AGENDA
City Council
Regular Meeting
Tuesday, November 10, 2026 - 7:00 PM
City Hall and Courts Building, 100 W. Main Street
Royse City, Texas

A. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT

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. CONSENT AGENDA

All items under Consent Agenda are considered to be routine 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 Minutes of the October 27, 2026 — Regular Meeting
2. Authorize the City Manager to execute any and all documents related to the release of exclusivity associated with a waterline easement along IH 30 to allow for other utilities to locate within our easement for the construction of the Anderson Crossing and HEB developments.
3. Authorize the City Manager to sign a purchase order to Texas Materials Group, Inc for asphalt maintenance projects and any matters related thereto.
4. Approve a 30-day extension for a preliminary plat for The Anderson Block A, Lot 1-4, being a portion of Block A Lot 1 of Anderson Crossing, consisting of +/- 27.2 acres situated in the John David Survey, Abstract No. 1317, Royse City, Hunt County, Texas, and any matters related thereto.
5. Approve a 30-day extension for a final plat for Lots 1 and 2 of the Camacho/Segura Addition, consisting of +/- 4.9 acres situated in the Shelby County Survey, Abstract No. 946, City of Royse City ETJ, Hunt County, Texas and any matters related thereto.
6. Approve a 30-day extension for a final plat of the Erby Campbell Retail Center Lot 1R, consisting of +/- 15.9 acres situated in the J. Stephenson Survey, Abstract No. 188, City of Royse City, Rockwall County, Texas and any matters related thereto.
7. Approve a development plat for Firestone Total Auto Care of the Erby Campbell Retail Two Addition Lot 8E, consisting of +/- 1.4 acres situated in the J. Stephenson Survey, Abstract No. 188 City of Royse City, Rockwall County, Texas and any matters related thereto.
8. Approve a preliminary plat for Verandah Phase 12 consisting of +/- 2.3 acres situated in the Joseph Prewitt Survey Abstract No. 851 Verandah Municipal Utility District, Hunt County, Texas, and any matters related thereto.

9. Approve a preliminary plat of Clearview Ranch Phase 3 South, consisting of +/- 32.9 acres, situated in the John W Foote Survey, Abstract No.333 and the Russell Crawford Survey, Abstract No. 229, City of Royse City, Collin County, Texas, and any matters related thereto.
10. Adopt a resolution approving compliance with the I-30 Overlay Matrix for Tract 55-4, of the Shelby County School Land Abstract No. 946, I-30 Equipment Sales, LLC, located at 6006 W. Interstate 30, Royse City, Hunt County, Texas, 75189, and any matters related thereto.
11. Adopt a resolution setting a public hearing under Section 311.003 of the Texas Tax Code for the creation of a Tax Increment Reinvestment Zone within the City of Royse City, Texas; authorizing the Issuance of Notice by the City Secretary of Royse City, Texas regarding the public hearing; and directing the City to prepare a Preliminary Reinvestment Zone Financing Plan, and any matters related thereto.
12. Adopt a resolution of the City of Royse City, Texas determining the costs of certain authorized improvements to be financed within South Zone Improvement Area #2 of Clearview Ranch Public Improvement District; approving a Preliminary 2026 Amended and Restated Service and Assessment Plan, including proposed Assessments Rolls; calling a regular meeting and noticing a Public Hearing for December 8, 2026, to consider an Ordinance levying Assessments on property located within the South Zone Improvement Area #2 of Clearview Ranch Public Improvement District; directing the filing of the proposed Assessment Rolls with the City Secretary to make available for public inspection; directing city staff to publish and mail notice of said Public Hearing; and resolving other matters incident and related thereto.
13. Adopt a resolution of the City of Royse City, Texas determining the costs of certain authorized improvements to be financed within Zone 1 Improvement Area #1 of Bearpen Creek Public Improvement District; approving a Preliminary Service and Assessment Plan, including a proposed Assessment Roll; calling a regular meeting and noticing a Public Hearing for December 8, 2026, to consider an Ordinance levying Assessments on property located within the Zone 1 Improvement Area #1 of Bearpen Creek Public Improvement District; directing the filing of the proposed Assessment Roll with the City Secretary to make available for public inspection; directing city staff to publish and mail notice of said Public Hearing; and resolving other matters incident and related thereto.

E. BUSINESS

1. Authorize the City Manager and City Attorney to execute a settlement agreement and all necessary closing documents in the condemnation lawsuit styled City of Royse City v. Revaa Group, LLC, Cause No. CC2500089, Hunt County Court at Law No. 2, Hunt County, Texas.
2. Adopt an ordinance approving a rate change for solid waste collection service fees, and any matters related thereto.
3. Discussion regarding City Manager update: Development, Capital Projects, and any matters related thereto.

F. 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.

G. ADJOURN

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, in a place convenient and readily accessible to the general public at all times, and said Notice was posted on the following date, Wednesday, November 4, 2026, and remained so posted at least 3 business days before said meeting was convened.

_____
Lauren Vaughns, City Secretary

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.

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