



**MINUTES-REGULAR  
COUNCIL MEETING**

**Tuesday, August 12, 2014 – 7:00 pm**  
Police and Courts Building, 100 West Main Street  
Royse City, Texas

**A. CALLED TO ORDER AT 7:04 BY MAYOR BALEY**

Announced the presence of a quorum.

Members Present: Mayor, Jerrell Baley  
Council Member Place 1, Janet Nichol, Mayor Pro Tem  
Council Member Place 2, Clay Ellis  
Council Member Place 3, Bill Bell  
Council Member Place 5, James Branch  
Council Member, Place 6, Tom Crowley

Members Absent: Council Member Place 4, Matt Wheatley

Staff Present: City Manager, Carl Alsbrook  
City Attorney, Jason Day  
City Secretary, Brenda Craft  
Asst. City Secretary, Julie Riley  
Ex. Director of Development & Community Services, Janet McPherson  
Ex. Director of Community Development Corp., Larry Lott  
Sr. Project Coordinator, Thomas Fry  
Fire Chief, Richard Bell  
Police Chief, Jeff Stapleton  
Main St. Manager, Paula Morris

**B. INVOCATION AND PLEDGE OF ALLEGIANCE**

Invocation by Mayor Pro Tem Nichol.

**C. ONCOR**

Oncor Representative Cindy Tayem: Oncor outages and future growth, and any matters related thereto.

Cindy Tayem: Feeder outages - substation to lateral lines – main feeder has re-closers to keep extended outages from continuing. When lights flicker the re-closer is operating. Close watch monthly on breakers. In the last few months the main line feeder faulted, lighting three times, bad weather with high winds and Friday a vehicle accident that hit a pole. Concerning growth the distribution and planning departments monitor carefully new development. The Circuits are not overloaded at this time but will continue to monitor circuits and with continued additions of new developments will bring more facilities. Will continue to monitor growth, strive for reliability, comparison of frequency and duration, field personnel will isolate problems, electric grid system in good shape. To build a new grid system the Public Utility Commission would decide. (Note to Oncor: Starlight Ranch utilities are underground and seem to be off a lot).

## **D. CITIZENS PARTICIPATION**

*This Period is reserved for citizens to discuss items not listed on the listed Agenda, (persons may have three (3) minutes to address the council) however, by law, no action or discussion may be taken on these items.*

Spencer Pattison: City electric distribution back feed to isolate outage. At time of renewal for Franchise Agreement maybe city could be in four quadrants to help city from being totally black. Speed humps are missing in Sunrise Meadows.

Millie Coppedge: Police and Fire and Paramedics did a great job today on a citizen that was having a possible heart attack. For the compassion and kindness she would like to thank all involved

Bob Sandlin: Represents property owner of 59 acres next to Bonner Carrington proposed apartments. Will the Trans-Texas Corridor loop interfere with this project?

## **E. RECESS REGULAR COUNCIL MEETING AT 7:25 PM**

## **F. PUBLIC HEARING AT 7:25 PM**

1. Take testimony concerning an application for a Specific Use Permit for a restaurant to be located at 520 E. Interstate 30, also known as, Block O, Lot 1 and part of 2 of the College Addition, Royse City, Rockwall County, Texas.

**Ms. McPherson:** Only issue is an SUP is needed for a restaurant.  
No citizens for or against.

2. Take testimony concerning a zoning application for a zoning change from Agricultural to Planned Development and associated conceptual plan for a multifamily development for the property described as Tract 6 of the BB Parker Survey, Abstract No. 176 and part in the GM Parker Survey, Abstract No. 177 (Property ID Number: 12182), Royse City, Rockwall County, Texas.

**Ms. McPherson:** Bonner Carrington has applied for a Planned Development zoning for a Multi-Family 1 (MF1), with variances for the development. **Variances:** 1) construction to begin in thirty-six months; 2) sprinkling each unit; 3) negotiating stucco/masonry issue; 4) some apartments to be three story; 5) one bedroom apartments to be a minimum of 705 sq. ft.; 6) in the event applicant provides door to door refuse pick up the location of each unit being within 250 feet of a refuse facility will be waived; 7) property will not provide an enclosed parking space per unit (there will be covered parking and/or garages for rent, but they will not be included with the unit). **Council Member Branch:** Important to keep upscale apartments, OK with 4 bedrooms but not OK with other variances. **Applicant Casey Bump of Bonner Carrington:** Concept Plan and zoning application submitted, variances are motivated by esthetics, will manage unit for long term. Design process has started then permitting, after March about 15 months after all units should be complete. Units: 48 one bedroom, 84 two bedroom, 72 three bedroom and 16 four bedrooms. Landscaping will exceed or regulations. Boats and RV parking at back of complex. Will work with city to extend water and sewer lines which can in-turn serve other developments. Onsite "Cares Team" will connect with residents and organize events 24-7. One swimming pool, play scape and sports field. **Council Member Ellis and Crowley** very impressed with 10-yr old facility the toured – looked great, very impressive.

