



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

SEPTEMBER 2, 2025
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 that said notice was posted on **Thursday, August 28, 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 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:
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 BRIEF DELIBERATION BY THE COUNCIL. **COUNCIL RESERVES THE RIGHT TO REMOVE ANY ITEM ON THE CONSENT AGENDA FOR FURTHER DELIBERATION.**



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A. APPROVE MINUTES OF AUGUST 26, 2025, SPECIAL COUNCIL MEETING.

B. APPROVE BILLS PAYABLE FOR PERIOD ENDING SEPTEMBER 2, 2025 (FY 2025).

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. DISCUSSION AND/OR ACTION ON ENFORCEMENT ACTION REGARDING THE SUBSTANDARD PROPERTY AT 5401 BAYLOR AVE.

PUBLIC HEARINGS/ACTION FROM PUBLIC HEARINGS:

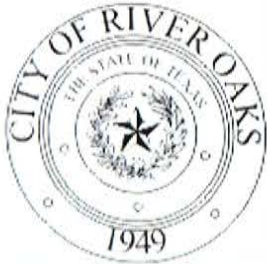
9. **PUBLIC HEARING:** IN ORDER TO RECEIVE CITIZEN COMMENTS ON THE PROPOSED REZONING APPLICATION AS SUBMITTED BY GEOCAT 5461 LLC BEING BLOCK 1, LOT 1 IN THE RIVER OAKS PARK ADDITION AND IS OTHERWISE KNOWN AS BEING 5641 TAYLOR ROAD BY REZONING THE PROPERTY FROM "R-3" SINGLE-FAMILY ZONING TO "C-1" COMMERCIAL ZONING THAT SHALL OTHERWISE MEET THE REQUIREMENTS IN SECTION 14 "C-1 COMMERCIAL DISTRICT" OF THE RIVER OAKS ZONING ORDINANCE # 1394-2023 AS AMENDED FOR ADDITIONAL OFFICE SPACE.

10. **ACTION FROM PUBLIC HEARING:** CONSIDER APPROVAL OF **ORDINANCE # 1459-2025** REZONING THE PROPERTY 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 "C-1" COMMERCIAL ZONING THAT SHALL OTHERWISE MEET THE REQUIREMENTS IN SECTION 14 "C-1 COMMERCIAL DISTRICT" OF THE RIVER OAKS ZONING ORDINANCE # 1394-2023 AS AMENDED FOR ADDITIONAL OFFICE SPACE. (Zoning Case # RZ 2025-0005)

11. **PUBLIC HEARING:** IN ORDER TO RECEIVE PUBLIC INPUT ON THE PROPOSED 2025-2026 FISCAL YEAR OPERATING BUDGETS FOR THE CITY OF RIVER OAKS THAT WILL RAISE MORE TOTAL PROPERTY TAXES IN THE GENERAL FUND THAN LAST YEAR'S BUDGET BY \$262,335 DOLLARS OR 7.908% AND OF THAT AMOUNT \$35,332.44 IS TAX REVENUE TO BE RAISED FROM NEW PROPERTY ADDED TO THE TAX ROLL THIS YEAR.

12. **ACTION FROM PUBLIC HEARING:** CONSIDER APPROVAL OF **ORDINANCE # 1460-2025** ADOPTING THE RIVER OAKS OPERATING BUDGETS FOR THE PERIOD OCTOBER 1, 2025 THROUGH SEPTEMBER 30, 2026.

13. **ACTION FROM AUGUST 26, 2025 TAX RATE INCREASE PUBLIC HEARING:** CONSIDER APPROVAL OF **ORDINANCE # 1461-2025** AFFIXING AND LEVYING MUNICIPAL AD VALOREM TAXES ON ALL TAXABLE PROPERTY WITHIN THE CORPORATE LIMITS OF THE CITY OF RIVER OAKS, TEXAS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025 AND ENDING SEPTEMBER 30, 2026 AT THE RATE OF **\$0.743991 PER ONE HUNDRED DOLLARS (\$100.00)**, AND FOR DIRECTING



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THE ASSESSMENT THEREOF; PROVIDING FOR A DATE ON WHICH SUCH TAXES BECOME DUE AND DELINQUENT TOGETHER WITH PENALTIES AND INTEREST THEREON; PROVIDING FOR PLACE OF PAYMENT; PROVIDING FOR APPROVAL OF THE TAX ROLLS PRESENTED TO THE CITY COUNCIL.

OTHER ITEMS FOR DISCUSSION AND/OR ACTION:

14. DISCUSSION AND/OR ACTION ON CITY-WIDE YARD SALE WEEKEND ON SEPT 27, 2025.

15. CONSIDER APPROVAL TO CANCEL THE OCTOBER 7, 2025 COUNCIL MEETING.

16. 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.

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.)*

EXECUTIVE SESSION:

18. 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.
 - **Real Property at 5550 Baylor Ave.**
- 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:

19. CONSIDER APPROVAL OF ANY ACTION FROM EXECUTIVE SESSION

ADJOURNMENT:

20. 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.