



NOTICE OF MEETING

PLANNING & ZONING COMMISSION

Thursday, June 18, 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. BUSINESS

- 1) Public hearing and recommending action on a rezoning application by owner representative rezoning 19.321 acres of Tracts R3 and R3-2 of the Richard Mead Survey, Abstract 1226, Hunt County, Royse City, Texas, from Agricultural to Planned Development (based on Commercial 2 zoning), and any matters related thereto. This is the second approval step in the Planned Development process.

- 2) Public hearing and recommending action on a Specific Use Permit application by property representative for a Restaurant with Alcohol Sales to be located at Lot 12-D of Block C of Business, Royse City, Rockwall County, Texas (also known as 141 E. Main Street), and any matters related there.
- 3) Public hearing and recommending action on a Specific Use Permit application by owner for a School, Commercial Instruction facility to be located at the property described as E 25 feet of Lot 38, Block F of Business, Royse City, Rockwall County, Texas (also known as 114 E. Main Street), and any matters related thereto.
- 4) Public hearing and recommending action on a Specific Use Permit application for a Community Garden to be located at Block 57, Lot 1 of the McCasland Addition (located on Plum Street), Royse City, Rockwall County, Texas, and any matters related thereto.
- 5) Public hearing and recommending action on a rezoning application by owner representative requesting the rezoning of the property described as Tracts 22, 23, and 24 of the William H. Kuykendall Survey, Abstract 513, Royse City, Collin County, Texas from Agricultural to Planned Development (based on Single-family 2 Zoning), and any matters related thereto. This is the second approval step in the Planned Development process.
- 6) Consideration and action on a preliminary plat application by owner representative: Rolling Meadows Addition – Phase Two, 28.978 Acres situated in the William H. Kuykendall Survey, Abstract No. 513, Royse City, Collin County, Texas, and any matters related thereto.

E. MINUTES

- 1) Consider and act on approval of Planning and Zoning Commission meeting minutes of March 19, 2015.
- 2) Consider and act on approval of Planning and Zoning Commission meeting minutes of April 16, 2015.
- 3) Consider and act on approval of Planning and Zoning Commission meeting minutes of May 21, 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 June 15, 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