



## NOTICE OF MEETING

# PLANNING & ZONING COMMISSION

**Tuesday, May 31, 2022 - 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 pertaining to an amendment to the Comprehensive Plan from Rural Estates to Town Center, Urban Village, Park/Public Open Space, Traditional Mixed Use, and Suburban Mixed Use for a development being called Bearpen Creek, generally located south of I-30, north of CR 2526, east of FM35 and west of FM 1565, Royse City, Hunt County, Texas.
2. Take testimony pertaining to a Concept Plan as a part of a Zoning Change Request from Agriculture (A) and Commercial 1 (C1) to Planned Development (PD) for a proposed mixed use development being called Bearpen Creek, being approximately 975.387 acres generally located south of I-30, north of CR 2526, east of FM 35 and west of FM 1565, Royse City, Hunt County, Texas.

### **D. BUSINESS**

1. Consideration and action regarding an amendment to the Comprehensive Plan from Rural Estates to Town Center, Urban Village, Park/Public Open Space, Traditional Mixed Use, and Suburban Mixed Use for a development being called Bearpen Creek, generally located south of I-30, north of CR 2526, east of FM35 and west of FM 1565, Royse City, Hunt County, Texas and any matters related thereto.
2. Consideration and action regarding a Concept Plan as a part of a Zoning Change

Request from Agriculture (A) and Commercial 1 (C1) to Planned Development (PD) for a proposed mixed use development being called Bearpen Creek, being approximately 975.387 acres generally located south of I-30, north of CR 2526, east of FM 35 and west of FM 1565, Royse City, Hunt County, Texas and any matters related thereto.

3. Consider and act concerning adoption of an Ordinance regarding a Development Plat for the Lamb Addition Lot 1, Block 1, situated in the James May Survey, Abstract No. 1297, City of Royse City, Hunt County, Texas, and any matters related thereto.
4. Consider and act concerning adoption of a Resolution regarding the compliance with the I-30 Corridor Overlay District for a new build located at 6723 W. I-30, Royse City, Hunt County, Texas, and any matters related thereto.
5. Consider and act concerning regarding the appointment of Max Buck to the Planning and Zoning Commission, and any matters related thereto.

**E. 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 May 27, 2022**, by 5:00 pm 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:**

**City Secretary's Office at (972) 524-4825 or by FAX (972) 635-2434. BRAILLE IS NOT AVAILABLE.**