



# NOTICE OF MEETING

## **PLANNING & ZONING COMMISSION**

**Thursday, August 6, 2020 – 7:00 PM**

Royse City Police & Courts Building, 100 W. Main Street, Royse City, Texas 75189

*Members of the public are entitled to participate remotely via Zoom Teleconferencing. Citizens may join by calling (877) 853-5257 and entering the Meeting ID: 3876301627*

*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. Regarding a Specific Use Permit involving the retail sales of tobacco, smoking, vape, electronic cigarettes, or any smoking paraphernalia, on property described as, Erby Campbell Retail Two Addition, Lot 1, Royse City, Rockwall County, Texas, a.k.a. CBD American Shamen, addressed as 602 W. I-30.

**D. BUSINESS**

1. Consideration and action regarding a Specific Use Permit regarding the retail sales of tobacco, smoking, vape, electronic cigarettes, or any smoking paraphernalia, on property described as, Erby Campbell Retail Two Addition, Lot 1, Royse City, Rockwall County, Texas, a.k.a. CBD American Shamen, addressed as 602 W. I-30.
2. Consideration and action regarding a Final Plat of Union Square, Phase 3, involving 23.183-acres, consisting of 106 residential lots, situated in the Richard Mead Survey, Abstract No. 141, Royse City, Rockwall County, Texas, and any matters related thereto.

3. Consideration and action regarding a Preliminary Plat of Valor Farms, Phase 1, involving 28.890-acres, consisting of 130 residential lots, situated in the Joseph Prewett Survey, Abstract No. 851, Verandah Municipal Utility District, Hunt County, Texas, and any matters related thereto.
4. Consideration and action regarding a Preliminary Plat of Verandah, Phase 4A, involving 33.909-acres, consisting of 161 residential lots, situated in the J.W. Beckton Survey, Abstract No. 91, Verandah Municipal Utility District, Hunt County, Texas, and any matters related thereto.
5. Consideration and action regarding a Preliminary Plat of Verandah, Phase 4B, involving 19.585-acres, consisting of 89 residential lots, situated in the J.W. Beckton Survey, Abstract No. 91, Verandah Municipal Utility District, Hunt County, Texas, and any matters related thereto.
6. Consideration and action regarding the extension of the Preliminary Plat of Creekside, Phase 1A, consisting of 46.149-acres, situated in the John Davis Survey, Abstract No. 0244, Royse City, Collin County, Texas, and any matters related thereto.
7. Consideration and action concerning a recommendation to the City Council regarding the appointment of Russell Ratterree to the Heritage Preservation Committee.

**D. MINUTES**

1. Consider and act on the meeting minutes of the July 2, 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 Monday, August 3, 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.**