



NOTICE OF MEETING **PLANNING & ZONING COMMISSION**

Thursday, February 4, 2021 – 7:00 PM
Royse City Police & Courts Building
100 W. Main Street, Royse City, Texas 75189

Members fo 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 zone change for a split zoned property existing today as C-1 and Ag to C-1 situated in the Kuykendall survey A-513 and the McBride Survey A-630, Royse City, Texas and any matters related thereto.
2. Regarding a specific use permit for a gymnasium sports complex for a property situated in the Kuykendall survey A-513 and the McBride Survey A-630, Royse City, Texas and any matters related thereto.
3. Regarding concept and detailed site plan for Mercer Meadows, situated in the A0188 J STEPHENSON, TRACT 23, ACRES 40, (PT OF 85.95 AC TR) and A0140 J W LOVE, TRACT 6, ACRES 43.7, (PT OF 85.95 AC TR) and A0004 E S

ALEXANDER, TRACT 5, ACRES 2.25, (PT OF 85.95 AC TR) and any matters related thereto

4. Regarding a specific use permit for a seasonal flower truck to be located at Business, Block F, Lot 36 & W. 22' of Lot 37, addressed as 102 E. Main Street, and Business, Block D, Lot PT of 23 & E 18' of 24, addressed as 111 Main Street, Royse City, Rockwall County, Texas, and any matters related thereto.

D. BUSINESS

1. Consideration and action regarding a specific use permit for a gymnasium sports complex for the Pinon Alliance L.L.C. tract, situated in the Kuykendall survey A-513 and the McBride Survey A-630, Royse City, Texas and any matters related thereto.
2. Consideration and action regarding a zone change from C-1/Ag to C-1 for the Pinon Alliance L.L.C. tract, situated in the Kuykendall survey A-513 and the McBride Survey A-630, Royse City, Texas and any matters related thereto.
3. Consideration and action regarding a Development Plat for the Pinon Alliance L.L.C. tract, situated in the Kuykendall survey A-513 and the McBride Survey A-630, Royse City, Texas and any matters related thereto.
4. Consideration and action regarding a concept and detailed site plan for Mercer Meadows situated in the A0188 J STEPHENSON, TRACT 23, ACRES 40, (PT OF 85.95 AC TR) and A0140 J W LOVE, TRACT 6, ACRES 43.7, (PT OF 85.95 AC TR) and A0004 E S ALEXANDER, TRACT 5, ACRES 2.25, (PT OF 85.95 AC TR) and any matters related thereto.
5. Consideration and action regarding a specific use permit for a mobile flower truck to be located at Business, Block F, Lot 36 & W. 22' of Lot 37, addressed as 102 E. Main Street, and Business, Block D, Lot PT of 23 & E 18' of 24, addressed as 111 Main Street, Royse City, Rockwall County, Texas, and any matters related thereto.
6. Consideration and action regarding a reinstatement of a preliminary plat for the Meadows at Morgan Creek Phase 2A, situated in the James B. Ratliff Survey, A-185 Royse City, Rockwall County Texas, and any matters related thereto.
7. Consideration and action regarding a reinstatement of a preliminary plat for the Meadows at Morgan Creek Phase 2B, situated in the James B. Ratliff Survey, A-185 Royse City, Rockwall County Texas, and any matters related thereto.
8. Consideration and action regarding a Final Plat for the DeBerry Reserve, situated in the John W.F. Stone Survey, Abstract Np. 1332 (Hunt County) and Abstract No. 198 (Rockwall County), Royse City, Texas and any matters related thereto.

9. Consideration and action regarding a Preliminary Plat for Ambergrove, previously known as Whiteside Village, situated in the William Love Survey, Abstract No. 135 and the William D. Burnett Survey, Abstract No. 36, Royse City, Texas and any matters related thereto.
10. Consideration and action regarding a reinstatement for a preliminary plat for Ridge Park Estates Phase 1, situated in the James Roads Survey, Abstract No. 872, Royse City, Hunt County Texas, and any matters related thereto.
11. Consideration and action regarding changing the regular meeting time of the Planning and Zoning Commission to the first Thursday of the month at 6PM.

D. MINUTES

1. Consider and act on the meeting minutes of the December 3, 2020 regular meeting.
2. Consider and act on the meeting minutes of the January 8, 2021 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, February 1, 2021, by 5:00 p.m. and remained so posted at least 72 hours before said meeting was convened.

Aaron Zilz, Planner -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.