



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

Tuesday, September 10, 2019 – 6:00 pm
Police and Courts Building, 100 West Main Street
Royse City, Texas

A. CALL TO ORDER 6:03 PM BY MAYOR NICHOL

Announce the presence of a quorum.

City Council

Members Present: Mayor, Janet Nichol
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
Council Member, Place 6, Tom Crowley

Staff Present: City Manager, Carl Alsbrook
City Attorney, Jason Day
City Secretary, Deborah Sorensen
Assistant City Secretary, Camille Johnson
Director of Finance, Shannon Raymond
Executive Director of Community Development Corp., Charles Houk

P&Z Commission
Members Present: Vice-Chairman, Spencer Pattison
Commissioner, Russell Flanigan
Commissioner, Kari Hollifield
Commissioner, Phil Haggard
Commissioner, Steve Duncan

P&Z Commission
Members Present: Chairman, Jeff Hays
Commissioner, David Shivers

Staff Present: Director of Develop. & Community Services, Rob Cooper
City Planner, Aaron Zilz

B. INVOCATION AND PLEDGE OF ALLEGIANCE

Mayor Nichol gave invocation and led the Pledge of Allegiance.

C. WORKSHOP

1. Presentation of a concept plan for a Mixed-Use Development, consisting of retail/professional office, duplex/townhomes, and urban residential, on approximately 115 acres, located north and west of the Walmart shopping center, Royse City, Rockwall County, Texas, and any matters related thereto.

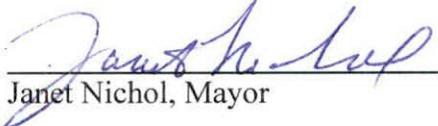
Rob Cooper introduced John Marlin, with MA Partners, LLC, stating that the project being proposed is north and west of Wal-Mart. The City's Comprehensive Plan and Future Land Use Map have identified this area as "Urban Village" and "Traditional Mixed-Use". MA Partners has prepared a conceptual plan that brings several land uses; single family detached homes, townhomes, duplex, fourplex, multi-family including parks with professional office and commercial retail.

John Marlin introduced Thomas Fletcher, with Kimley-Horn and Associates, Inc. Thomas stated the Urban Village is mostly densely developed and a mix of residential and non-residential uses. The Traditional Mixed-Use is residential with density for mixed-use for townhomes, duplex, fourplex, multi-family, single family detached, and professional office. It also includes neighborhood retail, restaurants, parks, and community buildings as a secondary use. Thomas discussed the project's constraints which include connectivity and infrastructure, the railroad, overhead transmission lines, electrical substation, cell tower, large scale commercial, and the interstate highway. The community benefits included a master-planned community, supports commercial/retail businesses, smart design, common branding throughout development, community amenities, street trees along the collectors and within detached single family areas, living screening separating between the uses, open space/trail system along the transmission easement, and connectivity and infrastructure.

John Marlin spoke about the planned development and development agreement. A Public Improvement District will be required for this project. They are trying to get started by the end of the year. Commissioner Pattison asked about DART and purchasing the land with the cell tower. John responded that DART is not here and he has tried to purchase the land but haven't been successful yet. Council Member Branch stated it makes him nervous that we speak to you in the beginning, and then later we are speaking to someone else. John stated he understands and what he says will happen. He will do what he says and doesn't see what happen last time happening this time. He added that he has been overseeing the other project to make sure everything is done. Council Member Branch wants to make sure that everything is in writing. Council Member Crowley asked about the total time period for this project. John responded that it will take seven to ten years. Mayor Nichol asked when and what is first. John stated they would break ground first of next summer and start on retail and probably two to three products at the same time. Commissioner Haggard asked about the number of unit/lots. John replied 1,000 to 1,200. Commissioner Haggard is concerned about the traffic. Commissioner Flanigan suggested building a wall along the railroad to protect the kids. Council Member Branch asked what the next step would be. John responded to draft the Planned Development zoning.

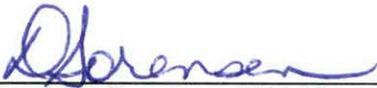
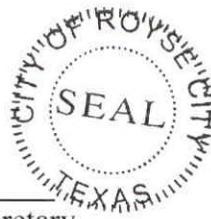
D. ADJOURN AT 6:51 PM

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



Janet Nichol, Mayor

ATTEST:

A handwritten signature in blue ink, appearing to read "Deborah Sorensen", is written over a horizontal line.

Deborah Sorensen, TRMC, CMC, City Secretary