



# NOTICE OF MEETING

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## ZONING BOARD OF ADJUSTMENT

**Wednesday, May 25, 2022 - 6:30 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 & BUSINESS**

1. Public hearing, consideration and action regarding a variance request to reduce the parking and loading requirements when (i) the character or use of the building is such as to make unnecessary the full provision of parking or loading facilities; or (ii) when such regulations would impose an unreasonable hardship upon the use of the lot and any matters related thereto.

*ERBY CAMPBELL RETAIL TWO ADDITION, LOT 6R, (2017 REPLAT), addressed as 720 Interstate 30, Royse City, Rockwall County, Texas 75189.*

2. Public hearing and consideration and action regarding variance request to City Ordinance 18-05-1280. The owner requests to extend a patio beyond the rear yard build line by three (3) feet and any matters related thereto. *PARKSIDE VILLAGE PH 1, BLOCK I, LOT 10*, addressed as 1104 Blue Ridge Place, Royse City, Rockwall County, Texas, 75189.

3. Consideration and action regarding a special exception request for the size of an accessory structure located within the SF-1 zoning district for 240 square feet and any matters related thereto.

*S5257 TWIN PINES ESTATES PH 3 BLK B LOT 4 ACRES 1.078* addressed as 4652 GREENWAY LN ROYSE CITY, TX 75189

4. Consideration and action regarding a special exception request for the size of an accessory structure within the SF-1 zoning district for 60 square feet and any matters related thereto.

*FAIRWAY RANCH ESTATES PHASE 1, LOT 10* addressed as 1801 Fairway Lane, Royse City, Texas, 75189

**D. MINUTES**

1. Consideration and action regarding the meeting minutes for the date of April 18, 2022 and any matters related thereto.

**E. 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 this, the 22nd day of May 2022 by 5:00 PM**

Aaron Zilz  
Lead 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.**