



NOTICE OF MEETING

PLANNING & ZONING COMMISSION

Thursday, June 2, 2016 – 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. Action on submitted Preliminary Plat of Waterscape, Phase 1A, 1B totaling 79.09 acres and situated in the SC Wright Survey, Abstract No. 218), Rockwall County, Texas.
2. Action on submitted Development Plat of Four Corners Addition, Extraterritorial Jurisdiction, City of Royse City, Hunt and Rockwall Counties, being part of J.W.F. Stone Survey, Abstract No. 1332 (Hunt County, TX) and part of J.W.F. Stone Survey, Abstract Survey, No. 198 (Rockwall County, TX), 16.435 total acres.
3. Public hearing and action on a request by owner for zoning change from Agriculture to Planned Development (approximately 105 acres of Single Family and 2 more/less acres of Commercial) on the properties described as: Tracts 15 and 15-1 of the JB Ratliff Survey, Abstract 185, Royse City, Rockwall County, Texas. Land is located at the southwest corner of FM 35 and FM 2453.

4. Discussion and action on site plan of future retail business with outdoor display area as it relates to Chapter 14 Zoning, Section 5-3 Interstate 30 Corridor Overlay District (I30 COD) for the property described as: Block B, part of lot 1 and part of lot 6 of College, Royse City, Rockwall County, Texas, also known as 617 E. Interstate 30, Royse City, Texas.

D. MINUTES

1. Consider and act on approval of the Planning and Zoning Commission meeting minutes of March 3, 2016.
2. Consider and act on approval of the Planning and Zoning Commission meeting minutes of May 5, 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 May 27, 2016 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 _____ 2016.

Title