



NOTICE OF MEETING

PLANNING & ZONING COMMISSION

Thursday, September 18, 2014 – 7:00 p.m.
Police & Courts Building, 100 W. Main Street, Royse City

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 Planning and Zoning Commission should determine that a closed or executive meeting or session of the Advisory Board 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 Advisory Board 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 Advisory Board 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 sanctions 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

§551.074 – Discussing personnel or to hear complaints against personnel

§551.073 – Discussing gifts and donations

§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 to respond to a page or to conduct a phone conversation.

A. CALL TO ORDER

Announce quorum is present.

B. INVOCATION

C. BUSINESS

- 1) Consideration/action on a request by Nathan Forney of Kimley-Horn, on behalf of PCA, for Final Plat of the PCA Addition, Lot 1 and Lot 2, Block A, being 3.045 Acres in the John Davis Survey, Abstract No. 1317, Royse City, Hunt County.
- 2) Consideration/action on a request by Rob Myers of Kimley-Horn, on behalf of Walmart, for Final Plat of Erby Campbell Retail Center (23.356 acres), J. Stephenson Survey, Abstract No. 188, Royse City, Rockwall County.
- 3) Public hearing and action regarding the recommendation by City staff to amend Chapter 14 Zoning, Article 3, Section 3-1, A. Land Use Table of the Royse City Code of Ordinances, adding the land use designations "garden" and "community garden" to the table and identifying the districts in which uses are permitted, prohibited, and allowed per Specific Use Permit, and any matters related thereto.

- 4) Public hearing and action regarding the recommendation by City staff to amend Chapter 14 Zoning, Article 3, Section 3-4, Land Use Definitions of the Royse City Code of Ordinances, adding definitions for “garden and “community garden,” and any matters related thereto.

D. MINUTES

- 1) Consider and act upon Planning and Zoning Commission meeting minutes August 21, 2014.

D. ADJOURN

CERTIFICATION

I, the undersigned authority, 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 September 15, 2014, by 5:30 p.m. and remained so posted at least 72 hours before said meeting was convened.

Janet McPherson, Executive Director, 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 the City Secretary's Office at (972) 524-4825 or by FAX (972) 635-2434. BRAILLE IS NOT AVAILABLE.

I certify that the attached notice and agenda of items to be considered by the Planning and Zoning Commission was removed by me from the outside bulletin board in the front of City Hall on the _____ day of _____ 2014.

Title