



# NOTICE OF MEETING PLANNING & ZONING COMMISSION

**Thursday, October 7, 2021 – 6:00 PM**  
Royse City Police and Courts Building  
100 W. Main St. 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.

**1. CALL TO ORDER**

Announce quorum is present.

**2. INVOCATION**

**3. BUSINESS**

1. Consideration and action regarding a Development Plat for the CVS-Royse City Addition Lot 3R, Block 1, being approximately 1.732 acres, situated in the William Love Survey, Abstract No. 135, Royse City, Rockwall County, Texas and any matters related thereto.
2. Consideration and action regarding the I-30 Corridor Overlay District compliance for a micro-hospital located in the CVS-Royse City Addition Lot 3R, Block 1, situated in the W. Love Survey, Abstract No. 135, Royse City, Rockwall County, Texas and any matters related thereto.
3. Consideration and action regarding a Development Plat for the CVS-Royse City addition, Lot 8, Block 1, being approximately 0.818 acres, situated in the William Love Survey, Abstract No. 135, Royse City, Rockwall County, Texas and any matters related thereto.
4. Consideration and action regarding the I-30 Corridor Overlay District compliance for a drive thru restaurant located in the CVS-Royse City Addition, Lot 8 Block 1, being

approximately 0.818 acres, situated in the William Love Survey, Abstract No. 135, Royse City, Rockwall County, Texas and any matters related thereto.

5. Consideration and action regarding a Final Plat for Verandah Phase 4, being approximately 53.484 acres, situated in the John W. Beckton Survey, Abstract No. 91, Verandah Municipal Utility District, Extraterritorial Jurisdiction of the City of Royse City, Hunt County, Texas, and any matters related thereto.
6. Consideration and action regarding a Final Plat for Valor Farms Phase 2, being approximately 50.458 acres, situated in the Joseph Prewitt Survey, Abstract No. 851 and the John Davis Survey, Abstract No. 1317, Verandah Municipal Utility District, Hunt County, Extraterritorial Jurisdiction of the City of Royse City, Hunt County, Texas, and any matters related thereto.
7. Discussion concerning Development Services update: Development, and any matters related thereto.

**D. MINUTES**

1. Consider and action on the meeting minutes of the September 2, 2021 regular meeting.
2. Consider and action on the meeting minutes of the September 14, 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, October 4, 2021**, by 5:00 p.m. 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 the City Secretary's Office at (972) 524-4825 or by FAX (972) 635-2434. BRAILLE IS NOT AVAILABLE.**