



4900 River Oaks Boulevard River Oaks, Texas 76114

**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 2, 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, SEPTEMBER 29, 2023 AT 8:00 A.M.**

  
Marvin C. Gregory III, Zoning Administrator

**\*\* YOU CAN JOIN THIS MEETING IN PERSON OR FROM YOUR PHONE AT 1-669-444-9171. THE MEETING ID IS 921 9111 9944.**

**MEETING LINK:** <https://zoom.us/j/92191119944?pwd=NC8wTVQ2cUZCd2t1MWZuSkNBbmU4UT09>

**MEETING NUMBER: 921 9111 9944**

**PASSCODE: 587255**

**AGENDA**

1. CALL TO ORDER
2. INVOCATION AND PLEDGE OF ALLEGIANCE
3. MEMBER ROLL CALL
4. CONSIDER APPROVAL OF MINUTES FROM THE REGULAR MEETING AUGUST 7, 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.
6. OATH OF TESTIMONY
7. **PUBLIC HEARING:** TO RECEIVE CITIZEN PUBLIC INPUT ON THE VARIANCE REQUEST OF **ZENAIDA TOVAR BANDA** UNIQUE TO THE PROPERTY AT **1401 WESTWICK DR.** FROM THE RIVER OAKS ZONING ORDINANCE AS AMENDED IN ORDER TO BUILD A 14' X 20'

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](http://www.riveroakstx.com)





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CARPORT IN FRONT AND ATTACHED TO THE EXISTING 9'8" X 32' FRONT PORCH AWNING AND THAT THE PROPOSED CARPORT WOULD EXTEND IN FRONT OF THE 25-FOOT BUILDING LINE TO WITHIN 6'9" OF THE PREVAILING EDGE OF THE STREET IN VIOLATION OF SEC. 22.A.5D IN THAT AN INTEGRALLY BUILT CARPORT IN FRONT OF THE PRINCIPLE BUILDING MAY NOT EXTEND PAST THE FRONT BUILDING LINE IN ANY PARTICULAR ZONING DISTRICT AND SPECIFICALLY IN VIOLATION OF SEC. 11 B.4 REQUIRING A 25-FOOT FRONT YARD SETBACK IN A R-4 SINGLE-FAMILY ZONING DISTRICT. (ZBA CASE # 2023-0004).

8. **ACTION FROM PUBLIC HEARING:** TO CONSIDER APPROVAL OF THE VARIANCE REQUEST OF **ZENAIDA TOVAR BANDA** UNIQUE TO THE PROPERTY AT **1401 WESTWICK DR.** FROM THE RIVER OAKS ZONING ORDINANCE AS AMENDED IN ORDER TO BUILD A 14' X 20' CARPORT IN FRONT AND ATTACHED TO THE EXISTING 9'8" X 32' FRONT PORCH AWNING AND THAT THE PROPOSED CARPORT WOULD EXTEND IN FRONT OF THE 25-FOOT BUILDING LINE TO WITHIN 6'9" OF THE PREVAILING EDGE OF THE STREET IN VIOLATION OF SEC. 22.A.5D IN THAT AN INTEGRALLY BUILT CARPORT IN FRONT OF THE PRINCIPLE BUILDING MAY NOT EXTEND PAST THE FRONT BUILDING LINE IN ANY PARTICULAR ZONING DISTRICT AND SPECIFICALLY IN VIOLATION OF SEC. 11 B.4 REQUIRING A 25-FOOT FRONT YARD SETBACK IN A R-4 SINGLE-FAMILY ZONING DISTRICT. (ZBA CASE # 2023-0004).

9. **PUBLIC HEARING:** TO RECEIVE CITIZEN PUBLIC INPUT ON THE VARIANCE REQUEST OF **ELIAS LOPEZ** UNIQUE TO THE PROPERTY AT **304 CAHILL OVAL ST.** FROM THE RIVER OAKS ZONING ORDINANCE AS AMENDED IN ORDER TO BE PERMITTED TO BUILD AN APPROXIMATE 530 SQUARE FOOT ROOM ADDITION ON TO THE BACK OF THE EXISTING HOUSE AND A 24' 2" X 18' 9" PATIO COVER BOTH TO WITHIN 5' 10" OF THE REAR PROPERTY LINE IN VIOLATION OF THE 20-FOOT REAR YARD SETBACK REQUIREMENT IN AN R-1 SINGLE-FAMILY ZONING DISTRICT. (ZBA CASE # 2023-0005).

10. **ACTION FROM PUBLIC HEARING:** TO CONSIDER APPROVAL OF THE VARIANCE REQUEST OF **ELIAS LOPEZ** UNIQUE TO THE PROPERTY AT **304 CAHILL OVAL ST.** FROM THE RIVER OAKS ZONING ORDINANCE AS AMENDED IN ORDER TO BE PERMITTED TO BUILD AN APPROXIMATE 530 SQUARE FOOT ROOM ADDITION ON TO THE BACK OF THE EXISTING HOUSE AND A 24' 2" X 18' 9" PATIO COVER BOTH TO WITHIN 5' 10" OF THE REAR PROPERTY LINE IN VIOLATION OF THE 20-FOOT REAR YARD SETBACK REQUIREMENT IN AN R-1 SINGLE-FAMILY ZONING DISTRICT. (ZBA CASE # 2023-0005).

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.**