



## NOTICE OF MEETING

# PLANNING & ZONING COMMISSION

**Thursday, October 6, 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. Public Hearing regarding a request for a Specific Use Permit for an electric vehicle charging station situated in the FM 548 ADDITION, LOT 4, ACRES 2.1798, addressed as 117 W. I-30, Royse City, Rockwall County, Texas, 75189 and any matters related thereto.

### **D. BUSINESS**

1. Consideration and action regarding a Specific Use Permit for an electric vehicle charging station situated in the FM 548 ADDITION, LOT 4, ACRES 2.1798, addressed as 117 W. I-30, Royse City, Rockwall County, Texas, 75189 and any matters related thereto.
2. Consideration and action regarding a request for reinstatement for Verandah Phase 11, situated in the Joseph Prewitt Survey, Abstract No. 851 and James Chapman Survey, Abstract No. 185, being approximately 71.885 acres, Verandah Municipal Utility District, Royse City Extraterritorial Jurisdiction, Hunt County, Texas and any matters related thereto.
3. Consideration and action regarding a preliminary plat for Ridge Park Estates Phase 2, situated in the James Roads Survey, Abstract No. 872, being approximately 49.862 acres, Royse City, Hunt County, Texas, and any matters related thereto.

4. Consideration and action regarding a Final Plat for Waterscape Phase 3A, situated in the S.C. Wright Survey, Abstract No. 218, being approximately 84.50 acres, Royse City, Rockwall County, Texas, and any matters related thereto.
5. Consideration and action regarding a Development Plat for the Waterscape Addition, situated in the N. McCasland Survey, Abstract No. 149, being approximately 12.01 acres, Royse City Extraterritorial Jurisdiction, Rockwall County, Texas, and any matters related thereto.
6. Consideration and action regarding a Development Plat for Erby Campbell Retail Three Addition, situated in the Jared Stephenson Survey, Abstract No. 188, being approximately 34.57 acres, Royse City, Rockwall County, Texas, and any matters related thereto.
7. Consideration and action regarding the compliance with the Interstate-30 Corridor Overlay District for a new construction generally located at the southeast corner of Erby Campbell Retail Two Addition, Lot 8, situated in the J. Stephenson Survey, Abstract No. 188, Royse City, Rockwall County, Texas, and any matters related.
8. Consideration and action regarding the Commission Appointee to the City Council and any matters related thereto.

**E. MINUTES**

1. Consideration and action regarding the regular meeting minutes for the Planning and Zoning Commission on September 1, 2022 and any matters related thereto.

**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 October 3, 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.**