



NOTICE OF MEETING

PLANNING & ZONING COMMISSION

Thursday, May 4, 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 Replat of CVS-Royse City Addition, being 15.768 acre tract of land situated in the W Love Survey, Abstract No. 135, City of Royse City, Rockwall County, Texas, voiding the previously approved replat that was approved, but not filed.

D. RECESS PLANNING AND ZONING COMMISSION MEETING

E. PUBLIC HEARING

1) Take testimony regarding a rezoning change request from Planned Development (based on Single-family 2) to Planned Development (based on Single-family 1) for the properties described as Tracts 5, 6 and 6-1 of the James Roads Survey, Abstract 872, Royse City, Texas, Hunt County, Texas and any matters related thereto.

2) Take testimony regarding a Specific Use Permit application for an Auto Service Station at the property described as Tract 12 of the J Stephenson Survey, Abstract 188 (also known as Lot 4 of the Preliminary/Final Plat of Erby Campbell Retail Two), Royse City, Rockwall County, Texas, and any matters related thereto.

3) Take testimony regarding a Specific Use Permit application for Building Materials Sales at the property described as Tract 1-1 of the JW Beckton Survey, Abstract 91 (also known as 5901 FM 2642), Royse City, Hunt County, Texas, and any matters related thereto.

F. CLOSE PUBLIC HEARING

G. RECONVENE PLANNING AND ZONING COMMISSION MEETING

H. BUSINESS

1) Consider and act on a rezoning change request from Planned Development (based on Single-family 2) to Planned Development (based on Single-family 1) for the properties described as Tracts 5, 6 and 6-1 of the James Roads Survey, Abstract 872, Royse City, Texas, Hunt County, Texas and any matters related thereto.

2) Consider and act on a Specific Use Permit application for an Auto Service Station at the property described as Tract 12 of the J Stephenson Survey, Abstract 188 (also known as Lot 4 of the Preliminary/Final Plat of Erby Campbell Retail Two), Royse City, Rockwall County, Texas, and any matters related thereto.

3) Consider and act on application regarding the elevations and other submitted materials as related to Chapter 14 Zoning, Section 5-3 Interstate 30 Corridor Overlay District (I30 COD) for an Auto Service Station (Kwik Kar) the property described as Lot 4 of the Final Plat of Erby Campbell Retail Two Addition, Royse City, Rockwall County, Texas and any matters related thereto.

4) Consider and act on a Specific Use Permit application for Building Materials Sales at the property described as Tract 1-1 of the JW Beckton Survey, Abstract 91 (also known as 5901 FM 2642), Royse City, Hunt County, Texas, and any matters related thereto.

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 April 6, 2017.
4. Approval of Planning and Zoning Commission meeting minutes of April 18, 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 May 1, 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