



NOTICE OF MEETING

PLANNING & ZONING COMMISSION

Thursday, February 6, 2020 – 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

1. Public hearing, consideration and action for a zone change from Commercial 1 (C1), to Commercial 2 (C2), consisting of 4.975-acres, situated in the A. Hanna Survey, Abstract 109, Royse City, Rockwall County, Texas, addressed as 8208 Highway 66, and any matters related thereto.
2. Public hearing, consideration and action, regarding an amendment to the Code of Ordinances of the City of Royse City, by amending the City of Royse City Zoning Ordinance, Section 1-14(H), Special Exceptions, Relief from Accessory Building Regulations, Section 6-3(D), regarding the Single-Family-1 (SF-1) Zoning District, and any matters related thereto.

D. BUSINESS

1. Consideration and action for a zone change from Commercial 1 (C1), to Commercial 2 (C2), consisting of 4.975-acres, situated in the A. Hanna Survey,

Abstract 109, Royse City, Rockwall County, Texas, addressed as 8208 Highway 66, and any matters related thereto.

2. Consideration and action, regarding an amendment to the Code of Ordinances of the City of Royse City, by amending the City of Royse City Zoning Ordinance, Section 1-14(H), Special Exceptions, Relief from Accessory Building Regulations, Section 6-3(D), regarding the Single-Family-1 (SF-1) Zoning District, and any matters related thereto.
3. Consideration and action regarding a Preliminary Plat of Parkside Village, Phase 3, consisting of 11.4201-acres, situated in the James W. Love Survey, Abstract No. 140, Royse City, Rockwall County, Texas, and any matters related thereto.
4. Consideration and action regarding a Final Plat in the Wilson Addition, consisting of 2.00-acres, situated in the J.C. Calhoun Survey, Abstract No. 1058, Royse City, ETJ Area, Collin, County, Texas, and any matters related thereto.
5. Consideration and action regarding a Final Plat of Block A, Royal Flush Acres, consisting of 9.536-acres, situated in the Shelby County School Land Survey, Abstract No. 946, Royse City ETJ Area, Hunt County, Texas, and any matters related thereto.
6. Consideration and action regarding a Final Plat of Union Square, Phase 4, consisting of 21.789-acres, situated in the Richard Mead Survey, Abstract No. 141, Royse City, Rockwall County, Texas, and any matters related thereto.
7. Consideration and action regarding a request for an extension of a Preliminary Plat of Frost Farm, consisting of 35.707-acres, situated in the William Love Survey, Abstract No. 135, Royse City, Rockwall County, Texas, and any matters related thereto.
8. Consideration and action regarding a Preliminary Plat of Waterscape, Phase 2B, consisting of 66.49-acres, situated in the S. C. Wright Survey, Abstract No. 218, Royse City, Rockwall County, Texas, and any matters related thereto.
9. Consideration and action regarding a Master Plat of Creekshaw, consisting of 181.684-acres, situated in the James Thompson Survey, Abstract No. 209, J. Merriman Survey, Abstract No. 154, Richard Mead Survey, Abstract No. 141, and the James B. Ratliff Survey, Abstract No. 185, Royse City, Rockwall County, Texas, and any matters related thereto.

D. MINUTES

1. Consider and act on the meeting minutes of the January 9, 2020 Regular Meeting and the meeting minutes from the January 23, 2020 Workshop.

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, January 31, 2020, 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.