



NOTICE OF MEETING

PLANNING & ZONING COMMISSION

Thursday, March 19, 2015 – 7:00 p.m.
Police & Courts Building, 100 W. Main Street, Royse City

The City of Royse City reserves the right to realign order of agenda at any time prior to adjournment.

If during the course of the meeting covered by this notice, the Planning and Zoning Commission should determine that a closed or executive meeting or session of the Advisory Board or a consultation with the attorney for the City should be held or is required, then such closed or executive meeting or session or consultation with attorney as authorized by the Texas Open Meeting Act, Texas government Code §551.001 et seq. (the "Act"), will be held by the Advisory Board at the date, hour and place given in this notice or as soon after the commencement of the meeting covered by this notice as the Advisory Board may conveniently meet in such closed or executive meeting or session or consult with the attorney for the City concerning any and all subjects and all purposes permitted by the Act, including, but not limited to the following sanctions and purposes:

Texas Government Code Section

§551.071 – Private consultation with the attorney for the City of Royse City

§551.072 – Discussing purchase, exchange, lease or value of real property

§551.074 – Discussing personnel or to hear complaints against personnel

§551.073 – Discussing gifts and donations

§551.087 – Discussing economic development negotiations

Request that all cell phones and pagers be turned off or set to vibrate. Members of the audience are requested to step outside the meeting room to respond to a page or to conduct a phone conversation.

A. CALL TO ORDER

Announce quorum is present.

B. INVOCATION

C. BUSINESS

- 1) Consideration/action on a request by owner representative for a Replat of Lot 53 of the Linrock Estates, subdividing Lot 53 into two lots, being Lots 53A and 53B (Charles Todd Survey, Abstract No. 924), Royse City Extraterritorial Jurisdiction, Collin County, Texas, and any matters related thereto.
- 2) Consideration and action of request by applicant for preliminary plat reinstatement of preliminary plat of Stonebrook Learning Center Addition, Lot 1, Block A, Tract 9-2 of the William Love Survey, Abstract 135, City of Royse City, Rockwall County, and any matters related thereto.
- 3) Public hearing and action regarding a Specific Use Permit application for a restaurant with alcohol sales to be located at 107 E. Interstate 30, Royse City, Rockwall County (also known as Block A, Lot 2 of the Hospitality Addition/ Tract 8 of the J McCasland Survey, Royse City, Rockwall County, Texas), and any matters related thereto.
- 4) Review, discussion and action regarding the site plan/design of the future restaurant to be located at 107 E. Interstate 30 (Block A, Lot 2 of the Hospitality Addition),

Royse City, Rockwall County, Texas, per Ordinance 12-02-879, Section 5-3 Interstate 30 Corridor Overlay District (I-30 COD), E. Design Standards, requiring plans to be submitted to staff, the Planning & Zoning Commission, and City Council for approval, and any matters related thereto.

- 5) Consideration and action regarding the elevations/site plan/design of the property located at Block B, Parts of lots 1 and 6 of the College Addition, Royse City, Rockwall County, Texas (also known as, 617 E. Interstate 30, Royse City) per Ordinance 12-02-879, Section 5-3 Interstate 30 Corridor Overlay District (I-30 COD), E. Design Standards, requiring plans to be submitted to staff, the Planning & Zoning Commission, and City Council for approval, and any matters related thereto.
- 6) Consideration/action on an application for a zoning change from Agricultural to Planned Development, first approving the conceptual plan for a single-family development (based on Single-Family 2 Zoning) for the property described as Tracts 22, 23, and 24 of the William H. Kuydendall Survey, Abstract 513, Royse City, Collin County, Texas and any matters related thereto. Tabled at February 19, 2015 meeting.

7) **MINUTES**

- 1) Consider and act upon Planning and Zoning Commission meeting minutes of February 19, 2015.

ADJOURN

CERTIFICATION

I, the undersigned authority, do hereby certify that this Public Meeting Notice was posted on the outside bulletin board, at the front entrance of City Hall of the City of Royse City, Texas, a place convenient and readily accessible to the general public at all times, and said Notice was posted on the following date and time:

Posted March 16, 2015 by 5:30 p.m. and remained so posted at least 72 hours before said meeting was convened.

Janet McPherson, Executive Director, Development Services

NOTICE OF ASSISTANCE AT PUBLIC MEETINGS

Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services such as Interpreters for persons who are deaf or hearing impaired, readers, or large print, are requested to contact the City Secretary's Office at (972) 524-4825 or by FAX (972) 635-2434. BRAILLE IS NOT AVAILABLE.

I certify that the attached notice and agenda of items to be considered by the Planning and Zoning Commission was removed by me from the outside bulletin board in the front of City Hall on the _____ day of _____ 2015.

Title