

NOTICE TO SURROUNDING LANDOWNERS

NOTICE OF PUBLIC HEARING



PUBLIC NOTICE is hereby given that on the 18th day of April 2023, Billy & Norma Niederhofer, hereinafter called **applicant**, filed a major plat application requesting the Planning and Zoning Commission review and approve a fifteen (15) lot subdivision in accordance with the Subdivision Ordinance of the City of Rusk, Texas. The creation of four or more lots requires Planning and Zoning approval. The property details and location of the proposed subdivision is as follows.

Because you own property that is located within 200 feet of the proposed property, State law requires that we notify you of the public hearing. **However, the zoning of your property will not be affected.** The public hearing process allows landowners and the general public an opportunity to provide comments, ask questions, and address concerns regarding the request.

The property under consideration is undeveloped and located at the corner of Jordan Street and Ellis Street. There is no physical address for this property at this time. However, the property is described as being 3.451 acres of land in the William Anderson Survey, Abstract No. 70, City of Rusk, Cherokee County, Texas, and being part of that Exhibit A, Tract Two called 24.91 acres from Michael and Teresia McCollom to Billy and Norma Niederhofer, as recorded in Volume 2749, Page 828 of the Official Records of Cherokee County, Texas.

Currently Zoned (R-1) Single-Family Detached Residential – No Zone Change Required

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 **Tuesday, May 09, 2023, at 5:30 p.m.** at which time the Commission will hear public comments and review the final plat presented on this matter and such other matters as may properly come before the Commission. Following the Commissions review, a public hearing will be held on this matter before the Rusk City Council in the Council Chambers, at the **Rusk Civic Center**, located at **555 Euclid St. Rusk, Texas** on **Thursday, May 11, 2023, at 5:30 p.m.**

Objections to, or support in favor of said subdivision 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. Additionally, any questions or remarks can be sent to Brandon Scarborough at bscarborough@rusktx.org.

Brandon Scarborough,

Director of Development Services
City of Rusk City Hall
205 S. Main St.
Rusk, TX 75785
(903)683-2213

Property within 200' - Property ID [97605, 109554000, 109554100, 109555000, 109557000, 109558000, 109560000, 109561000, 109567000, 109568000, 109582000, 109583000, 109592000, 109594000, 109602000, 109602100, 109615000, 109625000, 109641000, 109665000, 109672000, 109673000, 109674000, 109676000, 109677000, 109684000, 109686000, 109689000, 109692000, 113950000, 113959000, 113959020, 113962000, 113975000, 113982000, 227662000, 227663000]