



NOTICE OF MEETING

PLANNING & ZONING COMMISSION

Thursday, September 7, 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) Consideration and action on the reinstatement of the Preliminary Plat of The Meadows at Morgan Creek, Phase One, situated in the James B. Ratliff Survey, Abstract 185, Royse City, Rockwall County, Texas, and any matters related thereto.

2) Consideration and action on Final Plat of Stone River Estates, Phase Two, situated in the Juana Delgado Survey, Abstract No. 68, Ranson Norton Survey, Abstract No. 169 and James B. Ratliff Survey, Abstract No. 185, Royse City, Rockwall County, Texas, and any matters related thereto.

3) Consideration and action on West Main Final Plat, an addition in the ETJ of the City of Royse City, Hunt County, Texas (part of the JW Marshall Survey, Abstract No. 776), and any matters related thereto.

4) Consideration and action on Development Plat of Lot 1, Block 1 of the Firewheel Addition, situated in the JWF Stone Survey, Abstract No. 198, Royse City, Rockwall County, Texas, and any matters related thereto.

5) Public hearing, consideration and action on a Specific Use Permit application for a Religious Institution to be located on the properties described as Tract 3 of the JB Ratliff Survey, Abstract 185, located on E. Old Greenville Rd. (Rockwall CAD ID no.: 12225); Lot 6, Block A of the Adams Subdivision, located at 820 Joe Bailey Road (Rockwall CAD ID no.: 47339); and Lot 7, Block A of the Adams Subdivision, located at 900 Joe Bailey Road (Rockwall CAD ID no.: 13914); Royse City, Rockwall County, Texas and any matters related thereto.

6) 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.

7) 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 +/- 7.94 acres of Tract 13 of the Jared Stephenson Survey, Abstract 188, Royse City, Rockwall County, Texas, and any matters related thereto.

8) Consideration and action 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 a drive-thru restaurant (Arby's) to be located at Lot 3 of the Erby Campbell Retail Two development, Royse City, Rockwall County, Texas, and any matters related thereto.

9) Consideration and action 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 a drive-thru restaurant (Popeye's) to be located at Lot 5 of the Erby Campbell Retail Two development, Royse City, Rockwall County, Texas, and any matters related thereto.

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 December 1, 2016.
3. Approval of Planning and Zoning Commission meeting minutes of May 4, 2017.
4. Approval of Planning and Zoning Commission meeting minutes of June 20, 2017.
5. Approval of Planning and Zoning Commission meeting minutes of July 6, 2017.
6. Approval of Planning and Zoning Commission meeting minutes of July 18, 2017.

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 Friday, September 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