



**AGENDA
PLANNING & ZONING COMMISSION
TUESDAY, MARCH 8, 2016**

The Planning and Zoning Commission will convene into a Work Session at 6:00 p.m. in the City Hall Conference Room at the Municipal Center, 4000 Main Street, Rowlett, at which time the following items will be considered:

- i. Call to Order.
- ii. Discuss items on the regular agenda.
- iii. Adjourn.

The Planning and Zoning Commission will convene into a Regular Meeting at 6:30 p.m. in the City Hall Chambers at the Municipal Center, 4000 Main Street, Rowlett, at which time the following items will be considered:

A. CALL TO ORDER

1. Update Report from Staff.

B. CONSENT AGENDA

1. Minutes of the Planning and Zoning Commission Meetings of February 23, 2016, and March 1, 2016.

C. ITEMS FOR INDIVIDUAL CONSIDERATION

1. Conduct a public hearing and make a recommendation to City Council on a request for a rezoning from Single Family-40 Zoning District to a Planned Development District with an underlying zoning of Single Family 5 (SF-5) for the purpose of constructing a single family neighborhood. The subject properties are located at 4401, 4413, 4501, 4509, 4513, 4601, 4609, 4613 and 4701 Dexham Road, further described as being Lots 1 – 9, Block A of the Dexham Creek Ranch Estates.

D. ADJOURNMENT

NOTE: THE PLANNING AND ZONING COMMISSION MAY RETIRE AND CONVENE INTO EXECUTIVE, CLOSED SESSION ON ANY MATTER RELATED TO ANY OF THE ABOVE AGENDA ITEMS FOR THE PURPOSES OF PRIVATE CONSULTATION WITH THE CITY ATTORNEY UNDER SECTION 551.071 OF THE TEXAS GOVERNMENT CODE.

NOTE: THE CITY OF ROWLETT MEETING ROOMS ARE ACCESSIBLE IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT AND PARKING SPACES ARE AVAILABLE. REQUESTS FOR ACCOMMODATIONS OR INTERPRETIVE SERVICES MUST BE MADE 48 HOURS PRIOR TO THIS MEETING. PLEASE CONTACT THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT FOR FURTHER INFORMATION.



Garrett Langford, Principal Planner

**MINUTES OF THE MEETING
OF THE PLANNING & ZONING COMMISSION
OF THE CITY OF ROWLETT, TEXAS, HELD IN THE MUNICIPAL CENTER
4000 MAIN STREET, AT 6:30 P.M., February 23, 2016**

PRESENT: Chairman Michael Lucas, Vice-Chairman Jonas Tune, Commissioners James Moseley, Chris Kilgore, Lisa Estevez, Alternate Kim Clark

ABSENT: Commissioners Thomas Finney, Alternates Stephen Ritchey, Jason Berry

STAFF PRESENT: Principal Planner Garrett Langford, Urban Design Manager Daniel Acevedo, Planner I Katy Goodrich, Development Services Coordinator Lola Isom

A. CALL TO ORDER

Chairman Michael Lucas called the meeting to order at 6:30 p.m.

1. Update Report from Staff.

Principal Planner, Garrett Langford, introduced our new Planner I, Katy Goodrich.

He also reminded the Commissioners of the upcoming joint City Council/Planning and Zoning Commission work session that will be held on March 1, 2016.

B. CONSENT AGENDA

- 1. Minutes of the Planning and Zoning Commission Meeting of February 9, 2016.**
- 2. Consider and take action on a Final Plat for the Evergreen at Rowlett Addition, located at 5500 Old Rowlett Road, further described as a 5.50 +/- acres of land located in the John M. Thomas Survey, Abstract No. 1478, City of Rowlett, Dallas County, Texas.**

Commissioner James Moseley made a motion to approve the Consent Agenda. Alternate Kim Clark seconded the motion. The motion passed with a 6-0 vote.

**MINUTES OF THE MEETING
OF THE PLANNING & ZONING COMMISSION
OF THE CITY OF ROWLETT, TEXAS, HELD IN THE MUNICIPAL CENTER
4000 MAIN STREET, AT 6:30 P.M., February 23, 2016**

C. ITEMS FOR INDIVIDUAL CONSIDERATION

- 1. Conduct a public hearing and consider text amendments to the City of Rowlett Form Based Code as it pertains to lighting standards, as specified in Articles 2.3, 2.4, 2.6, 2.7, and 4: Lighting, Mechanical, and Utilities.**

Urban Design Manager, Daniel Acevedo, came forward to present the proposed amendments. He provided history on the Form Based Code lighting amendments, implementation, and standards. He presented diagrams regarding the density and provided sample photos and a summary of the requirements for approving text amendments. Mr. Acevedo stated that staff recommends approval of the text amendments.

There was discussion amongst the Commission regarding the lighting research that was performed prior to the development of this proposal.

Chairman Michael Lucas opened the public hearing.

No speakers came forward.

Chairman Michael Lucas closed the public hearing.

Commissioner Chris Kilgore made a motion to approve the proposed amendments. Vice-Chairman Jonas Tune seconded the motion. The motion passed with a 6-0 vote.

- 2. Consider and take action on an Alternative Landscape Plan application for Panda Express located at 3209 Lakeview Parkway, further described as Lot 5, Block A, Briarwood Armstrong Addition, City of Rowlett, Dallas County, Texas.**

Mr. Langford came forward to present the case. He provided a location map to help orient the Commissioners to the subject property. He summarized the request as well as the current zoning of the property. He presented a Site Plan and Landscape Plan. Mr. Langford stated that staff recommends approval of the plan.

**MINUTES OF THE MEETING
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There was discussion amongst the Commission regarding the provision for relocating landscaping from a utility easement.

Commissioner Chris Kilgore made a motion to approve the Alternative Landscape Plan. Commissioner James Moseley seconded the motion. The motion passed with a 6-0 vote.

D. ADJOURNMENT

Chairman Michael Lucas adjourned the meeting at 6:46 p.m.

Chairman

Secretary



City of Rowlett

4000 Main Street
P.O. Box 99
Rowlett, TX 75030-0099
www.rowlett.com

Staff Report

Planning & Zoning Commission

AGENDA DATE: 03/08/2016

AGENDA ITEM: C1

AGENDA LOCATION:

Individual Consideration

TITLE

Conduct a public hearing and make a recommendation to City Council on a request for a rezoning from Single Family-40 Zoning District to a Planned Development District with an underlying zoning of Single Family 5 (SF-5) for the purpose of constructing a single family neighborhood. The subject properties are located at 4401, 4413, 4501, 4509, 4513, 4601, 4609, 4613 and 4701 Dexham Road, further described as being Lots 1 – 9, Block A of the Dexham Creek Ranch Estates.

STAFF REPRESENTATIVE

Garrett Langford, AICP, Principal Planner

SUMMARY

The applicant is requesting to rezone 83.25 acres along Dexham Road (Attachment 1 – Location Map) from Single Family-40 (SF-40) Zoning District to a Planned Development (PD) District with an underlying zoning of SF-5. The purpose of this rezoning is to build a 23.6-acre, single-family neighborhood with 73 lots (Attachment 2 – Statement of Intent and Purpose).

BACKGROUND INFORMATION

The subject property is located along the west side of Dexham Road, south of the MKT railroad line and east of Rowlett Creek. The total size of the subject property is 83.25 acres with a vast majority of it located within the Rowlett Creek floodplain. The applicant will pursue reclamation of approximately 12.5 acres of the subject property that would result in 23.6 developable acres should FEMA grant the necessary map revision approvals. The remaining 59.65 acres will remain within the floodplain and will be left in its natural state. Listed below is the history of City-initiated zoning changes for the subject property.

Zoning History

1959:	Annexed and zoned R-1
1988:	Zoned SF-10/21 (R-1)
1997:	Zoned Single Family Suburban 2 Residential District (SF-S2)
2001:	Single Family Estate Residential Zoning District (SF-E)
2006:	Single Family 40 (SF-40)

The R-1 and SF-10/21 zoning districts required a minimum lot size of 10,000 square feet. The SF-S2 zoning district required a minimum lot size of 15,000 square feet. The property was

rezoned in 2001 as part of the city-wide rezoning to the SF-E zoning district which requires a minimum lot size of one acre. The SF-E was replaced with the SF-40 district in 2006 with the adoption of the Rowlett Development Code. The SF-40 requires a minimum lot size of 40,000 square feet. The applicant platted the subject property in 2004 into a nine-lot addition called Dexham Creek Ranch Estates. The lots created in 2004 are conforming to the current zoning as the SF-E and SF-40 have similar dimensional requirements.

The applicant has not been able to develop or secure a market for a larger lot development at this location. The applicant sought to rezone the subject properties in 2015 to New Neighborhood Form Based District (NN-FB); however, the request did not secure the super majority votes needed for approval from City Council on August 18, 2015. The applicant has now submitted a new application requesting a rezoning to a PD instead of a NN-FB district. The applicant is requesting a PD with an underlying zoning of SF-5 with modified development standards (Attachment 3 – Development Standards). If approved, the proposed development will follow the standard requirements in the RDC except for those requirements specified in the Development Standards and the Concept Plan. The applicant's Concept Plan proposes a single family subdivision with two different minimum lot sizes at 5,500 square feet and at 7,500 square feet (Attachment 4 – Concept Plan).

The 2001 Comprehensive Plan established the subject property and the surrounding area as "residential low density." The 2001 Comprehensive Plan was replaced when City Council adopted the Realize Rowlett 2020 Comprehensive Plan in 2011. The subject property is not located within one of the 13 opportunity areas identified in the Realize Rowlett 2020 Comprehensive Plan. For areas outside of the opportunity area, the Plan states that the existing zoning and the Guiding Principles should be considered in decisions on rezoning. Staff recommended approval of the previous rezoning request to the NN-FB district because the regulations in the FBC are directly based on the Guiding Principles outlined in the Comprehensive Plan. Additionally, the NN-FB District included standards that offer more assurances that the future development would be of higher a quality. While the proposed PD does not offer as much assurance as a NN-FB District, it would provide for a quality development that, in staff's view, meets the criteria for a rezoning.

DISCUSSION

Section 77-805 of the *Rowlett Development Code (RDC)* states that the Planning and Zoning Commission shall consider the following when making their recommendation to the City Council as it pertains to rezoning requests. These criteria are listed below:

1. Whether the proposed rezoning corrects an error or meets the challenge of some changing condition, trend, or fact;

The proposed rezoning addresses a changing trend in market demand. The subject property was platted in 2004 into nine large lots with each lot being above five acres in size. There appears to be minimal market demand for larger lot homes as

evidenced by the fact that property has yet to be developed under the current subdivision.

2. Whether the proposed rezoning is consistent with the comprehensive plan and the purposes of this code stated in subchapter 77-103, Purpose of this Code;

The subject property is not located within one of the 13 opportunity areas identified in the Realize Rowlett 2020 Comprehensive Plan. For areas outside of the opportunity area, the Plan states that the existing zoning and the Guiding Principles should be considered in decisions about rezoning. Below are the Guiding Principles that are relevant to the request followed by staff commentary.

Guiding Principle #1: Value existing neighborhoods.

The proposed PD provides an adequate transition and buffer from the existing neighborhood located to the east across Dexham Road. The PD will situate its larger 7,500 square-foot lots adjacent Dexham Road and it will provide a 20-ft landscape buffer with a 6-foot masonry wall along Dexham Road.

Guiding Principle #3: Make Rowlett a community that is attractive to people at all stages of their lives.

This principle is typically evaluated based on how well the applicant incorporates a variety of housing types. In this case, the applicant is providing two lot sizes and is seeking to provide housing diversification through a variety of higher architectural standards, than would be required by the base zoning standards. However, it should be noted that although the applicant is utilizing aspects of the City's FBC architectural standards in their PD regulations, they are not utilizing the diversity of product types offered under the FBC and this should not be viewed as a FBC project.

Guiding Principle #6: Use Lake Ray Hubbard and Rowlett's natural assets to create a distinctive identity and the quality of life desired by the community.

The concept plan does not utilize the natural area within the City of Dallas floodway easement as an enhanced open space. The natural area along Rowlett Creek includes extensive tree canopy, wildlife and vegetation. Instead of fronting this natural area, the proposed lots will back up to this area where it will be walled off restricting it from becoming a community asset.

3. Whether the proposed rezoning will protect or enhance the health, safety, morals, or general welfare of the public;

Staff does not anticipate the proposed rezoning to impact negatively the health, safety, morals, or general welfare of the public. If approved, the proposed development will be required to comply with all applicable development standards

in the proposed PD as well those standards in the RDC including drainage, traffic, and utility requirements.

