

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

NOTICE is hereby given that the Planning and Zoning of the City of Rowlett, Texas, will hold public hearings at 6:30 p.m. on the 23rd day of August, 2016, and that the City Council will hold public hearings at 7:30 p.m. on the 6th day of September, 2016, at the Municipal Center, 4000 Main Street, Rowlett, Texas.

At such time and place, the Commission and Council will hear testimony and may make a decision on the following rezoning requests:

A request for a Special Use Permit to construct a restaurant with a drive-through. Per the Rowlett Development Code, a restaurant with a drive-through requires a Special Use Permit to locate in the General Commercial/Retail (C-2) Zoning District. The subject property is located at 3101 Lakeview Parkway further described as being Lot 2, Block A, of the Briarwood Armstrong Addition, City of Rowlett, Dallas County, Texas. (136-2015)

At such time and place, the Commission and Council will hear testimony and take appropriate action on a request for a rezoning from Commercial/Retail Highway(C-3) and Park Zoning Districts to the Urban Village Form Based Zoning District for the purposes of building a pedestrian oriented urban development and incorporating Herfurth Park into the Downtown Framework Plan. The subject property is located at 4500 and 4800 Main Street, and 3801 President George Bush Hwy, further described as being 57.61+/- acres in the William Crabtree Survey, Abstract #347, and Lot 1 Block A, Kirby Elevated Tank Addition, 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 rezoning or affected by the proposed rezoning may protest the rezoning by filing a written protest with the Director of Planning. The protest must be received by the Planning Division by 5 pm on Wednesday, August 17, 2016 to be included in the Planning and Zoning Commission packet and by Wednesday, August 26, 2016 to be included in the City Council packet. Responses received after the date indicated above 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.

All interested citizens of the City are invited to attend this public hearing and participate in same. Additional information may be obtained in the Rowlett Development Services Department/Planning Division located at 3901 Main Street or by contacting staff at (972) 463-3906.

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 10th DAY OF AUGUST 2016, PRIOR TO 5:00 PM, IN ACCORDANCE WITH STATE LAW.