AGENDA

Planning and Zoning Commission
Regular Meeting
Thursday, April 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 March 5th Planning & Zoning Regular Meeting Minutes, and any matters related thereto.

D. CONSENT AGENDA

1. Consider and act on a ***30-Day Extension Request*** for the Final Plat of Clearview Ranch Phase 2 South**,** consisting of +/- 75.4 acres, situated in the R. Crawford Survey, Abstract No. 229, City of Royse City, Collin County, Texas, and any matters related thereto.
2. Consider and act on a ***30-Day Extension Request*** for the Final Plat of Waterscape Phase 4A, consisting of +/- 44.8 acres, situated in Lot 8 of the Nancy McCasland Survey, Abstract No. 149, Royse City ETJ, Rockwall County, Texas 75189, and any matters related thereto.
3. Consider and act on a ***30-Day Extension Request*** for the Final Plat of Waterscape Phase 4B, consisting of +/- 64.5 acres, situated in Lot 8 of the Nancy McCasland Survey, Abstract No. 149, Royse City ETJ, Rockwall County, Texas 75189, and any matters related thereto.
4. Consider and act on a ***9-Month Extension Request*** for the Preliminary Plat of Creekside Phase 4, situated in the John Davis Survey, Abstract No. 244, City of Royse City, Collin County, Texas, and any matters related thereto.
5. Consider and act on a ***9-Month Extension Request*** for the Preliminary Plat of Creekside Phase 5, situated in the John Davis Survey, Abstract No. 244, City of Royse City, Collin County, Texas, and any matters related thereto.

E. BUSINESS

1. Consider and act on compliance with the ***I-30 Overlay Matrix*** for the proposed Crunch Fitness site, situated in *Lot 8A of the Erby Campbell Retail Two Addition*, City of Royse City, Rockwall County, Texas, and any matters related thereto.
2. Consider and act on the compliance with the ***I-30 Overlay Matrix*** for the existing Royse City Emergency Hospital site, situated in the CVS Royse City Addition, Block 1 - Lot 3, City of Royse City, Rockwall County, Texas, and any matters related thereto.

3. Consider and act on compliance with the ***I-30 Overlay Matrix*** for the proposed Ono's Hawaiian BBQ, an exterior alteration to the previous Dairy Queen site, located at 506 I-30, City of Royse City, Rockwall County, Texas, and any matters related thereto.
4. Consider and act on the ***Final Plat*** of the Provident 30 Addition, Block A, Lots 2R - 4R,5 and 6, consisting of +/- 7.2 acres, situated in the existing remainder tract and Lot 4 of the Provident 30 Addition, City of Royse City, Rockwall County, Texas, 75189, and any matters related thereto.
5. Consider and act on the ***Final Plat*** of the TSC Addition, a replat of the existing four lots, consisting of +/- 13.8 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*** for Quiktrip #1937, located on the NE corner of FM2642 and Interstate 30, City of Royse City, Hunt County, Texas 75189, and any matters related thereto.
7. Consider and act on a ***Development Plat*** for Childrens Lighthouse, consisting of +/- 2.8 acres, situated in Block A - Lot 1 of the Highway 66 Sports Addition, City of Royse City, Collin County, Texas, 75189, and any matters related thereto.
8. Consider and act on the ***Preliminary Plat*** of Verandah Phase 11, consisting of +/- 60 acres, situated in the Joseph Prewitt Survey, Abstract No. 851 and the James Chapman Survey, Abstract No. 185, Royse City ETJ - Verandah Municipal Utility District, Hunt County, Texas, 75189, and any matters related thereto.
9. Consider and act on the ***Preliminary Plat*** of Verandah Phase 13, consisting of +/- 40.9 acres, situated in the Joseph Prewitt Survey, Abstract No. 851, Royse City ETJ - Verandah Municipal Utility District, Hunt County, Texas, 75189, and any matters related thereto.
10. Consider and act on the ***Preliminary Plat*** of Verandah Phase 3C, consisting of +/- 54.6 acres, situated in the J.W. Beckton Survey, Absract No. 91, Royse City ETJ - Verandah Municipal Utility District, Hunt County, Texas, 75189, and any matters related thereto.
11. Discuss and act on any matters pertaining to the Planning & Zoning Commission, 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, 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 March 27, 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