



NOTICE OF MEETING

PLANNING & ZONING COMMISSION

Thursday, March 3, 2016 – 7:00 p.m.

Police & Courts Building, 100 W. Main Street, Royse City, Texas 75189

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 P&Z COMMISSION MEETING

D. PUBLIC HEARING

1. Public hearing on a request by owner for zoning change from Agriculture to Commercial 2 for the properties described on Hunt County tax records as:

- Tract R1 of the Richard Mead Survey, Abstract 1226, Royse City, Hunt County, Texas (Property ID: 38334); and
- Tract R8 of the James May Survey, Abstract 1297, Royse City, Hunt County, Texas (Property ID: 211797).

Properties are located at the southeast corner of Interstate 30 and FM 2642.

2. A request by owner for zoning change from Agriculture to Commercial 2 for the properties described on Hunt County tax records as:

- Tract R12 of the James May Survey, Abstract 1297, Royse City, Hunt County, Texas (Property ID: 38743);
- Tract R13-1 of the James May Survey, Abstract 1297, Royse City, Hunt County, Texas (Property ID: 108047); and
- Tract R17-2 of the James May Survey, Abstract 1297, Royse City, Hunt County, Texas (Property ID: 1273156).

E. CLOSE PUBLIC HEARING

F. RECONVENE REGULAR P&Z COMMISSION MEETING

G. BUSINESS

1. Action on request by owner for zoning change from Agriculture to Commercial 2 for the properties described on Hunt County tax records as:

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- Tract R17-2 of the James May Survey, Abstract 1297, Royse City, Hunt County, Texas (Property ID: 1273156).

3. Action on submitted Final Plat of Stonebrook Learning Center Addition, Lot 1, Block A, 4.92 acres, part of the William Love Survey, Abstract No. 135 and J.W. Love Survey, Abstract No. 140, City of Royse City, Rockwall County, Texas.

4. Action on submitted Preliminary Plat of Waterscape, Phase 1A, 1B totaling 79.09 acres and situated in the SC Wright Survey, Abstract No. 218), Rockwall County, Texas.

5. Action on submitted Preliminary Plat of TSC Royse City Addition, Lots 1 & 2, Block A being 18.479 acres out of the J. Stephenson Survey, Abstract No. 188, City of Royse City, Rockwall County, Texas.

6. Action regarding the site plan, elevations and other submitted materials as related to Chapter 14 Zoning, Section 5-3 Interstate 30 Corridor Overlay District (I30 COD) for Tractor Supply Company to be located in the J. Stephenson Survey, Abstract No. 188 (west of the Erby Campbell Retail Center), City of Royse City, Rockwall County, Texas.

H. MINUTES

1. Consider and act on approval of the Planning and Zoning Commission meeting minutes of February 4, 2016.
2. Consider and act on approval of the Planning and Zoning Commission meeting minutes of February 22, 2016.

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 February 29, 2016 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 _____ 2016.

Title