



NOTICE TO SURROUNDING OWNERS

NOTICE OF PUBLIC HEARING

PUBLIC NOTICE is hereby given, that on the 6th day of December 2021, the Planning and Zoning Commission will hold a Public Hearing to discuss amending the City's Zoning Map to an area located in the Dickinson 1st Addition, (District 2) in the City of Rusk, Texas, from Single-family detached (R-1) zone to Single-family attached zone (R-3). The proposed rezone is being sought by the City of Rusk in order to address a growing number of requests to build smaller and more efficient homes within the City of Rusk. Recent amendments to the Rusk Unified Development Code were approved by City Council amending §153.29 *Dimensional Standards*, to include a minimum square footage allowed in each residential zone. Single-family attached (R-3) zones allow a minimum of 375 square feet. The proposed rezone will provide a designated area in which affordable single-family residential homes are permitted to be constructed. The area being proposed to the Planning and Zoning Commission for rezoning has been selected for the number of undeveloped parcels available to accommodate new construction.

The properties under consideration are identified as parcel numbers: **227358000, 227373000, 227366000, 227367000, 227364000, 227363000, 227365000, 227362000, 227361000, 227368000, 227460000, 227374000, 227369000, 227370000, 227372000, 227371000, 227353000, 227354000, 227359000, 227355000, 227357000, 227356000.**

From (R-1) to (R-3)

[Single-Family Detached District to Single-Family Attached (Duplex) District]

A public hearing will be held on said petition before the City of Rusk Planning & Zoning Commission in the Council Chambers, at the **Rusk Civic Center**, located at **555 Euclid St. Rusk, TX 75785**, on **December 06, 2021**, at **5:15 p.m.** at which time the Commission will hear the evidence presented on this matter and such other matters as may properly come before the Commission. A second public hearing will be held on said petition before the Rusk City Council in the Council Chambers, at the **Rusk Civic Center**, located at **555 Euclid St. Rusk, Texas** on Thursday, **December 09, 2021**, at **5:30 p.m.**

Objections to, or support in favor of said application, may be offered verbally at the hearing or may be submitted in writing to Cinda Ethridge, City Secretary or filed with the Development Services Department at 205 S. Main St. Rusk, TX 75785.

Brandon Scarborough,

Director of Development Services
City of Rusk City Hall
205 S. Main St.
Rusk, TX 75785