AGENDA

City Council
Regular Meeting
Tuesday, May 26, 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. PUBLIC HEARING

1. Public hearing regarding a zoning change from SF1 to PD and AG to PD, generally located along the western frontage of FM 2453 and directly south of the Meadows at Morgan Creek; consisting of Rockwall County Central Appraisal District (CAD) property ID #48587, #60956, #12246, City of Royse City, Texas, and any matters related thereto.

E. 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 May 12, 2026 — Regular Meeting
2. Monthly Revenue and Expenditure Report for April 2026
3. Approve an amendment to the CDC Performance Agreement with Royse City SF, LLC, to revise project investment, revise incentive structure, and clarify performance requirements.
4. Adopt a Resolution approving a PID Reimbursement Agreement with HC Highpoint, LLC providing for the construction and acquisition of Public Improvements within the Waterscape Annex Public Improvement District and authorizing the Mayor to execute said PID Reimbursement Agreement.
5. Adopt a Resolution determining the costs of certain Authorized Improvements to be financed within the Waterscape Annex 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 June 23, 2026, to consider an ordinance levying assessments on property located said 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.
6. Adopt an Ordinance approving a final plat for Tesla Inc. Royse City BESS,

consisting of +/- 11.9 acres, incorporating both the J. Stephenson Tract No. 27, Abstract No.188 & the E. Gosset Tract No.3-03, Abstract No.86, City of Royse City, Rockwall, County Texas, 75189, and any matters related thereto.

7. Adopt an Ordinance approving a final plat for Waterscape Phase 4A, consisting of +/- 44.87 acres, situated in the Nancy McCasland Survey, Lot 8, Abstract No.149, City of Royse City, Rockwall County, Texas, 75189, and any matters related thereto.
8. Adopt an Ordinance approving a final plat for Waterscape Phase 4B, consisting of +/- 64.54 acres, situated in the Nancy McCasland Survey, Lot 8, Abstract No.149, City of Royse City, Rockwall County, Texas, 75189, and any matters related thereto.

F. BUSINESS

1. Consider and act to appoint a Mayor Pro Tem.
2. Consider and act to appoint a Deputy Mayor Pro Tem.
3. Authorize the City Manager to enter into a Subdivision Improvement Agreement with Smith II Battery Storage, LLC.
4. Authorize the City Manager to sign a Professional Services Agreement with Birkhoff, Hendericks & Carter, LLP (BHC), for the design of waterline improvements along State Highway 66.
5. Adopt a Resolution suspending the June 8, 2026, effective date of SIEnergy Gas, LLC's requested increase to permit the City time to study the request and to establish reasonable rates.
6. Adopt a Resolution approving compliance with the I-30 Overlay Matrix for the proposed ABC Supply Co. Inc, located at 1117 Industrial Dr, situated in Lot 13R-1 of the Royse City Industrial Park, City of Royse City, Collin County, Texas, 75189, and any matters related thereto.
7. Adopt a Resolution approving compliance with the I-30 Overlay Matrix for a new building located at 1222 Industrial Dr, situated in Lot 31R of the Royse City Industrial Park, City of Royse City, Collin County, Texas, 75189, and any matters related thereto.
8. Adopt a Resolution approving compliance with the I-30 Overlay Matrix for the existing Royse City Emergency Hospital site, situated in the CVS Royse City Addition, Block 1 - Lot 3, City of Royse City, Rockwall County, Texas, and any matters related thereto.
9. Adopt an Ordinance approving a zoning change from SF1 to PD and AG to PD, generally located along the western frontage of FM 2453 and directly south of the Meadows at Morgan Creek; consisting of Rockwall County Central Appraisal District (CAD) property ID #48587, #60956, #12246, City of Royse City, Texas, and any matters related thereto.
10. Adopt an Ordinance approving a development plat for Childrens Lighthouse, consisting of +/- 2.8 acres, situated in Block A - Lot 1 of the Highway 66 Sports

Addition, City of Royse City, Collin County, Texas, 75189, and any matters related thereto.

11. Discussion regarding City Manager update: Development, Capital Projects, and any matters related thereto.

G. 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 potential Hunt County ESD No. 1

H. 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 regarding potential Hunt County ESD No. 1.

I. 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.

J. 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, May 20, 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