



4900 River Oaks Boulevard River Oaks, Texas 76114

Mayor  
**Joe Ashton**

**City Council**  
 Mayor Pro-Tem-Place 3  
**Darren Houk**

Place 1  
**John Claridge**

Place 2  
**Steve Holland**

Place 4  
**Yolie Rodriguez**

Place 5  
**Dan Chisholm**

**City Officers**  
 City Manager  
**Marvin Gregory**

City Secretary  
**Paula Luck**

Fire Chief  
**Clinton "Russell" Shelley**

Police Chief  
**Christopher Spieldenner**

Public Works Director  
**Gordon Smith**

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 PLANNING AND ZONING COMMISSION IS SCHEDULED IN THE RIVER OAKS CITY COUNCIL CHAMBERS LOCATED AT 4900 RIVER OAKS BLVD. AT:**

**7:00 P.M., MONDAY, DECEMBER 6, 2021**

**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, DECEMBER 3, 2021 AT 9:00 A.M.**

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City Secretary

**\*\* YOU CAN EITHER JOIN THIS MEETING IN PERSON OR FROM YOUR PHONE AT 1-415-655-0001 US TOLL. THE ACCESS CODE IS 2556 147 1399**

**MEETING LINK:**

<https://cityofriveroaks.my.webex.com/cityofriveroaks.my/j.php?MTID=mf00bb6b2e70cd6634c2c94d93a488e14>

**MEETING NUMBER:** 2556 147 1399

**PASSWORD:** mkEEQamk334 (65337265 from phones and video systems)

**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 NOVEMBER 1, 2021 SPECIAL MEETING
6. **PUBLIC HEARING:** IN ORDER TO RECEIVE CITIZEN COMMENTS ON THE PROPOSED THE PROPOSED TEXT AMENDMENTS TO THE COMPREHENSIVE ZONING ORDINANCE # 1286-2020, AS AMENDED (CASE PZ 2021-0012), AS HEREIN PROVIDED:





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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 14 "C-1" Commercial District - (Neighborhood Retail)" under Section 14.B "Use Regulations" amending use regulations by removing the following as being a permitted use in a C-1 Commercial Zoning District: *Cigar & Tobacco Stores & Massage Establishment*
- 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" and Section 16 "C-3" Commercial District" under "Use Regulations" by adding term language for substantially similar, new or unlisted uses of businesses.
- 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" amending the use regulations by removing or revising permitted uses in a C-2 Commercial Zoning District as follows: *Removing Automobile Laundry (carwash); Garage Storage Only; Garages, public for repairs; Body Piercing & Tattoo Studios as permitted uses and revising uses for Cleaning, dyeing & pressing works; Financial Institutions & Fuel dispensing gas stations.*
- 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" amending the use regulations by removing the following as being a permitted use in a C-3 Commercial Zoning District: **Pawn Shop**
- 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" # 5 "Carports, subject to the following requirements" revising Sections 22.A.5.c, 22.A.5.d and 22.A.5.g.

7. **ACTION FROM PUBLIC HEARING:** IN ORDER TO CONSIDER APPROVAL OF RECOMMENDATION TO THE CITY COUNCIL ON THE PROPOSED TEXT AMENDMENTS TO THE COMPREHENSIVE ZONING ORDINANCE # 1286-2020, AS AMENDED (CASE PZ 2021-0012)

8. **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.**

9. ACTION FROM EXECUTIVE SESSION

10. 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.**