



# NOTICE OF MEETING

## PLANNING & ZONING COMMISSION

**Thursday, April 6, 2023 - 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. Take testimony regarding a zoning change from Agricultural (A) to Planned Development (PD), 15.458 acres, situated in the James May Survey, Abstract No. 1295 and the James Roads Survey, Abstract No. 872, Royse City, Hunt County, Texas.
2. Take testimony regarding a Detailed Site Plan for Bearpen Creek Planned Development (PD), 258.450 acres situated in the James May Survey, Abstract No. 1297, Shelby School Land Survey, Abstract No. 946, GE McCaffery Survey, Abstract No. 1298, J Stone Survey, Abstract No. 1332, and the James Roads Survey, Abstract No. 872, Royse City, Hunt County, Texas.

**D. CONSENT AGENDA**

1. Approve an extension of a Preliminary Plat of Verandah Phase 3A-1, consisting of 22.896 acres, situated in the JW Beckton Survey, Abstract No. 91, Verandah Municipal Utility District, Royse City ETJ, Hunt County, Texas, and any matters related thereto.
2. Approve an extension of a Preliminary Plat of Verandah Phase 3E, consisting of 24.691 acres, situated in the James May Survey, Abstract No.1297, Verandah Municipal Utility District, Royse City ETJ, Hunt County, Texas, and any matters

related thereto.

3. Approve an extension for a Preliminary Plat of Verandah Phase 7, consisting of 40.196 acres, situated in the JW Beckton Survey, Abstract No. 91, and Joseph Prewitt Survey, Abstract No. 851, Verandah Municipal Utility District, Royse City ETJ, Hunt County, Texas, and any matters related thereto.
4. Approve an extension of a Preliminary Plat of Verandah Phase 8, consisting of 53.731 acres, situated in the Joseph Prewitt Survey, Abstract No. 851, Verandah Municipal Utility District, Royse City ETJ, Hunt County, Texas, and any matters related thereto.
5. Approve an extension of a Preliminary Plat of Verandah Phase 9, consisting of 59.051 acres, situated in the Joseph Prewitt Survey, Abstract No. 851, Verandah Municipal Utility District, Royse City ETJ, Hunt County, Texas, and any matters related thereto.
6. Approve an extension of a Preliminary Plat of Creekshaw Phase 2, consisting of 42.2590 acres, situated in the James Thompson Survey, Abstract No. 209 and Richard Mead Survey, Abstract No. 141, Royse City, Rockwall County, Texas, and any matters related thereto.
7. Approve an extension of a Preliminary Plat of Creekshaw Phase 3A, consisting of 33.6351 acres, situated in the James Thompson Survey, Abstract No. 209, and Richard Mead Survey, Abstract No. 141, Royse City, Rockwall County, Texas, and any matters related thereto.
8. Approve an extension of a Preliminary Plat of Creekshaw Phase 3B, consisting of 11.3853 acres, situated in the James Thompson Survey, Abstract No. 209 and Richard Mead Survey, Abstract No. 141, Royse City, Rockwall County, Texas, and any matters related thereto.
9. Approve an extension of an Amended Plat of Creekshaw Phase 1A, consisting of 54.8789 acres, situated in the James Thompson Survey, Abstract No. 209, Richard Mead Survey, Abstract No. 141, and James B Ratliff Survey, Abstract No. 185, Royse City, Rockwall County, Texas, and any matters related thereto.
10. Approve an extension of an Amended Plat of Creekshaw Phase 1B, consisting of 39.5263 acres, situated in the James Thompson Survey, Abstract No. 209, J Merriman Survey, Abstract No. 154, and James B Ratliff Survey, Abstract No. 185, Royse City, Rockwall County, Texas, and any matters related thereto.

**E. BUSINESS**

1. Consideration and action regarding approval of a Detailed Site Plan for Bearpen Creek Planned Development (PD), 258.450 acres situated in the James May Survey, Abstract No. 1297, Shelby School Land Survey, Abstract No. 946, GW McCaffery Survey Abstract No. 1298, J Stone Survey, Abstract No. 1332, and the James Roads Survey, Abstract 872, Royse City, Hunt County, Texas, and any matters related therero.
2. Consideration and action regarding a Master Plat for Bearpen Creek Zone 1, consisting of 258.45 acres, situated in the James May Survey, Abstract No.1297; Shelby School Land Survey, Abstract No. 946; GW McCaffery Survey, Abstract No, 1298; J. Stone Survey, Abstract No, 1332; and James Road Survey, Abstract No. 872, Royse City, Hunt County, Texas, and any matters related thereto.
3. Consideration and action regarding a Master Plat for Clearview Ranch, consisting of 574.76 acres, situated in the John W Foote Survey, Abstract No. 333 and Russell

Crawford Survey, Abstract No. 229, Royse City, Collin County, Texas, and any matters related thereto.

4. Consideration and action regarding a Preliminary Plat of Liberty Crossing Phase 2, consisting of 67.690 acres, situated in the James Thompson Survey, Abstract No. 229, and William Love Survey, Abstract No. 135, Royse City, Rockwall County, Texas, and any matters related thereto.
5. Consideration and action regarding a Minor Plat of Stone River Center, consisting of 5.00 acres, situated in the R. Meade Survey, Abstract No. 141, Royse City, Rockwall County, Texas, and any matters related thereto.
6. Consideration and action regarding a Minor Plat of Provident 30 Addition, consisting of 7.34 acres, situated in the William Love Survey, Abstract No. 135, Royse City, Rockwall County, and any matters related thereto.
7. Consideration and action regarding a Final Plat of Lot 2, Hoffman Estates, consisting of 3.97 acres, situated in the James Roads Survey, Abstract No. 872, Royse City ETJ, Hunt County, Texas, and any matters related thereto.
8. Consideration and action regarding a reinstatement of Preliminary Plat of Creekside Phase 2B, consisting of 51.787 acres, situated in the John Davis Survey, Abstract No. 244, Royse City, Collin County, Texas, and any matters related thereto.
9. Consideration and action regarding compliance with the I-30 Corridor Overlay District for Lawn Mower Shop Addition located at 6723 W. I-30, Royse City, and any matters related thereto.
10. Consider and action regarding a zoning change from Agricultural (A) to Planned Development (PD), 15.458 acres, situated in the James May Survey, Abstract No. 1295 and the James Roads Survey, Abstract No. 872, Royse City, Hunt County, Texas, and any matters related thereto.
11. Consideration and action regarding compliance with the I-30 Corridor Overlay District for Hunt County Regional Hospital located at 6743 W. I-30, Royse City, and any matters related thereto.
12. Consideration and action regarding compliance with the I-30 Corridor Overlay District for Interstate 30 Equipment Sales located at 6006 W. I-30, Royse City, and any matters related thereto.
13. Discussion of a new definition for Battery Storage and adding to the Land Use Table with special conditions, and any matters related thereto.
14. Discussion of amending various zoning ordinances, and any matters related thereto.
15. Development Services Update: Update from City Engineer, and any matters related thereto.

**F. MINUTES**

1. Approve the minutes from the February 2, 2023 Regular Meeting.
2. Approve the minutes from the March 15, 2023 Special Meeting.

**G. 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 3, 2023 by 5:00 pm and remained so posted at least 72 hours before said meeting was convened.**

Deborah Sorensen, TRMC, MMC City Secretary

**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.**