



**MINUTES REGULAR  
COUNCIL MEETING**

**Tuesday, September 25, 2018 – 7:00 pm**  
Police and Courts Building, 100 West Main Street  
Royse City, Texas

- \* Prior to the Regular Council Meeting, at 6:00 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 7:01 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 6, Tom Crowley
- Members Absent: Mayor Pro Tem, Council Member Place 2, Clay Ellis  
 Council Member Place 5, James Branch
- Staff Present: City Manager, Carl Alsabrook  
 City Attorney, Jason Day  
 Assistant City Secretary, Tonya Brown  
 Assistant City Secretary, Camille Johnson  
 Director of Finance, Shannon Raymond  
 Director of Develop. & Community Services, Rob Cooper  
 Police Chief, Jeff Stapleton  
 Fire Chief, Rickey Bell  
 Fire Marshall, Tanner Dietz  
 Director of Public Works, Dario Lopez  
 Parks & Facilities Superintendent, Martin Torres  
 Director of HR, Tauna Ratliff  
 Main Street Manager, Paula Morris  
 Executive Director of Community Development Corp., Larry Lott

**B. INVOCATION AND PLEDGE OF ALLEGIANCE**

Pastor Chris Everson, with United Methodist Church of Royse City, gave invocation and led the Pledge of Allegiance.

**C. PROCLAMATION**

1. 1. Hispanic Heritage Month  
 Mayor Nichol presented the Hispanic Heritage Month Proclamation.

**D. CITIZENS PARTICIPATION**

None

**E. RECESS CITY COUNCIL MEETING AT 7:05 PM**

**F. PUBLIC HEARING**

1. Take testimony concerning a Specific Use Permit (SUP) Application for a garage apartment to be added to a single-family dwelling, located on the property described as, Jayroes Place Subdivision, Lot 1, also known as 212 E. County Line Road, Royse City, Collin County, Texas.

Jackie Jayroes, 212 E. County Line Road – the garage apartment is already there.

**G. CLOSE PUBLIC HEARING AT 7:06 PM**

**H. RECONVENE CITY COUNCIL MEETING AT 7:06 PM**

**I. CONSENT AGENDA**

1. City Council Minutes: September 11, 2018
2. Approve purchase of Fire Engine; authorizing the City Manager to execute a purchase order to Metro Fire Apparatus Specialists for \$783,355.00.
3. Approve purchase of vehicle for Fire Department; authorizing the City Manager to execute a purchase order to Rockdale Country Ford for \$66,418.28.
4. Approve purchase of two vehicles for Police Department; authorizing the City Manager to execute a purchase order to Rockdale Country Ford for \$56,820.00.
5. Approve purchase of equipment to outfit two vehicles for Police Department; authorizing the City Manager to execute a purchase order to Pursuit Safety for \$27,100.14.
6. Approve purchase of network backup and disaster recovery solution; authorizing the City Manager to execute a contract with My Computer Guy for \$43,286.50.
7. Approve purchase of Skid Steer Loader for Parks Department; authorizing the City Manager to execute a purchase order to Four Brothers Outdoor Power for \$53,408.88.

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

**J. BUSINESS**

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

Shannon Raymond presented the August monthly revenue and expenditure report. Sales tax represents 23% of General Fund revenues. August 2018 receipts are for June sales and were 18.26% higher compared to August 2017 receipts after 380 rebates. Water/Sewer revenues and expenditures are within their budgeted thresholds. All of the items that were just approved were funded by the bond funds that were previously authorized and closed this morning. The audit will be starting soon.

2. Consider and act concerning approving the Community Development Corporation (CDC) Budget for FY 2018-2019, and any matters related thereto.

Larry Lott stated the budget was submitted and approved by the CDC Board.

Council Member Crowley made a motion to approve the CDC Budget for FY 2019. Council Member Wheatley seconded the motion. **Motion passed 5-0.**

3. Consider and act concerning an Ordinance regarding a Specific Use Permit (SUP) for a Garage Apartment to be added to a single-family dwelling, located on the property described as, Jayroes Place Subdivision, Lot 1, also known as 212 E. County Line Road, Royse City, Collin County, Texas, and any matters related thereto.

Rob Cooper stated the property located at 212 E. County Line Road is a single-family residential dwelling with an attached garage which includes a garage apartment. The area is currently zoned SF2. Pursuant to zoning code land use table, a garage apartment is allowed with an approved specific use permit in any SF2 zoning district. The house and garage apartment were constructed in 2014. Planning and Zoning Commission recommended approval with the condition that the garage apartment should not be rented out or used for monetary reasons. Staff recommends that the garage apartment should only be used by immediate family members.

Council Member Crowley stated that this is an unusual request. It will be hard for the City to police this. He asked if the water department can flag this address to prevent a tenant from moving in. Jason Day responded that's the reason why staff is recommending use only for immediate family members. There is only one water meter and they cannot get another water meter. Council Member Houk asked how long the SUP will be good for. Jason Day said forever, they are not recommending time limitation.

