



4900 River Oaks Boulevard River Oaks, Texas 76114

Mayor  
**Darren Houk**

City Council  
Mayor Pro-Tem, Place 5  
**Brent Forester**

Place 1  
**John Claridge**

Place 2  
**Steve Holland**

Place 3  
**Leigh Ann Turner**

Place 4  
**Yolie Rodriguez**

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City Manager  
**Marvin Gregory**

City Secretary  
**Paula Luck**

Fire Chief  
**Robert Whatley**

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 CITY COUNCIL IS SCHEDULED IN THE RIVER OAKS CITY COUNCIL ROOM LOCATED AT 4900 RIVER OAKS BLVD.: RIVER OAKS, TEXAS ON **TUESDAY****

**MARCH 3, 2026**  
**6:00 P.M.**

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 said notice was posted at least 3 business days prior to meeting on **Thursday, February 26, 2026 at 9:00 A.M.**

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CITY MANAGER/CITY SECRETARY

**\* YOU CAN JOIN THIS MEETING IN PERSON OR BY LIVE FEED ON THE CITY WEB PAGE AT [WWW.RIVEROAKSTX.COM](http://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:
  - D&D ROCKIN RODS IN APPRECIATION FOR 20-YEARS OF CAR SHOWS
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.



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

A. APPROVE MINUTES OF FEBRUARY 17, 2026, REGULAR COUNCIL MEETING.

B. APPROVE BILLS PAYABLE THROUGH MARCH 3, 2026 (FY 2026)

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 DISCUSSION AND/OR ACTION TAKEN ON ITEMS WITHDRAWN FROM THE CONSENT AGENDA FOR SEPARATE DELIBERATION.

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

8. CONSIDER APPROVAL OF REQUEST FROM JOCABED ZUNIGA AT 4978 THURSTON REQUESTING PERMISSION TO CELEBRATE A GRADUATION WITH LIVE MUSIC PAST 10 P.M.

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

**9. PUBLIC HEARING:** IN ORDER TO RECEIVE PUBLIC COMMENTS ON THE PROPOSED REZONING APPLICATION AS SUBMITTED BY GEOCAT 5461 LLC BEING BLOCK 1, LOT 1 IN THE RIVER OAKS PARK ADDITION AND IS OTHERWISE KNOWN AS BEING 5641 TAYLOR ROAD BY REZONING THE PROPERTY FROM "R-3" SINGLE-FAMILY ZONING TO "PC" PLANNED COMMERCIAL ZONING THAT SHALL OTHERWISE MEET THE REQUIREMENTS IN SECTION 16A "PC-PLANNED COMMERCIAL DISTRICT" OF THE RIVER OAKS ZONING ORDINANCE # 1394-2023 AS AMENDED FOR ADDITIONAL OFFICE SPACE NOT DESIGNED TO HOST CUSTOMER TRAFFIC.

**10. ACTION FROM PUBLIC HEARING:** CONSIDER APPROVAL OF **ORDINANCE # 1471-2026** REZONING PROPERTY IN THE RIVER OAKS PARK ADDITION AS SUBMITTED BY GEOCAT 5461 LLC BEING BLOCK 1, LOT 1 AND IS OTHERWISE KNOWN AS BEING 5641 TAYLOR ROAD FROM "R-3" SINGLE-FAMILY ZONING TO "PC" PLANNED COMMERCIAL ZONING THAT SHALL OTHERWISE MEET THE REQUIREMENTS IN SECTION 16A "PC-PLANNED COMMERCIAL DISTRICT" OF THE RIVER OAKS ZONING ORDINANCE # 1394-2023 AS AMENDED FOR ADDITIONAL OFFICE SPACE NOT DESIGNED TO HOST CUSTOMER TRAFFIC.

**11. PUBLIC HEARING:** IN ORDER TO RECEIVE PUBLIC COMMENTS ON AMENDING PART XI, "DESIGN PROVISIONS," OF CHAPTER 10A, "SUBDIVISION ORDINANCE," OF THE RIVER OAKS CODE OF ORDINANCES (2020), TO ADOPT A NEW SECTION 49-102, "DRAINAGE STUDY REQUIRED," TO REQUIRE A DRAINAGE STUDY FOR INCREASE IN IMPERVIOUS COVER IN DRAINAGE BASIN WF11.

**12. ACTION FROM PUBLIC HEARING:** CONSIDER APPROVAL OF **ORDINANCE # 1472-2026** AMENDING PART XI, "DESIGN PROVISIONS," OF CHAPTER 10A, "SUBDIVISION ORDINANCE," OF THE RIVER OAKS CODE OF ORDINANCES (2020) TO ADOPT A NEW SECTION



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49-102, "DRAINAGE STUDY REQUIRED," TO REQUIRE A DRAINAGE STUDY FOR INCREASE IN IMPERVIOUS COVER IN DRAINAGE BASIN WF11.

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

13. DISCUSSION AND/OR ACTION ON CONSIDERATION TO AMEND SECTION 26 "ALCOHOL BEVERAGE SALES" OF THE RIVER OAKS ZONING ORDINANCE AS ADOPTED AND AS AMENDED.

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

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

- CITY WEBSITE DESIGN
- CODE VIOLATION ENFORCEMENT

*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.*

**CORRESPONDENCE:**

**16. 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.)*

**EXECUTIVE SESSION:**

17. CONVENE IN EXECUTIVE SESSION PURSUANT TO CHAPTER 551, TEXAS GOVERNMENT CODE: THE COUNCIL RESERVES THE RIGHT TO CONVENE IN 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 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.
- 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.



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**RECONVENE:**

18. CONSIDER APPROVAL OF ANY ACTION FROM EXECUTIVE SESSION

**ADJOURNMENT:**

19. 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.