Spencer Pattison: requests no on street parking.

No citizens for or against zoning change.

3. Take testimony concerning amending Ordinance 07-05-750, sec. 3 permitting Certificates of Appropriateness (of the Heritage Preservation Overlay District) to be approved by the Heritage Preservation Officer or City Manager's designee when proposed plans of Certificate of Appropriateness applications correspond with renderings provided by an architect of the Texas Historical Commission, Main Street Office.

**Ms. McPherson:** Free renderings from State is a plus. If proposal matches renderings staff may approve.

No citizens for or against.

## **G. CLOSEED PUBLIC HEARING AT 8:13 PM**

## **H. RECONVENE REGULAR COUNCIL MEETING 8:13 PM**

## **I. CONSENT AGENDA**

*All items under Consent Agenda Minutes 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. Council Meeting Minutes: Regular July 8, 2014, July 22, 2014

Motion was made by Council Member Branch, second by Council Member Bell to approve the Consent Agenda. **Motion carried: 7 Ayes, 0 Nays, and 0 Abstentions.**

## **J. BUSINESS**

1. Consider and act concerning an Ordinance approving a Specific Use Permit for a restaurant to be located at 520 E. Interstate 30, also known as, Block O, Lot 1 and part of 2 of the College Addition, Royse City, Rockwall County, Texas, and any matters related thereto.

**Ms. McPherson:** Planning and Zoning Commission recommended approval with the take-out window being removed and sign pole to be conforming to city's regulations before a Certification of Occupancy is issued. Mayor Pro Tem Nichol is concerned about outside lighting not being sufficient. Health Inspector will check out all necessary issued before CO. **Applicant:** Lighting issued will be fixed.

Motion was made by Council Member Bell, second by Council Member Wheatley to approve a Specific Use Permit for a restaurant to be located at 520 E. Interstate 30, also known as, Block O, Lot 1 and part of 2 of the College Addition, Royse City, Rockwall County, Texas, with the take-out window being removed, sign pole to adhere to city's regulations and outside lighting to be sufficient. **Motion carried: 7 Ayes, 0 Nays, and 0 Abstentions.**

2. Consider and act concerning an Ordinance approving a zoning change from Agricultural to Planned Development and associated conceptual plan for a multifamily development for the property described as Tract 6 of the BB Parker Survey, Abstract No. 176 and part in the GM Parker Survey, Abstract No. 177 (Property ID Number: 12182), Royse City, Rockwall County, Texas, and any matters related thereto.

**Ms. McPherson:** City to negotiate masonry issue with developer. **Casey Bump:** Project to have a screen wall, swimming pool, play scape, sports filed possible \$36,000,000 for construction.

Motion was made by Council Member Branch, second by Council Member Wheatley to approve a zoning change from Agricultural to Planned Development and associated conceptual plan for a multifamily development for the property described as Tract 6 of the BB Parker Survey, Abstract No. 176 and part in the GM Parker Survey, Abstract No. 177 (Property ID Number: 12182), Royse City, Rockwall County, Texas. **Variiances: 1)** construction to begin in thirty-six months; **2)** sprinkling each unit; **3)** negotiating stucco/masonry issue; **4)** some apartments to be three story; **5)** one bedroom apartments to be a minimum of 705 sq. ft.; **6)** in the event applicant provides door to door refuse pick up the location of each unit being within 250 feet of a refuse facility will be waived; **7)** property will not provide an enclosed parking space per unit (there will be covered parking and/or garages for rent, but they will not be included with the unit). **Motion carried: 7 Ayes, 0 Nays, and 0 Abstentions.**

3. Consider and act concerning an Ordinance amending Ordinance 07-05-750, sec. 3 permitting Certificates of Appropriateness (of the Heritage Preservation Overlay District) to be approved by the Heritage Preservation Officer or City Manager's designee when proposed plans of Certificate of Appropriateness applications correspond with renderings provided by an architect of the Texas Historical Commission, Main Street Office, and any matters related thereto.

