

**MINUTES OF THE SPECIAL CALLED MEETING  
CITY OF RIVER OAKS  
PLANNING AND ZONING COMMISSION  
AUGUST 30, 2010**

**MEMBERS PRESENT:**

LORI WATSON, CHAIRPERSON, PLACE 1  
JAMES MYRICK, VICE-CHAIRMAN, PLACE 2  
KATHY RODDEN, PLACE 3 (PRESENT AT 6:36 P.M.)  
BRAD GALLMAN, PLACE 5  
RUTH ANN TEAGUE, ALTERNATE # 1  
JOANN BUTLER, COUNCIL LIAISON

**STAFF PRESENT:**

MARVIN GREGORY, ZONING ADMINISTRATOR (ZA)  
SUSAN STEWART, ZONING SECRETARY

**MEMBERS ABSENT:**

PAUL SIMPSON, PLACE 4 (PRIOR COMMITMENT)  
ISEL VALENZUELA, ALTERNATE # 2 (NO RESPONSE)

1. CALL TO ORDER

**At 6:33 p.m. Chairperson Watson called the meeting to order; a quorum was present.**

2. INVOCATION AND PLEDGE OF ALLEGIANCE

Chairperson Watson delivered the Invocation. Vice-Chairman Gallman led the pledge of allegiance to the United States Flag.

3. MEMBER ROLL CALL

Member roll call was recorded as follows: Paul Simpson with an excused absence due to a prior commitment and Isel Valenzuela absent without excuse.

Chairperson Watson announced that Alternate Member # 1, Ruth Ann Teague, would serve as a voting member in the place of Paul Simpson would for this meeting only.

4. APPROVAL OF MINUTES FROM THE AUGUST 16, 2010 REGULAR MEETING

**Member Myrick moved, seconded by Vice-Chairman Gallman, to approve the Minutes of the August 16, 2010 minutes as presented. All voted "Aye."**

5. **PUBLIC HEARING CONTINUED FROM AUGUST 16, 2010:** IN ORDER TO RECEIVE TO RECEIVE PUBLIC COMMENT AND TESTIMONY ON THE PROPOSED AMENDMENT TO COMPREHENSIVE ZONING ORDINANCE # 766-07, AS AMENDED, **TO CHANGE THE ZONING CLASSIFICATION OF** BLOCK 5, LOT 16BR1, ROCKWOOD TERRACE ADDITION, OTHERWISE KNOWN AS 1816 LONG AVE. FROM "R-2" SINGLE-FAMILY TO "C-3" COMMERCIAL ZONING DISTRICT IN ORDER TO OPERATE A PET CREMATION (*ZONING CASE # 2010-PZ- 02*)

Chairperson Watson announced that this public hearing was continued from August 16, 2010.

ZA Gregory announced that Jon Evans has submitted a letter to withdraw the request to change the zoning classification.

At 6:38 p.m. Chairperson Woodall closed the public hearing. All voted "Aye."

6. **ACTION FROM PUBLIC HEARING:** CONSIDER PLANNING AND ZONING COMMISSION RECOMMENDATION TO THE CITY COUNCIL FOR APPROVAL OF THE PROPOSED AMENDMENT TO COMPREHENSIVE ZONING ORDINANCE # 766-07, AS AMENDED, **TO CHANGE THE ZONING CLASSIFICATION OF BLOCK 5, LOT 16BR1, ROCKWOOD TERRACE ADDITION, OTHERWISE KNOWN AS 1816 LONG AVE. FROM "R-2" SINGLE-FAMILY TO "C-3" COMMERCIAL ZONING DISTRICT IN ORDER TO OPERATE A PET CREMATION (ZONING CASE # 2010-PZ- 02).**

**Vice-Chairman Gallman moved, seconded by Member Myrick, to accept the notice of withdrawal of the rezoning request by Jon Evans that indicated the property as 2619 Jacksboro and 2621 Jacksboro but is actually for the property at 1816 Long as originally submitted.**

7. **PUBLIC HEARING FROM AUGUST 16, 2010:** IN ORDER TO RECEIVE TO RECEIVE PUBLIC COMMENT AND TESTIMONY ON THE **REPLAT AND SITE PLAN PROPOSAL** OF 2 D PARTNERS TO AMEND THE PROPERTY PLAT OF A PORTION OF LOT 16 BR1 AND LOTS 17A AND 17B IN BLOCK 5 OF THE ROCKWOOD TERRACE ADDITION INTO A SINGLE PLATTED LOT FOR THE PURPOSE OF BUILDING A PET CREMATORY ON THE PROPERTY IN COMPLIANCE WITH SEC. 25 "SITE PLAN REQUIRED" OF THE CITY'S ZONING ORDINANCE (ZONING CASE # 2010-PZ- 03)

Chairperson Watson announced that this public hearing was continued from August 16, 2010.

ZA Gregory stated that since the request to rezone the property has been withdrawn, the plat request now includes only the two commercial lots on Jacksboro Highway, which can be approved by the Public Works Director. ZA Gregory stated that this does not require any action from the Planning and Zoning Commission.

At 6:43 p.m. Member Myrick moved, seconded by Member Teague to close the public hearing. All voted "Aye."

8. **ACTION FROM PUBLIC HEARING:** CONSIDER PLANNING AND ZONING COMMISSION RECOMMENDATION TO THE CITY COUNCIL FOR APPROVAL OF THE PROPOSED **REPLAT AND SITE PLAN PROPOSAL** OF 2 D PARTNERS TO AMEND THE PROPERTY PLAT OF A PORTION OF LOT 16 BR1 AND LOTS 17A AND 17B IN BLOCK 5 OF THE ROCKWOOD TERRACE ADDITION INTO A SINGLE PLATTED LOT FOR THE PURPOSE OF BUILDING A PET CREMATORY ON THE PROPERTY IN COMPLIANCE WITH SEC. 25 "SITE PLAN REQUIRED" OF THE CITY'S ZONING ORDINANCE (ZONING CASE # 2010-PZ- 03)

**No action was taken.**

9. CONSIDER RECOMMENDATION TO THE CITY COUNCIL ON REFUNDING THE FEES REGARDING THE REZONING APPLICATION BY JON EVANS

**Vice-Chairman Gallman moved, seconded by Member Rodden, to recommend to the City Council that no refund be issued due to cost incurred that included staff time and legal cost associated with having the City Attorney present for the meetings. All voted "Aye."**

10. **EXECUTIVE SESSION** PURSUANT TO CHAPTER 551, TEXAS GOVERNMENT CODE, 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:

*Sec. 551.071: Pending or contemplated litigation or to seek advice from Attorney*

**None called for.**

11. **ACTION FROM EXECUTIVE SESSION**

**None.**

12. **ADJOURN**

**At 6:49 p.m. Member Myrick motioned, second by Member Teague, to adjourn the meeting. All voted "AYE."**

**APPROVED THIS 21<sup>st</sup> DAY OF FEBRUARY 2011**

  
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**Chairperson of Planning/Zoning Commission**

**ATTEST:**

  
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**Susan Stewart, Zoning Secretary**