



City Council of Royse City, Texas

AGENDA-REGULAR COUNCIL MEETING

Tuesday, May 23, 2017 – 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 Bradley	Place 3
Matt Wheatley	Place 4
James Branch	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. Emergency Medical Services Week

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 request for zoning change from Planned Development (based on Single-family 2) to Planned Development (based on Single-family 1) for the properties described as Tracts 5, 6, and 6-1 of the James Roads Survey, Abstract 872, Royse City, Hunt County, Texas, and any matters related thereto.
2. Take testimony concerning a Specific Use Permit application for an Auto Service Station at the property described as Tract 12 of the J Stephenson Survey, Abstract 188 (also known as Lot 4 of the Preliminary/Final Plat of Erby Campbell Retail Two), Royse City, Rockwall County, Texas, and any matters related thereto.
3. Take testimony concerning a Specific Use Permit application for Building Material Sales at the property described as Tract 1-1 of the JW Beckton Survey, Abstract 91 (also known as 5901 FM 2642), Royse City, Hunt County, Texas, and any matters related thereto.

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: May 9, 2017

J. BUSINESS

1. Discussion concerning monthly revenue and expenditure report for April 2017, and any matters related thereto.
2. Consider and act concerning a Subdivision Improvement Agreement for Public Improvements with Vista Estates LLC regarding the Vista Oaks Subdivision, and any matters related thereto.
3. Consider and act concerning an Ordinance regarding a Re-plat of CVS-Royse City Addition, being 15.768 acre tract of land situated in the W Love Survey, Abstract No. 135, City of Royse City, Rockwall County, Texas, voiding the previously approved re-plat, which was not filed, and any matters related thereto.
4. Consider and act concerning an Ordinance regarding a Zoning Change from Planning Development (based on Single-Family 2) to Planned Development (based on Single-Family 1) for the properties described as Tracts 5, 6, and 6-1 of the James Roads Survey, Abstract 872, Royse City, Hunt County, Texas, and any matters related thereto.
5. Consider and act concerning an Ordinance regarding a Specific Use Permit for an Auto Service Station at the property described as Tract 12 of the J Stephenson Survey, Abstract 188 (also known as Lot 4 of the Final Plat of Erby Campbell Retail Two), Royse City, Rockwall County, Texas, and any matters related thereto.
6. Consider and act concerning a Resolution regarding the elevations and other submitted materials as related to Chapter 14 Zoning, Section 5-3 Interstate 30 Corridor Overlay District (I30 COD) for an Auto Service Station (Kwik Kar), the property described as Lot 4 of the Final Plat of Erby Campbell Retail Two Addition, Royse City, Rockwall County, and any matters related thereto.

7. Consider and act concerning an Ordinance regarding a Specific Use Permit for Building Material Sales at the property described as Tract 1-1 of the JW Beckton Survey, Abstract 91 (also known as 5901 FM 2642), Royse City, Hunt County, Texas, and any matters related thereto.
8. Consider and act concerning an Ordinance amending the Code of Ordinances by amending Chapter 3 Building Regulations, Division 6. Mechanical Code, adopting the 2009 Edition of the International Mechanical Code, with amendments, and any matters related thereto.
9. Consider and act concerning a Resolution appointing a Board Member to the North Texas Municipal Water District Board of Directors representing the City of Royse City, for a term beginning June 1, 2017 and ending May 31, 2019, 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 May 19, 2017 by 1:30 pm and remained so posted at least 72 hours before said meeting was convened.

Deborah Sorensen, TRMC, 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) 63 5-2434. 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 May, 2017.

Signature/Title _____