



**AGENDA-REGULAR  
COUNCIL MEETING**

**Tuesday, April 28, 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, Michael 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
- Finance Director, Shannon Raymond
- Director of Develop. & Community Services, Rob Cooper
- Executive Director of Community Development Corp., Charles Houk

**B. INVOCATION AND PLEDGE OF ALLEGIANCE**

Mayor Nichol gave invocation and led the Pledge of Allegiance.

**C. PROCLAMATIONS**

1. Child Abuse Prevention and Awareness Month  
Mayor Nichol presented the Proclamation of Child Abuse Prevention and Awareness Month.
2. Motorcycle Safety and Awareness Month  
Mayor Nichol presented the Proclamation of Motorcycle Safety and Awareness Month.
3. National Day of Prayer  
Mayor Nichol presented the Proclamation of Nation Day of Prayer

**D. CITIZENS PARTICIPATION**

Trivinio Posley, 2000 E. Hwy 66 – voiced grievance about the easement process with Creekside. He stated that they have been very unprofessional. There hasn't been any negotiations and he is against condemnation without proper negotiations.

**E. RECESS CITY COUNCIL MEETING AT 7:09 PM**

**F. PUBLIC HEARING AT 7:09 PM**

1. Take testimony concerning a Specific Use Permit (SUP) application regarding the placement of cargo containers on site, situated in the A. Hanna Survey, Abstract 109, addressed as 8208 Highway 66, Royse City, Rockwall County, Texas.

No one spoke for or against.

2. Take testimony concerning an amendment to the Code of Ordinances of the City of Royse City, by amending the Zoning Ordinance, Chapter 14, Article 5, Special Districts, adding Section 5-4, Town Center Overlay District (TCOD).

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: March 24, 2020 Regular Meeting and April 7, 2020 Special Meeting
2. Monthly Revenue and Expenditure Report for March 2020
3. Approval of a Contract with Alpha Testing in an amount not to exceed \$35,000, authorizing the City Manager to sign all documents related thereto.
4. Amending the Code of Ordinances to adopt new fee/fee tables located in Chapter 1 General Provisions, Division 2. Fees, Part II. Building and Development and Other Miscellaneous Fees
5. Amending the Code of Ordinances by amending Chapter 3 Building Regulations, Division 6. Mechanical Code, adopting the 2018 Edition of the International Mechanical Code, with amendments.

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

**J. BUSINESS**

1. Consider and act concerning an Ordinance regarding a Specific Use Permit (SUP) application for the placement of cargo containers on site, situated in the A. Hanna Survey, Abstract 109, addressed as 8208 Highway 66, Royse City, Rockwall County, Texas, and any matters related thereto.

Rob Cooper stated the need for a Specific Use Permit (SUP) is to allow the business owner of an Immersion Edge Data Center to utilize the shipping containers, as a testing facility of their products, located at 8208 Hwy 66. The property has a total acreage of 5.00 acres. According to the applicant's business plan, the property will not be open to the public. The data center will bring new technology to Royse City. Each cargo container will be 40 feet long, 7.5 feet wide and 8 feet high and placed on a concrete pad. The containers will be setback 350' from Hwy 66, 170' from the east property line and 300' from the west property line. The containers will be painted an earth-tone color and screened from public view by an 8' wooden privacy fence. Planning and Zoning Commission recommended approval with the following conditions: The SUP should only be valid for one year; shall be screened from view by an 8' stained, wood privacy fence located on the south and east sides; and the cargo containers shall be painted an earth-tone color that matches the color of the building.

Council Member Branch made a motion to approve the Specific Use Permit (SUP). Council Member Crowley seconded the motion. **Motion passed 7-0.**

2. Consider and act concerning an Ordinance regarding a Development Plat of the Griffis Addition, situated in the A. Hanna Survey, Abstract 109, addressed as 8208 Highway 66, Royse City, Rockwall County, Texas, and any matters related thereto.

Rob Cooper stated the property is located at 8208 Hwy 66, just west of N. Sorrells Road. The property is approximately 0.5 miles west of the power station along Hwy 66. The owner intends to use the property for a data center. The data center will utilize the existing septic system. An evaluation letter from a registered professional sanitarian verifies the system is appropriately sized for the site and the existing tanks meet the minimum sizing standards. The data center will be manned by only a security guard. The data center will not be open to the public. Their proposed building type will be a 6,600 sq. ft. engineered metal building including a masonry/brick ribbon around the base of the building. Water service provider is Nevada Special Utility District. There is a six-inch waterline along Hwy 66. DBI Engineers recently performed a hydraulic analysis which shows adequate pressure and fire flow. The Fire Marshal has accepted the fire hydrant spacing and fire pressure/flow. Planning and Zoning Commission recommended approval.

