



AGENDA

Planning and Zoning Commission

Regular Meeting

Thursday, March 5, 2026 - 6:00 PM

City Hall and Courts Building, 100 West Main Street

Royse City, Texas

A. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT

B. INVOCATION

C. MINUTES

1. Consider and act on the February 5th, 2026 Planning and Zoning Commission Regular Meeting Minutes, and any matters related thereto.

D. PUBLIC HEARING

1. Public Hearing regarding the Adoption of a Resolution for a **Specific Use Permit** situated in the James McBride Survey, Abstract No. 630 & the William H. Kuykendall Survey, Abstract No. 513, City of Royse City, Texas for a proposed School, College or University under the City of Royse City Zoning Ordinance, Chapter 14A, Article 6-2, and any matters related thereto.

E. BUSINESS

1. Consider and act regarding the Adoption of a Resolution for a **Specific Use Permit** situated in the James McBride Survey, Abstract No. 630 & the William H. Kuykendall Survey, Abstract No. 513, City of Royse City, Texas for a proposed School, College or University under the City of Royse City Zoning Ordinance, Chapter 14A, Article 6-2, and any matters related thereto.
2. Consider and act on the **Development Plat of Lot 8D of the Erby Campbell Retail Two Addition**, consisting of +/- 2.3 acres, City of Royse City, Rockwall County, Texas, and any matters related thereto.
3. Consider and act on a *30-Day Extension Request* for the **Final Plat of Waterscape Phase 4A**, consisting of +/- 44.87 acres, situated in the Nancy McCasland Survey, Abstract No. 149, Royse City ETJ, Rockwall County, Texas, and any matters related thereto.
4. Consider and act on a **Final Plat for Ridge Park Estates, Phase II**, consisting of +/- 49.86 acres, situated in the James Roads Survey, Abstract No. 872, City of Royse City, Hunt County, Texas, and any matters related thereto.
5. Discuss and act on any items pertaining to the Planning & Zoning Commission, and any matters related thereto.

F. 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 February 27, 2026, by 5:00 pm and remained so posted at least 3 business days before said meeting was convened.

Cash Quinton, Planner I - Development Services

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.

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 Commission 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