

**MINUTES OF THE REGULAR MEETING
CITY OF RIVER OAKS
PLANNING AND ZONING COMMISSION
JUNE 20, 2011**

MEMBERS PRESENT:

LORI WATSON, CHAIRPERSON, PLACE 1
BRAD GALLMAN, VICE-CHAIRMAN, PLACE 5
JAMES MYRICK, PLACE 2
PAUL SIMPSON, PLACE 4
RUTH ANN TEAGUE, ALTERNATE # 1
JOANN BUTLER, COUNCIL LIAISON

STAFF PRESENT:

MARVIN GREGORY, ZONING ADMINISTRATOR (ZA)
JAMES HATLEY, PUBLIC WORKS DIRECTOR
STEVE SANDERS, BUILDING INSPECTOR
SUSAN STEWART, ZONING SECRETARY
DREW LARKIN, ATTORNEY

MEMBERS ABSENT:

KATHY RODDEN, PLACE 3 (EXCUSED)
ISEL VALENZUELA, ALTERNATE # 2 (NO RESPONSE)

1. CALL TO ORDER

At 6:31 p.m. Chairperson Watson called the meeting to order; a quorum was present.

2. INVOCATION AND PLEDGE OF ALLEGIANCE

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

3. MEMBER ROLL CALL

Member roll call was recorded as follows: Kathy Rodden, absent with excuse and Isel Valenzuela absent without excuse.

4. APPROVAL OF MINUTES FROM THE MAY 16, 2011 REGULAR MEETING

Member Myrick moved, seconded by Member Teague, to approve the Minutes of the May 16, 2011 meeting as presented. All voted "Aye."

ZA Gregory gave a presentation explaining the history and purpose of the zoning ordinance and the zoning commission. ZA Gregory described community facilities "CF" and planned development "PD." ZA Gregory reviewed the proposed text amendments related to carports, yard parking, commercial parking, and special events.

ZA Gregory stated that Alternate Teague would serve as a voting member in the absence of Kathy Rodden, Place 3.

Chairperson Watson announced that a three minute time limit would be place on each public speaker.

5. **PUBLIC HEARING:** In Order to receive public comment and testimony on the proposed **text amendment** to Comprehensive Zoning Ordinance #766-07, as amended and codified into the River Oaks Code of Ordinances (2006) under Chapter 14, Exhibit A "Zoning Ordinance", to:

Amend Section 4 "Definitions", Section 5 "Zoning Map", Section 14B "Use Regulations", Section 15B "Use Regulations", Section 19 "Supplemental District Regulations" Section 19A "Visibility at Intersections", Section 20 "Parking and Vehicular Circulation Regulations", Section 22 "Accessory Uses", Section 28J "Registration of Nonconformity", and Section 32 "Fees" (Zoning Case #PZ2011-03)

At 6:54 p.m. Chairperson Watson opened the public hearing.

ZA Gregory summarized the proposed text amendments to the Zoning Ordinance. ZA Gregory recommended that the zoning fees be removed from the zoning ordinance and placed in the fee schedule ordinance.

Mr. Smith, 916 Gillham, inquired about community facilities. Chairperson Watson requested that Mr. Smith reserve his questions until the public hearing was opened for the case he was concerned about.

At 7:19 p.m. with no further public comments, Chairperson Watson closed the public hearing.

6. **ACTION FROM PUBLIC HEARING:** Consider Planning and Zoning Commission recommendation to the City Council for approval of the proposed **text amendments** to Comprehensive Zoning Ordinance #766-07, as amended and codified into the River Oaks Code of Ordinances (2006) under Chapter 14, Exhibit A "Zoning Ordinance", to:

Amend Section 4 "Definitions", Section 5 "Zoning Map", Section 14B "Use Regulations", Section 15B "Use Regulations", Section 19 "Supplemental District Regulations" Section 19A "Visibility at Intersections", Section 20 "Parking and Vehicular Circulation Regulations", Section 22 "Accessory Uses", Section 28J "Registration of Nonconformity", and Section 32 "Fees" (Zoning Case # PZ2011-03)

Member Gallman moved, seconded by Member Simpson, to approve the text amendments as presented. All voted "Aye."

