

**MINUTES OF THE REGULAR MEETING
RIVER OAKS CITY COUNCIL
MARCH 24, 2015**

MEMBERS PRESENT:

MAYOR HERMAN EARWOOD
MAYOR PRO TEM STEVE HOLLAND
COUNCIL MEMBER JOANN BUTLER
COUNCIL MEMBER BRUCE SCOTT
COUNCIL MEMBER JOE ASHTON
COUNCIL MEMBER JOANN GORDON

STAFF PRESENT:

CITY SECRETARY MARVIN GREGORY
POLICE CHIEF AVIN CARTER
PUBLIC WORKS DIRECTOR JAMES HATLEY
CODE ENFORCEMENT OFFICER JOHN PAUL JONES
EMERGENCY MANAGEMENT COORDINATOR JAMES MYRICK
COMMUNITY CENTER DIRECTOR SHIRLEY WHEAT
RECORDING SECRETARY SUSAN STEWART
CITY ATTORNEY BETSY ELAM

1. CALL TO ORDER

With a quorum present, Mayor Earwood called the Regular Meeting of the River Oaks City Council to order at 7:00 p.m. on Tuesday, March 24, 2015 at the River Oaks City Hall, 4900 River Oaks Blvd., River Oaks, Texas 76114.

2. INVOCATION

PWD Hatley delivered the Invocation.

3. PLEDGE OF ALLEGIANCE TO UNITED STATES FLAG AND THE TEXAS FLAG

CEO Jones led the Pledges of Allegiance to the United States and the Texas Flags.

4. READING OF PROCLAMATION(S) AND SPECIAL PRESENTATIONS

None.

5. CONSENT AGENDA ALL ITEMS UNDER THIS SECTION ARE RECOMMENDED FOR APPROVAL FOR THE "CONSENT AGENDA". THESE ITEMS ARE OF A ROUTINE NATURE AND REQUIRE ONLY BRIEF DELIBERATION BY COUNCIL. COUNCIL RESERVES THE RIGHT TO REMOVE ANY ITEM ON THE CONSENT AGENDA FOR FURTHER DELIBERATION

A. MINUTES OF MARCH 10, 2015 COUNCIL MEETING

B. RATIFY BILLS PAYABLE FOR PERIOD ENDING MARCH 24,2015 (FY 2015)

C. CONSIDER APPROVAL OF CONTRACT AND PAYMENT OF DEPOSIT WITH TARRANT COUNTY ELECTIONS FOR THE 2015 CITY GENERAL ELECTION

CM Gordon moved, seconded by CM Butler, to approve consent agenda items A, B and C as presented. All voted "Aye."

6. DISCUSSION OR ACTION TAKEN ON ITEMS WITHDRAWN FROM CONSENT AGENDA FOR SEPARATE DELIBERATION.

None.

PERSONAL APPEARANCES AND ITEMS REQUIRING COUNCIL APPROVAL/ACTION:

7. CONSIDER APPROVAL TO AWARD CONTRACT FOR THE SEWER LINE IMPROVEMENT PROJECT IN THE 1100-1200 BLOCKS OF CHURCHILL RD. FROM THE MARCH 13, 2015 BID OPENING AS RECOMMENDED BY E.S. & C.M. ENGINEERING

CS Gregory presented the recommendation of E.S. & C.M. to award the contract to the low bidder, No-Dig Tec, LLC for the replacement of 1228 feet of sewer line on Churchill in the amount of \$128,950. Trevor, E.S. & C.M. representative indicated that the repair would take approximately 30-days to complete. CS Gregory added that the cost may be reduced by about \$10,000 if Tarrant County does the road repair.

Mayor Pro Tem Holland moved, seconded by CM Ashton, to award the contract for the sewer line project on Churchill. All voted "Aye."

8. CONSIDER APPROVAL TO INSTALL HARDIBOARD SIDING IN A RESIDENTIAL ZONING DISTRICT AT 910 MERRITT ST. AS REQUESTED BY GLENNA OBBINK ON BEHALF OF OWNER

Matt Holly, Legacy Exterior, requested to remove and replace the existing siding with horizontally installed hardi-board.

CM Gordon moved, seconded by CM Butler, to approve the horizontal installation of hardi-board at 910 Merritt. All voted "Aye."

