



**MINUTES  
COUNCIL MEETING**

**Tuesday, July 28, 2015 – 7 pm**  
Police and Courts Building, 100 West Main Street  
Royse City, Texas

\* Prior to the City Council Meeting, at 6:00 pm a quorum of Council Members may or may not attend a social gathering. No  
\* action of the City Council will be taken at this gathering. Council Chambers will be open to the public. No action was taken at  
\* the social gathering.

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

- Members Present: Mayor, Janet Nichol  
Council Member Place 1, Charles Houk  
Council Member Place 3, Bruce Bradley  
Council Member Place 4, Matt Wheatley  
Council Member Place 5, James Branch  
Council Member, Place 6, Tom Crowley
- Member Absent: Council Place 2, Clay Ellis
- Staff Present: City Manager, Carl Alsbrook  
City Secretary, Brenda Craft  
City Attorney, Jason Day  
Ex. Director of Development & Community Services, Janet McPherson  
Director of Finance, Shannon Raymond  
Police Chief, Jeff Stapleton  
Fire Chief, Richard Bell  
Director of Public Works, Dario Lopez  
Executive Director of Community Development Corp, Larry Lott  
Director of HR, Tauna Ratliff

**B. INVOCATION AND PLEDGE OF ALLEGIANCE**

By Mayor Nichol

**C. NEW EMPLOYEE**

Municipal Court Clerk – Adriana Estrada – Introduced by City Manager

**D. CITIZEN PARTICIPATION – NONE**

**E. RECESS REGULAR COUNCIL MEETING AT 7:06 PM**

**F. PUBLIC HEARING AT 7:06 PM**

1. Take testimony regarding the amending of Ordinance 07-02-552, Exhibit A, Development Regulations of Park Ridge Estates (Tracts 5, 6, 6-1 of the James Rhodes Survey, Abstract No. 872, Royse City, Hunt County, Texas).

**Ms. McPherson:** Park Ridge is ¾ mile past the high school on the same side of the street. This was originally brought before Development a few years back so some zoning changes need to be made. This has gone before Planning & Zoning. No citizen for or against

2. Take testimony regarding the amending of the Royse City Code of Ordinances, Chapter 14 Zoning, Article 3 Permitted Uses, Section 3- 1 Use of Land and Buildings, City of Royse City Land Use Table to:

Remove "Restaurant, with alcohol sales" and "Restaurant, without alcohol sales," replacing with "Restaurant;" Identify the zoning districts in which "Restaurant" is to be permitted, not permitted and/or requiring a Specific Use Permit: and Remove the Specific Use Permit requirement in Commercial 1 and Commercial 2 for the listed use "Restaurant, Drive-in/Drive-thru" and making such an allowed use in Commercial 1 and Commercial 2.

**Ms. McPherson:** Amendment of Land Use designations has gone before Planning & Zoning to withdraw Restaurants for alcohol with and without adding just Restaurants also allowing Restaurants Drive-in/Drive-thru to be allowed without a SUP. Planning and Zoning recommended approval. No citizen for or against.

**G. CLOSE PUBLIC HEARING AT 7:11 PM**

**H. RECONVENE REGULAR COUNCIL HEARING AT 7:11 PM**

**I. CONSENT AGENDA (for items transferred to Consent) - NONE**

**J. WORKSHOP**

1. Continuation of discussion concerning 2015-2016 Budget, and any matter related thereto.

Public Works Director, Dario Lopez – asking for \$23,000.00

12 yd dump truck cost is \$98,000.00

5yd is \$76,000.00

2 more vehicles

**K. BUSINESS**

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

**Ms. Raymond:** Well ahead of budget. The only department exceeding budget is the Senior Center. Water and Sewer is fine. Usage is still down. Put out a RFP for new auditing service. Conway has met their 5 year contract. Item for your approval should be on next regular council meeting agenda.

2. Consider and act concerning an Ordinance amending Ordinance 07-02-552, Exhibit A, Development Regulations of Park Ridge Estates (Tracts 5, 6, 6-1 of the James Rhodes Survey, Abstract No. 872, Royse City, Hunt County, Texas), and any matters related thereto.

**Ms. McPherson:** Amend documents to state the correct name of Ridge Park not Park Ridge. Applicants are here to answer any questions.

**Applicant:** Have a small percentage of homes in the regulations under or minimum square footage for homes but would hope to build more homes larger than our minimum size.