7. **PUBLIC HEARING:** in order to receive public comment and testimony on the proposed amendment to Comprehensive Zoning Ordinance # 766-07, as amended, **to change the Zoning Classification of:**

- 1. Lot 4 & Abst 264 Trs 12A & 12B in the Schramm-Pennington Subdivision (St. Paul's Catholic Church @ 5508 Black Oak Lane) from R-2 Single Family Zoning to "CF" Community Facilities; and***
- 2. Block 13, Lot 10R, River Oaks Garden Addition (Ministerios Mundo De Fe @ 5605 Black Oak Lane) from R-2 Single Family Zoning to "CF" Community Facilities; and***
- 3. A 264 Tracts 14A and 14B in the Nathan H. Carroll Survey (Church of Nazarene) from R-2 Single-Family to "CF" Community Facilities; and***
- 4. Lot B & Abst 264 Tract 16 in the Maddox Subdivision (Church of Nazarene @ 5620 Black Oak Lane) from R-1 Single-Family to "CF" Community Facilities; and***

- 5. Lot 23B, 24B and 25B of Saint Elizabeths Subdivision (*St. Elizabeth Episcopal Church @ 5910 Black Oak Lane*) from R-1 Single-Family to "CF" Community Facilities; and**
- 6. Lots 13B1 & 13B2, River Oaks Christian Church Addition @ 5613 Meandering Road from R-2 Single-Family to "CF" Community Facilities. (Zoning Case # PZ2011-04)**

At 7:22 p.m. Chairperson Watson opened the public hearing.

ZA Gregory announced that Member Myrick would abstain from voting on this agenda item and file a conflict of interest with CS Gregory.

ZA Gregory explained that the Community Facilities District is intended for churches, parks, municipal property and school property that are neither commercial nor residential. The proposed zoning change includes only those properties that are currently established churches.

Mr. Smith, 916 Gillham, stated that the City is attempting to control churches and charge for special events such as weddings and funerals. Mr. Smith also stated that churches and tattoos parlors should not be grouped together.

ZA Gregory explained that special events conducted by churches are not regulated by the City. Attorney Larkin stated that churches are not grouped with tattoo parlors.

At 7:33 p.m. with no further public comments, Chairperson Watson closed the public hearing.

8. 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:**

- 1. Lot 4 & Abst 264 Trs 12A & 12B in the Schramm-Pennington Subdivision (*St. Paul's Catholic Church @ 5508 Black Oak Lane*) from R-2 Single Family Zoning to "CF" Community Facilities; and**
- 2. Block 13, Lot 10R, River Oaks Garden Addition (*Ministerios Mundo De Fe @ 5605 Black Oak Lane*) from R-2 Single Family Zoning to "CF" Community Facilities; and**
- 3. A 264 Tracts 14A and 14B in the Nathan H. Carroll Survey (*Church of Nazarene*) from R-2 Single-Family to "CF" Community Facilities; and**
- 4. Lot B & Abst 264 Tract 16 in the Maddox Subdivision (*Church of Nazarene @ 5620 Black Oak Lane*) from R-1 Single-Family to "CF" Community Facilities; and**
- 5. Lot 23B, 24B and 25B of Saint Elizabeths Subdivision (*St. Elizabeth Episcopal Church @ 5910 Black Oak Lane*) from R-1 Single-Family to "CF" Community Facilities; and**
- 6. Lots 13B1 & 13B2, River Oaks Christian Church Addition @ 5613 Meandering Road from R-2 Single-Family to "CF" Community Facilities. (Zoning Case # PZ2011-04)**

Member Teague moved, seconded by Vice-Chairman Gallman, to recommend the approval of all items for case number PZ 2011-04 as presented. All voted "Aye."

