



4900 River Oaks Boulevard River Oaks, Texas 76114

Mayor
Darren Houk

City Council
Mayor Pro-Tem, Place 3
Leigh Ann Turner

Place 1
John Claridge

Place 2
Steve Holland

Place 4
Yolie Rodriguez

Place 5
Brent Forester

City Officers
City Manager
Marvin Gregory

City Secretary
Paula Luck

Fire Chief
Clinton "Russell" Shelley

Police Chief
Charles Stewart

Public Works Director
Todd Henderson

Event Center Co- Directors
Shirley Bloomfield
Shirley Wheat

Emergency Management
Coordinator
James Myrick

Phone
(817) 626-5421

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(817) 624-2154

Website
www.riveroakstx.com

NOTICE TO THE PUBLIC

A SPECIAL CALLED MEETING OF THE RIVER OAKS ZONING BOARD OF ADJUSTMENTS IS SCHEDULED TO BE HELD IN THE COUNCIL CHAMBERS OF THE CITY OF RIVER OAKS LOCATED AT 4900 RIVER OAKS BLVD. ON:

THURSDAY, AUGUST 29, 2024 AT 6:30 P.M.

THIS NOTICE WAS POSTED IN ACCORDANCE WITH THE OPEN MEETINGS ACT OUTSIDE IN BULLETIN BOARD LOCATED AT THE RIVER OAKS CITY HALL, 4900 RIVER OAKS BLVD. ON FRIDAY, AUGUST 23, 2024 AT 11:15 A.M.

Marvin C. Gregory III, Zoning Administrator

*** YOU CAN JOIN THIS MEETING IN PERSON OR BY LIVE FEED ON THE CITY WEB PAGE AT WWW.RIVEROAKSTX.COM BY CLICKING ON THE VIDEO TAB.**

AGENDA

1. CALL TO ORDER
2. INVOCATION AND PLEDGE OF ALLEGIANCE
3. MEMBER ROLL CALL
4. CONSIDER APPROVAL OF MINUTES FROM THE REGULAR MEETING JULY 8, 2024
5. **PUBLIC TESTIMONY:** CITIZENS ARE INVITED TO SPEAK ON ANY TOPIC OR AGENDA ITEM BEFORE AND DURING THE MEETING BY RESPONSE TO THE CHAIRMAN TO BE RECOGNIZED; HOWEVER, UNLESS THE ITEM IS SPECIFICALLY LISTED ON THIS AGENDA, THE ZONING BOARD OF ADJUSTMENTS IS 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.

STATEMENT OF APPOINTED OFFICIAL/OATH OF OFFICE

6. STATEMENT OF APPOINTED OFFICIAL AND OATH OF OFFICE FOR 2024 BOARD MEMBER APPOINTMENTS

PUBLIC HEARING/ACTION FROM PUBLIC HEARING

7. OATH OF TESTIMONY



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8. **PUBLIC HEARING:** TO RECEIVE CITIZEN PUBLIC INPUT ON THE VARIANCE REQUEST OF **ELIAS LOPEZ AT 304 CAHILL OVAL STREET** TO BUILD A NEW 2,954 SQ. FT. HOME OF WHICH 1,894 SQ. FT. IS LIVING SPACE ON THE EXISTING 9,124 SQ. FT. VACANT IRREGULAR SIZED CORNER LOT THAT IS APPROXIMATELY 73-FOOT LONG BY 125-FOOT WIDE TO BE BUILT WITHIN 5 FEET OF THE REAR PROPERTY LINE IN VIOLATION OF SEC. 10.C.4 "REAR YARD" OF THE RIVER OAKS ZONING ORDINANCE IN THAT THERE SHALL BE A REAR YARD OF NOT LESS THAN 20 FEET. (*ZBA CASE # 2024-0002*).

