



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

**CITY OF ROYSE CITY  
MEETING OF THE PLANNING AND ZONING COMMISSION  
THURSDAY, FEBRUARY 7, 2019 – 7:00 PM  
ROYSE CITY POLICE AND COURTS BUILDING  
100 W. MAIN STREET  
ROYSE CITY, TEXAS 75189**

Members present: Russell Flanigan, Phil Haggard, Kari Hollifield, Spencer Pattison, Dave Shivers, Daniel Sisk

Members Absent: Jeff Hays

Staff Present: Rob Cooper, Director – Development Services  
Aaron Zilz, Planner – Development Services  
Dawn Patella, Permit Technician - Development Services

Others Present: Kirby Jones – Frost Farms  
David Kalhoefer – Peloton Land Solutions

A. CALLED TO ORDER

Called to order at 7:01 PM by Commission Member Pattison - quorum present

B. INVOCATION

Invocation by Commission Member Haggard

C. PUBLIC HEARING #1 AT 7:03 PM:

1. Take testimony regarding a zone change from Single-Family 2 (SF2), to Planned Development (PD), for a 35.707-acre tract situated in the William Love Survey, Abstract No. 135, Royse City, Rockwall County, Texas, and any matters related thereto.

No one spoke for or against.

2. Take testimony regarding a concept plan for a traditional mixed-use development, consisting of 40-acres, located at the northwest intersection of Church Street and Erby Campbell Blvd.,

described as Tract(s) 10 and 11 of the WJ Hart Survey, Abstract 104, Royse City, Rockwall County, Texas, and any matters related thereto.

No one spoke for or against.

**D. CLOSE PUBLIC HEARING AT 7:05 PM**

**E. RECONVENE PLANNING AND ZONING COMMISSION MEETING AT 7:05 PM - BUSINESS**

3. Consideration and action to amend the Zoning Classification from Single-Family 2 (SF2) to Planned Development (PD), for a 35.707-acre tract, situated in the William Love Survey, Abstract No. 135, Royse City, Rockwall, Texas, and any matters related thereto.

Commission comments were as follows:

- Safety concern with Cookston Lane and Frost Farm Drive directly across from each other will cause tight traffic turns. Cars travel 55 mph plus on FM 548.
  - Staff responded that TXDOT did a Traffic Impact Analysis study of the area and on south bound FM 548 they will be installing a decel left turn lane into the Frost Farm subdivision. The study determined that a turn lane going north bound was not warranted at this time. The study also determined that based on the size of the subdivisions in the area and the amount of traffic they are anticipated to produce, there was not a need for a traffic calming device at this time.
- Item #10 on the Plat – The HOA is responsible for the maintenance of all HOA Lots. The HOA will be responsible for the trail maintenance until the trail is connected to city's trail system. At that time the City will assume trail maintenance. The concern was the commission was unaware of trails in that area and was the City aware they would ultimately assume responsibility for the trails?
  - Staff responded that a trail system is part of the overall design in the 2030 Comprehensive Plan and the City will maintain the trail system for consistency. There are no current plans for a trail system in the near future.

Commission comments on the PD document included:

- Section 2.02 - h. – Accessory buildings which are not a part of a main building, including one accessory building which are a part of a main building. Wording is confusing.
  - Staff responded that per current City ordinances, no more than two accessory structures are allowed per lot and PD requirements will meet that current code.
- Section 2.02 – 1. – Concrete batch plant temporary during construction when permitted by code enforcement. How long will this batch plant be needed? How many phases of the development are there?
  - Mr. Kirby stated there is only one (1) phase of development and the batch plant will only be needed during construction of the infrastructure/paving.
- Section 2.05 – b. – Detached, freestanding garages, whether attached to the main building by a covered walkway or not, shall have a minimum of eighty percent (80%) of the total

exterior wall surface be of an exterior finish of stone, brick or other masonry as the residence. Concern was raised if there would be enough room on the lots, as presented, for a detached garage.

- Plans for what type and location of garages will be presented when the builder submits their individual SFR permits for review and be reviewed to meet all existing code setback and building requirements and PD requirements.
- Section 2.07 – b. – Trail: A 6-foot wide curvilinear concrete trail will be constructed within the exiting TXU easement if permissible. Concern was getting permission from TXU.
  - Mr. Kirby responded that they already have the permit issued, signed and recorded by TXU that will allow them to construct the trail within the TXU easement.

Motion to approve amending the Zoning Classification from Single-Family 2 (SF-2) to Planned Development (PD), for a 35.707-acre tract, situated in the William Love Survey, Abstract No.135, Royse City, Rockwall, Texas made by Commissioner Dave Shivers. Second by Commissioner Russell Flanigan. **Motion passed 5-0** – Commissioner Spencer Pattison abstained.

4. Consideration and action regarding a concept plan for a traditional mixed-use development, consisting of 40-acres, located at the northwest intersection of Church Street and Erby Campbell Blvd., described as Tract(s) 10 and 11 of the WJ Hart Survey, Abstract 104, Royse City, Rockwall County, Texas, and any matters related thereto.

Staff recommends tabling any further action on this conceptual plan due to the lack of detained information pertaining to the plan - specifically the Church Street cul-de-sac emergency access, open space/trail system and the amenity center.

Motion to table any further action/discussion on the concept plan for a traditional mixed-use development, consisting of 40-acres, located at the northwest intersection of Church Street and Erby Campbell Blvd., described as Tract(s) 10 and 11 of the WJ Hart Survey, Abstract 104, Royse City, Rockwall County, Texas until all outstanding information is submitted to and accepted by staff made by Commissioner Russell Flanigan. Second made by Commissioner Phil Haggard. **Motion passed 6-0.**

Any new information, if received, will be reviewed at the March 7, 2019 P&Z Meeting.

5. Consideration and action on a request for an extension of a Preliminary Plat of Frost Farm, situated in the William Love Survey, Abstract No. 135, Royse City, Rockwall County, Texas and any matters related thereto.

Staff advised that the Preliminary Plat of Frost Farm was reviewed and approved by the Planning and Zoning Commission in June 2018. The Preliminary Plat will expire at the end of March 2019. The developer is requesting an extension due to rainy weather conditions during the past few months which have significantly reduced the available number of working days.

Motion to extend the preliminary plat of Frost Farm, situated in the William Love Survey, Abstract No. 135, Royse City, Rockwall County, Texas for one (1) year from it's current

expiration of March 2019 to March 2020 made by Commissioner Russell Flanigan. Second made by Commissioner Phil Haggard. **Motion passed 6-0.**

F. MINUTES

Consideration and act on the meeting minutes of the January 3, 2019 Regular Meeting and meeting minutes of the January 10, 2019 Special Workshop Meeting.

Motion to accept the meeting minutes of the January 3, 2019 Regular Meeting and meeting minutes of the January 10, 2019 Special Workshop Meeting made by Commissioner Kari Hollifield. Second made by Commissioner Phil Haggard. **Motion passed 6-0.**

G. ADJOURN

Commissioner Pattison adjourned the meeting at 7:48 PM

Approved by the Planning & Zoning Commission:

  
\_\_\_\_\_  
Jeff Hays  
Planning & Zoning Commission Chairman

Date 3/7/19

Attested by:

  
\_\_\_\_\_  
Rob Cooper  
Director of Development Services

Date 3/7/2019