



**MINUTES REGULAR
COUNCIL MEETING**

Tuesday, December 11, 2018 – 7:00 pm
Police and Courts Building, 100 West Main Street
Royse City, Texas

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
Mayor Pro Tem, Council Member Place 2, Clay Ellis
Council Member Place 3, Bruce Bradley
Council Member Place 5, James Branch
Council Member, Place 6, Tom Crowley
- Members Absent: Council Member Place 4, Matt Wheatley
- Staff Present: City Manager, Carl Alsabrook
City Attorney, Baxter Banowsky
City Secretary, Deborah Sorensen
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 Chad Hays, of Fellowship Church, gave invocation and led the Pledge of Allegiance.

C. RECOGNITION

1. Recognition of Rockwall County Sheriff, Harold Eavenson.

Mayor Nichol and City Council presented a plaque to Rockwall County Sheriff Harold Eavenson and thanked him for his service. He was elected to Rockwall County Sheriff in 2000 and took office in 2001.

D. CITIZENS PARTICIPATION

None

E. NEW EMPLOYEES

1. Cody Roan – Animal Control Officer
Martin Torres introduced Cody Roan and gave a brief background.
2. Ben Dial – Firefighter
Chief Bell introduced Ben Dial and gave a brief background.
3. Russell Thomas – Firefighter
Chief Bell introduced Russell Thomas and gave a brief background.

F. RECESS CITY COUNCIL MEETING AT 7:16 PM

G. PUBLIC HEARING #1 AT 7:16 PM

1. Take testimony concerning a Development Plan of Capstone Court, for the properties described as Tracts 17-01 and 16-01 of the WM Love Survey, Abstract No. 135, Royse City, Rockwall County, Texas, (aka 1900 S. Erby Campbell Blvd.).

No one spoke for or against.

2. Take testimony concerning a Zone Change from Single Family 2 (SF2) to Planned Development (PD), including areas of Multi-Family 1 (MF1) and Commercial 1 (C1), for the properties described as Tracts 17-01 and 16-01 of the WM Love Survey, Abstract No. 135, Royse City, Rockwall County, Texas, (aka 1900 S. Erby Campbell Blvd.).

No one spoke for or against.

3. Take testimony concerning amending the Code of Ordinances of the City of Royse City, by amending the City of Royse City Zoning Ordinance, Section 3-1, Use of Land and Buildings, Land Use Table, for the purpose of amending the Land Use Table, by allowing single-family detached dwellings, to be located in the MH (Manufactured Homes) Zoning District.

No one spoke for or against.

H. CLOSE PUBLIC HEARING AT 7:18 PM

I. RECONVENE CITY COUNCIL MEETING AT 7:18 PM

J. CONSENT AGENDA

1. City Council Minutes: November 13, 2018 and November 15, 2018
2. Approve purchase of Key Card Security Access for Police and Fire Department; authorizing the City Manager to execute a purchase order to McKinney Security Solutions for \$29,345.00.

Council Member Houk made a motion to approve the Consent Agenda. Mayor Pro Tem Ellis seconded the motion. **Motion passed 6-0.**

K. BUSINESS

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

Shannon Raymond presented the October monthly revenue and expenditure report. Sales tax represents 23% of General Fund revenues. October 2018 receipts are for August sales and were 15.62% higher compared to October 2017 receipts after 380

rebates. Parkside Village and Waterscape PIDs plan to request to issue bonds in the spring. The auditors will begin the audit shortly.

2. Consider and act concerning an Amended and Restated Development Agreement with Dalrock Homes LLC, and any matters related thereto.

Shannon Raymond stated this is an amendment to the Development Agreement that was approved in May of this year. The developer had to extend the waterline from FM 35 to CR 2526 to their property. The city agreed to pay for the upside of the waterline. Funds were authorized along with an impact fee rebate. The city's portion of the oversize fee is more that was originally anticipated. The developer requested the city consider shifting some of the impact fee reimbursements to the oversize participation. The developer agreed to reduce the city's contribution by \$10,000 for consideration for making this change. The city has requested two extensions to be made, by taking the waterline all the way to FM 1565, and down CR 2592 about 500 feet. This agreement allows the shift from impact fee reimbursement to oversize participation, reducing the liability by \$10,000 and adding those two extensions.

Council Member Crowley made a motion to accept the amendment to Development Agreement with Dalrock Homes LLC. Council Member Bradley seconded the motion. **Motion passed 6-0.**

3. Consider and act concerning a Resolution regarding the Development Plan of Capstone Court for the properties described as: Tracts 17-01 and 16-01 of the WM Love Survey, Abstract 135, Royse City, Rockwall County, Texas (aka 1900 S. Erby Campbell Blvd., Royse City), and any matters related thereto.

