



**AGENDA-REGULAR
COUNCIL MEETING**

Tuesday, February 25, 2020 – 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 1, Mike Holder
- 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 Alsabrook
- City Attorney, Jason Day
- City Secretary, Deborah Sorensen
- Assistant City Secretary, Camille Johnson
- Finance Director, Shannon Raymond
- Director of Develop. & Community Services, Rob Cooper
- Interim Police Chief, Mark Moeller
- Fire Chief, Rickey Bell
- Fire Marshal, Tanner Dietz
- Director of Public Works, Dario Lopez
- Parks & Facilities Superintendent, Martin Torres
- Main Street Manager, Paula Morris
- Executive Director of Community Development Corp., Charles Houk

B. INVOCATION AND PLEDGE OF ALLEGIANCE

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

C. APPOINTMENT

1. Appointment with Rockwall County Commissioner David Magness, regarding Rockwall County’s Open Space Plan and appointment of two individuals to the Open Space Consortium, and any matters related thereto.

Rockwall County Commissioner David Magness stated Rockwall County adopted an Open Space Master Plan four years ago. He highlighted the main points in the Master Plan. The county is focusing on primary objectives of open space and trails and connectivity. Commissioner Magness requested that two individuals be named to the Open Space Consortium. The first meeting will be March 18th at 7 pm. Council

Member Bradley and Council Member Crowley agreed to be on the Open Space Consortium.

D. CITIZENS PARTICIPATION

None

E. RECESS CITY COUNCIL MEETING AT 7:10 PM

F. PUBLIC HEARING AT 7:10 PM

1. 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, Section 1-14(H), Special Exceptions, Relief from Accessory Building Regulations, Section 6-3(D) regarding the Single Family 1 (SF1) Zoning District.

No one spoke for or against.

G. CLOSE PUBLIC HEARING AT 7:11 PM

H. RECONVENE CITY COUNCIL MEETING AT 7:11 PM

I. CONSENT AGENDA

1. City Council Minutes: February 11, 2020
2. Monthly Revenue and Expenditure Report for January 2020

Council Member Wheatley made a motion to approve the Consent Agenda. Council Member Crowley seconded the motion. **Motion passed 7-0.**

J. BUSINESS

1. Consider and act concerning an Ordinance Amending the Code of Ordinances of the City of Royse City, by amending the City of Royse City Zoning Ordinance, Section 1-14(H), Special Exceptions, Relief from Accessory Building Regulations, Section 6-3(D) regarding the Single Family 1 (SF1) Zoning District, and any matters related thereto.

Rob Cooper stated on September 16, 2019, the Zoning Board of Adjustments approved a request to allow the construction of a 1,050 square foot accessory building on a 1-acre tract in the Twin Pines Estates subdivision in Hunt County off of CR 2526. This area is zoned SF-1. With this accepted variance, other residents in the subdivision have asked for similar variances. To reduce the number of variance applications, the City has proposed an amendment to Section 6-3 F. and Section 1-14 H., to allow the construction of accessory structures up to a maximum of 1,050 square feet within the SF-1 zoning district. The special exception will allow residents who are living on larger lots to build larger accessory structures as long as they fit the character of the neighborhood and the meet the evaluation points. This ordinance does not supersede local HOA's, design review boards, or similar local bodies. Residents will apply for a Special Exception rather than a Variance, but will still present to the Zoning Board of Adjustments. The application will have a reduced cost and will not require full public notification and hearing. The Planning & Zoning Commission has recommended approval

Council Member Wheatley made a motion to approve the ordinance. Mayor Pro Tem Ellis seconded the motion. **Motion passed 7-0.**

2. Consider and act concerning an Ordinance regarding a Preliminary Plat of Parkside Village, Phase 3, consisting of 11.4201 acres, situated in the James W Love Survey, Abstract No. 140, Royse City, Rockwall County, Texas, and any matters related thereto.

Rob Cooper stated the Preliminary Plat of Phase 3 consists of 57 single-family residential lots on approximately 11.42 acres. Recently, Phase 3 of the Master Plat has been amended to reflect a change of use from a townhome product to single-family residential. Subsequently, the Planning and Zoning Commission approved the amended Master Plat on 1/9/20 with City Council approval on 1/28/20. The Preliminary Plat of Phase 3 as submitted is in accordance with Royse City's Development Standards per Development Agreement and the Texas Local Government Code. The Planning and Zoning Commission has recommended approval.

