, PLACE 5  
JACKIE PENA, ALTERNATE 1  
JOHN CLARIDGE, COUNCIL LIAISON

**STAFF MEMBERS PRESENT:**

MARVIN GREGORY, ZONING ADMINISTRATOR  
PAULA LUCK, CITY SECRETARY  
MELANIE MCNARY-WHITLEY, PERMITS TECHNICIAN

**MEMBERS ABSENT:**

NONE

1. CALL TO ORDER

With a quorum present, Chairman James Myrick called the Meeting of the River Oaks Planning and Zoning Board meeting to order at 6:34 p.m. on Monday July 20, 2020 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 Chairman James Myrick led the Pledge of Allegiance to the United States Flag and to the State of Texas.

3. PUBLIC TESTIMONY:

Carleen Worthington spoke regarding the rezoning of 1919 Roberts Cut off. She was advised that the item would be carried over to July 27, 2020 and was invited to attend.

4. MEMBER ROLL CALL:

The roll call was recorded as follows: All member present.

5. CONSIDER APPROVAL OF MINUTES FROM SPECIAL CALLED MEETING OF DECEMBER 9, 2019.

Member Charles Richardson moved, seconded by Member Paul Simpson to approve the Minutes of the December 9, 2019 Special Called Meeting as presented. All voted "Aye", motion passes.

**6. PUBLIC HEARING #1:** (formerly agenda item #8) REGARDING PROPOSED APPLICATION TO REZONE BLOCK 16, LOT 11 IN THE CASTLEBERRY GARDENS ADDITION OTHERWISE KNOWN AS 1919 ROBERTS CUT OFF IN RIVER OAKS, TARRANT COUNTY, TEXAS FROM A "C-1" COMMERCIAL ZONING DISTRICT TO "PC" PLANNED COMMERCIAL ZONING DISTRICT PURSUANT TO SECTION 16A OF THE RIVER OAKS ZONING ORDINANCE # 1158-2017 AS AMENDED (ZONING CASE #PZ 2020-0002 RZ).

Zoning Administrator M. Gregory suggested this change in the agenda as the people involved were present. The public hearing was opened at 6:42 pm.

7. **ACTION FROM PUBLIC HEARING:** No action was taken and the hearing was left open until the next meeting on July 27, 2020 at 6:30 pm. Mr. Orand and company are still working on required plans and information.

8. **PUBLIC HEARING #2:** (formerly agenda item #6) IN ORDER TO RECEIVE CITIZEN COMMENTS REGARDING THE PROPOSED ZONING TEXT AMENDMENTS TO THE CITY'S COMPREHENSIVE ZONING ORDINANCE AS FOLLOWS:

- Amending Section 6 "Administration and Enforcement; Building Permits and Certificates of Occupancy adding Section 6F "Building Materials, Products or Methods" pursuant to House Bill 2439 that became effective on September 1, 2019 regulating Building Materials and Products;
- Amending Section 15 "C-2 Commercial District" specifically in Section 15.B.6 removing the 3,000 square foot requirement of floor area for separate or combined uses of cleaning, dyeing and pressing works; laundry and washateria;
- Amending Section 19.E "Outside Special Events Permitting" requiring approval by the City Secretary for a specific period of time taking into consideration the event size, noise, location, approved traffic plan and if applicable, proof of health permits issued by the local public health department;
- Amending Section 22 "Accessory Uses" specifically in Section 22.A "Authorized Accessory Uses" # 21 to now read as follows: "Retail uses which are reasonably related to the principal uses within the structure provided it is new merchandise that does not exceed 15 percent of the floor area of the building; merchandise (Second Hand/Used) for resale is not permitted";
- Amending Section 23A "Specific Use Permits" specifically in Section 23A.G.3.i.i excluding restaurants from the 4,000 square-foot building size requirement for on premise alcohol beverage sales;
- Amending Section 26 "Alcoholic Beverage Sales" specifically in Section 26.B.2.i.i excluding restaurants from the 4,000 square-foot building

9. **Action from Public Hearing:** There was some discussion mostly centering on parking in regards to Section 26, but no action was taken and the hearing was left open until the next meeting on July 27, 2020 at 6:30 pm.

10. EXECUTIVE SESSION PURSUANT TO CHAPTER 551, TEXAS LOCAL GOVERNMENT CODE, THE ZONING BOARD OF ADJUSTMENTS (ZBA) RESERVE THE RIGHT TO CONVENE INTO EXECUTIVE SESSION(S) FROM TIME TO TIME AS DEEMED NECESSARY DURNING THIS MEETING. THE ZBA MAY CONVENE IN EXECUTIVE SESSION TO DISCUSS THE FOLLOWING: SEC. 551.071 PENDING OR CONTEMPLATED LITIGATION OR TO SEEK ADVICE FROM ATTORNEY.

