



City Council of Royse City, Texas

AGENDA-REGULAR COUNCIL MEETING

Tuesday, November 9, 2021 - 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. Veterans Day

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. CONTINUE PUBLIC HEARING

1. Take testimony concerning the designation of a geographic area within the City as a Tax Increment Reinvestment Zone (TIRZ) pursuant to Chapter 311 of the Texas Tax Code, to be known as Reinvestment Zone Two, City of Royse City, Creating a Board of Directors for the Zone and appointing members of the Board.
2. Take testimony concerning a Specific Use Permit application regarding a Cigar Shop (Faustino Cigars) situated in the McCasland Survey, Lot 2, Block 60, addressed as 204 N. Elm St. Royse City, Rockwall County, Texas.
3. Take testimony concerning a zone change from a split zoned property of C-2 and SF-2 to C-2 situated in the J. Thompson Survey, Abstract No. 229, Tract 3, being 1.80 acres.
4. Take testimony concerning a Specific Use Permit application regarding warehouse use, situated in the J. Thompson Survey, Abstract No. 229, Tract 3, being 1.80 acres.

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: October 26, 2021 Regular Meeting
2. Award contract for Ultrasonic Water Service Flow Meters to Republic Meters, authorizing the City Manager to sign purchase orders.
3. Approval of a Contract with Meals on Wheels Senior Services of Rockwall County for home delivered meals, authorizing the City Manager to sign all documents related thereto.
4. Approval of a Contract with Meals on Wheels Senior Services of Rockwall County to provide meals at the Senior Center, authorizing the City Manager to sign all documents related thereto.

J. BUSINESS

1. Consider and act concerning awarding a Design-Build contract to Core Construction for a Police Station, authorizing City Manger to sign agreement for pre-construction and preliminary design, and any matters related thereto.
2. Consider and act concerning awarding a contract to 720 Design, Inc. to act as the Owner's Representative throughout the design and construction of a Police Station, and any matters related thereto.
3. Consider and act concerning an Ordinance Designating a Geographic Area Within the City as a Tax Increment Reinvestment Zone (TIRZ) Pursuant to Chapter 311 of the Texas Tax Code, to be Known as Reinvestment Zone Number Two, City of Royse City, Texas, Creating a Board of Directors for the Zone and Appointing Members of the Board, Establishing a Tax Increment Reinvestment Zone Fund for the Zone, Containing Findings Related to the Creation of the Zone, Providing a Date for the Termination of the Zone, and any matters related thereto.

4. Consider and act concerning an Ordinance regarding a Specific Use Permit for a Cigar Shop (Faustino Cigars) situated in the McCasland Survey, Lot 2, Block 60, addressed as 204 N. Elm Street, Royse City, Rockwall County, Texas, and any matters related thereto.
5. Consider and act concerning an Ordinance regarding a Zoning Change from a split zoned property of Commercial 2 (C-2) and Single Family 2 (SF-2) to Commercial 2 (C-2) situated in the J. Thompson Survey, Abstract No. 229, Tract 3, being 1.756 acres, and any matters related thereto.
6. Consider and act concerning an Ordinance regarding a Specific Use Permit for warehouse use, situated in the J. Thompson Survey, Abstract No. 229, Tract 3, Royse City, Rockwall County, Texas, and any matters related thereto.
7. Consider and act concerning an Ordinance regarding a Development Plat of South Bell Addition, situated in the J. Thompson Survey, Abstract No. 229, Tract 3, Royse City, Rockwall County, Texas, and any matters related thereto.
8. Consider and act concerning a Resolution regarding the elevation, site plan, and other materials relating to Chapter 14 Zoning, Section 5-3, Interstate 30 Corridor Overlay District for the property described as South Bell Addition, Royse City, Rockwall County, and any matters related thereto.
9. Consider and act concerning a Resolution regarding the elevation, site plan, and other materials relating to Chapter 14 Zoning, Section 5-3, Interstate 30 Corridor Overlay District for the property described as CVS-Royse City Addition, Lot 3R, Block 1, Royse City, Rockwall County, Texas, and any matters related thereto.
10. Consider and act concerning an Ordinance regarding a Final Plat of Valor Farms Phase 2, being approximately 50.458 acres, situated in the Joseph Prewitt Survey, Abstract No. 851 and the John Davis Survey, Abstract No. 1317, Verandah Municipal Utility District, Royse City ETJ, Hunt County, Texas, and any matters related thereto.
11. Consider and act concerning an Ordinance regarding a Development Plat of Capstone Court Addition situated in the William Love Survey, Abstract No. 135, Royse City, Rockwall County, Texas, and any matters related thereto.
12. Consider and act concerning an Ordinance regarding a Master Plat of Stone River Glen, situated in the John W.F. Stone Survey, Abstract No. 198, consisting of 130.80 acres, Royse City, Rockwall County, Texas, and any matters related thereto.
13. Consider and act concerning an Ordinance regarding a Preliminary Plat of Creekshaw Phase 2, situated in the James Thompson Survey, Abstract No. 209 and the Richard Mead Survey, Abstract No. 141, consisting of 42.2591 acres, Royse City, Rockwall County, and any matter related thereto.
14. Consider and act concerning an Ordinance regarding a Preliminary Plat of Creekshaw Phase 3A, situated in the James Thompson Survey, Abstract No. 209 and the Richard Mead Survey, Abstract No. 141, consisting of 33.6318 acres, Royse City, Rockwall County, Texas, and any matters related thereto.
15. Consider and act concerning an Ordinance regarding a Preliminary Plat of Creekshaw Phase 3B, situated in the James Thompson Survey, Abstract No. 209 and the Richard Mead Survey, Abstract No. 141, consisting of 11.3801 acres, Royse City, Rockwall County, Texas, and any matters related thereto.

16. Consider and act concerning an Ordinance regarding a Preliminary Plat of Verandah Phase 3E, situated in the James May Survey, Abstract No. 1297, consisting of 24.691 acres, Verandah Municipal Utility District, Royse City ETJ, Hunt County, Texas, and any matters related thereto.
17. Consider and act concerning an Ordinance regarding a Preliminary Plat of Verandah Phase 8, situated in the Joseph Prewitt Survey, Abstract No. 851, consisting of 53.019 acres, Verandah Municipal Utility District, Royse City ETJ, Hunt County, Texas, and any matters related thereto.
18. Consider and act concerning an Ordinance regarding a Preliminary Plat of Verandah Phase 9, consisting of 59.602 acres, situated in the Joseph Prewitt Survey, Abstract No. 851, Verandah Municipal Utility District, Royse City ETJ, Hunt County, Texas, and any matters related thereto.
19. Consider and act concerning a Resolution adopting a Revised Master Thoroughfare Plan (MTP) Map, and any matters related thereto.
20. Consider and act concerning a Resolution Appointing Three Board Members to the Community Development Corporation Board (term January 1, 2022 to December 31, 2023), and any matters related thereto.
21. Discussion concerning City Manager update: Development, and any matters related thereto.

K. 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.

L. 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 November 5, 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.***