AGENDA

Planning and Zoning Commission
Regular Meeting
Thursday, August 6, 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 July 2nd Planning & Zoning Regular Meeting Minutes, and any matters related thereto.

D. CONSENT AGENDA

1. Consider and act on a **30-Day Application Extension Request** for a Preliminary Plat of 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.
2. Consider and act on a **30-Day Application Extension Request** for a Development Plat of Lot 2 - Block 1 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.
3. Consider and act on a **9-Month Plat Expiration Extension Request** for the Preliminary Plat of Bearpen Phase 2, consisting of +/- 62.1 acres, situated in the James Road Survey - Tract 19, Abstract No. 872 and Palmetto Grove Phase 1, Abstract No. 4436 and Shelby County School Land Survey - Tract 11, Abstract 946, City of Royse City, Hunt County, Texas, and any matters related thereto.
4. Consider and act on a **9-Month Plat Expiration Extension Request** for the Preliminary Plat of Bearpen Phase 3, consisting of +/- 44.95 acres, situated in the James Road Survey - Tract 19, Abstract No. 872 and Palmetto Grove Phase 1, Abstract No. 4436 and Shelby County School Land Survey - Tract 11, Abstract 946, City of Royse City, Hunt County, Texas, and any matters related thereto.

E. BUSINESS

1. Consider and act on compliance with the **I-30 Overlay Matrix** for Lot 2 - Block 1 of Royse City Summit, the future site of 7-Brew Coffee, located at 420 E. Interstate 30, City of Royse City, Rockwall County, Texas, 75189, and any matters related thereto.
2. Consider and act on a **Development Plat** for Childrens Lighthouse Addition, consisting of +/- 2.8 acres, situated in Lot 1 - Block A of the Highway 66 Sports Addition, City of Royse City, Collin County, Texas, and any matters related thereto.

3. Consider and act on a **Final Plat** of the CVS Royse City Addition, Block 1 - Lot 3R, consisting of +/- 1.7 acres, situated in the existing CVS Royse City Addition, Lot 3, City of Royse City, Rockwall County, Texas, and any matters related thereto.
4. Consider and act on the **Preliminary Plat** of Bearpen Phase 4, consisting of +/- 82.3 acres, situated in the James Road Survey - Tract 19, Abstract No. 872 and Palmetto Grove Phase 1, Abstract No. 4436 and Shelby County School Land Survey - Tract 11, Abstract 946, City of Royse City, Hunt County, Texas, and any matters related thereto.
5. Consider and act on the **Preliminary Plat** of Bearpen Phase 5, consisting of +/- 86.7 acres, situated in the James Road Survey - Tract 19, Abstract No. 872 and Palmetto Grove Phase 1, Abstract No. 4436 and Shelby County School Land Survey - Tract 11, Abstract 946, City of Royse City, Hunt County, Texas, and any matters related thereto.
6. Consider and act on the reappointment of multiple Heritage Preservation Board member(s), and any matters related thereto.

F. DISCUSSION

1. Discuss any matters pertaining to the Planning & Zoning Commission, including action regarding absences, 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 July 31, 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