9. PUBLIC HEARING: 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:**

- 1. Block 1, Lots 1 thru 7, Western Addition (909, 913, 917, 921, 925, 929 & 933 Cody Ct.)) from "MF" Multi-Family Zoning to "R-6" Two-Family Zoning; and**
- 2. Block 1, Lots 1R, 2 & 3, Castleberry Gardens Addition (Rear ½ @ 1019, 1021 and 1025 Roberts Cut Off Rd.) from R-3 Single Family Zoning to "C-1" Commercial Zoning; and**
- 3. Lot G & W9' Lots B thru E, A.E. Mershon Subdivision (5109 Ohio Garden Rd.) from C-2 Commercial Zoning to "PC" Planned Commercial; and**
- 4. Lot 2A and 2A1, Forest Acres Addition (City of River Oaks Municipal Facilities @ 5201 Ohio Garden Rd.) from C-2 Commercial Zoning to "CF" Community Facilities; and**
- 5. Block 2, Lots 5 and 6, Western Addition (909 Roberts Cut Off Rd.) from "MF" Multi-Family Zoning to "C-1" Commercial Zoning.(Zoning Case # PZ2011-05)**

At 7:36 p.m. Chairperson Watson opened the public hearing.

ZA Gregory explained the proposed zoning changes. The front portions of the lots at 1019, 1021, and 1025 Roberts Cut Off are zoned commercial and the rear lots are zoned residential. ZA Gregory recommended removing the request to rezone 5109 Ohio Garden to Planned Development since this is contradictory to the master plan. The property at 909 Roberts Cut Off currently has split zoning with the front portion zoned commercial and the rear portion zoned multi-family.

Mr. Smith, 916 Gillham, stated that city vehicles frequently park on the grass at 5109 Ohio Garden.

John and Linda Claridge, 5355 Baylor, asked why the single family homes located at 1019, 1021, and 1025 Roberts Cut Off would be zoned commercial instead of residential. ZA Gregory explained that the property is currently split zoned and the master plan indicates that property to be commercial since it is surrounded by commercial property on Roberts Cut Off.

At 7:46 p.m. with no further public comments, Chairperson Watson closed the public hearing.

At 7:46 p.m. Chairperson Watson convened into executive session upon advice from Attorney Larkin.

At 8:02 p.m. Chairperson Watson reconvened into regular session.

Chairperson Watson announced that Member Simpson would abstain from voting on this agenda item and file a conflict of interest form with CS Gregory.

10. 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:**

- 1. Block 1, Lots 1 thru 7, Western Addition (909, 913, 917, 921, 925, 929 & 933 Cody Ct.)) from "MF" Multi-Family Zoning to "R-6" Two-Family Zoning; and**
- 2. Block 1, Lots 1R, 2 & 3, Castleberry Gardens Addition (Rear ½ @ 1019, 1021 and 1025 Roberts Cut Off Rd.) from R-3 Single Family Zoning to "C-1" Commercial Zoning; and**
- 3. Lot G & W9' Lots B thru E, A.E. Mershon Subdivision (5109 Ohio Garden Rd.) from C-2 Commercial Zoning to "PC" Planned Commercial; and**

4. **Lot 2A and 2A1, Forest Acres Addition (City of River Oaks Municipal Facilities @ 5201 Ohio Garden Rd.) from C-2 Commercial Zoning to "CF" Community Facilities; and**
5. **Block 2, Lots 5 and 6, Western Addition (909 Roberts Cut Off Rd.) from "MF" Multi-Family Zoning to "C-1" Commercial Zoning.(Zoning Case # PZ2011-05)**

Member Myrick moved, seconded by Vice-Chairman Gallman, to recommend the approval of items 1, 2, 4, and 5 as presented and to deny item 3 (5109 Ohio Garden) for case number PZ2011-05.

11. **PUBLIC HEARING:** 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:**

1. **Lots 10A, 10C & 12D, Forest Acres Addition (Undeveloped Vacant land at the north end of Winters Street) from "R-1" Single- Family Zoning to "PD" Planned Development Zoning; and**
2. **Lot 9B, Forest Acres Addition (Vacant Lot at 808 Roberts Cut Off Rd.) from "R-1" Single- Family Zoning to "PD" Planned Development Zoning; and**
3. **Lot 9A, Forest Acres, Forest Acres Addition (812 Roberts Cut Off Rd.) from "R-1" Single- Family Zoning to "PD" Planned Development Zoning. (Zoning Case # PZ2011-06)**
4. Chairperson Watson announced that Member Simpson would abstain from voting on this agenda item.

