



NOTICE OF MEETING

PLANNING & ZONING COMMISSION

Thursday, November 4, 2021 - 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 Specific Use Permit application regarding a Cigar Shop (Faustino Cigars) situated in the McCasland Survey, Lot 2, Block 60, addressed as 204 N. Elm St. Royse City, Rockwall County, Texas and any matters related thereto.
2. Public hearing regarding a zone change from a split zoned property of C-2 and SF-2 to C-2 situated in Abstract A0229, J. Thompson Survey, Tract 3, being 1.80 acres and any matters related thereto.
3. Public hearing regarding a Specific Use Permit application regarding warehouse use, situated in Abstract A0229, J. Thompson Survey, Tract 3, being 1.80 acres and any matters related thereto.

D. BUSINESS

1. Consideration and action regarding a Specific Use Permit application regarding a Cigar Shop (Faustino Cigars) situated in the McCasland Survey, Lot 2, Block 60, addressed as 204 N. Elm St. Royse City, Rockwall County, Texas and any matters related thereto.
2. Consideration and action regarding a zone change request from a split zoned property of C-2 and SF-2 to C-2 situated in Abstract A0229, J. Thompson Survey, Tract 3, being 1.80 acres and any matters related thereto.

3. Consideration and action regarding a Specific Use Permit application regarding warehouse use, situated in Abstract A0229, J. Thompson Survey, Tract 3, being 1.80 acres and any matters related thereto.
4. Consideration and action regarding a Development Plat, situated in Abstract A0229, J. Thompson Survey, Tract 3, being 1.80 acres and any matters related thereto.
5. Consideration and action regarding compliance with the I-30 Corridor Overlay District for a new construction situated in J. Thompson Survey, Abstract A0229, Tract 3, being 1.80 acres and any matters related thereto.
6. Consideration and action regarding a Preliminary Plat for Creekshaw Phase 2, situated in the James Thompson Survey, Abstract No. 209 and the Richard Mead Survey, Abstract No. 141, consisting of 42.2590 acres, Royse City, Rockwall County, and any matter related thereto.
7. Consideration and action regarding a Preliminary Plat for Creekshaw Phase 3A, situated in the James Thompson Survey, Abstract No. 209 and the Richard Mead Survey, Abstract No. 141, consisting of 33.6351 acres, Royse City, Rockwall County, Texas, and any matters related thereto.
8. Consideration and action regarding a Preliminary Plat for Creekshaw Phase 3B, situated in the James Thompson Survey, Abstract No. 209 and the Richard Mead Survey, Abstract No. 141, consisting of 11.3853 acres, Royse City, Rockwall County, Texas, and any matters related thereto.
9. Consideration and action regarding a Master Plat for Stone River Glen, situated in the John W.F. Stone Survey, Abstract No. 198, consisting of 130.80 acres, Royse City, Rockwal County, Texas, and any matters related thereto.
10. Consideration and action regarding a Preliminary Plat for Verandah Phase 3E, situated in the James May Survey, Abstract No. 1297, consisting of 24.691 acres, Verandah Municipal Utility District, Royse City Extraterritorial Jurisdiction, Hunt County, Texas, and any matters related thereto.
11. Consideration and action regarding a Preliminary Plat for Verandah Phase 8, situated in the Joseph Prewitt Survey, Abstract No. 851, consisting of 53.731 acres, Verandah Municipal Utility District, Royse City Extraterritorial Jurisdiction, Hunt County, Texas, and any matters related thereto.
12. Consideration and action regarding a Preliminary Plat for Verandah Phase 9, consisting of 59.051 acres, situated in the Joseph Prewett Survey, Abstract No. 851, Verandah Municipal Utility District, Royse City Extraterritorial Jurisdiction, Hunt County, Texas, and any matters related thereto.
13. Consideration and action regarding the I-30 Corridor Overlay District compliance for a micro-hospital located in the CVS-Royse City Addition Lot 3R, Block 1, situated in the W. Love Survey, Abstract No. 135, Royse City, Rockwall County, Texas and any matters related thereto.
14. Consideration and action regarding an extension of a Preliminary Plat for Ambergrove, situated in the William love Survey, Abstract No. 135, and the William D. Burnett Survey, Abstract No. 36, Royse City, Rockwall County, Texas, and any matters related thereto.

E. EXECUTIVE SESSION

1. §551.071 – Private consultation with the attorney for the City of Royse City regarding ongoing development agreement terms for Bearpen Creek.

2. §551.071 – Private consultation with the attorney for the City of Royse City regarding ongoing development agreement terms for Liberty Crossing.

F. MINUTES

1. Consideration and action regarding the meeting minutes for the September 2, 2021 regular meeting.
2. Consideration and action regarding the meeting minutes for the September 14, 2021 special called meeting.
3. Consideration and action regarding the meeting minutes for the October 7, 2021 regular meeting.

G. 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 11/1/2021, 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.