9. CONSIDER APPROVAL OF **RESOLUTION 821-2015** FOR SPECIAL EVENT PERMITTING FOR A CAR SHOW TO BE HELD AT THE COMMUNITY CENTER ON APRIL 18, 2015

Royce Shields requested approval to hold the annual car show at the Community Center on April 18, 2015 from 11:00 a.m. – 3:00 p.m.

CM Ashton moved, seconded by CM Gordon, to approve Resolution #821-2015 for the special event permitting a car show to be held at the Community Center on April 18, 2015.

Mayor Earwood suggested this item be allowed for a specific period of time such as 5-years that would not require City Council approve each year. CS Gregory responded that the zoning requires approval for each event by resolution.

PUBLIC HEARINGS / ACTION FROM PUBLIC HEARINGS:

10. **PUBLIC HEARING:** : IN ORDER TO RECEIVE PUBLIC COMMENT AND TESTIMONY ON THE PROPOSED **TEXT AMENDMENT** TO COMPREHENSIVE ZONING ORDINANCE # 920-2012, AS AMENDED AND CODIFIED INTO THE RIVER OAKS CODE OF ORDINANCES (2006) UNDER CHAPTER 14, EXHIBIT A "ZONING ORDINANCE", TO:

- i. Amend Article 14.03 "Zoning and Sign Ordinances"*
- ii. Amend Section 4 "Definitions" of the River Oaks Comprehensive Zoning Ordinance*

- iii. *Amend Section 20 "Parking and Vehicular Circulation Requirements" pertaining to the parking of major recreational vehicles in the front yard on concrete surfaces only.*
- iv. *Amend Section 20 "Parking and Vehicular Circulation Requirements" requiring that the parking surface after the effective date of this ordinance in any required front yard in single-family zoning district shall be concrete.*
- v. *Amend Section 20 "Parking and Vehicular Circulation Requirements" requiring that for a use other than a single-family use, the surface of a parking space, maneuvering area for parking, or driveway must consist of concrete, or in the alternative, may consist of hot mix asphalt paving which meets the NCTCOG specifications. The approach shall be a minimum of 10 feet or to the property line and shall be concrete.*
- vi. *Amend Section 21 "Fence Regulations" in that a fence shall be constructed of metal, chain link, wood, masonry, or any other code approved material.*
- vii. *Amend Section 21 "Fence Regulations" in that fences constructed of an ornamental material such as decorative wrought iron may be allowed to a height not greater than six (6) feet measured from the natural contour of the land providing it is at least 50% open and is determined to be architecturally compatible within that particular zoning district by the Building Official.*
- viii. *Amend Section 21 "Fence Regulations" requiring approved screening where a lot zoned for commercial uses abuts property zoned for or used for residential uses.*
- ix. *Amend Section 22 "Accessory Uses" in that the accessory building may not exceed the size of the principle structure on any individually platted residential lot and must meet all other applicable requirements for accessory buildings.*
- x. *Amend Section 22 "Accessory Uses" requiring that an approved site plan pursuant to Section 25 of the Comprehensive Zoning Ordinance as a condition for approval of a building permit application for construction of all Accessory Buildings in any commercial, industrial, Multi-Family and Planned Zoning Districts.*
- xi. *Amend Section 22 "Accessory Uses" in that the design and number of gasoline delivery stations or pumps be pre-approved by the City's Fire Inspector.*
- xii. *Amend Section 22 "Accessory Uses" in Section 22.A "Authorized Accessory Uses" # 13.5 in that Snow cone stands previously approved by the City Council shall be permitted to operate subject to City Council approval each year for a period not to exceed 180 days unless otherwise approved by City Council.*
- xiii. *Amend Section 22 "Accessory Uses" requiring that existing accessory buildings designed for residential human occupation may be used for human occupation, limited to family members as defined by this Ordinance providing they existed prior to the adoption of the zoning ordinance and are registered as a legal non-conforming structure.*
- xiv. *Amend Sec. 25 "Site Plans required for Multi-Family, Commercial, Industrial, Planned Districts and Zone Changes" in that a person is required to submit a site plan for approval of Accessory Buildings to be constructed and expansions in excess of 25% of the accessory building size.*
- xv. *Amend Section 27A "Landscaping Requirements" in that all uses that were in existence at the time of the adoption of the Zoning Ordinance as amended which do not meet the landscape requirements will be considered legal nonconforming subject to the provisions established in Section 28 of the Zoning Ordinance as a legal nonconforming use.*

