AGENDA
City Council
Regular Meeting
Tuesday, July 28, 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. PROCLAMATIONS AND PRESENTATIONS

1. Presentation of Life Saving Award to Officer Joseph Miegel and Officer Brian Griffeth.
2. Eagle Scout Presentation by Logan Arbelbide

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. PUBLIC HEARING

1. Public Hearing regarding a Specific Use Permit situated in Lot 8E of the Erby Campbell Retail Two Addition for an Auto Service Station under the City of Royse City Zoning Ordinance, Chapter 14A, Article 6-2, and any matters related thereto.
2. Public Hearing regarding a Specific Use Permit situated in Lot 10 of the Erby Campbell Retail Three Addition for a Mini-Warehouse under the City of Royse City Zoning Ordinance, Chapter 14A, Article 6-2, and any matters related thereto.
3. Public Hearing regarding the 2026 Annual Operations and Maintenance (O&M) Service Plan Update and the levy of Public Safety and Road Maintenance Assessments within Improvement Area #1 of the Waterscape Public Improvement District.
4. Public Hearing regarding a Zoning Change from A to PD, generally located on the SWC of SH66 and N Erby Campbell Blvd, directly south of the D.G.N Railroad; situated in the E. Gossett Tract, Abstract No. 0086, City of Royse City, Texas, and any matters related thereto.

F. 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 July 14, 2026 — Regular Meeting
2. Approve Minutes of the July 13, 2026 — Special Called Meeting
3. Approve Minutes of the July 13, 2026 — Joint Meeting
4. Monthly Revenue and Expenditure Report for June 2026

5. Authorize the City Manager to sign purchase orders to HVAC vendors for various A/C repair and replacements.
6. Adopt an Ordinance of the City Council of the City of Royse City, Texas approving the 2026 Annual Update to the Service and Assessment Plan and Assessment Rolls for the Bahamas Public Improvement District No. 2 in accordance with Chapter 372, Texas Local Government Code, including the collection of the 2026 Annual Installments.
7. Adopt an Ordinance of the City Council of the City of Royse City, Texas approving the 2026 Annual Update to the Service and Assessment Plan and Assessment Rolls for the Clearview Ranch Public Improvement District in accordance with Chapter 372, Texas Local Government Code, including the collection of the 2026 Annual Installments.
8. Adopt an Ordinance of the City Council of the City of Royse City, Texas approving the 2026 Annual Update to the Service and Assessment Plan and Assessment Rolls for the Liberty Crossing Public Improvement District in accordance with Chapter 372, Texas Local Government Code, including the collection of the 2026 Annual Installments.
9. Adopt an Ordinance of the City Council of the City of Royse City, Texas approving the 2026 Annual Update to the Service and Assessment Plan and Assessment Rolls for the Waterscape Public Improvement District in accordance with Chapter 372, Texas Local Government Code, including the collection of the 2026 Annual Installments.
10. Adopt an Ordinance of the City Council of the City of Royse City, Texas Approving the 2026 Operation and Maintenance Annual Service Plan Update and Assessment Roll for Public Safety and Road Maintenance Services and Levying Assessments within Improvement Area #1 of the Waterscape Public Improvement District, including the Collection of the 2026 Annual Installments.
11. Consider and act to approve a Resolution approving the proposed Creekshaw Park project for submittal to the Texas Parks and Wildlife Department's Local Park Grant Program.

G. BUSINESS

1. Adopt an Ordinance approving a zoning change from A to PD, generally located on the SWC of SH66 and N Erby Campbell Blvd, directly south of the D.G.N Railroad; situated in the E. Gossett Tract, Abstract No. 0086, City of Royse City, Texas, and any matters related thereto.
2. Adopt an Ordinance approving a Specific Use Permit situated in Lot 8E of the Erby Campbell Retail Two Addition for an Auto Service Station under the City of Royse City Zoning Ordinance, Chapter 14A, Article 6-2, and any matters related thereto.
3. Adopt an Ordinance approving a Specific Use Permit situated in Lot 10 of the Erby Campbell Retail Three Addition for a Mini-Warehouse under the City of Royse City Zoning Ordinance, Chapter 14A, Article 6-2, and any matters related thereto.
4. Adopt an Ordinance approving a master plat of Bearpen Zone 2, consisting of +/- 169.1 acres, situated in the James Roads Survey, Abstract No. 872 and Phase 1 of the Palmetto Grove Subdivision, City of Royse City, Hunt County, Texas, and any

matters related thereto.

5. Adopt an Ordinance approving a final plat of BJ's Wholesale Club: Block A - Lot 1, consisting of +/- 11 acres, situated in the J. Stephenson Survey, Abstract No. 188, Tract 17, City of Royse City, Rockwall County, Texas, 75189, and any matters related thereto.
6. Adopt a Resolution approving compliance with the I-30 Overlay Matrix for the proposed BJ's Wholesale Club, situated in the J. Stephenson Survey, Abstract No. 188, Tract 17, City of Royse City, Rockwall County, Texas, 75189, and any matters related thereto.
7. Adopt a Resolution approving compliance with the I-30 Overlay Matrix for the proposed Montfort Royse City Storage, situated in Lot 10 of the Erby Campbell Retail Three Addition, City of Royse City, Rockwall County, Texas, and any matters related thereto.
8. Adopt a Resolution approving compliance with the I-30 Overlay Matrix for the proposed Firestone: Complete Auto Care, situated in Lot 8E of the Erby Campbell Retail Two Addition, City of Royse City, Rockwall County, Texas, and any matters related thereto.
9. Discussion regarding City Manager update: Development, Capital Projects, and any matters related thereto.

H. EXECUTIVE SESSION

Recess into Closed Session in compliance with Section §551.001 Texas Government Code:

Section §551.071 - Consultation with City Attorney

1. Discussion regarding a Subdivision Improvement Agreement with SCRC Investment Group, LLC, for property located on a 29.99 acre tract of land being Tract 4 of the E. Gossett Abstract No. A0086 generally located near the southwest corner of Erby Campbell Blvd. and the Union Pacific Railroad.

I. RECONVENE CITY COUNCIL MEETING

Reconvene into Open Session to consider and take action, if any, on matters discussed during Executive Session.

1. Consider and act to approve a Subdivision Improvement Agreement with SCRC Investment Group, LLC, for property located on a 29.99 acre tract of land being Tract 4 of the E. Gossett Abstract No. A0086 generally located near the southwest corner of Erby Campbell Blvd. and the Union Pacific Railroad.

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

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, July 22, 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