



NOTICE OF MEETING

PLANNING & ZONING COMMISSION

Thursday, December 6, 2018 – 7:00 PM
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. PUBLIC HEARING & BUSINESS

1. **Public hearing**, regarding Development Plan approval of Capstone Court, for the properties described as Tracts 17-01 and 16-01 of the Wm Love Survey, Abstract No. 135, Royse City, Rockwall County, Texas, (a.k.a. 1900 S. Erby Campbell Blvd.) and any matters related thereto.
2. **Public hearing**, regarding a zone change from Single-Family 2 (SF2), to Planned Development (PD), including areas of Multi-Family 1 (MF1) and Commercial 1 (C1), for the properties described as Tracts 17-01 and 16-01 of the Wm Love Survey, Abstract No. 135, Royse City, Rockwall County, Texas, (a.k.a. 1900 S. Erby Campbell Blvd.) and any matters related thereto.
3. **Public hearing**, to amend the Code of Ordinances of the City of Royse City, by amending the City of Royse City Zoning Ordinance, Section 3-1, Use of Land Buildings, Land Use Table, for the purpose of amending the Land Use Table, by allowing single-family detached dwellings, to be located in the Manufactured Home (MH) zoning district, and any matters related thereto.

4. Consideration and action, to accept the Development Plan of Capstone Court, for the properties described as Tracts 17-01 and 16-01 of the Wm Love Survey, Abstract No. 135, Royse City, Rockwall County, Texas.
5. Consideration and action to amend the Zoning Classification from Single-Family 2 (SF2) to Planned Development (PD), including areas of Multi-Family 1 (MF1) and Commercial 1 (C1), for the properties described as Tracts 17-01 and 16-01 of the Wm Love Survey, Abstract No. 135, Royse City, Rockwall County, Texas.
6. Consideration and action to amend the City of Royse City Zoning Ordinance, Section 3-1, Use of Land Buildings, Land Use Table, for the purpose of amending the Land Use Table, by allowing single-family detached dwellings, to be included in the Manufactured Home (MH) zoning district, and any matters related thereto.
7. Consideration and action on a request for an extension of the Preliminary Plat of Ridge Park Estates, Phase I, situated in the James Roads Survey, Abstract No. 872, Royse City, Hunt County, Texas, and any matters related thereto.
8. Consideration and action on a request for the reinstatement of the Preliminary Plat of Verandah 3B1, situated in the J.W. 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.
9. Consideration and action regarding a request for Preliminary Plat approval for Verandah 3B2, situated in the J.W. 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.
10. Discussion and consideration on amending the Code of Ordinances of the City of Royse City by amending Chapter 14, Zoning, Section 3-1, Land Use Table and Section 6-5, setting Rules and Regulations at Special Events, for the purpose of creating a Land Use and Associated Land Use Standards for the Food Truck/Trailer Land Use, and any matters related thereto.

D. MINUTES

Consider and act on the meeting minutes of the November 1, 2018 regular meeting.

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 Monday, December 3, 2018, by 5:00 p.m. and remained so posted at least 72 hours before said meeting was convened.

Rob Cooper, 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.