



**MINUTES REGULAR  
COUNCIL MEETING**

**Tuesday, February 12, 2019 – 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 7:00 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 4, Matt Wheatley  
 Council Member Place 5, James Branch

Member Absent: Council Member, Place 6, Tom Crowley

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

**B. INVOCATION AND PLEDGE OF ALLEGIANCE**

Pastor David Barnes, of High Point Church, gave invocation and led the Pledge of Allegiance.

**C. CITIZENS PARTICIPATION**

None

**D. RECESS CITY COUNCIL MEETING AT 7:01 PM**

**E. PUBLIC HEARING**

1. Take testimony concerning a Zoning Change from Single Family 2 (SF2) to Planned Development (PD) for a 35.707 acre tract, situated in the William Love Survey, Abstract No 135, Royse City, Rockwall County, Texas.

No one spoke for or against.

**F. CLOSE PUBLIC HEARING AT 7:02 PM**

**G. RECONVENE CITY COUNCIL MEETING AT 7:02 PM**

**H. CONSENT AGENDA**

1. City Council Minutes: January 22, 2019 Special Meeting and January 22, 2019 Regular Meeting

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

**I. BUSINESS**

1. Consider and act concerning an Ordinance regarding a Zoning Change from Single Family 2 (SF2) to Planned Development (PD) for a 35.707 acre tract, situated in the William Love Survey, Abstract No 135, Royse City, Rockwall County, Texas, and any matters related thereto.

Carl Alsbrook stated this tract of land is located at FM 548 and Cookston Lane and is currently zoned SF2. The new zoning classification will be a PD. The Planning and Zoning Commission recommended approval of the zoning change. Kirby Jones, representing the owner, was present to answer any questions. This is for Frost Farms. Council Member Branch confirmed that the preliminary plat has been approved. Council Member Branch expressed concern that he doesn't remember the layout of the subdivision. He would like to see the preliminary plat. Staff presented the preliminary plat that was previously approved. This is single family only, no multi-family. There is a dog park, trails, and a nice entry way. Mayor Nichol asked how many lots there are. Kirby confirmed there are 134 lots.

Mayor Pro Tem Ellis made a motion to accept the Ordinance regarding a Zoning Change from Single Family 2 (SF2) to Planned Development (PD). Council Member Bradley seconded the motion. **Motion passed 6-0.**

2. Consider and act concerning an Ordinance regarding Annexation of 33.013 acres, more or less, located in Rockwall County, Texas, and any matters related thereto.

Jason Day stated this is a voluntary annexation per the Development Agreement with Waterscape. This annexation will take in the streets and public areas in Waterscape Phase I. They are currently paying for fire and police services. This will extend our ETJ to Rockwall's ETJ.

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

3. Consider and act concerning an Ordinance Ordering the May 4, 2019 General Election, and any matters related thereto.

Deborah Sorensen stated this action is to order the May 4, 2019 General Election for the purpose of electing the Mayor, Council Place 1, Council Place 3, and Council Place 5.

Council Member Bradley made a motion to adopt the Ordinance Ordering the May 4, 2009 General Election. **Motion passed 6-0.**

4. Consider and act concerning a Resolution to Addition of 92.447 Acres of Land by Verandah Municipal Utility District (MUD) of Hunt County, and any matters or resolutions related thereto.

Jason Day introduced Sarah Landiak, attorney for Verandah MUD, to answer any questions. Jason added that in October 2018 this was previously approved to add 418.324 acres to the Verandah MUD. In the Resolution, there is a whereas clause that states the land owners the land owners has submitted petitions for voluntary annexations. This property is Tract 12 which is the northing part of Verandah that is being added to the MUD. This 92.447 was in the process of being bought by the developer and had not closed by the time the original Resolution was approved. We were unable to get the petition for that piece of property. Sarah Landiak added that the original owners didn't want to sign the petition adding the property to the MUD in case the sale fell through. The property is now closed and the new land owner, the developer, has now submitted a petition to be added into the Verandah MUD. Jason recommends that if this is approved, to make it contingent upon staff reviewing the metes and bounds to verify.

Council Member Branch made a motion to approve the Resolution to Addition of 92.447 Acres of Land by Verandah Municipal Utility District (MUD) contingent upon city staff reviewing the metes and bounds. Council Member Houk seconded the motion.  
**Motion passed 6-0.**

5. Discussion concerning City Manager update: Development, and any matters related thereto.

Carl Alsbrook reported the weather has been poor so the road construction has slowed down considerably. The FM 2642 project is still at 79% complete and is trying to move forward. Buc-ee's is making progress. There have been complaints of sewer odor at FM 2453 and FM 35. They are waiting for a price from the engineer to resolve the issue. There is also sewer smell by the Hidden Creek pool, especially in the summer time. There isn't much we can do because that line is full. The cost of that line is extraordinary. We have three different developers that need a sewer line for separate projects. They are coming together to discuss sharing the cost of the sewer line. If this happens, it will build-out the sewer line to the north and take two lift stations off-line. Carl commended the public works department for the work they did on an unexpected water leak on Church Street.

**J. RECESS CITY COUNCIL MEETING AT 7:23 PM**

**K. EXECUTIVE SESSION**

Recess into Closed Session in compliance with Section §551.001 etseq. Texas Government Code, to wit:

Section §551.071 - Private consultation with the City Attorney, Section §551.072 Deliberations about Real Property, and Section §551.087 Deliberation regarding Economic Development Negotiations

1. Discussion regarding an economic incentive to transfer land, which is located east of Pond Branch Creek and west of New Street, to the Community Development Corporation (CDC).
2. Discussion regarding purchase, exchange, lease, or value of city owned real property located in Rockwall County for possible future retail business.

**L. CLOSE EXECUTIVE SESSION AT 7:57 PM**

**M. RECONVENE CITY COUNCIL MEETING AT 7:57 PM**

1. Further discussion and possible action from Executive Session regarding the economic incentive to transfer land, which is located east of Pond Branch Creek

and west of New Street, to the Community Development Corporation (CDC), and any matters related thereto.

No action taken.

2. Further discussion and possible action from Executive Session regarding the purchase, exchange, lease, or value of real property located in Rockwall County for possible future retail business, and any matters related thereto.

No action taken.

**N. FUTURE AGENDA ITEMS**

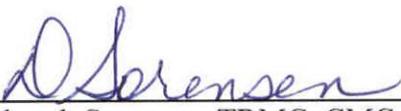
1. Consider and/or action to determine and direct City Staff in scheduling topics for discussion at future City Council Meetings, and any matters related thereto.

None

**O. ADJOURN AT 7:58 PM**

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

**ATTEST:**

  
Deborah Sorensen, TRMC, CMC, City Secretary



  
Janet Nichol, Mayor