

**NOTICE OF PUBLIC HEARING  
BEFORE THE PLANNING AND ZONING COMMISSION AND THE  
CITY COUNCIL  
OF THE CITY OF ROWLETT, TEXAS**

NOTICE is hereby given that the Planning and Zoning Commission and City Council of the City of Rowlett, Texas, will hold a public hearing at 7:00 p.m. on the 6<sup>th</sup> day of April, 2015 and 7:30 p.m. on the 7<sup>th</sup> day of April 2015 respectively, at the Municipal Center, 4000 Main Street, Rowlett, Texas.

At such times and place, the Commission and Council will hear testimony and take appropriate action on a rezoning request. The subject property is 290.1 +/- gross acres generally located in the southernmost portion of the southeastern quadrant of the City of Rowlett and is intersected by Interstate 30. The portion of the subject property located north of Interstate 30 is bounded by the Lakecrest Estates Subdivision to the north, the MKT Railroad and Dalrock Road to the east, Interstate 30 to the south, and Lake Ray Hubbard to the west. The portion of the subject property located south of Interstate 30 is generally bounded by Interstate 30 to the north and Lake Ray Hubbard to the east, south, and west.

The applicant requests a zoning district change to the New Neighborhood, Urban Village and Bayside Special District Form Based Zoning Districts for the purposes of building a pedestrian-oriented, mixed-use neighborhood to be governed by the City of Rowlett's Form Based Code.

All interested citizens of the City are invited to attend these public hearings and participate in same. Any owner of property subject to a proposed rezoning or affected by a proposed rezoning may protest the rezoning by filing a written protest with the Director of Development Services. The protest must be received by the Planning Division by 5 pm on Wednesday, April 1, 2015, to be included in the Commission and Council's packets. Responses received after April 1, 2015 shall not be counted in the record of response. The protest shall object to the zoning map amendment, contain a legal description of the property on behalf of which the protest is made, and be signed by the owner of the property. If protests in the form of opposition are received from property owners within 200 feet of the subject property, and the property owners own a combined minimum of 20 percent or more of the land area, approval by the City Council shall only occur with a concurring vote of at least three-fourths of the full membership of the City Council.

Additional information may be obtained in the Department of Development Services located at 3901 Main Street or by contacting Staff at (972) 463-3904.

*Laura Hallmark*  
City Secretary  
City of Rowlett, Texas

NOTICE OF A PUBLIC HEARING OF THE PLANNING AND ZONING COMMISSION AND THE CITY COUNCIL OF THE CITY OF ROWLETT, TEXAS, WAS POSTED ON OR BEFORE THE 23<sup>rd</sup> DAY OF MARCH, 2015, PRIOR TO 5:00 PM, IN ACCORDANCE WITH STATE LAW.