



# NOTICE OF MEETING

## **PLANNING & ZONING COMMISSION**

**Thursday, October 3, 2019 – 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. BUSINESS**

1. Consideration and action regarding a reinstatement request of the Preliminary Plat of Verandah, Phase 12, consisting of 95.231-acres, situated in the Joseph Prewett Survey, Abstract No. 851, and the John Davis Survey, Abstract No. 1317, Verandah Municipal Utility District, Hunt County, Texas, and any matters related thereto.
2. Public hearing, consideration and action on a Specific Use Permit application regarding a craft brewery for Thirsty Bro Brewing, located on property described as, Business, Block G, Lot(s) 50 & 51, addressed as 232 E. Main Street, Royse City, Rockwall County, Texas, and any matters related thereto.
3. Public hearing, consideration and action on a Specific Use Permit application regarding the use and placement of cargo containers for Thirsty Bro Brewing, located on property described as, Business, Block G, Lot 49, addressed as 230 E. Main Street, Royse City, Rockwall County, Texas, and any matters related thereto.

4. Discussion of a Zoning Overlay District regarding a Town Center concept plan, for an area consisting of approximately 14.3-acres, from S. Houston Street and the railroad tracks, south to W. Old Greenville Road and west to Pond Branch Creek and north to the railroad tracks, Royse City, Rockwall County, Texas, and any matters related thereto.

**D. MINUTES**

1. Consider and act on the meeting minutes of the September 19, 2019 Special Meeting.

**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 27, 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.**