**AGENDA**
Planning and Zoning Commission
Regular Meeting
Thursday, November 5, 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 October 1st, 2026 Planning & Zoning Commission Regular Meeting Minutes, and any matters related thereto.

**D. PUBLIC HEARING**

1. Public Hearing regarding a Specific Use Permit, situated on +/- 2.5 acre tract of land being the remainder lot of a called 3.505 Acres Tract 2 in the James May Survey, Abstract No. 1297, for a Car Wash use 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 the Extension of the Preliminary Plat of Madera Phase 2A, consisting of +/- 24.4 acres, situated in the John Davis Survey, Abstract No. 244 - Tract 5, City of Royse City, Collin County, Texas 75189, and any matters related Commission Agenda February 5, 2026, Page 2 thereto.
2. Consider and act on an Extension Request for the Preliminary Plat of Madera Phase 2B, consisting of +/- 17 acres, situated in the John Davis Survey, Abstract No. 244 - Tract 5, City of Royse City, Collin County, Texas 75189, and any matters related thereto.
3. Consider and act on an Extension Request for the Preliminary Plat of Madera Phase 3A, consisting of +/- 9.4 acres situated in the John Davis Survey, Abstract No. 244 - Tract 5, City of Royse City, Collin County, Texas 75189, and any matters related thereto.

**F. BUSINESS**

1. Consider and act regarding the adoption of a Resolution for a Specific Use Permit situated on +/- 2.5 acre tract of land being the remainder lot of called 3.505 Acres Tract 2 in the James May Survey, Abstract No. 1297, for a Car Wash use under the City of Royse City Zoning Ordinance, Chapter 14A, Article 6-2, and any matters related thereto.
2. Consider and act on compliance with the I-30 Overlay Matrix for Lot 1 of the Erby Campbell Retail Center, for the Walmart Supercenter located at 494 W. Interstate 30, Royse City, Rockwall County, Texas, 75189, and any matters related thereto.
3. Consider and act on compliance with the I-30 Overlay Matrix for Tract 55-4, of the

Shelby County School Land Abstract No. 946, I-30 Equipment Sales, LLC, located at 6006 W. Interstate 30, Royse City, Rockwall County, Texas, 75189, and any matters related thereto.

4. Consider and act on a Final Plat for Lots 1 and 2 of the Camacho/Segura Addition, consisting of +/- 4.9 acres situated in the Shelby County Survey, Abstract No. 946, City of Royse City ETJ, Hunt County, Texas and any matters related thereto.
5. Consider and act on a Final Plat of the Erby Campbell Retail Center Lot 1R, consisting of +/- 15.9 acres situated in the J. Stephenson Survey, Abstract No. 188, City of Royse City, Rockwall County, Texas and any matters related thereto.
6. Consider and act on a Development Plat of the Erby Campbell Retail Two Addition Lot 8E, consisting of +/- 1.4 acres situated in the J. Stephenson Survey, Abstract No. 188 City of Royse City, Rockwall County, Texas and any matters related thereto.
7. Consider and act on the Preliminary Plat for Verandah Phase 12 consisting of +/- 2.3 Acres situated in the Joseph Prewitt Survey Abstract No. 851 Verandah Municipal Utility District, Hunt County, Texas, and any matters related thereto.
8. Consider and act on a Preliminary Plat for The Anderson Block A, Lot 1-4, being a portion of Block A Lot 1 of Anderson Crossing, consisting of +/- 27.2 acres situated in the John David Survey, Abstract No. 1317, Royse City, Hunt County, Texas, and any matters related thereto.
9. Consider and act concerning adoption of a Resolution regarding a Detailed Site Plan for a portion of Sub-Area E of Anderson Crossing Planned Development (PD) being +/- 8.7 acres situated in the John David Survey, Abstract No. 1317, Royse City, Hunt County, Texas, and any matters related thereto.

**G. DISCUSSION**

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

**H. 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, _____, and remained so posted at least 3 business days before said meeting was convened.

Lacey Rodgers, Executive Director of Development Services - Royse City 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