

**ROYSE CITY COMMUNITY DEVELOPMENT CORPORATION**

**REGULAR MEETING  
7:00 A.M. – CITY HALL  
305 N. ARCH STREET  
ROYSE CITY, TEXAS 75189  
MINUTES – MAY 28, 2019**

**APPROVED 6-25-19**

<b>Members Present</b>	<b>Employees Present</b>	<b>Other:</b>	<b>Members Absent:</b>
Charles Houk	Larry Lott, CDC Director	Bill Forbus	Clay Ellis
Richard Pense	Tonya Brown, Secretary	Tanner Dietz (Fire Marshall)	
Dena Elder		Vanessa Stahl (Chamber Director)	
Bobby Gladu			
Jesse Vaughn (7:08)			
Mike Gilbert			

**A. CALL TO ORDER**

Announce the presence of a quorum.

At 7:02 A.M., Ms. Elder called the meeting to order; Mr. Pense gave the invocation.

**B. DISCUSSION AND ACTION REGARDING MINUTES AND SALES TAX COMPARISON**

In a month by month comparison, sales tax revenue for May 2019 increased by 2.8%. Over the last 12 months, there was an increase of 16.6%. There was no discussion regarding minutes.

**ACTION (7:04 A.M.)**

1. Mr. Gilbert made a motion to approve the April 23, 2019 meeting minutes and May 2019 financials.
2. Mr. Gladu seconded the motion.
3. The motion carried 5:0.

**C. INCENTIVE UPDATE**

The incentive report shows we have 3 encumbered incentives, however, we actually have 7. An agreement has not been executed with 4 of the businesses; once we have a signed agreement from the remaining 4 businesses, we will include them on the report. The current total encumbered amount on the report is \$84,984.00. The total amount spent on incentives since January 1, 2018, is \$238,010.86.

**D. CITIZENS PARTICIPATION**

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

- No citizen participation

**E. DISCUSSION REGARDING ICSC (TONYA BROWN/DENA ELDER)**

Mrs. Brown, Ms. Elder and City Manager Carl Alsabrook recently attended ICSC Las Vegas. Mrs. Brown and Ms. Elder gave an account of the contacts they each made with various retailers, commercial businesses and hotels. Some of the businesses they spoke to requested a follow up to include demographic information for our community as well as available properties and pad sites, while other businesses said Royse City is still too small in regard to population. We will follow up with the businesses that have asked us to do so.

**K. DIRECTOR’S REPORT: LARRY LOTT**

**RESIDENTIAL STRATEGIES PRESENTATION**

Residential Strategies will make a presentation Wednesday, May 29<sup>th</sup> at 12:30 PM to discuss the current residential market trends including lot size, home size, and value. The purpose of this presentation is to educate the City Council and Planning & Zoning about the current residential market trends. The goal is to have the two entities come to a consensus on what the city will or will not accept in regards to lot size, home size and value. Most of the subdivisions we are working with want 6,000SF lots (40’ 50’ and 60’ fronts), our current standards call for 8,000SF (80’ fronts) lots. The discrepancy between what our ordinance states and what the market dictates, has caused every residential developer over the past 12 years to go thru a planned development, meaning none of the residential builders are building to city standards. We have to determine if the city’s standards are outdated and if so, what changes we need to make.

**WYNNE JACKSON SUBDIVISION**

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This property is located west of Buc-ee's off FM 35. The developer will soon present a concept plan to City Council illustrating 681 lots: 266 (39%) will be 40' fronts, 415 (61%) will be 50' fronts; as part of this development, the developer will extend Shaw Drive to FM 35; it will be necessary for them create a Public Improvement District (PID) to extend the road.

#### LAWRENCE DEBERRY SUBDIVISION

This subdivision will be built on 93 acres located off FM 35, across the street from Park Ridge; it will consist of 410, 50' lots with homes a minimum of 1,800SF. The developers will put in approximately \$2.5M in offsite infrastructure. P&Z has approved the concept plan which will go before City Council tonight.

