



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**

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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**

**\*\* A REGULAR MEETING OF THE RIVER OAKS CITY COUNCIL IS SCHEDULED IN THE RIVER OAKS CITY COUNCIL ROOM LOCATED AT 4900 RIVER OAKS BLVD.; RIVER OAKS, TEXAS ON **TUESDAY****

**MAY 24, 2022**  
**6:00 PM**

I certify that the above notice of meeting was posted on the bulletin board outside the River Oaks City Hall, 4900 River Oaks Blvd., a place that is accessible to the general public at all times, and that said notice was posted on **Friday, May 20, 2022 at 6:30 P.M.**

\_\_\_\_\_  
CITY SECRETARY

**\*\* YOU CAN JOIN THIS MEETING IN PERSON OR FROM YOUR PHONE AT 1-415-655-0001. THE ACCESS CODE IS 2554 939 2182. THE MEETING IS ALSO BEING STREAMLINED BY LIVE FEED ON THE CITY WEB PAGE AT [WWW.RIVEROAKSTX.COM](http://WWW.RIVEROAKSTX.COM) BY CLICKING ON THE VIDEO TAB.**

**MEETING LINK:**

<https://cityofriveroaks.my.webex.com/cityofriveroaks.my/j.php?MTID=m49e52ee83oad4736be8f7e7280ba941a>

**MEETING NUMBER:** 2554 939 2182

**PASSWORD:** EXbKDPfJ823 (39253735 from phones and video systems)

**AGENDA**

1. CALL TO ORDER
2. INVOCATION
3. PLEDGE OF ALLEGIANCE TO UNITED STATES FLAG AND THE TEXAS FLAG  
**"HONOR THE TEXAS FLAG; I PLEDGE ALLEGIANCE TO THEE, TEXAS, ONE STATE UNDER GOD, ONE AND INDIVISIBLE"**
4. **COUNCIL MEMBER RECOGNITION:** DARREN HOUK, COUNCIL MEMBER PLACE 3

**STATEMENT OF APPOINTED/ELECTED OFFICIAL & OATH OF OFFICE**

5. STATEMENT OF ELECTED/APPOINTED OFFICIALS, "OATH OF OFFICE" AND CERTIFICATE OF ELECTION FOR CITY COUNCIL MEMBER PLACES 1 & 3.

5. DECLARACION DE LOS OFICIALES ELEGIDOS/DESIGNADOS, "JURAMENTO DE OFICIO" Y CERTIFICACION DEL CONSEJAL DE LA CIUDAD LUGARES 1 Y 3.

5. TUYÊN BỐ CỦA CÁC VIÊN CHỨC ĐƯỢC BẦU/BỔ NHIỆM, "TUYÊN THỆ NHẬN CHỨC" VÀ GIẤY CHỨNG NHẬN BẦU CỬ CHO CÁC ỦY VIÊN HỘI ĐỒNG THÀNH PHỐ NÓI 1 VÀ 3.

*NEWLY ELECTED COUNCIL MEMBER PLACE 3, LEIGH ANN TURNER, WILL NOW BE SEATED AT DAIS.*

6. **ADJOURN FOR RECEPTION FOR OUTGOING AND INCOMING COUNCIL MEMBERS**



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**RECONVENE INTO REGULAR SESSION:**

7. **PUBLIC TESTIMONY:** CITIZENS ARE INVITED TO SPEAK ON ANY TOPIC OR AGENDA ITEM BEFORE AND DURING THE MEETING BY RESPONSE TO THE MAYOR TO BE RECOGNIZED; HOWEVER, UNLESS THE ITEM IS SPECIFICALLY LISTED ON THIS AGENDA, THE CITY COUNCIL 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 COUNCIL DELIBERATION IS PERMITTED FOR TOPICS NOT SPECIFICALLY LISTED ON THIS AGENDA.

8. READING OF PROCLAMATION(S) AND SPECIAL PRESENTATIONS BY MAYOR:

- RIVER OAKS FIRE DEPARTMENT FOR RECEIVING EMS LIFESAVING RECOGNITION FROM PARKLAND HOSPITAL

9. **CONSENT AGENDA:** ALL ITEMS UNDER THIS SECTION ARE RECOMMENDED FOR APPROVAL FOR THE "CONSENT AGENDA". THESE ITEMS ARE OF A ROUTINE NATURE AND REQUIRE ONLY BRIEF DELIBERATION BY COUNCIL. **COUNCIL RESERVES THE RIGHT TO REMOVE ANY ITEM ON THE CONSENT AGENDA FOR FURTHER DELIBERATION.**

- APPROVE MINUTES FROM MAY 10, 2022 REGULAR COUNCIL MEETING
- APPROVE MINUTES FROM MAY 17, 2022 SPECIAL CALLED MEETING
- APPROVE BILLS PAYABLE FOR PERIOD ENDING MAY 24, 2022 (FY 2022)

