

**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 and City Council of the City of Rowlett, Texas will hold a public hearing at 7:00 p.m. on the 24th day of March, 2015, and the City Council will hold a public hearing at 7:30 p.m. on the 21st day of April, 2015 both 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(s) related to the following Form Based Code standards in order to develop a mixed-use master planned development: lighting standards, residential building types, ceiling height requirements, flex-space at grade, building materials, stairwell treatment, and continuous building frontage. The subject property is located at 3900 and 3908 Main Street, further described as 11.54 + acres of land being situated in the William Crabtree Survey, Abstract NO. 347, being a portion of Lot 1 and all of Lot 1, Block A, as shown on the final plat of the Municipal Complex Addition, recorded in Volume 95237, Page 2810, plat records Dallas County, TX, and being all of that certain tract of land described in a deed to Larry Raney and Spouse, Joanne Raney, recorded in Volume 2002110, Page 9227, deed records, Dallas County, TX, and also being all of lot 3R-1AR, Block A, as shown on the amending plat of Lot 3R-1AR, 3R-2AR, & 3R-3AR, Block A, Municipal Complex Addition, recording in instrument NO. 201400143623, official public records, Dallas County, TX.

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 Major Warrant or affected by the proposed Major Warrants may protest the Warrants by filing a written protest with the Director of Planning. The protest must be received by the Planning Division by 5 pm on Wednesday, March 18th, 2015 to be included in the Planning and Zoning Commission packet and April 15th to be included in the City Council packet. Responses received by March 18th will also be forwarded to City Council. Responses received after April 15th shall not be counted in the record of response. The protest shall object to the Major Warrant(s), contain a legal description of the property on behalf of which the protest is made, and be signed by the owner of the property.

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

Stacey Chadwick

Deputy City Secretary
City of Rowlett, Texas

NOTICE OF A PUBLIC HEARING OF THE PLANNING AND ZONING COMMISSION AND CITY COUNCIL OF THE CITY OF ROWLETT, TEXAS, WAS POSTED ON OR BEFORE THE 12th DAY OF MARCH, 2015, PRIOR TO 5:00 PM, IN ACCORDANCE WITH STATE LAW.