AGENDA

Planning and Zoning Commission
Regular Meeting
Friday, May 8, 2026 - 10:30 AM
City Hall and Courts Building, 100 West Main Street
Royse City, Texas

A. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT

B. INVOCATION

C. MINUTES

1. Consider and act on the April 2nd Planning and Zoning Commission Regular Meeting Minutes, and any matters related thereto.

D. PUBLIC HEARING

1. Public Hearing regarding a *Specific Use Permit* located at 1305 Industrial Dr. Royse City, TX, situated in the Royse City Industrial Park for a *Crematorium* under the City of Royse City Zoning Ordinance, Chapter 14A, Article 6-2, and any matters related thereto.

E. CONSENT AGENDA

1. Consider and act on a *30-Day Extension* of a Development Plat for *Crunch Fitness*, situated in Lot 8A of the Erby Campbell Retail Two Addition, City of Royse City, Rockwall County, Texas, 75189, and any matters related thereto.

2. Consider and act on a *30-Day Extension* Request of a Final Plat for *Clearview Ranch Phase 2 South*, consisting of +/- 75.4 acres, situated in the R. Crawford Tract No. 8, Abstract No. 229, City of Royse City, Collin County, Texas, 75189, and any matters related thereto.

3. Consider and act on a *30-Day Extension* Request of a Final Plat for *Verandah Phase 8*, consisting of +/- 53 acres, situated in the Joseph Prewitt Survey, Abstract No. 851, Royse City ETJ - Verandah Municipal Utility District, Hunt County, Texas 75189, and any matters related thereto.

F. BUSINESS

1. Consider and act on a *Specific Use Permit* located at 1305 Industrial Dr. Royse City, TX, situated in the Royse City Industrial Park for a *Crematorium* under the City of Royse City Zoning Ordinance, Chapter 14A, Article 6-2, and any matters related thereto.

2. Consider and act on the compliance with the *I-30 Overlay Matrix* for the proposed *ABC Supply Co. Inc*, located at 1117 Industrial Dr, situated in Lot 13R-1 of the Royse City Industrial Park, City of Royse City, Collin County, Texas, 75189, and any matters related thereto.

3. Consider and act on the compliance with the *I-30 Overlay Matrix* for a new building located at 1222 Industrial Dr, situated in Lot 31R of the Royse City Industrial Park, City of Royse City, Collin County, Texas, 75189, and any matters related thereto.

4. Consider and act on the compliance with the *I-30 Overlay Matrix* for the existing Royse City Emergency Hospital site, situated in the CVS Royse City Addition, Block 1 - Lot 3, City of Royse City, Rockwall County, Texas, and any matters related thereto.

5. Consider and act on a Final Plat for *Tesla Inc. Royse City BESS*, consisting of +/- 11.9 acres, incorporating both the J. Stephenson Tract No. 27, Abstract No.188 & the E. Gosset Tract No.3-03, Abstract No.86, City of Royse City, Rockwall, Texas, 75189, and any matters related thereto.

6. Consider and act on a Final Plat of the *Marketplace West Addition*, consisting of +/- 26.9 acres, situated in the Jared Stephenson Tract #17, Abstract No.188, located wholly within the commercial corridor commonly referred to as "Marketplace West", City of Royse City, Rockwall County, Texas, 75189, and any matters related thereto.

7. Consider and act on a Final Plat for *Waterscape Phase 4A*, consisting of +/- 44.87 acres, situated in the Nancy McCasland Survey, Lot 8, Abstract No.149, City of Royse City, Rockwall County, Texas, 75189, and any matters related thereto.

8. Consider and act on a Final Plat for *Waterscape Phase 4B*, consisting of +/- 64.54 acres, situated in the Nancy McCasland Survey, Lot 8, Abstract No.149, City of Royse City, Rockwall County, Texas, 75189, and any matters related thereto.

9. Discuss and act on any items pertaining to the Planning & Zoning Commission, and any matters related thereto.

G. 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 May 04, 2026, by 5:00 pm and remained so posted at least 3 business days before said meeting was convened.

Patrick Baugh, Planner II - Development Services

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 the City Secretary's Office at (972) 524-4825 or by FAX (972) 635-2434. Braille is not available.

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 Commission should determine that a closed or executive meeting or session of the Commission 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 Commission 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 Commission 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