



# **NOTICE OF MEETING**

## **PLANNING & ZONING COMMISSION**

**Monday, October 23, 2017 – 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 & PUBLIC HEARING**

1) Consideration and action on the Master Plat for Ridge Park Estates, Situated in the James Rhodes Survey, Abstract No. 872, Containing 100 acres of land, Royse City, Hunt County, Texas, and any matters related thereto.

2) Consideration and action on the Preliminary Plat of Verandah Phase 3B, 68.670 acres situated in the JW Beckton Survey, Abstract No. 91 and the James May Survey, Abstract No. 1297, Verandah Municipal Utility District, Hunt County, Texas, and any matters related thereto.

3) Consideration and action on the Final Plat of 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.

4) Consideration and action on the Final Plat of Maverick Ridge Estates, 30.324 acres situated in the William C. Ward Survey, Survey No. 949, City of Roys City ETJ, Collin County, Texas, and any matters related thereto.

5) Public hearing, consideration and action on a request for a zoning change amending a Planned Development of the Rolling Meadows, Phase Two, removing the fence/masonry wall from Phase One of Rolling Meadows, as outlined in the zoning of the Rolling Meadows, Phase 2 Planned Development Zoning Ordinance and Conceptual Plan. Planned Development is Tracts 22-24 of the WH Kuykendall Survey, Abstract 513, Roys City, Collin County, Texas, and any matters related thereto.

6) Consideration and action on the Final Plat of Rolling Meadows, Phase Two, 28.978 acres situated in the William H. Kuykendall Survey, Abstract No. 513, Roys City, Collin County, Texas, and any matters related thereto.

7) Discussion regarding the vacancies and applications for the Planning and Zoning Commission and Heritage Preservation Board.

**D. MINUTES**

Consider and act on the meeting minutes of the following.

1. Planning and Zoning Commission meeting minutes of May 4, 2017.
2. Planning and Zoning Commission meeting minutes of August 3, 2017.
3. Planning and Zoning Commission meeting minutes of August 7, 2017.
4. Planning and Zoning Commission meeting minutes of August 16, 2017.
5. Special-called Planning and Zoning Commission meeting minutes of September 7, 2017.
6. Planning and Zoning Commission meeting minutes of September 7, 2017.
7. Planning and Zoning Commission meeting minutes of September 20, 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 Roys 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, October 20, 2017, by 5:30 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