

**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 9th day of June, 2015, and the City Council will hold a public hearing at 7:30 p.m. on the 7th day of July, 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 request for a rezoning from Single Family-40 Zoning District to the New Neighborhood Form Based Zoning District with Major Warrants for the purposes of building a pedestrian-oriented, single family neighborhood to be governed by the City of Rowlett's Form Based Code. The Major Warrants are to allow modification to the following Form Based Code standards: lighting and facing open space. The subject properties are located at 4401, 4413, 4501, 4509, 4513, 4601, 4609, 4613 and 4701 Dexham Road, further described as Lots 1 – 9, Block A of the Dexham Creek Ranch Estates, City of Rowlett, Dallas County, Texas.

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, June 3, 2015, to be included in the Planning and Zoning Commission packet and Wednesday, July 1, 2015, to be included in the City Council packet. Responses received after July 1st shall not be counted in the record of response. The protest shall object to the rezoning, 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/Planning Division located at 3901 Main Street or by contacting Staff at (972) 416-6166.

Stacey Chadwick

Deputy City Secretary
City of Rowlett, Texas

NOTICE OF A PUBLIC HEARING OF THE CITY COUNCIL OF THE CITY OF ROWLETT, TEXAS, WAS POSTED ON OR BEFORE THE 26TH DAY OF MAY, 2015 PRIOR TO 5:00 PM, IN ACCORDANCE WITH STATE LAW.