



**MINUTES SPECIAL JOINT  
COUNCIL MEETING WITH P&Z  
COMMISSION**

**Wednesday, April 11, 2018 – 2:00 pm**  
Police and Courts Building, 100 West Main Street  
Royse City, Texas

**A. CALL TO ORDER 2:02 PM BY MAYOR NICHOL**

Announce the presence of a quorum.

City Council

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 5, James Branch  
Council Member, Place 6, Tom Crowley

Members Absent: Council Member Place 1, Charles Houk

Staff Present: City Manager, Carl Alsabrook  
City Attorney, Jason Day  
City Secretary, Deborah Sorensen  
Director of Finance, Shannon Raymond  
Executive Director of Community Development Corp., Larry Lott

P&Z Commission

Members Present: Chairman, Jeff Hays  
Vice-Chairman, Spencer Pattison  
Commissioner, Russell Flanigan  
Commissioner, David Shivers  
Commissioner, Kari Hollifield  
Commissioner, Daniel Sisk

Members Absent: Commissioner, Don Strother

Staff Present: Interim Director of Develop. & Community Services, Rob Cooper

**B. INVOCATION**

Chairman Hays gave invocation.

**C. WORKSHOP**

1. Discussion of the Parkside Village Planned Development District, General Purpose and Development Standards, a Traditional Mixed-Use Development, consisting of 109-acres, situated in the southwest development area, Rockwall County, Texas, and any matters related thereto.

Rob Cooper stated that this plan is in compliance with the Comp Plan. Rob introduced John Marlin, Developer with MS Partners, and David Schnurbusch, Engineer with USA Professional Services Group, Inc. Misty Ventura is the attorney on this project; however, she was unable to attend.

John Marlin gave background on his firm and the background on the area he proposed to put the Planned Development. He introduced David Schnurbusch, P.E. Mr. Schnurbusch gave background on his firm. The property is at the southwest corner of Circle Drive and Erby Campbell. There are offsite drainage issues and lack of infrastructure. They are proposing to extend Erby Campbell to Elm Grove, following the City's Thoroughfare Plan. There is a pond currently on the property that they plan to turn into a lake. They will keep the creek as it is.

Mr. Marlin discussed the public/private partnership. The necessity of a PID is for offsite road improvements, the sanitary sewer is a mile away, have to extend a 12" water line, increase community screening, and to provide 10 acres for a City owned park. He will keep total property tax below \$3.00 to \$3.25. The Planned Development will consist of a maximum of 450 lots. There will be a variety of lot products, 5 landuse zones. There will be a variety of architectural styles, front porches, upgraded garage doors, mixture of facades, and a minimum 6:12 roof pitch. The neighborhood amenities will include pond/fishing pier, pool and cabana, playground, hike and bike trails, and street trees. The highlights of the plan include traditional residential layout pattern and trail connectivity, incorporate approximately 10 acre neighborhood park dedication, pedestrian friendly walkable village, wider sidewalks, trails, and narrower streets, parallel parking areas with landscape, open space, amenities, lake, preserve creek, heavy landscaping and screening, flex space for mixed use (which was added after reviewing the comp plan), and necessary infrastructure improvements.

Mr. Marlin added that he is working with diversity of builders. Council Member Crowley asked about price point. Mr. Marlin responded that the price range is from 190's to 350's. Council Member Branch asked about the size of the homes. Mr. Marlin stated the minimum square footage of the homes is 50 foot lots are 1,800, 45 foot lots are 1,650, and townhomes are 1,200. Council Member Branch also asked about road improvements. He confirmed that the developer will improve Circle Drive, Elm Grove, and Erby Campbell. Council Member Branch asked about the parkland with improvements. Mr. Marlin stated that there will be no improvements to the parkland dedicated. Council Member Branch stated he likes the concept even though lot sizes and homes are well below minimum. Council Member Bradley asked how many phases. There will be 2 potentially 3 phases.

**D. ADJOURN AT 3:00 PM**

Council Member Branch made a motion to adjourn the meeting. Council Member Crowley seconded the motion. **Motion passed 6-0.**

  
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Janet Nichol, Mayor

ATTEST:



Deborah Sorensen, TRMC, CMC, City Secretary