Rob Cooper reported the Development Plan as presented, is in full conformance with the concept plan, which was previously approved. The plan has a neighborhood commercial element mixed in with a medium residential density set at 13 dwelling units per acre on approximately 10.77 acres and 132 residential units total. The primary access point is at Erby Campbell Blvd. The internal roadway is public with a 50 feet right of way and a driving surface width at 31 feet. All electrical, telephone, and cable lines will be installed underground. Exterior materials on all buildings will be masonry brick and stone veneer. Commercial area will be screened from residential dwelling units. The screening wall will be constructed of concrete, eight feet high and five foot sections. The wall will be stepped according to the changes in grade. An eight foot wood privacy fence will be installed along the east property line. Two storm water detention ponds will be installed at the northeast and southeast corners of the development. Detention ponds will be screened and secured by a four foot high, black vinyl coated, chain-link fence. The Planning & Zoning Commission recommended approval.

Council Member Branch asked if there is an HOA. Rob stated the developer will be the HOA and will be onsite. Council Member Crowley asked if the citizens around this project know that these are rentals. Rob confirmed that they are aware. Mayor Pro Tem Ellis asked if the property sells, does this still apply. Rob replied that it goes with the land, so yes. Council Member Branch expressed concern that it still looks nice 10 years from now.

Council Member Houk made a motion to approve the Development Plan of Capstone Court. Mayor Pro Tem Ellis seconded the motion. **Motion passed 6-0.**

4. Consider and act concerning an Ordinance regarding a Zoning Change from Single Family 2 (SF2) to Planned Development (PD), including areas of Multi-Family 1 (MF1) and Commercial 1 (C1), for the properties described as Tracts 17-01 and 16-01 of the WM Love Survey, Abstract No. 135, Royse City, Rockwall County, Texas, (aka 1900 S. Erby Campbell Blvd.), and any matters related thereto.

Rob Cooper stated even though the surrounding developments are single family; the proposed PD is in line with the Comprehensive Plan – Future Land Use being designated as Traditional Mixed Use. The PD will have a density for the residential as moderate with 13 dwelling units per acre, with an associated neighborhood scale retail/office commercial. This is residential duplex and tri-plex, with office commercial. No outdoor activity or outdoor sales display will be allowed in the retail/office area. Planning & Zoning Commission recommended approval.

Mayor Nichol asked how many total units. Rob stated there are 132 units.

Council Member Bradley made a motion to approve Zoning Change from Single Family 2 to Planned Development. **Motion passed 6-0.**

5. Consider and act concerning an Ordinance Amending the City of Royse City Zoning Ordinance, Section 3-1, Use of Land and Buildings, Land Use Table, for the purpose of amending the Land Use Table, by allowing single-family detached dwellings, to be located in the MH (Manufactured Homes) Zoning District, and any matters related thereto.

Rob Cooper stated over the past several months, staff has received requests from residents wishing to pursue plans to construct a single family detached house on land located with a Manufactured Home (MH) zoning district. Currently, the city's Land Use Table prohibits single family detached dwellings in the MH zoning district. The area requirements that would apply are minimum lot area: 8,000 sq. ft.; minimum front yard: 25 feet; minimum rear yard: 20 feet; minimum side yard: 8 feet; minimum side yard corner lot: 25 feet; and minimum dwelling size: 1,800 sq. ft. Planning & Zoning Commission recommended approval.

Council Member Crowley made a motion to amend Section 3-1, Use of Land and Buildings, Land Use Table by allowing single-family detached dwellings, to be located in the Manufactured Homes (MH) Zoning District. Mayor Pro Tem Ellis seconded the motion. **Motion passed 6-0.**

6. Consider and act concerning an Ordinance regarding a Preliminary Plat of Verandah 3B2, situated in the J.W. Beckton Survey, Abstract No. 91, and the James May Survey, Abstract No. 1297, Verandah Municipal Utility District, Hunt County, Texas, and any matters related thereto.

Rob Cooper reported the preliminary plat consists of 10 single family residential lots on 1.761 acres. Due to the developer's contractual obligations with certain home builders, the developer has prepared this preliminary plat specifically for the ten residential lots. The civil engineer has approved the preliminary plat as these lots are in general conformance with the city's Technical Construction Standards and Specifications regarding streets, storm drainage, sanitary sewer and domestic water. Planning & Zoning Commission has recommended approval.

Council Member Branch made a motion to approve the Preliminary Plat of Verandah 3B2. Council Member Houk seconded the motion. **Motion passed 6-0.**

7. Consider and act concerning an Ordinance regarding Annexation of 28.324 acres, more or less, located in Hunt County, Texas, and any matters related thereto.

Carl Alsabrook reported this annexation is of various land surrounding Verandah MUD. All public hearings have taken place. The voluntary annexation is according to the Development Agreement with Verandah MUD.

