



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, FEBRUARY 21, 2019 – 1:00 PM
ROYSE CITY POLICE AND COURTS BUILDING
100 W. MAIN STREET
ROYSE CITY, TEXAS 75189

Members Present: Jeff Hays, Russell Flanigan, Phil Haggard, Kari Hollifield, Spencer Pattison, Dave Shivers

Members Absent: Daniel Sisk

Staff Present: Robert Cooper, Director - Development Services
Tanner Dietz, Deputy Fire Marshal
Aaron Zilz, City Planner – Development Services
Julie Miller, Permit Technician - Development Services

Others Present: Mark Johnson, Glacier Development
Bryan Wentz, Glacier Development

A. *CALLED TO ORDER*

Called to order at 1:02 PM by Chairman Hayes – quorum present

B. *INVOCATION*

Invocation by Chairman Hayes

C. *PUBLIC HEARING & BUSINESS:*

Item #1: Consideration and action regarding a Preliminary Plat for Verandah 5, Phase(s) 5B and 5C, consisting of 232 residential lots on 49.579-acres, situated in the J.W. Beckton Survey, Abstract No. 91, Verandah Municipal Utility District, Hunt County, Texas, and any matters related thereto.

Staff recommends approval of this action. Motion to approve made by Commissioner Haggard. Second by Commissioner Shivers. **Motion passed 6-0.**

D. WORKSHOP:

Discussion of a concept plan for a Traditional Mixed-Use Development, known as Whiteside Village, consisting of 173 residential lots on approximately 36.96-acres, located at the southeast corner of FM-548 and Cookston Lane, and any matters related thereto.

Proposed:

- 173 – 45x120 square foot lots; single family, front-porch community with small mixed-use development. Flood plain and power lines limit the size of the lots and the homes.
- Concerns regarding large portion of the plat is in the flood-plain and the large number of power lines to work around. FEMA will not allow changes to water flow/impact. Starlight will drain better once 2-acre pond is installed to force the water to drain to the south. Suggest working with Frost Farms regarding water flow. Recommend yards be irrigated to protect the soil from washing away.
- Houses to range from 1400 to 1800 square feet with a price range of \$250,000 - \$350,000. Builders feedback is that this is size and price line of homes in demand.
- 37 acres of which a small portion at the northwest corner at FM 548 would be Commercial/Retail, perhaps lower level retail and upper level residential.
- Propose increase in height of interior portion of development to three-stories and two-story heights at property lines, providing three different heights to the development.
- Extend front porch up to 6-feet into the front yard and add a 6-inch brick ledge.
- Linear footage of the streets is the same regardless of lot size.
- Accessory space in rear for office, studio, student housing, family members requiring care, etc.
- All maintenance to be done by the HOA.

Board concerns:

- Royse City does not have three-story buildings. Fire Department would require a ladder truck.
- Any work around the minimum 1400 square foot minimum and small lots? The minimum allowable in Royse City is 1800. Starlight Village has larger lots with 1800 and greater square-foot homes for less than \$400,000.
- Would developer consider townhomes, three-unit triplex's, row homes?
- Royse City does not allow rentable space in the rear of homes, this would not be approved.
- Recommend builders be required to install fences.

A second Workshop set for March 7, 2019 at 6:00 pm prior to the P&Z Meeting at 7:00. **No action taken.**

E. ADJOURN

Chairman Hays adjourned the meeting at 2:50 PM.

Approved by the Planning & Zoning Commission:



Jeff Hays
Planning & Zoning Commission Chairman

4-4-19
Date

Attested by:



Robert Cooper
Director of Development & Community Services

April 5, 2019
Date