# AGENDA

Planning and Zoning Commission
Regular Meeting
Thursday, July 2, 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 June 4th Planning & Zoning Commission Regular Meeting Minutes, and any matters related thereto.

**D. PUBLIC HEARING**

1. Public hearing regarding a **Zoning Change** from Agricultural (A) and Single-Family Residential District (SF1) to Planned Development District (PD), situated in J.B Ratliff Survey, Abstract No. 185, Lot 19-1 and Tracts 19-2, 19-4, generally located along the western frontage of FM 2453 and directly south of the Meadows at Morgan Creek, City of Royse City, Texas, and any matters related thereto.

**E. CONSENT AGENDA**

1. Consider and act on a **30-Day Extension Request** for a Preliminary Plat of Bearpen Phase 4, consisting of +/- 82.3 acres, situated in the James Roads Survey, Abstract No. 872 and Phase 1 of the Palmetto Grove Subdivision, City of Royse City, Hunt County, Texas, and any matters related thereto.
2. Consider and act on a **30-Day Extension Request** for a Preliminary Plat of Bearpen Phase 5, consisting of +/- 86.8 acres, situated in the James Roads Survey, Abstract No. 872 and Phase 1 of the Palmetto Grove Subdivision, City of Royse City, Hunt County, Texas, and any matters related thereto.
3. Consider and act on a **Final Plat** of BJ's Wholesale Club: Block A - Lot 1, consisting of +/- 11 acres, situated in the J. Stephenson Survey, Abstract No. 188, Tract 17, City of Royse City, Rockwall County, Texas, 75189, and any matters related thereto.

**F. BUSINESS**

1. Consider and act on a **Zoning Change** from Agricultural (A) and Single-Family Residential District (SF1) to Planned Development District (PD), situated in J.B Ratliff Survey, Abstract No. 185, Lot 19-1 and Tracts 19-2, 19-4, generally located along the western frontage of FM 2453 and directly south of the Meadows at Morgan Creek, City of Royse City, Texas, and any matters related thereto.
2. Consider and act on compliance with the **I-30 Overlay Matrix** for the proposed BJ's Wholesale Club, situated in the J. Stephenson Survey, Abstract No. 188, Tract 17,

City of Royse City, Rockwall County, Texas, 75189, and any matters related thereto.

3. Consider and act on compliance with the **I-30 Overlay Matrix** for the proposed Montfort Royse City Storage, situated in Lot 10 of the Erby Campbell Retail Three Addition, City of Royse City, Rockwall County, Texas, and any matters related thereto.
4. Consider and act on compliance with the **I-30 Overlay Matrix** for the proposed Firestone: Complete Auto Care, situated in Lot 8E of the Erby Campbell Retail Two Addition, City of Royse City, Rockwall County, Texas, and any matters related thereto.
5. 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.
6. Consider and act on a **Master Plat** of Bearpen Zone 2, consisting of +/- 169.1 acres, situated in the James Roads Survey, Abstract No. 872 and Phase 1 of the Palmetto Grove Subdivision, City of Royse City, Hunt County, Texas, 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 June 26, 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