Council Member Crowley made a motion to approve the voluntary annexation of 28.324 acres of various land surrounding Verandah MUD. Mayor Pro Tem Ellis seconded the motion. **Motion passed 6-0.**

8. Consider and act concerning a Resolution Setting the Date, Time, and Place for Public Hearings on Proposed Voluntary Annexation of Right-of-Way and Public Use Areas of Waterscape Phase 1 Located in Rockwall County, and any matters related thereto.

Carl Alsabrook stated this voluntary annexation is for the right of way and public use areas, including streets, of Waterscape Phase 1. This is pursuant to the Development Agreement. The public hearings will be scheduled for January 8, 2019, with adoption of the ordinance to annex on February 12, 2019.

Mayor Pro Tem Ellis made a motion to set the date, time, and place for public hearings on proposed voluntary annexation for January 8, 2019. Council Member Bradley seconded the motion. **Motion passed 6-0.**

9. Consider and act concerning a Resolution Appointing three Board Members to the Parks & Recreation Advisory Board (term January 1, 2019 to December 31, 2020), and any matters related thereto.

Martin Torres stated three regular members terms will expired on December 31, 2019. Mike Chappell and Neenu Suri are willing to continue to serve and their applications have been submitted. Scott Finch has chosen not to continue to serve, therefore leaving an opening on this board.

Council Member Bradley made a motion to appoint Mike Chappell and Neenu Suri to the Parks & Recreation Advisory Board. Council Member Houk seconded the motion. **Motion passed 6-0.**

10. Consider and act concerning a Resolution Appointing a Board Member to the Zoning Board of Adjustment (term January 1, 2019 to December 31, 2020), and any matters related thereto.

Rob Cooper stated there are two positions on the Zoning Board of Adjustment (ZBA) set to expire December 31, 2018. David Wells has decided not to continue to serve, which will leave a total of three openings for Alternate Board Members. Carol Burks has agreed to continue to serves and his application has been submitted.

Council Member Branch made a motion to appoint Carol Burks to the Zoning Board of Adjustment. Council Member Crowley seconded the motion. **Motion passed 6-0.**

11. Consider and act concerning a Resolution Appointing four Board Members to the Community Development Corporation Board (term January 1, 2019 to December 31, 2020), and any matters related thereto.

Larry Lott stated Mike Gilbert, Clay Ellis, Jesse Vaughn II, and Richard Pense terms will expire on December 31, 2018. The Community Development Corporation Board has recommended reappointing all four members.

Council Member Crowley made a motion to appoint Mike Gilbert, Clay Ellis, Jesse Vaughn II, and Richard Pense to the CDC Board. Council Member Branch seconded the motion. **Motion passed 6-0.**

12. Consider and act concerning a Resolution appointing a Commissioner to the Planning & Zoning Commission for an unexpired term (December 12, 2018 to September 30, 2019), and any matters related thereto.

Rob Cooper reported Don Strother has tendered his resignation from the Planning & Zoning Commission, therefore, leaving an open seat on the Planning & Zoning Commission. Phil Haggard has expressed interest in serving on the Planning & Zoning Commission again and has submitted his application.

Council Member Bradley made a motion to appoint Phil Haggard to the Planning & Zoning Commission. Mayor Pro Tem Ellis seconded the motion. **Motion passed 6-0.**

13. Discussion concerning City Manager update: Development, Holiday Movie Night Series, and any matters related thereto.

Carl Alsbrook reported weather has hampered construction. Pappy's Car Wash is starting to make headway. The Howard Street Drainage Plan should be in by the end of the year. Birch Street is being worked on, Collin County has moved up the construction date.

The Holiday Movie Night Series is scheduled for this Thursday, December 13th. The movie is The Santa Clause and will start at 7 pm at Cookston Court.

Carl commended Paula Morris for the Christmas Parade and added Martin was instrumental in assisting.

L. FUTURE AGENDA ITEMS

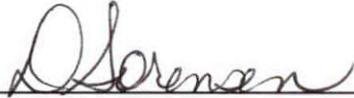
1. Consider and/or action to determine and direct City Staff in scheduling topics for discussion at future City Council Meetings, and any matters related thereto.

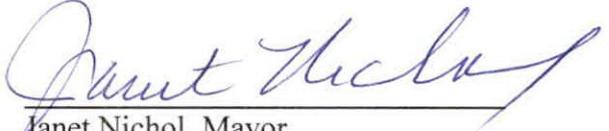
Council Member Crowley wants a discussion on the microphone system or a study on a new system. Carl replied that he will get quotes and may be able to have the issues resolved prior to the next meeting.

M. ADJOURN AT 8:17 PM

Mayor Pro Tem Ellis made a motion to adjourn the meeting. Council Member Branch seconded the motion. **Motion passed 6-0.**

ATTEST:


Deborah Sorensen, TRMC, CMC, City Secretary


Janet Nichol, Mayor

