



City Council of Royse City, Texas

AGENDA-REGULAR COUNCIL MEETING

Tuesday, January 23, 2024 - 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	Mayor Pro Tem, Place 3
Matt Wheatley	Place 4
James Branch	Deputy 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. 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.
- D. RECESS CITY COUNCIL MEETING**

E. PUBLIC HEARING

1. Take testimony concerning adoption of Roadway Impact Fees.

F. CLOSE PUBLIC HEARING

G. RECONVENE CITY COUNCIL MEETING

H. 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 from the January 9, 2024, Regular Meeting.
2. Monthly Revenue and Expenditure Report for December 2023.
3. ATMOS Steering Committee Update.
4. Approval of a Minor Plat for Capstone Court, consisting of 15.922 acres, situated in the W. Love Survey, Abstract No. 135, Royse City, Rockwall County, Texas.
5. Approval of a Final Plat for Verandah Phase 9 an addition to the Royse City ETJ, consisting of 59.609 acres, situated in the Joseph Prewitt Survey, Abstract No. 851, Verandah Municipal Utility District, Hunt County, Texas.

I. BUSINESS

1. Consider and act concerning approval of a Capital Improvement Agreement for land along the I-30 Frontage Road between FM 2642 and CR 2648, and any matters related thereto.
2. Consider and act concerning adoption of an Ordinance regarding a Zoning Change from Agricultural District (A) to Planned Development (PD), generally located along the I-30 Frontage Road between FM 2642 and CR 2648 consisting of Hunt CAD ID: 219786, Hunt CAD ID: 111781, Hunt CAD ID: 227090, Hunt CAD ID: 212504, Hunt CAD ID: 38753, Hunt CAD ID: 227089, Hunt CAD ID: 121034, Hunt CAD ID: 102104, Hunt CAD ID: 38757, Hunt CAD ID: 38741, Hunt CAD ID: 117735, Hunt CAD ID: 111267, Hunt CAD ID: 227086, and Hunt CAD ID: 38751, Royse City, Hunt County Texas, and any matters related thereto.
3. Consider and act concerning adoption of an Ordinance Adopting Roadway Impact Fees, and any matters related thereto.
4. Consider and act concerning adoption of an Ordinance regarding a Preliminary Plat of Verandah Phase 3E, an addition in the Royse City ETJ, consisting of 24.691 acres, situated in the James May Survey, Abstract No. 1297, Verandah Municipal Utility District, Hunt County, Texas and any matters related thereto.
5. Consider and act concerning approval of a Capital Improvement Agreement regarding Erby Campbell Retail Two Addition, and any matters related thereto.
6. Consider and act concerning adoption of an Ordinance regarding a Final Plat of Erby Campbell Retail Two Addition Lots 8R1 and 8R2, consisting of 32.202 acres, situated in the Jared Stephenson Survey, Abstract No. 188, Royse City, Rockwall County, Texas and any matters related thereto.
7. Consider and act concerning adoption of an Ordinance regarding a Final Plat for Stone River Glen Phase 1, consisting of 61.329 acres, situated in the John W.F. Stone Survey, Abstract No. 198, Royse City, Rockwall County, Texas, and any matters related thereto.
8. Discussion concerning City Manager update: Development, and any matters related thereto.

J. 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.

K. 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 January 19, 2024, by 5:00 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.***