10. DISCUSSION OR ACTION TAKEN ON ITEMS WITHDRAWN FROM CONSENT AGENDA FOR SEPARATE DELIBERATION.

**PERSONAL APPEARANCES AND/OR ITEMS REQUIRING COUNCIL APPROVAL/ACTION**

11. ELECTION OF A MAYOR PRO-TEMPORE FOR THE 2022-2023 TERM YEAR  
**LA ELECCION DE EL SUPLENTE DE EL ALCALDE PARA EL PERIODO DE LOS AÑOS 2022-2023**  
**BẦU C OFA MỘT THỊ TRƯỞNG THỦ TƯỚNG ĐẾN NĂM 2022-2023**

12. DISCUSSION AND/OR ACTION ON COMPLAINT FROM SHELLI AULISIO AT 4852 BARBARA REGARDING IRRIGATION METER ACCOUNT.

13. CONSIDER APPROVAL OF REQUEST FROM ELATE FUND I, LLC TO RENAME THE STREET FOR THE NEW SUBDIVISION AT 5910 BLACK OAK LANE FROM CHURCH LANE TO BOSTON LANE PURSUANT TO SECTION 48-104 OF THE CITY'S SUBDIVISION ORDINANCE.

**PUBLIC HEARINGS/ACTION FROM PUBLIC HEARINGS:**

14. **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 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 FROM 2300 TO 2100 SQUARE FEET AND INCORPORATING CONSTRUCTION REVISIONS



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IN SECTION 1 OF ORDINANCE 1321-2021 AND PROVIDING REVISED CONSTRUCTION DOCUMENTS IN EXHIBIT A. (ZONING CASE # PZ 2022-0003 RZ).

15. **ACTION FROM PUBLIC HEARING:** IN ORDER TO CONSIDER APPROVAL OF **ORDINANCE # 1347-2022** REZONING 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 FROM 2300 TO 2100 SQUARE FEET AND CONSTRUCTION REVISIONS IN SECTION 1 OF ORDINANCE 1321-2021 AND PROVIDING REVISED CONSTRUCTION DOCUMENTS IN EXHIBIT A. (ZONING CASE # PZ 2022-0003 RZ)

16. **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, 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).

17. **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, 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).

18. **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)

19. **ACTION FROM PUBLIC HEARING:** IN ORDER TO CONSIDER APPROVAL OF 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)

20. **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



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AS PROVIDED FOR IN THE CITY'S COMPREHENSIVE ZONING ORDINANCE # 1331-2021 AS ADOPTED AND AS AMENDED. (ZONING CASE # PZ2022-0005).

**21. 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).

**ORDINANCES / RESOLUTIONS REQUIRING COUNCIL APPROVAL/ACTION:**

**22. CONSIDER APPROVAL OF RESOLUTION #1079-2022** AMENDING AUTHORIZED REPRESENTATIVES ON THE CITY BANK ACCOUNTS.

**23. CONSIDER APPROVAL OF RESOLUTION # 1080-2022** SUSPENDING THE JUNE 17, 2022 EFFECTIVE DATE OF ONCOR ELECTRIC DELIVERY COMPANY'S REQUESTED RATE CHANGE TO PERMIT THE CITY TIME TO STUDY THE REQUEST AND TO ESTABLISH REASONABLE RATES.

**24. CONSIDER APPROVAL OF RESOLUTION # 1081 -2022** CERTIFYING ACCEPTANCE OF THE PROJECT, "SEWER SYSTEM IMPROVEMENTS PRIORITY 3 PROJECT" UNDER TEXAS WATER DEVELOPMENT DRINKING WATER STATE REVOLVING FUND (CWSRF), TWDB PROJECT # 73749.

**25. CONSIDER APPROVAL OF ORDINANCE # 1349-2022** AMENDING THE GENERAL FUND BUDGET FOR EMERGENCY REPAIRS TO THE CITY COMPLEX PARKING LOT.

**OTHER ITEMS FOR DISCUSSION AND/OR ACTION:**

**26. DISCUSSION AND/OR ACTION ON WOOLDRIDGE PARK MURAL SKATE PARK IMAGES AS PRESENTED BY JILL WALKER, ALTERNATE MEMBER OF THE RIVER OAKS PARK BOARD.**

**27. CONSIDER APPROVAL TO WAIVE OR REDUCE ZONING APPLICATION FEE FOR ELATE FUND I, LLC FOR ZONING CASE # PZ 2022-0003 RZ AT 5910 BLACK OAK LANE.**

**28. CONSIDER APPROVAL TO WAIVE OR REDUCE ZONING APPLICATION FEE FOR ROPD REAL ESTATE INVESTMENTS FOR ZONING CASE # PZ 2022-0001-RZ-R2 AT 5308-5312 BLACK OAK LANE.**

**29. DISCUSSION AND/OR ACTION REGARDING UPDATES FROM THE CITY MANAGER ADVISING THE MAYOR AND CITY COUNCIL ON PERSONNEL, CITY'S FISCAL CONDITION, PANDEMIC EXECUTIVE ORDERS, SCHEDULING COUNCIL WORK SESSIONS, FUTURE NEEDS OF THE CITY AND OTHER CITY MANAGER RECOMMENDATIONS.**

**OTHER ITEMS FOR DISCUSSION AND/OR ACTION:**

**30. UPDATE ON SUBSTANDARD PROPERTIES AT:**

- 632 SCHIEME
- 636 SCHIEME
- 640 SCHIEME
- 1513 SKYLINE
- 1114 HARVARD
- 5016 ALMENA



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- 940 CODY (APT 6 – 13)

**QUESTIONS RELATED TO MONTHLY STAFF REPORTS INCLUDING:**

31. **POLICE DEPT. MONTHLY REPORT** INCLUDING PATROL ACTIVITY, RESPONSE CALLS, NUMBER OF CRIMINAL INVESTIGATION CASES, WARRANTS ISSUED AND ANIMAL CONTROL CALLS INCLUDING CITATIONS ISSUED.

