



NOTICE OF MEETING

PLANNING & ZONING COMMISSION

Monday, August 15, 2016 – 6:00 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 and action on a request to rezone the property from Agricultural to Commercial 1 at the property described as: 0.115 acres of land in part of the James May Survey, Abstract No. 1297 (Verandah). Property is 833 feet east of the intersection of Interstate 30 and FM 2642.
2. Public hearing and action on a request by owner for approval of development plan/final zoning of a Planned Development (concept plan previously approved – single-family and commercial zoning) 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.
3. Action on plat application for Preliminary Plat of The Meadows at Morgan Creek, 105.928 acres, Tracts 15 and 15-1 of the JB Ratliff Survey, Abstract 184. Royse City, Rockwall County, Texas.

4. Public hearing and action on a request by owner to rezone the property from Agricultural to Planned Development (concept and development plan) for single-family residential on the property described as: Tract 57 of the Shelby Country School Land, Abstract 946 (Acres 206.749), Royse City, Hunt County, Texas. Property is located on FM 1565, south of Interstate 30.
5. Action on plat application for Preliminary Plat of Vista Oaks Estates Addition, 206.65 acres, Tract 57 of the Shelby Country School Land, Abstract 946, Royse City, Hunt County, Texas.
6. Action on plat application for Preliminary Plat of Union Square, Phase 2, 33.777 acres out of the Richard Mead Survey, Abstract No. 1226, Royse City, Hunt County, Texas.
7. Update on progress of Royse City Comprehensive Plan.

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 July 7, 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 August 12, 2016 by 5:00 p.m. (Noon) 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