

**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 7:00 p.m. on Tuesday, August 14, 2018 and that the City Council of the City of Rowlett, Texas, will hold a public hearing at 7:30 p.m. on Tuesday, September 4, 2018. 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 may take action on a rezoning request. The subject property is located at 8900 Lakeview Parkway further being described as 3.8054 acres of land +/- acres in the J. Hart Survey, Abstract No. 111, City of Rowlett, Rockwall County, Texas. The applicant requests a rezoning from to FB-UV (Form Based Urban Village) within Mixed Use District, and proposes a PD (Planned Development) Zoning with the underlying base zoning of C-2. Allowable uses will be all uses in C-2 along with Restaurant (w/ Drive Thru), Office, Car Wash and Vehicle Service and Repair (light and heavy). The development will also request a reduction in the landscape buffer to 10' with an 8' high masonry screening wall along the southernmost property line to match the existing screening wall on the adjacent commercial property. The applicant also requests a reduction in landscape buffer between the interior lots of the property to 3' from each interior edge. The current code Ch.77-504.D.2 requires a 6' landscape buffer between compatible uses from each boundary edge. The southernmost property line per current code Ch.77-504.D.2.h table 5.4-2 requires a 15 foot buffer yard with a masonry or living screening.

All interested citizens of the City are invited to attend this public hearing 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 Community Development Department. The protest must be received by the Planning Division by 5:00 pm on Wednesday, August 8th, 2018. Responses received after that time 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 Rowlett Planning Division located at 3901 Main Street or by contacting staff at (972) 463-3906.

Posted this 24<sup>th</sup> day  
of July 2018  
at 4:00 a.m./p.m.