- xvi. *Amend Section 28 "Nonconformities"; "Alteration in Size of Structure" in that no such nonconforming structure may be enlarged, extended, reconstructed, repaired, or altered in a way that increases its nonconformity except as provided for in section 28 H.*

Mayor Earwood announced that this public hearing is continued from March 10, 2015.

CS Gregory reviewed the proposed amendments in detail. Refer to Exhibit A which also includes the requested changes made by the City Council.

Mayor Earwood left the dais at 7:49 p.m. and returned at 7:52 p.m.

Citizen Shirley Wheat spoke in opposition of allowing gravel as an approved parking surface.

At 9:11 p.m. Mayor Earwood excused himself from the meeting and Mayor Pro Tem Holland assumed the position of presiding officer for the remainder of the meeting.

Mayor Pro Tem Holland announced that this public hearing shall remain open and be continued on April 14, 2015 at 7:00 p.m.

11. ACTION FROM PUBLIC HEARING: CONSIDER APPROVAL OF ORDINANCE # 1060-2015 of the proposed **text amendments** to Comprehensive Zoning Ordinance # 920-2012, as amended and codified into the River Oaks Code of Ordinances (2006) under Chapter 14, Exhibit A "Zoning Ordinance to:

- i. *Amend Article 14.03 "Zoning and Sign Ordinances"*
- ii. *Amend Section 4 "Definitions" of the River Oaks Comprehensive Zoning Ordinance*
- iii. *Amend Section 20 "Parking and Vehicular Circulation Requirements" pertaining to the parking of major recreational vehicles in the front yard on concrete surfaces only.*
- iv. *Amend Section 20 "Parking and Vehicular Circulation Requirements" requiring that the parking surface after the effective date of this ordinance in any required front yard in single-family zoning district shall be concrete.*
- v. *Amend Section 20 "Parking and Vehicular Circulation Requirements" requiring that for a use other than a single-family use, the surface of a parking space, maneuvering area for parking, or driveway must consist of concrete, or in the alternative, may consist of hot mix asphalt paving which meets the NCTCOG specifications. The approach shall be a minimum of 10 feet or to the property line and shall be concrete.*
- vi. *Amend Section 21 "Fence Regulations" in that a fence shall be constructed of metal, chain link, wood, masonry, or any other code approved material.*
- vii. *Amend Section 21 "Fence Regulations" in that fences constructed of an ornamental material such as decorative wrought iron may be allowed to a height not greater than six (6) feet measured from the natural contour of the land providing it is at least 50% open and is determined to be architecturally compatible within that particular zoning district by the Building Official.*
- viii. *Amend Section 21 "Fence Regulations" requiring approved screening where a lot zoned for commercial uses abuts property zoned for or used for residential uses.*

- ix. *Amend Section 22 "Accessory Uses" in that the accessory building may not exceed the size of the principle structure on any individually platted residential lot and must meet all other applicable requirements for accessory buildings.*
- x. *Amend Section 22 "Accessory Uses" requiring that an approved site plan pursuant to Section 25 of the Comprehensive Zoning Ordinance as a condition for approval of a building permit application for construction of all Accessory Buildings in any commercial, industrial, Multi-Family and Planned Zoning Districts.*
- xi. *Amend Section 22 "Accessory Uses" in that the design and number of gasoline delivery stations or pumps be pre-approved by the City's Fire Inspector.*
- xii. *Amend Section 22 "Accessory Uses" in Section 22.A "Authorized Accessory Uses" # 13.5 in that Snow cone stands previously approved by the City Council shall be permitted to operate subject to City Council approval each year for a period not to exceed 180 days unless otherwise approved by City Council.*
- xiii. *Amend Section 22 "Accessory Uses" requiring that existing accessory buildings designed for residential human occupation may be used for human occupation, limited to family members as defined by this Ordinance providing they existed prior to the adoption of the zoning ordinance and are registered as a legal non-conforming structure.*
- xiv. *Amend Sec. 25 "Site Plans required for Multi-Family, Commercial, Industrial, Planned Districts and Zone Changes" in that a person is required to submit a site plan for approval of Accessory Buildings to be constructed and expansions in excess of 25% of the accessory building size.*
- xv. *Amend Section 27A "Landscaping Requirements" in that all uses that were in existence at the time of the adoption of the Zoning Ordinance as amended which do not meet the landscape requirements will be considered legal nonconforming subject to the provisions established in Section 28 of the Zoning Ordinance as a legal nonconforming use.*
- xvi. *Amend Section 28 "Nonconformities"; "Alteration in Size of Structure" in that no such nonconforming structure may be enlarged, extended, reconstructed, repaired, or altered in a way that increases its nonconformity except as provided for in section 28 H.*

