



City Council of Royse City, Texas

**AGENDA-SPECIAL  
COUNCIL MEETING**

**Tuesday, May 31, 2022 - 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:*

- §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 in accordance with Chapter 372 of the Texas Local Government Code, concerning the petition filed on May 6, 2022, requesting that the City create a Public Improvement District to include the property consisting of approximately 975.387 acres and located within the City Limits of the City; regarding the advisability of the improvements to be made for the benefit of the property within the public improvement district.
2. Take testimony pertaining to an amendment to the Comprehensive Plan from Rural Estates to Town Center, Urban Village, Park/Public Open Space, Traditional Mixed Use, and Suburban Residential for a development being called Bearpen Creek, generally located south of I-30, north of CR 2526, east of FM35 and west of FM 1565, Royse City, Hunt County, Texas and any matters related thereto.
3. Take testimony pertaining to a Concept Plan as a part of a Zoning Change Request from Agriculture (A) and Commercial 1 (C1) to Planned Development (PD) for a proposed mixed use development being called Bearpen Creek, being approximately 975.387 acres generally located south of I-30, north of CR 2526, east of FM 35 and west of FM 1565, Royse City, Hunt County, Texas and any matters related thereto.

**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 the minutes of the May 24, 2022 City Council Regular Meeting

**I. BUSINESS**

1. Consider and act concerning authorizing the City Manager to execute the County Participation Agreement with Hunt County for Tax Increment Reinvestment Zone No. 2, and any matters related thereto.
2. Consider and act concerning authorizing the City Manager to sign a Capital Improvements Agreement with Bearpen Creek, LP and Bearpen Creek Municipal Utility District, and any matters related thereto.
3. Consider and act concerning adoption of an Ordinance Amending the Comprehensive Plan from Rural Estates to Town Center, Urban Village, Park/Public Open Space, Traditional Mixed Use, and Suburban Residential for a development being called Bearpen Creek, generally located south of I-30, north of CR 2526, east of FM 35 and west of FM 1565, Hunt County, Texas, and any matters related thereto.
4. Consider and act concerning adoption of an Ordinance regarding a Concept Plan as a part of a Zoning Change Request from Agriculture (A) and Commercial 1 (C1) to Planned Development (PD) for a proposed mixed use development being called Bearpen Creek, being approximately 975.387 acres generally located south of I-30, north of CR 2526, east of FM 35 and west of FM 1565, Hunt County, Texas, and any matters related thereto.
5. Consider and act concerning adoption of a Resolution regarding the creation of the Bearpen Creek Public Improvement District (PID) and ordering public

improvements to be made for the benefit of such District; providing for a severability clause; providing an effective date; and containing other matters relating to the subject, and any matters related thereto.

6. Consider and act concerning authorizing the City Manager to sign a Capital Improvements Agreement with Franklin Springs Ranch, Ltd, and any matters related thereto.
7. Consider and act concerning adoption of an Ordinance regarding a Development Plat for the Lamb Addition Lot 1, Block 1, situated in the James May Survey, Abstract No. 1297, City of Royse City, Hunt County, Texas, and any matters related thereto.
8. Consider and act concerning adoption of a Resolution regarding the compliance with the I-30 Corridor Overlay District for a new build located at 6723 W. I-30, Royse City, Hunt County, Texas, and any matters related thereto.
9. Consider and act concerning adoption of a Resolution regarding the appointment of Max Buck to the Planning and Zoning Commission, and any matters related thereto.
10. Consider and act concerning authorizing the City Manager to sign Change Order #1 for the IH-30 Utility Relocation Project with Gomez Brothers Construction, Inc., and any matters related thereto.

**J. 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 May 27, 2022 by 5:00 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.***