



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

Thursday, December 6, 2018 – 5:00 pm
Police and Courts Building, 100 West Main Street
Royse City, Texas

A. CALL TO ORDER 5:03 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 4, Matt Wheatley
Council Member, Place 6, Tom Crowley

Members Absent: Council Member Place 5, James Branch

Staff Present: City Manager, Carl Alsabrook
City Secretary, Deborah Sorensen
Assistant City Secretary, Camille Johnson
Director of Finance, Shannon Raymond
Fire Chief, Rickey Bell
Fire Marshall, Tanner Dietz
Director of Public Works, Dario Lopez
Executive Director of Community Development Corp., Larry Lott

P&Z Commission

Members Present: Chairman, Jeff Hays – 5:33 pm
Vice-Chairman, Spencer Pattison
Commissioner, Russell Flanigan
Commissioner, David Shivers
Commissioner, Kari Hollifield
Commissioner, Daniel Sisk

Members Absent: Commissioner, Don Strother

Staff Present: Director of Development & Community Services, Rob Cooper
Planner, Aaron Zilz
Development Services Technician, Dawn Patella

B. INVOCATION

Mayor Nichol gave invocation.

C. WORKSHOP

1. Presentation and discussion concerning a Conceptual Plan for Bearpen Creek, a Master-Planned/Residential Development, consisting of approximately 2,850 dwelling units on approximately 983 acres, located at the southeast quadrant of I-30, FM 2642, and FM 35, and any matters related thereto.

Rob Cooper stated that a couple of weeks ago staff attended a three day charrette concerning Bearpen Creek. It was very positive and now the developers would like to move forward. Rob introduced Stan Winter, with Jones & Carter and Mark Meyer, with TBG Partners. Mark Meyer presented results from the charrette. The goals for Bearpen Creek are diversity and style, active/passive open space, amenity-rich community, mobility and being part of the city plan, walkable/connected, two elementary schools, traffic calming, price point of \$250K-\$350K, and a community park. Mark introduced 3 concept plans, Concept A – Turtle Creek, Concept B – City Beautiful Movement, and Concept C – Farm to Market. Their guiding principles were to keep it simple, inspire active engagement with the outdoors, and create connections that matter. The Conceptual Masterplan consists of commercial retail, flex, multifamily, SF 2 (high density), SF 1 (medium density), 2 elementary schools, parks, and potential community park. They plan to start the project just south of Shaw Drive. They have created a hierarchy of trails. Parks are located to be within a quarter mile of each lot. There will be four villages, with land transitions from high density to low density. There are two types of trails, regional trail which is 8' and secondary trails which is 6'. There will be three types of detention systems, Detention Lake, Perched Lake, and Dry Detention. The amenity center will be in the first phase. Mark introduced Rylan Yowell, with Provident Realty.

Rylan Yowell stated that trails are the number one thing consumers are looking for. They also want fitness centers and art and culture. He reviewed the expectation of the schedule of getting everything started. There is a potential conversion of MUD to PID.

Council Member Crowley asked how many acres total is the project. Rylan responded that there are 975 acres. Council Member Crowley asked about feedback regarding the elementary schools being so close together. Rylan stated the Royse City ISD has approved the locations.

Council Member Bradley asked how many housing units in total of the master plan. Rylan responded he didn't know just yet. They are concentrating on various villages and residential.

Mayor Nichol recessed the meeting for a break at 6:15 pm.

Mayor Nichol reconvened the meeting at 6:29 pm.

2. Discussion concerning a Conceptual Plan for an "Urban Village" development, consisting of a mixture of commercial, multi and single family housing, and assisted living, on approximately 65 acres, located at Floyd Road and I-30, and any matters related thereto.

Rob Cooper introduced Bob Sandlin and Mark Hickman. They would like to present their Urban Village with some commercial, assisted living and multifamily. 10.3 acres are commercial, 4.46 acres for assisted living facility, 18.41 acres of multi-family and 16 acres of attached residential with 142 lots with approximately 8.8 dwelling units per acre.

Bob Sandlin stated that he thought he had a Planned Development (PD) 10 years ago, but evidently didn't. He is now presenting a different plan. To the right of the project will be apartments. The commercial will be at three sites, the bottom of the project and going to the left. It will be small commercial and retail. He wants to put an assisted living center in the middle of the project. Single family attached will be in the back of the project.

Mayor Nichol asked how many units on the apartments. Mark Hickman responded there are 24 units per building with a total of 368 units. Mayor Pro Tem Ellis asked about amenities. Mark stated maybe a swimming pool or a park. Mayor Pro Tem Ellis asked if everyone would be able to use them. Bob replied no. Mayor Pro Tem Ellis asked who the builders are. Bob responded that it is a developer that wants to develop the single family attached. He further added that Wall Homes were interested as well. There is interest in assisted living.

Mayor Nichol asked about trails or parks, she doesn't see any in the project. Bob stated there are flood areas in the project. They can put amenities in the flood plain. This backs up to the City of Fate. It will take time for commercial and retail to come in.

Chairman Hays asked what previous projects Bob has done. Bob replied that he did Rustic Meadow Phase 2.

Mayor Nichol stated that he is not telling us a whole lot. We aren't doing anything with amenities, trails, parks, schools, etc. Council Member Crowley stated that there are no detention ponds. Mayor Nichol added that she is not interested in what she is seeing, just a lot of units. Bob stated he can add what is being requested but wants to do what he originally submitted.

Council Member Crowley stated that we have a Comprehensive Plan what we are following. Bob replied he wants apartment land and attached housing and he is going by what the city's consultant said.

Council Member Houk asked if it is the density that bothers everyone, because he doesn't mind the density. It is the price point and no amenities that bother him. Council Member Crowley stated that there is a lot of density and need a place to put them. You need a school for all of those families with children.

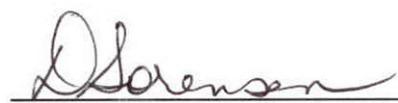
Mayor Nichol stated for Bob to get with staff and work on the project. She would like see lower density, add amenities, and have a higher price point.

D. ADJOURN AT 7:02 PM

Mayor Nichol adjourned the meeting.


Janet Nichol, Mayor

ATTEST:


Deborah Sorensen, TRMC, CMC, City Secretary

