



City Council of Royse City, Texas

MINUTES-REGULAR COUNCIL MEETING

Tuesday, March 24, 2015 – 7:00 pm

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

A. CALLED TO ORDER AT 7:03 PM BY MAYOR PRO TEM ELLIS

Announced the presence of a quorum.

Members Present: Council Member Place 1, Charles Houk
Council Member Place 2, Clay Ellis, Mayor Pro Tem
Council Member Place 4, Matt Wheatley
Council Member Place 5, James Branch
Council Member, Tom Crowley

Members Absent: Mayor, Jerrell Baley
Council Member Place 3, Bill Bell

Staff Present: City Manager, Carl Alsabrook
City Attorney, Jason Day
City Secretary, Benda Craft
Asst. City Secretary, Julia Riley
Director of Development Services, Janet McPherson
Ex. Director of Community Development Corp., Larry Lott
Fire Chief, Richard Bell
Police Chief, Jeff Stapleton
Public Works Director, Dario Lopez
CFO, Shannon Raymond
Director of HR, Tauna Ratliff
Main St. Manager, Paula Morris

Also in Attendance: Mayor Elect, Janet Nichol
Council Member Place 3 Elect, Bruce Bradley

B. INVOCATION AND PLEDGE OF ALLEGIANCE

Invocation by Mayor Pro Tem Ellis.

C. NEW EMPLOYEE

Public Works, Christopher McDaniel has lived in Sachse for two years, married with two children, looking forward to working for the city and helping with the efforts as the city grows.

D. AUDIT PRESENTATION

Mike Conway of Conway Company CPA: City has a nice trend of a high level balance (Sales Tax, Property Tax, and Revenues increase), Franchise Fees increased too, all greater than prior year. Expects Sales Tax revenue to increase toward the end of 2015. Debt and Certificate of Obligations down. Expects all the good news to continue with the newly announced commercial businesses. **Council Member Branch:** Addresses Ms. Raymond regarding the inefficiency report. **Ms. Raymond:** Currently working on a plan. **Council Member Branch:** Place issue on next council meeting agenda regarding what is the plan of action.

E. CITIZENS PARTICIPATION - none

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.

F. RECESS REGULAR COUNCIL MEETING AT 7:10 PM

G. PUBLIC HEARING AT 7:10 PM

1. Take testimony concerning a Specific Use Permit application for a restaurant with alcohol sales to be located at 107 E. Interstate 30, Royse City, Rockwall County (also known as Block A, Lot 2 of the Hospitality Addition/ Tract 8 of the J McCasland Survey, Royse City, Rockwall County, Texas.

Ms. McPherson: All restaurants need a Specific Use Permit. At the end of 2014 Charlie's obtained their SUP, all SUP's expire after one year. Charlie's went before the Planning and Zoning Commission on March 19th, P&Z recommendation is to approve SUP with no special conditions. **Council Member Branch:** When do you expect to begin? **Chris Grupido:** Will begin after the pre-construction meeting. Once started, the contractor believes the building can be complete in 125 days.

No citizens for or against.

H. CLOSED PUBLIC HEARING AT 7:15 PM

I. RECONVENE REGULAR COUNCIL MEETING AT 7:15 PM

J. 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. City Council Minutes: February 10, 2015 and February 24, 2015 Regular Meeting

Motion was made by Council Member Wheatley, second by Council Member Branch to approve the Consent Agenda. **Motion carried: 5 Ayes, 0 Nays, and 0 Abstentions.**

K. BUSINESS

1. Discussion concerning monthly revenue and expenditure report for February 2015, and any matters related thereto.

Ms. Raymond: 42% into budget year. Semi-annual debt service payments went out in February.

2. Consider and act regarding Community Development Corporation Board recommendation to Council to accept Buc-ees incentive: 1) requiring the Community Development Corporation to reimburse ½ cent sales tax to Buc-ees for sales made at the facility for 20 years, 2) incurring the cost of a pump at the Verandah lift station to accommodate sewer capacity, 3) incurring the cost of a bore under Farm-to-Market Road 2642 for a 12” water line (pump currently estimated at \$200,000 to \$250,000 – bore currently estimated at \$70,000), and any matters related thereto.

