



City Council of Royse City, Texas

AGENDA-REGULAR COUNCIL MEETING

Tuesday, May 26, 2015 – 7:00 pm

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

- Janet Nichol.....Mayor
Charles Houk.....Place 1
Clay Ellis..... Mayor Pro Tem, Place 2
Bruce BradleyPlace 3
Matt Wheatley.....Place 4
James Branch.....Place 5
Tom CrowleyPlace 6
Carl Alsabrook..... City Manager
Jason Day..... City Attorney
Kandi Jackson Interim City Secretary

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
§551.074 – Discussing personnel matters
§551.073 – Discussing gifts and donations
§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 bring forward to council items of interest, (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 REGULAR COUNCIL MEETING
E. PUBLIC HEARING

1. Accept comments, in accordance with Chapter 372 of the Texas Local Government Code, to accept comments and discuss the petition filed by D.R. Horton-Texas, LTD., a Texas limited partnership on April 28, 2015 requesting that the City create a public improvement district to include the property consisting of 117.332 acres and located with the Extra-Territorial Jurisdiction of the City; regarding the advisability of the improvements to be made for the benefit of the property within the public improvement district.
2. Accept comments concerning a rezoning application by owner representative requesting the rezoning of Tract 2 of the J Thompson Survey, Abstract 229, Rockwall County, Royse City, Texas (also known as 501 E. Old Greenville Rd., Royse City, Texas) from Single Family 2 (SF2) to Commercial 2 (C2).
3. Accept comments concerning a rezoning application by owner representative rezoning Tracts R3 and R3-2 of the Richard Mead Survey, Abstract 1226, Hunt County, Royse City, Texas, and Tracts 3, 3-2, 3-3 and 3-4 of the Richard Mead Survey, Abstract 141, Rockwall County, Royse City, Texas from Agricultural (AG) to Planned Development (PD) (based on Commercial 2 zoning) on 19.31 acres and Commercial 2 on 21.203 acres (located at the southwest quadrant of Interstate 30 and FM 2642).
4. Accept comments concerning a development plan/rezoning application (complete rezoning) by owner for Planned Development (PD) (based on Single Family 2 Zoning) from Agricultural (AG) for the property described as tract 4 of the Turner Odell Survey (Abstract 0683) and tract 9 of the James McBride Survey (Abstract 0631), Royse City, Collin County, Texas.

F. CLOSE PUBLIC HEARING

G. RECONVENE REGULAR COUNCIL MEETING

H. CONSENT AGENDA

All items under Consent Agenda Minutes 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 14, 2015 and April 28, 2015.

I. BUSINESS

1. Discussion concerning monthly revenue and expenditure report for April 2015, and any matters related thereto.
2. Consider and act concerning a Resolution in accordance with Chapter 372 of the Texas Local Government Code, authorizing the creation of a Public Improvement District related to the petition filed by D.R. Horton, Ltd., a Texas limited partnership on April 28, 2015 regarding the property consisting of 117.332 acres and located with the Extra-Territorial Jurisdiction of the City; including, but not limited to, findings as to the advisability of the proposed improvement(s), the nature of such improvements, the estimated cost of such improvement(s), the boundaries of the public improvement district, the method of assessment(s) and the apportionment of costs between the district and the City, and any matters related thereto.

3. Consider and act concerning an Ordinance rezoning of Tract 2 of the J Thompson Survey, Abstract 229, Rockwall County, Royse City, Texas (also known as 501 E. Old Greenville Rd., Royse City, Texas) from Single Family 2 (SF2) to Commercial 2 (C2), and any matters related thereto.
4. Consider and act concerning an Ordinance rezoning Tracts R3 and R3-2 of the Richard Mead Survey, Abstract 1226, Hunt County, Royse City, Texas, and Tracts 3, 3-2, 3-3 and 3-4 of the Richard Mead Survey, Abstract 141, Rockwall County, Royse City, Texas from Agricultural (AG) to Planned Development (PD) (based on Commercial 2 zoning) on 19.31 acres and Commercial 2 on 21.203 acres (located at the southwest quadrant of Interstate 30 and FM 2642), and any matters related thereto.
5. Consider and act concerning an Ordinance regarding development plan/rezoning application (complete rezoning) by owner for Planned Development (PD) (based on Single Family 2 Zoning) from Agricultural (AG) for the property described as tract 4 of the Turner Odell Survey (Abstract 0683) and tract 9 of the James McBride Survey (Abstract 0631), Royse City, Collin County, Texas, and any matters related thereto.
6. Consider and act concerning a master plat of Ridge Park Estates, 100.3 acres of land of the James Rhodes Survey, Abstract No.872, Royse City, Hunt County, Texas, and any matters related thereto.
7. Consider and act concerning a preliminary plat of Highlands of McKamy, Phase 2, Tract 4 of the Turner Odell Survey, Abstract 0683 and Tract 9 of the James McBride Survey Abstract 0631, Royse City, Collin County, Texas, and any matters related thereto.
8. Consider and act concerning a preliminary plat multifamily development to be located on the 28.97 acres of land situated in the Burrell B. Parker Survey, Abstract No. 176 and George M. Parker Survey, Abstract No. 177, Rockwall County, Royse City, Texas, and any matters related thereto. Property is located north
9. Consider and act concerning a Resolution regarding the site/design as it pertains to the Interstate 30 Corridor Overlay, Chapter 14, Zoning, Section 5-3 of the Royse City Code of Ordinances, for the future multifamily development (Cypress Creek at Park Boulevard), 28.97 acres of land situated in the Burrell B. Parker Survey, Abstract No. 176 and the George M. Parker Survey, Abstract No. 177, City of Royse City, Rockwall County.
10. Consider and act concerning a Resolution approving a negotiated settlement between the Atmos cities steering committee (“ACSC”) and ATMOS ENERGY CORP., Mid-Tex DIVISION regarding the company’s 2014 and 2015 rate review mechanism filings, and any matters related thereto.
11. Discussions concerning City Manager Carl Alsabrook update: Development, KIDFISH on Saturday, May 30th, and Hot Summer Nights at City Lake Park, 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, the undersigned authority, 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 May 22, 2015 by 5:00 pm and remained so posted at least 72 hours before said meeting was convened.

Kandi Jackson, Interim 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 the 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.***

I certify that the attached notice and agenda of items to be considered by the City Council was removed by me from the outside bulletin board in the front of City Hall on the _____ day of _____ 2015. Signature/Title _____