32. **FIRE DEPT. REPORT** INCLUDING NUMBER OF CALLS FOR SERVICE AND FIRE TRAINING EXERCISES.

33. **INSPECTIONS AND CODE COMPLIANCE ACTIVITY REPORTS** INCLUDING NUMBER OF PERMITS ISSUED AND CODE VIOLATIONS WORKED.

34. **MUNICIPAL COURT** INCLUDING COURT ACTIVITY FROM FINES, BONDS, WARRANT FEES, COURT TAXES, COURT FEES, ARREST FEES, COURT SECURITY FEES, COURT TECHNOLOGY FEES, PAYMENT PLANS, STATE COURT COSTS AND AGENCY COLLECTION FEES.

35. **PUBLIC WORKS ACTIVITY REPORT** INCLUDING ROAD REPAIRS COMPLETED, SIGNS INSTALLED, WATER PRODUCTION, WATER MAIN AND SERVICE LEAKS REPAIRED, NUMBER OF FIRE HYDRANTS AND DEAD-END LINES FLUSHED, NUMBER OF SEWER OVERFLOWS AND STOPPAGES, CUBIC TONS OF SOLID WASTE COMPACTED AND PUBLIC WORKS EQUIPMENT REPAIRS.

36. **PARK BOARD ACTIVITY REPORTS** INCLUDING BALLFIELD RENTALS, GRANT UPDATES AND QUESTIONS PERTAINING TO MINUTES FROM THE PARK BOARD.

37. **EVENT CENTER ACTIVITY REPORTS** INCLUDING NUMBER OF COMMUNITY CENTER RENTALS, EVENTS AND ACTIVITIES.

38. **CITY SECRETARY ACTIVITY REPORT** INCLUDING REVENUE FROM SALES TAX, DOLLAR DONATIONS, EDC SALES TAX, TEX POOL AND CRIME SALES TAX.

39. **EDC ACTIVITY REPORT** INCLUDING FUNDED PROJECT UPDATES, UPCOMING PROJECTS AND REPORTING FROM EXECUTIVE DIRECTOR, CONSULTANT, ON ECONOMIC DEVELOPMENT.

40. **STORM WATER TASK FORCE ACTIVITY REPORT** INCLUDING ACTIONS TAKEN UNDER THE MS4 PERMIT, COMMUNITY EDUCATION AND PROMOTIONAL EVENTS REGARDING STORM WATER PREVENTION POLLUTION.

41. **EMERGENCY MANAGEMENT ACTIVITY REPORT** INCLUDING POLICIES, PROCEDURES AND INFORMATION PERTAINING TO EMERGENCY MANAGEMENT AND UPDATES REGARDING THE COVID-19 PANDEMIC AND WEST NILE VIRUS.

**CORRESPONDENCE:**

42. COUNCIL MEMBER QUESTIONS, COMMENTS AND ANNOUNCEMENTS

**EXECUTIVE SESSION:**

43. CONVENE IN EXECUTIVE SESSION PURSUANT TO CHAPTER 551, TEXAS GOVERNMENT CODE: THE COUNCIL RESERVES THE RIGHT TO CONVENE IN EXECUTIVE SESSIONS(S) FROM TIME TO TIME ON ANY POSTED AGENDA ITEM TO RECEIVE ADVICE FROM ITS ATTORNEY AS PERMITTED



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BY LAW DURING THIS MEETING. THE COUNCIL MAY CONVENE IN EXECUTIVE SESSION TO DISCUSS THE FOLLOWING:

- a. Section 551.071 Pending or contemplated litigation or to seek advice from attorney:
- b. Section 551.072 deliberation regarding real property; a governmental body may conduct a closed meeting to deliberate the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the governmental body in negotiations with a third person.
- c. Section 551.074 Personnel matters – To deliberate the appointment, employment, evaluation, reassignment of duties, discipline or dismissal of a Public Officer or Employee or to hear a compliant or charge against an Officer or Employee.
- d. Section 551.076 Deliberation regarding security devices.

**RECONVENE:**

44. CONSIDER APPROVAL OF ANY ACTION FROM EXECUTIVE SESSION

**ADJOURN:**

45. ADJOURNMENT

This facility is wheelchair accessible and accessible parking spaces are available in front of City Hall. Please contact City Hall at 817-626-5421 if you have any questions or additional needs.