



**MINUTES REGULAR  
COUNCIL MEETING**

**Tuesday, May 23, 2017 – 7:00 pm**

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

**A. CALL TO ORDER 7:00 PM BY MAYOR PRO TEM ELLIS**

Announce the presence of a quorum.

Members Present: Mayor Pro Tem, Council Member Place 2, Clay Ellis  
Council Member Place 3, Bruce Bradley  
Council Member Place 4, Matt Wheatley  
Council Member Place 5, James Branch  
Council Member, Place 6, Tom Crowley

Members Absent: Mayor, Janet Nichol  
Council Member Place 1, Charles Houk

Staff Present: City Secretary, Deborah Sorensen  
City Attorney, Jason Day  
Director of Finance, Shannon Raymond  
Executive Dir. of Development & Community Services, Janet McPherson  
Police Chief, Jeff Stapleton  
Fire Chief, Rickey Bell  
Director of HR, Tauna Ratliff  
Main Street Manager, Paula Morris

**B. INVOCATION AND PLEDGE OF ALLEGIANCE**

Council Member Bradley gave invocation and led the Pledge of Allegiance.

**C. PROCLAMATIONS**

1. Emergency Medical Services Week

Mayor Pro Tem Ellis presented the Proclamation for Emergency Medical Services Week to Mitch Ownby, with Rockwall County EMS.

**D. CITIZEN PARTICIPATION**

None

**E. RECESS CITY COUNCIL MEETING AT 7:03 PM**

**F. PUBLIC HEARING**

1. Take testimony concerning a request for zoning change from Planned Development (based on Single-family 2) to Planned Development (based on Single-family 1) for the properties described as Tracts 5, 6, and 6-1 of the James Roads Survey, Abstract 872, Royse City, Hunt County, Texas, and any matters related thereto.

Janet McPherson stated this zoning change is for Ridge Park, which was approved in the early 2000's originally. There was a development agreement in place that set the zoning. The development agreement expired last year; however, the zoning still applies. The zoning was a Planned Development (based on Single-Family 2), which is our denser residential property. There were approximately 300 lots. The applicant now wants to request a Planned Development (based on Single-Family 1), which is our less dense residential property. They are requesting one acre lots.

Awad Eskander, applicant, gave a presentation on the proposed Ridge Park development. He acknowledged that City Council wants larger lots, bigger homes, and nicer homes. He feels that this will be a very successful project. He stated that they have a subdivision agreement for a Homeowners' Association to keep the rural feeling. They will allow rod iron fence but no privacy fences. There will be berm and landscaping along FM 35 instead of a subdivision fence. They are trying to keep the feel of the country living. They have developed in many cities in the metroplex for 35 years. Their builders are Crescent and Stonehollow. Both builders do a new model and new theme for every subdivision they build in. They don't repeat their product. They will do side or rear garages, none in the front.

No one spoke for or against.

2. Take testimony concerning a Specific Use Permit application for an Auto Service Station at the property described as Tract 12 of the J Stephenson Survey, Abstract 188 (also known as Lot 4 of the Preliminary/Final Plat of Erby Campbell Retail Two), Royse City, Rockwall County, Texas, and any matters related thereto.

Janet McPherson stated that this is a request from Kwik Kar. This location is between Wal-Mart and Tractor Supply. The Planning and Zoning Commission heard this at the beginning of the month and recommended approval.

No one spoke for or against.

3. Take testimony concerning a Specific Use Permit application for Building Material Sales at the property described as Tract 1-1 of the JW Beckton Survey, Abstract 91 (also known as 5901 FM 2642), Royse City, Hunt County, Texas, and any matters related thereto.

Janet McPherson stated that this property is located north of Verandah and adjacent to The Meadows. The current zoning is Commercial 2. This is a request for rock and stones storage materials to be sold at their property. The Planning and Zoning Commission heard this at the beginning of the month and recommended approval on the condition that the use is only for the current property owners, John and Debbie Knight.

No one spoke for or against.

**G. CLOSE PUBLIC HEARING AT 7:19 PM**

**H. RECONVENE CITY COUNCIL MEETING AT 7:19 PM**

**I. CONSENT AGENDA**

1. City Council Minutes: May 9, 2017

Council Member Branch made a motion to approve the Consent Agenda. Council Member Wheatley seconded the motion. **Motion passed 5-0.**

## J. BUSINESS

1. Discussion concerning monthly revenue and expenditure report for April 2017, and any matters related thereto.

Shannon Raymond presented the April monthly revenue and expenditure report. Sales tax represents 23% of General Fund revenues. April 2017 receipts are for February sales and were 17.64% compared to April 2016 receipts after 380 rebates. Sewer expenditures are ahead of the budgeted threshold because sewer treatment services/debt payments to NTMWD must be paid in advance (2 months). Additionally, lift station repairs have been higher than normal.

Shannon added the budget amendments that were approved in April have been reflected in the report. The new vehicles that were approved were ordered last week and the developer payment that we were waiting on for the new water line relocation and extension was received and we are moving forward with that project. We should have the bids for the Wood Street Project received by the end of June.

2. Consider and act concerning a Subdivision Improvement Agreement for Public Improvements with Vista Estates LLC regarding the Vista Oaks Subdivision, and any matters related thereto.

Jason Day stated the developer wants to final plat the property prior to putting in the public improvements and not going through the preliminary plat process. In order to do this, the City must have a Subdivision Improvement Agreement in place. Staff recommends approving this agreement contingent upon the City Engineer verifying the numbers in the agreement.

Council Member Wheatley made a motion to approve the Subdivision Improvement Agreement with the condition of the City Engineer verifying the numbers in the agreement. Council Member Bradley seconded the motion. **Motion passed 5-0.**

3. Consider and act concerning an Ordinance regarding a Re-plat of CVS-Royse City Addition, being 15.768 acre tract of land situated in the W Love Survey, Abstract No. 135, City of Royse City, Rockwall County, Texas, voiding the previously approved re-plat, which was not filed, and any matters related thereto.