No action was taken.

ORDINANCES / RESOLUTIONS REQUIRING COUNCIL APPROVAL/ACTION:

12. CONSIDER APPROVAL OF **ORDINANCE # 1065-2015** EXPANDING THE FY 2015 GENERAL FUND BUDGET BALANCE IN ORDER TO EXPEND FUNDS TO PURCHASE A STAND FOR THE CITY SPREADER

PWD Hatley requested to purchase a stand for the newly purchased spreader.

CM Gordon moved, seconded by CM Ashton, to approve Ordinance #1065-2015 in the amount of \$3,000. All voted "Aye."

13. CONSIDER APPROVAL OF **RESOLUTION # 822-2015** AUTHORIZING CONTINUED PARTICIPATION WITH THE STEERING COMMITTEE OF CITIES SERVED BY ONCOR; AND AUTHORIZING THE PAYMENT OF 11 CENTS PER CAPITA TO THE STEERING COMMITTEE TO FUND REGULATORY AND LEGAL PROCEEDINGS AND ACTIVITIES RELATED TO ONCOR ELECTRIC DELIVERY COMPANY, LLC.

CS Gregory stated that the fee has increase from 10 cents per capita to 11 cents per capita resulting in a total amount of \$838.09.

CM Ashton moved, seconded by CM Gordon to approve Resolution #822-2015 authorizing continued participation with the steering committee of cities served by Oncor; and authorizing the payment of 11 cents per capita to the steering committee to fund regulatory and legal proceedings and activities related to Oncor Electric Delivery Company LLC. All voted "Aye."

STAFF REPORTS:

14. STAFF REPORT ON SUBSTANDARD PROPERTIES

COE Jones gave updates on the following substandard properties:

- 604 FRONTIER – No change. Civil penalties continue to accrue.
- 5008 SHERWOOD – No change. Civil penalties continue to accrue. Another work order to abate high grass resulted in an invoice for \$190 that will be filed as a lien after May 1, 2015.
- 4412 LAWRENCE – In compliance with an approved Certificate of Occupancy.
- 1121 CAMBRIDGE – Council had extended the requirement to obtain a certificate of occupancy and change the water account until May 25, 2015. The water is still in the decedent's name. No applications have been received.
- 5008 Penrod – Council order to repair expires July 24, 2015.
- 1709 LONG AVE. – Will bring to Council in April for substandard consideration. CS Gregory reported that this property will be included in the delinquent tax sale on April 7, 2015 along with 1705 Long Avenue.
- 817 WALTER DR. – Substandard paid by new owner. Plan of action and permit expire April 8, 2015.
- 1202 BANKS – No change. Will enforce with certificate of occupancy.
- 1609 Yale – Notice by the building official to repair expires April 13, 2015.
- 4900 Almena - Notice by the building official to repair expires April 13, 2015.
- 603 Harrisdale – Notice by the building official to repair expires April 13, 2015. Staff is working with an agency to determine feasibility of repair.

15. POLICE DEPT. MONTHLY ACTIVITY REPORT INCLUDING PATROL ACTIVITY, RESPONSE CALLS, NUMBER OF CRIMINAL INVESTIGATION CASES, WARRANTS ISSUED AND ANIMAL CONTROL CALLS INCLUDING CITATIONS ISSUED

PC Carter gave a reminder for the Police Department banquet on Friday March 27, 2015.

