



# City Council of Royse City, Texas

## **AGENDA-REGULAR COUNCIL MEETING**

**Tuesday, April 27, 2021 – 7:00 pm**

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

Clay Ellis	Mayor
Michael Holder	Place 1
Ed Nichol	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. PROCLAMATIONS**

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 zoning change request for a split zoned property C-1 and A to C-1 for the Pinon Alliance, LLC tract, situated in the Kuykendall Survey, Abstract No. 513 and the McBride Survey, Abstract No. 630, Royse City, Texas.
2. Take testimony concerning a Specific Use Permit (SUP) for a gymnasium sports complex for the Pinon Alliance, LLC tract, situated in the Kuykendall Survey, Abstract No. 513 and the McBride Survey, Abstract No. 630, Royse City, Texas.

**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. City Council Minutes: April 13, 2021
2. Monthly Revenue and Expenditure Report for March 2021
3. Ordinance regarding a Final Plat of Creekside Phase 1A, consisting of 45.408 acres situated in the John Davis Survey, Abstract No. 244, Royse City, Collin County, Texas.
4. Ordinance regarding a Final Plat of Stone River Estates Phase 4, consisting of 1.022 acres situated in the RS Douglass Survey, Abstract No. 235, Ranson Norton Survey, Abstract No. 169, and James B Ratliff Survey, Abstract No. 185, Royse City, Rockwall County, Texas.
5. Ordinance regarding a Re-plat of Rolling Meadows Addition Phase 1 – Lot 1R, situated in the William H Kuykendall Survey, Abstract No. 513, Royse City, Collin County, Texas.

**J. BUSINESS**

1. Consider and act concerning an Ordinance regarding a Zoning Change for a split zoned property C1 and A to C1 for the Pinon Alliance, LLC tract, situated in the Kuykendall Survey, Abstract No. 513 and the McBride Survey, Abstract No. 630, Royse City, Texas, and any matters related thereto.
2. Consider and act concerning an Ordinance regarding a Specific Use Permit (SUP) regarding a gymnasium sports complex for the Pinon Alliance, LLC tract, situated in the Kuykendall Survey, Abstract No. 513 and the McBride Survey, Abstract No. 630, Royse City, Texas, and any matters related thereto.
3. Consider and act concerning an Ordinance regarding a Development Plat for the Pinon Alliance, LLC tract, situated in the Kuykendall Survey, Abstract No. 513 and the McBride Survey, Abstract No. 630, Royse City, Texas, and any matters related thereto.
4. Consider and act concerning an Ordinance regarding a Final Plat of Creekshaw Phase 1A, consisting of 55.8789 acres situated in the James Thompson Survey, Abstract No. 209, Richard Mead Survey, Abstract No. 141, and James B. Ratliff Survey, Abstract No. 185, Royse City, Rockwall County, Texas, and any matters related thereto.
5. Consider and act concerning an Ordinance regarding a Preliminary Plat of Waterscape Phase 3A, consisting of 84.50 acres in the SC Wright Survey, Abstract No. 218, Royse City, Rockwall County, Texas, and any matters related thereto.

6. Consider and act concerning an Ordinance regarding a Preliminary Plat of Waterscape 3B, consisting of 30.87 acres in the SC Wright Survey, Abstract No. 218, Royse City, Rockwall County, Texas, and any matters related thereto.
7. Discussion concerning City Manager update: Development, Main Street Car Show May 8th, 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 - Private consultation with City Attorney

1. Discussion with City Attorney concerning a Boundary Line Agreement with Union Valley.

**M. CLOSE EXECUTIVE SESSION**

**N. RECONVENE CITY COUNCIL MEETING**

1. Further discussion and possible action from Executive Session regarding a Boundary Line Agreement with Union Valley, 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 23, 2021 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.*