



NOTICE OF MEETING

ZONING BOARD OF ADJUSTMENT

Monday, August 21, 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 of a request by Keith McElroy, located at 4580 Pine Ridge Ln, Royse City, Texas 75189, for a Special Exception from the Royse City Code of Ordinances; Chapter 14 Zoning Ordinance, Sec. 1-14(H) Special Exception for a maximum square feet of accessory building not to exceed 1,050 sqft.
2. Consideration and action of a request by Joe Gomez, located at 3265 Baehr Dr, Royse City, Texas 75189, for a Variance from the Royse City Ordiance Number 19-02-1331, Area Regulations #7 Minimum rear yard; for a variance to take the rear setback from 20 feet to 8 feet.
3. Consideration and action of a request by Tyler Alley, located at 720 W-I30, Royse City, Texas 75189, for a Variance from the Royse City Code of Ordinances; Chapter 14 Zoning Ordinance, Sec. 4-8(C) Density, Area, Yard, Height, and Lot Coverage Requirements; C-2 Zoning Minimum Street Side Yard; to take the setback from 15 feet to 3 feet.

D. MINUTES

1. Consideration and action of the Minutes from June 20, 2023, regular meeting and any matters related thereto.

E. FUTURE AGENDA ITEMS

1. Consideration and/or action to determine and direct City Staff in scheduling topics for discussion at future meetings, and any matters related thereto.

F. ADJOURN

CERTIFICATION

Posted this, the 18th day of August 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.