



**MINUTES REGULAR
COUNCIL MEETING**

Tuesday, May 28, 2019 – 7:00 pm

Police and Courts Building, 100 West Main Street
Royse City, Texas

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
Council Member Place 3, Bruce Bradley
Council Member Place 5, James Branch
Council Member, Place 6, Tom Crowley
- Members Absent: Mayor Pro Tem, Council Member Place 2, Clay Ellis
Council Member Place 4, Matt Wheatley
- Staff Present: City Manager, Carl Alsabrook
City Attorney, Jason Day
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 Marshal, Tanner Dietz
Director of Public Works, Dario Lopez
Executive Director of Community Development Corp., Larry Lott

B. INVOCATION AND PLEDGE OF ALLEGIANCE

Council Member Bradley gave invocation and led the Pledge of Allegiance.

C. CITIZENS PARTICIPATION

None

D. RECESS CITY COUNCIL MEETING AT 7:01 PM

E. PUBLIC HEARING AT 7:01 PM

1. Take testimony concerning a Zone Change from Single-Family 2 (SF2), to Planned Development (PD), including areas of Commercial 1, for the properties described as Tract 13-01 of the William Love Survey, Abstract 135, and Lot 2 of the Whiteside Addition, Royse City, Rockwall County, Texas (a.k.a. 2106 S. FM 548), and any matters related thereto.

No one spoke for or against

2. Take testimony concerning a Specific Use Permit application regarding a Temporary/Seasonal Stand, located on property described as, Jones Addition, Block 4, Lot(s) 5-10, addressed as 208 S. Elm Street, Royse City, Rockwall County, Texas, and any matters related thereto.

No one spoke for or against

3. Take testimony concerning an amendment to the Code of Ordinances of the City of Royse City, by amending the City of Royse City Zoning Ordinance, Article 6, Supplemental District Regulations, Section 6-7, Off-Street Parking and Loading Requirements, (L), Exemptions, for the purpose of exempting properties which are located in the Heritage District that front Main Street, from the off-street parking requirements, and any matters related thereto.

No one spoke for or against

F. CLOSE PUBLIC HEARING AT 7:02 PM

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

H. CONSENT AGENDA

1. City Council Minutes: May 14, 2019 Regular Meeting

Council Member Branch made a motion to approve the consent agenda Council Member Crowley seconded the motion. **Motion passed 5-0.**

I. BUSINESS

1. Discussion concerning monthly revenue and expenditure report for April 2019, and any matters related thereto.

Shannon Raymond presented the February monthly revenue and expenditure report. April 2019 sales tax receipts are for February sales and were 27.22% higher compared to April 2018 receipts after 380 rebates. Water/Sewer revenues and expenditures are within their budgeted thresholds.

2. Consider and act concerning an Ordinance regarding a Zone Change from Single-Family 2 (SF2), to Planned Development (PD), including areas of Commercial 1, for the properties described as Tract 13-01 of the William Love Survey, Abstract 135, and Lot 2 of the Whiteside Addition, Royse City, Rockwall County, Texas (a.k.a. 2106 S. FM 548), and any matters related thereto.

Rob Cooper stated this project is a 52.775 acre tract of land with 173 single family residential lots at 45'x120'/5,400 square feet and is located on the east side of FM 548, south of I-30, north of Starlight Lane. City Council approved the Concept Plan on 04/23/19. The Planning and Zoning Commission has recommended approval.

Council Member Branch made a motion to approve the Zoning Change from Single Family 2 (SF2) to Planned Development (PD). Council Member Crowley seconded the motion. **Motion passed 5-0.**

3. Consider and act concerning an Ordinance regarding a Specific Use Permit regarding a Temporary/Seasonal Stand, located on property described as, Jones Addition, Block 4, Lot(s) 5-10, addressed as 208 S. Elm Street, Royse City, Rockwall County, Texas, and any matters related thereto.

