



**MINUTES REGULAR
COUNCIL MEETING**

Tuesday, May 22, 2018 – 7:00 pm

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

A. CALL TO ORDER 7:00 PM BY MAYOR NICHOL

Announce the presence of a quorum.

- 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
- Members Absent: Mayor Pro Tem, Council Member Place 2, Clay Ellis
- Staff Present: City Attorney, Jason Day
City Secretary, Deborah Sorensen
Director of Finance, Shannon Raymond
Interim Director of Develop. & Community Services, Rob Cooper
Police Chief, Jeff Stapleton
Fire Chief, Rickey Bell
Parks & Facilities Superintendent, Martin Torres
Director of HR, Tauna Ratliff
Main Street Manager, Paula Morris

B. INVOCATION AND PLEDGE OF ALLEGIANCE

Mayor Nichol gave invocation and led the Pledge of Allegiance.

C. PROCLAMATION

- 1. EMS Week
Mayor Nichol presented the Proclamation for EMS Week to the Rockwall County EMS.

D. CITIZENS PARTICIPATION

None

E. RECESS CITY COUNCIL MEETING AT 7:05 PM

F. PUBLIC HEARING

- 1. Take testimony concerning request for a Zoning Change from Agricultural to Planned Development District (Mixed-Use) for the properties described as, Tract 6 of the J. Stephenson Survey, Abstract 188 and Tract 2 of the JW Love Survey, Abstract 140; Royse City, Rockwall County, Texas; consisting of 109.487 acres. Closest intersection: Erby Campbell Blvd. and Circle Drive.

No one spoke for or against.

G. CLOSE PUBLIC HEARING AT 7:06 PM

H. RECONVENE CITY COUNCIL MEETING AT 7:06 PM

I. CONSENT AGENDA

1. City Council Minutes: May 8, 2018

Council Member Branch made a motion to approve the Consent Agenda. Council Member Wheatley seconded the motion. **Motion passed 6-0.**

J. BUSINESS

1. Discussion concerning monthly revenue and expenditure report for April 2018, and any matters related thereto.

Shannon Raymond presented the April monthly revenue and expenditure report. Sales tax represents 23% of General Fund revenues. April 2018 receipts are for February sales and were 3.16% lower compared to April 2017 receipts after 380 rebates. Water/Sewer revenues and expenditures are within their budgeted thresholds. Shannon added that she will be putting together the budget calendar and will need everyone's availability.

2. Consider and act concerning an Interlocal Cooperative Purchasing Agreement with the City of Grand Prairie, authorizing the City Manager to sign all documents related thereto, and any matters related thereto.

Shannon Raymond stated this item will allow us to piggy back off of Grand Prairie's contracts and get their contract prices on high volume items. This is particularly for Public Work's street repairs.

Council Member Crowley made a motion to grant the City Manager authorization to sign all documents related to the Grand Prairie Interlocal Cooperative Purchasing Agreement. Council Member Branch seconded the motion. **Motion passed 6-0.**

3. Consider and act concerning a Resolution regarding an Interlocal Cooperation Agreement with Collin County for Road and Bridge Improvements, authorizing the City Manager to sign all documents related thereto, and any matters related thereto.

Shannon Raymond stated we have had a long term relationship with Collin County regarding road maintenance within the city. They grade Birch Street for us and this will allow us to continue to work with Collin County on road and bridge improvements.

Council Member Branch made a motion to approve an Interlocal Cooperation Agreement with Collin County for Road and Bridge Improvements. Council Member Houk seconded the motion. **Motion passed 6-0.**

4. Consider and act concerning an Ordinance regarding a Zoning change from Agricultural to Planned Development District (Mixed-Use) for the properties described as, Tract 6 of the J. Stephenson Survey, Abstract 188 and Tract 2 of the JW Love Survey, Abstract 140; Royse City, Rockwall County, Texas; consisting of 109.487 acres, and any matters related thereto. Closest intersection: Erby Campbell Blvd. and Circle Drive, and any matters related thereto.

Rob Cooper stated the purpose of the Planned Development (PD) is to allow for the development of traditional residential neighborhood that is pedestrian friendly

including amenities with a mix of lot sizes, architectural styles and home sizes. Infrastructure improvements, screening, and a mandatory HOA will be part of this PD. The development area is approximately 109.487 acres and generally located in the southwest quadrant of Circle Drive and S. Erby Campbell Blvd. The development aligns itself with guidelines and standards that are established within the City's Comprehensive Plan. The Planning & Zoning Commission recommended approval. The developer is present and can answer questions.

