



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, MAY 5, 2025 AT 6:30 P.M.

THIS NOTICE WAS POSTED IN ACCORDANCE WITH THE OPEN MEETINGS ACT OUTSIDE IN THE BULLETIN BOARD LOCATED AT THE RIVER OAKS CITY HALL, 4900 RIVER OAKS BLVD. ON FRIDAY, MAY 2, 2025 AT 8:00 A.M.


Marvin C. Gregory III, Zoning Administrator

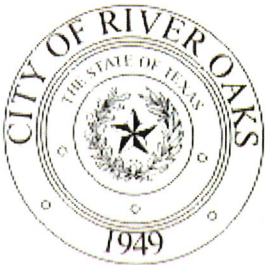
*** YOU CAN JOIN THIS MEETING IN PERSON OR BY LIVE FEED ON THE CITY WEB PAGE AT WWW.RIVEROAKSTX.COM BY CLICKING ON THE VIDEO TAB.**

AGENDA

1. CALL TO ORDER
2. INVOCATION AND PLEDGE OF ALLEGIANCE
3. MEMBER ROLL CALL
4. CONSIDER APPROVAL OF MINUTES FROM SPECIAL CALLED MEETING APRIL 17, 2025
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 PUBLIC COMMENTS ON THE REQUEST OF **ANDREW HOLDER** AT **501 ROBERTS CUT OFF RD.** REQUESTING A VARIANCE FROM THE RIVER OAKS ZONING ORDINANCE AS AMENDED CITING DUE TO SPECIAL CONDITIONS UNIQUE TO THIS PROPERTY THAT A LITERAL ENFORCEMENT OF THE ZONING ORDINANCE WOULD RESULT



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IN AN UNNECESSARY HARDSHIP (TREE REMOVAL) IN ORDER TO ADD TO THE EXISTING STRUCTURE A 1,368 SQUARE FOOT BEDROOM & KITCHEN ADDITION TO WITHIN 5-FEET OF THE SIDE PROPERTY LINE THAT IS IN VIOLATION OF SEC 8C.5 "SIDE YARD" IN THAT THERE SHALL BE A SIDE YARD OF NOT LESS THAN 10 FEET. (ZBA CASE # 2025-0002).

8. **ACTION FROM PUBLIC HEARING:** TO CONSIDER APPROVAL OF THE VARIANCE REQUEST AS REQUESTED BY **ANDREW HOLDER** AT **501 ROBERTS CUT OFF RD.** REQUESTING A VARIANCE FROM THE RIVER OAKS ZONING ORDINANCE AS AMENDED CITING DUE TO SPECIAL CONDITIONS UNIQUE TO THIS PROPERTY THAT A LITERAL ENFORCEMENT OF THE ZONING ORDINANCE WOULD RESULT IN AN UNNECESSARY HARDSHIP (TREE REMOVAL) IN ORDER TO ADD TO THE EXISTING STRUCTURE A 1,368 SQUARE FOOT BEDROOM & KITCHEN ADDITION TO WITHIN 5-FEET OF THE SIDE PROPERTY LINE THAT IS IN VIOLATION OF SEC 8C.5 "SIDE YARD" IN THAT THERE SHALL BE A SIDE YARD OF NOT LESS THAN 10 FEET. (ZBA CASE # 2025-0002).

9. CONSIDER APPROVAL OF RECOMMENDATION TO CITY COUNCIL TO APPOINT THE PLACE 4 ALTERNATE MEMBER TO THE ZONING BOARD OF ADJUSTMENTS.

10. **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.*

11. **ACTION FROM EXECUTIVE SESSION**

12. **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.