



4900 River Oaks Boulevard  River Oaks, Texas  76114

Mayor
Herman D. Earwood
Mayor Pro Tem
JoAnn Gordon

City Council
Place 1
JoAnn Butler

Place 2
Steve Holland

Place 3
Joe Crews

Place 4
R. R. "Bob" Minter

City Secretary
Marvin Gregory

Fire Chief
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NOTICE TO THE PUBLIC

A REGULAR MEETING OF THE RIVER OAKS PLANNING AND ZONING COMMISSION IS SCHEDULED IN THE RIVER OAKS CITY COUNCIL CHAMBERS LOCATED AT 4900 RIVER OAKS BLVD. AT:

6:30 P.M., MONDAY, JUNE 20, 2011

THIS NOTICE WAS POSTED IN ACCORDANCE WITH THE OPEN MEETINGS ACT AT THE RIVER OAKS CITY HALL LOCATED AT 4900 RIVER OAKS BLVD, RIVER OAKS, TEXAS ON FRIDAY, JUNE 17, 2011 AT 3:30 P.M.

MARVIN GREGORY, ZONING ADMINISTRATOR

1. Call to Order
2. Invocation and Pledge of Allegiance
3. Member Roll Call
4. Approval of Minutes from the May 16, 2011 Regular Meeting
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)

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)

7. **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. **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)**
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)**
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)**
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)
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)
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)
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)
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).
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)
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)

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).
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).
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)
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)
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)
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)
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)
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)
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*
26. **ACTION FROM EXECUTIVE SESSION**
27. **ADJOURN**

This facility is wheelchair accessible and accessible parking spaces are available. Please contact City Hall at 817-626-5421 if you have any questions or additional needs.