Mr. Lott: Validating the joint meeting with City Council and Community Development Corporation Board of March 17th. CDC board met today approving the three issues above. CDC and the city will split some cost for 12” waterline upgrade. This is the formal phase from the joint meeting.

Motion was made by Council Member Branch, second by Council Member Crowley to approve the Community Development Corporation Board recommendation to accept Buc-ees incentive: 1) requiring the Community Development Corporation to reimburse ½ cent sales tax to Buc-ees for sales made at the facility for 20 years, 2) incurring the cost of a pump at the Verandah lift station to accommodate sewer capacity, 3) incurring the cost of a bore under Farm-to-Market Road 2642 for a 12” water line (pump currently estimated at \$200,000 to \$250,000 – bore currently estimated at \$70,000). **Motion carried: 5 Ayes, 0 Nays, and 0 Abstentions.**

3. Consider and act concerning an Ordinance for a Specific Use Permit application for a restaurant with alcohol sales to be located at 107 E. Interstate 30, Royse City, Rockwall County (also known as Block A, Lot 2 of the Hospitality Addition/ Tract 8 of the J McCasland Survey, Royse City, Rockwall County, Texas, and any matters related thereto.

Motion was made by Council Member Houk, second by Council Member Wheatley to approve an Ordinance for a Specific Use Permit application for a restaurant with alcohol sales to be located at 107 E. Interstate 30, Royse City, Rockwall County (also known as Block A, Lot 2 of the Hospitality Addition/ Tract 8 of the J McCasland Survey, Royse City, Rockwall County, Texas. **Motion carried: 5 Ayes, 0 Nays, and 0 Abstentions.**

4. Consider and act concerning a Resolution regarding the site plan/design of the future restaurant to be located at 107 E. Interstate 30 (Block A, Lot 2 of the Hospitality Addition), Royse City, Rockwall County, Texas, per Ordinance 12-02-879, Section 5-3 Interstate 30 Corridor Overlay District (I-30 COD), E. Design Standards, requiring plans to be submitted to staff, the Planning & Zoning Commission, and City Council for approval, and any matters related thereto.

Ms. McPherson: In the Interstate 30 Corridor Overlay District (I-30 COD) Site Plan/Design must be submitted to staff, Planning & Zoning Commission, and City Council for approval. Mr. Grupido’s staff did a better job adhering to all the required regulations.

Motion was made by Council Member Houk, second by Council Member Branch to approve a Resolution regarding the site plan/design of the future restaurant to be located at 107 E. Interstate 30 (Block A, Lot 2 of the Hospitality Addition), Royse City, Rockwall County, Texas, per Ordinance 12-02-879, Section 5-3 Interstate 30 Corridor Overlay District (I-30 COD), E. Design Standards. **Motion carried: 5 Ayes, 0 Nays, and 0 Abstentions.**

5. Consider and act concerning an Ordinance requested by owner representative for a Replat of Lot 53 of the Linrock Estates, subdividing Lot 53 into two lots, being Lots 53A and 53B (Charles Todd Survey, Abstract No. 924), Royse City Extraterritorial Jurisdiction, Collin County, Texas, and any matters related thereto.

Ms. McPherson: Linrock Estates is off FM 1138, in our extraterritorial jurisdiction (ETJ). The estates are dividing some of their 2 acre lots into one acre lots. Linrock Estates have Nevada water and septic for sewer.

Motion was made by Council Member Branch, second by Council Member Crowley to approve an Ordinance requested by owner representative for a Replat of Lot 53 of the Linrock Estates, subdividing Lot 53 into two lots, being Lots 53A and 53B (Charles Todd Survey, Abstract No. 924), Royse City Extraterritorial Jurisdiction, Collin County, Texas. **Motion carried: 5 Ayes, 0 Nays, and 0 Abstentions.**

6. Consider and act concerning a Resolution regarding the elevations/site plan/design of the property located at Block B, Parts of lots 1 and 6 of the College Addition, Royse City, Rockwall County, Texas (also known as, 617 E. Interstate 30, Royse City) per Ordinance 12-02-879, Section 5-3 Interstate 30 Corridor Overlay District (I-30 COD), E. Design Standards, requiring plans to be submitted to staff, the Planning & Zoning Commission, and City Council for approval, and any matters related thereto.

