

ROYSE CITY COMMUNITY DEVELOPMENT CORPORATION
 REGULAR MEETING
 7:00 A.M. – CITY HALL
 305 NORTH ARCH STREET
 ROYSE CITY, TEXAS 75189

MINUTES

July 6, 2017

Members Present	Employees Present	Other:	Members Absent:
Dena Elder	Larry Lott, CDC Director	Julia Bryant	Richard Pense
Charles Houk	Tonya Brown, Secretary	Paula Morris	
Bobby Gladu			
Mike Gilbert			
Jesse Vaughn II			
Clay Ellis (7:14 A.M.)			

A. CALL TO ORDER

Announce the presence of a quorum.

At 7:04 A.M., Ms. Elder called the meeting to order, and Mr. Lott gave the invocation.

B. DISCUSSION AND ACTION REGARDING MINUTES AND SALES TAX COMPARISON

Mr. Lott discussed the sales tax revenue for June 2017. In comparison to June 2016, sales tax revenue increased by 22%. For the year as a whole, sales tax revenue increased by 17.76%.

ACTION

1. At 7:06 A.M., Mr. Houk made a motion to approve the May 30, 2017, minutes.
2. Mr. Gilbert seconded the motion.
3. The motion carried 5:0.

C. CITIZENS PARTICIPATION

This period is reserved for citizens to discuss items not listed on the agenda. Persons may have three (3) minutes to address the board, however, by law, no action or discussion will be taken on these items.

1. Citizens present did not wish to participate.

D. DISCUSSION AND ACTION REGARDING RESCINDING INCENTIVE FOR 1-10 ROOFING

Tim West, owner of 1-10 Roofing has decided he would prefer to locate his company in the country and has already purchased the property.

ACTION

- Mr. Gladu made a motion to rescind the incentive for 1-10 Roofing
- Mr. Vaughn seconded the motion
- The motion carried 5:0.

J. DIRECTOR'S REPORT

Ridge Park Subdivision

Ridge Park has its zoning but still lacks one water line easement; City Attorney Jason Day says we can begin condemnation procedures. Getting sewer to this subdivision was going to cost well over a \$1M. As a result, the developers came back to the city with plans for larger homes on larger lots (minimum 1 acre) as outlined in our comp plan, and will use septic systems.

Kwik Kar

Kwik Kar has their zoning and should be ready to start construction soon. This will be the first of the six pad sites on Walmart phase 2 pad sites.

John Marlin Subdivision

Mr. Marlin has purchased 102 acres at Erby Campbell and Circle Dr. He has been working with Development Director Janet McPherson and Verdunity to develop a subdivision based on the city's comprehensive plan.

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Annexations

Due to legislation recently presented in a special session of the Texas Legislature that, if passed, will affect the city's ability to involuntarily annex in the future, the city has decided to take a preemptive approach and involuntarily annex property, especially along our commercial corridors. This legislation would only impact cities in a county with over half a million people. Although only a small portion of Royse City is Collin County, it would affect us. As a result, a total of 232 parcels will be annexed. Texas State Law requires the city to issue a 212 Development Agreement for agricultural parcels; the agreement states the land owner will not have to pay city taxes or adhere to city ordinances for a specified period of time unless the owner or a future land owner decides to develop the property. At that point the property is annexed into the city, must pay city taxes and adhere to city rules and regulations. Approximately half of the property owners presented with 212 Agreements signed and returned them. For those that did not, involuntary annexation procedures will begin.

Panda Express

Panda Express now has a pad on their property. We expect they will be complete in 60-90 days.

The Ballpark

Mark Schuster, owner of the ballpark has had to delay the progress of the ballpark due to family health issues. He assures us he will close on the property in July or August but games will be delayed one year. The facility will take approximately 10 months to build.

Thoroughfare Plan

There are a few issues with the thoroughfare plan in that it does not follow the mobility plan in the comp plan. We have had two extensive meetings with our Transportation Consultant Dean Stuller. We are working to get the thoroughfare plan in line with the mobility plan to the extent that we can and believe we will have it completed within the next month.

Arby's

Arby's has sent in their plans. Anyone locating near I-30 has stricter rules and regulations to follow. Their initial plans were rejected. Mr. Lott has not had an opportunity to speak with the city's development director to find out if new plans have been submitted.

Multi-Family Proposal – Hidden Creek

Town Homes have been proposed by Rob Whittle, developer of Hidden Creek. He has 17 acres of land remaining from the initial 500 acres that are zoned multi-family. He and his son met with Mr. Lott and other city officials regarding town homes with two-car garages. Their plans include 160 town homes, 1200-2000 square feet.

[Mr. Gladu asked Mr. Lott for an update on 1) The Meadows, 2) Senior Apartments and 3) Emergency Center.

- 1. The Meadows: They are no longer focusing on the water park but have broadened their focus to entertainment venues.*
- 2. Senior Apartments: In response to the objections from many of the citizens, Bonner Carrington made changes to plans for the senior apartments which will include single story "cottages." They intend to go before Planning and Zoning with the new plans in July.*
- 3. Emergency Center: The Emergency Center, who bought additional property from the church will be located behind CVS and has their permit. They will have access for ambulances.]*

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K. ADJOURN

- At 7:44 A.M., Mr. Houk made a motion to adjourn.
- Mr. Gladu seconded the motion.
- The motion carried 6:0.

ATTEST:

Secretary
Tonya Brown

President / Vice President
Dena Elder / Mike Gilbert