



**MINUTES SPECIAL COUNCIL MEETING**

**Tuesday, January 13, 2017 – 12:00 pm**  
Police and Courts Building, 100 West Main Street  
Royse City, Texas

**A. CALL TO ORDER 12:01 PM BY MAYOR NICHOL**

Announce the presence of a quorum.

Members Present: Mayor, Janet Nichol  
Council Member Place 1, Charles Houk  
Mayor Pro Tem, Council Member Place 2, Clay Ellis  
Council Member Place 3, Bruce Bradley  
Council Member Place 4, Matt Wheatley

Members Absent: Council Member Place 5, James Branch  
Council Member, Place 6, Tom Crowley

Staff Present: City Manager, Carl Alsabrook  
City Secretary, Deborah Sorensen  
City Attorney, Jason Day  
Executive Dir. of Development & Community Services, Janet McPherson

**B. INVOCATION AND PLEDGE OF ALLEGIANCE**

Mayor Pro Tem Ellis gave invocation and led the Pledge of Allegiance.

**C. CITIZENS PARTICIPATION**

None

**D. RECESS CITY COUNCIL MEETING AT 12:02**

**E. PUBLIC HEARING**

1. Take testimony concerning amending the Royse City Zoning Ordinance, Chapter 14 of the Royse City Code of Ordinances:
  - a) Section 3-1: Use of Land and Buildings; Land Use Table, indicating the use of "Liquor Store, Packaging Sales" as a prohibited use in the Commercial 1 zoning district, requiring a specific use permit in the Commercial 2 and Industrial zoning districts AND adding the condition number 1 (site plan required), number 17 (requiring screening from residential zoned districts when abutting to), and number 28 (requiring minimum square footage and 1000 feet distance from other liquor stores); and
  - b) Section 3-2: Special Conditions for Listed Uses, A. Description of Land Use able Conditions and Special Regulations, adding number 28. Minimum square footage of building shall be 15,000 square feet and requirement of 1000 feet from other liquor stores; and
  - c) Section 3-4: Land Use Definitions and Explanations, adding the definition of "Liquor Store, Packaging Sales;" and

- d) Section 5-2: Heritage Preservation Overlay District (HP), G. Commercial Regulations, 2. Prohibited Uses, adding “liquor store, packaging sales” as (dd).

No one spoke for or against.

**F. CLOSE PUBLIC HEARING AT 12:04 PM**

**G. RECONVENE CITY COUNCIL MEETING AT 12:04 PM**

**H. BUSINESS**

1. Consider and act concerning an Ordinance Regarding Amending the Royse City Zoning Ordinances Chapter 14, Section 3-1: Use of Land and Buildings Regarding Liquor Store, Packaging Sales, and any matters related thereto.

Jason Day stated this was to update the definition of Land Use to mirror that of the Texas Alcoholic Beverage Commission (TABC).

Council Member Wheatley made a motion to approve the Ordinance. Mayor Pro Tem Ellis seconded the motion. **Motion passed 5-0.**

2. Consider and act concerning an Ordinance Regarding Amending the Royse City Zoning Ordinances Chapter 14, Section 3-2: Special Conditions for Listed Uses adding number 28. Minimum Square Footage of Building, and any matters related thereto.

Jason Day stated this was to add number 28, under Special Conditions for Listed Uses, to add special exceptions requiring 15,000 minimum square foot building and 1000 foot requirement between similar businesses.

Council Member Bradley made a motion to approve the Ordinance. Mayor Pro Tem Ellis seconded the motion. **Motion passed 5-0.**

3. Consider and act concerning an Ordinance Regarding Amending the Royse City Zoning Ordinances Chapter 14, Section 3-4: Land Use Definitions and Explanations, adding the definition of “Liquor Store, Packaging Sales”, and any matters related thereto.

Jason Day explained with Item 1 making definition of “Liquor Store, Packaging Sales”, this defines the area allowed for Liquor Store, Packaging Sales” and requiring a Specific Use Permit (SUP).

Council Member Wheatley made a motion to approve the Ordinance. Council Member Bradley seconded the motion. **Motion passed 5-0.**

4. Consider and act concerning an Ordinance Regarding Amending the Royse City Zoning Ordinances Chapter 14, Section 5-2: Heritage Preservation Overlay District (HP), G. Commercial Regulations, 2. Prohibited Uses, Adding “Liquor Store, Packaging Sales” as (dd), and any matters related thereto.

Jason Day stated this relates to liquor sales in the Heritage District. Except grandfather in locations, this will add liquor stores to the list of prohibited uses.

Mayor Pro Tem Ellis made a motion to approve the Ordinance. Council Member Wheatley seconded the motion. **Motion passed 5-0.**

5. Consider and act concerning amending a Professional Services Contract with Birkhoff, Hendricks, & Carter, LLP for additional projects associated with the

IH-30/FM 2642 Utility Relocation for \$46,816.00 and authorize the City Manager to sign all documents related thereto, and any matters related thereto.

Carl Alsbrook said this project deals with water boring for the waterline and utility relocation for the reconstruction of FM 2642 and Buc-ee's.

Council Member Wheatley made a motion to approve amending a Professional Services Contract. Mayor Pro Tem Ellis seconded the motion. **Motion passed 5-0.**

**I. FUTURE AGENDA ITEMS**

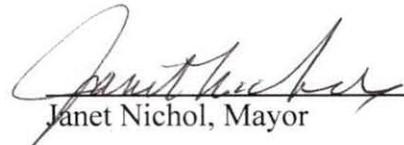
1. Consider and/or action to determine and direct City Staff in scheduling topics for discussion at future City Council Meetings, and any matters related thereto.

Mayor Nichol requested an update on the Wood Street project for the next meeting and Mayor Nichol wanted to have an update on the Pocket Park in February.

Carl advised APAC would be was to start on Lamar Street on Monday; however, with the anticipated weather, the date was to start was moved to January 23, 2017.

**J. ADJOURN AT 12:12 PM**

Mayor Pro Tem Ellis made a motion to adjourn the meeting. Council Member Wheatley seconded the motion. **Motion passed 5-0.**

  
Janet Nichol, Mayor

ATTEST:

  
Deborah Sorensen, TRMC, City Secretary

