



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

Tuesday, October 29, 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.

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

Members Absent: Council Member Place 1, Mike Holder

Staff Present: City Manager, Carl Alsbrook
City Attorney, Jason Day
City Secretary, Deborah Sorensen
Assistant City Secretary, Camille Johnson
Director of Finance, Shannon Raymond

P&Z Commission

Members Present: Chairman, Jeff Hays
Vice-Chairman, Spencer Pattison
Commissioner, Kari Hollifield
Commissioner, Phil Haggard
Commissioner, David Shivers
Commissioner, Cort LaBlank

P&Z Commission

Members Absent: Commissioner, Russell Flanigan

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

B. INVOCATION AND PLEDGE OF ALLEGIANCE

Chairman Hays gave invocation and led the Pledge of Allegiance.

C. CITIZENS PARTICIPATION

None

D. PRESENTATION

1. Presentation of a concept plan by Wynne Jackson, and any matters related thereto.

Michael Jackson, Wynne/Jackson, introduced himself and Clyde Jackson, Frank Murphy, and Christopher Jackson. He also introduced Ned Wilson with David Weekley Homes and Gonzalo Romero with Highland Homes. He gave a brief background of Wynne/Jackson. Christopher Jackson gave a presentation on current and prior projects. Michael Jackson gave overview of Creekshaw. Their primary objectives are to create a quality residential community, exceed design guidelines and builder requirements of other PD's recently approved in City, attract quality homebuilders, utilize natural features of the land, provide extensive landscaping, trail systems, and resort-style amenity-pool complex, and provide connectivity of Shaw Drive from FM 35 to existing location. He reviewed the Concept Plan. The amenity center is to be constructed in Phase 1, to include resort-style pool, shade structure with restrooms, grilling area, playground, landscaped open space, and trail system. They are proposing over 2.5 miles of 6' trail and over 3 miles of total trail. Two soccer fields with irrigation, surrounding trails, gravel parking, and entrance from FM 35 will be built in Phase 1 and two more soccer fields with irrigation, surrounding trails, and gravel parking will be built in Phase 2. He also reviewed the screening and fencing of 6' masonry thinwall, 6' board on board wood fence, and 6' iron fence. He reviewed their original phasing plan, but now the city is asking them to change their phasing plan.

Gonzalo Romero, with Highland Homes, stated they will build on the 40' and 50' lots. The pricing will be mid \$200's - \$300's. The square footage will range from 1,600-3,200. Ned Wilson, with David Weekley Homes, stated they will build on the 50' lots. They chose this subdivision because of location and because of Wynne/Jackson. He is a millennial that wants the 40' lot and commutes an hour to work.

Frank Murphy reviewed home prices of various subdivisions in Royse City. He also compared Creekshaw to Creekside. He added that additional changes requested by the city in the past week that are not acceptable are lighted ballfields, concession building, 8' masonry screening wall adjacent to commercial, removal of off-site water and sewer costs to determine PID bonds, removal of Shaw Drive landscaping from costs to determine PID bonds, and reduction of net bond amount below \$11MM.

Bobby Crowell, PO Box 460 – this land is his wife's and her sister's. They didn't want to sell at first, but decided to sell to Wynne/Jackson because of the type of development that will go in. Wynne/Jackson is a good developer.

2. Discussion of Capital Improvements Agreement for Wynne Jackson project.

Jason Day suggested the meeting be recessed into Executive Session to discuss the Capital Improvement Agreement.

Mayor Nichol adjourned the meeting into Executive Session at 7:48 pm.

Mayor Nichol reconvened the meeting from Executive Session at 8:40 pm.

E. CLOSE JOINT MEETING AT 8:40 PM

F. CALL TO ORDER PLANNING & ZONING MEETING AT 8:40 PM

Chairman Hays called the meeting to order.

G. RECESS PLANNING & ZONING MEETING AT 8:40 PM

H. PUBLIC HEARING FOR PLANNING AND ZONING AT 8:40 PM

1. Take testimony concerning a Concept Plan for the properties described as a tract of land situated in the Richard Mead Survey, Abstract No. 141; James Thompson Survey, Abstract No. 209; J Merryman Survey, Abstract No. 154; and the James B Ratliff Survey, Abstract No. 185, in the City of Royse City, Rockwall County, Texas (a.k.a. Creekshaw).

No one spoke for or against.

2. Take testimony concerning a Zoning Change from Agricultural (A), Single Family 2 (SF2), Commercial 1 (C1), and Commercial 2 (C2), to Planned Development (PD), for the properties described as a tract of land situated in the Richard Mead Survey, Abstract No. 141; James Thompson Survey, Abstract No. 209; J Merryman Survey, Abstract No. 154; and the James B Ratliff Survey, Abstract No. 185, in the City of Royse City, Rockwall County, Texas (a.k.a. Creekshaw).

No one spoke for or against.