Council Member Bradley made a motion to approve the Preliminary Plat of Parkside Village, Phase 3. Mayor Pro Tem Ellis seconded the motion. **Motion passed 6-1**, with Council Member Branch voting against.

3. Consider and act concerning an Ordinance regarding a Preliminary Plat of Waterscape, Phase 2B, consisting of 66.49 acres, situated in the SC Wright Survey, Abstract No. 218, Royse City, Rockwall County, Texas, and any matters related thereto.

Rob Cooper stated the Preliminary Plat of Waterscape 2B consists of 225 single-family residential lots on approximately 66.49 acres. Lot sizes are 50' x 125' or 6,250 sq. ft. and 60' x 125' or 7,500 sq. ft., includes ten (10) open spaces. The Preliminary Plat of Waterscape Phase 2B as submitted is in accordance with Royse City's Development Standards per Development Agreement and the Texas Local Government Code. The Planning and Zoning Commission has recommended approval.

Mayor Pro Tem Ellis made a motion to approve the Plat of Waterscape Phase 2B. Council Member Holder seconded the motion. **Motion passed 7-0**.

4. Consider and act concerning an Ordinance regarding a Final Plat of Union Square, Phase 4, consisting of 21.789 acres, situated in the Richard Mead Survey, Abstract No. 141, Royse City, Rockwall County, Texas, and any matters related thereto.

Rob Cooper stated the Final Plat of Union Square, Phase 4, consists of 103 single-family residential lots on 21.789 acres. The plat consists of 50' residential lots per the development agreement. The Final Plat of Union Square, Phase 4 is in compliance with the Preliminary Plat and Royse City's Development Standards per Development Agreement and the Texas Local Government Code. The Planning and Zoning Commission has recommended approval.

Council Member Crowley made a motion to accept the Final Plat of Union Square, Phase 4. Council Member Bradley seconded the motion. **Motion passed 7-0**.

5. Consider and act concerning a Final Plat of Wilson Addition, consisting of 2.00 acres, situated in the JC Calhoun Survey, Abstract No. 1058, Royse City ETJ Area, Collin County, Texas, and any matters related thereto.

Rob Cooper stated the Final Plat of the Wilson Addition, consists of 1 single-family residential tract on 2.00 acres. The final plat is located within the city's extraterritorial jurisdiction area in Collin County along FM 1777. Currently, there is a single-family dwelling on a 2 acres tract, addressed as 3192 FM 1777. The property owner is replatting, subdividing the 2 acres into two, one-acre tracts. Each lot in the development will be independently served by an on-site sanitary aerobic system, to be reviewed and approved by the Collin County sanitarian. However, the city's third-party civil

engineer stated the plat failed to demonstrate adequate fire flow. A letter of concurrence from the City of Josephine, Texas in addition stated the existing 4-inch water main is inadequate with a measured PSI of 63. The Planning and Zoning Commission has recommended denial of the Final Plat without prejudice so that the fire flow could be tested. The applicant has since failed to demonstrate adequacy.

Council Member Branch made a motion to deny the Final Plat of Wilson Addition without prejudice due to fire flow. Council Member Holder seconded the motion. **Motion passed 7-0.**

6. Consider and act concerning a Development Agreement with Wesley James Gregory Helton, Jacquelyn Ann Helton, Sharon Ann Worthy, and Augustin Santoyo regarding Royal Flush Acres, and any matters related thereto.

Rob Cooper stated the Final Plat of Royal Flush Acres, consists of 5 single-family residential lots on 9.536 acres. The final plat is located within the city's extraterritorial jurisdiction area in Hunt County at the intersection of County Roads 2514 and 2512. Each of the platted five (5) lots is 1.724 acres in size. The five-lot development will be served by BHP water service provider. There is a 6-inch waterline located along the county road frontage of the development, which has the capacity to provide service to the proposed development. Farmers Electric Cooperative (FEC) will be the electrical service provider for the proposed development. Each lot in the development will be independently served by an on-site sanitary aerobic system, to be reviewed and approved by Hunt County. The Planning and Zoning Commission recommended denial of the plat without prejudice so that fire flow could be tested. Rob added that the development will have two fire hydrants. The applicant has agreed to enter into a Development Agreement due to the fire flow.