9. **ACTION FROM PUBLIC HEARING:** TO CONSIDER APPROVAL OF THE VARIANCE REQUEST OF **ELIAS LOPEZ** UNIQUE TO THE PROPERTY AT **304 CAHILL OVAL STREET** FROM THE RIVER OAKS ZONING ORDINANCE AS AMENDED IN ORDER TO BE PERMITTED TO BUILD A NEW 2,954 SQ. FT. HOME OF WHICH 1,894 SQ. FT. IS LIVING SPACE ON THE EXISTING 9,124 SQ. FT. VACANT IRREGULAR SIZED CORNER LOT THAT IS APPROXIMATELY 73-FOOT LONG BY 125-FOOT WIDE TO BE BUILT WITHIN 5 FEET OF THE REAR PROPERTY LINE IN VIOLATION OF SEC. 10.C.4 "REAR YARD" OF THE RIVER OAKS ZONING ORDINANCE IN THAT THERE SHALL BE A REAR YARD OF NOT LESS THAN 20 FEET. (*ZBA CASE # 2024-0002*).

10. **PUBLIC HEARING:** TO RECEIVE CITIZEN PUBLIC INPUT ON THE VARIANCE REQUEST OF **BRAD WHITE/EMILY WHITE AT 4849 SHERWOOD DR.** TO BE PERMITTED TO ATTACH A 780 SQ.FT. ACCESSORY BUILDING TO THE MAIN STRUCTURE BY VIRTUE OF A BREEZEWAY WHICH IS DEFINED AS BEING A COVERED PASSAGE ONE STORY IN HEIGHT AND SIX FEET OR MORE IN WIDTH CONNECTING A MAIN STRUCTURE AND AN ACCESSORY BUILDING LOCATED WITHIN 4.4 FEET OF THE SIDE PROPERTY LINE IN VIOLATION OF SEC. 10.C.5 "SIDE YARD" OF THE RIVER OAKS ZONING ORDINANCE IN THAT THERE SHALL BE A SIDE YARD OF NOT LESS THAN 5 FEET ON EACH SIDE. (*ZBA CASE # 2024-0003*).

11. **ACTION FROM PUBLIC HEARING:** TO CONSIDER APPROVAL OF THE VARIANCE REQUEST OF **BRAD WHITE/EMILY WHITE** UNIQUE TO THE PROPERTY AT **4849 SHERWOOD DR.** FROM THE RIVER OAKS ZONING ORDINANCE AS AMENDED IN ORDER TO BE PERMITTED TO ATTACH A 780 SQ.FT. ACCESSORY BUILDING TO THE MAIN STRUCTURE BY VIRTUE OF A BREEZEWAY WHICH IS DEFINED AS BEING A COVERED PASSAGE ONE STORY IN HEIGHT AND SIX FEET OR MORE IN WIDTH CONNECTING A MAIN STRUCTURE AND AN ACCESSORY BUILDING LOCATED WITHIN 4.4 FEET OF THE SIDE PROPERTY LINE IN VIOLATION OF SEC. 10.C.5 "SIDE YARD" OF THE ZONING ORDINANCE IN THAT THERE SHALL BE A SIDE YARD OF NOT LESS THAN 5 FEET ON EACH SIDE. (*ZBA CASE # 2024-0003*).

12. **EXECUTIVE SESSION** PURSUANT TO CHAPTER 551, TEXAS LOCAL GOVERNMENT CODE, AND THE ZONING BOARD OF ADJUSTMENTS (ZBA) RESERVE THE RIGHT TO CONVENE INTO EXECUTIVE SESSION(S) FROM TIME TO TIME AS DEEMED NECESSARY DURING THIS MEETING. THE ZBA MAY CONVENE IN EXECUTIVE SESSION TO DISCUSS THE FOLLOWING:

- *SEC. 551.071 PENDING OR CONTEMPLATED LITIGATION OR TO SEEK ADVICE FROM ATTORNEY.*

13. **ACTION FROM EXECUTIVE SESSION**

14. **ADJOURNMENT**

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