



City Council of Royse City, Texas

**AGENDA-REGULAR
COUNCIL MEETING**

Tuesday, May 26, 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
- Council Member Place 1, Mike Holder
- 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 Alsabrook
- City Attorney, Jason Day
- City Secretary, Deborah Sorensen
- Assistant City Secretary, Camille Johnson
- Director of Finance, Shannon Raymond
- Director of Develop. & Community Services, Rob Cooper
- Police Chief, Kirk Aldridge
- Fire Chief, Rickey Bell
- Fire Marshal, Tanner Dietz
- 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. CITIZENS PARTICIPATION

None

D. RECESS CITY COUNCIL MEETING AT 7:01 PM

E. PUBLIC HEARING

1. Take testimony concerning an amendment to the Code of Ordinances of the City of Royse City, by amending Article 5 Special Districts, adding Section 5-4, Town Center Overlay District (TCOD), an area described as from South Houston Street and the railroad tracks, south to West Old Greenville Road and west to Pond Branch Creek and north to the railroad tracks, Royse City, Rockwall County, Texas.

No one spoke for or against.

2. Take testimony concerning a Zoning Change from Commercial 1 (C1) to Planned Development (PD) regarding a 6.26 acre tract of land, described as Lot 1 of the Whiteside Addition, Royse City, Rockwall County, Texas.

No one spoke for or against.

F. CLOSE PUBLIC HEARING AT 7:02 PM

G. RECONVENE CITY COUNCIL MEETING AT 7:02 PM

H. CONSENT AGENDA

1. City Council Minutes: May 12, 2020 Regular Meeting
2. Monthly Revenue and Expenditure Report for April 2020
3. Authorizing the City Manager to allocate funds and to sign an addendum with Core Construction authorizing a guaranteed maximum price for Fire Station 1.

Staff removed item 3 from the Consent Agenda.

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

I. BUSINESS

4. Consider and act concerning an Ordinance regarding a Zoning Change from Commercial 1 (C1) to Planned Development (PD), adding 6.26 acres tract of land, described as Lot 1 of the Whiteside Addition, Royse City, Rockwall County, Texas, and any matters related thereto.

Rob Cooper stated Whiteside Village is located on the east side of FM 548, just east of the Creekview Estates subdivision and south of the Frost Farms subdivision. The Whiteside Village Planned Development (PD) consists of 170 single-family residential lots on approximately 52.775 acres. Residential lot sizes are 45' x 120' (5,400-SF). The additional 6.26 acres will allow for residential neighborhood scale retail shops, restaurants, cafes and typical neighborhood services, and offices. The Planning and Zoning Commission recommended approval.

Council Member Crowley made a motion to accept the zoning change from Commercial 1 (C1) to Planned Development (PD). Mayor Pro Tem Ellis seconded the motion. **Motion passed 7-0.**

5. Consider and act concerning a Resolution regarding the Development Plan of Whiteside Village, consisting of 59.035 acres, situated in the William Love Survey, Abstract No. 135 Royse City, Rockwall County, Texas, and any matters related thereto.

Rob Cooper stated the Development Plan consists of 170 single-family residential lots on approximately 52.775 acres. Residential lot sizes are 45' x 120' (5,400 sq. ft.). The development has a light neighborhood commercial element mixed in along the FM 548 corridor. In addition, the development will have a six-foot (6') wide walking trail with seating benches which will interconnect with the Frost Farm residential development to the north. The Development Plan includes the developer's recent purchase of the 6.26 acre tract of land (church property) which is adjacent to the development. The use of this area will be commercial. This will allow for residential neighborhood scale retail shops, restaurants, cafes and typical neighborhood services, and offices. The Planning and Zoning Commission recommended approval.

Council Member Bradley made a motion to approve the Resolution regarding the Development Plan of Whiteside Village. Mayor Pro Tem Ellis seconded the motion. **Motion passed 7-0.**

6. Consider and act concerning an Ordinance regarding a Preliminary Plat of Capstone Court Addition, consisting of 15.936 acres, situated in the William Love Survey, Abstract No. 135, Royse City, Rockwall County, Texas, and any matters related thereto.

Rob Cooper stated the Preliminary Plat consists of six (6) tracts on approximately 16.00-acres. The development is located along S. Erby Campbell, adjacent to the Creekview Estates subdivision. The development has a light neighborhood commercial element mixed in with a medium residential density consisting of multi-family housing. The plat has two (2) primary points of access onto Erby Campbell Blvd., which are in alignment with Kim Lane and Nancy Drive on the west side of Erby Campbell. In addition, there are two (2) secondary access drives that connect to an existing 15' alley on the north side. This plat as submitted is in accordance with Royse City's Development Standards per the Development Agreement and Section 212 of the Texas Local Government Code. The Planning and Zoning Commission recommended approval.

Council Member Wheatley made a motion to approve the Preliminary Plat of Capstone Court Addition. Council Member Holder seconded the motion. **Motion passed 7-0.**

2. Consider and act concerning a Resolution accepting for filing a petition for establishment of the Creekside Public Improvement District; calling a public hearing on the advisability of the creation of said District; and authorizing the issuance of notice by the City Secretary regarding the public hearing, and any matters related thereto.

Shannon Raymond stated the Creekside subdivision is on Highway 66 near FM 2642. The Development Agreement calls for the creation of the Public Improvement District (PID). This item is just to call for the public hearing for the creation of the PID. The public hearing will be on June 23, 2020.

