



NOTICE OF MEETING

PLANNING & ZONING COMMISSION

Thursday, March 5, 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 Agricultural (Ag), 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 on a Specific Use Permit application regarding a Child Care Home, located on property described as, Hart Addition, Block AK, Lot 7, addressed as 401 Bowie Street, Royse City, Rockwall County, Texas, and any matters related thereto.
3. **Public hearing**, consideration and action, regarding an amendment to the Code of Ordinances of the City of Royse City, by amending the Zoning Ordinance, Chapter 14, Article 5, Special Districts, Section 5-2, Heritage Preservation Overlay District, (G), Commercial Regulations, (7) Exemptions for the purpose of exempting C1

(Commercial 1) properties which are located in the Heritage Preservation Overlay District from the side street setback requirement and any matters related thereto.

D. BUSINESS

1. Consideration and action for a zone change from Agricultural (Ag), 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 on a Specific Use Permit application regarding a Child Care Home, located on property described as, Hart Addition, Block AK, Lot 7, addressed as 401 Bowie Street, Royse City, Rockwall County, Texas, and any matters related thereto.
3. Consideration and action, regarding an amendment to the Code of Ordinances of the City of Royse City, by amending the Zoning Ordinance, Chapter 14, Article 5, Special Districts, Section 5-2, Heritage Preservation Overlay District, (G), Commercial Regulations, (7) Exemptions for the purpose of exempting C1 (Commercial 1) properties which are located in the Heritage Preservation Overlay District from the side street setback requirement and any matters related thereto.
4. Consideration and action regarding a Preliminary Plat of Creekshaw, Phase 1, consisting of 94.2185-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.
5. Consideration and action regarding a Replat of Portions of Lots 16-20, Block 5, consisting of 0.38-acre, situated in the C.L. Jones Survey, Abstract No. 150, known as the King Addition, Royse City, Rockwall County, Texas, and any matters related thereto.
6. Consideration and action, regarding the Town Center Overlay District Standards, an area which consists 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.
7. Election of Officers.

D. MINUTES

1. Consider and act on the meeting minutes of the February 6, 2020 Regular 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, February 28, 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.