AGENDA
Planning and Zoning Commission
Regular Meeting
Thursday, October 1, 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. MINUTES

1. Consider and act on the September 3rd, 2026 Planning & Zoning Commission Regular Meeting Minutes, and any matters related thereto.

D. BUSINESS

1. Consider and act on compliance with the **I-30 Overlay Matrix** for Block A - Lot 2 of Anderson Crossing, for the future HEB Royse City site, located at 5048 E Interstate 30, City of Royse City, Hunt County, Texas, 75189, and any matters related thereto.
2. Consider and act on compliance with the **I-30 Overlay Matrix** for Block A - Lot 2 of Anderson Crossing, for the future HEB Car Wash, located at 5012 E Interstate 30, City of Royse City, Hunt County, Texas, 75189, and any matters related thereto.
3. Consider and act on compliance with the **I-30 Overlay Matrix** for Block A - Lot 2 of Anderson Crossing, for the future HEB Fuel Station Kisok and Canopy, located at 5012 E Interstate 30, City of Royse City, Hunt County, Texas, 75189, and any matters related thereto.
4. Consider and act on compliance with the **I-30 Overlay Matrix** for two large scale office/warehouse structures, generally located just west of the Lowes Home Improvement site, 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 **Preliminary Plat** of Clearview Ranch Phase 3 South, consisting of +/- 32.9 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.
6. 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.
7. Consider and act on the **Reappointment** of Chairman, Jeff Hays to the Planning & Zoning Commission, and any matters related thereto.
8. Consider and act on the **Reappointment** of Vice Chairman, David Shivers to the Planning & Zoning Commission, and any matters related thereto.
9. Consider and act on the **Reappointment** of Secretary, Phil Haggard to the Planning

& Zoning Commission, and any matters related thereto.

E. DISCUSSION

1. Discuss any subjects pertaining to the September 14th, 2026 City of Royse City Comprehensive Plan Refinement Event, and any matters related thereto.
2. Discuss and act on any matters pertaining to the Planning and 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, in a place convenient and readily accessible to the general public, and said Notice was posted on the following date, September 25th, 2026 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