



4900 River Oaks Boulevard River Oaks, Texas 76114

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, AUGUST 16, 2021

THIS NOTICE WAS POSTED IN ACCORDANCE WITH THE OPEN MEETINGS ACT AT RIVER OAKS CITY HALL LOCATED AT 4900 RIVER OAKS BLVD, RIVER OAKS, TEXAS ON FRIDAY, AUGUST 13, 2021 AT 9:00 A.M.

City Secretary

**** YOU CAN EITHER JOIN THIS MEETING IN PERSON OR FROM YOUR PHONE AT 1-415-655-0001 US TOLL. THE ACCESS CODE IS 2557 979 1597**

MEETING LINK:

<https://cityofriveroaks.my.webex.com/cityofriveroaks.my/j.php?MTID=mabfffc6f637858be3ac14a6c28a5827f>

MEETING NUMBER: 2557 979 1597

PASSWORD: hXN2Xw8jjM3 (49629985 from phones and video systems)

AGENDA

1. CALL TO ORDER
2. INVOCATION AND PLEDGE OF ALLEGIANCE
3. **PUBLIC TESTIMONY:** CITIZENS ARE INVITED TO SPEAK ON ANY TOPIC OR AGENDA ITEM BEFORE AND DURING THE MEETING BY RAISING YOUR HAND TO BE RECOGNIZED BY THE CHAIRMAN; HOWEVER, UNLESS THE ITEM IS SPECIFICALLY LISTED ON THIS AGENDA, THE PLANNING AND ZONING COMMISSION MEMBERS ARE REQUIRED UNDER THE TEXAS OPEN MEETINGS ACT TO LIMIT ITS RESPONSE WITH A STATEMENT OF SPECIFIC FACTUAL INFORMATION, RECITING THE CITY'S EXISTING POLICY ON THAT ISSUE, OR DIRECTING THE PERSON MAKING THE INQUIRY TO VISIT WITH CITY STAFF ABOUT THE ISSUE AND NO BOARD DELIBERATION IS PERMITTED FOR TOPICS NOT SPECIFICALLY LISTED ON THIS AGENDA.
4. MEMBER ROLL CALL
5. APPROVAL OF MINUTES FROM THE JULY 26, 2021 REGULAR MEETING
6. **PUBLIC HEARING:** IN ORDER TO RECEIVE CITIZEN COMMENTS ON PROPOSED SITE PLAN APPLICATION AS SUBMITTED BY JOLLY WALIA DBA JOLLY'S C STORE LLC IN ORDER TO CONSTRUCT A NEW 6,340 SQUARE FOOT CONVENIENCE STORE WITH REAR DRIVE THRU AND CUSTOMER FUELING STATION WITH 6 GAS PUMPS UNDER A 25-FOOT BY 65-FOOT CANOPY LOCATED ON 28,870 SQUARE FOOT LOT IN A C-2 COMMERCIAL ZONING DISTRICT DESCRIBED

Mayor
Joe Ashton
City Council
Mayor Pro-Tem-Place 3
Darren Houk

Place 1
John Claridge

Place 2
Steve Holland

Place 4
Yolie Rodriguez

Place 5
Dan Chisholm

City Officers
City Manager
Marvin Gregory

City Secretary
Paula Luck

Fire Chief
Clinton "Russell" Shelley

Police Chief
Christopher Spieldenner

Public Works Director
Gordon Smith

Event Center Co- Directors
Shirley Bloomfield Shirley Wheat

Emergency Management Coordinator
James Myrick

Phone
(817) 626-5421

Fax
(817) 624-2154

Website
www.riveroakstx.com



4900 River Oaks Boulevard River Oaks, Texas 76114

Mayor
Joe Ashton

City Council

Mayor Pro-Tem-Place 3
Darren Houk

Place 1
John Claridge

Place 2
Steve Holland

Place 4
Yolie Rodriguez

Place 5
Dan Chisholm

City Officers

City Manager
Marvin Gregory

City Secretary
Paula Luck

Fire Chief
Clinton "Russell" Shelley

Police Chief
Christopher Spieldenner

Public Works Director
Gordon Smith

Event Center Co- Directors
Shirley Bloomfield Shirley Wheat

Emergency Management Coordinator
James Myrick

Phone
(817) 626-5421

Fax
(817) 624-2154

Website
www.riveroakstx.com

AS BEING BLOCK 8, LOT 1 IN THE ROCKWOOD TERRACE ADDITION OTHERWISE KNOWN AS 4710 RIVER OAKS BLVD. (ZONING CASE # SP-PZ2021-0009).

