



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
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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 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, MAY 16, 2022

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, MAY 13, 2022 AT 12:15 P.M.

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 2550 422 1285.**

MEETING LINK:

<https://cityofriveroaks.my.webex.com/cityofriveroaks.my/j.php?MTID=m7405ae1097864fdd7f142ebc6281100c>

MEETING NUMBER: 2550 422 1285

PASSWORD: qzTVy5rg4fc (72889574 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 MARCH 21, 2022 REGULAR MEETING
6. **PUBLIC HEARING:** IN ORDER TO RECEIVE CITIZEN COMMENTS ON THE PROPOSED APPLICATION FROM ELATE FUND I, LLC TO REZONE APPROXIMATELY 3.9772 ACRES OF LAND IN THE SAINT ELIZABETHS SUBDIVISION DESCRIBED BEING LOTS 23B, 24B & 25B OTHERWISE KNOWN AS 5910 BLACK OAK LN. IN RIVER OAKS, TARRANT COUNTY, TEXAS FROM A "PDR4" PLANNED DEVELOPMENT ZONING DISTRICT MEETING R-4 SINGLE FAMILY BASE DEVELOPMENT



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REQUIREMENTS TO A "PDR4-R" PLANNED DEVELOPMENT ZONING DISTRICT MEETING R-4 SINGLE FAMILY BASE DEVELOPMENT REQUIREMENTS BY REVISING THE SINGLE-FAMILY HOME SQUARE FOOTAGE AS PROVIDED FOR IN SECTION 1 OF ORDINANCE 1321-2021 AND PROVIDING REVISED CONSTRUCTION DOCUMENTS. (ZONING CASE # PZ 2022-0003 RZ)

7. **ACTION FROM PUBLIC HEARING:** IN ORDER TO CONSIDER APPROVAL OF RECOMMENDATION TO THE CITY COUNCIL ON THE PROPOSED APPLICATION TO REZONE APPROXIMATELY 3.9772 ACRES OF LAND IN THE SAINT ELIZABETHS SUBDIVISION DESCRIBED AS BEING LOTS 23B, 24B & 25B OTHERWISE KNOWN AS 5910 BLACK OAK LN. IN RIVER OAKS, TARRANT COUNTY, TEXAS FROM A "PDR4" PLANNED DEVELOPMENT ZONING DISTRICT MEETING R-4 SINGLE FAMILY BASE DEVELOPMENT REQUIREMENTS BY REVISING THE SINGLE-FAMILY HOME SQUARE FOOTAGE AS PROVIDED FOR IN SECTION 1 OF ORDINANCE 1321-2021 AND PROVIDING REVISED CONSTRUCTION DOCUMENTS. (ZONING CASE # PZ 2022-0003 RZ)

8. **PUBLIC HEARING:** IN ORDER TO RECEIVE CITIZEN COMMENTS ON THE PROPOSED APPLICATION AS SUBMITTED BY ROFD REAL ESTATE INVESTMENTS TO REZONE APPROXIMATELY 0.566 ACRES OF LAND DESCRIBED AS BEING RIVER OAKS DENTAL IN BLOCK 1, LOTS 2 & 3 IN RIVER OAKS, TARRANT COUNTY, TEXAS FROM A "PD" PLANNED DEVELOPMENT ZONING DISTRICT CREATED PURSUANT TO ORDINANCE 1338-2022 TO AN AMENDED "PD-R" PLANNED DEVELOPMENT ZONING DISTRICT FOR A REDESIGNED TOWNHOME DEVELOPMENT REPEALING THE FORMER ORDINANCE AND ADOPTING ORDINANCE 1346-2022 IN ORDER TO DEVELOP THE PROPERTY FOR 7 TOWNHOMES EITHER TWO-FAMILY ATTACHED OR SINGLE-FAMILY DETACHED NOT EXCEEDING 2300 SQUARE FEET PER UNIT IN TOTAL BUILDING SIZE. (ZONING CASE # PZ 2022-0001 RZ-R2).

