

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**

Interim 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 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:**

**MONDAY, AUGUST 7, 2023 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 4, 2023 AT 8:00 A.M.**

  
Marvin C. Gregory III, Zoning Administrator

**\*\* YOU CAN JOIN THIS MEETING IN PERSON OR FROM YOUR PHONE AT 1-253-205-0468. THE MEETING ID IS 953 4330 1540.**

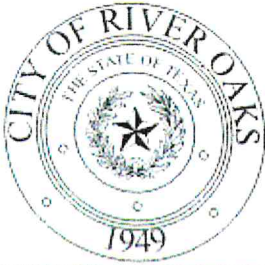
**MEETING LINK:** <https://zoom.us/j/95343301540?pwd=OE1rUUdrcVU2MitrYmo4R3UxdGRpZz09>

**MEETING NUMBER:** 953 4330 1540

**PASSCODE:** 340915

**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 10, 2023
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.



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**

Interim 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**

6. OATH OF TESTIMONY

7. **PUBLIC HEARING:** TO RECEIVE CITIZEN PUBLIC INPUT ON THE VARIANCE REQUEST OF **JUAN CANO** UNIQUE TO THE PROPERTY AT **1712 LONG AVE.** FROM THE RIVER OAKS ZONING ORDINANCE AS AMENDED IN ORDER TO BE PERMITTED TO CONSTRUCT A 15' X 17' EXTENSION TO THE EXISTING 15' X 17' CARPORT THAT IS REGISTERED A LEGAL NON-CONFORMING STRUCTURE WITH A 0' SIDE YARD SETBACK FOR A TOTAL SIZE OF 30' X 17' THAT WOULD BE IN VIOLATION OF SECTION 10C.5 REQUIRING A 5-FOOT SIDE YARD SETBACK IN A R-3 SINGLE-FAMILY ZONING DISTRICT AND IN VIOLATION OF SECTION 22.5A IN THAT A CARPORT SHALL NOT EXCEED 24 FEET ON ITS LONGEST DIMENSION. (*ZBA CASE # 2023-0003*).

9. **ACTION FROM PUBLIC HEARING:** TO CONSIDER APPROVAL OF THE VARIANCE REQUEST OF **JUAN CANO** UNIQUE TO THE PROPERTY AT **1712 LONG AVE.** FROM THE RIVER OAKS ZONING ORDINANCE AS AMENDED IN ORDER TO BE PERMITTED TO CONSTRUCT A 15' X 17' EXTENSION TO THE EXISTING 15' X 17' CARPORT THAT IS REGISTERED A LEGAL NON-CONFORMING STRUCTURE WITH A 0' SIDE YARD SETBACK FOR A TOTAL SIZE OF 30' X 17' THAT WOULD BE IN VIOLATION OF SECTION 10C.5 REQUIRING A 5-FOOT SIDE YARD SETBACK IN A R-3 SINGLE-FAMILY ZONING DISTRICT AND IN VIOLATION OF SECTION 22.5A IN THAT A CARPORT SHALL NOT EXCEED 24 FEET ON ITS LONGEST DIMENSION. (*ZBA CASE # 2023-0003*).

10. CONSIDER APPROVAL TO AMEND ZONING BOARD OF ADJUSTMENTS RULES OF PROCEDURES.

11. **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.*

12. **ACTION FROM EXECUTIVE SESSION**

13. **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.**