Council Member Branch asked what street improvements will be done to Erby Campbell, Circle Drive, and Elm Grove. The developer's engineer stated they will bring Erby Campbell to the south of the property to Elm Grove. Regarding Elm Grove, he stated that the City has requested that they build a two lane road from Circle Drive to the end of the property. On Circle Drive, they are requesting no improvements except for the intersection. They will do full grading to Circle Drive.

Council Member Branch asked if Elm Grove will be asphalt. The developer's engineer responded that they will add a base and asphalt the road. Council Member Branch stated that all of the roads should be the correct width. He is concerned about the width of Circle Drive.

Council Member Branch asked for price point of the homes. John Marlin, developer, stated that the lower end will be \$230,000 to \$290,000 and the higher end will be \$270,000 to \$350,000. Council Member Branch asked when they plan to break ground. John responded that hopefully by the first quarter of next year.

Council Member Houk made a motion to approve the Ordinance regarding a Zoning Change from Agricultural to Planned Development District (Mixed-Use) for the property described. Council Member Bradley seconded the motion. **Motion passed 6-0.**

5. Consider and act concerning an Ordinance regarding a Final Plat of The Meadows at Morgan Creek, Phase One, consisting of 36.195 acres, situated in the James B. Ratliff survey, Abstract 185, Royse City, Rockwall County, Texas, and any matters related thereto.

Rob Cooper stated this plat consists of 102 residential lots on approximately 36 acres. It is currently zoned as a Planned Development. All lots will conform to the SF2 development standards as depicted in the PD. The access points into the subdivision are from FM 35 and FM 2453. The Planning & Zoning Commission recommended approval.

Council Member Crowley asked about a deceleration lane on FM 35. Rob stated that he will confirm with Public Works as to where the deceleration lanes will be, if any.

Council Member Crowley made a motion to approve the Final Plat of The Meadows at Morgan Creek, Phase One. Council Member Branch seconded the motion. **Motion passed 6-0.**

6. Consider and act concerning approval of a Development Agreement with Dalrock Homes, LLC regarding Twin Pines Estates, Phase Two and Three, and any matters related thereto.

Rob Cooper stated that this is for Twin Pines Estates Phase Two and Three. The project is on the east side of town on FM 2526 towards FM 1565. Jason Day stated that the developer is here and has agreed to all of the changes. He has also agreed to be annexed into the city and will have city water. We will have to get the CCN from

BHP. They have agreed to build an 8 inch water line and the City has agreed to pay the upsize charge for a 12 inch water line. They will have septic instead of city sewer. Phase One of the development is in Hunt County and is in Union Valley's ETJ.

Council Member Crowley asked about the roadway agreement the developer has with Hunt County, is it from FM 1565 or from FM 35. Rob responded that it is from FM 1565. Council Member Crowley wants a copy of the roadway agreement with the Development Agreement.

Council Member Crowley made a motion to approve the Development Agreement with Dalrock Homes, LLC regarding Twin Pines Estates, Phase Two and Three. Council Member Houk seconded the motion. **Motion passed 6-0.**

7. Consider and act concerning an Ordinance regarding a Preliminary Plat of Twin Pines Estates, Phase Two, consisting of 11.461 acres, situated in the James Roads Survey, Abstract No. 872, Extraterritorial Jurisdiction (ETJ) of Royse City, Hunt County, Texas, and any matters related thereto.

Rob Cooper stated this plat was formerly known as Country View Estates. It consists of 10 residential lots on 11.461 acres. Each lot size is one acre or greater. The housing prices will start at \$320,000. The Planning & Zoning Commission recommended approval.

Council Member Branch made a motion to approve the Preliminary Plat of Twin Pines Estates, Phase Two. Council Member Houk seconded the motion. **Motion passed 6-0.**

8. Consider and act concerning an Ordinance regarding a Preliminary Plat of Twin Pines Estates, Phase Three, consisting of 38.276 acres, situated in the James Roads Survey, Abstract No. 872, Extraterritorial Jurisdiction (ETJ) of Royse City, Hunt County, Texas, and any matters related thereto.

Rob Cooper stated this plat was formerly known as Country View Estates. It consists of 32 residential lots on 38.276 acres. Each lot size is one acre or greater. Housing prices start at \$320,000. The Planning & Zoning Commission recommended approval.

Council Member Branch made a motion to approve the Preliminary Plat of Twin Pines Estates, Phase Three. Council Member Wheatley seconded the motion. **Motion passed 6-0.**

9. Consider and act concerning approval of a Development Agreement with Midland Investments LLC regarding Luke Estates, Phase 1 and any matters related thereto.