4. Whether the municipality and other service providers will be able to provide sufficient transportation and utility facilities and services to the subject property, while maintaining sufficient levels of service to existing development;

The proposed rezoning has been reviewed from the standpoint of providing sufficient transportation access and utilities (e.g., water, sanitary sewer, stormwater drainage). Both water and sewer service are provided by the City; Staff has confirmed that both are available to the site. Prior to the approval of the Preliminary Plat, Staff will ensure adequate capacity for utilities is provided as required by City ordinances.

A TIA is required by the RDC when a development will exceed more than 100 vehicles per hour or 1,000 vehicles per day. Based on the Institute for Traffic Engineers (ITE) 9th Edition of Trip Generation, a 73-lot single family development will generate 73 vehicles at peak hour or 695 vehicles daily.

5. Whether the proposed rezoning is likely to have significant adverse impacts on the natural environment, including air, water, noise, stormwater management, wildlife, and vegetation;

It is unlikely that the proposed rezoning will have significant adverse impacts on the natural environment. The applicant will attempt to reclaim approximately 12.5 acres from the floodplain which will require the applicant to go through the FEMA map revision process. The applicant will be required to complete a flood study to determine and prove that the area to be reclaimed will not result in a rise in the floodplain upstream or downstream from the development. The area to be reclaimed does not contain any significant tree canopy or vegetation that would be disturbed. Most of the existing tree canopy is located within the City of Dallas floodway easement and should not be disturb by the development.

6. Whether the proposed rezoning will have significant adverse impacts on other property in the vicinity of the subject tract;

Staff does not anticipate that the proposed rezoning will have significant adverse impacts on other properties in the vicinity including the existing single family subdivision to the east across Dexham Road. The proposed development will meet the landscape and screening requirements in the RDC. This includes providing a six-foot tall masonry wall and entry way landscaping at both entrances to the development. The proposed PD will also require a minimum 20-ft landscape buffer adjacent to lots that side or back to Dexham Road.

7. The suitability of the subject property for the existing zoning classification and proposed zoning classification;

The subject property has yet to be developed even though it was platted in 2004. The rezoning of the property allowing a higher density product type may allow the development of a site that has long been vacant. The subject property has a number of challenges including the floodplain to the west and its adjacency to the rail line to the north. The proposed PD will allow a higher density development that will embrace higher quality architectural standards than could be achieved under the base zoning district.

8. Whether there is determined to be an excessive proliferation of the use or similar uses;

The proposed PD does not offer new or diverse housing types. This is a conventional subdivision that incorporates the higher quality architectural standards that should be in more demand than under the present zoning. The proposed PD has the potential to be a solid conventional subdivision.

9. Whether the proposed rezoning will ensure that future uses on the subject tract will be compatible in scale with uses on other properties in the vicinity of the subject tract; and;

The proposed rezoning will result in a density that differs from the existing single family lots located to the east of the subject property located in the Dexham Ranch Estates. This existing single-family subdivision consists of lots ranging from approximately 10,000 square feet to approximately 30,000 square feet in size resulting in a density of 1.6 units per acre. While the proposed PD has a higher density of 3.1 units per acre, it is not out of scale with the surrounding the developments. Ridgecrest Addition No. 2 located to the east of Dexham Ranch Estates has a density of 3.8 units per acre. Attachment 5 identifies the units per acre for existing residential subdivisions within the general vicinity

The proposed PD will buffer the increase density by locating the 7,500 square-foot lots along Dexham Road. Additionally, there will be a 20-ft landscape buffer and masonry screening along Dexham Road. In staff's opinion, this will provide for an adequate transition between the existing larger lot subdivision to the east and the proposed development.

10. The supply of land in the economically relevant area that is in the use district to be applied by the rezoning or in similar use districts, in relation to the demand for that land.

There was not a market study provided that substantiated this claim; therefore, it is difficult for staff to comment on this criterion. The proposed PD will offer a 50-ft wide and 70-ft product types that utilize architectural standards comparable to the

FBC which will help differentiate it from the existing conventional housing stock. With that said, this proposal is for a conventional subdivision and provides a product type that exist in the City today.

In conclusion, staff does not expect the proposed PD to have an adverse impact on the adjacent properties. The proposed PD incorporates the architectural standards from the FBC which are more restrictive than the architectural requirements in the RDC. Incorporating the FBC architectural requirements will offer more assurance that the development will have quality homes. The proposed PD offers an adequate buffer from the existing residential development with the placement of the larger lots types, screening and landscaping along Dexham Road, which, in staff's view, provides adequate transition from the nearby existing residential. It is staff's opinion that the proposal satisfies most of the relevant Guiding Principles from the Realize Rowlett 2020 Comprehensive Plan and meets the criteria listed in the RDC for a rezoning.

Public Notice

Notice of this public hearing was mailed, posted, and published in accordance with State Law and the Rowlett Development Code. Staff mailed public and courtesy notices to property owners within 200 feet and 500 feet of the subject property on February 19, 2016, and as of Friday, March 4, 2016, staff received 48 responses in opposition and two in favor (Attachment 6 – Public Responses).

A Legal Notice was published in the Rowlett Lakeshore Times on February 25, 2016, pursuant to the requirements set forth in the RDC. A rezoning sign was placed on the subject property on February 26, 2016, in accordance with the RDC and remains on the site today.

FISCAL IMPACT/BUDGET IMPLICATIONS

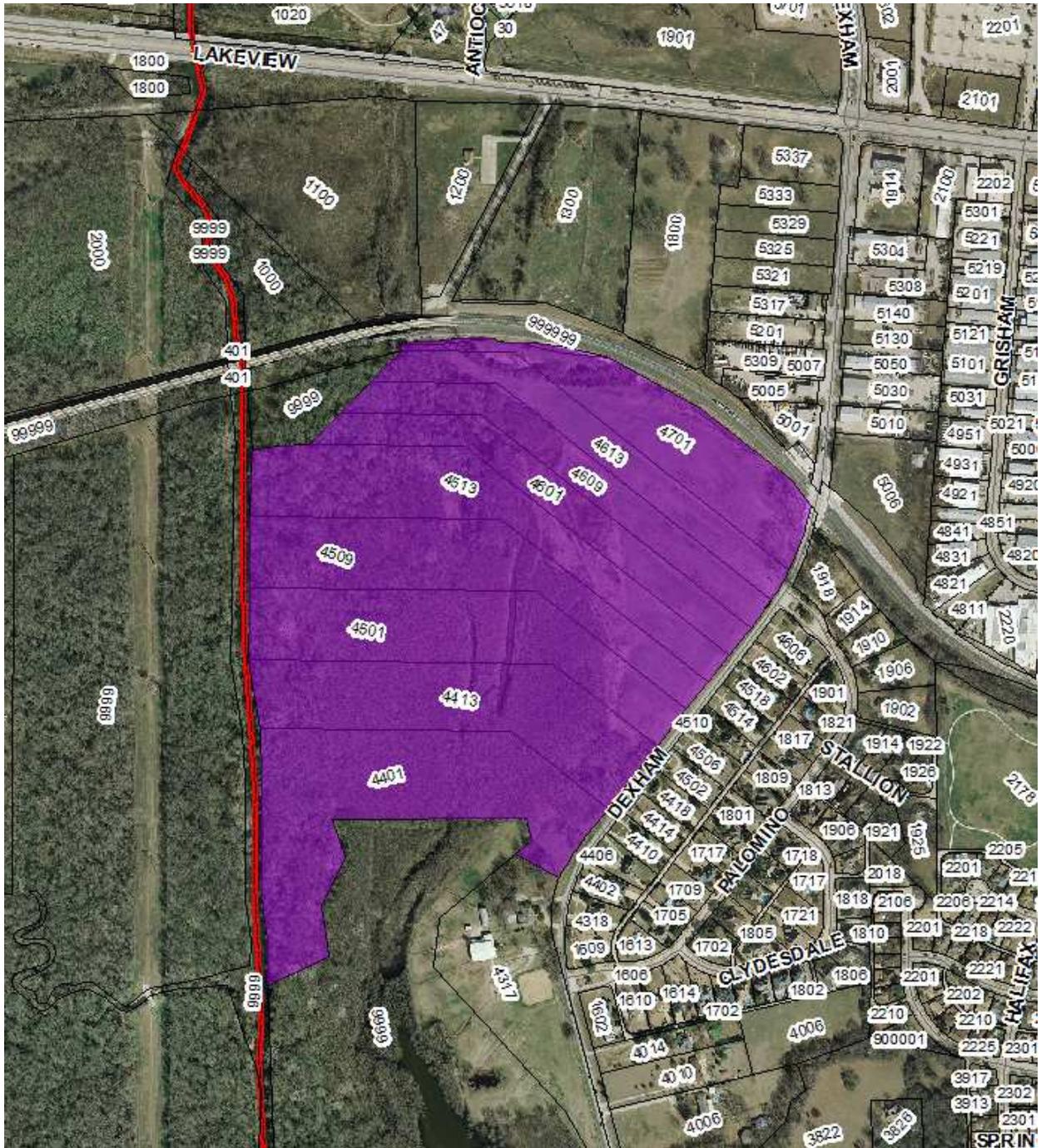
N/A

RECOMMENDED ACTION

Staff recommends approval.

ATTACHMENTS

- Attachment 1 – Location Map
- Attachment 2 – Statement of Intent and Purpose
- Attachment 3 – Development Standards
- Attachment 4 – Concept Plan
- Attachment 5 – Surrounding Densities
- Attachment 6 – Public Responses



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Creekside Village
DAA JOB NO. 13053A
12/07/2015

Residential Planned Development
Creekside Village
For the 83.250 Acre Tract
Rowlett, Texas

EXHIBIT C:
Statement of Intent and Purpose

Approval Criteria

1. Whether the proposed zoning corrects an error or meets the challenge of some changing condition, trend or fact.
The proposed rezoning is a reflection of the reduction in the market demand for large estate lots. These types of lots are expensive to build and expensive to maintain. This is also a reflection of the changing trends towards bigger houses on smaller lots. The proposed rezoning also attempts to move towards the desires of the younger generation that wants access to open space and trails. The current zoning/plat provides no access to Rowlett Creek, whereas the proposed zoning would provide access points to the creek open space and trail.
2. Whether the proposed rezoning is consistent with the comprehensive plan and the purpose of this Code stated in subchapter 77-103, Purpose of this Code.
This property is outside the 13 opportunity areas identified in the Realize Rowlett 2020 Comprehensive Plan. Therefore various Guiding Principles are used to analyze if the proposed rezoning is consistent with the comprehensive plan. The proposed rezoning attempts to add value on the existing development on the east side of Dexham Road. These large lots would be buffered by a green belt along the west side of Dexham Road and any lots adjacent to Dexham Road would have a minimum size of 7,500 square feet.



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3. Whether the proposed rezoning will protect or enhance the health, safety, morals or general welfare of the public.
We do not believe that this rezoning will negatively impact the health, safety, morals or general welfare of the public. This proposed rezoning will meet the standards in the Rowlett Development Code including, drainage, traffic and utility requirements.
4. Whether the municipality or service providers will be able to provide sufficient transportation and utility facilities and services to the subject property, while maintaining sufficient levels of service to existing development.
There is sufficient capacity in the transportation system and Rowlett utility service facilities (water, sanitary sewer, stormwater drainage) for this proposed rezoning. A traffic impact analysis will be provide at the time of Preliminary Plat submittal.
5. Whether the proposed rezoning is likely to have significant adverse impacts on the natural environment, including air, water, noise, stormwater management, wildlife and vegetation.
The natural environment is essentially contained with floodway easement to the City of Dallas. This easement area will be dedicated as open space to the City of Rowlett, thus preserving the natural environment, wildlife and vegetation.
6. Whether the proposed rezoning will have significant adverse impacts on other property in the vicinity of the subject tract.
The proposed rezoning will create a green buffer between the existing development and the new development. This buffer would provide street trees and shrubs to soften the appearance of the screening wall.
7. The suitability of the subject property for the existing zoning classification and proposed zoning classification.
As currently platted, the property makes approximately 60 acres of natural terrain closed off from the public. This proposed rezoning would dedicate this natural area as open space and access would be provided by the public. The existing estate lot subdivision has been in place



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- for over 10 years without any success selling lots and developing homes. The market has shifted to a smaller product.
8. Whether there is determined to be an excessive proliferation of the use or similar uses. This rezoning would only create 80 lots on an 80 acre site and over 60 acres would be dedicated as open space. There are very few SF-5 lots in west Rowlett.
 9. Whether the proposed rezoning will ensure that future uses on the subject tract will be compatible in scale with uses on other properties in the vicinity of the subject tract. This rezoning will be different from the existing lots to the east of Dexham. However the greenbelt and screening wall will create a buffer between the differing developments.
 10. The supply of land in the economically relevant area that is in the use district to be applied by the rezoning or in similar use districts, in relation to the demand for that land. The proposed rezoning will provide a different product than is currently available in the area, thereby increasing the diversity of housing types.