Chairperson Watson announced that Member Teague would abstain from voting on this agenda item and file a conflict of interest with CS Gregory.

At 8:06 p.m. Chairperson Watson opened the public hearing.

ZA Gregory explained that this proposal was considered for planned development since most of the land is undeveloped, lacks sewer infrastructure, and to avoid land locking adjacent properties. ZA Gregory stated that one of the proposed properties currently has a single family residence.

Jim Minter, 716 Winters, spoke in opposition of this rezoning request on his own behalf as well as some the residents who were present. Several residents agreed when Mr. Minter asked how many were opposed to the rezoning. Mr. Minter asked how many are for the rezoning and none responded.

At 8:10 p.m. with no further public comments, Chairperson Watson closed the public hearing.

12. **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:**

1. **Lots 10A, 10C & 12D, Forest Acres Addition (Undeveloped Vacant land at the north end of Winters Street) from "R-1" Single- Family Zoning to "PD" Planned Development Zoning; and**
2. **Lot 9B, Forest Acres Addition (Vacant Lot at 808 Roberts Cut Off Rd.) from "R-1" Single- Family Zoning to "PD" Planned Development Zoning; and**

3. Lot 9A, Forest Acres, Forest Acres Addition (812 Roberts Cut Off Rd.) from "R-1" Single- Family Zoning to "PD" Planned Development Zoning. (Zoning Case # PZ2011-06)

Vice-Chairman Gallman moved, seconded by Member Myrick, to recommend the denial of all items in case number PZ2011-06. All voted "Aye."

13. PUBLIC HEARING: 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 2, Lot A, C.F. Cates Subdivision (Heritage Park)** from "R-1" Single- Family Zoning to "CF" Community Facility Zoning (Zoning Case # PZ2011-07)

At 8:13 p.m. Chairperson Watson opened the public hearing.

ZA Gregory stated that this property is a park and should have been included when all city park property was previously rezoned.

At 8:14 p.m. with no public comments, Chairperson Watson closed the public hearing.

14. 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 2, Lot A, C.F. Cates Subdivision (Heritage Park)** from "R-1" Single- Family Zoning to "CF" Community Facility Zoning (Case # PZ2011-07).

Member Teague moved, seconded by Chairperson Watson, to recommend approval of case number PZ2011-07 as presented. All voted "Aye."

15. PUBLIC HEARING: 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 4, Lot 6, E ½ 6-7-7A of Block 4 Castleberry Gardens Addition (River Oaks Masonic Lodge 1311)** from "R-4" Single- Family Zoning to "CF" Community Facility Zoning (Zoning Case #PZ2011-08)

At 8:15 p.m. Chairperson Watson opened the public hearing.

Joe Palmer, 648 Schieme, was present on behalf of the Masonic Lodge, to obtain additional information on this zoning case. Chairperson Watson explained the property is currently zoned residential. Chairperson Watson added that the proposed zoning change would place the property into the classification of community facilities. Member Myrick added that the property must be re-zoned to residential should that usage be desired in the future.

At 8:18 p.m. with no further public comments, Chairperson Watson closed the public hearing.

16. 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 4, Lot 6, E ½ 6-7-7A of Block 4 Castleberry Gardens Addition (River Oaks Masonic Lodge 1311)** from "R-4" Single- Family Zoning to "CF" Community Facility Zoning (Zoning Case # PZ2011-08)

Member Teague moved, seconded by Member Simpson, to recommend the approval of case number PZ2011-08 as presented. All voted "Aye."

