



NOTICE OF MEETING

PLANNING & ZONING COMMISSION

Thursday, May 5, 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 an electric car charging station situated in the S2375 BUCEE'S 38 SUBDIVISION BLK 1 LOT 1 ACRES 18.339, addressed as 5005 I-30, Royse City, Texas.

D. BUSINESS

1. Consideration and action regarding a Specific Use Permit for an electric car charging station situated S2375 BUCEE'S 38 SUBDIVISION BLK 1 LOT 1 ACRES 18.339, addressed as 5005 I-30, Royse City, Texas.
2. Consideration and action regarding the compliance with the I-30 Corridor Overlay district for an electric car charger located at 5005 I-30, Royse City and any matters related thereto.
3. Consideration and action regarding the compliance with the I-30 Corridor Overlay District for a new construction located at 720 W. I-30 and any matters related thereto.
4. Consideration and action regarding an amendment for the Comprehensive Plan from Urban Village to Industrial place type generally located between I-30 and the Railway, west of Erby Campbell Boulevard and east of Floyd Road and any matters related thereto.

5. Consideration and action regarding a zone change request from A to Planned Development (PD) generally located in between I-30 and the Railway, west of Erby Campbell Boulevard and east of Floyd Road consisting of approximately 86 acres and any matters related thereto.
6. Consideration an action regarding the reinstatement of a preliminary plat for the Valor Farms Pocket Park, consisting of 1.70 acres, situated in the Joseph Prewitt Survey, Abstract No. 851, an addition of the ETJ of the City of Royse City, Verandah Municipal Utility District, Hunt County, Texas, and any matters related thereto.
7. Consideration and action regarding a final plat for the Valor Farms Pocket Park, consisting of 1.70 acres, situated in the Joseph Prewitt Survey, Abstract No. 851, an addition of the ETJ of the City of Royse City, Verandah Municipal Utility District, Hunt County, Texas, and any matters related thereto.
8. Consideration and action regarding the preliminary plat for Mercer Meadows consisting of 84.206 acres, situated in the James W. Love Survey, ABstract 140, and the Jared Stephenson Survey, Abstract 188, Royse City, Rockwall County, Texas and any matters related thereto.
9. Consideration and action regarding a final plat for Linrock Estates, Lots 14A, 14B, 15A1 and 15B1, consisting of 11.67 acres, situated in the Charles Todd survey, Abstract No. 924, Royse City ETJ, Collin County, Texas, and any matters related thereto.
10. Consideration and action regarding a Development Plat for the Lamb Addition, consisting of 9.96 acres, situated in the James May survey, ABstroact No. 1297, Royse City, Hunt County, Texas, and any matters related thereto.

E. MINUTES

1. Consideration and action regarding the meeting minutes for the Planning and Zoning Commission meeting on April 26, 2022

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 May 2, 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.