Council Member Branch made a motion to approve the Development Agreement regarding Royal Flush Acres. Council Member Holder seconded the motion. **Motion passed 7-0.**

7. Consider and act concerning an Ordinance regarding a Final Plat of Block A, Royal Flush Acres, consisting of 9.536 acres, situated in the Shelby County School Land Survey, Abstract No. 946, Royse City ETJ Area, Hunt County, Texas, and any matters related thereto.

Council Member Branch made a motion to approve the Final Plat of Block A, Royal Flush Acres. Council Member Crowley seconded the motion. **Motion passed 7-0.**

8. Consider and act concerning an Ordinance regarding a Master Plat of Creekshaw, consisting of 181.684 acres, situated in the James Thompson Survey, Abstract No. 209, J Merriman Survey, Abstract No. 154, Richard Mead Survey, Abstract No. 141, and James B Ratliff Survey, Abstract No. 185, Royse City, Rockwall County, Texas, and any matters related thereto.

Rob Cooper stated the Master Plat of Creekshaw consists of a total of 673 single family homes and 82 townhomes for a total of 755 dwelling units. The tract is approximately 181.684 acres. The subdivision is located south of I-30, north of FM 35 and west of the Union Square subdivision. Residential lot sizes are 50' x 120' or 6,000 SF and 40' x 115' or 4,600 SF. The townhome lot has a depth of 95' while the product itself has a width of 25'. Phase 1 is a total of 276 lots, Phase 2 is a total of 211 lots, and Phase 3 is a total of 268 lots (including 82 Town Homes). The Planning and Zoning Commission recommended approval.

Mayor Pro Tem Ellis made a motion to approve the Master Plat of Creekshaw. Council Member Bradley seconded the motion. **Motion passed 7-0.**

9. Consider and act concerning an Ordinance Amending the Code of Ordinance of the City of Royse City by adding Article 4.09 Right-of-Way Usage for Parklets/Sidewalk Cafés, and any matters related thereto.

Paula Morris stated this item was discussed at the last City Council Meeting.

Council Member Crowley made a motion to approve the ordinance. Council Member Wheatley seconded the motion. **Motion passed 7-0.**

10. Consider and act concerning an Ordinance Cancelling the May 2, 2020 General Election, and any matters related thereto.

Deborah Sorensen stated the filing deadlines for the May 2, 2020 General Election have passed. Only one filing was received per place on the ballot, therefore creating all offices for the election unopposed. Deborah presented the Certificate of Unopposed Candidates.

Council Member Bradley made a motion to approve Cancelling the May 2, 2020 General Election. Mayor Pro Tem Ellis seconded the motion. **Motion passed 7-0.**

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

Carl Alsbrook stated the old lumberyard has asbestos therefore we are waiting for the remediation in order to tear it down. CR 2596, CR 2594 and Burton Street repairs should start soon. FM 2642 utility work should begin in April or May. Thirsty Bro has pulled their permit this morning. Carl stated the he along with Shannon Raymond and Charles Houk, went to Austin yesterday for Rockwall County Days. It was a good networking trip. The new Police Chief has been selected and will start on March 16th, the same day as the new City Engineer.

K. RECESS CITY COUNCIL MEETING AT 7:59 PM

L. EXECUTIVE SESSION

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

Section §551.071 – Private Consultation with City Attorney

1. Consultation with City Attorney regarding potential legal action and boundary line agreement with the City of Union Valley.

M. CLOSE EXECUTIVE SESSION AT 8:10 PM

N. RECONVENE CITY COUNCIL MEETING AT 8:10 PM

1. Further discussion and possible action from Executive Session regarding potential legal action and boundary line agreement with the City of Union Valley, and any matters related thereto.

No action taken.

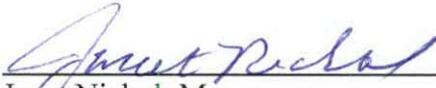
O. FUTURE AGENDA ITEMS

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.

None

P. ADJOURN AT 8:11 PM

Mayor Pro Tem Ellis made a motion to adjourn the meeting. Council Member Wheatley seconded the motion. **Motion passed 7-0.**



Janet Nichol, Mayor

ATTEST:



Deborah Sorensen, TRMC, MMC, City Secretary

