



NOTICE OF MEETING

SPECIAL-CALLED PLANNING & ZONING COMMISSION MEETING

Thursday, August 3, 2017 – 7:00 p.m.

Royse City City Hall, 305 N. Arch 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 reinstatement of preliminary plat of Vista Oaks Estates Addition – Phase One, being 196.063 acres of the Shelby School Land Survey, Abstract No. 946, Royse City, Hunt County, Texas.
- 2) Consider and act on the final plat of Vista Oaks Estates Addition – Phase One, being 196.063 acres of the Shelby Land Survey, Abstract No. 946, Royse City, Hunt County, Texas.
- 3) Consider and act on the preliminary plat of Verandah 3B, 58.164 acres, situated in the JW Beckton Survey, Abstract No. 1297, Hunt County, Texas.

D. PUBLIC HEARING

- 1) A public hearing of the Planning & Zoning Commission to receive comments regarding a request by owner/rep for a zoning change (conceptual plan) from Agricultural and Commercial 2 to Planned Development (mixed use) for the properties described as Tract R1 of the John Davis Survey, Abstract 1317, Royse City, Hunt County, Texas; Tract 2-1 of the R Mead Survey, Abstract 141, Royse City, Rockwall County, Texas; and Tract 20 of the John Davis Survey, Abstract 244, Royse City, Collin County, Texas; and any matters related thereto.
 - a) Staff overview
 - b) Comments from applicant
 - c) Open Public Hearing
 - d) Receive comments from public
 - e) Close public hearing
 - f) Receive final comments from applicant

- 2) A public hearing of the Planning & Zoning Commission to receive comments regarding a request by owner/rep for a zoning change (conceptual plan) from Single-family 2 to Planned Development (for active adults – 55+), multifamily for the properties described as Tracts 17-01 and 16-01 of the WM Love Survey, Abstract 135, Royse City, Rockwall County, Texas (also known as 1812 Circle/S. Erby Campbell Blvd. and 1900 S. Erby Campbell Blvd., Royse City), and any matters related thereto.
 - a) Staff overview
 - b) Comments from applicant
 - c) Open Public Hearing
 - d) Receive comments from public
 - e) Close public hearing
 - f) Receive final comments from applicant

- 3) A public hearing of the Planning & Zoning Commission to receive comments regarding a request by owner/rep for a zoning change (conceptual plan) from Agricultural to Planned Development, Multifamily for the property described as +/- 7.94 acres of Tract 13 of the Jared Stephenson Survey, Abstract 188, and any matters related thereto.
 - a. Staff overview
 - b. Comments from applicant
 - c. Open Public Hearing
 - d. Receive comments from public
 - e. Close public hearing
 - f. Receive final comments from applicant

E. BUSINESS

- 1) Discussion, consideration and action on a request by owner/rep for a zoning change (conceptual plan) from Agricultural and Commercial 2 to Planned Development (mixed use) for the properties described as Tract R1 of the John Davis Survey, Abstract 1317, Royse City, Hunt County, Texas; Tract 2-1 of the R Mead Survey, Abstract 141, Royse City, Rockwall County, Texas; and Tract 20 of the John Davis Survey, Abstract 244, Royse City, Collin County, Texas; and any matters related thereto.

- 2) Discussion, consideration and action on a request by owner/rep for a zoning change (conceptual plan) from Single-family 2 to Planned Development (for active adults – 55+), multifamily for the

properties described as Tracts 17-01 and 16-01 of the WM Love Survey, Abstract 135, Royse City, Rockwall County, Texas (also known as 1812 Circle/S. Erby Campbell Blvd. and 1900 S. Erby Campbell Blvd., Royse City), and any matters related thereto.

**If item is recommended for approval, public hearing & action required to amend the current Future Land Use Map of Royse City to reflect recommendation. See ITEM D& E.*

- 3) Discussion, consideration and action on a request by owner/rep for a zoning change (conceptual plan) from Agricultural to Planned Development, Multifamily for the property described as +/- 7.94 acres of Tract 13 of the Jared Stephenson Survey, Abstract 188, and any matters related thereto.

D. PUBLIC HEARING (conditional on Business Item 2)

- 1) A public hearing of the Planning & Zoning Commission to receive comments regarding the amending of the Future Land Use Map of the City of Royse reflecting the recommendation of a zoning change to the properties described as Tracts 17-01 and 16-01 of the WM Love Survey, Abstract 135, Royse City, Rockwall County, Texas.
 - a. Staff overview
 - b. Open Public Hearing
 - c. Receive comments from public
 - d. Close public hearing

E. BUSINESS (conditional of Business Item 2)

- 1) Discussion, consideration and action regarding the amending of the Future Land Use Map of the City of Royse reflecting the recommendation of a zoning change to the properties described as Tracts 17-01 and 16-01 of the WM Love Survey, Abstract 135, Royse City, Rockwall County, Texas.

F. 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 July 31, 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