



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

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(817) 624-2154

Website
www.riveroakstx.com

NOTICE TO THE PUBLIC

A SPECIAL 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:

THURSDAY, APRIL 29, 2021 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 SATURDAY, APRIL 24, 2021 AT 2:30 P.M.

Marvin C. Gregory III, Zoning Administrator

**** DUE TO THE COVID-19 PUBLIC HEALTH EMERGENCY THERE MAY OR MAY NOT BE A QUORUM OF BOARD MEMBERS PRESENT IN PERSON AT THE MEETING, INSTEAD THEY MAY PARTICIPATE IN THE MEETING BY TELECONFERENCE. YOU CAN JOIN THIS MEETING FROM YOUR PHONE AT 1-415-655-0001. THE ACCESS CODE IS 182 229 3404.**

MEETING LINK:

<https://cityofriveroaks.my.webex.com/cityofriveroaks.my/j.php?MTID=m82f1c04b745c0b1577be64f8bee43da9>

MEETING NUMBER: 182 229 3404

PASSWORD: SMrPmpeb234 (76776732 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 Special Meeting of September 28, 2020
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. Statement of Appointed Official and Oath of Office for 2020 Board Appointments
7. Oath of Testimony



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8. **Public Hearing:** To receive public input on the Variance Request of Jolly Dreams Corporation from the River Oaks Zoning Ord # 1286-2020 in order to locate a new convenience store on the property to within 17-foot of the rear property line in violation of Sec 15 "C-2" Commercial District specifically under Sec 15D "Development Regulations" # 4 "Rear Yard" in that there shall not be a rear yard less than 20-feet from the rear property line. The Applicant is citing that due to special conditions a literal enforcement of the ordinance would result in an unnecessary hardship unique to the property and not self-created. **(ZBA 2021-0001)**

9. **Action from Public Hearing:** To Consider Approval of Variance Request of Jolly Dreams Corporation from the River Oaks Zoning Ord # 1286-2020 in order to locate a new convenience store on the property to within 17-foot of the rear property line in violation of Sec 15 "C-2" Commercial District specifically under Sec 15D "Development Regulations" # 4 "Rear Yard" in that there shall not be a rear yard less than 20-feet from the rear property line. The Applicant is citing that due to special conditions a literal enforcement of the ordinance would result in an unnecessary hardship unique to the property and not self-created. **(ZBA 2021-0001)**

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.