



City Council of Royse City, Texas

AGENDA-REGULAR COUNCIL MEETING

Tuesday, December 11, 2018 – 7:00 pm

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

* Prior to the Regular Council Meeting, at 6:00 pm a quorum of Council Members may or may not attend a social gathering. No action of the City Council will take place at this gathering. Council Chambers will be open to the public.

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. RECOGNITION

1. Recognition of Rockwall County Sheriff, Harold Eavenson.

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. NEW EMPLOYEES

1. Cody Roan – Animal Control Officer
2. Ben Dial – Firefighter
3. Russell Thomas - Firefighter

F. RECESS CITY COUNCIL MEETING

G. PUBLIC HEARING

1. Take testimony concerning a Development Plan of Capstone Court, for the properties described as Tracts 17-01 and 16-01 of the WM Love Survey, Abstract No. 135, Royse City, Rockwall County, Texas, (aka 1900 S. Erby Campbell Blvd.).
2. Take testimony concerning a Zone Change from Single Family 2 (SF2) to Planned Development (PD), including areas of Multi-Family 1 (MF1) and Commercial 1 (C1), for the properties described as Tracts 17-01 and 16-01 of the WM Love Survey, Abstract No. 135, Royse City, Rockwall County, Texas, (aka 1900 S. Erby Campbell Blvd.).
3. Take testimony concerning amending the Code of Ordinances of the City of Royse City, by amending the City of Royse City Zoning Ordinance, Section 3-1, Use of Land and Buildings, Land Use Table, for the purpose of amending the Land Use Table, by allowing single-family detached dwellings, to be located in the MH (Manufactured Homes) Zoning District.

H. CLOSE PUBLIC HEARING

I. RECONVENE CITY COUNCIL MEETING

J. 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: November 13, 2018 and November 15, 2018
2. Approve purchase of Key Card Security Access for Police and Fire Department; authorizing the City Manager to execute a purchase order to McKinney Security Solutions for \$29,345.00.

K. BUSINESS

1. Discussion concerning monthly revenue and expenditure report for October 2018, and any matters related thereto.
2. Consider and act concerning an Amended and Restated Development Agreement with Dalrock Homes LLC, and any matters related thereto.
3. Consider and act concerning a Resolution regarding the Development Plan of Capstone Court for the properties described as: Tracts 17-01 and 16-01 of the WM Love Survey, Abstract 135, Royse City, Rockwall County, Texas (aka 1900 S. Erby Campbell Blvd., Royse City), and any matters related thereto.
4. Consider and act concerning an Ordinance regarding a Zoning Change from Single Family 2 (SF2) to Planned Development (PD), including areas of Multi-Family 1 (MF1) and Commercial 1 (C1), for the properties described as Tracts 17-01 and 16-01 of the WM Love Survey, Abstract No. 135, Royse City, Rockwall County, Texas, (aka 1900 S. Erby Campbell Blvd.), and any matters related thereto.
5. Consider and act concerning an Ordinance Amending the City of Royse City Zoning Ordinance, Section 3-1, Use of Land and Buildings, Land Use Table, for the purpose of amending the Land Use Table, by allowing single-family detached

dwellings, to be located in the MH (Manufactured Homes) Zoning District, and any matters related thereto.

6. Consider and act concerning an Ordinance regarding a Preliminary Plat of Verandah 3B2, situated in the J.W. Beckton Survey, Abstract No. 91, and the James May Survey, Abstract No. 1297, Verandah Municipal Utility District, Hunt County, Texas, and any matters related thereto.
7. Consider and act concerning an Ordinance regarding Annexation of 28.324 acres, more or less, located in Hunt County, Texas, and any matters related thereto.
8. Consider and act concerning a Resolution Setting the Date, Time, and Place for Public Hearings on Proposed Voluntary Annexation of Right-of-Way and Public Use Areas of Waterscape Phase 1 Located in Rockwall County, and any matters related thereto.
9. Consider and act concerning a Resolution Appointing three Board Members to the Parks & Recreation Advisory Board (term January 1, 2019 to December 31, 2020), and any matters related thereto.
10. Consider and act concerning a Resolution Appointing a Board Member to the Zoning Board of Adjustment (term January 1, 2019 to December 31, 2020), and any matters related thereto.
11. Consider and act concerning a Resolution Appointing four Board Members to the Community Development Corporation Board (term January 1, 2019 to December 31, 2020), and any matters related thereto.
12. Consider and act concerning a Resolution appointing a Commissioner to the Planning & Zoning Commission for an unexpired term (December 12, 2018 to September 30, 2019), and any matters related thereto.
13. Discussion concerning City Manager update: Development, Holiday Movie Night Series, and any matters related thereto.

L. 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.

M. 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 December 7, 2018 by 1:00 pm and remained so posted at least 72 hours before said meeting was convened.

Deborah Sorensen, TRMC, CMC, 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.***