



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, MARCH 7, 2019 - 6:00 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, David Shivers

Members Absent: Daniel Sisk

Staff Present: Robert Cooper, Director - Development Services
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 6:03 PM by Commissioner Pattison - quorum present

B. INVOCATION

Invocation by Commissioner Haggard

C. 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.

- Status on TxDot and entry from 548 approach, elevation, FEMA plan, electrical easement, sanitary sewer easement, storm channel easement and flood plain defined and complete. Mark Johnson, Glacier Development, stated all are defined and complete except for the storm channel easement - which is not located on the Whiteside Village side.
What is the plan for the 11.5 acres of flood plain space? If a park - who will maintain? Do not want parks in flood plain, leave as open space since no development can be done. Property can be dedicated to the City or if it remains with the developer would be maintained by the HOA.

- Concerns regarding one way in/out for traffic, emergency vehicles. Three lots would be required to add an entrance. Developer is willing to work with the City to resolve.
- Per City Ordinances there will be no detached garages used as living space; one dwelling unit allowed per lot.
- No encroachments into side yards on property lots; minimum setback of 5' on either side of the house. Developer agreed.
- Board opposed to small lot and too many starter homes in Royse City. Developer stated these are not considered starter homes and that builders have product for this lot size.
- Utility boxes can be placed at the back of the property at the fence line, consider vertical, more compact units.
- Tandem garages to be built into the house, typically on a two-story home. Dimensions 12' wide and 40' deep.
- Developer would manage variations in home façade to ensure no duplicates within 8 homes of each other, i.e. color change, flipping, etc. Floorplans will be similar due to square footage.
- Developers confirmation of issues to be resolved by next formal P&Z Meeting:
  - Remove accessory structures and detached garages,
  - Side yard setbacks to be minimum of 5' on either side with no encroachments,
  - Roadway to the North for 2nd entrance, connect Harlan to loop.
  - No stucco due to humidity and deterioration.

Developer to present with final changes at April 4, 2019 regular meeting to make official request for approval.

Workshop portion of meeting closed at 7:01 PM by Commissioner Pattison. **No action taken.**

**D. PUBLIC HEARING & BUSINESS:**

- Item 1. Consideration and action regarding the elevation, site plan, and other material as relating to Chapter 14 Zoning, Section 5-3, Interstate 30 Corridor Overlay District for the property described as Lot 1, Erby Campbell Retail Center, (Walmart/EV Charging Station), Royse City, Rockwall County, Texas, and any matters related thereto.
- Company currently has 80 locations from Nevada to Maine with 22 charging stations in Texas.
  - Has own dedicated energy source
  - Bollards will surround the structure to protect the transformers and charging stations

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

- Item 2. Consideration and action regarding a request for an extension of the Preliminary Plat of Woodland Creek, Phase 3, situated in the J.W.F. Stone Survey, Abstract No. 1332, Royse City, Hunt County, Texas, and any matters related thereto.
- Request for nine-month extension due to weather delays.
  - No changes made to plan.

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

Item 3. 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, and any matters related thereto.

- David Kalhoefer of Peloton Land Solutions stated Peloton cannot support the construction of Erby Campbell from Church Street to Highway 66 as requested by the Commission at 2/18/2019 P&Z meeting.
- Rob Cooper stated it is not in the City's plan at this time to make improvements to Erby Campbell without a shared cost with developer. Currently Church Street to County Line Road is tentatively in the City's thoroughfare plan.
- Peloton would like to move forward with the project without a PID, including an extension of roadway improvements to Erby Campbell from Church Street north through the development site.

Peloton agreed to another workshop on April 4<sup>th</sup>, 2019 to provide details on second (emergency) access on Church Street, the amenity center and trails. **Motion tabled.**

Item 4. Consideration and action regarding a Replat of Verandah, Phase 1E, situated in the James May Survey, Abstract No. 1297, Verandah Municipal Utility District, Hunt County, Texas, and any matters related thereto.

- Developer trying to be convinced to put in a soccer field vs. open green space.
- Homes to be similar to current Verandah development, no significant changes.

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

E. ADJOURN

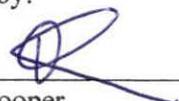
Chairman Hays adjourned the meeting at 7:45 PM.

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