Council Member Bradley made a motion to approve the Development Plat. Council Member Wheatley seconded the motion. **Motion passed 7-0.**

3. Consider and act concerning an Ordinance regarding an amendment to the Code of Ordinances of the City of Royse City, by amending the Zoning Ordinance, Chapter 14, Article 5, Special Districts, adding Section 5-4, Town Center Overlay District (TCOD), and any matters related thereto.

Rob Cooper stated the Town Center Concept Plan is an area consisting of approximately 23.519 acres, from S. Houston Street and the railroad tracks, south to W. Old Greenville Road and west to Pond Branch Creek and north to the railroad tracks. The adoption of this Overlay District will not cause any disruption to any existing property or home owner or require them to make any changes to their property. As redevelopment takes place, these new standards would apply. The purpose of the Overlay District is to create district regulations, and implement a "Town Center" concept based upon the Comprehensive Plan. The intent is to create an open environment to facilitate an entertainment district, allowing special events, concerts, restaurants, retail shopping and food trucks. The Overlay District will enhance the walking trail system with close proximity to downtown and the Main Street merchants. Walkability to Main Street and the entire downtown area is the primary objective for the Overlay District. In addition, Old Mill Park is located between Old Greenville Road and the baseball fields of Walker Hawk Sports Complex. It can be accessed from Old Greenville or by using the walking/jogging trail at Walker Hawk. Planning and Zoning Commission recommended approval.

Council Member Holder made a motion to approve the Town Center Overlay District. Council Member Crowley seconded the motion. **Motion passed 7-0.**

4. Consider and act concerning an Ordinance regarding a Preliminary Plat of The Meadows at Morgan Creek, Phase Two-A, consisting of 12.156 acres, situated in the

James B. Ratliff Survey, Abstract No. 185, Royse City, Rockwall County, Texas, and any matters related thereto.

Rob Cooper stated the Preliminary Plat of The Meadows at Morgan Creek, Phase Two-A, consists of 42 single family residential lots on approximately 12.156 acres. The development is located in Rockwall County, south of FM 35, just west of FM 2453. The minimum lot size is 70' x115' or 8,000 sq. ft. The Preliminary Plat as submitted is in accordance with Royse City's Development Standards per Development Agreement and the Texas Local Government Code. Planning and Zoning Commission recommended approval.

Mayor Pro Tem Ellis made a motion to approve the Preliminary Plat of The Meadows at Morgan Creek, Phase Two-A. Council Member Bradley seconded the motion. **Motion passed 7-0.**

5. Consider and act concerning an Ordinance regarding a Preliminary Plat of The Meadows at Morgan Creek, Phase Two-B, consisting of 11.930 acres, situated in the James B. Ratliff Survey, Abstract No. 185, Royse City, Rockwall County, Texas, and any matters related thereto.

Rob Cooper stated the Preliminary Plat of The Meadows at Morgan Creek, Phase Two-B, consists of 41 single family residential lots on approximately 11.930 acres. The development is located in Rockwall County, south of FM 35, just west of FM 2453. The minimum lot size is 70' x115' or 8,000 sq. ft. The Preliminary Plat as submitted is in accordance with Royse City's Development Standards per Development Agreement and the Texas Local Government Code. Planning and Zoning Commission recommended approval.

Council Member Wheatley made a motion to approve the Preliminary Plat of The Meadows at Morgan Creek, Phase Two-B. Council Member Crowley seconded the motion. **Motion passed 7-0.**

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

Carl Alsbrook stated Native Station is going vertical, as well as Smoke Sessions.

The road work south of I-30 is complete. The railroad parking lot is next.

There is a conference call tomorrow regarding a settlement agreement with North Texas Municipal Water District (NTMWD).

All employees will return back to work on Monday. It appears that all businesses, that were open prior to the virus, will remain intact. A new code enforcement officer has been hired and has started to work.

**K. RECESS CITY COUNCIL MEETING AT 7:36 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. Discussion with City Attorney concerning legal updates regarding Creekside Subdivision.

**M. CLOSE EXECUTIVE SESSION AT 7:48 PM**

**N. RECONVENE CITY COUNCIL MEETING AT 7:48 PM**

1. Further discussion and possible action from Executive Session concerning legal updates regarding Creekside Subdivision.

No action taken.

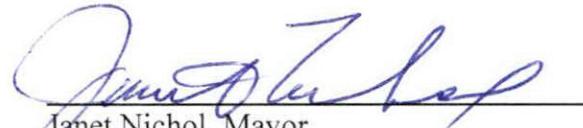
**O. FUTURE AGENDA ITEMS**

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 7:49 PM**

Council Member Crowley made a motion to adjourn the meeting. Council Member Branch seconded the motion. **Motion passed 7-0.**

  
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Janet Nichol, Mayor

ATTEST:

  
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Deborah Sorensen, TRMC, MMC  
City Secretary

