



NOTICE OF MEETING **PLANNING & ZONING COMMISSION**

Thursday, April 1, 2021 – 6:00 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 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.

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, Roysse 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, Roysse City, Texas and any matters related thereto.
3. Consideration and action regarding a Development Plat for a Pinon Alliance L.L.C. tract, situated in the Kuykendall survey A-513 and the McBride Survey A-630, Roysse City, Texas and any matters related thereto.
4. Consideration and action regarding a Replat of Lots 1 and 2, Block 9 of Rolling Meadows – Phase 1 Cabinet P, Page 480 situated in the William H. Kuykendall Survey, Abstract No. 513, City of Roysse City, Collin County, Texas and any matters related thereto.
5. Consideration and action regarding a final plat for Creekshaw Phase 1A, consisting of 55.8789 acres situated in the James Thompson Survey, Abstract No. 209, Richard Mead Survey, Abstract No. 141, and James B. Ratliff Survey, Abstract No. 185, City of Roysse City, Rockwall County Texas, and any matters related thereto.
6. Consideration and action regarding a final plat for Stone River Estates Phase 4, consisting of 1.022 acres situated in the R.S. Douglass Survey, Abstract No. 235, Ranson Norton Survey Abstract No. 169 and James B. Ratliff Survey Abstract No. 185, Roysse City. Rockwall County Texas, and any matters related thereto.
7. Consideration and action regarding a final plat for Creekside Phase 1A, consisting of 45.408 acres situated in the John Davis Survey, Abstract 244, Roysse City, Collin County, Texas, and any matters related thereto.
8. Consideration and action regarding a preliminary plat for Waterscape Phase 3A, consisting of 84.50 acres situated in the S.C. Wright Survey, Abstract No. 218, Roysse City, Rockwall County Texas, and any matters related thereto.
9. Consideration and action regarding a preliminary plat for Waterscape Phase 3B, consisting of 30.87 acres situated in the S.C. Wrigth Survey, Abstract No. 218, Roysse City, Rockwall County, Texas, and any matters related thereto.

D. MINUTES

1. Consider and act on the meeting minutes of the March 4, 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, March 29, 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.