PC Carter announced that three officers are to receive the State of Texas Law Enforcement Achievement Award for valor on June 12, 2015 in Austin.

16. FIRE DEPT. REPORT INCLUDING NUMBER OF CALLS FOR SERVICE

No discussion occurred.

17. INSPECTIONS AND CODE COMPLIANCE ACTIVITY REPORTS INCLUDING NUMBER OF PERMITS ISSUED AND CODE VIOLATIONS WORKED

No discussion occurred.

18. LIBRARY ACTIVITY REPORT INCLUDING NUMBER OF BOOKS, VIDEOS, PAPERBACKS, AND INCLUDING NUMBER OF PATRON ASSISTANCE

Veronica Clark, Library Director, stated a goal to work on collections of fines owed to the library.

LD Clark announced the receipt of a stipend that will cover the cost for her to attend the 2015 Texas Library Association's annual conference in Austin.

LD Clark announced the application for a grant to enhance the young adult section of the library which will be announced at the conference.

LD Clark reported that 300 new items have been received through donations and purchases.

LD Clark announced a plan to continue story time this summer for children ages 3-12.

19. MUNICIPAL COURT INCLUDING COURT ACTIVITY FROM FINES, BONDS, WARRANT FEES, COURT TAXES, COURT FEES, ARREST FEES, COURT SECURITY FEES, COURT TECHNOLOGY FEES, PAYMENT PLANS, STATE COURT COSTS AND AGENCY COLLECTION FEES

No discussion occurred.

20. PUBLIC WORKS ACTIVITY REPORT INCLUDING ROAD REPAIRS COMPLETED, SIGNS INSTALLED, WATER PRODUCTION, WATER MAIN AND SERVICE LEAKS REPAIRED, NUMBER OF FIRE HYDRANTS AND DEAD END LINES FLUSHED, NUMBER OF SEWER OVERFLOWS AND STOPPAGES, CUBIC TONS OF SOLID WASTE COMPACTED AND PUBLIC WORKS EQUIPMENT REPAIRS

No discussion occurred.

21. PARK BOARD ACTIVITY REPORTS INCLUDING BALLFIELD RENTALS, GRANT UPDATES AND QUESTIONS PERTAINING TO MINUTES FROM THE PARK BOARD

No discussion occurred.

22. COMMUNITY CENTER ACTIVITY REPORTS INCLUDING NUMBER OF COMMUNITY CENTER RENTALS, EVENTS AND ACTIVITIES

No discussion occurred.

23. CITY SECRETARY ACTIVITY REPORT INCLUDING REVENUE FROM SALES TAX, DOLLAR DONATIONS, EDC SALES TAX, TEX POOL AND CRIME SALES TAX

No discussion occurred.

24. EDC ACTIVITY REPORT INCLUDING FUNDED PROJECT UPDATES, UPCOMING PROJECTS AND BIG IMPROVEMENT GRANT APPLICATIONS

Patricia Ward, Ward and Associates, presented two handouts for review that describe possible options to promote and assist commercial properties in River Oaks including the P.A.C.E. program and eProperty Plus.

25. STORM WATER TASK FORCE ACTIVITY REPORT INCLUDING ACTIONS TAKEN UNDER THE MS4 PERMIT, COMMUNITY EDUCATION AND PROMOTIONAL EVENTS REGARDING STORM WATER PREVENTION POLLUTION

No discussion occurred.

26. EMERGENCY MANAGEMENT ACTIVITY REPORT INCLUDING POLICIES, PROCEDURES AND INFORMATION PERTAINING TO EMERGENCY MANAGEMENT PLANNING

No discussion occurred.

PUBLIC FORUM:

27. CITY COUNCIL INVITES CITIZENS TO SPEAK ON ANY TOPIC; HOWEVER, UNLESS THE ITEM IS SPECIFICALLY NOTED ON THIS AGENDA, THE CITY COUNCIL IS 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

CM Gordon thanked the Lady Lions for their participation in the Annual Car Show and for accepting Christmas in Action as their project for the year.

CA Elam announced that one of the attorneys from TOASE has been testifying at the legislative sessions on behalf of their client cities related to legislation that would reduce cities ability to regulate oil and gas drilling within their city limits.

