AGENDA
Planning and Zoning Commission
Regular Meeting
Thursday, September 3, 2026 - 6:00 PM
City Hall and Courts Building, 100 West Main Street
Royse City, Texas

A. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT

B. INVOCATION

C. CONSENT AGENDA

1. Consider and act on the August 6th Planning and Zoning Commission Regular Meeting Minutes, and any matters related thereto.
2. Consider and act on a **7-Month Plat Expiration Extension Request** for the Preliminary Plat of Clearview Ranch Phase 2 North, consisting of +/- 50.9 acres, situated in the John W Foote Survey, Abstract No. 333 and the Russell Crawford Survey, Abstract No.229, City of Royse City, Collin County, Texas, and any matters related thereto.
3. Consider and act on a **Final Plat** of Bearpen Phase 1, consisting of +/- 106 acres, situated in the James Road Survey, Tracts 10-1, 10-2, 1-1, 2, Abstract No.872 and the James May Survey, Abstract No.1297, City of Royse City, Hunt County, Texas, and any matters related thereto.
4. Consider and act on a **Final Plat** of the Marketplace West Addition, Block A, Lots 1 & 2, consisting of +/- 27.6 acres, situated in the Jared Stephenson Survey, Abstract No. 188, Tract 17, City of Royse City, Rockwall County, Texas, and any matters related thereto.
5. Consider and act on a **Final Plat** for Verandah Phase 3E, consisting of +/- 24.6 acres, situated in the James May Survey, Abstract No.1297, Verandah Municipal Utility District, Royse City ETJ, Hunt County, Texas, and any matters related thereto.

D. BUSINESS

1. Consider and act on compliance with the **I-30 Overlay Matrix** for a portion of Block A - Lot 3 of Anderson Crossing, the future site of a 200,000 sq. ft. retail shopping center, located at 4758 E. Interstate 30, City of Royse City, Collin County, Texas, 75189, and any matters related thereto.
2. Consider and act on a **Final Plat** of Mercantile 30, Block 1, Lots 1R1 & 1R2, consisting of +/- 13.7, situated in Block A, Lot 1 of the Marketplace West Addition, City of Royse City, Rockwall County, Texas, and any matters related thereto.
3. Consider and act on a **Development Plat** of Lot 10 of the Erby Campbell Retail Three Addition, consisting of +/- 2 acres, situated in the Jared Stephenson Survey, Abstract No.188, City of Royse City, Rockwall County, Texas, and any matters related thereto.

4. Consider and act on a **Development Plat** for Block 1 - Lot 2 of Royse City Summit, consisting of +/- .57 acres, located at 420 E. Interstate 30, City of Royse City, Rockwall County, Texas, 75189, and any matters related thereto.
5. Consider and act on a **Development Plat** for Childrens Lighthouse Addition, consisting of +/- 2.8 acres, situated in Block A - Lot 1 of the Highway 66 Sports Addition, City of Royse City, Collin County, Texas, and any matters related thereto.
6. Consider and act on the reappointment of Vivian Trejo to Heritage Preservation Committee.

E. DISCUSSION

1. Discuss any matters pertaining to the Planning & Zoning Commission, including action regarding absences, and any matters related thereto.

F. 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 August 27, 2026, by 5:00 pm and remained so posted at least 3 business days before said meeting was convened.

Cash Quinton, Planner I - 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