



**MINUTES SPECIAL COUNCIL MEETING**

**Thursday, September 26, 2017 – 6:00 pm**  
Police and Courts Building, 100 West Main Street  
Royse City, Texas

\* Prior to the Special Council Meeting, at 5:00 pm a quorum of Council Members may or may not attend a social gathering. No action of the City Council will take place at this gathering. Council Chambers will be open to the public.  
\* No action was taken

**A. CALL TO ORDER 6:02 PM BY MAYOR NICHOL**

Announce the presence of a quorum.

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

Members Absent: Council Member Place 1, Charles Houk  
Council Member Place 5, James Branch

Staff Present: City Manager, Carl Alsabrook  
City Secretary, Deborah Sorensen  
City Attorney, Jason Day  
Director of Finance, Shannon Raymond  
Executive Dir. of Develop. & Community Services, Janet McPherson  
Director of Public Works, Dario Lopez  
Executive Director of Community Development Corp., Larry Lott

**B. INVOCATION AND PLEDGE OF ALLEGIANCE**

Mayor Nichol gave invocation and led the Pledge of Allegiance.

**C. CITIZENS PARTICIPATION**

None

**D. WORKSHOP**

Discussion concerning a zoning change (conceptual plan) from Agricultural (AG) and Commercial 2 (C2) to Planned Development (PD) (mixed use/urban village) for Anderson Crossing, the properties described as Tract R1 of the John Davis Survey, Abstract No. 1317, Royse City, Hunt County, Texas; Tract 2-1 of the R Mead Survey, Abstract No. 141, Royse City, Rockwall County, Texas; and Tract 20 of the John Davis Survey, Abstract No. 244, Royse City, Collin County, Texas, and any matters related thereto.

Janet McPherson introduced Dallas Cothrum and Chris O'Connor, of Masterplan. Janet stated the property is approximately 107 acres and is located on the northwest

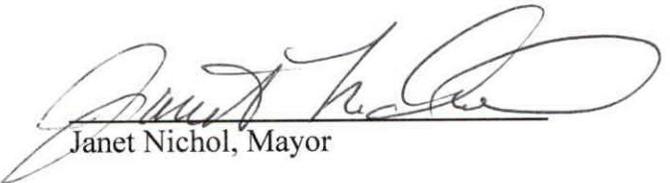
corner of I-30 and FM 2642 and is in all three counties. The Planning & Zoning Commission have been working on this since June 2017.

Dallas Cothrum gave a brief history of Masterplan and gave examples of various projects they have worked on. He stated the Anderson Crossing Site is a hundred plus acre site with Agricultural zoning. There are new residences to the east, industrial to the west and the new Buc-ee's will be coming in to the south, with a new I-30 exit proposed.

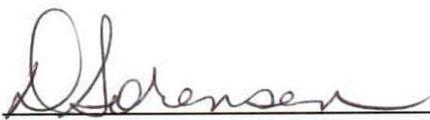
Chris O'Connor gave an overview of Anderson Crossing. The site will have mixed use/urban village. The intent and vision for the Planned Development District is to create a high quality predominantly commercial urban village with a unifying theme. The District will offer a unique entertainment, commercial and retail activities; variety of job opportunities; a mid of housing types; a safe interconnected street and pedestrian network. The four distinct sub-areas with a specific character delivered through the PD development standards. The development standards will create high quality development while providing flexibility to respond to market conditions. The Royse City Griffins baseball team will be located in Subarea A. Chris reviewed the conceptual plan. The objectives are high activities destination land use; diverse commercial development types; mix of housing types; pedestrian friendly public domain; diverse but compatible building architecture; capitalize on visual amenity provided by stormwater pond; encourage mobile food and retail vendors; adequate and convenient shared parking; and sustainable design features. This PD ensures quality while providing developer flexibility. A successful conclusion proves to the market that the City supports and is genuine about development now. The PD will help attract the right developers, tenants and users that have the required economic and social capital. He feels that a single-owner developer makes for easier decision-making.

**E. ADJOURN AT 6:31 PM**

Mayor Nichol adjourned the meeting.

  
Janet Nichol, Mayor

**ATTEST:**

  
Deborah Sorensen, TRMC, CMC, City Secretary

