



NOTICE OF MEETING

PLANNING & ZONING COMMISSION

Thursday, August 4, 2022 - 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 (A) to Commercial-1 (C-1), situated in the J.W.F. Stone Survey, Abstract A0198, Tract 13-4, ACRES 2.00, addressed as 2763 FM 35, Royse City, Rockwall County, Texas, 75189.

D. BUSINESS

1. Consideration and Action regarding a zone change request from Agriculture (A) to Commercial-1 (C-1), situated in the J.W.F. Stone Survey, Abstract A0198, Tract 13-4, ACRES 2.00, addressed as 2763 FM 35, Royse City, Rockwall County, Texas, 75189.
2. Consideration and action regarding a reinstatement for a preliminary plat for Verandah 3A-1, situated in the J.W. Beckton Survey, abstract no. 91, consisting of 22.896 acres, Verandah Municipal Utility District, Hunt County, Texas and any matters related thereto
3. Consideration and action regarding a reinstatement for a preliminary plat for Verandah 7, situated in the J.W. Beckton Survey, abstract no. 91 and Joseph Prewett Survey, abstract no. 851, consisting of 40.195 acres, Verandah Municipal Utility District, Hunt County, Texas and any matters related thereto.

4. Consideration and action regarding an extension for a Preliminary Plat of Verandah Phase 3E, situated in the James May Survey, Abstract No. 1297, consisting of 24.691 acres, Verandah Municipal Utility District, Royse City ETJ, Hunt County, Texas, and any matters related thereto.
5. Consideration and action regarding an extension of a Preliminary Plat of Verandah Phase 8, situated in the Joseph Prewitt Survey, Abstract No. 851, consisting of 53.019 acres, Verandah Municipal Utility District, Royse City ETJ, Hunt County, Texas, and any matters related thereto.
6. Consideration and action regarding an extension for a Preliminary Plat of Verandah Phase 9, consisting of 59.602 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.
7. Consideration and action regarding an extension for a Preliminary Plat of Creekshaw Phase 2, situated in the James Thompson Survey, Abstract No. 209 and the Richard Mead Survey, Abstract No. 141, consisting of 42.2591 acres, Royse City, Rockwall County, and any matter related thereto.
8. Consideration and action regarding an extension for a Preliminary Plat of Creekshaw Phase 3A, situated in the James Thompson Survey, Abstract No. 209 and the Richard Mead Survey, Abstract No. 141, consisting of 33.6318 acres, Royse City, Rockwall County, Texas, and any matters related thereto.
9. Consideration and action regarding an extension for a Preliminary Plat of Creekshaw Phase 3B, situated in the James Thompson Survey, Abstract No. 209 and the Richard Mead Survey, Abstract No. 141, consisting of 11.3801 acres, Royse City, Rockwall County, Texas, and any matters related thereto.
10. Development Services Update from the City Planner and City Engineer.

E. MINUTES

1. Consideration and action regarding the regular meeting minutes for the July 7, 2022 Planning and Zoning Commission meeting and any matters related thereto.

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 August 1, 2022, by 5:00 pm and remained so posted at least 72 hours before said meeting was convened.

Aaron Zilz, Lead Planner -Development Services

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.