



4900 River Oaks Boulevard River Oaks, Texas 76114

**NOTICE TO THE PUBLIC**

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  
**Ron Short**

Police Chief  
**Dan Chisholm**

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**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, MARCH 19, 2012**

**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, MARCH 16, 2012 AT 1:40 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 December 12, 2011 Regular Meeting
5. **PUBLIC HEARING:** in order to receive citizen comments on the **Final Development Plat and Site Plan Approval** as submitted by Quik Trip Corp in order to build a new 5,720 sq. foot convenience store on the property at 2601 Jacksboro Hwy in accordance to the City's Zoning Ordinance for properties zoned **Commercial. (Case # PZ 2012-02)**
6. **ACTION FROM PUBLIC HEARING:** Consider Planning & Zoning Commission recommendation to the City Council for approval of the **Final Development Plat and Site Plan Approval** as submitted by Quik Trip Corp in order to build a new 5,720 sq. foot convenience store on the property at 2601 Jacksboro Hwy in accordance to the City's Zoning Ordinance for properties zoned **Commercial. (Zoning Case # PZ 2012-02)**
7. **PUBLIC HEARING:** In Order to receive public comment and testimony on the proposed **text amendment** to Comprehensive Zoning Ordinance # 883-2011, as amended and codified into the River Oaks Code of Ordinances (2006) under Chapter 14, Exhibit A "Zoning Ordinance", to:
  1. *Revise Section 4 "Definitions": "Masonry Construction"; and*
  2. *Amend Section 14 "C-1" Commercial District, by revising Section 14 D "Development Regulations" under # 7 "Site Plan" requiring that Site Plan Approval be the prerequisite for the granting of a certificate of occupancy and issuance of a building permit for new construction and expansions amounting to 50 percent or more of the existing main structure in all "C-1" Commercial Zoning Districts; and*
  3. *Amend Section 15 "C-2" Commercial District, by revising Section 15 D "Development Regulations" under # 8 "Site Plan" requiring that Site Plan Approval be the prerequisite for the granting of a certificate of occupancy and issuance of a building permit*

*for new construction and expansions amounting to 50 percent or more of the existing main structure in all "C-2" Commercial Zoning Districts; and*

4. *Amend Section 16 "C-3" Commercial District by revising Section 16 D "Development Regulations" under # 8 "Site Plan" requiring that Site Plan Approval be the prerequisite for the granting of a certificate of occupancy and issuance of a building permit for new construction and expansions amounting to 50 percent or more of the existing main structure in all "C-3" Commercial Zoning Districts; and*

5. *Amend Section 21 "Fence Regulations" by revising Section 21.C "Use Regulations" # 3 "Placement of Fences" under 3.a "Front Yard" in that fences constructed of wrought iron, ornamental iron, metal, chain-link, vinyl or other material that allow the passage of a 1 ¾" sphere are permitted in front of the designated front building line of any property zoned "R-1", "R-2", "R-3", "R-4", "R-5", "R-6" or "MF"; provided the fence does not exceed four (4) feet in height measured from the natural contour of the land unless the fence is constructed of an ornamental material such as decorative wrought iron, then it may be allowed to a height not greater than six (6) feet measured from the natural contour of the land providing it is architecturally compatible within that particular zoning district and be at least 50 percent open; and*

6. *Amend Section 22 "Accessory Uses" by revising Section 22.A "Authorized Accessory Uses" #2 "Accessory Buildings" under 2.c in that the accessory building may not exceed 1200 square feet, and providing it does not exceed the size of the principle structure on the same lot.*

**8. 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 # 883-2011, as amended and codified into the River Oaks Code of Ordinances (2006) under Chapter 14, Exhibit A "Zoning Ordinance", to:

1. *Revise the following definitions pursuant to Section 4 "Definitions": "Masonry Construction"; and*

2. *Amend Section 14 "C-1" Commercial District, by revising Section 14 D "Development Regulations" under # 7 "Site Plan" requiring that Site Plan Approval be the prerequisite for the granting of a certificate of occupancy and issuance of a building permit for new construction and expansions amounting to 50 percent or more of the existing main structure in all "C-1" Commercial Zoning Districts; and*

3. *Amend Section 15 "C-2" Commercial District, by revising Section 15 D "Development Regulations" under # 8 "Site Plan" requiring that Site Plan Approval be the prerequisite for the granting of a certificate of occupancy and issuance of a building permit for new construction and expansions amounting to 50 percent or more of the existing main structure in all "C-2" Commercial Zoning Districts; and*

4. *Amend Section 16 "C-3" Commercial District by revising Section 16 D "Development Regulations" under # 8 "Site Plan" requiring that Site Plan Approval be the prerequisite for the granting of a certificate of occupancy and issuance of a building permit for new construction and expansions amounting to 50 percent or more of the existing main structure in all "C-3" Commercial Zoning Districts; and*

5. *Amend Section 21 "Fence Regulations" by revising Section 21.C "Use Regulations" # 3 "Placement of Fences" under 3.a "Front Yard" in that fences constructed of wrought iron, ornamental iron, metal, chain-link, vinyl or other material that allow the passage of a 1 ¾" sphere*

*are permitted in front of the designated front building line of any property zoned "R-1", "R-2", "R-3", "R-4", "R-5", "R-6" or "MF"; provided the fence does not exceed four (4) feet in height measured from the natural contour of the land unless the fence is constructed of an ornamental material such as decorative wrought iron, then it may be allowed to a height not greater than six (6) feet measured from the natural contour of the land providing it is architecturally compatible within that particular zoning district and be at least 50 percent open; and*

*6. Amend Section 22 "Accessory Uses" by revising Section 22.A "Authorized Accessory Uses" #2 "Accessory Buildings" under 2.c in that the accessory building may not exceed 1200 square feet, and providing it does not exceed the size of the principle structure on the same lot.*

9. **EXECUTIVE SESSION** pursuant to Chapter 551, Texas Government Code, Planning & 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***

10. **ACTION FROM EXECUTIVE SESSION**

11. 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.**