I. CLOSE PUBLIC HEARING FOR PLANNING & ZONING AT 8:42 PM

J. RECONVENE MEETING – PLANNING & ZONING AT 8:42 PM

K. BUSINESS – PLANNING & ZONING

1. Consider and act concerning a Concept Plan for the properties described as a tract of land situated in the Richard Mead Survey, Abstract No. 141; James Thompson Survey, Abstract No. 209; J Merryman Survey, Abstract No. 154; and the James B Ratliff Survey, Abstract No. 185, in the City of Royse City, Rockwall County, Texas (a.k.a. Creekshaw).

Commissioner Pattison made a motion to Table this item because of Capital Improvement Agreement not available and continue to December 5, 2019 at 7 pm and to continue the public hearing. Commissioner Haggard seconded the motion. **Motion passed 6-0.**

2. Consider and act concerning a Zoning Change from Agricultural (A), Single Family 2 (SF2), Commercial 1 (C1), and Commercial 2 (C2), to Planned Development (PD), for the properties described as a tract of land situated in the Richard Mead Survey, Abstract No. 141; James Thompson Survey, Abstract No. 209; J Merryman Survey, Abstract No. 154; and the James B Ratliff Survey, Abstract No. 185, in the City of Royse City, Rockwall County, Texas (a.k.a. Creekshaw).

Commissioner Haggard made a motion to Table this item to December 5, 2019 and to continue the public hearing. Commissioner Hollifield seconded the motion. **Motion passed 6-0.**

L. ADJOURN PLANNING & ZONING MEETING AT 8:45 PM

M. CONVENE CITY COUNCIL MEETING AT 8:45 PM

Mayor Nichol convened the City Council Meeting.

N. CONSENT AGENDA

1. Amend section 2.01.011 regarding keeping fowl, and any matters related thereto.

Jason Day stated this will allow up to 6 hens in the Single Family 1 (SF1) zoning.

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

O. RECESS CITY COUNCIL MEETING AT 8:48 PM

P. PUBLIC HEARING FOR CITY COUNCIL AT 8:48 PM

1. Take testimony concerning a Concept Plan for the properties described as a tract of land situated in the Richard Mead Survey, Abstract No. 141; James Thompson Survey, Abstract No. 209; J Merryman Survey, Abstract No. 154; and the James B Ratliff Survey, Abstract No. 185, in the City of Royse City, Rockwall County, Texas (a.k.a. Creekshaw).

No one spoke for or against.

2. Take testimony concerning a Zoning Change from Agricultural (A), Single Family 2 (SF2), Commercial 1 (C1), and Commercial 2 (C2), to Planned Development (PD), for the properties described as a tract of land situated in the Richard Mead Survey, Abstract No. 141; James Thompson Survey, Abstract No. 209; J Merryman Survey, Abstract No. 154; and the James B Ratliff Survey, Abstract No. 185, in the City of Royse City, Rockwall County, Texas (a.k.a. Creekshaw).

No one spoke for or against.

Q. CLOSE PUBLIC HEARING FOR CITY COUNCIL AT 8:49 PM

R. RECONVENE CITY COUNCIL MEETING AT 8:49 PM

S. BUSINESS – CITY COUNCIL

1. Consider and act concerning a Capital Improvement Agreement with Wynne\Jackson Inc. regarding Creekshaw Subdivision, and any matters related thereto.

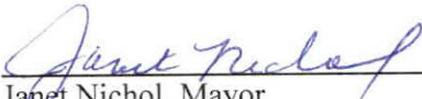
Jason Day stated he recommended continuing all of the items to the December 10, 2019 meeting since Planning & Zoning Commission didn't take action on these items.

2. Consider and act concerning a Resolution regarding a Concept Plan for the properties described as a tract of land situated in the Richard Mead Survey, Abstract No. 141; James Thompson Survey, Abstract No. 209; J Merryman Survey, Abstract No. 154; and the James B Ratliff Survey, Abstract No. 185, in the City of Royse City, Rockwall County, Texas (a.k.a. Creekshaw), and any matters related thereto.
3. Consider and act concerning an Ordinance regarding a Zoning Change from Agricultural (A), Single Family 2 (SF2), Commercial 1 (C1), and Commercial 2 (C2), to Planned Development (PD), for the properties described as a tract of land situated in the Richard Mead Survey, Abstract No. 141; James Thompson Survey, Abstract No. 209; J Merryman Survey, Abstract No. 154; and the James B Ratliff Survey, Abstract No. 185, in the City of Royse City, Rockwall County, Texas (a.k.a. Creekshaw), and any matters related thereto.
4. Consider and act concerning a Resolution Accepting Public Improvement District (PID) Petition and any matters related thereto.

Council Member Crowley made a motion to Table items 1-4 to December 10, 2019. Council Member Branch seconded the motion. **Motion passed 6-0.**

T. ADJOURN AT 8:52 PM

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



Janet Nichol, Mayor

ATTEST:



Deborah Sorensen, TRMC, MMC, City Secretary

