



NOTICE OF MEETING

PLANNING & ZONING COMMISSION

Thursday, March 2, 2023 - 6:00 PM

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

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 City Council 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 City Council 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 City Council 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 proto respond to a page or to conduct a phone conversation.

A. CALL TO ORDER

Announce the presence of a quorum.

B. INVOCATION

C. PUBLIC HEARING

1. Public hearing regarding a zone change request from Agriculture and Planned Development to Planned Development generally located east of Farm to Market 1777, south of County Road 677, and north of County Road 940, Royse City, Collin County, Texas, and any matters related thereto.
2. Public hearing regarding a zone change request from Agriculture to Multifamily-2, generally located east of Farm to Market 548, south of Starlight Lane, and north of Elm Grove Road, Royse City, Rockwall County, Texas, and any matters related thereto.
3. Public hearing regarding a Specific Use Permit application regarding a Tobacco Shop, situated in Jones, Block 5, Lots 16, 17, 18, 19, 20, addressed as 213 South Elm Street, Suite 101, Royse City, Rockwall County, Texas, and any matters related thereto.

D. BUSINESS

1. Consideration and action regarding a zone change request from Agriculture and Planned Development to Planned Development, generally located east of Farm to Market 1777, south of County Road 677, and north of County Road 940, Royse City, Collin County, Texas, and any matters related thereto.

2. Consideration and action regarding a zone change request from Agriculture to Multifamily-2, generally located east of Farm to Market 548, south of Starlight Lane, and north of Elm Grove Road, Royse City, Rockwall County, Texas, and any matters related thereto.
3. Consideration and action regarding a Specific Use Permit application regarding a Tobacco Shop, situated in Jones, Block 5, Lots 16, 17, 18, 19, 20, addressed as 213 South Elm Street, Suite 101, Royse City, Rockwall County, Texas, and any matters related thereto.
4. Consideration and action regarding a development plat for River Bend Storage, situated in the John Davis Survey, Abstract No. 1317, being 5.062 acres, Royse City, Hunt County, Texas, and any matters related thereto.
5. Development Services Update: Update from City Engineer.

E. MINUTES

F. ADJOURN

CERTIFICATION

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 February 27, 2023, by 5:00 pm and remained so posted at least 72 hours before said meeting was convened.

Deborah Sorensen, TRMC, MMC, City Secretary

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.