17. **PUBLIC HEARING:** 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:**

1. **Block 2, Lots 10 thru 12, Rockwood Terrace Addition (River Oaks Baptist Church@ 1515 Long Ave.)** from "R-3" Single- Family Zoning to "CF" Community Facility Zoning; and
2. **Block 16, Lot 12, 13, 14 & 15, River Oaks Addition(River Oaks Baptist Church Parking Lot @ 4801 & 4805 Thurston Rd.)** from "R-3" Single- Family Zoning to "CF" Community Facility Zoning; and
3. **Block 20, Lot 1, River Oaks Addition (River Oaks Baptist Church Parking Lot @ 1600 Montrose Dr.)** from "R-3" Single- Family Zoning to "CF" Community Facility Zoning (Zoning Case # PZ2011-09).

At 8:19 p.m. Chairperson Watson opened the public hearing.

ZA Gregory explained that item number 3 may not be considered at this time and cannot be approved due to staff error in publication.

At 8:22 p.m. with no public comments, Chairperson Watson closed the public hearing.

18. **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:**

1. **Block 2, Lots 10 thru 12, Rockwood Terrace Addition (River Oaks Baptist Church@ 1515 Long Ave.)** from "R-3" Single- Family Zoning to "CF" Community Facility Zoning; and
2. **Block 16, Lot 12, 13, 14 & 15, River Oaks Addition(River Oaks Baptist Church Parking Lot @ 4801 & 4805 Thurston Rd.)** from "R-3" Single- Family Zoning to "CF" Community Facility Zoning (Zoning Case # PZ2011-09); and
3. **Block 20, Lot 1, River Oaks Addition (River Oaks Baptist Church Parking Lot @ 1600 Montrose Dr.)** from "R-3" Single- Family Zoning to "CF" Community Facility Zoning (Zoning Case # PZ2011-09).

Member Teague moved, seconded by Member Simpson, to recommend the approval of items number 1 and 2 as presented and to deny item number 3 for case number PZ2011-09. All voted "Aye."

19. **PUBLIC HEARING:** 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:**

1. **Block 1, Lots 1 & 2A, Troy Eubank Addition (River Oaks Lions Club @ 1012 Red Oak Ln.)** from "C-2" Commercial Zoning to "CF" Community Facility Zoning; and
2. **Block 1, Lots 1& 2A 20, Troy Eubank Addition (River Oaks Lions Club @ 1012 Red Oak Ln.)** from "C-2" Commercial Zoning to "CF" Community Facility Zoning; and
3. **Lot A & E 56' Lot B & E 125' Lots C, D, & E, A.E. Mershon Subdivision(Castleberry Church of Christ @ 1025 Merritt St.)** from "C-2" Commercial Zoning to "CF" Community Facility Zoning. (Zoning Case # PZ2011-10)

At 8:25 p.m. Chairperson Watson opened the public hearing.

ZA Gregory summarized the proposed changes.

At 8:27 p.m. with no public comments, Chairperson Watson closed the public hearing.

20. **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:**

1. **Block 1, Lots 1 & 2A, Troy Eubank Addition (River Oaks Lions Club @ 1012 Red Oak Ln.)** from "C-2" Commercial Zoning to "CF" Community Facility Zoning; and
2. **Block 1, Lots 1& 2A 20, Troy Eubank Addition (River Oaks Lions Club @ 1012 Red Oak Ln.)** from "C-2" Commercial Zoning to "CF" Community Facility Zoning; and
3. **Lot A & E 56' Lot B & E 125' Lots C, D, & E, A.E. Mershon Subdivision(Castleberry Church of Christ @ 1025 Merritt St.)** from "C-2" Commercial Zoning to "CF" Community Facility Zoning. (Zoning Case # PZ2011-10)

Member Teague moved, seconded by Member Simpson, to recommend the approval of all items as presented for case number PZ2011-10. All voted "Aye."

