



NOTICE OF MEETING

PLANNING & ZONING COMMISSION

Thursday, May 4, 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 an Amendment to the Code of Ordinances of the City of Royse City, by amending the City of Royse City Zoning Ordinance, Section 1-13(C), Amendments, Changes, and Administrative Procedures, Public Hearing and Notice.
2. Public Hearing regarding an amendment to the Code of Ordinances of the City of Royse City, by amending the City of Royse City Zoning Ordinance, Section 6-7(L) Off-Street Parking and Loading Requirements; Exemptions.
3. Public Hearing regarding an amendment to the Code of Ordinances of the City of Royse City, by amending the City of Royse City Zoning Ordinance, Section 3-1(A) Use of Land and Buildings–Land Use Table, by adding Residential Battery Energy Storage System and Commercial Battery Energy Storage System.
4. Public Hearing regarding an amendment to the Code of Ordinances of the City of Royse City, by amending the City of Royse City Zoning Ordinance, Section 3-2(A) Special Conditions for Listed Uses–Description of Land Use Table Conditions and Special Regulations, by adding Special Conditions.
5. Public Hearing regarding an amendment to the Code of Ordinances of the City of Royse City, by Amending the City of Royse City Zoning Ordinance, Section 3-3

General Definitions, by adding definitions for Residential and Commercial Battery Energy Storage Systems.

D. BUSINESS

1. Consideration and action regarding an extension of a Preliminary Plat of Verandah Phase 8, consisting of 53.731 acres, situated in the Joseph Prewitt Survey, Abstract No. 851, Verandah Municipal Utility District, Royse City ETJ, Hunt County, Texas, and any matters related thereto.
2. Consideration and action regarding a Development Plat of Dean Industrial Park Block 1, Lot 18, consisting of 0.45 acres, situated in the Jared Stephenson Survey, Abstract No. 188, Royse City, Rockwall County, Texas, and any matters related thereto.
3. Consideration and action regarding a Development Plat of Hunt Regional Medical Center Block 1, Lot 1, situated in the James May Survey, Abstract No. 1297 and James Roads Survey, Abstract No. 872, Royse City, Hunt County, Texas, and any matters related thereto.
4. Consideration and action regarding a Development Plat of Smith Storage Addition Block A, Lot 1, consisting of 8.395 acres, situated in the Jared Stephenson Survey, Abstract No. 188, Royse City, Rockwall County, Texas, and any matters related thereto.
5. Consideration and action regarding the reappointment of four members to the Heritage Preservation Committee and any matters related thereto.
6. Consideration and action regarding an Amendment to the Code of Ordinances of the City of Royse City, by amending the City of Royse City Zoning Ordinance, Section 1-13(C), Amendments, Changes, and Administrative Procedures, Public Hearing and Notice, and any matters related thereto.
7. Consideration and action regarding an amendment to the Code of Ordinances of the City of Royse City, by amending the City of Royse City Zoning Ordinance, Section 6-7(L) Off-Street Parking and Loading Requirements; Exemptions, and any matters related thereto.
8. Consideration and action regarding an amendment to the Code of Ordinances of the City of Royse City, by amending the City of Royse City Zoning Ordinance, Section 3-1(A) Use of Land and Buildings–Land Use Table, by adding Residential Battery Energy Storage System and Commercial Battery Energy Storage System, and any matters related thereto.
9. Consider and action regarding an amendment to the Code of Ordinances of the City of Royse City, by amending the City of Royse City Zoning Ordinance, Section 3-2(A) Special Conditions for Listed Uses–Description of Land Use Table Conditions and Special Regulations, by adding Special Conditions, and any matters related thereto.
10. Consideration and action regarding an amendment to the Code of Ordinances of the City of Royse City, by Amending the City of Royse City Zoning Ordinance, Section 3-3 General Definitions, by adding definitions for Residential and Commercial Battery Energy Storage Systems, and any matters related thereto.
11. Discussion and workshop concerning Capstone Court, and any matters related thereto.

E. MINUTES

1. Approve the minutes from the April 6, 2023 Regular Meeting.

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 May 1, 2023 by 5:00 pm and remained so posted at least 72 hours before said meeting was convened.

David Moore, City Planner

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.