CM Gordon announced a special called EDC meeting on April 9, 2015 at 7:00 p.m. in order to receive information on the River Oaks Boulevard / 183 revival project.

EXECUTIVE SESSION:

28. CONVENE IN EXECUTIVE SESSION PURSUANT TO CHAPTER 551, TEXAS GOVERNMENT CODE: THE COUNCIL RESERVES THE RIGHT TO CONVENE IN EXECUTIVE SESSIONS(S) FROM TIME TO TIME ON ANY POSTED AGENDA ITEM TO RECEIVE ADVICE FROM ITS ATTORNEY AS

PERMITTED BY LAW DURING THIS MEETING. THE COUNCIL MAY CONVENE IN EXECUTIVE SESSION TO DISCUSS THE FOLLOWING:

- Section 551.071 Pending or contemplated litigation or to seek advice from attorney:
- Section 551.072 Discussion regarding possible sale, lease or acquisition of real estate:
- Section 551.074 Personnel matters – To deliberate the appointment, employment, evaluation, reassignment of duties, discipline or dismissal of a Public Officer or Employee or to hear a complaint or charge against an Officer or Employee.
- Section 551.076 Deliberation regarding security devices

None called for.

RECONVENE:

29. CONSIDER APPROVAL OF ANY ACTION FROM EXECUTIVE SESSION

None.

ADJOURN:

30. ADJOURN

At 9:43 p.m. CM Gordon moved, seconded by CM Butler, to adjourn the meeting. All voted "Aye".

APPROVED:



Steve Holland, Mayor Pro Tem

ATTEST:



Marvin Gregory, City Secretary

Exhibit A

UNDER DEFINITIONS THE FOLLOWING IS BEING REVISED AS FOLLOWS:

CHANGES RECOMMENDED 032515

- **DRIVEWAY** - *hard surface which meets the requirements of Section 20 extending from the pavement in a public street at the property's drive approach to the front of the principal structure as located on an individually platted lot in order to facilitate a minimum of two parking spaces. At the property owner's discretion driveways in a residential zoning district may be extended to the rear of the structure between the structure and side property lines of the structure providing the parking surface is a minimum 3½ thick solid poured concrete driveway flatwork rated at a minimum of 2500 p.s.i. and constructed in compliance with the city's most recently adopted building code and/or NCTCOG specifications, whichever is applicable.*
- **HARD SURFACE** - *When pertaining to new construction of a parking surface, a hard surface shall mean a minimum 3½ inches thick solid poured concrete flatwork rated at a minimum of 2500 p.s.i. or compacted 2-inch hot mix asphalt, and must be compliant with the City's most recently adopted building code and/or NCTCOG Specifications, as well as the City of River Oaks Code of Ordinances, whichever is applicable. Furthermore, when pertaining to new parking surfaces within any residentially zoned property in the city, the following requirements shall be met:*
 - i. **Front Yard or Side Yard Parking Surface:** *from the pavement in a public street at the property's drive approach to the rear of the principal structure as located on the individually platted lot; any new parking surface shall be a continuous minimum 3½ inches thick solid poured concrete flatwork parking surface rated at a minimum of 2500 p.s.i. constructed in accordance to the*

Comment [MG1]: REVISED HARD SURFACE DEFINITION TO NOW READ AS FOLLOWS:

City's most recently adopted building code and/or NCTCOG Specifications and the River Oaks Code of Ordinances, whichever is applicable;

- ii. Rear Yard Parking Surface: from the rear of the principal structure as located on the individually platted lot; any new parking surface constructed shall either be a minimum 3½ inches thick solid poured concrete flatwork rated at a minimum of 2500 p.s.i. or compacted 2-inch hot mix asphalt; both constructed in compliance with either the City's most recently adopted building code and/or NCTCOG Specifications and the River Oaks Code of Ordinances, whichever is applicable.*

EXCEPTION: A parking surface that was constructed prior to the effective date of this Ordinance, and constructed of concrete, asphalt, brick, two inches of gravel over a base of six inches of approved stabilization material, or other commonly accepted pavement which must (1) have met NCTCOG Specifications at the time of constructions, (2) have been approved by the Building Official and (3) shall be bordered, edged and maintained free of litter, debris, weeds or other objectionable material or objects.