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Creekside Village
DAA JOB NO. 13053A
03/04/2016

Residential Planned Development
Creekside Village
For the 83.250 Acre Tract
Rowlett, Texas

EXHIBIT D:
Proposed Land Use and Development Regulations

General Standards

1. Development shall take place in general accordance with the attached Zoning Exhibit (Exhibit E).
2. The maximum number of homes in the Creekside Village neighborhood shall be 73.
3. A minimum of 2.0 acres of land not within the floodway shall be used as open space. This open space and the open space contained within the City of Dallas floodway easement shall be accessible to the public in at least 2 points along a dedicated public road other than Dexham Road. These open space areas shall be recognized as meeting all of the City of Rowlett's acreage requirements for public and/or private open space for the Creekside Village neighborhood.
4. Developer shall be responsible for construct a trail along the City of Dallas floodway easement per the City of Rowlett standards currently in pace or as may be amended.
5. All open space not within the City of Dallas floodway easement shall be owned and maintained by a Homeowners Association.
6. Fencing for lots adjacent to the floodplain shall use open fencing along the floodplain.
7. Alleys shall not be required.
8. Street trees will be provided
 - a. Two (2) trees shall be provided per lot per the City of Rowlett Development Code of which the proposed street tree shall count towards the total number of trees per font yard.
9. Palomino Drive shall be a divided entry road at the connection point with Dexham Road.



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Dimensional Standards

Development shall take place in accordance with the SF-5 Single Family Residential District as outlined in the City of Rowlett Development Code as it exists or may be amended, except as indicated below.

- A. The minimum lot area shall be 5,500 square feet. A minimum of 10% of the residential lots shall have a minimum lot area of 7,500 square feet. Lots adjacent to the right-of-way of Dexham Road shall have a minimum lot area of 7,500 square feet.
- B. Any residential lot that fronts directly onto Dexham Road shall be built to the SF-40 Single Family Residential District.
- C. The minimum lot width shall be 50'. On cul-de-sacs and/or elbows, the minimum lot width at the building line shall be 45'. The minimum street frontage for all lots shall be 35'. On those lots with a minimum 7,500 square feet area, the minimum lot width shall be 70'.
- D. The minimum lot depth shall be 115'. On cul-de-sacs and/or elbows, the minimum shall be 110'.
- E. No less than 30% of the front façade of the house shall be built between 18' and 20' from the front property line. A front entry garage shall have a minimum front yard setback of 25'. An enclosed porch may encroach past the front build to line, but in no instance shall it be closer than 10' from the front property line.
- F. The minimum side yard shall be 5'. The minimum side yard on a corner lot adjacent to a street shall be 10'. The minimum exterior side yard on a key lot shall be 20'.
- G. The minimum rear yard shall be 20'.
- H. The maximum lot coverage shall be 75%.
- I. The minimum dwelling area shall be 1,600 square feet.
- J. The maximum height shall be 2.5 stories or 35' for the main building.
- K. Garage doors may face a public street.
- L. Lots that side or rear to Dexham Road shall provide a minimum 20' landscape buffer along Dexham Road.



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Neighborhood Standards

Neighborhood buffer yards, entryway treatments and landscaping shall be designed, developed and maintained in accordance with the standards established in the Rowlett Development Code, except as amended here in:

- A. The primary entryway as identified in the City of Rowlett Development Code shall be permitted to have a combined minimum of 7,500 square feet of asymmetrical proportions.
- B. Proposed size and shape of the primary entry landscaping shall generally conform to the attached Concept Plan in Exhibit E. Exact dimensions and square footages shall be determined at the time of Preliminary Plat.

Homes shall be built in accordance with the Rowlett Form Based Code Article 2.8.4 Architectural Standards.

PROJECT SITE DATA

GENERAL
 CASE NUMBER: PD80-2015
 NAME OF PROJECT: CREEKSIDE VILLAGE
 EXISTING LAND USE: RESIDENTIAL ESTATE DENSITY & FLOODPLAIN
 FUTURE LAND USE: RESIDENTIAL SUBURBAN DENSITY & FLOODPLAIN
 DESIGNATION: SINGLE FAMILY RESIDENTIAL (SF-40)
 EXISTING ZONING DISTRICT: ZONING PLANNED DEVELOPMENT DISTRICT
 PROPOSED ZONING DISTRICT: ZONING PLANNED DEVELOPMENT DISTRICT
 APPLICABLE OVERLAYS: PLANNED DEVELOPMENT
 APPRAISAL DISTRICT: 441113500A001000, DALLAS COUNTY
 ACCOUNT NUMBER AND COUNTY:

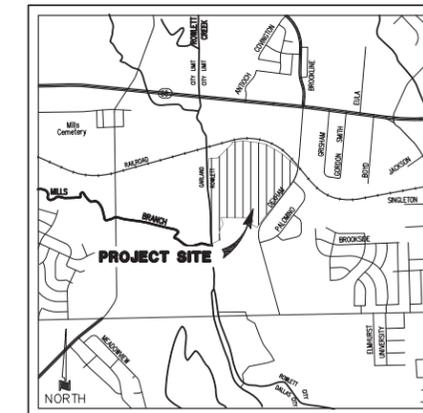
OVERALL SITE:
 COMMON AREA: 59.63 AC± 71.6%
 OPEN SPACE: 5.88 AC± 7.0%
 TOTAL OPEN SPACE: 66.51 AC± 78.7%
 DEVELOPABLE LAND: 17.74 AC± 21.3%
 TOTAL SITE: 83.250 AC± 100%

GROSS ACREAGE: 83.250 AC±
 NET ACREAGE: 23.60 AC±
 EXISTING LAND USE: RESIDENTIAL ESTATE DENSITY & FLOODPLAIN
 PROPOSED LAND USE: RESIDENTIAL SUBURBAN DENSITY & FLOODPLAIN

HOUSING:
 TOTAL NUMBER OF HOMES: 73
 GROSS DENSITY: 0.88 LOTS/AC
 NET DENSITY: 3.09 LOTS/AC

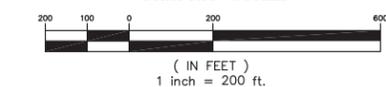
PROPERTY DEVELOPMENT REGULATIONS:

- A. THE MINIMUM LOT AREA SHALL BE 5,500 SQUARE FEET. A MINIMUM OF 10% OF THE RESIDENTIAL LOTS SHALL HAVE A MINIMUM LOT AREA OF 7,500 SQUARE FEET. LOTS ADJACENT TO THE RIGHT-OF-WAY OF DEXHAM ROAD SHALL HAVE A MINIMUM LOT AREA OF 7,500 SQUARE FEET.
- B. ANY RESIDENTIAL LOT THAT FRONTS DIRECTLY ONTO DEXHAM ROAD SHALL BE BUILT TO THE SF-40 SINGLE FAMILY RESIDENTIAL DISTRICT.
- C. THE MINIMUM LOT WIDTH SHALL BE 50'. ON CUL-DE-SACS AND/OR ELBOWS, THE MINIMUM LOT WIDTH AT THE BUILDING LINE SHALL BE 45'. THE MINIMUM STREET FRONTAGE FOR ALL LOTS SHALL BE 35'. ON THOSE LOTS WITH A MINIMUM 7,500 SQUARE FEET AREA, THE MINIMUM LOT WIDTH SHALL BE 70'.
- D. THE MINIMUM LOT DEPTH SHALL BE 115'. ON CUL-DE-SACS AND/OR ELBOWS, THE MINIMUM SHALL BE 110'.
- E. NO LESS THAN 30% OF THE FRONT FAÇADE OF THE HOUSE SHALL BE BUILT BETWEEN 18' AND 20' FROM THE FRONT PROPERTY LINE. A FRONT ENTRY GARAGE SHALL HAVE A MINIMUM FRONT YARD SETBACK OF 25'. AN ENCLOSED PORCH MAY ENCRoACH PAST THE FRONT BUILD TO LINE, BUT IN NO INSTANCE SHALL IT BE CLOSER THAN 10' FROM THE FRONT PROPERTY LINE.
- F. THE MINIMUM SIDE YARD SHALL BE 5'. THE MINIMUM SIDE YARD ON A CORNER LOT ADJACENT TO A STREET SHALL BE 10'. THE MINIMUM EXTERIOR SIDE YARD ON A KEY LOT SHALL BE 20'.
- G. THE MINIMUM REAR YARD SHALL BE 20'.
- H. THE MAXIMUM LOT COVERAGE SHALL BE 75%.
- I. THE MINIMUM DWELLING AREA SHALL BE 1,600 SQUARE FEET.
- J. THE MAXIMUM HEIGHT SHALL BE 2.5 STORIES OR 35' FOR THE MAIN BUILDING.
- K. GARAGE DOORS MAY FACE A PUBLIC STREET.
- L. LOTS THAT SIDE OR REAR TO DEXHAM ROAD SHALL PROVIDE A MINIMUM 20' LANDSCAPE BUFFER ALONG DEXHAM ROAD.



LOCATION MAP NOT TO SCALE

GRAPHIC SCALE



LOT CURVE TABLE

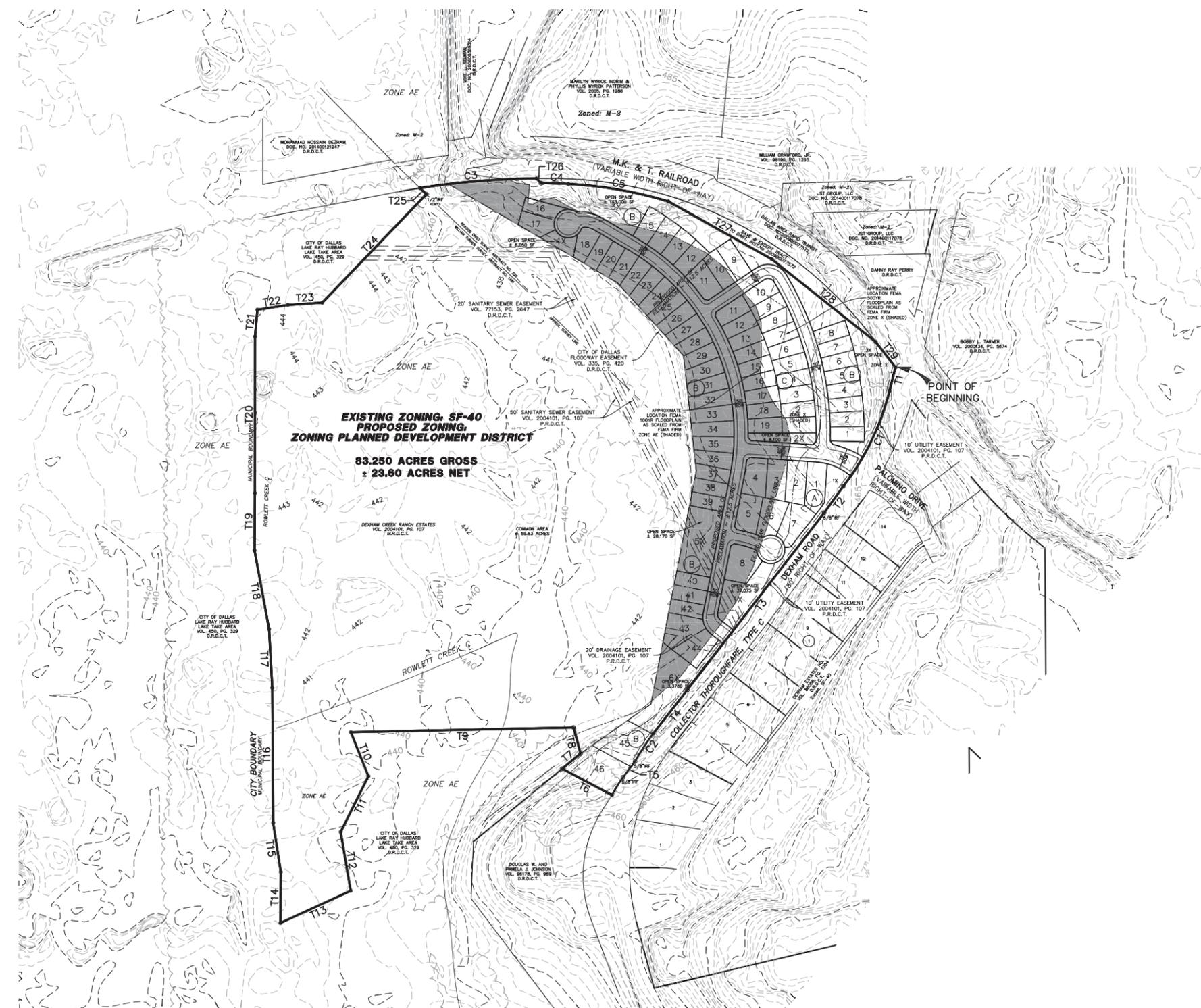
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C1	23°40'00"	911.10'	190.89'	376.34'	S25°55'21"W 373.67'
C2	8°35'30"	788.12'	59.20'	118.18'	S33°12'06"W 118.07'
C3	8°24'43"	2814.79'	207.00'	413.26'	N85°19'06"E 412.89'
C4	1°59'30"	2809.93'	48.84'	97.67'	S88°06'43"E 97.67'
C5	13°56'42"	1473.16'	180.16'	358.54'	S80°08'39"E 357.66'

