



# **NOTICE OF MEETING**

## **PLANNING & ZONING COMMISSION / WORKSHOP**

**Thursday, March 7, 2019 – 6:00 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. WORKSHOP**

1. Discussion of a concept plan for a Traditional Mixed-Use Development, known as Whiteside Village, consisting of 173 residential lots on approximately 52.775-acres, located at the southeast corner of FM-548 and Cookston Lane, and any matters related thereto.

**D. BUSINESS**

1. Consideration and action regarding the elevation, site plan, and other material as relating to Chapter 14 Zoning, Section 5-3, Interstate 30 Corridor Overlay District for the property described as Lot 1, Erby Campbell Retail Center, (Walmart / EV Charging Station), Royse City, Rockwall County, Texas, and any matters related thereto.
2. Consideration and action regarding a request for an extension of the Preliminary Plat of Woodland Creek, Phase 3, situated in the J.W.F. Stone Survey, Abstract No. 1332, Royse City, Hunt County, Texas, and any matters related thereto.
3. Consideration and action, regarding a concept plan for a traditional mixed-use

development, consisting of 40-acres, located at the northwest intersection of Church Street and Erby Campbell Blvd., described as Tract(s) 10 and 11 of the WJ Hart Survey, Abstract 104, Royse City, Rockwall County, and any matters related thereto.

4. Consideration and action regarding a Replat of Verandah, Phase 1E, situated in the James May Survey, Abstract No. 1297, Verandah Municipal Utility District, Hunt County, Texas, and any matters related thereto.

**E. MINUTES**

Consider and act on the meeting minutes of the February 7, 2019 Regular Meeting and meeting minutes of the January 10, 2019 and February 21, 2019 Special Workshop 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, March 4, 2019**, 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.**