



4900 River Oaks Boulevard  River Oaks, Texas  76114

Mayor
Darren Houk

City Council

Mayor Pro-Tem, Place 3
Leigh Ann Turner

Place 1
John Claridge

Place 2
Steve Holland

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

Public Works Director
Todd Henderson

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 19, 2025

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 16, 2025 AT 8:00 A.M.

City Secretary

*** YOU CAN JOIN THIS MEETING IN PERSON OR BY LIVE FEED ON THE CITY WEB PAGE AT WWW.RIVEROAKSTX.COM BY CLICKING ON THE VIDEO TAB.**

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 DECEMBER 16, 2024 REGULAR MEETING

PUBLIC HEARINGS/ACTION FROM PUBLIC HEARINGS:

6. PUBLIC HEARING: IN ORDER TO RECEIVE CITIZEN COMMENT AND TESTIMONY ON THE REZONING APPLICATION REQUEST AT **5404 DARTMOUTH AVE** AS SUBMITTED BY **PETER GERMA D/B/A SERIES 5404 DARTMOUTH, SERIES OF FREEDOM FUND INVESTMENTS LLC** BEING BLOCK 9, LOT 3 IN THE CASTLEBERRY GARDENS ADDITION AND IS OTHERWISE KNOWN AS BEING **5404 DARTMOUTH AVE** BY REZONING THE PROPERTY FROM "R-4" SINGLE-FAMILY ZONING TO "R-6" TWO-FAMILY ZONING THAT SHALL MEET THE REQUIREMENTS IN



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SECTION 12A TWO FAMILY DISTRICT OF THE RIVER OAKS ZONING ORDINANCE # 1394-2023 AS AMENDED FOR A 3,600 SQUARE FOOT DUPLEX THAT IS PROPOSED TO BE 1,800 SQUARE FEET ON EACH SIDE TO BE LOCATED ON THE EXISTING 14,165 SQUARE FOOT LOT.

7. ACTION FROM PUBLIC HEARING: CONSIDER APPROVAL OF RECOMMENDATION TO CITY COUNCIL TO REZONE THE PROPERTY LOCATED AT **5404 DARTMOUTH AVE** AS SUBMITTED BY **PETER GERMA D/B/A SERIES 5404 DARTMOUTH, SERIES OF FREEDOM FUND INVESTMENTS LLC** BEING BLOCK 9, LOT 3 IN THE CASTLEBERRY GARDENS ADDITION AND IS OTHERWISE KNOWN AS BEING **5404 DARTMOUTH AVE** BY REZONING THE PROPERTY FROM "R-4" SINGLE-FAMILY ZONING TO "R-6" TWO-FAMILY ZONING THAT SHALL MEET THE REQUIREMENTS IN SECTION 12A TWO FAMILY DISTRICT OF THE RIVER OAKS ZONING ORDINANCE # 1394-2023 AS AMENDED FOR A 3,600 SQUARE FOOT DUPLEX THAT IS PROPOSED TO BE 1,800 SQUARE FEET ON EACH SIDE TO BE LOCATED ON THE EXISTING 14,165 SQUARE FOOT LOT.

CORRESPONDENCE:

8. BOARD MEMBER QUESTIONS, COMMENTS AND ANNOUNCEMENTS

9. **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.

10. ACTION FROM EXECUTIVE SESSION

11. 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.