Rob Cooper stated Gary Carty is the current owner of "The S.W.E.E.T. Space", which is an 8' by 16' temporary seasonal Concession Trailer that serves shaved ice,

cotton candy and edible sand. The Concession Trailer will be located at the southeast corner of Faber and Elm Streets, same site as 'Charles' Grocery'. The Concession Trailer will have a setback of 25 feet from the Elm Street right of way. The hours of operation shall be Monday thru Thursday: 11am to 7pm; Friday & Saturday: 11am to 8pm; Sunday: 1pm to 7pm. Customer parking shall not block visibility of cars traveling through the intersection of Faber and Elm. The Concession Trailer shall be inspected by the Health Inspector and Royse City Fire Marshal for safety and compliance. City code allows Concession Trailers to operate in a C1, C2, or I zoning district with an approved Specific Use Permit. The Planning & Zoning Commission has recommended approval. There were questions regarding how parking will be enforced and concerns about impediment of traffic. Rob added that the applicant was not in attendance to answer questions.

Council Member Branch made a motion to postpone this item until the next regular City Council Meeting. Council Member Bradley seconded the motion. **Motion passed 5-0.**

4. Consider and act concerning an Ordinance regarding an Amendment to the Code of Ordinances of the City of Royse City, by amending the City of Royse City Zoning Ordinance, Article 6, Supplemental District Regulations, Section 6-7, Off-Street Parking and Loading Requirements, (L), Exemptions, for the purpose of exempting properties which are located in the Heritage District that front Main Street, from the off-street parking requirements, and any matters related thereto.

Rob Cooper stated that on April 9th of this year, the City Council approved a request to extend the Heritage District Boundary, west along Main Street to Pond Branch Creek. With the extension of the Heritage District boundary, the next step in planning for development along Main Street would be to amend Section 6-7(L), Off-Street Parking requirement. Current Code, Section 6-7(L), "*properties fronting Main Street, east of Houston Street and west of Plum Street and facing Arch Street from the intersection of Main Street to the railroad tracks shall be exempt from this section*". (adopted 7/12/11). Proposed amended Code of Section 6-7(L), "*properties fronting Main Street, east of Pond Branch Creek and west of Plum Street and facing Arch Street from the intersection of Main Street to the railroad tracks shall be exempt from this section*". The code exemption will allow the city to continue with preserving the historic characteristics of the original Downtown with rustic, old town design and would be considered a great addition to the Heritage District and the Downtown area. The new boundary would allow future building design to be more in alignment with the design standards of the Heritage District that front Main Street, plus it would benefit the downtown / Main Street merchants and visitors. The area is currently part of the Main Street District. The Planning & Zoning Commission recommended approval.

Council Member Houk made a motion to approve the amendment to the Code of Ordinances of the City of Royse City. Council Member Branch seconded the motion. **Motion passed 5-0.**

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

Carl Alsbrook reported he just returned from ICSC in Las Vegas, along with three others who attended. We were well received. Approximately 20 to 25 companies have shown interest in our city.

Carl added that he met with the Rockwall County Commissioners Court this morning regarding Fire Marshal services contract. They were very thankful that we have offered to help. They only problem they had with the contract were the retro-active pay. They would prefer a flat rate; which they propose \$1,000 a month until we gauge what is required, which should be by October.

Carl reminded City Council that there is a Joint Meeting with Planning and Zoning Commission tomorrow at 12:30 pm, to discuss the housing market in our area. June 14th is First Responders Day at Buc-ee's; they will be open from 11 am to 2 pm. City employees are invited as well.

J. RECESS CITY COUNCIL MEETING AT 7:30 PM

K. EXECUTIVE SESSION

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

Section §551.071 – Consultation with City Attorney

1. Discussion with City Attorney concerning a Development Agreement regarding DeBerry Reserve.

L. CLOSE EXECUTIVE SESSION AT 7:55 PM

M. RECONVENE CITY COUNCIL MEETING AT 7:55 PM

N. TAKE ANY ACTION AS A RESULT OF EXECUTIVE SESSION

No action taken.

O. 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.

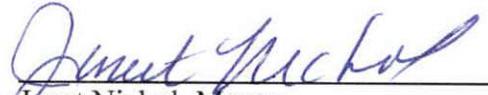
Council Member Houk would like for staff to look at parking options for downtown.

P. ADJOURN AT 7:57 PM

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

ATTEST:


Deborah Sorensen, TRMC, CMC, City Secretary


Janet Nichol, Mayor