21. **PUBLIC HEARING:** 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:**

1. **Block 3, Lots 1, 2 & 3, RW Weatherford Subdivision (4529 White Oak Ln.)** from "R-5" Single-Family Zoning to "PD" Planned Development Zoning; and
2. **Block 3, Lots 4, 5, 6, 7, 8, 9 & Lots F, G, H, I, RW Weatherford Subdivision (4518 Barbara Rd. and 700 thru 728 Springer Ave.)** from "R-5" Single-Family Zoning to "PD" Planned Development Zoning; and
3. **Block 3, Lots 13A & 13B & Lots 14, 15, 16, 17 & 18 RW Weatherford Subdivision (4516 Barbara Rd. and 705 thru 723 Isbell Rd.)** from "I" Light Industrial Zoning to "PD" Planned Development Zoning; and
4. **Block 3, Lots 19, 20, A & B, RW Weatherford Subdivision (725, 727, 733 & 737 Isbell Rd.)** from "R-5" Single-Family Zoning to "PD" Planned Development Zoning. (Zoning Case # PZ2011-11)

At 8:27 p.m. Chairperson Watson opened the public hearing.

ZA Gregory summarized the purpose of re-zoning this property was to allow the City to control the type of future development on these properties that may impact the new public school. The area currently contains five different zoning districts. The City does not have a plan for future development and if approved, the master plan must also be amended.

Mrs. Baldwin, 728 Springer, spoke in opposition of the rezoning proposal and she summarized previous rezoning attempts in her neighborhood.

John Friedlan, 716 Springer, spoke in opposition of the rezoning proposal.

At 8:33 p.m. with no further public comments, Chairperson Watson closed the public hearing.

22. **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:**

1. ***Block 3, Lots 1, 2 & 3, RW Weatherford Subdivision (4529 White Oak Ln.) from "R-5" Single-Family Zoning to "PD" Planned Development Zoning; and***
2. ***Block 3, Lots 4, 5, 6, 7, 8, 9 & Lots F, G, H, I, RW Weatherford Subdivision (4518 Barbara Rd. and 700 thru 728 Springer Ave.) from "R-5" Single-Family Zoning to "PD" Planned Development Zoning; and***
3. ***Block 3, Lots 13A & 13B & Lots 14, 15, 16, 17 & 18 RW Weatherford Subdivision (4516 Barbara Rd. and 705 thru 723 Isbell Rd.) from "I" Light Industrial Zoning to "PD" Planned Development Zoning; and***
4. ***Block 3, Lots 19, 20, A & B, RW Weatherford Subdivision (725, 727, 733 & 737 Isbell Rd.) from "R-5" Single-Family Zoning to "PD" Planned Development Zoning. (Zoning Case # PZ2011-11)***

Member Myrick moved, seconded by Simpson, to recommend the denial of all items for case number PZ2011-11. All voted "Aye."

23. **PUBLIC HEARING:** 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:**

1. ***Block 6, Lot 12, Doyle Head 2nd Filing (329 Churchill) from "R-4" Single-Family Zoning to CF" Community Facility Zoning; and***
2. ***Block 3, Lots 9 & 10, Doyle Head 2nd Filing (CISD Vacant Property next to 329 Churchill) from "R-4" Single-Family Zoning to "CF" Community Facility Zoning (Zoning Case # PZ 2011-12)***

At 8:37 p.m. Chairperson Watson opened the public hearing.

ZA Gregory stated that this property is owned by the school district and is surrounded by property currently zoned community facility.

At 8:37 p.m. with no further public comments, Chairperson Watson closed the public hearing.

24. **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:**

1. **Block 6, Lot 12, Doyle Head 2nd Filing (329 Churchill)** from "R-4" Single-Family Zoning to CF" Community Facility Zoning; **and**
2. **Block 3, Lots 9 & 10, Doyle Head 2nd Filing (CISD Vacant Property next to 329 Churchill)** from "R-4" Single-Family Zoning to "CF" Community Facility Zoning (Zoning Case # PZ 2011-12)

Member Teague moved, seconded by Member Simpson, to recommend the approval of all items for case number PZ2011-12 as presented. All voted "Aye."

25. **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

[Refer to agenda item 9 for executive session.]

26. **ACTION FROM EXECUTIVE SESSION**

No action was taken.

27. **ADJOURN**

At 8:39 p.m. Member Myrick motioned, second by Member Teague, to adjourn the meeting. All voted "AYE."

APPROVED THIS 18th DAY OF JULY 2011



Chairperson of Planning/Zoning Commission

ATTEST:



Susan Stewart, Zoning Secretary