



4900 River Oaks Boulevard River Oaks, Texas 76114

NOTICE TO THE PUBLIC

A SPECIAL CALLED 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, MARCH 12, 2018 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, MARCH 9, 2018 AT 9:00 A.M.

Marvin C. Gregory III, Zoning Administrator

AGENDA

1. Call To Order
2. Invocation and Pledge of Allegiance
3. Statement of Appointed Official & Oath of Office for 2017 Appointees
(Cornell Addington, Place 3 Member)
4. Member Roll Call
5. Consider Approval of Minutes from Special Meeting of December 11, 2017
6. ***Oath of Testimony***
7. **Public Hearing:** To receive public input on the Variance Request of **Juan A. Gonzalez at 1105 Oxford Street** requesting a variance from the River Oaks Zoning Ordinance as amended in order to be permitted to construct a 20 X 24 Accessory Building that is 18-foot in height in violation of Section 22.B "Accessory Buildings" of the Zoning Ordinance in that an accessory building shall not exceed one-story or 14-foot in height.
(ZBA Case # 2018-01).
8. **Action from Public Hearing:** To consider approval of the Variance Request of **Juan A. Gonzalez at 1105 Oxford Street** from the River Oaks Zoning Ordinance as amended in order to be permitted to construct a 20 X 24 Accessory Building that is 18-foot in height in violation of Section 22.B "Accessory Buildings" of the Zoning

Mayor
Herman D. Earwood

City Council

Mayor Pro-Tem-Place 4
Joe Ashton

Place 1
JoAnn Butler

Place 2
Steve Holland

Place 3
Bruce Scott

Place 5
Dan Chisholm

City Secretary
Marvin Gregory

Fire Chief
James Brown

Police Chief
Christopher Spieldenner

Public Works Director
Gordon Smith

Library Director
Jeanette Winter

Phone
(817) 626-5421

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Website
www.riveroakstx.com



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Ordinance in that an accessory building shall not exceed one-story or 14-foot in height. (ZBA Case # 2018-01).

9. **Public Hearing:** To receive public input on the Variance Request of **Nicole Radoumis at 621 Oaklawn Dr.** in that *pursuant to the City's Comprehensive Zoning Ordinance, the use of a second dwelling unit separate from the principal dwelling unit located on the same property in a single-family zoning district is prohibited and the owner did fail to prove that the existing two-family occupancy in a single-family zoning district is a legal non-conforming use pursuant to Section 28 J "Registration of Nonconformity" since the property has no record of being registered as a legal non-conforming use after the non-conforming use was created. (ZBA Case # 2018-02).*

10. **Action from Public Hearing:** To consider approval of the Variance Request of **Nicole Radoumis at 621 Oaklawn Dr.** requesting non-conforming registration of *a second dwelling unit separate from the principal dwelling unit located on the same single-platted lot at 621 Oaklawn Dr. in a single-family zoning district providing the Board finds that the owner has provided proof that the existing two-family occupancy in a single-family zoning district qualifies to be a legal non-conforming use pursuant to Section 28 J "Registration of Nonconformity" of the River Oaks Comprehensive Zoning Ordinance as amended. (ZBA Case # 2018-02).*

11. **Executive Session** pursuant to Chapter 551, Texas Local Government Code, 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.