

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

NOTICE is hereby given that the Planning and Zoning of the City of Rowlett, Texas, will hold three public hearings at 6:30 p.m. on the 8th day of December, 2015, and that the City Council will hold three public hearings at 7:30 p.m. on the 5th day of January, 2016, at the Municipal Center, 4000 Main Street, Rowlett, Texas.

At such time and place, the Commission and Council will hear testimony and may make a decision on the following rezoning requests:

A request for a Special Use Permit to construct a 1,276 square-foot accessory building. Per the Rowlett Development Code, any accessory structure over 500 square feet requires a special use permit. The subject property is located at 2905 Weems Way further described as being Lot 11, Block 1 of the Toler Ridge Addition, City of Rowlett, Dallas County, Texas (47-2015)

A request for a Special Use Permit to construct a restaurant with a drive-through. Per the Rowlett Development Code, a restaurant with a drive-through requires a Special Use Permit to locate in the General Commercial/Retail (C-2) Zoning District. The subject property is located at 2801 Lakeview Parkway further described as being a 0.77 acres of land in the U. Matthusen Survey, Abstract No. 1017, City of Rowlett, Dallas County, Texas (45-2015)

A request for a rezoning from a Single Family-8 Zoning District to a Planned Development Zoning District with the purpose of constructing 16 townhomes. The subject property is located at 10206 Liberty Grove Road further described as being a 3.149 acres in the Harrison Blevins Survey, Abstract No. 94 and the Hanse Hamilton Survey, Abstract No. 858, City of Rowlett, Dallas County, Texas. (41-2015)

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 rezoning or affected by the proposed rezoning may protest the rezoning by filing a written protest with the Director of Planning. The protest must be received by the Planning Division by 5 pm on Wednesday, December 2nd to be included in the Planning and Zoning Commission packet and December 23rd 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 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.

All interested citizens of the City are invited to attend this public hearing and participate in same. Additional information may be obtained in the Rowlett Development Services Department/Planning Division located at 3901 Main Street or by contacting staff at (972) 412-6166.

Stacey Chadwick

Deputy City Secretary
City of Rowlett, Texas