

**MINUTES OF THE SPECIAL CALLED MEETING
RIVER OAKS CITY COUNCIL
JANUARY 21, 2017**

MEMBERS PRESENT:

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

STAFF PRESENT:

CITY SECRETARY MARVIN GREGORY
POLICE CHIEF AVIN CARTER
EMC JAMES MYRICK
FIRE CHIEF RUSSELL SHELLEY

1. CALL TO ORDER

With a quorum present, Mayor Earwood called the Special Meeting of the River Oaks City Council to order at 8:06 a.m. on Saturday, January 21, 2017 at the River Oaks City Hall, 4900 River Oaks Blvd., River Oaks, Texas 76114.

2. INVOCATION

CM Holland delivered the Invocation.

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

CM Holland led the pledges of allegiance to the United States and the Texas Flags.

4. **WORK SESSION:** STRATEGIC PLANNING PERTAINING TO THE ESSENTIAL AREAS OF MUNICIPAL OPERATIONS, DEPARTMENTS AND ADMINISTRATION THAT MAY INCLUDE BUT IS NOT LIMITED TO CURRENT FIRE DEPARTMENT STAFFING PLAN, ZONING ORDINANCE AMENDMENTS, INFRASTRUCTURE IMPROVEMENTS, DEVELOPMENT, LAND USE, BUDGETING, TWDB FUNDING UNDER THE STATE REVOLVING FUND, S.W.O.T. ANALYSIS, CAPITAL IMPROVEMENTS, COMMUNITY CENTER OPERATIONS AND REVIEWING THE CITY CHARTER.

Mayor Earwood started off mentioning that the Charter had not been updated in over 7-years and the council should consider reviewing the Charter in the near future. With that he turned the work session over to CS Gregory. CS Gregory started off with asking the Fire Chief to speak first. CM Holland stated that the Fire Chief had asked him to be able today to present his recommended staffing plan. CM Holland stated that usually the Fire Chief presents his proposals to the Finance Committee first, but CM Holland felt it would be beneficial for the council to hear his plan now rather than 6-months later at budget time. With that FC Shelley made his power point presentation that included hiring 3 full time supervisors that would be an impact of approximately \$890,000. The Power Point Presentation is enclosed herein as Exhibit A to these minutes. **No Council action was taken.**

Mayor left Diaz at 9:30 A.M. and returned back at 9:35 A.M. Next, Gregory started the discussion over numerous zoning issues that were being considered for future text amendments including:

1. **Driveways/hard surface requirements/Yard Parking:** CS Gregory presented pictures of numerous unimproved driveways throughout the city stating that Code Enforcement felt they needed direction how to handle the enforcement of those. It was discussed that the ordinance already provides

that 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.**

A lengthy discussion occurred as to whether the city should state what types of bordering should be allowed. The general consensus was it would be better to not establish the types of borders but rather to stipulate that the bordering should be sufficient to keep the gravel or base contained within the perimeters of the borders. Further discussions were held over the types of hard surface permitted currently and yard parking requirements.

Debra Vechnak, Code Enforcement Officer, explained to the Council what they are finding it difficult when trying to enforce the provisions for maintaining driveways which in most cases are no more than dirt driveways with grass growing up in them and are not bordered. She stated Code would like some direction of how to enforce. Council felt the ordinance was already plain about unimproved driveways in that they have to be bordered. **Council Members would like to have the Planning and Zoning Commission come back with a recommendation.**

Mayor Earwood called for a break at 11:08 A.M. Council returned back into open session at 11:22 A.M. Next up for discussion was:

- 2. R-4 Development requirements regarding the yard depth requirement of 110-feet:** Staff stated a possible text amendment regarding revising the depth requirement on corner lots in R-4 Residential Zoning that stemmed from a variance request before the ZBA. CS Gregory stated that the change would be applicable to corner lots that have access to street frontage on both sides. There were concerns regarding street congestion, but understandably a lot of people are wanting to build houses on smaller lots. **Council Members would like to have the Planning and Zoning Commission come back with a recommendation.**

- 3. Masonry requirements in commercial & Residential zoning districts:**

COMMERCIAL: Currently 75% exterior masonry requirement on new buildings in Commercial. CM Holland provided picture of the new commercial renovation at 5177 River Oaks Blvd. where when traveling River Oaks Blvd from east to west, the metal siding takes away from the appearance of the building and in his opinion doesn't meet the city's intent of commercial development by not meeting the 75% masonry requirement. Staff had based the 75% exterior masonry calculation taking into account the total square footage of all buildings on that lot and not just the new building addition. Question is whether the consensus was to change the ordinance from the 75% exterior maintenance requirement or not? Consensus seemed to be not to change the 75% masonry requirement, and that the ordinance should be amended with language requiring that in calculating the 75% masonry requirement that is be on the new building and not using the existing walls of other buildings on the lot to

help make up the 75%. **Council Members would like to have the Planning and Zoning Commission come back with a recommendation.**

RESIDENTIAL: Currently 75% exterior masonry requirement on new houses in Residential. CM Holland provided pictures of a metal carport addition on Churchill and another metal accessory building in the back of a corner lot visible to the public traveling Roberts Cut Off Rd. in which both accessory structures take away from the appearance of the house in that the metal clashes with the house not being of the same construction material. His question is if this is what the city really intended to be allowed in our residential developments? **Council Members would like to have the Planning and Zoning Commission come back with a recommendation.**

4. **Rezoning the city for commercial development:** CS Gregory provided a copy of the most recent zoning map. Two areas were pointed out for commercial redevelopment; one in the triangular area behind the shopping center across from city hall including Arc, Long to Ohio Garden and back to Green Oaks; the other area was also triangular in shape north of Truman in an area along the 800 block of Yale to Black Oak and back west to Roberts Cut Off. **Council Members would like to have the Planning and Zoning Commission come back with a recommendation.**

Staff was directed since there is an upcoming Planning and Zoning Meeting to schedule a zoning workshop and get their recommendation on all these zoning issues.

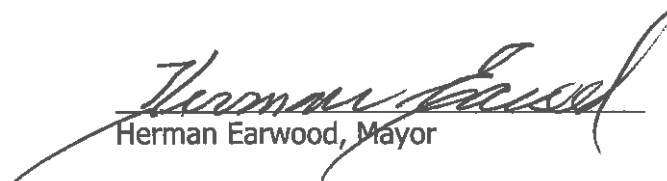
5. **ACTION, IF ANY, FROM WORK SESSION**

NONE.

6. **ADJOURNMENT**

CM Ashton moved, seconded by CM Holland to adjourn. All voted "AYE". Adjournment at 12:38 P.M.

APPROVED:


Herman Earwood, Mayor

ATTEST:


Marvin Gregory, City Secretary