7. **ACTION FROM PUBLIC HEARING:** IN ORDER TO CONSIDER APPROVAL OF RECOMMENDATION TO THE CITY COUNCIL ON THE PROPOSED SITE PLAN APPLICATION AS SUBMITTED BY JOLLY WALIA DBA JOLLY'S C STORE LLC IN ORDER TO CONSTRUCT A NEW 6,340 SQUARE FOOT CONVENIENCE STORE WITH REAR DRIVE THRU AND CUSTOMER FUELING STATION WITH 6 GAS PUMPS UNDER A 25-FOOT BY 65-FOOT CANOPY LOCATED ON 28,870 SQUARE FOOT LOT IN A C-2 COMMERCIAL ZONING DISTRICT DESCRIBED AS BEING BLOCK 8, LOT 1 IN THE ROCKWOOD TERRACE ADDITION OTHERWISE KNOWN AS 4710 RIVER OAKS BLVD. (ZONING CASE # SP-PZ2021-0009).

8. **PUBLIC HEARING:** IN ORDER TO RECEIVE CITIZEN COMMENTS ON THE PROPOSED APPLICATION FROM ELATE PROPERTIES TO REZONE APPROXIMATELY 3.9772 ACRES OF LAND IN THE SAINT ELIZABETHS SUBDIVISION DESCRIBED AS BEING LOTS 23B, 24B & 25B OTHERWISE KNOWN AS 5910 BLACK OAK LN. IN RIVER OAKS, TARRANT COUNTY, TEXAS FROM A "C-F" COMMUNITY FACILITY DISTRICT TO A "PD-R4" PLANNED DEVELOPMENT DISTRICT PURSUANT TO SECTION 18 "PLANNED DEVELOPMENT DISTRICT" OF THE RIVER OAKS ZONING ORDINANCE # 1286-2020 AS AMENDED MEETING R-4 SINGLE-FAMILY BASE REGULATIONS PURSUANT TO SECTION 11 OF THE RIVER OAKS ZONING ORDINANCE # 1286-2020 AS AMENDED IN ORDER TO DEVELOP THE PROPERTY FOR SINGLE-FAMILY HOMES. (ZONING CASE # RZ 2021-0010-PD-R4).

9. **ACTION FROM PUBLIC HEARING:** CONSIDER APPROVAL OF **RECOMMENDATION TO THE CITY COUNCIL** ON THE PROPOSED APPLICATION FROM ELATE PROPERTIES TO APPROVE OR NOT APPROVE **ORDINANCE # 1321-2021** TO REZONE APPROXIMATELY 3.9772 ACRES OF LAND IN THE SAINT ELIZABETHS SUBDIVISION DESCRIBED AS BEING LOTS 23B, 24B & 25B OTHERWISE KNOWN AS 5910 BLACK OAK LN. IN RIVER OAKS, TARRANT COUNTY, TEXAS FROM A "C-F" COMMUNITY FACILITY DISTRICT TO A "PD-R4" PLANNED DEVELOPMENT DISTRICT PURSUANT TO SECTION 18 "PLANNED DEVELOPMENT DISTRICT" OF THE RIVER OAKS ZONING ORDINANCE # 1286-2020 AS AMENDED MEETING R-4 SINGLE-FAMILY BASE REGULATIONS PURSUANT TO SECTION 11 OF THE RIVER OAKS ZONING ORDINANCE # 1286-2020 AS AMENDED IN ORDER TO DEVELOP THE PROPERTY FOR SINGLE-FAMILY HOMES. (ZONING CASE # RZ 2021-0010-PD-R4).

10. **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: **SECTION 551.071: PENDING OR CONTEMPLATED LITIGATION OR TO SEEK ADVICE FROM ATTORNEY.**

11. ACTION FROM EXECUTIVE SESSION

12. ADJOURNMENT

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.