Janet McPherson explained this is the northeast corner of Erby Campbell and I-30. This plat will void the prior plat, which was approved but not filed yet. This is for an adjustment that needed to be made between the property owner and future property owner with some of the lots.

Council Member Branch made a motion to approve the Re-Plat of CVS-Royse City Addition. Council Member Wheatley seconded the motion. **Motion passed 5-0.**

4. Consider and act concerning an Ordinance regarding a Zoning Change from Planning Development (based on Single-Family 2) to Planned Development (based on Single-Family 1) for the properties described as Tracts 5, 6, and 6-1 of the James Roads Survey, Abstract 872, Royse City, Hunt County, Texas, and any matters related thereto.

Janet McPherson added that the current zoning that was approved previously had commercial along FM 35. This zoning change will remove the commercial and allow for acre lots. This aligns with the Comprehensive Plan, which reflects larger lots and more of a rural atmosphere.

Council Member Branch made a motion to approve the Zoning Change from Planning Development (based on Single-Family 2) to Planned Development (based on Single-Family 1). Council Member Crowley seconded the motion. **Motion passed 5-0.**

5. Consider and act concerning an Ordinance regarding a Specific Use Permit for an Auto Service Station at the property described as Tract 12 of the J Stephenson Survey, Abstract 188 (also known as Lot 4 of the Final Plat of Erby Campbell Retail Two), Royse City, Rockwall County, Texas, and any matters related thereto.

Janet McPherson stated this is for Kwik Kar, which the Public Hearing was for. Council Member Branch expressed concern regarding the signage. He doesn't have a problem with the Kwik Kar sign; however, he doesn't want a lot of pole signs. He has brought this up before.

Scott Pendley, with Kwik Kar, stated that he understands Council Member Branch's concern; however, he has complied with all of the ordinances to date. He is willing to submit a separate sign package from the building permit. He wants to make sure that it complies with the city ordinances and the I-30 COD. Council Member Branch stated that he is glad Kwik Kar is here.

Council Member Crowley stated that if a Council Member asked for something to be brought forth and get an answer, like this sign thing, we should have an answer before another ordinance or another request comes forth.

Council Member Crowley made a motion to approve the Specific Use Permit Application for an Auto Service Station. Council Member Wheatley seconded the motion. **Motion passed 5-0.**

6. Consider and act concerning a Resolution regarding the elevations and other submitted materials as related to Chapter 14 Zoning, Section 5-3 Interstate 30 Corridor Overlay District (I30 COD) for an Auto Service Station (Kwik Kar), the property described as Lot 4 of the Final Plat of Erby Campbell Retail Two Addition, Royse City, Rockwall County, and any matters related thereto.

Janet McPherson stated that this is the same site and same business. This is for the I30 COD. The Planning and Zoning Commission heard this at the beginning of the month and recommend approval.

Council Member Bradley made a motion to approve the site plan for Kwik Kar. Council Member Wheatley seconded the motion. **Motion passed 5-0.**

7. Consider and act concerning an Ordinance regarding a Specific Use Permit for Building Material Sales at the property described as Tract 1-1 of the JW Beckton Survey, Abstract 91 (also known as 5901 FM 2642), Royse City, Hunt County, Texas, and any matters related thereto.

Janet McPherson stated that this is the property between Verandah and The Meadows subdivisions. Council Member Bradley asked what kind of building materials this is for. Janet responded that this is for stones and rocks. John Knight, applicant, elaborated that the proposal is for landscape stones, rock sand, and outside storage for the stones. Council Member Bradley confirmed that it is not lumber and that type of materials.

Council Member Bradley made a motion to approve the Specific Use Permit as recommended by Planning and Zoning Commission. Council Member Wheatley seconded the motion. **Motion passed 5-0.**

8. Consider and act concerning an Ordinance amending the Code of Ordinances by amending Chapter 3 Building Regulations, Division 6. Mechanical Code, adopting the 2009 Edition of the International Mechanical Code, with amendments, and any matters related thereto.

Janet McPherson stated that several years ago we adopted the 2009 Codes; however, we never adopted the 2009 Mechanical Code. We are currently under the 2006 Mechanical Code. This is a housekeeping item.

Council Member Branch made a motion to amend the Code of Ordinances. Council Member Wheatley seconded the motion. **Motion passed 5-0.**

9. Consider and act concerning a Resolution appointing a Board Member to the North Texas Municipal Water District Board of Directors representing the City of Royse City, for a term beginning June 1, 2017 and ending May 31, 2019, and any matters related thereto.

Jason Day stated that this is for Jim Mellody's term. He is a long time Royse City resident, he believes in Royse City and wants to do what is right for Royse City. We believe that he is going to do a good job going forward representing the city and strongly representing our interest at the board. Staff recommends reappointing Jim Mellody to the board.

Council Member Crowley stated that for any future appointments, he wants to see the voting record if it is a reappointment. Council Member Branch stated that he would like to see mandatory quarterly updates.

Council Member Branch made a motion to reappoint Jim Mellody to the North Texas Municipal Water District Board of Directors. Council Member Wheatley seconded the motion. **Motion passed 5-0.**

**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.

Council Member Branch wants to address the sign issue at the next meeting, rather it be a workshop or meeting 30 minutes earlier.

**L. ADJOURN AT 7:43 PM**

Council Member Branch made a motion to adjourn meeting. Council Member Crowley seconded the motion. **Motion passed 5-0.**



Clay Ellis, Mayor Pro Tem

ATTEST:



Deborah Sorensen, TRMC, City Secretary

