

**MINUTES OF THE REGULAR MEETING
CITY OF RIVER OAKS
PLANNING AND ZONING COMMISSION
JANUARY 18, 2016**

MEMBERS PRESENT:

JAMES MYRICK, CHAIRMAN, PLACE 1
RUTH TEAGUE, VICE-CHAIR, PLACE 3
PAUL SIMPSON, PLACE 4
BRAD GALLMAN, PLACE 5
SHERRIE UPTMORE DAST, ALTERNATE 2
JOANN GORDON, COUNCIL LIAISON

STAFF MEMBERS PRESENT:

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

MEMBERS ABSENT:

KATHY RODDEN, PLACE 2 (OUT OF TOWN)
HUB MAKARWICH, ALTERNATE 1 (PERSONAL CONFLICT)

1. CALL TO ORDER

Chairman Myrick called the Regular Meeting of the River Oaks Planning and Zoning Commission to order at 7:01 p.m. on Monday, January 18, 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. Member Simpson led the pledges of allegiance to the United States and the Texas Flags.

3. MEMBER ROLL CALL

The roll call was recorded as follows: Member Rodden was absent - out of town and Alternate Member Makarwich was absent due to personal conflict.

It was noted that Alternate Member Dast would serve as a voting member in the absence of Place 2 for this meeting only.

4. APPROVAL OF MINUTES FROM THE NOVEMBER 16, 2015 SPECIAL CALLED MEETING

Member Gallman moved, seconded by Member Simpson, to approve the minutes. All voted "Aye."

5. PUBLIC HEARING CONTINUED FROM NOVEMBER 16, 2015: IN ORDER TO RECEIVE TO RECEIVE PUBLIC COMMENT AND TESTIMONY ON THE PROPOSED REQUEST FROM *ISTOOK 401(K) PLAN % DON ISTOOK* TO CHANGE THE ZONING CLASSIFICATION OF 1.1111 ACRES OF LAND LOCATED IN BLOCK 1, LOTS 11 & 12, CASTLEBERRY GARDENS ADDITION; AN ADDITION TO THE CITY OF RIVER OAKS, TARRANT COUNTY TEXAS FROM A "R-3" SINGLE-FAMILY ZONING DISTRICT TO A "C-3" COMMERCIAL ZONING DISTRICT AND

SUCH INITIAL REQUEST HAS SINCE BEEN REVISED REQUESTING TO CHANGE THE ZONING CLASSIFICATION FROM AN "R-3" SINGLE-FAMILY ZONING DISTRICT TO AND "R-4" SINGLE-FAMILY ZONING DISTRICT (*ZONING CASE # PZ 2015-02*).

This public hearing is still open and continued from November 16, 2015.

Don Istook requested to rezone the property from R-3 to R-4 single family zoning district in order to build 6 new homes. Mr. Istook explained that the 1.1 acres would be divided into 6 individually platted lots - some of which would be 52.5 feet wide, falling under the 60 feet as required in an R-3 zoning district. Mr. Istook described a cut-out which would be located on the private property to provide some off street parallel parking. Mr. Istook stated his intention to match the design of the surrounding homes using hardiboard. Mr. Istook stated that some basic landscaping would be included.

At 7:36 p.m. the public hearing was closed.

6. ACTION FROM PUBLIC HEARING: CONSIDER PLANNING AND ZONING COMMISSION RECOMMENDATION TO THE CITY COUNCIL REGARDING THE PROPOSED REQUEST FROM *ISTOOK 401(K) PLAN % DON ISTOOK* TO CHANGE THE ZONING CLASSIFICATION OF 1.1111 ACRES OF LAND LOCATED IN BLOCK 1, LOTS 11 & 12, CASTLEBERRY GARDENS ADDITION; AN ADDITION TO THE CITY OF RIVER OAKS, TARRANT COUNTY TEXAS FROM A "R-3" SINGLE-FAMILY ZONING DISTRICT TO A "C-3" COMMERCIAL ZONING DISTRICT AND SUCH INITIAL REQUEST HAS SINCE BEEN REVISED REQUESTING TO CHANGE THE ZONING CLASSIFICATION FROM AN "R-3" SINGLE-FAMILY ZONING DISTRICT TO AND "R-4" SINGLE-FAMILY ZONING DISTRICT (*ZONING CASE # PZ 2015-02*).

Member Dast moved, seconded by Vice-Chairperson Teague, to approve the rezoning request. All voted "Aye."

ZA Gregory stated for the record that the property must be re-platted which will be presented to the P&Z Commission in February.

7. NEW ITEMS TO CONSIDER

- **UPCOMING PUBLIC HEARING TO BE HELD**

ZA Gregory noted that Family Dollar has requested and specific use permit to sell beer and wine which will also be presented to the P&Z Commission in February.

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

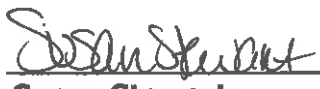
No action was taken.

10. ADJOURN

At 7:44 p.m. Vice-Chairman Teague moved, seconded by Member Gallman, to adjourn the meeting. All voted "Aye".

APPROVED THIS 16TH DAY OF FEBRUARY 2016

BY: 
James Myrick, Chairperson
Planning and Zoning Commission

ATTEST: 
Susan Stewart,
Zoning Secretary