LOT LINE TABLE

LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
T1	S14°05'21"W	86.12'	T16	N0°22'10"W	475.17'
T2	S35°57'45"W	114.99'	T17	N3°05'35"W	207.70'
T3	S37°45'28"W	789.11'	T18	N10°30'10"W	281.71'
T4	S38°03'35"W	195.51'	T19	N0°20'33"E	202.34'
T5	S37°17'14"W	69.84'	T20	N0°02'50"E	551.34'
T6	N62°11'05"W	198.93'	T21	N4°59'40"E	94.90'
T7	N50°40'24"E	84.05'	T22	N81°05'34"E	109.40'
T8	N15°07'37"W	95.51'	T23	N86°16'44"E	121.60'
T9	S88°47'32"W	787.15'	T24	N43°53'57"E	530.65'
T10	S21°47'25"E	167.23'	T25	N46°07'47"W	31.47'
T11	S26°31'08"W	219.49'	T26	S44°02'56"E	22.59'
T12	S9°40'01"E	210.30'	T27	S60°51'24"E	418.43'
T13	S65°25'38"W	272.71'	T28	S51°34'34"E	469.27'
T14	N0°23'44"E	180.00'	T29	S38°00'43"E	113.21'
T15	N8°55'00"W	175.28'			

LEGEND

- VE = VISIBILITY EASEMENT
- DE = DRAINAGE EASEMENT
- UE = UTILITY EASEMENT
- WE = WATER EASEMENT
- H.O.A. = HOME OWNERS ASSOCIATION
- BL = BUILDING LINE
- D.R.D.C.T. = DEED RECORDS, DENTON COUNTY, TEXAS
- M.R.D.C.T. = MAP RECORDS, DENTON COUNTY, TEXAS
- IRF = IRON ROD FOUND
- <CM> = CONTROLLING MONUMENT
- [Shaded Area] = PROPOSED AREA OF RECLAMATION



NOTES:

1. THE DEVELOPMENT OF THE SITE SHALL BE IN ACCORDANCE WITH THE CITY OF ROWLETT DEVELOPMENT STANDARDS.
2. DEVIATIONS FROM CURRENT DEVELOPMENT STANDARDS/REGULATIONS NOT SPECIFICALLY ADDRESSED/LISTED FOR APPROVAL AS PART OF THE PROPOSED PLANNED DEVELOPMENT REGULATIONS MAY REQUIRE A HEARING/APPROVAL BY THE BOARD OF ADJUSTMENTS (BOA).
3. ALL CURRENT DEVELOPMENT REQUIREMENTS OF THE CITY AS AMENDED SHALL BE MET UNLESS APPROVED OTHERWISE WITHIN THESE PLANNED DEVELOPMENT ZONING DISTRICT DEVELOPMENT REGULATIONS.
4. THE DEVELOPMENT TYPE BOUNDARIES SHOWN ON THIS EXHIBIT ARE FOR ILLUSTRATIVE PURPOSES ONLY AND SHALL NOT SET THE BOUNDARY. THE BOUNDARY SHALL BE DETERMINED AT THE TIME OF FINAL PLAT.
5. ANY THOROUGHFARE ALIGNMENT(S) SHOWN ON THIS EXHIBIT ARE FOR ILLUSTRATIVE PURPOSES ONLY AND SHALL NOT SET THE ALIGNMENT. THE ALIGNMENT SHALL BE DETERMINED AT THE TIME OF FINAL PLAT.
6. THIS ZONING CONCEPT PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS SUBJECT TO CHANGE. THIS ZONING CONCEPT PLAN, ALONG WITH DEVELOPMENT REGULATIONS, ARE INTENDED TO DESCRIBE THE INTENT OF THE PROPOSED PLANNED DEVELOPMENT. ANY LAYOUT AMENDMENTS TO THIS ZONING CONCEPT PLAN, AS DETERMINED AT THE TIME OF FLOOD STUDY SHALL BE REVIEWED AND APPROVED ADMINISTRATIVELY BY THE DIRECTOR OF PLANNING.
7. NO CONSTRUCTION, WITHOUT AN APPROVED CITY OF ROWLETT FLOODPLAIN DEVELOPMENT PERMIT SHALL BE ALLOWED WITHIN AN IDENTIFIED 'FIRM' SFHA AREA. WHERE CONSTRUCTION IS PERMITTED, ALL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF TWO FEET (2') ABOVE THE 100-YEAR FLOOD ELEVATION.
8. CITY OF DALLAS FLOODPLAIN TO BE DEDICATED AS PUBLIC OPEN SPACE WITH AT LEAST TWO (2) POINTS OF ACCESS FROM PUBLIC STREETS; TRAILS BY DEVELOPER.
9. A MINIMUM TWENTY-FOOT (20') LANDSCAPE BUFFER WITH A SIX-FOOT (6') MASONRY SCREENING WALL ADJACENT TO DEXHAM ROAD SHALL BE PROVIDED FOR LOTS LESS THAN SF-40 STANDARDS.
10. LOTS SIDING OR BACKING ONTO DEXHAM SHALL BE A MINIMUM SEVENTY (70') FEET WIDE WITH A MINIMUM 7,500 SQUARE FOOT LOT.
11. LOTS FRONTING ONTO DEXHAM SHALL BE A MINIMUM SF-40.
12. LOTS BACKING OR SIDING TO FLOODPLAIN SHALL HAVE OPEN FENCING.
13. ALLEYS SHALL NOT BE REQUIRED WITHIN THE SUBJECT PROPERTY.

83.250 GROSS ACRES
 ±23.60 NET ACRES
CREEKSIDE VILLAGE
 EXHIBIT E – ZONING CONCEPT PLAN

AN ADDITION TO THE CITY OF ROWLETT
 REASON CRIST SURVEY ~ ABSTRACT NO. 225
 WILLIAM TURNER SURVEY ~ ABSTRACT NO. 1481
 CITY OF ROWLETT, DALLAS COUNTY, TEXAS
 DECEMBER 2015 SCALE: 1"=200'

OWNER/APPLICANT:
CRESSWELL ENTERPRISES, INC.
 17409 CLUB HILL COURT
 DALLAS, TX 75248
 PHONE: 214-533-7233

AGENT/REPRESENTATIVE:
 PLANNER/ENGINEER/SURVEYOR
DOWDEY, ANDERSON & ASSOCIATES, INC.
 5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
 STATE REGISTRATION NUMBER: F-399
 SURVEY FIRM REGISTRATION NUMBER: 10077800



LEGAL DESCRIPTION:

BEING a tract of land situated in the REASON CRIST SURVEY, ABSTRACT NO. 225, Dallas County, Texas and the WILLIAM TURNER SURVEY, ABSTRACT NO. 1481, Dallas County, Texas, being all of Lots 1 thru 9, Block A, Dexham Creek Ranch Estates, an addition to the City of Rowlett, Texas according to the Plat filed of record in Volume 2004101, Page 107, Map Records, Dallas County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set in the intersection of the south line of MK&T Railroad, a 100 foot right-of-way, with the west line of Dexham Road, a 80 foot right-of-way, same being the northeast corner of said Dexham Creek Ranch Estates;

THENCE with the west right-of-way line of Dexham Road being common with the east line of said Dexham Creek Ranch Estates, the following courses and distances:

South 14° 05' 21" West, a distance of 86.12 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set for corner at the beginning of a curve to the right having a central angle of 23° 40' 00", a radius of 911.10 feet, and a chord bearing and distance of South 25° 55' 21" West, 373.67 feet;

With said curve to the right, an arc distance of 376.34 feet to a 1/2 inch iron rod found for corner;

South 35° 57' 45" West, a distance of 114.99 feet to a 5/8 inch iron rod found for corner;

South 37° 45' 28" West for a distance of 789.11 feet to a 1/2 inch iron rod found for corner;

South 38° 03' 35" West, a distance of 195.51 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set for corner at the beginning of a curve to the left having a central angle of 08° 35' 30", a radius of 788.12 feet, and a chord bearing and distance of South 33° 12' 08" West, 118.07 feet;

With said curve to the left, an arc distance of 118.18 feet to a 5/8 inch iron rod found for corner;

South 37° 17' 14" West, a distance of 69.84 feet to a 5/8 inch iron rod found at the beginning of a curve to the left having a central angle of 09° 47' 34", a radius of 434.08 feet, and a chord bearing and distance of South 31° 55' 41" West, 74.10 feet;

With said curve to the left, an arc distance of 74.19 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set for the southeast corner of said Dexham Creek Ranch Estates;

THENCE North 62° 11' 05" West, departing the west right-of-way line of said Dexham Road, a distance of 198.93 feet to a 1/2 inch iron rod found for corner located in the southerly line of that tract of land conveyed to the City of Dallas according to the document filed of record in Volume 450, Page 329, Deed Records, Dallas County, Texas;

THENCE along the southerly line of said Dexham Creek Ranch Estates with said City of Dallas tract, the following courses and distances:

North 50° 40' 24" East, a distance of 84.05 feet to a City of Dallas marker found for corner;

North 15° 07' 37" West, a distance of 95.51 feet to 1/2 iron rod found for corner;

South 88° 47' 32" West, a distance of 787.15 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set for corner;

South 21° 47' 25" East, a distance of 167.23 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set for corner;

South 26° 31' 06" West, a distance of 219.49 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set for corner;

South 09° 40' 01" East, a distance of 210.30 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set for corner;

South 65° 25' 38" West, a distance of 272.71 feet to a point for corner at the southwest corner of said Dexham Creek Ranch Estates;

THENCE along the westerly line of said Dexham Creek Ranch Estates and continuing with said City of Dallas tract, the following courses and distances:

North 00° 23' 44" East, a distance of 180.00 feet to a point for corner;

North 08° 55' 00" West, a distance of 175.28 feet to a point for corner;

North 00° 22' 10" West, a distance of 475.17 feet to a point for corner;

North 03° 05' 35" West, a distance of 207.70 feet to a point for corner;

North 10° 30' 10" West, a distance of 281.71 feet to a point for corner;

North 00° 20' 33" East, a distance of 202.34 feet to a point for corner;

North 00° 02' 50" East, a distance of 551.34 feet to a point for corner;

North 04° 59' 40" East, a distance of 94.90 feet to a point for corner;

North 81° 05' 34" East, a distance of 109.40 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set for corner;

North 86° 16' 44" East, a distance of 121.60 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set for corner;

North 43° 53' 57" East, a distance of 530.65 feet to a 1/2 inch iron rod found for corner;

North 46° 07' 47" West, a distance of 31.47 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set for corner in the south line of the above mentioned MK&T Railroad and being located in a curve to the right having a central angle of 08° 24' 43", a radius of 2814.79 feet, and a chord bearing and distance of North 85° 19' 06" East, 412.89 feet;

With said curve to the right, an arc distance of 413.26 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set in said south line at the northwest corner of that tract of land conveyed to Dallas Area Rapid Transit, also known as D.A.R.T., according to the document filed of record in Document Number 200900077572, Deed Records, Dallas County, Texas, also being a northerly corner of said Dexham Creek Ranch Estates;

THENCE along the north line of said Dexham Creek Ranch Estates being common with the south line of said D.A.R.T. tract, the following courses and distances:

South 44° 02' 56" East, a distance of 22.59 feet a 1/2 inch iron rod found at the beginning of a curve to the right having a central angle of 01° 59' 30", a radius of 2809.93 feet, and a chord bearing and distance of South 88° 06' 43" East, 97.67 feet;

With said curve to the right, an arc distance of 97.67 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set at the beginning of a compound curve to the right having a central angle of 13° 56' 42", a radius of 1473.16 feet, and a chord bearing and distance of South 80° 08' 39" East, 357.66 feet;

With said curve to the right, an arc distance of 358.54 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set for corner;

South 60° 51' 24" East, a distance of 418.43 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set for corner;

South 51° 34' 34" East, a distance of 469.27 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set for corner at the east end of said D.A.R.T. tract, and returning to the south line of the above mentioned MK&T Railroad right-of-way;

THENCE South 38° 00' 43" East, with said south line, a distance of 113.21 feet to the POINT OF BEGINNING and containing 83.250 acres of land, more or less.