9. **ACTION FROM PUBLIC HEARING:** IN ORDER TO CONSIDER APPROVAL OF RECOMMENDATION TO THE CITY COUNCIL ON THE PROPOSED APPLICATION TO REZONE APPROXIMATELY 0.566 ACRES OF LAND DESCRIBED AS BEING RIVER OAKS DENTAL IN BLOCK 1, LOTS 2 & 3 IN RIVER OAKS, TARRANT COUNTY, TEXAS FROM A "PD" PLANNED DEVELOPMENT ZONING DISTRICT CREATED PURSUANT TO ORDINANCE # 1338-2022 TO AN AMENDED "PD-R" PLANNED DEVELOPMENT ZONING DISTRICT FOR A REDESIGNED TOWNHOME DEVELOPMENT REPEALING THE FORMER ORDINANCE AND ADOPTING ORDINANCE 1346-2022 IN ORDER TO DEVELOP THE PROPERTY FOR 7 TOWNHOMES EITHER TWO-FAMILY ATTACHED OR SINGLE-FAMILY DETACHED NOT EXCEEDING 2300 SQUARE FEET PER UNIT IN TOTAL BUILDING SIZE. (ZONING CASE # PZ 2022-0001 RZ-R2).

10. **PUBLIC HEARING:** IN ORDER TO RECEIVE CITIZEN COMMENTS ON THE PROPOSED APPLICATION SUBMITTED BY BELIA ESPINOZA TO REPLAT APPROXIMATELY 0.3749 ACRES OF LAND DESCRIBED AS BEING BLOCK 11, LOT 3 IN THE CASTLEBERRY GARDENS ADDITION AND IF SUBDIVIDED WILL BE REPLATTED INTO TWO 90-FOOT WIDE X 80-FOOT DEEP SINGLE PLATTED LOTS SUBJECT TO APPROVAL BY SPECIAL PERMIT THAT ARE 7,200 SQUARE FEET IN SIZE IN A R-4 SINGLE-FAMILY ZONING DISTRICT. (ZONING CASE # PZ2022-0004)

11. **ACTION FROM PUBLIC HEARING:** IN ORDER TO CONSIDER APPROVAL OF RECOMMENDATION TO THE CITY COUNCIL ON THE PROPOSED APPLICATION TO REPLAT APPROXIMATELY 0.3749 ACRES OF LAND DESCRIBED AS BEING BLOCK 11, LOT 3 IN THE CASTLEBERRY GARDENS ADDITION AND IF SUBDIVIDED WILL BE REPLATTED INTO TWO 90-FOOT WIDE X 80-FOOT DEEP SINGLE PLATTED LOTS SUBJECT TO APPROVAL BY SPECIAL PERMIT THAT ARE 7,200 SQUARE FEET IN SIZE IN A R-4 SINGLE-FAMILY ZONING DISTRICT. (ZONING CASE # PZ2022-0004)



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12. **PUBLIC HEARING:** IN ORDER TO RECEIVE CITIZEN COMMENTS ON THE PROPOSED APPLICATION SUBMITTED BY MANUEL ALEJANDRO GARCIA TO REPLAT APPROXIMATELY 0.53 ACRES OF LAND DESCRIBED AS BEING BLOCK 7, LOT 1 IN THE CASTLEBERRY GARDENS ADDITION AND IF SUBDIVIDED WILL BE REPLATTED INTO 3 LOTS AS LOTS 1R1, 1R2 AND 1R3 THAT ARE 6,600 UP TO 8,932 SQUARE FEET IN SIZE PURSUANT TO SECTION 11 "R-4" SINGLE FAMILY DISTRICT AS PROVIDED FOR IN THE CITY'S COMPREHENSIVE ZONING ORDINANCE # 1331-2021 AS ADOPTED AND AS AMENDED. (ZONING CASE # PZ2022-0005).

13. **ACTION FROM PUBLIC HEARING:** IN ORDER TO CONSIDER APPROVAL OF RECOMMENDATION TO THE CITY COUNCIL ON THE PROPOSED APPLICATION TO REPLAT APPROXIMATELY 0.53 ACRES OF LAND DESCRIBED AS BEING BLOCK 7, LOT 1 IN THE CASTLEBERRY GARDENS ADDITION AND IF SUBDIVIDED WILL BE REPLATTED INTO 3 LOTS AS LOTS 1R1, 1R2 AND 1R3 THAT ARE 6,600 UP TO 8,932 SQUARE FEET IN SIZE PURSUANT TO SECTION 11 "R-4" SINGLE FAMILY DISTRICT AS PROVIDED FOR IN THE CITY'S COMPREHENSIVE ZONING ORDINANCE # 1331-2021 AS ADOPTED AND AS AMENDED. (ZONING CASE # PZ2022-0005).

CORRESPONDENCE:

14. BOARD MEMBER QUESTIONS, COMMENTS AND ANNOUNCEMENTS

15. **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.*

16. ACTION FROM EXECUTIVE SESSION

17. 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.