



NOTICE OF MEETING PLANNING & ZONING COMMISSION

Thursday, May 6, 2021 – 6:00 PM
City Hall of Royse City
305 N. Arch Street

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.

1. CALL TO ORDER

Announce quorum is present.

2. INVOCATION

3. PUBLIC HEARING

1. Regarding a Specific Use Permit (SUP) for a day care situated in the Hart Survey, Block AK, Lot 7, addressed as 401 Bowie Street, Royse City, Rockwall County, Texas and any matters related thereto.

2. Regarding a specific use permit for a concrete recycler situated in the Turner Odell Survey, Abstract A0681, Tract 25, addressed as 2200 East County Line Road, Royse City, Collin County, Texas, and any matters related thereto.

4. RECESS PLANNING AND ZONING MEETING

5. EXECUTIVE SESSION

Recess into Closed Session in compliance with Section §551.001 etseq. Texas Government Code, to wit:

Section §551.071 - Private consultation with City Attorney

1. Discussion with City Attorney concerning the legalities surrounding platting procedures.
2. Discussion with City Attorney concerning waste water issues within the City and how it relates to platting.

6. RECONVENE PLANNING AND ZONING MEETING

7. BUSINESS

1. Consideration and action regarding a Specific Use Permit (SUP) for a day care situated in the Hart Survey, Block AK, Lot 7, addressed as 401 Bowie Street, Royse City, Rockwall County, Texas and any matters related thereto.
2. Consideration and action regarding a Specific Use Permit (SUP) for a concrete recycler situated in the Turner Odell Survey, Abstract A0681, Tract 25, addressed as 2200 East County Line Road, Royse City, Collin County, Texas, and any matters related thereto.
3. Consideration and action regarding a preliminary plat extension for Verandah 4A, situated in the J.W. Beckton Survey, abstract no. 91, Verandah Municipal Utility District, Hunt County, Texas and any matters related thereto.
4. Consideration and action regarding a preliminary plat extension for Verandah 4B, situated in the J.W. Beckton Survey, abstract no. 91, Verandah Municipal Utility District, Hunt County, Texas and any matters related thereto.
5. Consideration and action regarding a development plat for the New Cherry Verandah Elementary School situated in the J.W. Beckton Survey, abstract no. 91, Verandah Municipal Utility District, Hunt County, Texas and any matters related thereto.
6. Consideration and action regarding the compliance with the I-30 Corridor Overlay District for Walmart, situated in the Erby Campbell Retail Center, Lot 1, being approximately 15.8669 acres, addressed as 494 W. I-30, Royse City, Rockwall County, Texas, and any matters related thereto.
7. Consideration and action regarding the application of Beth Young for the Heritage Preservation Committee Position 5 and any matters related thereto.
8. Discussion with CA on legalities surrounding platting procedures.

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, May 3, 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.