#### HINES DEVELOPMENT UPDATE

The Hines Development, also known as Criswell College property, is located on the north side of Hwy 66 before you get to FM 2642; it will consist of approximately 1,100 homes. There will be 415, 40' lots, 610, 50' and 105, 60' lots. Home prices are estimated between \$255K- \$330K. They plan to include 40 acres for an open space with walking trails and either dedicate or discount 15 acres to the RCISD for a school. Three builders: Highland Homes, Beezer Homes, and Meritage have shown interest in building homes in this community. This property is in our ETJ; the developer plans to annex into the city. Once that is complete, we can zone it. An extensive amount of offsite infrastructure is needed for this development; the developer plans to create a PID in time to present to City Council at their first meeting in July.

#### BIERGARTEN

Dr. Gary Sanders has acquired Z's Quick Stop and the adjacent property. He is going to keep the Z's Quick Stop building, gut it and build a kitchen and small seating area; the majority of the seating will be outdoor under an awning. The facility will be similar to Krause's Cafe in New Braunfels with a strong focus on family and will include a playground for children. *[This discussion prompted a discussion regarding parking downtown. It was suggested that the CDC consider participation toward a solution as well as City Council.]*

#### WHITESIDE VILLAGE UPDATE

All the approvals for this development are in place. It will contain 173, 45' lots and will tie into Frost Farms. Commercial businesses will take up 1 ½ acre, 11 ½ acres in the flood plain.

#### SCOTT THARP PROPOSED DEVELOPMENT

Mr. Tharp and his daughter buy in field lots to develop homes. They are interested in the lots north of Rustic Meadows, some of which are located in the flood plain. We are working with Mr. Tharp and those issues and to see if the water and sewer lines at Rustic Meadows can accommodate the additional 28 lots Mr. Tharps wants to develop.

#### SONOMA RIDGE UPDATE

Sonoma Ridge is a 615-acre development purchased in 2008 that was subsequently taken back by the bank. We recently met with a large developer/ broker named Jones, LaSalle, Lang who is interested in taking over the development.

#### MASTER PLAN/ IMPACT FEE UPDATE

The City is currently reviewing its water, sewer and roadway plans as required every five years. We are charged with trying to determine the city's future needs for water, sewer, and roads. We rely on our Comprehensive Plan and other data to help us do this. We then relay that data to the engineers, traffic engineers, and civil engineers who then put in the infrastructure to support those needs. The Master Plan is used to determine the City's impact fees.

*[Ms. Elder asked about the status of Park Ridge: Mr. Lott explained that the developers of Park Ridge, who put in a substantial amount of infrastructure, ran into financial difficulties and it has now been taken over by the bank.]*

*[Ms. Elder asked about the director search: My Lott told the board that we have 38 applicants so far. He asked that the board prepare for a special call meeting after the middle of June to review the applicants.]*

*[Ms. Elder asked about the status of the YMCA. Mr. Lott informed the board that Irene Johnson, who is in charge of raising capital for YMCA, will speak at the next Rotary meeting on Thursday, 8 a.m. at City Hall and asked the board to attend if they are able.]*

*[Fire Marshall Tanner Dietz asked about the new strip center by Developer Elliot Gerstenhaber; Mr. Lott explained that Mr. Gerstenhaber would be in town on Thursday to discuss the second strip center where Company A will lease an endcap. Mr. Lott explained that Company A has not signed a lease agreement with Mr. Gerstenhaber and cannot be disclosed until then. The Performance Agreement with Mr. Gerstenhaber for Company A is currently being reviewed by the City Attorney as is the Performance Agreement for Smoke Sessions; soon, we will draft the PAs for Thirsty Bro and Hair Junkie]*

#### M. ADJOURNMENT

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- At 8:07 A.M., Mr. Gladu made a motion to adjourn the meeting.
- Mr. Pense seconded the motion.
- The motion passed 6:0

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**ATTEST:**

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TONYA BROWN/ SECRETARY

DENA ELDER/ PRESIDENT