



# **NOTICE OF MEETING**

## **PLANNING & ZONING COMMISSION**

**Thursday, May 21, 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. RECESS REGULAR MEETING**

### **D. PUBLIC HEARING**

- 1) Public hearing on a rezoning application by owner representative requesting the rezoning of Tract 2 of the J Thompson Survey, Abstract 229, Rockwall County, Royse City, Texas (also known as 501 E. Old Greenville Rd., Royse City, Texas) from Single-Family 2 to Commercial 2, and any matters related thereto.
- 2) Public hearing on a rezoning application by owner representative rezoning Tracts R3 and R3-2 of the Richard Mead Survey, Abstract 1226, Hunt County,

Royse City, Texas and Tracts 3, 3-2, 3-3, and 3-4 of the Richard Mead Survey, Abstract 141, Royse City, Rockwall County, Texas from Agricultural to Planned Development (based on Commercial 2 zoning) on 19.321 acres Commercial 2 on 21.203 acres, and any matters related thereto. Land is located at the southwest quadrant of Interstate 30 and FM 2642.

- 3) Public hearing on development plan/rezoning application (completing rezoning) by owner for Planned Development (based on Single-Family 2 Zoning) from Agricultural for the property described as Tract 4 of the Turner Odell Survey (Abstract 0683) and Tract 9 of the James McBride Survey (Abstract 0631), Royse City, Collin County, Texas, and any matters related thereto.

**E. CLOSE PUBLIC HEARING**

**F. RECONVENE REGULAR MEETING**

**G. BUSINESS**

- 1) Take action on a rezoning application by owner representative requesting the rezoning of Tract 2 of the J Thompson Survey, Abstract 229, Rockwall County, Royse City, Texas (also known as 501 E. Old Greenville Rd., Royse City, Texas) from Single-Family 2 to Commercial 2, and any matters related thereto.
- 2) Take action on a rezoning application by owner representative rezoning Tracts R3 and R3-2 of the Richard Mead Survey, Abstract 1226, Hunt County, Royse City, Texas and Tracts 3, 3-2, 3-3, and 3-4 of the Richard Mead Survey, Abstract 141, Royse City, Rockwall County, Texas from Agricultural to Planned Development (based on Commercial 2 zoning) on 19.321 acres Commercial 2 on 21.203 acres, and any matters related thereto. Land is located at the southwest quadrant of Interstate 30 and FM 2642.
- 3) Take action on development plan/rezoning application (completing rezoning) by owner for Planned Development (based on Single-Family 2 zoning) from Agricultural for the property described as Tract 4 of the Turner Odell Survey (Abstract 0683) and Tract 9 of the James McBride Survey (Abstract 0631), Royse City, Collin County, Texas, and any matters related thereto.
- 4) Action on application (by owner) of Final Plat of the Cade Addition, Lots 1 and 2, Block 1, 8.58 acres of the J Wilks Survey, Abstract No. 226 and A Hanna Survey,

Abstract No. 109, Royse City Extraterritorial Jurisdiction, Rockwall County, Texas, and any matters related thereto.

- 5) Action on application (by owner) for Preliminary Plat of Highlands of McKamy, Phase 2, Tract 4 of the Turner Odell Survey, Abstract 0683 and Tract 9 of the James McBride Survey Abstract 0631, Royse City, Collin County, Texas, and any matters related thereto.
- 6) Discussion and action on application (by owner) for Master Plat of Ridge Park Estates, 100.3 acres of land of the James Rhodes Survey, Abstract No. 872, Royse City, Hunt County, Texas, and any matters related thereto.
- 7) Discussion and action on application (by owner representative) for Preliminary Plat of Cypress Creek at Park Boulevard, 28.97 acres of land situated in the Burrell B. Parker Survey, Abstract No. 176 and the George M. Parker Survey, Abstract No. 177, City of Royse City, Rockwall County, Texas, and any matters related thereto.
- 8) Review, discuss and act upon application for site plan/design of the future multifamily development to be located on the 28.97 acres of land situated in the Burrell B. Parker Survey, Abstract No. 176 and the George M. Parker Survey, Abstract No. 177, Rockwall County, Royse City, Texas, and any matters related thereto. Property is located north of Interstate 30, west of Floyd Road.
- 9) Discussion and action on potentially having a special-called meeting the week of June 1<sup>st</sup>.
- 10) Discussion and action on changing the date of the regular P&Z meeting to the first week of each month instead of the third Thursday.

## **H. MINUTES**

- 1) Consider and act on approval of Planning and Zoning Commission meeting minutes of April 16, 2015.

## **I. 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 May 18, 2015 by 5:00 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