



MINUTES
City Council
Regular Meeting
Tuesday, January 27, 2026

A. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT

Mayor Nichol called the meeting to order at 7:00 p.m. and announced a quorum was present.

City Council

Members Present: Mayor, Janet Nichol
Council Member Place 1, Michael Holder
Mayor Pro Tem, Council Member Place 2, Clay Ellis
Council Member Place 3, Russell Summers
Deputy Mayor Pro Tem, Council Member Place 4, Matt Wheatley
Council Member Place 5, James Branch

Members Absent: Council Member Place 6, Tom Crowley

Staff Present: City Manager, Carl Alsbrook
City Attorney, Jason Day
Assistant City Manager, Shannon Raymond
Police Chief, Kirk Aldridge
Finance Director, Samantha Nelson
Director of Development Services, Lacey Rodger

B. INVOCATION AND PLEDGE OF ALLEGIANCE

C. CITIZENS PARTICIPATION

None

D. PUBLIC HEARING

1. Conduct a public hearing regarding an amendment to the Planned Development Regulations for Liberty Crossing adopted in Ordinance No. 22-01-1494 situated in the James Thompson Survey, Abstract No. 229 and the William Love Survey, Abstract No. 135 located in the City of Royse City, Rockwall County Texas, and any matters related thereto.

Mayor Nichol opened the Public Hearing.

The following individual spoke in opposition to the item:

Paula Walker, Liberty Crossing resident

The following individual spoke in favor to the item:

Clay Darnold with DR Horton, 4206 Miller Road

With no one else wishing to speak, Mayor Nichol closed the public hearing.

E. CONSENT AGENDA

Mayor Nichol removed item six from the Consent Agenda for individual consideration.

Upon a motion by Mayor Pro Tem Ellis and a second by Council Member Holder, the Council voted six (6) for and none (0) opposed to approve Consent Agenda minus item 6. The motion carried.

1. Approve Minutes of the January 13, 2026 - Regular Meeting
2. Monthly Revenue and Expenditure Report for December 2025
3. Authorize the City Manager to execute a supplemental to the existing PSA and associated

purchase order with GEI Consultants, Inc for the design of various downtown streets, including Live Oak Street, as well as design downtown drainage improvements, and any matters related thereto.

4. Authorize the City Manager to sign a professional services agreement (PSA) with Kimley-Horn and Associates, Inc. for general engineering services related to citywide traffic related projects, and any matters related thereto.
5. Authorize the City Manager to sign a professional services agreement (PSA) and associated purchase orders with Bridgfarmer and Associates, Inc., for the Schematic Phase of the proposed Elm Grove Rd Bridge across Sabine Creek, and any matters related thereto.
7. Adopt a Resolution reappointing members to the Animal Shelter Advisory Committee.
Resolution No. 26-01-379R
8. Adopt a Resolution reappointing two (2) Members to the Main Street Advisory Board.
Resolution No. 26-01-380R

ITEM REMOVED FROM CONSENT AGENDA FOR INDIVIDUAL CONSIDERATION

6. Authorize the City Manager to sign a purchase order with Insituform Technologies for sewer line and manhole rehab near FM 2453.

Upon a motion by Council Member Branch and a second by Mayor Pro Tem Ellis, the Council voted six (6) for and none (0) opposed to authorize the City Manager to sign the purchase order with Insituform Technologies. The motion carried.

F. BUSINESS

1. Consider and act to adopt an Ordinance amending Ordinance No. 22-01-1494 amending the Planned Development Regulations for Liberty Crossing situated in the James Thompson Survey, Abstract No. 229 and the William Love Survey, Abstract No. 135 located in the City of Royse City, Rockwall County Texas, and any matters related thereto.

Upon a motion by Council Member Summers and a second by Council Member Holder, the Council voted six (6) for and none (0) opposed to deny the item without prejudice. The motion carried.

2. Consider and act to adopt an Ordinance approving a Master Plat of Bearpen Zone 1 consisting of +/- 225.4 acres situated in the James Road Survey - Tract 1-1, 2, 10-1, 10-2, 16, 19, 20, Abstract No. 872, James May Survey, Abstract No. 1297, Lot R110, Palmetto Grove Phase 1 - Lots 48,49,50,51 Abstract No. 4436 and Shelby County School Land - Tract 11, Abstract No. 946, Royse City, Hunt County, Texas, and any matters related.

