



# City Council of Royse City, Texas

## **AGENDA-REGULAR COUNCIL MEETING**

**Tuesday, April 26, 2022 - 7:00 PM**

Police and Courts Building, 100 West Main Street  
Royse City Texas

Clay Ellis	Mayor
Michael Holder	Place 1
Russell Ratterree	Place 2
Bruce Bradley	Place 3
Matt Wheatley	Deputy Mayor Pro Tem, Place 4
James Branch	Mayor Pro Tem, Place 5
Tom Crowley	Place 6
Carl Alsabrook	City Manager
Deborah Sorensen	City Secretary
Jason Day	City Attorney

*The City of Royse City reserves the right to realign order of agenda at any time prior to adjournment. If during the course of the meeting covered by this notice, the City Council should determine that a closed or executive meeting or session of the City Council or a consultation with the attorney for the City should be held or is required, then such closed or executive meeting or session or consultation with attorney as authorized by the Texas Open Meeting Act, Texas Government Code §551.001 et seq. (the "Act"), will be held by the City Council at the date, hour and place given in this notice or as soon after the commencement of the meeting covered by this notice as the City Council may conveniently meet in such closed or executive meeting or session or consult with the attorney for the City concerning any and all subjects and all purposes permitted by the Act, including, but not limited to the following sections and purposes:*

- Texas Government Code Section
- §551.071 – Private consultation with the attorney for the City of Royse City
- §551.072 – Discussing purchase, exchange, lease or value of real property
- §551.073 – Discussing gifts and donations
- §551.074 – Discussing personnel matters
- §551.087 – Discussing economic development negotiations

The Mayor and Council request that all cell phones and pagers be turned off or set to vibrate. Members of the audience are requested to step outside the Chambers to respond to a page or to conduct a phone conversation.

**A. CALL TO ORDER**

Announce the presence of a quorum.

**B. INVOCATION AND PLEDGE OF ALLEGIANCE**

**C. PROCLAMATION**

1. Motorcycle Safety and Awareness Month
2. National Day of Prayer

**D. CITIZENS PARTICIPATION**

*This Period is reserved for citizens to discuss items not listed on the printed agenda, (persons may have three (3) minutes to address*

*the council) however, by law, no action or discussion may be taken on these items. Council may only respond with specific factual information, recite existing policy, direct citizen to city staff or have the item placed on a future agenda.*

**E. RECESS CITY COUNCIL MEETING**

**F. PUBLIC HEARING**

1. Take testimony concerning a Specific Use Permit (SUP) for a Distillery addressed as 103 E. Main Street.
2. Take testimony concerning a zoning change request from SF-2 to C-1 situated in the College Addition, Block O, Lot 3, addressed as 517 E. Lamar Street.
3. Take testimony concerning an amendment to the Comprehensive Plan from Urban Village to Industrial for an area generally located between I-3 and the Railway, west of Erby Campbell Boulevard and east of Floyd Road.
4. Take testimony concerning a zoning change from Agricultural (A) to Planned Development (PD), generally located between I-30 and the Railway, west of Erby Campbell Boulevard and east of Floyd Road, consisting of 86.491 acres, also known as Market Place West.

**G. CLOSE PUBLIC HEARING**

**H. RECONVENE CITY COUNCIL MEETING**

**I. CONSENT AGENDA**

*All items under Consent Agenda are considered to be routine by the City Council and will be enacted by one motion. There will not be separate discussion of these items. If discussion is desired, that item will be removed from the Consent Agenda and will be considered separately.*

1. Approve minutes of the April 12, 2022 Regular Meeting
2. Monthly Revenue and Expenditure Report for March 2022
3. Approve Resolution Declaring the Annual Review of the Investment Policy.

**J. BUSINESS**

1. Consider and act concerning approving a Resolution appointing two members to the Heritage Preservation Commission (term April 26, 2022 to June 30, 2023), and any matters related thereto.
2. Consider and act concerning approving an Ordinance regarding a Specific Use Permit (SUP) for a Distillery addressed as 103 E. Main Street, and any matters related thereto.
3. Consider and act concerning approving an Ordinance regarding a Zoning Change from SF-2 to C-1 situated in the College Addition, Block O, Lot 3, addressed as 517 E. Lamar Street, and any matters related thereto.
4. Consider and act concerning approving an Ordinance regarding a Master Plat of Liberty Crossing, being 192.874 acres, situated in the James Thompson Survey, Abstract No. 229 and the William Love Survey, Abstract No. 135, City of Royse City, Rockwall County, Texas, and any matters related thereto.
5. Consider and act concerning approving an Ordinance regarding a Preliminary Plat of Liberty Crossing Phase 1, consisting of 47.911 acres, situated in the James Thompson Survey, Abstract No. 229 and the William Love Survey, Abstract No. 135, City of Royse City, Rockwall County, Texas, and any matters related thereto.
6. Consider and act concerning approving an Ordinance regarding a Final Plat for Ridge Park Phase 1, being 50.39 acres, situated in the James Roads Survey, Abstract

No. 872, City of Royse City, Hunt County, Texas, and any matters related thereto.

7. Consider and act concerning authorizing the City Manager to sign a purchase order to Texas Materials Group for asphalt maintenance projects, and any matters related thereto.
8. Discussion concerning City Manager update: Development, and any matters related thereto.

**K. RECESS CITY COUNCIL MEETING**

**L. EXECUTIVE SESSION**

*Recess into Closed Session in compliance with Section §551.001 etseq. Texas Government Code, to wit:*

Section §551.071 - Consultation with City Attorney

1. Discussion with City Attorney regarding Bearpen Creek Capital Improvement Agreement
2. Discussion with City Attorney regarding Market Place West Capital Improvement Agreement.

**M. CLOSE EXECUTIVE SESSION**

**N. RECONVENE CITY COUNCIL MEETING**

1. Take any action as a result of the Executive Session.
2. Consider and act concerning an amendment to the Comprehensive Plan from Urban Village to Industrial for an area generally located between I-30 and the Railway, west of Erby Campbell Boulevard and east of Floyd Road, and any matters related thereto.
3. Consider and act concerning approving an Ordinance regarding a Zoning Change from Agricultural (A) to Planned Development (PD), generally located between I-30 and the Railway, west of Erby Campbell Boulevard and east of Floyd Road, consisting of 86.491 acres, also known as Market Place West, and any matters related thereto.

**O. FUTURE AGENDA ITEMS**

1. Consider and/or action to determine and direct City Staff in scheduling topics for discussion at future City Council Meetings, and any matters related thereto.

**P. ADJOURN**

**CERTIFICATION**

I do hereby certify that this Public Meeting Notice was posted on the outside bulletin board, at the front entrance of City Hall of the City of Royse City, Texas, a place convenient and readily accessible to the general public at all times, and said Notice was posted on the following date and time:

**Posted April 22, 2022 by 1:00 pm and remained so posted at least 72 hours before said meeting was convened.**

**Deborah Sorensen, TRMC, MMC City Secretary**

**NOTICE OF ASSISTANCE AT PUBLIC MEETINGS**

Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services such as Interpreters for persons who are deaf or hearing impaired, readers, or large print, are requested to contact:

City Secretary's Office at (972) 524-4825 or by FAX (972) 635-2434. BRAILLE IS NOT AVAILABLE.

***NOTE:*** The City of Royse City, Texas meets regularly on the second and fourth Tuesday night of each month at 7:00 pm. The Council follows a printed Agenda for official action. ***Any individual desiring official action should submit his/her request to the office of the City Manager not later than fifteen (15) days prior to the Council Meeting.***