

**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 five public hearings starting at 7:00 p.m. on the 8th day of April, 2014 and the City Council will hold five public hearings starting at 7:30 p.m. on the 15th day of April, 2014 at the Municipal Center, 4000 Main Street, Rowlett, Texas.

At such time and place, the Commission and Council will hear testimony and may take appropriate action on the following requests from the City of Rowlett related to the Realize Rowlett 2020 North Shore Planning Initiative: (1) Amend the Comprehensive Plan specifically as it relates to the addition of subarea plans, supplemental information, and textual changes to the Center for Commerce and Industry and Northshore areas; (2) Amend the Rowlett Code of Ordinances and the Form Based Code to establish three new zone classifications to be known as the Rural Neighborhood District, Urban Neighborhood District, and Commercial Center District, which shall be governed by the Form Based Code containing new or amended procedural requirements, standards for site design, and regulations affecting building form, building design, street design, setback, parking, signage, landscaping and permitted uses; (3) A request to rezone the area identified in the Realize Rowlett 2020 Comprehensive Plan as The Center of Commerce and Industry to the Commercial Center and Urban Village Districts. The property is generally located west of Muddy Creek, east of the President George Bush Turnpike, is bounded to the north by the City Limit Line and south by Lake Ray Hubbard, and is approximately 415.63 ± acres; (4) A request to rezone a portion of the area identified in the Realize Rowlett 2020 Comprehensive Plan as Northshore (further described as North Shore North) to the New Neighborhood, Urban Neighborhood, Urban Village, and Rural Neighborhood Districts. The property is generally located west of the President George Bush Turnpike, west of Hickox Road, east of the Castle Hills Estate and Ravens Nest subdivision, and bounded by the City Limits Line, and is approximately 650.58 ± acres; (5) A request to rezone a portion of the area identified in the Realize Rowlett 2020 Comprehensive Plan as Northshore (further described as North Shore South) to the Urban Neighborhood, Urban Village, Rural Neighborhood, and Commercial Center Districts. The property is generally located west of the President George Bush Turnpike, east of Hickox Road, northeast of the Chandler Park 4, Rowlett Ranch Estate, and Rowlett Ranch Estates 2 subdivisions, and is approximately 533.56 ± acres;

All interested citizens of the City are invited to attend these 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 Director of Development Services. The protest must be received by the Planning Division by 5 pm on Wednesday, April 2nd to be included in the Planning and Zoning Commissioner's packets or 5 p.m. Wednesday April 9th to be included in the Council's packet. 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 Development Services Department /Planning Division located at 3901 Main Street or by contacting staff at (972) 463-3904.