



NOTICE OF MEETING

PLANNING & ZONING COMMISSION

Thursday, January 12, 2017 – 7:00 p.m.

Royse City Police & Courts Building, 100 W. Main Street, Royse City, Texas 75189

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) Public hearing, consideration and action on amending the Royse City Zoning Ordinances (Ordinance 06-05-503), Chapter 14 of the Royse City Code of Ordinances:
 - a. Section 3-1: Use of Land and Buildings; Land Use Table, indicating the use of "Liquor Store, Packaging Sales" as a prohibited use in the Commercial 1 zoning district, requiring a specific use permit in the Commercial 2 and Industrial zoning districts AND adding the condition number 1 (site plan required), number 17 (requiring screening from residential zoned districts when abutting to), and number 28 (requiring minimum square footage and 1000 feet distance from other liquor stores); and
 - b. Section 3-2: Special Conditions for Listed Uses, A. Description of Land Use able Conditions and Special Regulations, adding number 28. Minimum square

footage of building shall be 15,000 square feet and requirement of 1000 feet from other liquor stores; and

- c. Section 3-4: Land Use Definitions and Explanations, adding the definition of "Liquor Store, Packaging Sales;" and
 - d. Section 5-2: Heritage Preservation Overlay District (HP), G. Commercial Regulations, 2. Prohibited Uses, adding "liquor store, packaging sales" as (dd).
- 2) Consider and act on the Replat submitted by owner representative for: Replat CVS-Royse City Addition, Lots 2R, 3, 4 & 5, Block 1, being a 15.768 tract of land situated in the W. Love Survey, Abstract No. 135, City of Royse City, Rockwall County, Texa & being a replat of Lot 2, Block 1 of CVS-Royse City Addition, an addition to the City of Royse City according to the plat recorded in Cabinet 1, Slide 127 of the plat records of Rockwall County, Texas.
 - 3) Consider and act on the Preliminary Plat submitted by owner representative for: Preliminary Plat, Provident 30 Addition, Lots 1, 2, 3 & 4, Block A, being 9.511 acres of land situated in the William Love Survey, Abstract No. 135, City of Royse City, Rockwall County, Texas.
 - 4) Consider and act on the Preliminary Plat submitted by owner representative for: Preliminary Plat Erby Campbell Retail Two Addition, Lots 1-8, being 43.868 acres out of the J. Stephenson Survey, Abstract No. 188, City of Royse City, Rockwall County, Texas.
 - 5) Consider and act concerning the revised elevation/materials as it relates to Chapter 14 Zoning, Section 5-3 Interstate 30 Corridor Overlay District (I30 COD) for the property described as Lot 6 of the Erby Campbell Retail Center (Dairy Queen), Royse City, Rockwall County, Texas, and any matters related thereto.
 - 6) Consider and act concerning the revised elevation & addition as it relates to Chapter 14 Zoning, Section 5-3 Interstate 30 Corridor Overlay District (I30 COD) for the property described as Lot 5 of the Erby Campbell Retail Center (shopping center), Royse City, Rockwall County, Texas, and any matters related thereto.

D. MINUTES

- 1. Approval of Planning and Zoning Commission meeting minutes of March 3, 2016.
- 2. Approval of Planning and Zoning Commission meeting minutes of December 1, 2016.

E. 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 January 9, 2017, by 5:00 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 _____ 2017.

Title