



NOTICE OF MEETING

PLANNING & ZONING COMMISSION

Thursday, April 6, 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) Consider and act on the extension of Preliminary Plat, Union Square, Phase 2, 33.777 acres out of the Richard Mead Survey, Abstract No. 1226, Royse City, Hunt County, Texas, and any matters related thereto.

2) Consider and act on the extension of Preliminary Plat, Union Square, Phase 3, 23.183 acres out of the Richard Mead Survey, Abstract No. 141, Royse City, Rockwall, County, Texas, and any matters related thereto.

3) Consider and act on the Preliminary Plat, Union Square, Phase 4, 21.789 acres out of the Richard Mead Survey, Abstract No. 141, Royse City, Rockwall County, Texas, and any matters related thereto.

4) Consider and act on the Preliminary Plat, Woodland Creek, Phase 3, being 40.775 acres of land situated in the J.W.F. Stone Survey, Abstract No. 1332, Royse City, Hunt County, Texas, and any matters related thereto.

5) Consider and act on the Final Plat, Erby Campbell Retail Two Addition, Lots 1-3 and 5-8, being 43.868 acres out of the J. Stephenson Survey, Abstract No. 188, Royse City, Rockwall County, Texas, and any matters related thereto.

6) Consider and act on the Final Plat, Verandah, Phase 2C, 10.464 acres situated in the J.W. Beckton Survey, Abstract No. 91, Verandah Municipal Utility District, Hunt County, Texas, and any matters related thereto.

7) Consider and act on the reinstatement of Preliminary Plat Rolling Meadows Addition – Phase Two, 28.978 acres situated in the William H. Kuykendall Survey, Abstract No. 513, Royse City, Collin County, Texas, and any matters related thereto.

D. RECESS PLANNING AND ZONING COMMISSION MEETING

E. PUBLIC HEARING

1) Take testimony regarding a Specific Use Permit application for a Temporary/Seasonal Vegetable Stand to be located at the property described as Block 4, Lots 5-10 of the Jones Addition, Royse City, Rockwall County, Texas. Property is also known as 208 S. Elm Street, Royse City, Texas, and any matters related thereto.

2) Take testimony regarding the amending of the Royse City Zoning Ordinance, Chapter 14 of the Royse City Code of Ordinances; Section 3-1 Use of Land and Buildings, A. Land Use Table, adding an “x”/permitted use to the columns of Commercial 1 and Commercial 2 for the uses of “Restaurant” and “Restaurant, Drive-in/ Drive-thru,” and any matters related thereto.

3) Take testimony regarding the amending of the Royse City Zoning Ordinance, Chapter 14 of the Royse City Code of Ordinances; Section 3-1 Use of Land and Buildings, A. Land Use Table, adding the condition number 24 (of Section 3-2 Special Conditions for Listed Uses of Chapter 14 Zoning of the Royse City Code of Ordinances) regarding drive-through sales of prepackaged beverages to the column of Special Conditions for the use of “Liquor Store, Packaging Sales,” and any matters related thereto.

F. CLOSE PUBLIC HEARING

G. RECONVENE PLANNING AND ZONING COMMISSION MEETING

H. BUSINESS

1) Consider and act regarding a Specific Use Permit application for a Temporary/Seasonal Vegetable Stand to be located at the property described as Block 4, Lots 5-10 of the Jones Addition, Royse City, Rockwall County, Texas. Property is also known as 208 S. Elm Street, Royse City, Texas, and any matters related thereto.

2) Consider and act regarding the amending of the Royse City Zoning Ordinance, Chapter 14 of the Royse City Code of Ordinances; Section 3-1 Use of Land and Buildings, A. Land Use Table, adding an "x"/permitted use to the columns of Commercial 1 and Commercial 2 for the uses of "Restaurant" and "Restaurant, Drive-in/ Drive-thru," and any matters related thereto.

3) Consider and act regarding the amending of the Royse City Zoning Ordinance, Chapter 14 of the Royse City Code of Ordinances; Section 3-1 Use of Land and Buildings, A. Land Use Table, adding the condition number 24 (of Section 3-2 Special Conditions for Listed Uses of Chapter 14 Zoning of the Royse City Code of Ordinances) regarding drive-through sales of prepackaged beverages to the column of Special Conditions for the use of "Liquor Store, Packaging Sales," and any matters related thereto.

4) Consider and act recommending the adoption of the Comprehensive Plan of the City of Royse City: Royse City 2030, a Roadmap for the Future of our Community.

I. 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.
3. Approval of Planning and Zoning Commission meeting minutes of March 2, 2017.
4. Approval of Planning and Zoning Commission meeting minutes of March 9, 2017.
5. Approval of Planning and Zoning Commission meeting minutes of March 28, 2017.

J. 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 April 3, 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