



# NOTICE OF MEETING

---

## ZONING BOARD OF ADJUSTMENT

**Monday, May 15, 2023 - 6:30 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 & BUSINESS**

1. Consideration and action regarding a request by David Gray for a Special Exception for the Maximum Square Feet of Accessory Buildings not to exceed 1,050 square feet in the SF-1 Zoning District, and any matter related thereto. S5302 Twin Pines Estates PH 4 Blk C Lot 29, addressed as 5477 Twin Pines Ln. Royse City, Hunt County, Texas, 75189.
2. Public Hearing, consideration, and action of, a request by Lauren Nutt for a Variance from the Royse City Code of Ordinances; Chapter 14 Zoning Ordinance, Sec. 4-3(C) Area Requirement; SF-2 Zoning District Area Requirements. To vary the street side setback 3 feet from 25 feet to 22 feet, and vary the front setback 14 feet from 25 feet to 11 feet. Hart Block AK, Lot 4, addressed as 420 E Church St. Royse City, Rockwall County, Texas, 75189.

**D. MINUTES**

**E. ADJOURN**

CERTIFICATION

**Posted this, the 5th day of May 2023 by 5:00 PM**

David Moore  
City Planner

**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.**