Upon a motion by Council Member Holder and a second by Mayor Pro Tem Ellis, the Council voted five (5) for and one (1) opposed, with Council Member Branch voting in opposition, to adopt Ordinance No. 26-01-1770. The motion carried.

3. Consider and act to approve a Preliminary Plat for Bearpen Phase 2, consisting of +/- 62.1 acres, situated in the James Road Survey - Tract 19, Abstract No. 872, Palmetto Grove Phase 1 - Lots 50, 51 Abstract No. 4436 and Shelby County School Land - Tract 11, Abstract No. 946, Royse City, Hunt County, Texas, and any matters related thereto.

Upon a motion by Deputy Mayor Pro Tem Wheatley and a second by Council Member Summers, the Council voted five (5) for and one (1) opposed, with Council Member Branch voting in opposition, to approve the preliminary plat. The motion carried.

4. Consider and act to approve a Preliminary Plat for Bearpen Phase 3, consisting of +/- 44.95 acres, situated in the James Road Survey Abstract No. 872 - Tract 19-20 and Palmetto Grove Phase 1 - Lots 48-49, Royse City, Hunt County, Texas, and any matters related thereto.

Upon a motion by Council Member Summers and a second by Mayor Pro Tem Ellis, the Council voted five (5) for and one (1) opposed, with Council Member Branch voting in opposition, to approve the preliminary plat. The motion carried.

approve the preliminary plat. The motion carried.

5. Consider and act to approve a Preliminary Plat for Bearpen Phase 3 - Arterial Plat, consisting of +/- 11.45 acres, situated in the James Road Survey - Tract 2, 10-1, 10-2, Abstract No. 872, Royse City, Hunt County, Texas 75189, and any matters related thereto.

Upon a motion by Mayor Pro Tem Ellis and a second by Deputy Mayor Pro Tem Wheatley, the Council voted six (6) for and none (0) opposed to approve the preliminary plat. The motion carried.

6. Consider and act to adopt a Preliminary Plat for Anderson Crossing, Block A, Lots 1-22, consisting of +/-92.609 acres, currently designated as Block A, Lots 1-3, within the John Davis Survey, Abstract No. 244 and Abstract No.1317 and the Richard Mead Survey, Abstract No. 141, City of Royse City, Rockwall, Hunt and Collin County, Texas, and any matters related thereto.

Upon a motion by Deputy Mayor Pro Tem Wheatley and a second by Mayor Pro Tem Ellis, the Council voted six (6) for and none (0) opposed to approve the preliminary plat. The motion carried.

7. Consider and act to approve a Development Plat of the Royse City Industrial Park, Lots 13-R1 & 13-R2, consisting of +/- 4.59 acres, situated in Lots 13,14,15 and 17R of the existing Royse City Industrial Park, City of Royse City, Collin County, Texas, and any matters related thereto.

Upon a motion by Council Member Holder and a second by Mayor Pro Tem Ellis, the Council voted six (6) for and none (0) opposed to approve the development plat. The motion carried.

8. Consider and act to adopt a Resolution concerning the compliance with the I-30 Overlay for the future Pizza Ranch, situated in Lot 8D of the Erby Campbell Retail Two Addition, City of Royse City, Rockwall County, Texas, and any matters related thereto.

Upon a motion by Council Member Holder and a second by Mayor Pro Tem Ellis, the Council voted six (6) for and none (0) opposed to adopt Resolution No. 26-01-381R.

9. Discussion regarding City Manager update: Development, Capital Projects, and any matters related thereto.
 - Delaying opening due to weather conditions
 - Anderson Crossing meetings went well
 - Thanked staff for their hard work during the ice storm

G. FUTURE AGENDA ITEMS

1. Consider and act to determine and direct City Staff in scheduling topics for discussion at future City Council Meetings, and any matters related thereto.

Council requested an update on safety lights for the Fire Stations, new signals, FM 2642 update, walkability in downtown, entrance ramps to I-30, status of railroad repairs at FM 548, and discussion regarding an incentive program for police.

H. ADJOURN

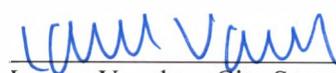
The meeting adjourned at 8:14 p.m. on Tuesday, January 27, 2026.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROYSE CITY, TEXAS ON THIS 10TH DAY OF FEBRUARY 2026.


Janet Nichol, Mayor



ATTEST:


Lauren Vaughns, City Secretary