Council Member Wheatley made a motion to accept the petition and call the Public Hearing for the Creekside PID. Council Member Bradley seconded the motion. **Motion passed 7-0.**

3. Consider and act concerning an Ordinance regarding adding properties in an area consisting of approximately 23.519 acres, from South Houston Street and the railroad tracks, south to West Old Greenville Road and west to Pond Branch Creek and north to the railroad tracks, to the Town Center Overlay District, and any matters related thereto.

Rob Cooper stated the Town Center Overlay District is an area consisting of approximately 23.519 acres. 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, and retail shopping. 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. The Planning and Zoning Commission recommended approval.

Council Member Crowley made a motion to approve addition of properties of 23.519 acres to the Town Center Overlay District. Council Member Holder seconded the motion. **Motion passed 7-0.**

7. Consider and act concerning an Ordinance regarding a Final Plat of Parkside Village, Phase 1, consisting of 68.0252 acres, situated in the James W. Love Survey, Abstract No. 140, and the Jared Stephenson Survey, Abstract No. 188, Royse City, Rockwall County, Texas, and any matters related thereto.

Rob Cooper stated the Final Plat of Parkside Village, Phase 1 consists of 198 single-family residential lots on approximately 68 acres. The subdivision is located on the southwest side of town, just south of Circle Drive and west of the Sunrise Meadows subdivision. Residential lot sizes are 45' x 120' (5,400 sq. ft.) and 50' x 120' (6,000-sq. ft.). There are 99 lots at 5,400 sq. ft. and 99 lots at 6,000-sq. ft. The city engineer and public works staff have performed an on-site walk-thru and have signed off on the final plat regarding conformance with the city's Technical Construction Standards (TCSS) regarding streets, storm drainage, and sanitary sewer. The Final Plat of Parkside Village, Phase 1 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 recommended approval.

Council Member Wheatley made a motion to approve the Final Plat of Parkside Village, Phase 1. Mayor Pro Tem Ellis seconded the motion. **Motion passed 7-0.**

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

Carl Alsabrook reported the downtown parking lot has been compacted. The next street repair will be the street behind the police station. There was a TxDot meeting in Hunt County regarding the I-30 expansion. The FM 2642 utility relocation will begin soon.

Starbucks will be open soon; they are projecting mid-June. Alejandro's is moving fast; they are also projecting to be open mid-June. Native Station is moving along. Wing Stop should be open about mid-June.

1. Consider and act concerning a Resolution for acquisition of property rights and possible condemnation for a fifteen (15) foot wide sanitary sewer line easement and a fifty (50) foot temporary construction easement at the property described as a 16.612 acre tract of land situated in the JWF Stone Survey, Abstract No. 1332, Hunt County, Texas and JWF Stone Survey, Abstract No. 198, Rockwall County, Texas, and any matters related thereto.

Jason Day requested this item be discussed in Executive Session.

J. RECESS CITY COUNCIL MEETING AT 7:22 PM

K. EXECUTIVE SESSION

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

Section §551.071 - Private consultation with the City Attorney

1. Discussion concerning an update regarding North Texas Municipal Water District (NTMWD) lawsuit.

L. CLOSE EXECUTIVE SESSION AT 7:42 PM

M. RECONVENE CITY COUNCIL MEETING AT 7:42 PM

1. Further discussion and possible action from Executive Session concerning an update regarding North Texas Municipal Water District (NTMWD) lawsuit, and any matters related thereto.

Council Member Bradley made a motion to authorize and direct the City Manager and our Attorney, Jason Day, to negotiate definitive agreements including settlement agreement and an amendment to our current Amendatory Contract with the North Texas Municipal Water District, to be presented to this Council at a later date for the final approval as discussed in Closed Session. Mayor Pro Tem Ellis seconded the motion. **Motion passed 7-0.**

2. Further discussion and possible action from Executive Session concerning a Resolution for acquisition of property rights and possible condemnation for a fifteen (15) foot wide sanitary sewer line easement and a fifty (50) foot temporary construction easement at the property described as a 16.612 acre tract of land situated in the JWF Stone Survey, Abstract No. 1332, Hunt County, Texas and JWF Stone Survey, Abstract No. 198, Rockwall County, Texas, and any matters related thereto.

Council Member Branch made a motion that the City of Royse City authorize the use of the power of eminent domain to acquire the described property for sanitary sewer line and temporary construction easements. Council Member Wheatley seconded the motion. **Motion passed 7-0**, with the roll call vote as follows:

Council Member Holder – yes
Mayor Pro Tem Ellis – yes
Council Member Bradley – yes
Mayor Nichol – yes
Council Member Wheatley – yes
Council Member Branch – yes
Council Member Crowley - yes

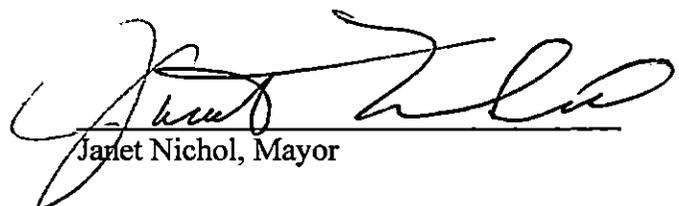
N. FUTURE AGENDA ITEMS

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.

O. ADJOURN AT 7:44 PM

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



Janet Nichol, Mayor

ATTEST:



Deborah Sorensen

Deborah Sorensen, TRMC, MMC, City Secretary