**NONE**

10. ACTION FROM EXECUTIVE SESSION

**NONE**

11. ADJOURNMENT

At 7:53 p.m. Ruth Ann Teague moved to adjourn the meeting and was seconded by James Myrick. All voted "Aye." Meeting was adjourned.

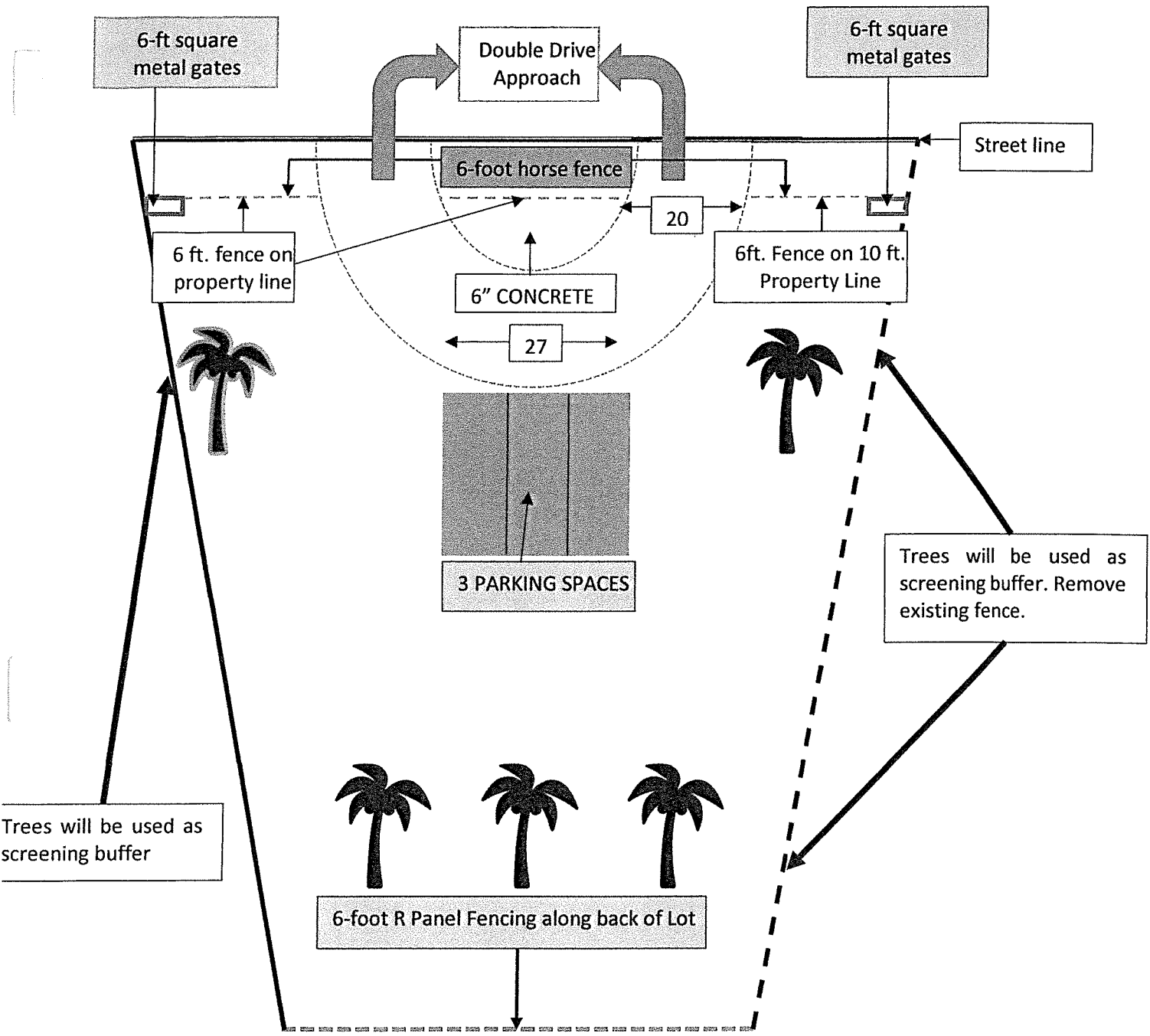
BY: \_\_\_\_\_

  
Marvin Gregory III  
Zoning Administer

ATTEST: \_\_\_\_\_

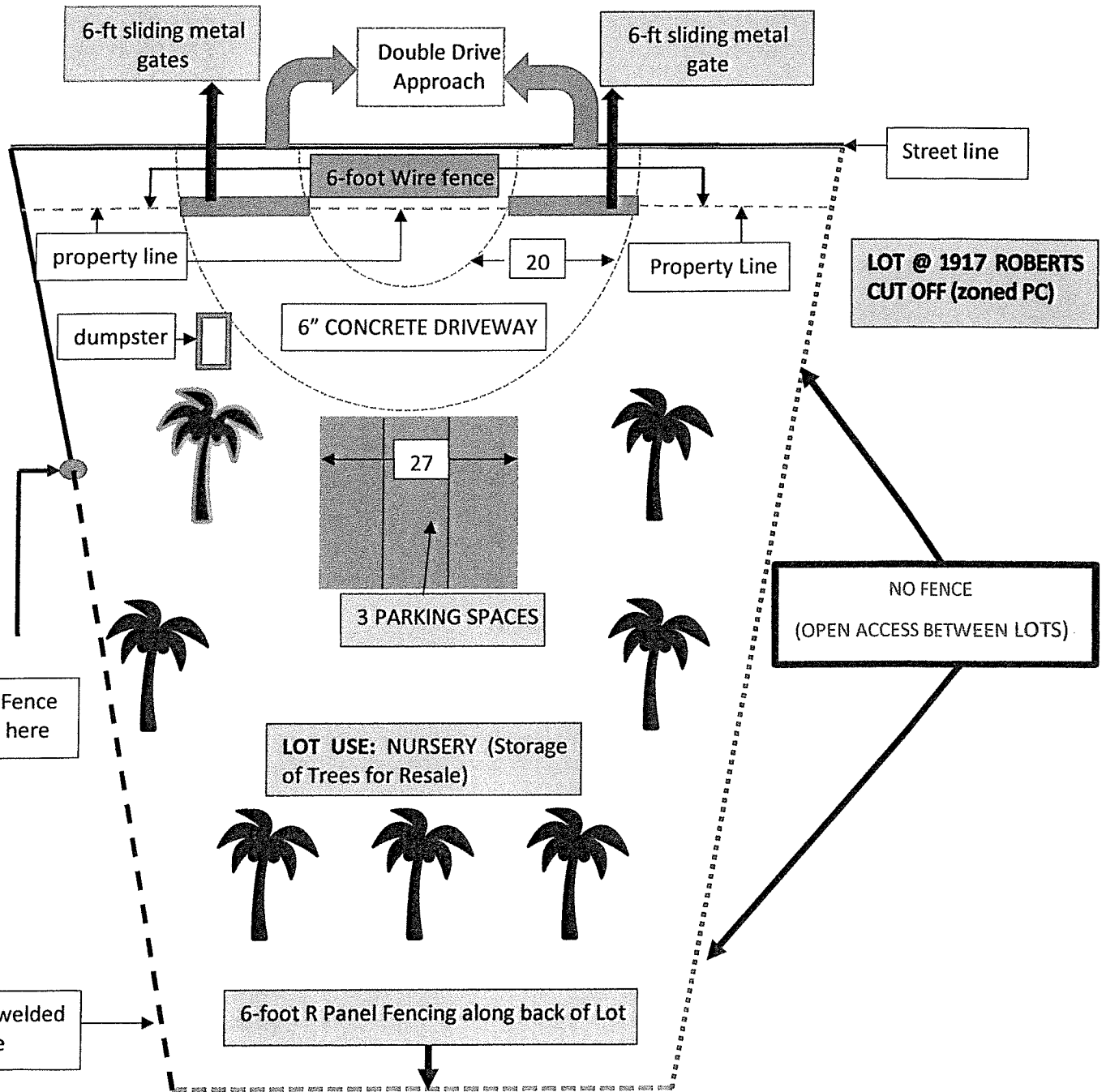
  
Melanie McNary-Whitley  
Zoning Secretary

**1919 ROBERTS CUT OFF RD. SITE PLAN**



- PROJECT NOTES:**
1. No Dumpster----Dumpster for Nursery is at 1950 Roberts Cut Off Rd.
  2. Horse Fence across the front will be set on 12" concrete wall with 2-3/8 inch fence posts
  3. Drive Approach and circle driveway will be a minimum of 6-inch concrete to code
  4. No fencing along sides, trees will be screening buffer

**1919 ROBERTS CUT OFF RD. SITE PLAN**



**PROJECT NOTES:**

1. Sliding metal gates across the front entrance with 6-foot horse fence installed on both sides across the front to the property lines
2. Wire Fence (Horse Fence) across the front will be set on 12" concrete wall with 2-3/8 inch fence posts approximately 7-foot in height.
3. Dumpster will be located where the waste hauler has adequate access in order to dump it.
4. Drive Approach and circle driveway will be a minimum of 6-inch concrete to code
5. New Wire Fence on north side of lot on property line abuts the existing fence owned by the property owner at 1927 Roberts Cut Off Rd.
6. There will be no fence located between 1919 and 1917 Roberts Cut Off due both properties are part of the same nursery center