

**MINUTES OF THE SPECIAL CALLED MEETING
CITY OF RIVER OAKS
PLANNING AND ZONING COMMISSION
January 27, 2014**

MEMBERS PRESENT:

JAMES MYRICK, CHAIRMAN, PLACE 1
KATHY RODDEN, PLACE 3
PAUL SIMPSON, PLACE 4
BRAD GALLMAN, PLACE 5
RUTH ANN TEAGUE, ALTERNATE # 1
JOANN GORDON, COUNCIL LIAISON (OUT AT APPROX 6:45 P.M.)

STAFF MEMBERS PRESENT:

MARVIN GREGORY, ZONING ADMINISTRATOR
SUSAN STEWART, ZONING SECRETARY
STEVE SANDERS, BUILDING INSPECTOR

MEMBERS ABSENT:

SHERRIE DAST, ALTERNATE # 2 (NO RESPONSE)

1. CALL TO ORDER

Chairperson Myrick called the Special Called Meeting of the River Oaks Planning and Zoning Commission to order at 6:31 p.m. on Monday January 27, 2014 at the River Oaks City Hall, 4900 River Oaks Blvd., River Oaks, Texas 76114.

2. INVOCATION AND PLEDGE OF ALLEGIANCE

Member Gallman delivered the invocation. Member Simpson led the pledge of allegiance.

Roll Call was recorded as follows: Sherrie Dast absent with no response.

It was announced that Member Teague would serve as a voting member for this meeting only with the vacation of Place 2 (Myrick, Place 2 was appointed Chairman).

3. APPROVAL OF MINUTES FROM THE JULY 22, 2013 REGULAR MEETING

Member Rodden moved, seconded by Member Simpson, to approve the minutes of the meeting of July 22, 2013 as written. All voted "Aye."

4. **ORGANIZATIONAL MEETING:** APPOINTMENT OF VICE-CHAIRMAN AND CONSIDERATION OF RECOMMENDATION TO APPOINT THE VACANT REGULAR MEMBER PLACE CREATED WITH THE RESIGNATION OF THE FORMER CHAIRMAN

Member Gallman moved, seconded by Member Simpson, to approve Kathy Rodden as the Vice-Chair, Place 2. All voted "Aye."

Member Gallman moved, seconded by Member Rodden, to recommended Alternate Member Teague for Place 3. All voted "Aye."

Member Rodden moved, seconded by Member Teague, to recommend Hub Makarwicz as Alternate # 1. All voted "Aye."

5. **PUBLIC HEARING:** IN ORDER TO RECEIVE CITIZEN COMMENTS REGARDING A **SITE PLAN PROPOSAL** AS REQUIRED IN THE RIVER OAKS COMPREHENSIVE ZONING ORDINANCE FOR THE PURPOSE OF CONSTRUCTING A NEW 2,500 SQUARE FOOT COMMERCIAL BUILDING (**TITLE MAX**) ON AN 22,059 SQUARE FOOT LOT LOCATED AT 5060 RIVER OAKS BLVD. IN A C-2 COMMERCIAL ZONING DISTRICT PURSUANT TO SECTION 25 OF RIVER OAKS ZONING ORDINANCE # 920-2012. (ZONING CASE # PZ 2014-01).

At 6:41 p.m. Chairman Myrick opened the public hearing.

ZA Gregory summarized the proposed site plan to construct a 2,500 square foot commercial building on a 22,059 square foot lot. Prior to approval of the permit the applicant would be required to produce a landscaping plan, a traffic plan approved by the police chief, a drainage study, and the specs for outside lighting and signage, all in accordance with City codes.

Jake Jordan, partner of the firm that owns the property, requested the site plan proposal be changed to allow some of the current concrete to remain as a base for an asphalt parking lot based on the recommendation of his civil engineer. Mr. Jordan explained that the two double approaches, the sidewalks, and the foundation would be new concrete. Mr. Jordan described the proposed building that would be stucco and natural stone on the front and building blocks on the sides and back. Mr. Jordan gave assurance that the landscaping requirement of 10% would be met. Mr. Jordan affirmed that no cars would be parked on the property other than employee cars and repossessed cars are kept off site.

Board Members expressed concern over some of the requirements for the site plan that were not available at this meeting. Mr. Jordan stated that he would provide at the January 28, 2014 Public Hearing before the City Council, the type of building material he plans to use on the sides and rear of the building along with plan rendering of property that illustrates the visual location of the landscaping, parking lot layout with asphalt and the stone work on the columns in front of the building.

Inspector Sanders agreed that the existing concrete with an asphalt overlay would meet city code.

Citizen John Claridge asked how the concrete/asphalt lot would tie into the remainder of the new concrete. Mr. Jordan replied that it would "feather off, seamlessly".

Board Members expressed additional concern over the concrete/asphalt parking lot. ZA Gregory explained that the board could make a suggestion to the applicant but could not mandate requirements outside of the city code. ZA Gregory stated that a compaction test could be required on the current concrete to verify stability.

Member Rodden requested that the exterior of the building be an earth-tone color instead of the proposed white.

At 7:27 p.m. Chairman Myrick closed the public hearing.

6. **ACTION FROM PUBLIC HEARING:** CONSIDER RECOMMENDATION TO THE CITY COUNCIL REGARDING A **SITE PLAN PROPOSAL** AS REQUIRED IN THE RIVER OAKS COMPREHENSIVE ZONING ORDINANCE FOR THE PURPOSE OF CONSTRUCTING A NEW 2,500 SQUARE FOOT COMMERCIAL BUILDING (**TITLE MAX**) ON AN 22,059 SQUARE FOOT LOT LOCATED AT 5060 RIVER OAKS BLVD. IN A C-2 COMMERCIAL ZONING DISTRICT PURSUANT TO SECTION 25 OF RIVER OAKS ZONING ORDINANCE # 920-2012. (ZONING CASE # PZ 2014-01).

Member Gallman moved, seconded by Member Rodden, to approve the site plan proposal as required in the River Oaks Comprehensive Zoning Ordinance for the purpose of constructing a new 2,500 square foot commercial building (Title Max) on an 22,059 square foot lot located at 5060 River Oaks Blvd. in a C-2 Commercial Zoning District pursuant to Section 25 of River Oaks Zoning Ordinance # 920-2012. (Zoning Case # PZ 2014-01) providing that the following stipulations are complied with: 1) Present to City Council a Plan Rendering of property that illustrates the visual location of the landscaping, parking lot layout with asphalt and the stone work on the columns in front of the building; 2) Provide a drainage plan in accordance to the City's Storm Water Management Plan; 3) Signage, Lighting and Landscaping plans were not presented at the Zoning Public Hearing and we recommend those plans be submitted with the construction plans that meet city code; and 4) the Applicant verify the type of masonry to be used on the exterior of the building; and further suggested that the Applicant consider the following: 1) that the parking lot be concrete rather than asphalt; and 2) Suggest that the building be an earth tone color. All voted "Aye."

7. **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.

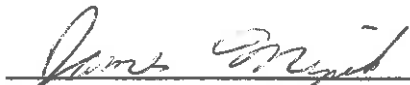
8. **ACTION FROM EXECUTIVE SESSION**


None.

9. **ADJOURN**

At 7:43 p.m. Member Simpson moved, seconded by Member Teague, to adjourn the meeting. All voted "Aye".

APPROVED THIS 27th DAY OF JANUARY 2014:

BY: 
James Myrick, Chairperson
Planning and Zoning Commission

ATTEST: 
Susan Stewart,
Zoning Secretary