~~• **Hard Surface (Behind Building Line):** A parking surface constructed of concrete, asphalt, brick, two inches of gravel over a base of six inches of approved stabilization material, or other commonly accepted pavement which must (1) be bordered edged and maintained free of litter, debris, weeds or other objectionable material or objects; and (2) meet NCTCOG specifications at the time of construction; and (3) be approved by the Building Official.~~

Comment [MG2]: DELETE DEFINITION

~~i. **Hard Surface (Front of Building Line):** When pertaining to the construction of a new house, driveway or drive approach, a hard surface shall mean a continuous solid concrete surface or decorative concrete surface that meets the minimum pounds per square inch (p.s.i.) requirement pursuant to the~~

Comment [MG3]: DELETE DEFINITION

~~most recently adopted building code, and must be compliant with NCTCOG Specifications and the River Oaks Code of Ordinances.~~

- **MASONRY CONSTRUCTION** - Exterior construction materials that conform to the applicable ASTM or other approved testing requirements for masonry products pursuant to the most recently adopted building code including but not limited to brick, stone, stucco, granite, marble, or concrete and excluding wood, metal, hardiplank and cement fiberboard except that hardiplank may be installed **horizontally** only in residentially zoned districts providing it is determined by the ~~city council~~ **Building Official** to be architecturally compatible within that particular zoning district with the other structures.

TEXT AMENDMENT # 3

- Amend Section 20 "Parking and Vehicular Circulation Requirements" by revising Section 20 D "General Requirements", # 14b pertaining to the parking of major recreational vehicles in the front yard: *the parking surface in any required front yard shall be on a continuous **minimum 3½ inches thick solid concrete parking flatwork surface** ~~or decorative concrete parking surface~~ that meets the minimum pounds per square inch (p.s.i.) requirement of 2500 p.s.i. and is constructed pursuant to the most recently adopted building code **and ~~must be~~ compliant with NCTCOG Specifications and the River Oaks Code of Ordinances, **whichever is applicable.*****

TEXT AMENDMENT # 4

- Amend Section 20 "Parking and Vehicular Circulation Requirements" by revising Section 20 D "General Requirements", # 17c – requiring that *the parking surface after the effective date of this ordinance in any required front yard shall be on a continuous **3½ inches thick solid concrete parking flatwork***

~~surface or decorative concrete parking surface that meets the minimum pounds per square inch (p.s.i.) requirement of 2500 p.s.i. and is constructed pursuant to the most recently adopted building code and must be compliant with NCTCOG Specifications and the River Oaks Code of Ordinances, whichever is applicable.~~

TEXT AMENDMENT # 6

- Amending Section 21 "Fence Regulations" by revising Section 21 B "General Requirements" A fence shall be constructed of decorative wrought iron, chain link, wood, masonry, or any other code approved material except that ~~corrugated iron~~ **solid sheet metal** panels shall not be allowed on any property zoned "R-1," "R-2," "R-3," "R-4," "R-5," "R-6," or "MF" unless a specific regulation herein requires that a fence be constructed of a specific material.

TEXT AMENDMENT # 7

- Amend Section 21 "Fence Regulations" specifically in Section 21.C "Use Regulations" # 3 "Placement of Fences" under 3.a "Front Yard" in that ~~fences constructed of decorative wrought iron, chain link, wood, masonry, or any other code approved material except that corrugated iron panels defined as being a thin structural sheet made of iron or steel, formed with alternating ridges and troughs and "R" panels defined as being 26 gauge commercial roof panels that is comprised mainly of Aluminum solid sheet metal siding shall not be permitted~~ on any property zoned "R-1," "R-2," "R-3," "R-4," "R-5," "R-6," or "MF" unless a specific regulation herein requires that a fence be constructed of a specific material.

TEXT AMENDMENT # 9

- Amending Section 22 "Accessory Uses" specifically in Section 22.A "Authorized Accessory Uses" #2 "Accessory Buildings" under 2.b in that the *accessory building may not exceed the as built single-story foot-print floor plan in square-feet of the principle structure on any individually platted residential lot and must meet all other applicable requirements for accessory buildings.*

NOTE: TEXT AMENDMENTS # 5, 8 & 10-16 REMAIN UNCHANGED