

**MINUTES OF THE SPECIAL CALLED MEETING
CITY OF RIVER OAKS
PLANNING AND ZONING COMMISSION
OCTOBER 12, 2009**

MEMBERS PRESENT:

JAMI WOODALL, CHAIRPERSON
ANNA SHERRILL, VICE-CHAIRPERSON
KATHY RODDEN, PLACE 3
PAUL SIMPSON, PLACE 4
Brad Gallman, Place 5
DAN GADDIS, ALTERNATE # 1
LOURDES MEDINA, ALTERNATE # 2
JOANN BUTLER, COUNCIL LIAISON

STAFF PRESENT:

MARVIN GREGORY, ZONING ADMINISTRATOR
SUSAN STEWART, ZONING SECRETARY

1. CALL TO ORDER

At 6:30 p.m. Chairperson Woodall called the meeting to order; a quorum was present.

2. INVOCATION AND PLEDGE OF ALLEGIANCE

Member Gaddis gave the Invocation. Vice-Chairperson Sherrill led the Pledge of Allegiance.

3. APPROVAL OF MINUTES FROM THE SEPTEMBER 21, 2009 SPECIAL CALLED MEETING OF THE PLANNING AND ZONING COMMISSION

Vice-Chairperson Sherrill moved, seconded by Member Simpson, to approve the Minutes as presented. All voted "Aye."

4. **PUBLIC HEARING:** PUBLIC INPUT ON THE REQUEST OF GIGGLES THERAPY AT 905 ROBERTS CUT OFF RD. REGARDING SITE PLAN APPROVAL IN ORDER TO LOCATE A 120 SQUARE FOOT ACCESSORY STRUCTURE ON PROPERTY ZONED C-1 COMMERCIAL ZONING

At 6:32 p.m. Chairperson Woodall opened the public hearing.

ZA Gregory presented the request of Giggles Therapy to construct a 120 square foot metal accessory building on the property that is located in "C-1" (Commercial) Zoning District at 905 Roberts Cut Off. According to Section 14 D.7 of the Zoning Ordinance, an approved site plan that contains information required in Section 25 shall be a prerequisite for issuance of a building permit in a "C-1" Zoning District. In addition, Section 14 D.1 requires that all exterior building walls must at least 75% masonry.

Lastly, the accessory structure must be secured to a foundation; currently it sits unsecured on a driveway.

ZA Gregory reported that Staff has received one written opposition to the request.

At 6:40 p.m. Chairperson Woodall closed the public hearing.

5. ACTION FROM PUBLIC HEARING: CONSIDER APPROVAL OF RECOMMENDATION TO THE CITY COUNCIL REGARDING THE REQUEST OF GIGGLES THERAPY AT 905 ROBERTS CUT OFF RD. FOR SITE PLAN APPROVAL IN ORDER TO LOCATE A 120 SQUARE FOOT ACCESSORY STRUCTURE ON PROPERTY ZONED C-1 COMMERCIAL ZONING

Vice-Chairperson Sherrill moved, seconded by Member Gallman, to deny the site plan approval for Giggle Therapy at 905 Roberts Cut Off Rd. as presented. All voted "Aye."

6. 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:

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

None called for.

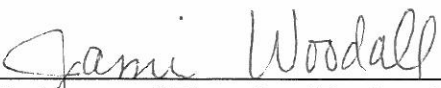
7. ACTION FROM EXECUTIVE SESSION

None.

8. ADJOURN

At 6:41 p.m. Chairperson Woodall adjourned the meeting.

APPROVED ON THIS THE 2nd DAY OF DECEMBER 2009:



Chairman of Planning/Zoning Commission

ATTEST:



Susan Stewart, Zoning Secretary