

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

NOTICE is hereby given that the Planning and Zoning Commission of the City of Rowlett, Texas will hold a public hearing at 6:30 p.m. on July 25, 2017 and that the City Council of the City of Rowlett, Texas, will hold a public hearing at 7:30 p.m. on August 15, 2017. Both meetings will be held at the Municipal Center, 4000 Main Street, Rowlett, Texas.

At such time and place, the Commission and Council will hear testimony and take appropriate action on a Major Warrant request. The subject property is located at 3900 and 3908 Main Street further described as 11.54 ± acres in the William Crabtree Survey, Abstract 347, Tract 27, and being lot 2, Block A, Municipal Complex Addition and also lot 3R-1AR, Block A, Municipal Complex Amended Addition, City of Rowlett, Dallas County, TX. The applicant is requesting a Major Warrant from the parking regulations of the Form Based Code that do not allow for dedicated on-street parking in front of mixed-use buildings. The applicant wishes to dedicate overnight, on-street parking spaces for the apartment residents located above the commercial “live-work” units along Rowlett and Ponder Street.

All interested citizens of the City are invited to attend this public hearing and participate in same. Any written response must be received by the Planning Division by 5pm on Wednesday, July 19, 2017 to be included in the Planning and Zoning Commission Packet and August 2, 2017 to be included in the City Council packet. Responses received after July 19, 2017 will also be forward to City Council. Responses received after August 2, 2017 shall not be counted in the record response. The protest shall object to the Major Warrants, 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 Rowlett Planning Division located at 3901 Main Street or by contacting staff at (972) 463-3904.