

**NOTICE OF PUBLIC HEARING
BEFORE THE PLANNING AND ZONING COMMISSION
OF THE CITY OF ROWLETT, TEXAS**

NOTICE is hereby given that the Planning and Zoning Commission of the City of Rowlett, Texas, will hold a public hearing at 7:00 p.m. on the 25th day of February, 2014 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. The subject property is located at 10000 Beacon Harbor, being 2.61 +/- acres further described as Block 1, Lot 2 of the Homestead at Lakepointe Addition, Rowlett, Rockwall County, Texas.

The subject property is located within the New Neighborhood Form Based District with the additional allowance for mixed residential and live/work units by right. The applicant requests a Major Warrant to increase the maximum allowable height from 2.5 stories to 4 stories to accommodate a proposed mixed residential development.

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, February 19th to be included in the Planning and Zoning Commission packet and February 26th 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 Major Warrants, 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.



City Secretary
City of Rowlett, Texas

NOTICE OF A PUBLIC HEARING OF THE PLANNING & ZONING COMMISSION AND CITY COUNCIL OF THE CITY OF ROWLETT, TEXAS, WAS POSTED ON OR BEFORE THE 12th DAY OF FEBRUARY, 2014 PRIOR TO 5:00 PM, IN ACCORDANCE WITH STATE LAW.