



City Council of Royse City, Texas

AGENDA-REGULAR COUNCIL MEETING

Tuesday, March 28, 2023 - 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. Child Abuse Prevention and Awareness Month

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. AUDIT PRESENTATION

1. Rachel Ormsby, CPA with FORVIS, to present the City's Annual Financial Report for the fiscal year ended September 30, 2022, and any matters related thereto.

F. RECESS CITY COUNCIL MEETING

G. PUBLIC HEARING

1. Take testimony regarding a Specific Use Permit (SUP) application regarding a Tobacco Shop, addressed as 213 South Elm Street, Suite 101, Royse City, Rockwall County, Texas.
2. Take testimony regarding a zoning change request from Agricultural (A) and Planned Development (PD) to Planned Development (PD) generally located east of FM 1777, south of CR 677, and north of CR 940, Royse City, Collin County, Texas.
3. Take testimony regarding a zoning change request from Agricultural (A) to Multifamily-2 (MF2), generally located east of FM 548, south of Starlight Lane, and north of Elm Grove Road, Royse City, Rockwall County, Texas.

H. CLOSE PUBLIC HEARING

I. RECONVENE CITY COUNCIL MEETING

J. 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 the minutes from the March 14, 2023 City Council Meeting and March 23, 2023 City Council Meeting.
2. Monthly Revenue & Expenditure Report for February 2023.

K. BUSINESS

1. Consider and act concerning a Specific Use Permit (SUP) application regarding a Tobacco Shop, addressed as 213 South Elm Street, Suite 101, Royse City, Rockwall County, Texas, and any matters related thereto.
2. Consider and act concerning a Zoning Change request from Agricultural (A) to Multifamily-2 (MF2), generally located east of FM 548, south of Starlight Lane, and north of Elm Grove Road, Royse City, Rockwall County, Texas, and any matters related thereto.
3. Consider and act concerning authorizing the City Manager to execute a Capital Improvement Agreement with Reserve Capital - Royse City SPE, LLC, regarding Lawn Mower Shop Addition, and any matters related thereto.
4. Consider and act concerning adoption of an Ordinance regarding a Development Plat for the Lawn Mower Shop Addition, being 9.87 acres, situated in the James May Survey, Abstract No. 1297, Royse City, Hunt County, Texas, and any matters related thereto.
5. Consider and act concerning adoption of an Ordinance regarding a Development Plat for River Bend Storage, situated in the John Davis Survey, Abstract No. 1317, being 5.062 acres, Royse City, Hunt County, Texas, and any matters related thereto.
6. Consider and act concerning authorizing the City Manager to execute a Capital Improvement Agreement with S2 Land Development, LLC, regarding Clearview Ranch, and any matters related thereto.

7. Consider and act concerning a Zoning Change request from Agricultural (A) and Planned Development (PD) to Planned Development (PD), generally located east of FM 1777, south of CR 677, and north of CR 940, Royse City, Collin County, Texas, and any matters related thereto.
8. Consider and act concerning adoption of a Resolution Setting the Date, Time, and Place for Public Hearing on Proposed Annexation of 44.270 acres, located along CR 940 in Collin County, and any matters related thereto.
9. Consider and act concerning a Resolution Accepting Public Improvement District (PID) Petition and calling for the April 25, 2023 Public Hearing on PID Creation, and any matters related thereto.
10. Discussion concerning City Manager update: Development, and any matters related thereto.

L. RECESS CITY COUNCIL MEETING

M. EXECUTIVE SESSION

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

Section §551.071 - Discussion with City Attorney

1. Discussion with City Attorney regarding contract with Union Pacific Railroad.
2. Discussion with City Attorney regarding federal litigation update.

N. CLOSE EXECUTIVE SESSION

O. RECONVENE CITY COUNCIL MEETING

1. Take any action as a result of Executive Session, and any matters related thereto.

P. 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.

Q. 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 March 24, 2023 by 2:00 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.*