Ms. McPherson: Property is where the old Royse City Feed store was located. Property has existing metal building. Owners have cleaned up the property, ready to lease. The proposed lease Jarrod Buck is here tonight. He would like to lease the property and use it for a used car lot. Since property is on IH-30 he must comply with the overlay district regulations. Mr. Buck came to P&Z January of 2015, P&Z requested more elevation documentation, he returned with elevations to the P&Z on March 19th. Our standards call for 80% brick; he is bricking the whole building. Current property has chain-link fence, he will remove the chain-link and install a black wrought-iron fence. Per the current zoning of the property a used car lot is allowed. **Council Member Houk:** Sees the multiple cars parked there at Mr. Buck's FM 548 business-how many cars will you have on the lot, will this be more organized? **Council Member Crowley:** Have you been in the car sales business? **Mr. Buck:** He currently has 17 cars in Greenville ready for sale, been in used car business for six years, no repairs will be done on the lot. He is very mindful of the cars sitting there on the FM548 corner. He wants the used car lot to be a good clean business.

Motion was made by Council Member Branch, second by Council Member Crowley to approve a Resolution regarding the elevations/site plan/design of the property located at Block B, Parts of lots 1 and 6 of the College Addition, Royse City, Rockwall County, Texas (also known as, 617 E. Interstate 30, Royse City) per Ordinance 12-02-879, Section 5-3 Interstate 30 Corridor Overlay District (I-30 COD), E. Design Standards. **Motion carried: 4 Ayes, 1 Nays (Houk), and 0 Abstentions.**

7. Consider and act concerning a Resolution regarding a zoning change from Agricultural to Planned Development by first approving the conceptual plan for a single-family development (based on Single-Family 2 Zoning) for the property described as Tracts 22, 23, and 24 of the William H. Kuydendall Survey, Abstract 513, Royse City, Collin County, Texas and any matters related thereto.

Ms. McPherson: The concept plan, by ordinance, must be approved before the zoning change. They will be coming back later for a preliminary plat and zoning change. Developer came to P&Z in February and back in March with changes. Bart Carroll is here to answer any questions. **Council** has concerns regarding when the more aesthetic brick fence can be put up on FM 1777 and at the new phase. Will Phase II bring anymore street drainage problems? **Bart Carroll:** Will start in the fall, will have youth soccer fields. Will see if the brick fence may be installed at the beginning of the phase, no more street problems.

Motion was made by Council Member Branch, second by Council Member Crowley to approve a Resolution regarding a zoning change from Agricultural to Planned Development by first approving the conceptual plan for a single-family development (based on Single-Family 2 Zoning) for the property described as Tracts 22, 23, and 24 of the William H. Kuydendall Survey, Abstract 513, Royse City, Collin County, Texas. **Motion carried: 5 Ayes, 0 Nays, and 0 Abstentions**

8. Discussions concerning City Manager Carl Alsabrook update: Development, warrant roundup, potential land purchase for a sports complex, any matters related thereto.

Development: Wal-Mart pouring concrete daily, CVS moving dirt
Warrant Round-up: 400 notices sent out, February and March cleared \$44,000
Potential Land Purchase for Sports Complex: withdrawn

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.

Council Member Branch: Parking on Circle, what to do, i.e. – signs, restrictions?
Circle Dr. Parking and Efficiency Plan regarding Audit - place on next agenda.
Mr. Alsabrook: Land for future park – will be on next agenda.

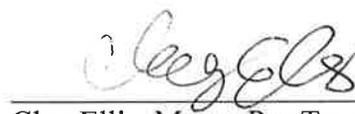
M. ADJOURNED AT 7:43 PM

Motion was made by Council Member Branch, second by Council Member Crowley to adjourn the meeting at 7:43 pm. **Motion carried: 5 Ayes, 0 Nays, and 0 Abstentions.**

ATTEST:



Brenda Craft, City Secretary



Clay Ellis, Mayor Pro Tem