

NOTICE OF PUBLIC HEARING BEFORE THE CITY COUNCIL OF THE CITY OF ROWLETT, TEXAS

The City of Rowlett City Council will conduct a public hearing and take action on a request by Michael Flowers, Jackson Shaw, on behalf of property owners Nathan E. and Ida H. Bush, GWB Cherokee Land, LLC., Larry E. Hester, Homer B. Johnson Estate/Johnson Family Trust, McEntee Family Limited, Roger Dale and Vickie Darlene Trent, and Trent Family Partnership, Ltd., to: 1) Rezone approximately 171.09 acres of land from Form-Based Commercial Center (FB-CC) District and Form-Based Urban Village (FB-UV) District to Planned Development (PD) District for Light Industrial (M-1) and Mixed Commercial/Office/Residential Uses and approval of a Concept Plan to develop the property with light industrial uses; 2) Amend the Future Land Use Map and the Comprehensive Plan; and 3) Amend the Zoning Map of the City of Rowlett. The approximately 171.09-acre site is located east of the President George Bush Turnpike and north of Liberty Grove Road, situated in the James Hamilton Survey, Abstract No. 544, in the City of Rowlett, Dallas County, Texas. The applicant is requesting this rezoning to allow for the development of light industrial, office, and mixed-uses. The City Council may modify the applicant's request and the final action may not exactly mirror the applicant's request. If this request is approved, the City's zoning map will be revised according to the changes made by this proposed zoning change. To the extent that this proposed rezoning conflicts with the Comprehensive Plan, if approved, the Comprehensive Plan will also be revised accordingly. 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 pursuant to Section 77-805 of the Rowlett Development Code within a time specified. 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. The City Council Meeting will be held on **Tuesday, April 5, 2022, at 7:30 PM** in the City Hall chambers located at 4000 Main Street, Rowlett, Texas 75088. The public can view live on the City's website or via RTN16. Staff's analysis and all associated exhibits will be published on Friday, April 1, 2022.

For more information, please contact the Planning and Urban Design Division at (972) 412-6138.