

**MINUTES OF THE SPECIAL CALLED MEETING
CITY OF RIVER OAKS
PLANNING AND ZONING COMMISSION
OCTOBER 24, 2016**

MEMBERS PRESENT:

JAMES MYRICK, CHAIRMAN, PLACE 1
RUTH TEAGUE, VICE-CHAIR, PLACE 3
PAUL SIMPSON, PLACE 4
BRAD GALLMAN, PLACE 5

STAFF MEMBERS PRESENT:

SUSAN STEWART, ZONING SECRETARY
STEVE SANDERS, BUILDING INSPECTOR

MEMBERS ABSENT:

KATHY RODDEN, PLACE 2 (EXCUSED)
HUB MAKARWICH, ALTERNATE 1 (EXCUSED)
SHERRIE UPTMORE DAST, ALTERNATE 2 (EXCUSED)
JOANN GORDON, COUNCIL LIAISON (EXCUSED)

1. CALL TO ORDER

Chairman Myrick called the Special Meeting of the River Oaks Planning and Zoning Commission to order at 6:30 p.m. on Monday, October 24, 2016 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. The pledges of allegiance to the United States and the Texas Flags were recited.

3. MEMBER ROLL CALL

The roll call was recorded as follows: Member Rodden, Alternate Member Makarwich, Alternate Member Dast and Council Liaison Gordon all absent with excuse.

4. STATEMENT OF APPOINTED OFFICIAL AND OATH OF OFFICE KATHY RODDEN, PLACE 2

Member Rodden was absent, no oaths were administered.

5. APPROVAL OF MINUTES FROM THE JULY 25, 2016 REGULAR MEETING

Member Simpson moved, seconded by Vice-Chair Teague, to accept the minutes. All voted "Aye."

6. PUBLIC HEARING: IN ORDER TO RECEIVE PUBLIC COMMENT AND TESTIMONY ON THE PROPOSED SITE PLAN REQUEST PURSUANT TO SECTION 25 OF THE RIVER OAKS COMPREHENSIVE ZONING ORDINANCE AS AMENDED IN ORDER TO CONSTRUCT A NEW 2,400 SQUARE FOOT COMMERCIAL BUILDING TO BE USED FOR STORAGE AND FOR A WORKSHOP ON THE COMBINED .5047 ACRES OF LAND THAT IS BEING PLATTED INTO A SINGLE COMBINED LOT IN THE R.W. WEATHERFORD SUBDIVISION AND ONCE RECORDED IN THE

DEED OF RECORDS SHALL BE THEN DESCRIBED AS BEING BLOCK 3, LOT 14A R.W. WEATHERFORD SUBDIVISION (**ZONING CASE # SP 2016-0006**)

At 6:33 p.m. the public hearing was opened.

It was reported that of the responses received there is one in favor of and one opposed to the variance. BI Sanders described a property line concern between neighbors which is a civil matter.

Louis Lambert and James Smith presented certified surveys of the property. Mr. Lambert verified that according to the surveys, there is a non-conforming accessory building which is close to the property line. Mr. Lambert stated that after registering the building as non-conforming, he received a permit to replace two of the walls and the roof. Mr. Lambert confirmed that the footprint of the building remains the same. Mr. Lambert cited the usage of the buildings as private storage and a workshop.

Lonnie Cothorn, 719-723 Isbell, expressed concerns over the property line, the amount of water that is shed onto his property from the non-conforming structure, and a red tag that was issued for failure to permit work.

At 7:07 p.m. the public hearing was closed.

7. ACTION FROM PUBLIC HEARING: CONSIDER RECOMMENDATION TO THE CITY COUNCIL REGARDING APPLICATION FOR THE PROPOSED SITE PLAN REQUEST PURSUANT TO SECTION 25 OF THE RIVER OAKS COMPREHENSIVE ZONING ORDINANCE AS AMENDED IN ORDER TO CONSTRUCT A NEW 2,400 SQUARE FOOT COMMERCIAL BUILDING TO BE USED FOR STORAGE AND FOR A WORKSHOP ON THE COMBINED .5047 ACRES OF LAND THAT IS BEING PLATTED INTO A SINGLE COMBINED LOT IN THE R.W. WEATHERFORD SUBDIVISION AND ONCE RECORDED IN THE DEED OF RECORDS SHALL BE THEN DESCRIBED AS BEING BLOCK 3, LOT 14A R.W. WEATHERFORD SUBDIVISION (**ZONING CASE # SP 2016-0006**)

Member Gallman moved, seconded by Member Simpson, to accept the re-platting of the property of the two lots as a recommendation to the City Council. All voted "Aye."

8. 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.

9. ACTION FROM EXECUTIVE SESSION

None.

10. ADJOURN

At 7:20 p.m. Member Gallman moved, seconded by Vice-Chair Teague, to adjourn the meeting. All voted "Aye".

APPROVED THIS 7th DAY OF NOVEMBER 2016

APPROVED:


James Myrick, Chairman

ATTEST:


Susan Stewart, Zoning Secretary