AGENDA

Planning and Zoning Commission
Regular Meeting
Thursday, June 4, 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 May 8th, 2026 Planning and Zoning Commission Meeting Minutes, and any matters related thereto.

D. PUBLIC HEARING

1. Public Hearing regarding a **Specific Use Permit** situated in Lot 10 of the Erby Campbell Retail Three Addition for a Mini-Warehouse under the City of Royse City Zoning Ordinance, Chapter 14A, Article 6-2, and any matters related thereto.
2. Public Hearing regarding a **Specific Use Permit** situated in Lot 8E of the Erby Campbell Retail Two Addition for an Auto Service Station 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 Request** for a Final Plat within the J. Stephenson Survey, Abstract No. 188, Tract 17, City of Royse City, Rockwall County, Texas, 75189, and any matters related thereto.
2. Consider and act on a **6-Month Extension Request** for the Preliminary Plat of Bearpen Phase 1, consisting of +/- 89.3 acres, situated in the James Roads Survey, Abstract No. 872 and the James May Survey, Abstract No. 1297, Tract R110, City of Royse City, Hunt County, Texas, 75189, and any matters related thereto.
3. Consider and act on the **Reinstatement** of a Preliminary Plat for Liberty Crossing Phase 3, consisting of +/- 34.2 acres, situated in William Love Survey, Abstract No. 135, Tract 18, City of Royse City, Rockwall County, Texas 75189, and any matters related thereto.
4. Consider and act on a **Final Plat** for Verandah Phase 8, consisting of +/- 53.1 acres, situated in the Joseph Prewitt Survey, Abstract No. 851, Tract 9, Verandah Municipal Utility District, Royse City ETJ, Hunt County, Texas, and any matters related thereto.
5. Consider and act on a **Final Plat** for Clearview Ranch Phase 2 South, consisting of +/- 75.4 acres, situated in the Russell Crawford Survey, Abstract No. 229, Tract 8, City of Royse City, Collin County, Texas, and any matters related thereto.

F. BUSINESS

1. Consider and act on the request for a **Specific Use Permit** situated in Lot 10 of the Erby Campbell Retail Three Addition for a Mini-Warehouse under the City of Royse City Zoning Ordinance, Chapter 14A, Article 6-2, and any matters related thereto.
2. Consider and act on the request for a **Specific Use Permit** situated in Lot 8E of the Erby Campbell Retail Two Addition for an Auto Service Station under the City of Royse City Zoning Ordinance, Chapter 14A, Article 6-2, and any matters related thereto.
3. Consider and act on compliance with the **I-30 Overlay Matrix** for a proposed Tractor Supply Garden Center, situated in Lot 1, Block A of the TSC Royse Addition, located at 772 Interstate 30, City of Royse City, Rockwall County, Texas, 75189, and any matters related thereto.
4. Consider and act on a **Development Plat** for Crunch Fitness, consisting of +/- 4.8 acres, situated in Lot 8A of the Erby Campbell Retail Two Addition, City of Royse City, Rockwall County, Texas, 75189, and any matters related thereto.

G. DISCUSSION

1. Discuss any matters pertaining to the Planning & Zoning Commission, including action regarding member 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, 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 29, 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