

**MINUTES OF THE REGULAR MEETING  
CITY OF RIVER OAKS  
PLANNING AND ZONING COMMISSION  
JANUARY 19, 2015**

**MEMBERS PRESENT:**

JAMES MYRICK, CHAIRMAN, PLACE 1  
KATHY RODDEN, VICE-CHAIR, PLACE 2  
RUTH TEAGUE, PLACE 3  
PAUL SIMPSON, PLACE 4  
BRAD GALLMAN, PLACE 5  
HUB MAKARWICH, ALTERNATE 1  
SHERRIE UPTMORE DAST, ALTERNATE 2  
JOANN GORDON, COUNCIL LIAISON (LEFT EARLY FOR MEDICAL REASONS)

**STAFF MEMBERS PRESENT:**

MARVIN GREGORY, ZONING ADMINISTRATOR  
JAMES HATLEY, PUBLIC WORKS DIRECTOR  
INSPECTOR STEVE SANDERS  
CODE ENFORCEMENT OFFICER JOHN PAUL JONES

1. CALL TO ORDER

Chairperson Myrick called the Regular Meeting of the River Oaks Planning and Zoning Commission to order at 6:30 p.m. on Monday January 19, 2015 at the River Oaks City Hall, 4900 River Oaks Blvd., River Oaks, Texas 76114.

2. INVOCATION AND PLEDGE OF ALLEGIANCE

PWD Hatley delivered the invocation. Member Myrick led the pledge of allegiance.

Roll Call was recorded as follows: All present and accounted for.

3. APPROVAL OF MINUTES FROM THE NOVEMBER 17, 2014 REGULAR MEETING

**Vice-Chair Rodden moved, seconded by Member Teague, to approve the minutes of the meeting of November 17, 2014 as presented. All voted "Aye."**

4. **WORKSHOP: PROPOSED ZONING TEXT AMENDMENTS**

**ZA Gregory** presented the following list of Text Amendments:

- DEFINITIONS (Breezeway, carport, driveway, family, hard surface, porch and Zoning Administrator)
- SITE PLAN APPROVAL FOR THE FOLLOWING ZONING DISTRICTS: community facilities, multi-family and industrial
- PARKING REQUIREMENTS
- HARD SURFACE REQUIREMENTS
- FENCE REGULATIONS
- ACCESSORY BUILDING SIZE REQUIREMENTS
- TWO FAMILY USE IN SINGLE FAMILY DISTRICTS
- LANDSCAPING REQUIREMENTS
- NON-CONFORMING REGISTRATIONS

**CEO Jones** presented his recommendation to require hard surface in the rear of properties that was bordered and edged. Hard Surface would include gravel, flex base, asphalt, brick, etc. The requirement for concrete driveways and approaches would still be required for new permits in front of the building line.

The Planning & Zoning Commission felt there was too much to discuss and to consider before they were comfortable with recommending. Chairman Myrick stated this would be further discussed in a separate workshop.

**Vice-Chairman Rodden and Member Teague** was of the opinion that there really wasn't enough notice for the members to be able to make a sound decision regarding a lot of these proposed amendments tonight and felt it would take more workshops than the one tonight to give the members time.

**ZA Gregory** stated many of these proposed text amendments either came from the ZBA or City Council and most of them had been recommended for revision for almost 2-years. ZA Gregory stated the plan was to schedule public hearings in February.

Chairman Myrick asked the members if they were prepared to support staff's recommendations for amendments to the Zoning Ordinance as presented. **Vice-Chairman Rodden and Member Teague** expressed concern in doing so. They felt the commission would only be rubber stamping what Staff presented and felt that wasn't what they should do. After further discussion amongst the Commission Members regarding signage, zoning and the future master planning of the River Oaks Blvd., the workshop was ended.

5. **ACTION FROM WORKSHOP, IF ANY:**

**No Further Action was called for or taken.**

8. **ADJOURNMENT**

**At 9:06 p.m. Member Rodden moved, seconded by Member Teague, to adjourn the meeting. All voted "Aye".**

**APPROVED THIS 3<sup>rd</sup> DAY OF FEBRUARY, 2015:**

BY:   
**James Myrick, Chairperson  
Planning and Zoning Commission**

ATTEST:   
**Marvin C. Gregory III,  
Zoning Administrator**