83.250 GROSS ACRES
±23.60 NET ACRES

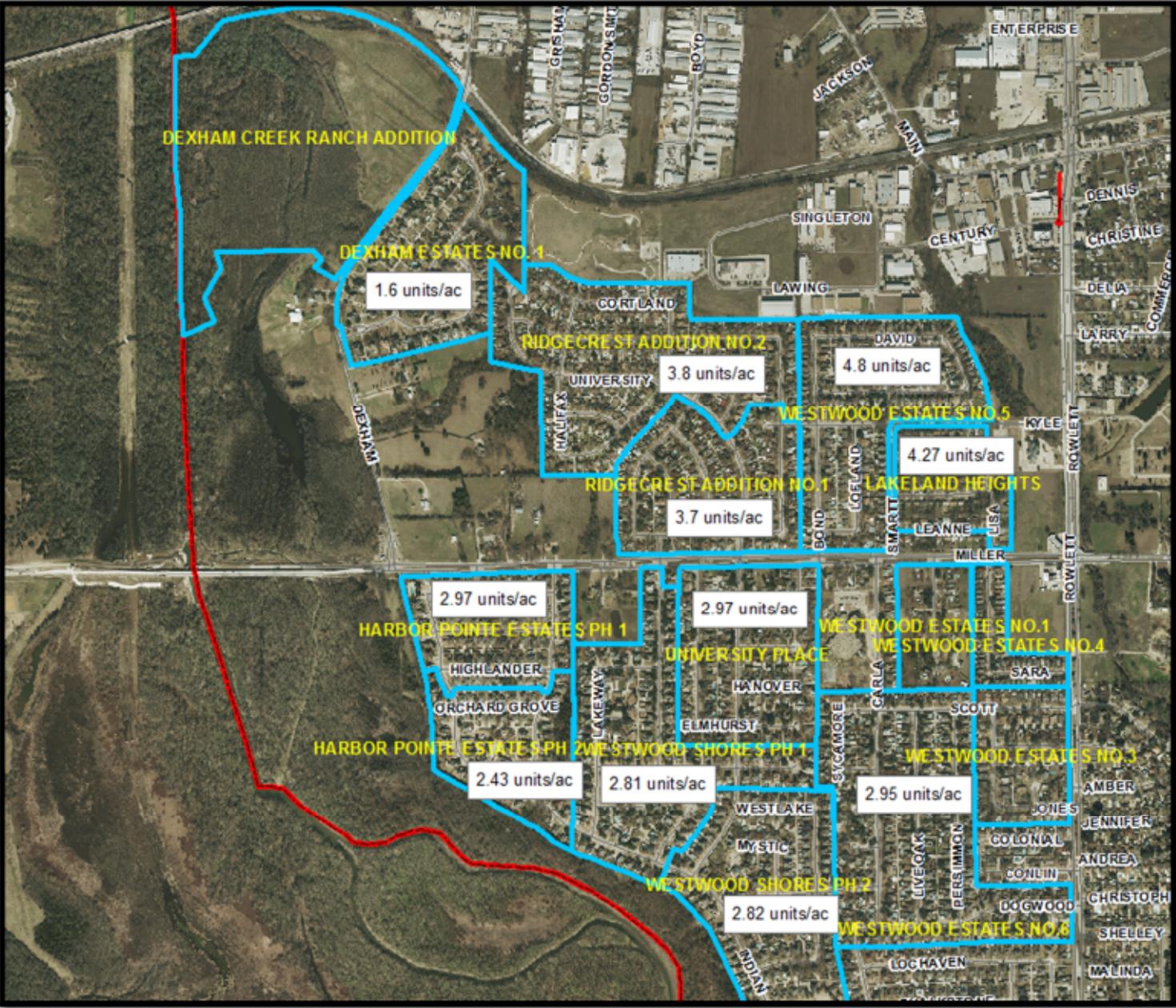
**CREEKSIDE VILLAGE
EXHIBIT E – ZONING CONCEPT PLAN**

AN ADDITION TO THE CITY OF ROWLETT
REASON CRIST SURVEY ~ ABSTRACT NO. 225
WILLIAM TURNER SURVEY ~ ABSTRACT NO. 1481
DALLAS COUNTY, TEXAS
DECEMBER 2015 SCALE: 1"=200'

OWNER/APPLICANT:
CRESSWELL ENTERPRISES, INC.
17409 CLUB HILL COURT
DALLAS, TX 75248
PHONE: 214-533-7233

AGENT/REPRESENTATIVE:
PLANNER/ENGINEER/SURVEYOR

 **DOWDEY, ANDERSON & ASSOCIATES, INC.**
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399
SURVEY FIRM REGISTRATION NUMBER: 10077800





Department of Development Services

NOTICE OF PUBLIC HEARING

TO: Property Owner

RE: Application for a Zoning Change

LOCATION: The subject properties are located at 4401, 4413, 4501, 4509, 4513, 4601, 4609, 4613 and 4701 Dexham Road (further described as Lots 1 – 9, Block A of the Dexham Creek Ranch Estates). A map is attached for reference. This notice and the notification area are required under Chapter 211.007 of the Texas Local Government Code.

EXPLANATION OF REQUEST: The applicant requests a rezoning from the existing Single Family-40 Zoning District to a Planned Development District with an underlying Single Family-5 (SF-5) base zoning district to build of a single family subdivision. The minimum lot size proposed for these single-family lot is 5,500 square feet. (PD80-2015)

I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:

I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS: No opposition. Improves ridership for DART/TRE

PROPERTY OWNER NAME

(print):

SIGNATURE:

ADDRESS:

DART/TRE
Kurt P. By Sr Manager Rail Management

Your written comments are being solicited in the above case. Additional information is available in the Department of Development Services located at 3901 Main Street. The Planning and Zoning Commission of the City of Rowlett, Texas, will hold a public hearing at 6:30 p.m. on the 8th day of March, 2016, and that the City Council will hold a public hearing at 7:30 p.m. on the 5th day of April, 2016. Both hearings will be held at the Municipal Center, 4000 Main Street, Rowlett, Texas.

Please legibly respond in ink. If the signature and/or address are missing, your comments will not be recorded. Your response must be received in the Development Service Department by 5 pm on Wednesday, March 2, 2016, for your comments to be included in the Planning and Zoning Commission packet and/or by Wednesday, March 30, 2015, to be included in the City Council packet. All responses received by March 30th will be forwarded to the Council as well; it is not necessary to respond twice. Responses received after the times noted above shall not be counted in the record of response.

Any owner of property subject to a proposed rezoning or affected by a proposed rezoning may protest the rezoning by filing a written protest (this form is sufficient) with the Director of Development Services within the time specified above. 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.

If you have any questions concerning this request, please contact the Department of Development Services

Phone 972-412-6166

FAX 972-412-6228

glangford@rowlett.com

RETURN BY FAX OR MAIL

City of Rowlett

Development Services

PO Box 99

Rowlett, TX 75030-0099



Department of Development Services

NOTICE OF PUBLIC HEARING

TO: Property Owner
RE: Application for a Zoning Change
LOCATION: The subject properties are located at 4401, 4413, 4501, 4509, 4513, 4601, 4609, 4613 and 4701 Dexham Road...

EXPLANATION OF REQUEST: The applicant requests a rezoning from the existing Single Family-40 Zoning District to a Planned Development District with an underlying Single Family-5 (SF-5) base zoning district to build of a single family subdivision...

- I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:
I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS:

PROPERTY OWNER NAME

(print):

JST GROUP LLC - ROSS CARROLL

SIGNATURE:

[Handwritten Signature]

ADDRESS:

5806 Lindenshire Dallas

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NOTICE OF PUBLIC HEARING

TO: Property Owner
RE: Application for a Zoning Change
LOCATION: The subject properties are located at 4401, 4413, 4501, 4509, 4513, 4601, 4609, 4613 and 4701 Dexham Road (further described as Lots 1 – 9, Block A of the Dexham Creek Ranch Estates). A map is attached for reference. This notice and the notification area are required under Chapter 211.007 of the Texas Local Government Code.
EXPLANATION OF REQUEST: The applicant requests a rezoning from the existing Single Family-40 Zoning District to a Planned Development District with an underlying Single Family-5 (SF-5) base zoning district to build of a single family subdivision. The minimum lot size proposed for these single-family lot is 5,500 square feet. (PD80-2015)

- I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:
- I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS:

PROPERTY OWNER NAME

(print):

MICHAEL AND KATHY BOBBITT

SIGNATURE:

Michael and Kathy Bobbitt

ADDRESS:

4602 Dexham Rd

Your written comments are being solicited in the above case. Additional information is available in the Department of Development Services located at 3901 Main Street. The Planning and Zoning Commission of the City of Rowlett, Texas, will hold a public hearing at 6:30 p.m. on the 8th day of March, 2016, and that the City Council will hold a public hearing at 7:30 p.m. on the 5th day of April, 2016. Both hearings will be held at the Municipal Center, 4000 Main Street, Rowlett, Texas.

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Any owner of property subject to a proposed rezoning or affected by a proposed rezoning may protest the rezoning by filing a written protest (this form is sufficient) with the Director of Development Services within the time specified above. 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.

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Services
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glangford@rowlett.com

RETURN BY FAX OR MAIL

City of Rowlett
 Development Services
 PO Box 99
 Rowlett, TX 75030-0099

03-02-16 A10:56 IN

03-02-16



Department of Development Services

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TO: Property Owner
RE: Application for a Zoning Change
LOCATION: The subject properties are located at 4401, 4413, 4501, 4509, 4513, 4601, 4609, 4613 and 4701 Dexham Road...
EXPLANATION OF REQUEST: The applicant requests a rezoning from the existing Single Family-40 Zoning District to a Planned Development District...

- I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:
I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS: Lot size and home minimum square feet are both smaller than I would like to see.

PROPERTY OWNER NAME (print):
SIGNATURE:
ADDRESS: 1610 Palomino Pt, Rowlett, TX 75088

Your written comments are being solicited in the above case. Additional information is available in the Department of Development Services located at 3901 Main Street. The Planning and Zoning Commission of the City of Rowlett, Texas, will hold a public hearing at 6:30 p.m. on the 8th day of March, 2016...

If you have any questions concerning this request, please contact the Department of Development Services. Phone 972-412-6166. FAX 972-412-6228. glangford@rowlett.com
RETURN BY FAX OR MAIL
City of Rowlett
Development Services
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Department of Development Services

NOTICE OF PUBLIC HEARING

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LOCATION: The subject properties are located at 4401, 4413, 4501, 4509, 4513, 4601, 4609, 4613 and 4701 Dexham Road...
EXPLANATION OF REQUEST: The applicant requests a rezoning from the existing Single Family-40 Zoning District to a Planned Development District...

I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:
I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS: WE bought our home so we could have a little bit of property. Feel like we're in the country. We do not want houses that...

PROPERTY OWNER NAME: Andrew & Tamara Dorcas
SIGNATURE: Andrew K. Dorcas
ADDRESS: 4510 Dexham Road, Rowlett, TX, 75088

Your written comments are being solicited in the above case. Additional information is available in the Department of Development Services located at 3901 Main Street. The Planning and Zoning Commission of the City of Rowlett, Texas, will hold a public hearing at 6:30 p.m. on the 8th day of March, 2016...

If you have any questions concerning this request, please contact the Department of Development Services. Phone 972-412-6166, FAX 972-412-6228, glangford@rowlett.com
RETURN BY FAX OR MAIL: City of Rowlett, Development Services, PO Box 99, Rowlett, TX 75030-0099

are going to be built one on top of the other. The zoning is for...

stay!!! That is how we want it to... houses with a lot of property.



Department of Development Services

NOTICE OF PUBLIC HEARING

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RE: Application for a Zoning Change
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EXPLANATION OF REQUEST: The applicant requests a rezoning from the existing Single Family-40 Zoning District to a Planned Development District...

- I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:
I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS: See attached page

PROPERTY OWNER NAME (print): Robert J. and Karen K. Haddox
SIGNATURE: [Signature]
ADDRESS: 4410 Dexham Road, Rowlett

Your written comments are being solicited in the above case. Additional information is available in the Department of Development Services located at 3901 Main Street. The Planning and Zoning Commission of the City of Rowlett, Texas, will hold a public hearing at 6:30 p.m. on the 8th day of March, 2016, and that the City Council will hold a public hearing at 7:30 p.m. on the 5th day of April, 2016.

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Rowlett, TX 75030-0099

Karen Haddox and I are the owners and inhabitants of 4410 Dexham Rd and oppose the proposed Dexham Creekside development for the following reasons:

1.) A look at aerial views of the entire city of Rowlett reveals that there is nowhere else in the city where developments with such disparate lot sizes are separated by an undivided road. This was clearly done with planning and purpose, specifically, to avoid the aesthetic incongruity produced by having lots 4-5 times the average size of those across the street. Most houses on Dexham are the size of the average lot size in the proposed development. The first rule of real estate is location. A development located adjacent to a flood plain that does flood and a Dart line which is 20 miles from the Central Business District and most entertainment and fine dining fails this qualification, making aesthetics very important to marketing. When adjacent homes are twice the size of the proposed development and presumably (we have no idea of the intended price point for these homes) not much less expensive than them, it will be difficult for marketing. The argument that homes similar to the existing ones on Dexham don't sell any more is simply false. They do sell quickly when placed on the market in the existing neighborhood. There might not be many such sales in Rowlett as the owners are disinclined to sell and the number of such properties is relatively low.

