



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

City Officers
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

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(817) 624-2154

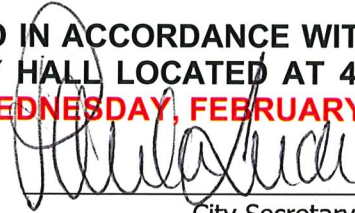
Website
www.riveroakstx.com

NOTICE TO THE PUBLIC

****A SPECIAL CALLED 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, FEBRUARY 23, 2026

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 WEDNESDAY, FEBRUARY 18, 2026 AT 9:00 A.M.



City Secretary

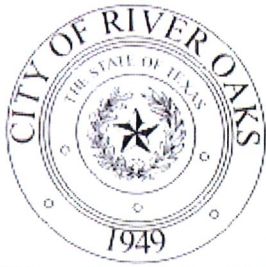
*** YOU CAN JOIN THIS MEETING IN PERSON OR BY LIVE FEED ON THE CITY WEB PAGE AT WWW.RIVEROAKSTX.COM BY CLICKING ON THE VIDEO TAB.**

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 SEPTEMBER 15, 2025 REGULAR MEETING

PUBLIC HEARINGS/ACTION FROM PUBLIC HEARINGS:

6. 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 ANY INCREASE IN IMPERVIOUS COVER IN DRAINAGE BASIN WF11.



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7. ACTION FROM PUBLIC HEARING: CONSIDER APPROVAL OF THE RECOMMENDATION TO CITY COUNCIL 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 ANY INCREASE IN IMPERVIOUS COVER IN DRAINAGE BASIN WF11.

8. 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.

9. ACTION FROM PUBLIC HEARING: CONSIDER APPROVAL OF THE RECOMMENDATION TO THE CITY COUNCIL 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.

CORRESPONDENCE:

10. BOARD MEMBER QUESTIONS, COMMENTS AND ANNOUNCEMENTS

11. **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.

12. ACTION FROM EXECUTIVE SESSION

13. 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.