



Planning & Zoning Commission  
of Royse City, Texas

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**MINUTES-REGULAR  
COMMISSION MEETING**

**Thursday, January 8, 2026- 6:00 PM**

City Hall and Courts Building, 100 West Main Street Royse City, Texas

**A. CALL TO ORDER AT 6:00 PM BY Jeff Hays**

Jeff Hays called the meeting to order at 6:00 p.m. and announced that a quorum is present.

Planning & Zoning  
Members Present:

Chairman, Jeff Hays  
Vice Chairman, David Shivers  
Commissioner, Spencer Pattison  
Commissioner, Paul Daak  
Secretary, Phil Haggard  
Commissioner, Charles Burton  
Commissioner, Kari Hollifield

Members Absent:

**B. INVOCATION**

Chairman, Jeff Hays gave the invocation.

**C. MINUTES**

1. Consideration and/or action on the December 4<sup>th</sup> Planning and Zoning Commission Special Call Meeting Minutes, and any matters related thereto

Commissioner, Spencer Pattison made a motion to Approve the December 4<sup>th</sup> Planning and Zoning Commission Meeting Minutes with corrections, Commissioner, Kari Hollifield seconded the **Motion passed 6-0.**

**A. BUSINESS**

1. Consider and act on the compliance with the I-30 Overlay for the future Pizza Ranch, situated in Lot 8D of the Erby Campbell Retail Two Addition, City of Royse City, Rockwall County, Texas, and any matters related thereto.

5. Consider and act on a Preliminary Plat for Bearpen Phase 2, consisting of +/- 62.1 acres, situated in the James Road Survey - Tract 19, Abstract No. 872, Palmetto Grove Phase 1 - Lots 50, 51 Abstract No. 4436 and Shelby County School Land - Tract 11, Abstract No. 946, Royse City, Hunt County, Texas, and any matters related thereto.

Commissioner, Spencer Pattison made a motion to approve the Preliminary Plat for Bearpen Phase 2, consisting of +/- 62.1 acres, situated in the James Road Survey - Tract 19, Abstract No. 872, Palmetto Grove Phase 1 - Lots 50, 51 Abstract No. 4436 and Shelby County School Land - Tract 11, Abstract No. 946, Royse City, Hunt County, Texas Secretary, Phil Haggard seconded the **Motion passed 6-0**.

6. Consider and act on a Preliminary Plat for Bearpen Phase 3, consisting of +/- 44.95 acres, situated in the James Road Survey Abstract No. 872 - Tract 19-20 and Palmetto Grove Phase 1 - Lots 48-49, Royse City, Hunt County, Texas, and any matters related thereto.

Commissioner, Spencer Pattison made a motion to approve the Preliminary Plat for Bearpen Phase 3, consisting of +/- 44.95 acres, situated in the James Road Survey Abstract No. 872 - Tract 19-20 and Palmetto Grove Phase 1 - Lots 48-49, Royse City, Hunt County, Texas Commissioner, Kari Hollifield seconded the **Motion passed 6-0**.

Commission member Spencer Pattison raised questions about the road within the ISD property.

7. Consider and act on a Preliminary Plat for Bearpen Phase 3 - Arterial Plat, consisting of +/- 11.45 acres, situated in the James Road Survey - Tract 2, 10-1, 10-2, Abstract No. 872, Royse City, Hunt County, Texas 75189, and any matters related thereto

Commissioner, Spencer Pattison made a motion to approve the Preliminary Plat for Bearpen Phase 3 - Arterial Plat, consisting of +/- 11.45 acres, situated in the James Road Survey - Tract 2, 10-1, 10-2, Abstract No. 872, Royse City, Hunt County, Texas 75189, Secretary, Phil Haggard seconded the **Motion passed 6-0**.

8. Consider and act on a Preliminary Plat for Anderson Crossing, Block A, Lots 1-22, consisting of +/-92.609 acres, currently designated as Block A, Lots 1-3, within the John Davis Survey, Abstract No. 244 and Abstract No.1317 and the Richard Mead Survey, Abstract No. 141, City of Royse City, Rockwall, Hunt and Collin County, Texas, and any matters related thereto.

**ADJOURN**

The meeting was adjourned at 7:26 p.m.

  
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Jeff Hays, Chairman

**ATTEST:**

  
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William Baley, Development Services Specialist