



Development Services
305 N. Arch St.
PO Box 638
Royse City, TX 75189

**CITY OF ROYSE CITY
SPECIAL MEETING OF THE PLANNING AND ZONING COMMISSION
THURSDAY, JANUARY 10, 2019 – 12:00 PM
ROYSE CITY POLICE AND COURTS BUILDING
100 W. MAIN STREET
ROYSE CITY, TEXAS 75189**

Members Present: Jeff Hayes, Russell Flanigan, Phil Haggard, Spencer Pattison, Dave Shivers,
Daniel Sisk, Don Strother

Members Absent: Kari Hollifield

Staff Present: Robert Cooper, Director - Development Services
Larry Lott, Executive Director, Community Development Corporation
Aaron Zilz, Planner – Development Services
Julie Miller, Permit Technician – Development Services

Others Present: David Kalhoefer, Peloton Land Solutions
Ken Davis, Peloton Land Solutions
Matt Mueller, Versant
Ed Hidson, Peloton Land Solutions
Madeline, Peloton Land Solutions

A. CALLED TO ORDER

Called to order at 12:17 PM by Chairman Hayes – quorum present

B. INVOCATION

Invocation by Chairman Hayes

C. WORKSHOP:

Part two of the discussion of a concept plan by Peloton Land Solutions, for a mixed single-family residential development, known as Woods Tract, consisting of approximately 40 acres, located at the northwest quadrant of Erby Campbell Blvd., and Church Street, and any matters related thereto.

Proposed:

- New exhibits and slideshow were presented with color changes to differentiate open space vs private yard and streets vs driveways.
- Style will be 50's style Craftsman, no Mediterranean (stucco). Materials TBD, recommend some use of hardy board, brick and/or stone veneer.
- Emergency access at the end of the Church Street cul-de-sac was identified as "for emergency vehicles only" ...no details were provided.
- Screening wall is for the perimeter only to include the South and West property lines, Church Street property line to the South. Recommend pre-stained, pre-cast concrete with a wood fence appearance with either 8x8 or 8x10 pour-in-place concrete beams. GeoTech to do extensive soil testing. Along Erby Campbell side suggest vegetation and wrought iron. Brick and mortar as well as wood fences present maintenance and deterioration issues.
- Peloton still recommending Erby Campbell be extended, possible that Church can be extended? The question was asked if the cul-de-sac can be moved down one street closer to County Line Road. The minimum requirement is 330', which would place the cul-de-sac too close to Country Line Road.
- Centralized trash collection center for the smaller lots and individual bins for the 50' lots.
- All townhomes will have a 2-car garage.
- There will be a centralized mail center.
- Overflow parking lot (31'), parking on only one side of the street, decorative street and parking signs.

Commission concerns:

- Critical that Erby Campbell be extended. Larry Lott stated there are no plans for Church Street to be extended.
- Overall concerns regarding traffic and the need for traffic signals. Commissioner Haggard has concerns with only having two access points.
- Concerns that the flood study is not yet complete.
- Materials: Commissioner Flanigan has issue regarding the materials, particularly on 2-story homes. Does not recommend using stone/brick veneer on the second floor without rain screens and extending the overhangs. David (Peloton) stated materials are primarily up to the builder.
- Eliminate any accessory buildings; none for cluster homes or private yards due to size.
- Commissioner Pattison emphasized the importance of the walk-through access needs to have a change in direction and not a constant direct path. This will prevent bikes, skateboarders, skaters, etc. from using the walk-through at an unsafe speed.
- What will the width and material be for the walking trail? Concrete, 6' minimum width and a 5-6" depth

Board voted unanimously to approve the concept and move forward with a formal Public Meeting with P&Z. Notice to newspapers due 15 days prior. Following that meeting, next step is to present to City Council.

E. ADJOURN

Chairman Hays adjourned the meeting at 1:35 PM.

Approved by the Planning & Zoning Commission:



Jeff Hays
Planning & Zoning Commission Chairman

3/7/19

Date

Attested by:



Rob Cooper
Director of Development & Community Services

3/7/2019

Date