



# NOTICE OF MEETING

## PLANNING & ZONING COMMISSION

**Thursday, February 3, 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 zone change to Planned Development with a concept plan and detailed site plan for a subdivision proposed as Liberty Crossing, consisting of approximately 192.874 acres, generally located south of Old Greenville Road, west of Cemetery Road, and east of FM 548, and any matters related thereto.
2. Consideration and action regarding an amendment to the Comprehensive Plan future land use map, generally located south of Old Greenville Road, west of Cemetery Road, and east of FM 548, and any matters related thereto.
3. Public Hearing regarding an amendment to the Zoning Ordinance, Section 3-1 and Section 3-4, to add a land use definition for a distillery, and any matters related thereto.

**D. BUSINESS**

1. Consideration and action regarding a request for a zone change to Planned Development with a concept plan and detailed site plan for a subdivision proposed as Liberty Crossing, consisting of approximately 192.874 acres, generally located south of Old Greenville Road, west of Cemetery Road, and east of FM 548, and any matters related thereto.
2. Consideration and action regarding an amendment to the Comprehensive Plan future

land use map, generally located south of Old Greenville Road, west of Cemetery Road, and east of FM 548, and any matters related thereto.

3. Consideration and action regarding an amendment to the Zoning Ordinance, Section 3-1 and Section 3-4, to add a land use definition for a distillery, and any matters related thereto.
4. Consideration and action regarding the reinstatement of the preliminary plat for Creekside Phase 1B, consisting of 33.5 acres, situated in the John Davis Survey, Abstract A0244, Royse City, Collin County, Texas, and any matters related thereto.
5. Consideration and action regarding a master plat for Fikes Farms, consisting of 142.95 acres, situated in the John Davis Survey, Abstract No. 244, Royse City, Collin County, Texas, and any matters related thereto.
6. Consideration and action regarding a preliminary plat for Fikes Farms, consisting of 61.456 acres, situated in the John Davis Survey, Abstract No. 244, Royse City, Collin County, Texas, and any matters related thereto.
7. Consideration and action regarding a replat for Custom Band Sawing Addition, consisting of 11.99 acres, situated in the Jared Stephenson Survey, Abstract No. 188, Royse City, Rockwall County, Texas, and any matters related thereto.
8. Consideration and action regarding a preliminary plat for Royse 107 S. Josephine St, being approximately 1.22 acres situated in the J.D.F. McCasland Survey, Abstract No. 150, Royse City, Rockwall County, Texas, and any matters related thereto.
9. Consideration and action regarding the appointment of Jennine Morris and Eddie Nichol to the Heritage Preservation Board and any matters related thereto.
10. Consideration and action regarding the appointment of Sara Haley to the Zoning Board of Adjustments and any matters related thereto.
11. Consideration and action regarding the appointment of Sara Haley and Eddie Nichol to the Planning and Zoning Commission and any matters related thereto.
12. Consideration and action regarding the election of officers for Chair and Vice-Chair for the year of 2022 and any matters related thereto.
13. Consideration and action regarding the Commission Appointees to the City Council for the months of February, March, and April, 2022, and any matters related thereto.
14. Development Services update. Open discussion with City Planner and City Engineer regarding ongoing projects and developments.

## **E. MINUTES**

1. Consideration and action regarding the regular meeting minutes for October 7th, 2021 and any matters related thereto.
2. Consideration and action regarding the regular meeting minutes for December 2nd, 2021 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 January 31, 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.**