



AGENDA

Planning and Zoning Commission

Regular Meeting

Thursday, February 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 January 8th Planning and Zoning Commission Regular Meeting Minutes, and any matters related thereto.

D. PUBLIC HEARING

1. Public Hearing regarding a *Zoning Change* from Single Family-1 (SF1) to Planned Development (PD) & Agricultural District (AG) to Planned Development (PD), generally located along the western frontage of FM2453 and directly south of the Meadows at Morgan Creek, City of Royse City, Rockwall County Texas, and any matters related thereto.
2. Public Hearing regarding a *Zoning Change* from Agriculture (AG) to Planned Development (PD), generally located on the SWC of SH66 and N. Erby Campbell Blvd, directly south of the D.G.N. Railroad, City of Royse City, Rockwall Texas, and any matters related thereto.
3. Public Hearing regarding an *Amendment* to the City of Royse City Zoning Ordinance, Chapter 14, Article 3-1(A) Use of Land and Buildings - Land Use Table, and any matters related thereto.

E. BUSINESS

1. Consider and act to adopt a Resolution regarding a *Zoning Change* from Single Family-1 (SF1) to Planned Development (PD) & Agricultural District (AG) to Planned Development (PD), generally located along the western frontage of FM2453 and directly south of the Meadows at Morgan Creek, City of Royse City, Rockwall County Texas, and any matters related thereto.
2. Consider and act to adopt a Resolution regarding a *Zoning Change* from Agriculture (AG) to Planned Development (PD), generally located on the SWC of SH66 and N. Erby Campbell Blvd, directly south of the D.G.N. Railroad, City of Royse City, Rockwall Texas, and any matters related thereto.
3. Consider and act on the *Reinstatement* of the Preliminary Plat of Madera Phase 2A, consisting of +/- 24.4 acres, situated in the John Davis Survey, Abstract No. 244 - Tract 5, City of Royse City, Collin County, Texas 75189, and any matters related

thereto.

4. Consider and act on an *Extension Request* for the Preliminary Plat of Madera Phase 2B, consisting of +/- 17 acres, situated in the John Davis Survey, Abstract No. 244 - Tract 5, City of Roys City, Collin County, Texas 75189, and any matters related thereto.
5. Consider and act on an *Extension Request* for the Preliminary Plat of Madera Phase 3A, consisting of +/- 9.4 acres situated in the John Davis Survey, Abstract No. 244 - Tract 5, City of Roys City, Collin County, Texas 75189, and any matters related thereto.
6. Consider and act on an *Extension Request* for the Preliminary Plat of Ridge Park Estates Phase 2, consisting of +/- 49.862 acres, situated within the James Road Survey, Abstract No. 872, and any matters related thereto.
7. Consider and act on a *Final Plat* for 4780 CR 2661, consisting of +/-5.073 acres, situated in the Shelby County School and Land Survey, Tract 88-18, Abstract No. 946, Roys City, Hunt County, Texas and any matters related thereto.
8. Consider and act on the *Development Plat* of Lot 8D of the Erby Campbell Retail Two Addition, consisting of +/- 2.3 acres, City of Roys City, Rockwall County, Texas, and any matters related thereto.
9. Consider and act on an *Amendment* to the City of Roys City Zoning Ordinance, Chapter 14A, Article 3-1(A) Use of Land and Buildings - Land Use Table, and any matters related thereto.
10. Discuss and act on any items pertaining to the Planning and 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 Roys 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 January 30, 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 Roys 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 Roys 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