2.) Doubling the number of homes in the area WILL create traffic issues. The previously cited traffic study was performed in the evening when traffic is less regimented. Take a look at 7:00- 8:00 AM and a different picture emerges when EVERYONE is going to school and work. Again, there is only one way in and out of this neighborhood, Dexham Road, which connects to heavily travelled arteries. The area is landlocked and no other exits are able to be provided.

3.) As noted above, when we have heavy rains such as those that occurred over the last year, and do so every few years, the flooding will either be on the lots presently platted or right up to them. Raising the grade will result in significant tree loss and may produce down stream flooding and erosion issues. We acknowledge that development of the tract on the northwest side of Dexham Rd. is a challenge, but it is not more of one than it was when it was purchased. The rail line and flood plain were there then. It is not the responsibility of the people of Rowlett, the inhabitants of Dexham Estates, nor their representatives on Planning and Zoning to make the developer's investment good.
Robert and Karen Haddox



Department of Development Services

NOTICE OF PUBLIC HEARING

TO: Property Owner
RE: Application for a Zoning Change
LOCATION: The subject properties are located at 4401, 4413, 4501, 4509, 4513, 4601, 4609, 4613 and 4701 Dexham Road...
EXPLANATION OF REQUEST: The applicant requests a rezoning from the existing Single Family-40 Zoning District to a Planned Development District...

- I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:
I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS: increased traffic on dexham. Decreases our property values after already having it decreased by

PROPERTY OWNER NAME: dont rail
(print): William + Charlene Johnson
SIGNATURE: Charles Johnson
ADDRESS: 1710 Palomino Dr Rowlett, TX 75088

Your written comments are being solicited in the above case. Additional information is available in the Department of Development Services located at 3901 Main Street. The Planning and Zoning Commission of the City of Rowlett, Texas, will hold a public hearing at 6:30 p.m. on the 8th day of March, 2016...

Please legibly respond in ink. If the signature and/or address are missing, your comments will not be recorded. Your response must be received in the Development Service Department by 5 pm on Wednesday, March 2, 2016, for your comments to be included in the Planning and Zoning Commission packet...

Any owner of property subject to a proposed rezoning or affected by a proposed rezoning may protest the rezoning by filing a written protest (this form is sufficient) with the Director of Development Services within the time specified above. The protest shall object to the zoning map amendment, contain a legal description of the property on behalf of which the protest is made...

If you have any questions concerning this request, please contact the Department of Development Services
Phone 972-412-6166
FAX 972-412-6228
glangford@rowlett.com

RETURN BY FAX OR MAIL
City of Rowlett
Development Services
PO Box 99
Rowlett, TX 75030-0099



Department of Development Services

NOTICE OF PUBLIC HEARING

02-26-16 6:39 PM RCW

TO: Property Owner
RE: Application for a Zoning Change
LOCATION: The subject properties are located at 4401, 4413, 4501, 4509, 4513, 4601, 4609, 4613 and 4701 Dexham Road (further described as Lots 1 – 9, Block A of the Dexham Creek Ranch Estates). A map is attached for reference. This notice and the notification area are required under Chapter 211.007 of the Texas Local Government Code.
EXPLANATION OF REQUEST: The applicant requests a rezoning from the existing Single Family-40 Zoning District to a Planned Development District with an underlying Single Family-5 (SF-5) base zoning district to build of a single family subdivision. The minimum lot size proposed for these single-family lot is 5,500 square feet. (PD80-2015)

- I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:
- I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS: *Too many houses on very small lots, AND I DO NOT WANT TO LOOK AT THE SIDE OF A HOUSE!!!!*

PROPERTY OWNER NAME (print): *James & Betty Littlejohn*
SIGNATURE: *James Littlejohn Betty Littlejohn*
ADDRESS: *4418 DEXHAM Rd - Rowlett, TX 75088*

Your written comments are being solicited in the above case. Additional information is available in the Department of Development Services located at 3901 Main Street. The Planning and Zoning Commission of the City of Rowlett, Texas, will hold a public hearing at 6:30 p.m. on the 8th day of March, 2016, and that the City Council will hold a public hearing at 7:30 p.m. on the 5th day of April, 2016. Both hearings will be held at the Municipal Center, 4000 Main Street, Rowlett, Texas.

Please legibly respond in ink. If the signature and/or address are missing, your comments will not be recorded. Your response must be received in the Development Service Department by 5 pm on Wednesday, March 2, 2016, for your comments to be included in the Planning and Zoning Commission packet and/or by Wednesday, March 30, 2015, to be included in the City Council packet. All responses received by March 30th will be forwarded to the Council as well; it is not necessary to respond twice. Responses received after the times noted above shall not be counted in the record of response.

Any owner of property subject to a proposed rezoning or affected by a proposed rezoning may protest the rezoning by filing a written protest (this form is sufficient) with the Director of Development Services within the time specified above. 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.

<p>If you have any questions concerning this request, please contact the Department of Development Services Phone 972-412-6166 FAX 972-412-6228 glangford@rowlett.com</p>	<p>RETURN BY FAX OR MAIL City of Rowlett Development Services PO Box 99 Rowlett, TX 75030-0099</p>
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Department of Development Services

NOTICE OF PUBLIC HEARING

TO: Property Owner 03-02-16 A10:56 IN
 RE: Application for a Zoning Change
 LOCATION: The subject properties are located at 4401, 4413, 4501, 4509, 4513, 4601, 4609, 4613 and 4701 Dexham Road (further described as Lots 1 - 9, Block A of the Dexham Creek Ranch Estates). A map is attached for reference. This notice and the notification area are required under Chapter 211.007 of the Texas Local Government Code.
 EXPLANATION OF REQUEST: The applicant requests a rezoning from the existing Single Family-40 Zoning District to a Planned Development District with an underlying Single Family-5 (SF-5) base zoning district to build of a single family subdivision. The minimum lot size proposed for these single-family lot is 5,500 square feet. (PD80-2015)

- I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:
 I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS: Homes will be substantially smaller than in edition

across the street. It's in a flood plane. Many houses in

PROPERTY OWNER NAME

(print):

SIGNATURE:

ADDRESS:

a small area - no road infrastructure
 Deena McNamee
 Deena McNamee
 1702 Clydesdale Ct. Rowlett 75088

Your written comments are being solicited in the above case. Additional information is available in the Department of Development Services located at 3901 Main Street. The Planning and Zoning Commission of the City of Rowlett, Texas, will hold a public hearing at 6:30 p.m. on the 5th day of March, 2016, and that the City Council will hold a public hearing at 7:30 p.m. on the 5th day of April, 2016. Both hearings will be held at the Municipal Center, 4000 Main Street, Rowlett, Texas.

Please legibly respond in ink. If the signature and/or address are missing, your comments will not be recorded. Your response must be received in the Development Service Department by 5 pm on Wednesday, March 2, 2016, for your comments to be included in the Planning and Zoning Commission packet and/or by Wednesday, March 30, 2015, to be included in the City Council packet. All responses received by March 30th will be forwarded to the Council as well; it is not necessary to respond twice. Responses received after the times noted above shall not be counted in the record of response.

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 City of Rowlett
 Development Services
 PO Box 99
 Rowlett, TX 75030-0099



02-29-16P12:50 RCVD

Department of Development Services

NOTICE OF PUBLIC HEARING

TO: Property Owner
RE: Application for a Zoning Change
LOCATION: The subject properties are located at 4401, 4413, 4501, 4509, 4513, 4601, 4609, 4613 and 4701 Dexham Road...
EXPLANATION OF REQUEST: The applicant requests a rezoning from the existing Single Family-40 Zoning District to a Planned Development District...

- I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:
I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS: The zoning change is too drastic-- from 10 acre lots to each acre potentially divided into 8 lots

PROPERTY OWNER NAME (print): Cleveland & Angela McGaughey (cont.)
SIGNATURE: Cleveland M McGaughey Angela M McGaughey
ADDRESS: 4502 Dexham Rd. Rowlett

Your written comments are being solicited in the above case. Additional information is available in the Department of Development Services located at 3901 Main Street. The Planning and Zoning Commission of the City of Rowlett, Texas, will hold a public hearing at 6:30 p.m. on the 8th day of March, 2016...

Please legibly respond in ink. If the signature and/or address are missing, your comments will not be recorded. Your response must be received in the Development Service Department by 5 pm on Wednesday, March 2, 2016...

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Development Services
PO Box 99
Rowlett, TX 75030-0099

McGaughey cont.

Pg. 2

is ridiculous. It isn't a good match for the neighborhood at all.

It cannot be a "walkable neighborhood" because there are no restaurants or stores near there because it is bordered by a sewage plant and a railroad track.

The other problems are:

Flood zone

too much traffic already



Department of Development Services

NOTICE OF PUBLIC HEARING

TO: Property Owner
RE: Application for a Zoning Change
LOCATION: The subject properties are located at 4401, 4413, 4501, 4509, 4513, 4601, 4609, 4613 and 4701 Dexham Road (further described as Lots 1 – 9, Block A of the Dexham Creek Ranch Estates). A map is attached for reference. This notice and the notification area are required under Chapter 211.007 of the Texas Local Government Code.
EXPLANATION OF REQUEST: The applicant requests a rezoning from the existing Single Family-40 Zoning District to a Planned Development District with an underlying Single Family-5 (SF-5) base zoning district to build of a single family subdivision. The minimum lot size proposed for these single-family lot is 5,500 square feet. (PD80-2015)

- I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:
- I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS:

PROPERTY OWNER NAME

(print):

Larry Perkins

Diane Perkins

SIGNATURE:

Larry Perkins

Diane Perkins

ADDRESS:

4414 Dexham Road

Your written comments are being solicited in the above case. Additional information is available in the Department of Development Services located at 3901 Main Street. The Planning and Zoning Commission of the City of Rowlett, Texas, will hold a public hearing at 6:30 p.m. on the 8th day of March, 2016, and that the City Council will hold a public hearing at 7:30 p.m. on the 5th day of April, 2016. Both hearings will be held at the Municipal Center, 4000 Main Street, Rowlett, Texas.

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glangford@rowlett.com

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 Development Services
 PO Box 99
 Rowlett, TX 75030-0099



Department of Development Services

NOTICE OF PUBLIC HEARING

TO: Property Owner
 RE: Application for a Zoning Change

02-25-16P12:40 RCVD

LOCATION: The subject properties are located at 4401, 4413, 4501, 4509, 4513, 4601, 4609, 4613 and 4701 Dexham Road (further described as Lots 1 – 9, Block A of the Dexham Creek Ranch Estates). A map is attached for reference. This notice and the notification area are required under Chapter 211.007 of the Texas Local Government Code.

EXPLANATION OF REQUEST: The applicant requests a rezoning from the existing Single Family-40 Zoning District to a Planned Development District with an underlying Single Family-5 (SF-5) base zoning district to build of a single family subdivision. The minimum lot size proposed for these single-family lot is 5,500 square feet. (PD80-2015)

- I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:
- I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS: *Concerns for development of floodplain, small*

lot size, small home size, property values.

PROPERTY OWNER NAME (print): Sheila Platter

SIGNATURE: *Sheila Platter*

ADDRESS: 1609 Palominos Dr Rowlett, TX 75088

Your written comments are being solicited in the above case. Additional information is available in the Department of Development Services located at 3901 Main Street. The Planning and Zoning Commission of the City of Rowlett, Texas, will hold a public hearing at 6:30 p.m. on the 8th day of March, 2016, and that the City Council will hold a public hearing at 7:30 p.m. on the 5th day of April, 2016. Both hearings will be held at the Municipal Center, 4000 Main Street, Rowlett, Texas.

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<p>If you have any questions concerning this request, please contact the Department of Development Services Phone 972-412-6166 FAX 972-412-6228 glangford@rowlett.com</p>	<p>RETURN BY FAX OR MAIL City of Rowlett Development Services PO Box 99 Rowlett, TX 75030-0099</p>
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Department of Development Services

NOTICE OF PUBLIC HEARING

TO: Property Owner

RE: Application for a Zoning Change

LOCATION: The subject properties are located at 4401, 4413, 4501, 4509, 4513, 4601, 4609, 4613 and 4701 Dexham Road (further described as Lots 1 – 9, Block A of the Dexham Creek Ranch Estates). A map is attached for reference. This notice and the notification area are required under Chapter 211.007 of the Texas Local Government Code.

