



NOTICE OF MEETING

PLANNING & ZONING COMMISSION

Thursday, April 7, 2022 - 6:00 PM
Police and Courts Building, 100 West Main Street
Royse City Texas

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 City Council should determine that a closed or executive meeting or session of the City Council 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 City Council 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 City Council 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 sections 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
- §551.073 – Discussing gifts and donations
- §551.074 – Discussing personnel matters
- §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 proto respond to a page or to conduct a phone conversation.

A. CALL TO ORDER

Announce the presence of a quorum.

B. INVOCATION

C. PUBLIC HEARING

1. Public hearing regarding a Specific Use Permit for a Distillery situated in the BUSINESS, BLOCK C, LOT W 15' OF 18 & E 15' OF 19 OF N 100', ACRES .0682 addressed as 103. E. Main St. and any matters related thereto.

D. BUSINESS

1. Consideration and action regarding a Specific Use Permit for a Distillery situated in the BUSINESS, BLOCK C, LOT W 15' OF 18 & E 15' OF 19 OF N 100', ACRES .0682 addressed as 103. E. Main St. and any matters related thereto.
2. Consideration and action regarding a master plat of Liberty Crossing, being 192.874 acres, situated in the James Thompson Survey, Abstract No. 229 and the William Love Survey, Abstract No. 135, City of Royse City, Rockwall County, Texas, and any matters related thereto.
3. Consideration and action regarding a Preliminary Plat for Liberty Crossing Phase 1, consisting of 47.697 acres, situated in the James Thompson Survey, Abstract No. 229 and the William Love Survey, Abstract No. 135, City of Royse City, Rockwall County, Texas, and any matters related thereto.
4. Consideration and action regarding a final plat for Ridge Park Phase 1, being 50.39

acres, situated in the James Roads Survey, Abstracto No. 872, City of Royse City, Hunt County, Texas, and any matters related thereto.

5. Consideration and action regarding an application to the Heritage Preservation Committee for David Hollifield, and any matters related thereto.
6. Discussion on a proposed Planned Development proposed as Marketplace West and any matters related thereto.

E. MINUTES

1. Consideration and action regarding the regular meeting minutes for October 7, 2021 and any matters related thereto.
2. Consideration and action regarding the regular meeting minutes for February 3, 2022 and any matters related thereto.

F. ADJOURN

CERTIFICATION

I 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 April 4, 2022, by 5:00 pm and remained so posted at least 72 hours before said meeting was convened.

Aaron Zilz, Lead 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:

City Secretary's Office at (972) 524-4825 or by FAX (972) 635-2434. BRAILLE IS NOT AVAILABLE.