



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

Wednesday, August 7, 2018 – 6:00 pm
Police and Courts Building, 100 West Main Street
Royse City, Texas

A. CALL TO ORDER 6:00 PM BY MAYOR NICHOL

Announce the presence of a quorum.

City Council

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 6, Tom Crowley

Members Absent: Council Member Place 4, Matt Wheatley
Council Member Place 5, James Branch

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

Members Absent: Commissioner, Don Strother
Commissioner, Daniel Sisk

Staff Present: Director of Development & Community Services, Rob Cooper

B. INVOCATION

Chairman Hays gave invocation.

C. WORKSHOP

1. Discussion of a conceptual development plan of Harmony Village at the Crossing, consisting of 29.38 acres, situated near the southwest corner of Erby Campbell and Hwy 66 (south of the railroad tracks), and any matters related thereto.

Rob Cooper introduced Joe Gampper, with Integral Real Estate Services. Rob stated that this property is on Erby Campbell, just north of the railroad tracks is Highway 66.

The property is currently zoned Agricultural. The City's Comprehensive Plan has identified this area as a suburban mixed use. This proposed planned development includes the duplex and townhome product, with medium density and 80% residential and 20% non-residential.

Joe Gampper introduced his consultants. He stated that he has been looking at the property and the intersection since 2007. They have become more focused on land development. Originally, they had 300 unit apartment complex with a density of 24 per acre. There is also a retail Frontage of commercial with a two-level office building at the tracks. They would like to have a stop light leading into the southern end of the project, which would be across from Skeleton Street. Along the northern end of the property they would have a linear road. There is about 4,000 feet of feeder roads in the entire development. They decided to downsize the apartment complex to 240 units with a density of 20 per acre on 10 acres. Within the development, there will be about 12-13 acres of single family and townhome products. They are working with History Maker Homes and talking to Altura Homes regarding the single family and townhomes. He is looking for a 12 year Public Improvement District (PID).

They are proposing to have 80-90 30 and 40 foot lots of cottage homes. There will be an HOA with very minimal maintenance. He is looking to have 100 townhomes to also be managed by an HOA and have rear entry garages. There will be lots of greenbelt. The single family homes will also be maintained by an HOA. They are also proposing walking/hiking/biking trails.

They would like to buy the back half of the property that has the tower, just south of the development. This current development would be a gateway development to a potential development to the west.

Their vision is to have a club house and swimming pool for every 250 homes or so. This will be part of Phase 1. They are not interested in putting in straight linear streets.

The PID will have city streets and other improvements that are characterized as public improvements. The other improvements will be utilities, park improvements, entry features, amenities, sidewalks, landscaping upgraded, traffic signal, walking and biking trails, and great features for the community. This is a great vehicle for cities to accelerate growth with no real cost to the city. They are looking for a 12 year PID.

Council Member Crowley asked about the back half of the property of the tower, what is going in on that property. Mr. Gampper stated that has not been determined yet, it is not part of the planned development. In the planned development currently, it goes from commercial to higher density then to lower density. They are interested in buying land to the west of the planned development and putting lower density single family homes.

Mayor Nichol asked what would separate the retail from residential. Mr. Gampper replied a wall would separate to two areas. Mayor Nichol followed up with asking who will maintain the wall, because the city does not want to be responsible for it. It was decided that the apartment complex would be responsible for the maintenance of the wall. Mayor Nichol asked about the square footage of the townhomes. They will be 1550-1900 square feet. Mayor Nichol stated that she is concerned about the smaller cottage homes but likes everything else.

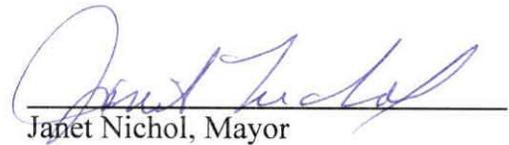
Chairman Hays asked about the traffic signal, would it be included in the PID. It will be. Mayor Nichol asked how wide the streets will be. They will be in compliance with city standards.

Commissioner Shivers asked about who would be responsible for the bike/hiking paths. It would be the city's responsibility, including the mowing.

Council Member Houk stated that you need to think about safety regarding citizens getting to the parks. Mayor Nichol confirmed that regarding the townhomes, all mowing and landscaping are done on the same day and same way. All of the yards will look the same.

D. ADJOURN AT 7:18 PM

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


Janet Nichol, Mayor

ATTEST:


Deborah Sorensen, TRMC, CMC, City Secretary

