



4900 River Oaks Boulevard River Oaks, Texas 76114

Mayor
Joe Ashton

City Council
Mayor Pro-Tem-Place 5
Dan Chisholm

Place 1
John Claridge

Place 2
Steve Holland

Place 3
Leigh Ann Turner

Place 4
Yolie Rodriguez

City Officers

City Manager
Marvin Gregory

City Secretary
Paula Luck

Fire Chief
Clinton "Russell" Shelley

Police Chief
Charles Stewart

Public Works Director
Gordon Smith

Event Center Co- Directors
Shirley Bloomfield
Shirley Wheat

Emergency Management Coordinator
James Myrick

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(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, OCTOBER 10, 2022 AT 7:00 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, OCTOBER 7, 2022 AT 8:00 A.M.



Marvin C. Gregory III, Zoning Administrator

**** YOU CAN JOIN THIS MEETING IN PERSON OR FROM YOUR PHONE AT 1-415-655-0001. THE ACCESS CODE IS 2553 326 3615.**

MEETING LINK:

<https://cityofriveroaks.my.webex.com/cityofriveroaks.my/j.php?MTID=m2f94e322d48b9c310cc8b26a727c0e8e>

MEETING NUMBER: 2553 326 3615

PASSWORD: ceSM5UJSs33 (23765857 from phones and video systems)

AGENDA

1. Call To Order
2. Invocation and Pledge of Allegiance
3. Member Roll Call
4. Consider Approval of Minutes from the Regular Meeting September 12, 2022
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.
6. Oath of Testimony



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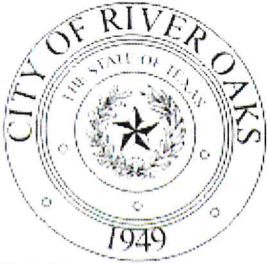
7. Public Hearing Continued: To receive public input on the request by **Eranga Kaneira, record owner at 4702 Barbara Rd.**, appealing the zoning administrator's determination to the ZBA that the property has not been registered for two-family occupancy in the past which is not a permitted occupancy use within a C-1 Commercial Zoning District unless registered as a legal non-conformity with the Building Official within twelve months after the time it becomes nonconforming or after the date of adoption of this Ordinance, whichever date is later pursuant to Section 28 "Nonconformities" of the River Oaks Zoning Ordinance as adopted and as amended. (Case # 2022-0005)

8. Action from Public Hearing: To Consider approval of the request by **Eranga Kaneira, record owner at 4702 Barbara Rd.**, appealing the zoning administrator's determination to the ZBA in that the property has not been registered for two-family occupancy in the past which is not a permitted occupancy use within a C-1 Commercial Zoning District unless registered as a legal non-conformity with the Building Official within twelve months after the time it becomes nonconforming or after the date of adoption of this Ordinance, whichever date is later pursuant to Section 28 "Nonconformities" of the River Oaks Zoning Ordinance as adopted and as amended. (Case # 2022-0005)

9. Public Hearing: To receive public input on the request by **C 3 Equity LLC % Jared Childs, record owner of properties at 632 and 636 Schieme**, appealing the zoning administrator's determination to the ZBA that the property or properties has not been registered for two-family occupancy in the past which is not a permitted occupancy use within an R-2 Single-Family District unless registered as a legal non-conformity with the Building Official within twelve months after the time it becomes nonconforming or after the date of adoption of this Ordinance, whichever date is later pursuant to Section 28 "Nonconformities" of the River Oaks Zoning Ordinance as adopted and as amended. (Case # 2022-0006)

10. Action from Public Hearing: To Consider approval of the request by **C 3 Equity LLC % Jared Childs, record owner of properties at 632 and 636 Schieme**, appealing the zoning administrator's determination to the ZBA that the property or properties has not been registered for two-family occupancy in the past which is not a permitted occupancy use within an R-2 Single-Family District unless registered as a legal non-conformity with the Building Official within twelve months after the time it becomes nonconforming or after the date of adoption of this Ordinance, whichever date is later pursuant to Section 28 "Nonconformities" of the River Oaks Zoning Ordinance as adopted and as amended. (Case # 2022-0006)

11. Public Hearing: To receive citizen public input on the Variance Request of **Dream America Homes LLC % William Taylor at 5312 Cornell Ave.** unique to this property from the River Oaks Zoning Ordinance as amended in order to build a 20 X 20 Carport in front to within 30-foot of the street in violation of Section 22.B.6 in that no accessory building shall be located forward of the principal building on the lot. Applicant cites that with a drainage ditch on the west side and limited space in backyard to locate a carport as being the special condition



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which would make a literal enforcement of the Zoning Ordinance an unnecessary hardship. (ZBA Case # 2022-0007).

12. Action from Public Hearing: To consider approval of the Variance Request of **Dream America Homes LLC % William Taylor at 5312 Cornell Ave.** unique to this property from the River Oaks Zoning Ordinance as amended in order to build a 20 X 20 Carport in front to within 30-foot of the street in violation of Section 22.B.6 in that no accessory building shall be located forward of the principal building on the lot. Applicant cites that the with a drainage ditch on the west side and limited space in backyard to locate a carport as being the special condition which would make a literal enforcement of the Zoning Ordinance an unnecessary hardship. (ZBA Case # 2022-0007).

13. 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.*

14. Action from Executive Session

15. 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.