



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

**Wednesday, May 29, 2019 – 12:30 pm**  
Police and Courts Building, 100 West Main Street  
Royse City, Texas

**A. CALL TO ORDER 12:30 PM BY MAYOR NICHOL**

Announce the presence of a quorum.

City Council

Members Present: Mayor, Janet Nichol  
Council Member Place 3, Bruce Bradley  
Council Member Place 4, Matt Wheatley  
Council Member Place 5, James Branch  
Council Member, Place 6, Tom Crowley

Members Absent: Council Member Place 1, Charles Houk  
Mayor Pro Tem, Council Member Place 2, Clay Ellis

Staff Present: City Manager, Carl Alsabrook  
City Attorney, Jason Day  
City Secretary, Deborah Sorensen  
Director of Finance, Shannon Raymond  
Executive Director of Community Development Corp., Larry Lott

P&Z Commission  
Members Present: Chairman, Jeff Hays  
Vice-Chairman, Spencer Pattison  
Commissioner, Russell Flanigan – 12:36 pm  
Commissioner, David Shivers  
Commissioner, Kari Hollifield  
Commissioner, Phil Haggard  
Commissioner, Steve Duncan

Staff Present: Director of Develop. & Community Services, Rob Cooper

**B. INVOCATION AND PLEDGE OF ALLEGIANCE**

Chairman Hayes gave invocation and led the Pledge of Allegiance.

**C. WORKSHOP**

1. Presentation from Residential Strategies regarding housing market in the North Texas area, and any matters related thereto.

Carl Alsabrook stated that he and Larry Lott have come into contact with many developers each week and each one has a different idea on what the market is with reference to lot sizes. The city has different ideas as well. We wanted to find unbiased information with regard to what the housing market in our area really is. We

were consistently referred to Residential Strategies on getting information and they are unbiased. Carl introduced Ted Wilson and Cassie Gibson with Residential Strategies. They will be able to let us know what the market is and what buyers are looking for. Ted Wilson and Cassie Gibson gave a presentation on the housing market in our area. Ted Wilson stated he understands that the goal is how to preserve the town. The cost of developing is much more expensive than what it has been in the past. Suggestions he gave were to look at neighborhoods and decide what you do and do not want. Look at neighborhoods in the price point of your range and decide what you like and don't like. Put what you want in words and add it to your code of ordinances. You can put limitations on the repetition of the houses. You can dictate how much masonry is on the house and what the minimal setbacks you will allow. Look at amenities offered and open space with trails, sport fields, etc. Maybe have an open air community center with a pool or splash pad. City Council is concerned about lot sizes and house value. By doing these suggestions, it will help control lot sizes and house values.

**D. ADJOURN AT 2:01 PM**

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

  
Janet Nichol, Mayor

**ATTEST:**

  
Deborah Sorensen, TRMC, CMC, City Secretary

