



# NOTICE OF MEETING

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## PLANNING & ZONING COMMISSION

**Thursday, September 7, 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. CITIZEN PARTICIPATION**

**D. MINUTES**

1. Consideration and action regarding Regular Meeting Minutes for August 3, 2022, and any matters related thereto.

**E. PUBLIC HEARING**

1. Public Hearing regarding a Zone Change from Agricultural District (A) to General Commercial District (C-2), at A1297 James May Survey, Tract R1-8, and any matters related thereto.
2. Public Hearing regarding a Zone Change from Agricultural District (A) to General Commercial District (C-2), at A1297 James May Survey, Tract R1-7, and any matters related thereto.
3. Public Hearing regarding a Zone Change from PD to PD at 1700 Erby Campbell Blvd, Royse City, TX, 75189, and any matters related thereto.
4. Public Hearing regarding an amendment to the City of Royse City Heritage Preservation Design Guidelines, and any matters related thereto.
5. Public Hearing regarding an amendment to the City of Royse City Zoning Code Ch 14, Article 1-13 (B), and any matter related thereto.

6. Public Hearing regarding an amendment to the City of Royse City Zoning Code Ch 14, Article 6-3, and any matters related thereto.

## **F. BUSINESS**

1. Consideration and action regarding an extension of a Preliminary Plat for Mercer Meadows, consisting of 84.203 acres situated in the ES Alexander Survey, Abstract 4, The James W. Love Survey, Abstract 140, and the Jared Stephenson Survey, Abstract 188, Royse City, Rockwall County, Texas, and any matters related thereto.
2. Consideration and action regarding Preliminary Plat, Waterscape Phase 4, consisting of 109.88 acres, situated in the Nancy McCasland Survey, Abstract Number 149, Royse City, Rockwall County, Texas, and any matters related thereto..
3. Consideration and action regarding a Preliminary Plat of Clearview Ranch Phase 1 South, consisting of 36.294 acres, situated in the John W Foote Survey, Abstract No. 333, and the Russell Crawford Survey, Abstract No. 299, Royse City, Collin County, Texas, and any matters related thereto.
4. Consideration and action regarding a Preliminary Plat of Clearview Ranch Phase 1 North, consisting of 49.67 acres, situated in the John W Foote Survey, Abstract No. 333, and the Russell Crawford Survey, Abstract No. 229, Royse City, Collin County, Texas, and any matters related thereto.
5. Consideration and action regarding a Development Plat for Provident 30 Addition, Lot 1R, Block A, known as 1240 Erby Campbell Boulevard, consisting of 1.73 acres, situated in the William Love Survey, Abstract No. 135, Royse City, Rockwall County, Texas, and any matters related thereto.
6. Consideration and action regarding a Zone Change from Agricultural district (A) to General Commercial District (C-2), A1297 James May Survey, Tract R1-8, and any matters related thereto.
7. Consideration and action regarding a Zone Change from Agricultural District (A) to General Commercial District (C-2), at A1297 James May Survey, Tract R1-7, and any matters related thereto.
8. 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.
9. Consideration and action regarding an amendment to the City of Royse City Heritage Preservation Design Guidelines, and any matters related thereto.
10. Consideration and action regarding an amendment to the City of Royse City Zoning Code Ch 14, Article 1-13 (B), and any matter related thereto.
11. Consideration and action regarding an amendment to the City of Royse City Zoning Code Ch 14, Article 6-3, and any matters related thereto.
12. Consideration and action regarding the recommendations for the appointment of four Commissioners to the Planning and Zoning Commission, and any matters related thereto.

## **G. 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.

## **H. 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 August 31, 2023, by 5:00 pm and remained so posted at least 72 hours before said meeting was convened.**

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.**