



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

Fax
(817) 624-2154

Website
www.riveroakstx.com

NOTICE TO THE PUBLIC

A REGULAR 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:

MONDAY, DECEMBER 2, 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 TUESDAY, NOVEMBER 26, 2024 AT 5:00 P.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 SPECIAL CALLED MEETING AUGUST 29, 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.

PUBLIC HEARING/ACTION FROM PUBLIC HEARING

6. OATH OF TESTIMONY
7. **PUBLIC HEARING:** TO RECEIVE CITIZEN PUBLIC INPUT ON THE VARIANCE REQUEST FROM THE RIVER OAKS ZONING ORDINANCE AS REQUESTED BY **JEAN ANN TAYLOR AT 4931 BLACK OAK LANE** TO EXPAND THE EXISTING GARAGE LOCATED IN THE REAR OF THE PROPERTY BY ADDING 130 SQ.FT. TO THE FRONT OF THE EXISTING 410 SQUARE FOOT PRIVATE GARAGE THAT IS DEFINED AS BEING AN ACCESSORY BUILDING LOCATED



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1-FOOT FROM THE SIDE PROPERTY LINE IN VIOLATION OF SECTION 22B "ACCESSORY BUILDINGS" # 1 IN THAT AN ACCESSORY BUILDING SHALL BE ERECTED NO CLOSER THAN FIVE FEET TO A PROPERTY LINE LOCATED IN THE REAR OR SIDE YARD. (ZBA CASE # 2024-0004).

8. **ACTION FROM PUBLIC HEARING:** TO CONSIDER APPROVAL OF THE VARIANCE REQUEST BY BY **JEAN ANN TAYLOR AT 4931 BLACK OAK LANE** TO EXPAND THE EXISTING GARAGE LOCATED IN THE REAR OF THE PROPERTY BY ADDING 130 SQ.FT. TO THE FRONT OF THE EXISTING 410 SQUARE FOOT PRIVATE GARAGE THAT IS DEFINED AS BEING AN ACCESSORY BUILDING LOCATED 1-FOOT FROM THE SIDE PROPERTY LINE IN VIOLATION OF SECTION 22B "ACCESSORY BUILDINGS" # 1 IN THAT AN ACCESSORY BUILDING SHALL BE ERECTED NO CLOSER THAN FIVE FEET TO A PROPERTY LINE LOCATED IN THE REAR OR SIDE YARD. (ZBA CASE # 2024-0004).

9. **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.*

10. **ACTION FROM EXECUTIVE SESSION**

11. **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.