



NOTICE OF MEETING

PLANNING & ZONING COMMISSION

Thursday, January 8, 2026 - 6:00 PM

City Hall and Courts Building, 100 West Main Street
Royse City Texas

[IGNORE INDENT]

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 Commission should determine that a closed or executive meeting or session of the City Council 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 Commission 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 Commission 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 sections 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

§551.073 – Discussing gifts and donations

§551.074 – Discussing personnel matters

§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 AND ANNOUNCE A QUORUM PRESENT

B. INVOCATION

C. MINUTES

1. Consider and act on the December 4th Planning and Zoning Commission Regular Meeting Minutes, and any matters related thereto.

D. BUSINESS

1. Consider and act on the compliance with the ***I-30 Overlay for the future Pizza Ranch***, situated in Lot 8D of the Erby Campbell Retail Two Addition, City of Royse City, Rockwall County, Texas, and any matters related thereto.
2. Consider and act on a ***Final Plat for 4780 CR 2661***, consisting of +/-5.073 acres, situated in the Shelby County School and Land Survey, Tract 88-18, Abstract No. 946, Royse City, Hunt County, Texas and any matters related thereto.
3. Consider and act on a ***Development Plat of the Royse City Industrial Park***, Lots 13-R1 & 13-R2, consisting of +/- 4.59 acres, situated in Lots 13,14,15 and 17R of the existing Royse City Industrial Park, City of Royse City, Collin County, Texas, and any matters related thereto.
4. Consider and act on a ***Master Plat of Bearpen Zone 1*** consisting of +/- 225.4 acres situated in the James Road Survey - Tract 1-1, 2, 10-1, 10-2, 16, 19, 20, Abstract No. 872, James May Survey, Abstract No. 1297, Lot R110, Palmetto Grove Phase 1 - Lots 48,49,50,51 Abstract No. 4436 and Shelby County School Land - Tract 11, Abstract No. 946, Royse City, Hunt County, Texas, and any matters related thereto.
5. Consider and act on a ***Preliminary Plat for Bearpen Phase 2***, consisting of +/- 62.1

acres, situated in the James Road Survey - Tract 19, Abstract No. 872, Palmetto Grove Phase 1 - Lots 50, 51 Abstract No. 4436 and Shelby County School Land - Tract 11, Abstract No. 946, Royse City, Hunt County, Texas, and any matters related thereto.

6. Consider and act on a ***Preliminary Plat for Bearpen Phase 3***, consisting of +/- 44.95 acres, situated in the James Road Survey Abstract No. 872 - Tract 19-20 and Palmetto Grove Phase 1 - Lots 48-49, Royse City, Hunt County, Texas, and any matters related thereto.
7. Consider and act on a ***Preliminary Plat for Bearpen Phase 3 - Arterial Plat***, consisting of +/- 11.45 acres, situated in the James Road Survey - Tract 2, 10-1, 10-2, Abstract No. 872, Royse City, Hunt County, Texas 75189, and any matters related thereto.
8. Consider and act on a ***Preliminary Plat for Anderson Crossing, Block A, Lots 1-22***, consisting of +/-92.609 acres, currently designated as Block A, Lots 1-3, within the John Davis Survey, Abstract No. 244 and Abstract No.1317 and the Richard Mead Survey, Abstract No. 141, City of Royse City, Rockwall, Hunt and Collin County, Texas, and any matters related thereto.
9. Workshop pertaining to a proposed ***Planned Development Agreement for City Crossing***, a future residential subdivision containing 42 SF lots, located directly south of Meadows at Morgan Creek along FM 2453 in the City of Royse City, TX, and any matters related thereto.
10. Workshop pertaining to a proposed ***Planned Development Agreement for Standridge***, a future mixed-use development located on the SWC of SH 66 & Erby Campbell Blvd, directly south of the railroad, in the City of Royse City, TX, and any matters related thereto.
11. Discuss and act on any items pertaining to the Planning & Zoning Commission, and any matters related thereto.

E. ADJOURN

I 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 January 2nd, 2026, by 5:00 pm and remained so posted at least 3 business days before said meeting was convened.

Cash Quinton, Planner I

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:

City Secretary's Office at (972) 524-4825 or by FAX (972) 635-2434. BRAILLE IS NOT AVAILABLE.