EXPLANATION OF REQUEST: The applicant requests a rezoning from the existing Single Family-40 Zoning District to a Planned Development District with an underlying Single Family-5 (SF-5) base zoning district to build of a single family subdivision. The minimum lot size proposed for these single-family lot is 5,500 square feet. (PD80-2015)

- I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:
- I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS:

PROPERTY OWNER NAME

(print):

SIGNATURE:

ADDRESS:

JOHN ROAN

 4317 DEXHAM ROAD

Your written comments are being solicited in the above case. Additional information is available in the Department of Development Services located at 3901 Main Street. The Planning and Zoning Commission of the City of Rowlett, Texas, will hold a public hearing at 6:30 p.m. on the 8th day of March, 2016, and that the City Council will hold a public hearing at 7:30 p.m. on the 5th day of April, 2016. Both hearings will be held at the Municipal Center, 4000 Main Street, Rowlett, Texas.

Please legibly respond in ink. If the signature and/or address are missing, your comments will not be recorded. Your response must be received in the Development Service Department by 5 pm on Wednesday, March 2, 2016, for your comments to be included in the Planning and Zoning Commission packet and/or by Wednesday, March 30, 2015, to be included in the City Council packet. All responses received by March 30th will be forwarded to the Council as well; it is not necessary to respond twice. Responses received after the times noted above shall not be counted in the record of response.

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glangford@rowlett.com

RETURN BY FAX OR MAIL
 City of Rowlett
 Development Services
 PO Box 99
 Rowlett, TX 75030-0099



03-02-16 A10:57 IN

Department of Development Services

NOTICE OF PUBLIC HEARING

TO: Property Owner
RE: Application for a Zoning Change
LOCATION: The subject properties are located at 4401, 4413, 4501, 4509, 4513, 4601, 4609, 4613 and 4701 Dexam Road (further described as Lots 1 - 9, Block A of the Dexam Creek Ranch Estates). A map is attached for reference. This notice and the notification area are required under Chapter 211.007 of the Texas Local Government Code.
EXPLANATION OF REQUEST: The applicant requests a rezoning from the existing Single Family-40 Zoning District to a Planned Development District with an underlying Single Family-5 (SF-5) base zoning district to build a single family subdivision. The minimum lot size proposed for these single family lot is 5,500 square feet. (PDB0-2015)

- I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:
I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS: We are concerned about allowing such density, especially within a development property that is mostly flood plain! the traffic during peak hour w/ the DART RR will also be an issue.

PROPERTY OWNER NAME: Jon + Stacey Simikic
SIGNATURE: [Handwritten Signature]
ADDRESS: 1902 Palomino Drive.

Your written comments are being solicited in the above case. Additional information is available in the Department of Development Services located at 3901 Main Street. The Planning and Zoning Commission of the City of Rowlett, Texas, will hold a public hearing at 6:30 pm on the 2nd day of March, 2016, and that the City Council will hold a public hearing at 7:30 pm on the 5th day of April, 2016. Both hearings will be held at the Municipal Center, 4000 Main Street, Rowlett, Texas.

Please legally respond in ink. If the signature and/or address are missing, your comments will not be recorded. Your response must be received in the Development Service Department by 5 pm on Wednesday, March 2, 2016, for your comments to be included in the Planning and Zoning Commission packet and/or by Wednesday, March 30, 2015, to be included in the City Council packet. All responses received by March 30th will be forwarded to the Council as well; it is not necessary to respond twice. Responses received after the times noted above shall not be counted in the record of response.

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If you have any questions concerning this request, please contact the Department of Development Services
Phone: 972-412-6166
FAX: 972-412-6228
dianford@rowlett.com

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Development Services
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Rowlett, TX 75030-0099



Fax cover + 3 pages

Department of Development Services

NOTICE OF PUBLIC HEARING

TO: Property Owner

02-29-16A09:52 RCVD

RE: Application for a Zoning Change

LOCATION: The subject properties are located at 4401, 4413, 4501, 4509, 4513, 4601, 4609, 4613 and 4701 Dexham Road (further described as Lots 1 - 9, Block A of the Dexham Creek Ranch Estates). A map is attached for reference. This notice and the notification area are required under Chapter 211.007 of the Texas Local Government Code.

EXPLANATION OF REQUEST: The applicant requests a rezoning from the existing Single Family-40 Zoning District to a Planned Development District with an underlying Single Family-5 (SF-5) base zoning district to build of a single family subdivision. The minimum lot size proposed for these single-family lot is 5,500 square feet. (PD80-2015)

I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:

I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS:

See attached comments.

PROPERTY OWNER NAME

(print):

SIGNATURE:

ADDRESS:

Harrell and Jo Ann Slack Jr.
Harrell Slack & Jo Ann Slack
4514 Dexham Rd Rowlett, TX 75088

Your written comments are being solicited in the above case. Additional information is available in the Department of Development Services located at 3901 Main Street. The Planning and Zoning Commission of the City of Rowlett, Texas, will hold a public hearing at 6:30 p.m. on the 8th day of March, 2016, and that the City Council will hold a public hearing at 7:30 p.m. on the 5th day of April, 2016. Both hearings will be held at the Municipal Center, 4000 Main Street, Rowlett, Texas.

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If you have any questions concerning this request, please contact the Department of Development Services

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glangford@rowlett.com

RETURN BY FAX OR MAIL

City of Rowlett
Development Services
PO Box 99
Rowlett, TX 75030-0099

Harrell and Jo Ann Slack, Jr.
4514 Dexham Rd.
Rowlett, TX 75088

February 27, 2016

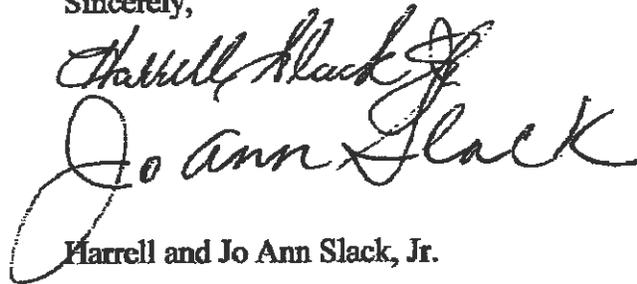
City of Rowlett
Development Services
P. O. Box 99
Rowlett, TX 75030-0099

Dear Planning and Zoning Commissioners:

Here we go again! The property owner for properties located at 4401, 4413, 4501, 4509, 4513, 4601, 4609, 4613 and 4701 Dexham Road (further described as lots 1-9, Block A of the Dexham Creek Ranch Estates) is once again, requesting to rezone this property. The applicant wants to change the zoning from the existing Single Family-40 Zoning District to a Planned Development District with an underlying Single Family-5 (SF-5) base zoning district with minimum lots at 5,500 square feet. We are protesting this change! As we have stated numerous times in the past, this change does not reflect the original intent of our city planners (see the Comprehensive Plan and Realize Rowlett 2020)! Our city planners intended to preserve the aesthetic beauty and country feel on Dexham Road and have zoning which would be comparable to homes along Dexham Road. The previous proposed change last summer was shot down by the City Council because it blatantly ignored the intended land use for this area of Rowlett!!!! This area is one of Rowlett's most beautiful and was intended to be preserved to maintain the aesthetic beauty of being in the country, PERIOD!! As you know, the applicant plans to build 70 homes, 11 of which will either back up to, or have a side view to Dexham Road! Two additional homes will face Dexham near the south Palomino entrance. Sixty-two of the 70 lots will only be in the 5,500-6,000 square foot range. The smallest lot in Dexham Estates is 15,000 sq. feet!! Only five lots are that size. The majority of the lots in Dexham Estates are 18,000 - 22,000 square feet. A few lots are even 28,000 - 30,000 square feet. The applicant has proposed a minimum square footage of 1,600 square feet for the homes in contrast to the minimum 2,500 square foot homes in Dexham Estates!

We will NOT allow developers to influence our city officials to change zoning from what was originally intended for this area to what would best benefit them financially! This developer needs to go back to the drawing board!! As we've stated before, if the developer wants to change the zoning (why can't he just reconfigure the current plats and have a development reflecting the current zoning!?) we would be in more favor of SF-40 to SF-20 (a minimum lot size of 20,000 sq. ft.) which would be more in line with the lot sizes of Dexham Estates. Other reasons for this protest are attached. We respectfully request that the application for the zoning change be denied!!!

Sincerely,

The image shows two handwritten signatures in black ink. The first signature is "Harrell Slack, Jr." and the second is "Jo Ann Slack". Both are written in a cursive, flowing style. The "Harrell Slack, Jr." signature is positioned above the "Jo Ann Slack" signature.

Harrell and Jo Ann Slack, Jr.

REASONS TO PROTEST THE NEW ZONING CHANGE

This is a HUGE change in the zoning from 9 tracts of land to 70 lots.

Inadequate location for such high density of homes.

Poor urban planning to put a high density neighborhood next to a waste water treatment plant, a flood plain and a rail line.

The high density of houses will increase traffic; adding at least 200 + cars to an already busy Dexham Rd. Traffic flow is already complicated with the DART going by every 15-20 minutes.

Dexham Estates could be subject to security issues with high volume of people in such a concentrated area.

Inadequate infrastructure for so many more homes off Dexham Rd. Some residents of Dexham Estates are having sewage drainage problems. This could certainly had to the problem.

It's uncertain what the lower end homes could do to the values of Dexham Estates homes.

*Jo Ann Slack
Dattell Slack J.*



Department of Development Services

NOTICE OF PUBLIC HEARING

TO: Property Owner
RE: Application for a Zoning Change
LOCATION: The subject properties are located at 4401, 4413, 4501, 4509, 4513, 4601, 4609, 4613 and 4701 Dexham Road (further described as Lots 1 – 9, Block A of the Dexham Creek Ranch Estates). A map is attached for reference. This notice and the notification area are required under Chapter 211.007 of the Texas Local Government Code.
EXPLANATION OF REQUEST: The applicant requests a rezoning from the existing Single Family-40 Zoning District to a Planned Development District with an underlying Single Family-5 (SF-5) base zoning district to build of a single family subdivision. The minimum lot size proposed for these single-family lot is 5,500 square feet. (PD80-2015)

- I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:
- I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS:

PROPERTY OWNER NAME

(print):

FLOYD SMITH & VICKIE SMITH

SIGNATURE:

[Handwritten signatures]

ADDRESS:

4402 DEXHAM RD

Your written comments are being solicited in the above case. Additional information is available in the Department of Development Services located at 3901 Main Street. The Planning and Zoning Commission of the City of Rowlett, Texas, will hold a public hearing at 6:30 p.m. on the 8th day of March, 2016, and that the City Council will hold a public hearing at 7:30 p.m. on the 5th day of April, 2016. Both hearings will be held at the Municipal Center, 4000 Main Street, Rowlett, Texas.

Please legibly respond in ink. If the signature and/or address are missing, your comments will not be recorded. Your response must be received in the Development Service Department by 5 pm on Wednesday, March 2, 2016, for your comments to be included in the Planning and Zoning Commission packet and/or by Wednesday, March 30, 2015, to be included in the City Council packet. All responses received by March 30th will be forwarded to the Council as well; it is not necessary to respond twice. Responses received after the times noted above shall not be counted in the record of response.

Any owner of property subject to a proposed rezoning or affected by a proposed rezoning may protest the rezoning by filing a written protest (this form is sufficient) with the Director of Development Services within the time specified above. 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.

If you have any questions concerning this request, please contact the Department of Development Services
 Phone 972-412-6166
 FAX 972-412-6228
glangford@rowlett.com

RETURN BY FAX OR MAIL
 City of Rowlett
 Development Services
 PO Box 99
 Rowlett, TX 75030-0099



03-03-16 A09:44 IN

Department of Development Services

NOTICE OF PUBLIC HEARING

TO: Property Owner
RE: Application for a Zoning Change
LOCATION: The subject properties are located at 4401, 4413, 4501, 4509, 4513, 4601, 4609, 4613 and 4701 Dexham Road (further described as Lots 1 – 9, Block A of the Dexham Creek Ranch Estates). A map is attached for reference. This notice and the notification area are required under Chapter 211.007 of the Texas Local Government Code.
EXPLANATION OF REQUEST: The applicant requests a rezoning from the existing Single Family-40 Zoning District to a Planned Development District with an underlying Single Family-5 (SF-5) base zoning district to build of a single family subdivision. The minimum lot size proposed for these single-family lot is 5,500 square feet. (PD80-2015)

- I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:
- I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS: *Please see attachment.*

PROPERTY OWNER NAME

(print): Kenneth L. & Aileen Svaty
 SIGNATURE: Kenneth L. Svaty Aileen Svaty
 ADDRESS: 4318 Dexham Road - Rowlett, TX 75088

Your written comments are being solicited in the above case. Additional information is available in the Department of Development Services located at 3901 Main Street. The Planning and Zoning Commission of the City of Rowlett, Texas, will hold a public hearing at 6:30 p.m. on the 8th day of March, 2016, and that the City Council will hold a public hearing at 7:30 p.m. on the 5th day of April, 2016. Both hearings will be held at the Municipal Center, 4000 Main Street, Rowlett, Texas.