Motion was made by Council Member Houk, second by Council Member Wheatley to accept an Ordinance amending Ordinance 07-02-552, Exhibit A, Development Regulations of **Ridge Ridge Estates** (Tracts 5, 6, 6-1 of the James Rhodes Survey, Abstract No. 872, Royse City, Hunt County, Texas),. **Motion carried: 6 Ayes, 0 Nays and, 0 Abstentions.**

3. Consider and act concerning a Resolution regarding an application by owner for Master Plat of Park Ridge Estates, 100.3 acres of land out of the James Rhodes Survey, Abstract No. 872, Royse City, Hunt County, Texas, and any matters related thereto.

**Ms. McPherson:** The master plat is reflective of the concept plan. Phase 1 is pre plat and would be submitted next. Offsite water and sewer will be done. Correct the name of subdivision.

Motion was made by Council Member Branch, second by Council Member Crowley to accept a Resolution regarding an application by owner for Master Plat of **Ridge Park Estates**, 100.3 acres of land out of the James Rhodes Survey, Abstract No. 872, Royse City, Hunt County, Texas. **Motion carried: 6 Ayes, 0 Nays and, 0 Abstentions.**

4. Consider and act concerning an Ordinance amending of the Royse City Code of Ordinances, Chapter 14 Zoning, Article 3 Permitted Uses, Section 3-1 Use of Land and Buildings, City of Royse City Land Use Table to:  
Removing "Restaurant, with alcohol sales" and "Restaurant, without alcohol sales," replacing with "Restaurant;"  
Identify the zoning districts in which "Restaurant" is to be permitted, not permitted and/or requiring a Specific Use Permit; and  
Remove the Specific Use Permit requirement in Commercial 1 and Commercial 2 for the listed use "Restaurant, Drive-in/Drive-thru" and making such an allowed use in Commercial 1 and Commercial 2.

**Ms. McPherson:** Planning and Zoning recommended approval of the deletions, additions and changes regarding restaurants.

Motion was made by Council Member Branch, second by Council Member Wheatley to accept concerning an Ordinance amending of the Royse City Code of Ordinances, Chapter 14 Zoning, Article 3 Permitted Uses, Section 3-1 Use of Land and Buildings, City of Royse City Land Use Table to:  
Removing "Restaurant, with alcohol sales" and "Restaurant, without alcohol sales," replacing with "Restaurant;"

Identify the zoning districts in which "Restaurant" is to be permitted, not permitted and/or requiring a Specific Use Permit; and  
Remove the Specific Use Permit requirement in Commercial 1 and Commercial 2 for the listed use "Restaurant, Drive-in/Drive-thru" and making such an allowed use in Commercial 1 and Commercial 2. **Motion carried: 6 Ayes, 0 Nays and, 0 Abstentions.**

5. Consider and act concerning a Resolution regarding an application by owner representative for a Replat of McDonald's Addition, Lot 1R, Block 1 (being a .907 acre tract of land situated in the JDF McCasland Survey, Abstract No. 150, Royse City, Rockwall County, Texas and being a replat of Lot 1, Block 1 of the McDonald's Addition according to the plat recorded in Cabinet E, Slide 154 of the Plat Records of Rockwall County, Texas, and any matters related thereto.

**Ms. McPherson:** McDonald's purchased land to make a double drive-thru.

Motion was made by Council Member Branch, second by Council Member Bradley to accept a Resolution regarding an application by owner representative for a Replat of McDonald's Addition, Lot 1R, Block 1 (being a .907 acre tract of land situated in the JDF McCasland Survey, Abstract No. 150, Royse City, Rockwall County, Texas and being a replat of Lot 1, Block 1 of the McDonald's Addition according to the plat recorded in Cabinet E, Slide 154 of the Plat Records of Rockwall County, Texas. **Motion carried: 6 Ayes, 0 Nays and, 0 Abstentions.**

6. Consider and act concerning a Resolution for the site plan/design of the future retail facility (O'Reilly Auto Parts) to be located at Lot 3 of the Erby Campbell Retail Center Subdivision (northeast lot facing Erby Campbell), 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:** Planning & Zoning requested breaking up concrete wall because it is visible from Erby Campbell.

Motion was made by Council Member Branch, second by Council Member Houk to accept a Resolution for the site plan/design of the future retail facility (O'Reilly Auto Parts) to be located at Lot 3 of the Erby Campbell Retail Center Subdivision (northeast lot facing Erby Campbell), 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. **Motion carried: 6 Ayes, 0 Nays and, 0 Abstentions.**

7. Consider and act concerning appointing the ninth member to the Comprehensive Plan Advisory Committee, and any matters related thereto.

