



4900 River Oaks Boulevard River Oaks, Texas 76114

Mayor
Darren Houk

City Council
Mayor Pro-Tem, Place 1
John Claridge

Place 2
Steve Holland

Place 3
Leigh Ann Turner

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
Jeremy Bell

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 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, NOVEMBER 20, 2023

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, NOVEMBER 17, 2023 AT 8:00 A.M.

City Secretary

**** YOU CAN JOIN THIS MEETING IN PERSON OR FROM YOUR PHONE AT 1-669-444-9171. THE MEETING I.D. CODE IS 939 3944 7200. THE MEETING IS ALSO BEING STREAMLINED BY LIVE FEED ON THE CITY WEB PAGE AT WWW.RIVEROAKSTX.COM BY CLICKING ON THE VIDEO TAB.**

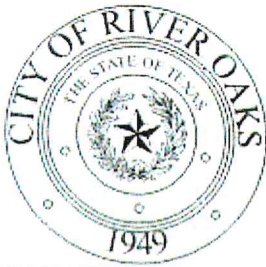
MEETING LINK: <https://zoom.us/j/93939447200?pwd=WjdaN2cwQk1sbnBPcGV2UEFURDRkUT09>

MEETING ID NUMBER: **939 3944 7200**

PASSCODE: 178238

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 SEPTEMBER 18, 2023 REGULAR MEETING
6. **PUBLIC HEARING:** IN ORDER TO RECEIVE COMMENT AND TESTIMONY ON THE PROPOSED TEXT AMENDMENTS TO THE COMPREHENSIVE ZONING ORDINANCE # 1331-2021, AS AMENDED (CASE PZ 2023-0002), HEREIN PROVIDED FOR:



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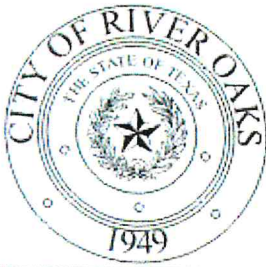
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- Amend Article 14.03 "Zoning and Sign Ordinances" of the River Oaks Code of Ordinances (2020) by revising Article 14.03 (a) "Zoning Ordinance" amending Section 14.03.001 "Adopted" Exhibit A "Zoning Ordinance" specifically in Section 4 "Definitions" by adding Definitions for Art Show, Automotive Repair Garages, Craft Fair, Farmer, Farmers Market, Food Producer, Market and Vehicle, Oversized;
- Amend Article 14.03 "Zoning and Sign Ordinances" of the River Oaks Code of Ordinances (2020) by revising Article 14.03 (a) "Zoning Ordinance" amending Section 14.03.001 "Adopted" Exhibit A "Zoning Ordinance" specifically in Section 14 "C-1" Commercial District - (Neighborhood Retail)"; Section 15 "C-2" Commercial District"; Section 16 "C-3" Commercial District under Sections 14.D, 15.D and 16.D "Development Regulations" specifically under 14.D.1, 15.D.1 and 16.D.1 by removing Masonry Requirements;
- Amend Article 14.03 "Zoning and Sign Ordinances" of the River Oaks Code of Ordinances (2020) by revising Article 14.03 (a) "Zoning Ordinance" amending Section 14.03.001 "Adopted" Exhibit A "Zoning Ordinance" specifically in Section 14 "C-1" Commercial District" under Section 14.E "District Restrictions" # 5 "Outside Storage";
- Amend Article 14.03 "Zoning and Sign Ordinances" of the River Oaks Code of Ordinances (2020) by revising Article 14.03 (a) "Zoning Ordinance" amending Section 14.03.001 "Adopted" Exhibit A "Zoning Ordinance" specifically in Section 15 "C-2" Commercial District" under Section 15.B "Use Regulations" # 5 removing Section 15.B.5 as written and revising it to allow Automobile Laundry (car wash) and steam cleaning;
- Amend Article 14.03 "Zoning and Sign Ordinances" of the River Oaks Code of Ordinances (2020) by revising Article 14.03 (a) "Zoning Ordinance" amending Section 14.03.001 "Adopted" Exhibit A "Zoning Ordinance" specifically in Section 15 "C-2" Commercial District" under Section 15.D "District Restrictions" # 7 "Outside Storage";
- Amend Article 14.03 "Zoning and Sign Ordinances" of the River Oaks Code of Ordinances (2020) by revising Article 14.03 (a) "Zoning Ordinance" amending Section 14.03.001 "Adopted" Exhibit A "Zoning Ordinance" specifically in Section 16 "C-3" Commercial District" under Section 16.B "Use Regulations" # 4 amending the use regulations by removing #4 "Automobile Laundry (car wash) and Steam Cleaning as being a permitted use in a C-3 Commercial Zoning District;
- Amend Article 14.03 "Zoning and Sign Ordinances" of the River Oaks Code of Ordinances (2020) by revising Article 14.03 (a) "Zoning Ordinance" amending Section 14.03.001 "Adopted" Exhibit A "Zoning Ordinance" specifically in Section 16 "C-3" Commercial District" under Section 16.B "Use Regulations" #14 "Pawn Shops";
- Amend Article 14.03 "Zoning and Sign Ordinances" of the River Oaks Code of Ordinances (2020) by revising Article 14.03 (a) "Zoning Ordinance" amending Section 14.03.001 "Adopted" Exhibit A "Zoning Ordinance" specifically in Section 16 "C-3" Commercial District" under Section 16.B "Use Regulations" #18 "Sales of second-hand merchandise";



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- Amend Article 14.03 "Zoning and Sign Ordinances" of the River Oaks Code of Ordinances (2020) by revising Article 14.03 (a) "Zoning Ordinance" amending Section 14.03.001 "Adopted" Exhibit A "Zoning Ordinance" specifically in Sec. 22.A "Authorized Accessory Uses" by removing Section 22.A. # 21; and
- Amend Article 14.03 "Zoning and Sign Ordinances" of the River Oaks Code of Ordinances (2020) by revising Article 14.03 (a) "Zoning Ordinance" amending Section 14.03.001 "Adopted" Exhibit A "Zoning Ordinance" specifically in Section 22.A "Authorized Accessory Uses" # 28 revising Section 22.A.28 by adding Farmers Markets, Craft Fairs & Art Shows.

7. ACTION FROM PUBLIC HEARING: CONSIDER APPROVAL OF RECOMMENDATION TO THE CITY COUNCIL TO ADOPT ORDINANCE # 1394-2023 AMENDING THE COMPREHENSIVE ZONING ORDINANCE # 1331-2021 BY APPROVING THE PROPOSED 2023 ZONING TEXT AMENDMENTS (CASE PZ 2023-0002).

CORRESPONDENCE:

8. BOARD MEMBER QUESTIONS, COMMENTS AND ANNOUNCEMENTS

9. **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.**

10. ACTION FROM EXECUTIVE SESSION

11. 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.