Council Member Crowley made a motion to approve the SUP. Council Member Wheatley seconded the motion. **Motion passed 5-0.**

4. Consider and act concerning an Ordinance regarding a Preliminary Plat of Union Square, Phase 3, consisting of 23.183 acres of land situated in the Richard Mead Survey, Abstract No. 141, Royse City, Rockwall County, Texas, and any matters related thereto.

Rob Cooper stated this plat expired June 2017. To reinstate a preliminary plat, a resubmittal is required. Nothing on the plat has changed in terms of number of lots, lot sizes or access. There are 106 residential lots. Planning and Zoning Commission recommended approval.

Council Member Bradley made a motion to approve the reinstatement of the Preliminary Plat of Union Square, Phase 3. Council Member Houk seconded the motion. **Motion passed 5-0.**

5. Consider and act concerning an Ordinance regarding a Preliminary Plat of Union Square, Phase 4, consisting of 21.789 acres of land situated in the Richard Mead Survey, Abstract No. 141, Royse City, Rockwall County, Texas, and any matters related thereto.

Rob Cooper stated this plat expired January 2018. To reinstate a preliminary plat, a resubmittal is required. Nothing on the plat has changed in terms of number of lots, lot sizes or access. There are 103 residential lots. Planning and Zoning Commission recommended approval.

Council Member Crowley asked about the corner lots, it does not mention what the sizes are. Rob responded does not have information. There were no changes from original plat.

Council Member Houk made a motion to approve the reinstatement of the Preliminary Plat. Council Member Bradley seconded the motion. **Motion passed 4-1**, with Council Member Crowley voting against.

6. Consider and act concerning an Ordinance regarding a Preliminary Plat of Verandah Phase 3B, consisting of 68.669 acres of land situated in the JW Beckton Survey, Abstract No. 91 and James May Survey, Abstract No. 1297, Verandah Municipal Utility District, Hunt County, Texas, and any matters related thereto.

Rob Cooper stated this preliminary plat was original approved in 2017, consisting of 251 residential lots on 68.669 acres. The preliminary plat is being amended due to the developer wishing to add five new single-family residential lots located on the east side of River Oak Lane and Land Oak Drive. The area between lots 26 and 27 is open space for pedestrian access from the existing Verandah Phase. The amended preliminary plat will consist of a total of 256 residential lots on 68.669 acres. Planning and Zoning Commission recommended approval.

Council Member Wheatley made a motion to approve the Preliminary Plat of Verandah Phase 3 B. Council Member Crowley seconded the motion. **Motion passed 5-0**.

7. Consider and act concerning a Resolution regarding the elevation/site plan/materials as it relates to Chapter 14 Zoning, Section 5-3 Interstate 30 Corridor Overlay District (I30 COD) for Royse City Veterinary Hospital at the property described as Block A, Lot B of the J. McCasland Survey, addressed as 905 Pullen Street, Royse City, Rockwall County, Texas, and any matters related thereto.

Rob Cooper gave the information on the site location. Planning and Zoning Commission recommended approval. Dr. Leslie Rogers, owner, was present to answer any questions. Council Member Crowley asked if this is for large animals. Council Member Bradley asked if there are outside kennels. Dr. Rogers responded no to both questions.

Council Member Houk made a motion to approve. Council Member Bradley seconded the motion. **Motion passed 5-0**.

8. Discussion concerning City Manager update: Development, Bulldog Homecoming Pep Rally, Main Street Pumpkin Patch, Trick-or-Treat on Main Street and any matters related thereto.

Carl Alsabrook stated Bulldog Homecoming Pep Rally will be October 16<sup>th</sup> at 6 pm on Main Street. Pumpkins will be delivered on October 8<sup>th</sup> for the Main Street Pumpkin Patch. The Main Street Pumpkin Patch will be October 9<sup>th</sup> through October 31<sup>st</sup>. Trick-or-Treat on Main Street will be October 24<sup>th</sup> from 6 pm to 8pm. Parks will be having a movie event at Cookston Court on October 18th at 6 pm. The FM 2642 Bridget Project continues. The FM 2642 expansion date is 2021. Pappy's Car Wash has begun construction. Buc-ee's is moving along rapidly.

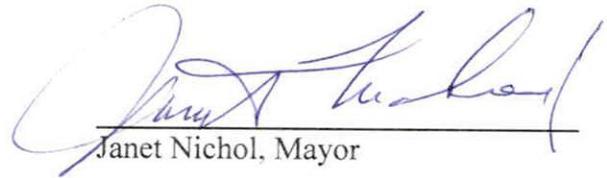
## **K. FUTURE AGENDA ITEMS**

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.

None.

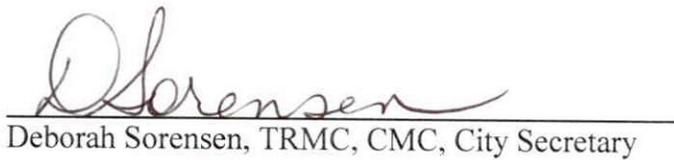
L. **ADJOURN AT 7:37 PM**

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



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Janet Nichol, Mayor

**ATTEST:**



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Deborah Sorensen, TRMC, CMC, City Secretary