Formal approval of Richard Grist.

Motion was made by Council Member Crowley, second by Council Member Houk to accept concerning appointing Richard Grist to the Comprehensive Plan Advisory Committee. **Motion carried: 6 Ayes, 0 Nays and, 0 Abstentions.**

8. Consider and act concerning Health and Safety Code (Health Authority), and any matters related thereto. – Withdrawn.
9. Consider and act concerning road repairs to include 1<sup>st</sup> phase of repairs and potential financing plans, and matter related thereto.

**Mr. Alsabrook:** if the council would like to continue with this project the GeoStudy would be next.

Wood St. to County Line  
Center St. to County Line  
Live Oak to County Line  
Replace water line on Bell St.

Motion was made by Council Member Crowley, second by Council Wheatley to proceed with the GeoStudy on Wood St., Center St, Live Oak St. from County Line to Birch St. for street rehabilitation, and Bell St. for water line rehabilitation  
**Motion carried: 5 Ayes, 1 Nays (Houk) and, 0 Abstentions.**

10. Consider and act concerning a Resolution North Texas Municipal Water District Sabine Creek sewer expansion, and any matter related thereto.

**Mr. Alsabrook:** Sabine Creek sewer processing is filling up. North Texas Municipal Water District will bond. This project is a must to fulfill the need of our citizens.

Motion was made by Council Member Crowley, second by Council Member Branch to accept a Resolution North Texas Municipal Water District Sabine Creek sewer expansion. **Motion carried: 6 Ayes, 0 Nays and, 0 Abstentions.**

11. Consider and act concerning an Ordinance amending the Code of Ordinances adopting the 2009 International Fire Code, with North Texas Council of Governments amendments "B", and any matters related thereto.

**Mr. Day:** There are around 9 International Codes. We are currently under 2006, this brings us up to 2009.

Motion was made by Council Member Branch, second by Council Member Wheatley to accept concerning an Ordinance amending the Code of Ordinances adopting the 2009 International Fire Code, with North Texas Council of Governments amendments "B". **Motion carried: 6 Ayes, 0 Nays and, 0 Abstentions.**

12. Consider and act concerning appointing Council Liaisons for Administrative Staff/Department Heads/Managers and/or Superintendent, with possible changes of current Council Liaisons regarding City Manager, City Attorney, City Secretary and Municipal Judge, and any matters related thereto.

Janet Nichol - Carl Alsabrook and Dario Lopez  
James Branch - Brenda Craft  
Bruce Bradley - Jason Day and Judge Paul Liston  
Clay Ellis - Janet McPherson  
Matt Wheatley - Jeff Stapleton  
Charles Houk - Shannon Raymond  
Tom Crowley - Rickey Bell

Motion was made by Council Member Houk, second by Council Member Branch to accept the list of Council Liaisons provided by Mayor Nichol for Administrative Staff/Department Heads/Managers and/or Superintendent. **Motion carried: 6 Ayes, 0 Nays and, 0 Abstentions.**

13. Discussions concerning City Manager Carl Alsabrook update: Development, Hot Summer Nights at City Lake Park, KIDFISH on August 7<sup>th</sup>, Back 2 School Bash on August 21<sup>st</sup>, Becknell Park, Comprehensive Plan Progress, and any matters related thereto.

Development: Poured the floor in Wal-Mart

Hot Summer Nights at City Lake Park: Goonies, 1 left next Friday

KIDFISH on August 7<sup>th</sup>: From 6:00 to 9:00

Back 2 School Bash on August 21<sup>st</sup>: From 6:00 to 8:00 PM

Becknell Park: Should be getting equipment fairly quickly

Comprehensive Plan Progress: July 16<sup>th</sup> was a great meeting. Community Kick-Off will be August 10<sup>th</sup>

**L. FUTURE AGENDA ITEMS**

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.

Consider Spencer Pattison suggestion for permanent speed bumps on Welch Dr. Executive session for staff evaluations for City Attorney, City Manager, City Secretary and Municipal Judge.

Chief Stapleton to provide presentation concerning Code Enforcement.

**M. ADJOURNED AT 8:00 PM**

Motion was made by Council Member Crowley, second by Council Member Branch to adjourn. **Motion carried: 6 Ayes, 0 Nays, and 0 Abstentions.**

**ATTEST:**

  
Brenda Craft, City Secretary

  
Janet Nichol, Mayor