



NOTICE OF MEETING

PLANNING & ZONING COMMISSION

Thursday, July 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. Public Hearing regarding a Zone Change from PD to PD at 1700 Erby Campbell Blvd, Royse City, TX, 75189, and any matters related thereto.
2. Public Hearing regarding a Specific Use Permit for a Tattoo Parlor/Studio at 509 S Elm Dr, Royse City, TX 75189, and any matters related thereto.

D. BUSINESS

1. Approve an extension of a Preliminary Plat of Fikes Farm Phase 1, consisting of 51.456 Acres, Situated in the John Davis Survey, Abstract No. 244, City of Royse City, Collin County, Texas.
2. Consideration and action regarding, Preliminary Plat, Bearpen Creek Phase 1, consisting of 89.252 acres, situated in the James Road Survey, Abstract 872 and the James May Survey, Abstract 1297, City of Royse City, Hunt County, Texas.
3. Consideration and action regarding, Preliminary Plat of Creekside Phase 2A, Lots 1-18 & 1X, BLK A; Lots 1-19, BLK B; Lots 1-29, BLK C; Lots 1-38, BLK D; Lots 1-11 & 2X, BLK E; Lots 1-25 & 3X, BLK F, consisting of 44.610 Acres, situated in the John Davis Survey, Abstract 244, City of Royse City, Collin County, Texas.
4. Consideration and Action regarding a Minor Plat, Lot 14R, Block A, Vista Oaks Estates Addition, being all of lots 14 & 15, Block A of Vista Oaks Estates, Situated

in the Shelby School Land Survey, Abstract No. 946, City of Royse City, Hunt County, Texas.

5. Consideration and action on Final Plat, Provident 30 Addition, Lots 2R and 3R3, Block A, consisting of 7.336 acres, being a replat of Lots 2 & 3, Block A of Provident 30 Addition, Doc. No. 2017000009187, P.R.R.C.T. situated in the William Love Survey, Abstract No. 135, City of Royse City, Rockwall County, Texas
6. Consideration and action of a Development Plat for Dean Industrial Park BLock 1, Lots 15 & 16, City of Royse City, Rockwall County, Texas
7. Consideration and action regarding a Zone Change from PD to PD at 1700 Erby Campbell Blvd, Royse City, TX, 75189, and any matters related thereto.
8. Consideration and action regarding a Specific Use Permit for a Tattoo Parlor/Studio at 509 S Elm Dr, Royse City, TX 75189, and any matters related thereto.

E. MINUTES

1. Consider and action regarding the meeting minutes for the June 1, 2023 Regular Meeting.
2. Consider and action regarding the meeting minutes for the June 5, 2023 Special Session Meeting.

F. 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 June 30, 2023, by 5:00 pm and remained so posted at least 72 hours before said meeting was convened.

David Moore, City 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.