Rob Cooper stated Luke Estates, Phase 1 consists of eight residential lots on approximately 21.496 acres of land in the ETJ. Residential construction will be in compliance with SF1 district regulations. Luke Estates lot sizes vary, ranging between 1.14 acres to 2.66 acres. There are no internal streets. All development will front either CR 1040 or CR 592, which are maintained by Collin County. They have asked for a sewer waiver in order to have on-site septic. All on-site septic will be in accordance with applicable state and county regulations. The developer has verified adequate water pressure for domestic and fire protection services. There will be open drainage ditches within street right-of-way. They also requested waiver of alley access since there are no internal streets.

Council Member Branch asked who will provide fire and police. Jason Day responded that this development will not be annexed into the city. They will not have city water or sewer. They have contractually agreed to be SF1 and to permit the homes through the city.

Council Member Crowley made a motion to approve the Development Agreement with Midland Investments LLC regarding Luke Estates, Phase 1. Council Member Wheatley seconded the motion. **Motion passed 6-0.**

10. Consider and act concerning an Ordinance regarding a Final Plat of Luke Estates, Phase 1, consisting of 21.496 acres, situated in the W.C. Ward Survey, Abstract No. 949, Extraterritorial Jurisdiction (ETJ) of Royse City, Collin County, Texas, and any matters related thereto.

Rob Cooper stated this plat consists of 8 residential lots on 21.496 acres of land. Residential dwellings of 2,000 sq. ft. or greater will be allowed on each lot. The lot sizes vary, ranging from 1.14 acres to 2.66 acres. There are no internal streets. All development will front either CR 1040 or CR 592, which are maintained by Collin County. On-site septic systems will be in accordance with applicable state and county regulations. Developer has provided a Declaration of Covenants and restrictions which dictates land use and construction standards ensuring appropriate development takes place. The Planning & Zoning Commission recommended approval.

Council Member Branch made a motion to approve the Final Plat of Luke Estates, Phase 1. Council Member Bradley seconded the motion. **Motion passed 6-0.**

11. Consider and act concerning approval of a Development with Shemar Investments LLC regarding Meghann Meadows, Phase 2 and any matters related thereto.

Rob Cooper stated this property is also in the ETJ next to Luke Estates. Meghann Meadows, Phase 2 consists of three residential lots on 8.705 acres in the ETJ. Residential construction will be in compliance with the city's SF1 district regulations. Lots sizes vary, ranging between 1.61 acres to 4.81 acres. There are no internal streets. All development will front either CR 1040 or CR 592, which are maintained by Collin County. They have asked for a sewer waiver in order to have on-site septic. All on-site septic will be in accordance with application state and county regulations. The developer has verified adequate water pressure for domestic and fire protection services. There will be open drainage ditches within street right-of-way. They also requested waiver of alley access since there are no internal streets.

Council Member Branch made a motion to approve the Development Agreement with Shemar Investments LLC. Council Member Crowley seconded the motion. **Motion passed 6-0.**

12. Consider and act concerning an Ordinance regarding a Final Plat of Meghann Meadows, Phase 2, consisting of 8.705 acres, situated in the W.C. Ward Survey, Abstract No. 949, Extraterritorial Jurisdiction (ETJ) of Royse City, Collin County, Texas, and any matters related thereto.

Rob Cooper stated this plat consists of 3 residential lots on 8.705 acres. Residential dwellings of 2,000 sq. ft. or greater will be allowed on each lot. Lots sizes vary, ranging between 1.61 acres to 4.81 acres. There are no internal streets. All development will front either CR 1040 or CR 592, which is maintained by Collin County. On-site septic systems will be in accordance with applicable state and county regulations. Developer has provided a Declaration of Covenants and

restrictions which dictates land use and construction standards ensuring appropriate development takes place. The Planning & Zoning Commission recommended approval.

Council Member Bradley made a motion to approve Final Plat of Meghann Meadows, Phase 2. Council Member Houk seconded the motion. **Motion passed 6-0.**

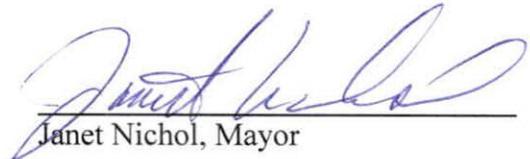
J. FUTURE AGENDA ITEMS

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 Crowley wants Carl Alsabrook and Dario Lopez to discuss what can be done about CR 2526 in Hunt County. We are supposed to be in an on-going contract with Hunt County to maintain the road and it is not being maintained.

K. ADJOURN AT 7:52 PM

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



Janet Nichol, Mayor

ATTEST:



Deborah Sorensen, TRMC, CMC, City Secretary

