



City Council of Royse City, Texas

AGENDA-REGULAR COUNCIL MEETING

Tuesday, April 25, 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. 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 regarding a zoning change from Agricultural (A) to Planned

Development (PD), 15.458 acres, situated in the James May Survey, Abstract No. 1295, and James Roads Survey, Abstract No. 872, Royse City, Hunt County, Texas.

2. Take testimony regarding a Detailed Site Plan for Bearpen Creek Planned Development (PD), 258.450 acres situated in the James May Survey, Abstract No. 1297, Shelby School Land Survey, Abstract No. 946, GE McCaffery Survey, Abstract No. 1298, J Stone Survey, Abstract No. 1332, and the James Roads Survey, Abstract No. 872, Royse City, Hunt County, Texas.

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 April 11, 2023 City Council Regular Meeting.
2. Monthly Revenue & Expenditure Report for March 2023

I. BUSINESS

1. Consider and act concerning adoption of an Ordinance regarding a Zoning Change from Agricultural (A) to Planned Development (PD), 15.458 acres situated in the James May Survey, Abstract No, 1295 and James Roads Survey, Abstract No. 872, Royse City, Hunt County, Texas, and any matters related thereto.
2. Consider and act concerning adoption of a Resolution regarding compliance with the I-30 Corridor Overlay District for Hunt County Regional Hospital located at 6743 W. I-30, Royse City, Hunt County, Texas, and any matters related thereto.
3. Consider and act concerning adoption of a Resolution regarding compliance with the I-30 Corridor Overlay District for Lawn Mower Shop Addition located at 6723 W. I-30, Royse City, Hunt County, Texas, and any matters related thereto.
4. Consider and act concerning adoption of a Resolution regarding a Detailed Site Plan for Bearpen Creek Planned Development (PD) 258.450 acres situated in the James May Survey, Abstract No. 1297; Shelby School Land Survey, Abstract No. 946; GW McCaffery Survey, Abstract No 1298; J Stone Survey, Abstract No. 1332; and James Roads Survey, Abstract No, 872, Royse City, Hunt County, Texas, and any matters related thereto.
5. Consider and act concerning adoption of an Ordinance regarding a Master Plat for Bearpen Creek Zone1, consisting of 258.450 acres situated in the James May Survey, Abstract No. 1297; Shelby School Land Survey, Abstract No. 946; GW McCaffery Survey, Abstract No. 1298; J. Stone Survey, Abstract No. 1332; and James Roads Survey, Abstract No. 872, Royse City, Hunt County, Texas, and any matters related thereto.
6. Consider and act concerning adoption of a Resolution regarding compliance with the I-30 Corridor Overlay District for Interstate 30 Equipment Sales located at 6006 W. I-30 Royse City, Hunt County, Texas, and any matters related thereto.
7. Consider and act concerning adoption of an Ordinance regarding a Preliminary Plat of Liberty Crossing Phase 2, consisting of 67.690 acres, situated in the James Thompson Survey, Abstract No. 229, and William Love Survey, Abstract No. 135, Royse City, Rockwall County, Texas, and any matters related thereto.
8. Consider and act concerning approval of a Capital Improvement Agreement with Tri Stone Developers, LLC, regarding Stone River Center, and any matters related

thereto.

9. Consider and act concerning adoption of an Ordinance regarding a Preliminary Plat of Stone River Center, consisting of 5.00 acres, situated in the R. Meade Survey, Abstract No. 141, Royse City, Rockwall County, Texas, and any matters related thereto.
10. Consider and act concerning approval of a Capital Improvement Agreement with SEC ERBY & I-30 LP, regarding Provident 30 Addition, and any matters related thereto.
11. Consider and act concerning adoption of an Ordinance regarding a Preliminary Plat of Provident 30 Addition, consisting of 7.34 acres, situated in the William Love Survey, Abstract No, 135, Royse City, Rockwall County, and any matters related thereto.
12. Consider and act concerning approval of a Development Agreement with Olivia Ramirez and Leticia Castillo, regarding Lot 2 of the Hoffman Estates, and any matters related thereto.
13. Consider and act concerning adoption of an Ordinance regarding a Re-Plat of Lot 2, Hoffman Estates, consisting of 3.97 acres, situated in the James Roads Survey, Abstract No. 872, Royse City ETJ, Hunt County, Texas, and any matters related thereto.
14. Consider and act concerning a reinstatement of Preliminary Plat of Creekside Phase 2B, consisting of 51.787 acres, situated in the John Davis Survey, Abstract No. 244, Royse City, Collin County, Texas, and any matters related thereto.
15. Consider and act concerning the award of Architect and Construction Manager At-Risk (CMAR) Contracts, authorizing the City Manager to sign necessary documents to execute agreements for City Hall Renovation, and any matters related thereto.
16. Consider and act concerning approval of a Professional Service Agreement (PSA) with Henley-Johnston & Associates for an on-call Geotechnician, and any matters related thereto.
17. Consider and act concerning adoption of a Resolution regarding Appointing a Board Member to the Community Development Corporation Board (CDC) for an unexpired term (April 25, 2023 to December 31, 2023), and any matters related thereto.
18. 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 April 21, 2023 by 12:00 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.***