



City Council of Royse City, Texas

**SPECIAL CALLED JOINT  
CITY COUNCIL &  
PLANNING & ZONING  
COMMISSION MEETING**

**Tuesday, January 14, 2020 – 6:00 pm**  
Police and Courts Building, 100 West Main Street  
Royse City, Texas

**A. CALL TO ORDER 6:04 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 5, James Branch  
Council Member Place 6, Tom Crowley

Members Absent: Council Member Place 1, Mike Holder  
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  
Fire Marshal, Tanner Dietz  
Parks & Facilities Superintendent, Martin Torres

P&Z Commission

Members Present: Chairman, Jeff Hayes  
Vice-Chairman, Spencer Pattison  
Commissioner, Russell Flanigan  
Commissioner, David Shivers  
Commissioner, Cort LaBlank

Members Absent: Commissioner, Kari Hollifield  
Commissioner, Phil Haggard

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

**B. INVOCATION AND PLEDGE OF ALLEGIANCE**

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

**C. WORKSHOP**

1. Presentation and discussion of a concept plan for a Planned Development, known as Bakers Crossing, on approximately 91 acres, located on the north side of FM 548

approximately ½ mile south of Elm Grove Road, Extra-Territorial Jurisdiction (ETJ) of Royse City, Rockwall County, Texas, and any matters related thereto.

Rob Cooper introduced Ryan Joyce, Third Party Consultant, and James Hankins, ASG Real Estate. The proposed Bakers Crossing is on FM 548 directly across from the Waterscape Subdivision. They originally proposed 425 lots at 50' wide lots. After hearing staff comments, they have scaled down the lots to 375 with a mixture of 50' and 60' wide lots. They are proposed an amenity center, to include a swimming facilitates, bathhouse, playground, and sports open field area, and walking trails. The front pond will be a retention pond. James Hankins, ASG Real ESTATE, gave a brief background on his company. He introduced Ryan Joyce and stated he enjoys working with him.

Ryan Joyce gave presentation on the proposed subdivision. Bakers Crossing is 91 acres off of FM 548 across from the Waterscape Subdivision. The project will not have MUD or PID taxes. Bakers Crossing is proposing to have over 13 acres of open space, a stocked one-acre fishing pond with additional trails and a pocket park including a shaded area and playground. There are over two miles of trails that do not incorporate the city sidewalks, even though there will be city sidewalks. There will be heavy landscaping along the FM 548 corridor, with both walking trails and a retention pond with a fountain. They are proposing an amenity center with a 2,600 square foot pool, bath house facilities, multiple shade structures for residents, kids pool area - part of larger pool, tanning ledge incorporation in the pool area, playground facility, adjacent connective sidewalks provide walking access from all sides, completely landscaped 2 acre site to enhance the beauty of the entry, and the amenity center site to be constructed within Phase 1 of the development. The subdivision will be developed in two phases. There will be two playgrounds, one at the amenity center site and one at the fishing pond. Regarding the hike and bike trails, they will be two miles, 6' hard surface trail with dog waste stations and park benches along the path, as well as two exercise station along the way. There will be an off-site connection to Elm Grove through the waterline easement. The entry feature will be a divided entry, with the entry alignment with Waterscape Subdivision, and trails along the frontage of FM 548. He reviewed the Development Agreement highlights; 50% of homes with front porches in excess of 90 sq. ft, 16:9 roof pitches required on all homes, architectural shingles required on all homes, minimum dwelling size 1,800, sq. ft, 80% masonry required with no more than 50% cementitious board, 25% swing garages required on 60' lots, and anti-repetitive clause. The minimum front yard setback 20' – 22.5', minimum side yard setback 5', minimum rear yard setback 20', maximum lot coverage is 40%, and maximum building height is 35'. They are requesting from the city zoning for desired lot sizes, impact fee credits for off site waterline, impact fee credits for off site sanitary and metering station. Bakers Crossing price point starting at \$230's up to mid-\$300's. They are proposing 286 lots at 50' x 115' and 89 lots at 60' x 115'.

Mayor Nichol stated it was a good presentation. Council Member Branch asked why not 8,000 sq. ft. lots? Ryan responded that builders are looking for 50' and 60' lots. Council Member Crowley is concerned about a car going into the pond or hitting a pedestrian on the trails. He is concerned about not having the correct barriers on FM 548. Ryan stated that they would look into it. Commissioner Shivers asked if 5' setback included any impediments i.e. chimney, air conditioning etc. Jason Day stated that this is just a preview. The developer is looking for things that you like or don't like. Council Member Branch stated FM 548 concerns him regarding traffic. Ryan stated that they will be required to do a TIA. Mayor Pro Tem Ellis stated he is not a fan of 50' lots and 5' side setbacks. He wants more swing garages. Commissioner

Flanigan asked if we are forcing 5' setbacks because he is not seeing a trend that will hold down the line. We keep going down on lot sizes. Mayor Pro Tem Ellis stated we are not looking for starter homes, looking for step up. Council Member Branch agreed with Mayor Pro Tem Ellis. Ryan stated that they are trying to bring a subdivision with lots of amenities. As larger lots come in, you lose some amenities, there just isn't enough room. Council Member Crowley asked about fences for those facing open spaces. Ryan responded they will be rod iron fencing. Vice-Chairman Pattison asked if they will be amenable to increasing the percentage of homes with front porches and varying the front building setbacks. Jason stated that staff is looking for direction. Jason stated that he heard concerns about FM 548 and wanting more porches and swing drives, 5' setbacks and less 50' lots. City Council and Planning & Zoning Commission confirmed that are their main concerns.

**D. ADJOURN AT 6:58 PM**

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

  
Janet Nichol, Mayor

ATTEST:

  
Deborah Sorensen, TRMC, MMC, City Secretary

