

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 to approve amendments to Chapter 77-803.F of the Rowlett Development Code regarding public notification for requests requiring public hearings. The City Council Meeting will be held on Tuesday, May 3, 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 29, 2022.

For more information, please contact the Planning and Urban Design Division at (972) 463-3949.

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 to approve amendments to Chapter 77-508 of the Rowlett Development Code regarding residential building standards. The City Council Meeting will be held on Tuesday, May 3, 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 29, 2022.

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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 Manhard Consulting, on behalf of property owners Sapphire Bay Land Holdings I, LLC, to consider a Development Plan for a restaurant with Major Warrants to: (1) Article 2.8.6.E.2 to reduce the façade glazing requirements from 60% to 15% on all elevations, and (2) Article 2.4.2.B.2 to allow for a single story building on property regulated by the Form-Based Urban Village standards. The approximately 2.6-acre site is located approximately 400 feet northwest of the intersection of Meigan Elise Drive and Katie Drive, in the City of Rowlett, Dallas County, Texas. The City Council Meeting will be held on Tuesday, May 3, 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 29, 2022.

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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 Manhard Consulting, on behalf of property owners Sapphire Bay Land Holdings, LLC, to consider a Development Plan for a residential subdivision with Major Warrants to: (1) Article 2.8.6.B.3 to remove the requirement for a stoop entry, (2) Article 2.8.6.B.7.iii and Article 2.8.6.C.3.iii to remove the requirement for a sidewalk adjacent to the street, and (3) Article 2.4.6.8.2.6 to reduce tree spacing requirements allowing trees to be spaced an average of 30 feet O.C. (measured to the center of each tree) as opposed to the required 25 feet O.C. The approximately 2.93-acre site is located approximately along the eastern boundary of Marc Place and a portion of Easy Street, in the City of Rowlett, Rockwall County, Texas. The City Council Meeting will be held on Tuesday, May 3, 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 29, 2022.

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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 Manhard Consulting, on behalf of property owners Sapphire Bay Land Holdings LLC, regarding amendments to the existing Regulating Plan and a Major Warrant to Article 4, Lighting Standards. The approximately 116.93-acre site is located on the peninsula south of Interstate 30 (IH-30) in the City of Rowlett, Dallas County and Rockwall County, Texas. The City Council Meeting will be held on Tuesday, May 3, 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 29, 2022.

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