



NOTICE OF MEETING

ZONING BOARD OF ADJUSTMENT

Wednesday, December 17, 2025 - 6:00 PM
City Hall 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 Board should determine that a closed or executive meeting or session of the Board 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 Board 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 Board 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 to respond to a page or to conduct a phone conversation.

A. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT

B. INVOCATION

C. MINUTES

1. Consider and act on the October 20th 2025, Regular Meeting Minutes, and any matters related thereto.

D. BUSINESS

1. Consider and act on a request for a variance (in accordance with Subsection 1-14, (G1)) from the City of Royse City Code of Ordinances **Chapter 14A, Article 6-9, Subsection C-1(F)**, Fencing Regulations, relief from the privacy fence minimum side yard setback requirement of 15ft, located at 213 Howard St. Royse City TX 75189, and any matters related thereto.
2. Consider and act on a request for a variance (in accordance with Subsection 1-14,(G1)) from the City of Royse City **Ordinance No.16-08-1159 PD Regulations, Exhibit B - Restrictions (7)**; relief from an outbuildings' maximum percentage (50%) of a main dwelling unit, located at 3915 Vista Oaks Dr. Royse City TX 75189, and any matters related thereto.
3. Consider and act on any matters pertaining to the Zoning Board of Adjustment, and any matters related thereto.

E. ADJOURN

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 December 11, 2025, by 5:00 pm and remained so posted at least 3 business days before said meeting was convened.
Cash Quinton - City Planner I

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.