

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

MEMBERS PRESENT:

JAMES MYRICK, CHAIRMAN, PLACE 1
CHARLES RICHARDSON, PLACE 2
RUTH ANN TEAGUE, PLACE 3
PAUL SIMPSON, PLACE 4
BRAD GALLMAN, PLACE 5
JACKIE PENA, ALT MEMBER 1

STAFF MEMBERS PRESENT:

MARVIN GREGORY, ZONING ADMINISTRATOR
MICHELLE DAVIS, ZONING SECRETARY
STEVE SANDERS- ZONING INSPECTOR

MEMBERS ABSENT:

DAN CHISOLM, COUNCIL LIASON- EXCUSED

1. CALL TO ORDER

Chairman Myrick called the Special Meeting of the River Oaks Planning and Zoning Commission to order at 7:00 p.m. on Monday September 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 Chairman Myrick lead the pledge of allegiance to the United States and the Texas Flags.

3. MEMBER ROLL CALL

The roll call was recorded as follows: All members present with the exception of Dan Chisholm marked as excused.

4. APPROVAL OF MINUTES FROM THE JULY 15, 2019 SPECIAL CALLED REGULAR MEETING.

Member Charles Richardson moved to approve minutes from July 15, 2019 Special Called Regular Meeting , seconded by Member Brad Gallman, All voted "AYE".

5. **PUBLIC HEARING:** IN ORDER TO RECEIVE CITIZEN COMMENTS ON THE PROPOSED PROPERTY RE-PLAT AS REQUESTED BY ROBERT SIMMONS, RECORDED OWNER OF 0.9641 ACRES OF LAND LOCATED AT 508 ROBERTS CUT OFF RD., REQUESTING APPROVAL TO REPLAT LOT 1, OF THE JC JOHNSON SUBDIVISION BY SUBDIVIDING A TOTAL LAND AREA OF 0.9641 ACRES INTO TWO SEPERATELY PLATTED RESIDENTIAL LOTS DESCRIBED AS BEING LOT 1-R-1 CONTAINING 0.591 ACRES AND LOT 1-R-2 CONTAINING 0.433 ACRES OF LAND. (**ZONING CASE #PZ 2019-0005**).

Session was opened to the public at 7:06 pm

No one showed up to represent the property or property owner

CA Gregory –stated that all requirements were met.

Member Ruth Ann asked if anyone lived on the property, CA Gregory replied No, he lives two houses up the street from this property. CA Gregory also stated that they would be remodeling the house and the 2nd lot would be replatted and sold. It would be a new construction, new driveway with existing house and it would not fall under the new driveway ordinance.

Closed public hearing at 7:10 pm

6. ACTION FROM PUBLIC HEARING: CONSIDER BOARD RECOMMENDATION TO CITY COUNCIL FOR APPROVAL OR DENIAL OF THE PROPERTY RE-PLAT AS REQUESTED BY ROBERT SIMMONS, RECORD OWNER OF 0.9641 ACRES OF LAND LOCATEDS AT 508 ROBERTS CUT OFF RD , REQUESTING A PPROVAL TO REPLAT LOT 1, OF THE JC JOHNSON SUBDIVISION BY SUBDIVIDING A TOTAL LAND AREA OF 0.9641 ACRES INTO TWO SEPARATLEY PLATTED RESIDENTIAL LOTS DESCRIBED AS BEING LOT 1-R-1 CONTAINING 0.591 ACRES ANSD LOT 1-R12 CONTIANING 0.433 ACRES OF LAND. (**ZONING CASE # PZ2019-0005**).

CA Gregory made recommended that the motion be to recommend approval to the City Council to approve the re-plat as requested by Robert Simmons, record owner of 508 Roberts Cut off SUBDIVIDING A TOTAL LAND AREA OF 0.9641 ACRES INTO TWO SEPARATLEY PLATTED RESIDENTIAL LOTS DESCRIBED AS BEING LOT 1-R-1 CONTAINING 0.591 ACRES ANSD LOT 1-R12 CONTIANING 0.433 ACRES OF LAND

Opened at 7:15 pm Closed at 7:14 pm

***Member Charles Richardson motioned to Approve** the application submitted by Robert Simmons, record owner of 0.9641 acres of land located at 508 Roberts Cut Off Rd, requesting approval to re-plat 1, of the JC Johnson subdivision by subdividing a total land area of 0.9641 acres into two separately platted residential lots described as being lot 1-r-1 containing 0.591 acres and lot 1-r12 containing 0.433 acres of land.*

2nd by Ruth Ann Teaque all voted "AYE"

7. PUBLIC HEARING: IN ORDER TO RECEIVE CITIZEN COMMENTS ON AMENDING THE CITY'S SUBDIVISION ORDINANCE IN CHAPTER 10 "SUBDIVISIONS" OF THE RIVER OAKS CODE OF ORDINANCES AS AMENDED SPECIFICALLY UNDER PART IV "PRELIMINARY PLAT REQUIREMENTS", PART V "FINAL PLAT AND CONSTRUCTION PLANS" AND PART VII "REQUIREMENTS FOR REPLATTING" IN ACCORDANCE TO TEXAS HOUSE BILL 3167 AS ADOPTED BY THE 86TH LEGISLATURE REPLATING TO COUNTY AND MUNICIPAL APPROVAL PROCEDURE FOR LAND DEVELOPMENT APPLICATIONS.

*CA GREGORY- Stated that legislature changed the re-plat policy.
Went thru all the sections and all changes are marked in red ink .*

8. ACTION FROM PUBLIC HEARING: CONSIDER BOARD RECOMMENDATION TO CITY COUNCIL FOR AMENDING CHAPTER 10"SUBDIVISIONS" OF THE RIVER OAKS CODE OF ORDINANCES AS AMENDED SPECIFICALLY UNDER PART IV "PRELIMINARY PLAT REQUIREMENTS", PART V "FINAL PLAT AND CONSTRUCTION PLANS"

AND PART VII "REQUIREMENTS FOR REPLATTING" IN ACCORDANCE TO TEXAS HOUSE BILL 3167 AS ADOPTED BY THE 86TH LEGISLATURE REPLATING TO COUNTY AND MUNICIPAL APPROVAL PROCEDURE FOR LAND DEVELOPMENT APPLICATIONS.

ZA Gregory recommended that the motion be to recommend approval to the City Council to amending the City's Subdivision Ordinance in Chapter 10 "SUBDIVISIONS" OF THE RIVER OAKS CODE OF ordinances as amended specifically under part iv "preliminary plat requirements", part v "final plat and construction plans"

and part vii "requirements for re-platting" in accordance to Texas house bill 3167 as adopted by the 86th legislature re-plating to county and municipal approval procedure for land development applications.

*Member Brad Gallman motioned to recommend with conditions of **Super majority vote and attendance to the meeting being a must** and 2nd by Member Charles Richardson
All voted "AYE"*

Opened at 7:15 closed at 8:17 pm.

9. 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

10. Action from Executive Session

NONE

11. Adjournment

At 8:18 pm. Member Paul Simpson moved, seconded by Member Ruth Ann Teaque to adjourn the meeting. All voted "Aye".

APPROVED THIS 21st DAY OF October, 2019


ATTEST:



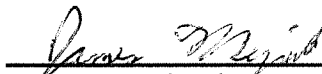
MICHELLE DAVIS

ADMINISTRATIVE SECRETARY

zoning Administrator

Marvin Gregory 

APPROVED:



James Myrick, Chairman