



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

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Fax
(817) 624-2154

Website
www.riveroakstx.com

NOTICE TO THE PUBLIC

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*

JUNE 3, 2025
6:00 PM.

I certify that the above notice of the 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 30, 2025, at 2:15 P.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 AT 6:00 P.M. OF THE RIVER OAKS CITY COUNCIL
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. READING OF PROCLAMATION(S) AND SPECIAL PRESENTATIONS BY MAYOR:
 - GIVEAWAY TO GRAND PRIZE AND CONSOLATION PRIZE WINNERS FOR THE MAY 2025 TASTE OF RIVER OAKS EVENT
5. **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.
6. **CONSENT AGENDA:** ALL ITEMS UNDER THIS SECTION ARE RECOMMENDED FOR APPROVAL FOR THE "CONSENT AGENDA". THESE ITEMS ARE OF ROUTINE NATURE AND REQUIRE ONLY



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BRIEF DELIBERATION BY THE COUNCIL. **COUNCIL RESERVES THE RIGHT TO REMOVE ANY ITEM ON THE CONSENT AGENDA FOR FURTHER DELIBERATION.**

- A. APPROVE MINUTES OF MAY 20, 2025, REGULAR COUNCIL MEETING.
- B. APPROVE BILLS PAYABLE FOR PERIOD ENDING JUNE 3, 2025 (FY 2025).

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 DISCUSSION OR ACTION TAKEN ON ITEMS WITHDRAWN FROM THE CONSENT AGENDA FOR SEPARATE DELIBERATION.

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

8. DISCUSSION AND/OR ACTION FOLLOWING PRESENTATION FROM RICHARD JONES, SOLUTIONS ADVISOR, OF CIVIC PLUS REGARDING WEBSITE EXECUTIVE SUMMARY.

9. CONSIDER APPROVAL OF REQUEST FROM SANDRA LONGORIA DAMIAN REQUESTING PERMISSION TO PERMIT A TEMPORARY PICKUP AND DROPOFF LOCATION FOR U HAUL RENTALS AT 1711 ROBERTS CUT OFF RD.

10. CONSIDER APPROVAL OF REQUEST FROM **JASON GLEVA** TO EXTEND THE NOVEMBER 19, 2024 SUBSTANDARD BUILDING ORDER ON PROPERTY AT **5609 JAMES DR.** AS LAST EXTENDED UNTIL MAY 16, 2025 FROM ACTION TAKEN AT THE FEBRUARY 18, 2025 COUNCIL MEETING.

PUBLIC HEARING/ACTION FROM PUBLIC HEARING

11. **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 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.

12. **ACTION FROM PUBLIC HEARING:** CONSIDER APPROVAL OF **ORDINANCE # 1450-2025** REZONING 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.

ORDINANCES / RESOLUTIONS REQUIRING COUNCIL APPROVAL/ACTION:



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13. CONSIDER APPROVAL OF **ORDINANCE # 1451-2025** AMENDING CHAPTER 13 "UTILITIES" OF THE RIVER OAKS CODE OF ORDINANCES (2020) REVISING DIVISION 2 "WATER SERVICE POLICY" SPECIFICALLY UNDER SECTION 13.02.033 "PAYMENT ARRANGEMENTS" SUBSECTION (a) AND SECTION 13.02.037 "DISCONNECTION OF UTILITY SERVICE" SUBSECTION (a) REGARDING UTILITY SERVICE DISCONNECTION OF A DELINQUENT WATER ACCOUNT.

OTHER ITEMS FOR DISCUSSION AND/OR ACTION:

14. DISCUSSION AND/OR ACTION ON REQUESTED AMENDMENT TO ETHICS POLICY BY CITIZEN.

15. DISCUSSION AND/OR ACTION ON HOLIDAY RESIDENTIAL GARBAGE COLLECTION POLICY AS REQUESTED FOR BY MAYOR DARREN HOUK.

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

CORRESPONDENCE:

17. **COUNCIL COMMENTS:** *(The City Council may report on items of community interest if no action is taken and possible action is not discussed, including expressions of thanks, congratulations, or condolence, holiday schedules, honorary recognition, reminder of upcoming events, and an imminent threat to public health and safety that arose after posting the agenda.)*

18. **WORK SESSION:** DISCUSSION ON MUNICIPAL PLANNING AND OPERATIONS AS FOLLOWS:

- WATER PLANT CONSTRUCTION AND OPERATIONS
- STREET CONDITION, CONSTRUCTION, AND MAINTENANCE

Please be advised that the City Council may not discuss every topic as listed on the agenda above and reserves the right to discuss only the most relevant topics as time may permit.

EXECUTIVE SESSION:

19. 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 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: **Cause # 342-358828-24-Zakary Sadeghian vs. City of River Oaks Building Standards Commission.**
- 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.



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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 complaint or charge against an Officer or Employee.

d. Section 551.076 Deliberation regarding security devices.

RECONVENE:

20. CONSIDER APPROVAL OF ANY ACTION FROM EXECUTIVE SESSION

ADJOURNMENT:

21. ADJOURN

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.