Motion was made by Council Member Ellis, second by Council Member Bell to approve an Ordinance amending Ordinance 07-05-750, sec. 3 permitting Certificates of Appropriateness (of the Heritage Preservation Overlay District) to be approved by the Heritage Preservation Officer issuing a Certificate of Appropriateness administratively for any structure that is designed in substantial compliance with an architectural rendering for the structure by the Texas State Historical Commission. **Motion carried: 7 Ayes, 0 Nays, and 0 Abstentions.**

4. Consideration and action regarding a Resolution approving the site plan/design of Murphy Express to be located on Tract 12 of the J. Stephenson Survey, Abstract 188, Royse City, Rockwall County, Texas. The location will be facing Erby Campbell on the northwest corner of Interstate 30 and Erby Campbell Boulevard, and any matters related thereto.

**Ms. McPherson:** drive is close to north side of Wal-Mart facing Erby Campbell Blvd. Gas Columns will be brick.

Motion was made by Council Member Branch, second by Council Member Crowley to approve a Resolution approving the site plan/design of Murphy Express to be located on Tract 12 of the J. Stephenson Survey, Abstract 188, Royse City, Rockwall County, Texas. The location will be facing Erby Campbell on the northwest corner of Interstate 30 and Erby Campbell Boulevard. **Motion carried: 7 Ayes, 0 Nays, and 0 Abstentions.**

5. Consider and act concerning a plan by Rockwall County to reduce the amount of fire stipend paid to the City of Royse City by approximately \$21,000.00, and any matters related thereto.

No action taken, item removed.

6. Consider and act concerning a one-year agreement for Dispatch Services with Rockwall County (no increase for services), and any matters related thereto.

**Mr. Day:** Spoke with Rockwall County Asst. District Attorney to amend this agreement to add Fire Department into the agreement. This will be done at a later date.

Motion was made by Council Member Branch, second by Council Member Bell to approve a one-year agreement for Dispatch Services with Rockwall County. **Motion carried: 7 Ayes, 0 Nays, and 0 Abstentions.**

7. Consider and act concerning amending the Kerala 2006 Chapter 212 Texas Local Government Code Development Agreement, Exhibit "C" and Kerala 2012 Subdivision Improvement Agreement for Water and Wastewater Main Extensions, Exhibit "C", and any matters related thereto.

**Mr. Day:** Amendments 1) garage setback of 15 feet to be removed, 2) only applies to Phase 1A – houses built in 14 months, 3) later date expand to other phase (possibly).  
**Developer:** Spent 10 million dollars in 10 years and now the roof pitch issue, 10 X 12 from street. Could postpone issue until the next one or two council meetings.

Motion was made by Council Member Ellis, second by Council Member Branch to approve the amendments. Motions withdrawn by Council Member Ellis and Council Member Branch.

Motion was made by Council Member Ellis, second by Council Member Bell to postpone the amendments to the next regular council meeting. **Motion carried: 6 Ayes, 0 Nays, and 1 Abstention (Crowley).**

8. Consider and act concerning scheduling a workshop to converse about the streets and water and sewer lines in Old Town for a possible Bond Election, and any matters related thereto.

**Mr. Alsabrook:** previously estimated 6.5 million of road and water/sewer lines in Old Town for replacement or reconstruction. Financial Advisors estimated \$770,000 of unexpended Water and Sewer Bonds available.

Motion was made by Mayor Pro Tem Nichol, second by Council Member Bell to have a Workshop concerning the streets and water and sewer lines in Old Town for a possible Bond Election. Several dates will be presented to the council along with the interest rate for bonding. **Motion carried: 7 Ayes, 0 Nays, and 0 Abstentions.**

9. Discussions concerning City Manager Carl Alsabrook update: Development, Hot Summer Nights at City Lake Park, Budget Workshop 6 pm on August 26<sup>th</sup>, irrigation at Fox Fields, Back 2 School Bash, any matters related thereto.

Development: Continuing with weekly meetings with The Meadows Developer, Pond Branch Sewer Trunk line complete the end of August.

Hot Summer Knights at City Lake Park: Thursday movie "Freebirds and fishing competition, 7pm games, 9 pm movie.

Budget Workshop 6pm on August 26<sup>th</sup>: Second Budget Workshop meeting

Irrigation at Fox Fields: All but sprinkler heads are in.

Back 2 School Bash: 6:30pm to 8:30 pm next Friday.

**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.

Report on Charlie's Old Fashion Hamburgers  
Executive Session to review/evaluate City Manager, City Attorney and City Secretary  
Boys and Girls Club overview  
Pricing on land for Sports Complex

**L. ADJOURNED AT 9:03 PM**

Motion was made by Council Member Bell, second by Council Member Branch to adjourn the meeting at 9:03 pm. **Motion carried: 6 Ayes, 0 Nays, and 0 Abstentions.**

ATTEST:

  
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Brenda Craft, City Secretary

  
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Jerrell Baley, Mayor