Please legibly respond in ink. If the signature and/or address are missing, your comments will not be recorded. Your response must be received in the Development Service Department by 5 pm on Wednesday, March 2, 2016, for your comments to be included in the Planning and Zoning Commission packet and/or by Wednesday, March 30, 2015, to be included in the City Council packet. All responses received by March 30th will be forwarded to the Council as well; it is not necessary to respond twice. Responses received after the times noted above shall not be counted in the record of response.

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glangford@rowlett.com

RETURN BY FAX OR MAIL
 City of Rowlett
 Development Services
 PO Box 99
 Rowlett, TX 75030-0099

NOTICE OF PUBLIC HEARING

RE: Application for a Zoning Change

Property Owner Name: Kenneth L, and Aileen Svaty,
(26+ year residents of Dexham Estates, in Rowlett, TX)

SIGNATURE:



ADDRESS: 4318 Dexham Road, Rowlett, TX 75088

I am opposed to the request for the following reasons:

- Changing the zoning from 9 single family lots to 70+ lots is a huge change, and I do not believe it would be beneficial to the City of Rowlett or for the other residents who live off of Dexham Road, between Miller and Lakeview Parkway.
- Building up this land, to take it out of the flood zone would require a lot of land fill and would divert the water in Rowlett Creek; a new subdivision at Castle and Rowlett Road has recently been developed and lots of landfill has been brought in there also; the new bridges over Rowlett Creek, on Miller Road, have recently been completed and a lot of land fill was put in there, also diverting the water in Rowlett Creek. That water has to go somewhere, and we will not know exactly where the creek will back up until we see another heavy rain. I do not know whether the city could be liable if homes are flooded because land fill was approved by city offices, but I hope you will consider the consequences of all of the recent land fill along Rowlett Creek.
- This property is surrounded by special concerns on all borders:
 - North Border of the property - About 10-years ago, there was a train derailment and fire on the west side of Dexham Road, which would have been in this proposed development if it had been there at that time – it certainly would have been much worse if homes had been there, The regular train does not run often; however, the DART rail runs 135 times a day on weekdays (67 southbound and 68 northbound trips, if I counted correctly). It runs less frequently on the weekends.
 - South border of the property - All sewage for all of Rowlett runs along the east side of Dexham Road then under Dexham Road and across the south border of the new development, to the Garland Sewage Treatment Facility. At least one home in Dexham Estates has had sewage back up in their home already. Sewage lines for the new homes, and all other new homes in Rowlett have to tie in to these already overburdened lines. Construction equipment and additional traffic would be driving over these lines also.

- - East border of the property - Dexham Road was never intended to become a through-fare; however, it has become one. Traffic has increased tremendously, and we have had some cases of road rage from people who do not obey the 35 mph speed limit. Dexham Road was not meant to carry the amount of traffic it currently has adding more vehicles, construction, and new home occupants, would create more problems. We had one accident last year where a woman lost control of her vehicle going over the railroad tracks and she hit a tree in one of the Dexham Estates lots; a small child was killed.

- - West border of the property - .Flood plains, Rowlett Creek, and the Garland Sewage Treatment Facility are all on the west. The entire property was filled with dirt from the Lakeview Parkway project; I understand that the city had not approved the fill – it just somehow happened. Adding all of the concrete and infrastructure for this project is bound to affect the flood plain in a negative way.

Thank you for the opportunity to comment.

Ken and Aileen Svaty
4318 Dexham Road
Rowlett, Texas 75088
214-799-1123



Department of Development Services

NOTICE OF PUBLIC HEARING

TO: Property Owner
RE: Application for a Zoning Change
LOCATION: The subject properties are located at 4401, 4413, 4501, 4509, 4513, 4601, 4609, 4613 and 4701 Dexham Road (further described as Lots 1 – 9, Block A of the Dexham Creek Ranch Estates). A map is attached for reference. This notice and the notification area are required under Chapter 211.007 of the Texas Local Government Code.
EXPLANATION OF REQUEST: The applicant requests a rezoning from the existing Single Family-40 Zoning District to a Planned Development District with an underlying Single Family-5 (SF-5) base zoning district to build of a single family subdivision. The minimum lot size proposed for these single-family lot is 5,500 square feet. (PD80-2015)

- I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:
- I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS: OUR CONCERNS ARE THE ISSUES OF HOME DENSITY, LOT SIZE, HOME SIZE, TRAFFIC, PROPERTY VALUATION, FILLING AND DEVELOPING FLOOD PLAIN ARE NOT MET WITH THIS PROPOSAL. FOR DEXHAM PREVIOUSLY VOTED AS ONE

PROPERTY OWNER NAME (print): BEST NEIGHBORHOODS AWARD, MARK AND DEBBIE SEILER
SIGNATURE: *Mark and Debbie Seiler*
ADDRESS: 1918 PALOMINO DRIVE, ROWLETT 75088

Your written comments are being solicited in the above case. Additional information is available in the Department of Development Services located at 3901 Main Street. The Planning and Zoning Commission of the City of Rowlett, Texas, will hold a public hearing at 6:30 p.m. on the 8th day of March, 2016, and that the City Council will hold a public hearing at 7:30 p.m. on the 5th day of April, 2016. Both hearings will be held at the Municipal Center, 4000 Main Street, Rowlett, Texas.

Please legibly respond in ink. If the signature and/or address are missing, your comments will not be recorded. Your response must be received in the Development Service Department by 5 pm on Wednesday, March 2, 2016, for your comments to be included in the Planning and Zoning Commission packet and/or by Wednesday, March 30, 2015, to be included in the City Council packet. All responses received by March 30th will be forwarded to the Council as well; it is not necessary to respond twice. Responses received after the times noted above shall not be counted in the record of response.

Any owner of property subject to a proposed rezoning or affected by a proposed rezoning may protest the rezoning by filing a written protest (this form is sufficient) with the Director of Development Services within the time specified above. 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 900 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.

If you have any questions concerning this request, please contact the Department of Development Services
 Phone 972-412-6166
 FAX 972-412-6228
glangford@rowlett.com

RETURN BY FAX OR MAIL
 City of Rowlett
 Development Services
 PO Box 99
 Rowlett, TX 75030-0099



02-29-16P02:51 RCVD

Department of Development Services

NOTICE OF PUBLIC HEARING

TO: Property Owner
RE: Application for a Zoning Change
LOCATION: The subject properties are located at 4401, 4413, 4501, 4509, 4513, 4601, 4609, 4613 and 4701 Dexam Road...
EXPLANATION OF REQUEST: The applicant requests a rezoning from the existing Single Family-40 Zoning District to a Planned Development District...

- I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:
I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS: I OPPOSE TO THE REZONING DUE TO THE DENSITY OF THE PROPOSED PLANS

PROPERTY OWNER NAME (print): BOBBY TARVER
SIGNATURE: [Signature]
ADDRESS: 5006 DEXHAM

Your written comments are being solicited in the above case. Additional information is available in the Department of Development Services located at 3901 Main Street. The Planning and Zoning Commission of the City of Rowlett, Texas, will hold a public hearing at 6:30 p.m. on the 8th day of March, 2016, and that the City Council will hold a public hearing at 7:30 p.m. on the 5th day of April, 2016. Both hearings will be held at the Municipal Center, 4000 Main Street, Rowlett, Texas.
Please legibly respond in ink. If the signature and/or address are missing, your comments will not be recorded. Your response must be received in the Development Service Department by 5 pm on Wednesday, March 2, 2016, for your comments to be included in the Planning and Zoning Commission packet and/or by Wednesday, March 30, 2016, to be included in the City Council packet. All responses received by March 30th will be forwarded to the Council as well; it is not necessary to respond twice. Responses received after the times noted above shall not be counted in the record of response.
Any owner of property subject to a proposed rezoning or affected by a proposed rezoning may protest the rezoning by filing a written protest (this form is sufficient) with the Director of Development Services within the time specified above. 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.

If you have any questions concerning this request, please contact the Department of Development Services
Phone 972-412-6166
FAX 972-412-6228
rlangford@rowlett.com
RETURN BY FAX OR MAIL
City of Rowlett
Development Services
PO Box 99
Rowlett, TX 75080-0099



Department of Development Services

NOTICE OF PUBLIC HEARING

TO: Property Owner

RE: Application for a Zoning Change

LOCATION: The subject properties are located at 4401, 4413, 4501, 4509, 4515, 4601, 4609, 4615 and 4701 Durham Road (further described as Lots 1 - 9, Block A of the Durham Creek Ranch Estates). A map is attached for reference. This notice and the notification area are required under Chapter 211.307 of the Texas Local Government Code.

EXPLANATION OF REQUEST: The applicant requests a re zoning from the existing Single Family-4B Zoning District to a Planned Development District with an underlying Single Family-S (SF-S) base zoning district to build a single-family subdivision. The minimum lot size proposed for these single-family lot is 5,500 square feet. (PO80-2015)

- I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:
- I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS:

PROPERTY OWNER NAME

(print):

SIGNATURE:

ADDRESS:

Calvin and Rebecca Tenhet
 Rebecca Tenhet
 1802 Clydesdale Court, Rowlett

Your written comments are being solicited in the above area. Additional information is available in the Department of Development Services located at 3901 Main Street. The Planning and Zoning Commission of the City of Rowlett, Texas, will hold a public hearing at 6:00 p.m. on the 1st day of March, 2016, and that the City Council will hold a public hearing at 7:00 p.m. on the 5th day of April, 2016. Both hearings will be held at the Municipal Center, 4000 Main Street, Rowlett, Texas.

Please legibly respond in ink. If the signature and/or address are missing, your comments will not be recorded. Your response must be received in the Development Services Department by 5 pm on Wednesday, March 2, 2016, for your comments to be included in the Planning and Zoning Commission packet and/or by Wednesday, March 30, 2016, to be included in the City Council packet. All responses received by March 30th will be forwarded to the Council as well. It is not necessary to respond to all responses received after the times noted above shall not be counted in the record of response.

Any owner of property subject to a proposed rezoning or affected by a proposed rezoning may protect the rezoning by filing a written protest (this form is sufficient) with the Director of Development Services within the time specified above. 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.

If you have any questions concerning this request, please contact the Department of Development Services

Phone 972-412-6166
 FAX 972-412-6839
 stanford@rowlett.com

RETURN BY FAX OR MAIL
 City of Rowlett
 Development Services
 PO Box 99
 Rowlett, TX 75080-0099

ATTACHMENT 6



03-02-16 P03:38 IN

Department of Development Services

NOTICE OF PUBLIC HEARING

TO: Property Owner
RE: Application for a Zoning Change
LOCATION: The subject properties are located at 4401, 4413, 4501, 4509, 4513, 4601, 4609, 4613 and 4701 Dexham Road...
EXPLANATION OF REQUEST: The applicant requests a rezoning from the existing Single Family-40 Zoning District to a Planned Development District...

- I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:
I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS: will create traffic congestion, reduce property values, the area is designated a flood zone

PROPERTY OWNER NAME (print): Randall W Thomas
SIGNATURE: RW Thomas
ADDRESS: 4606 Dexham Rd Rowlett, Tx 75088

Your written comments are being solicited in the above case. Additional information is available in the Department of Development Services located at 3901 Main Street. The Planning and Zoning Commission of the City of Rowlett, Texas, will hold a public hearing at 6:30 p.m. on the 8th day of March, 2016, and that the City Council will hold a public hearing at 7:30 p.m. on the 5th day of April, 2016.

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Any owner of property subject to a proposed rezoning or affected by a proposed rezoning may protest the rezoning by filing a written protest (this form is sufficient) with the Director of Development Services within the time specified above. 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 you have any questions concerning this request, please contact the Department of Development Services
Phone 972-412-6166
FAX 972-412-6228
glangford@rowlett.com

RETURN BY FAX OR MAIL
City of Rowlett
Development Services
PO Box 99
Rowlett, TX 75030-0099



Department of Development Services

NOTICE OF PUBLIC HEARING

TO: Property Owner
RE: Application for a Zoning Change
LOCATION: The subject properties are located at 4401, 4413, 4501, 4509, 4513, 4601, 4609, 4613 and 4701 Dexham Road...
EXPLANATION OF REQUEST: The applicant requests a rezoning from the existing Single Family-40 Zoning District to a Planned Development District...

- I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:
I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS: Dexham Road not able to handle additional traffic, lots are too small, water pressure & drainage issues

PROPERTY OWNER NAME (print): Randy & Penny Toyed
SIGNATURE: [Handwritten signatures]
ADDRESS: 1701 Palomino Dr Rowlett TX

Your written comments are being solicited in the above case. Additional information is available in the Department of Development Services located at 3901 Main Street. The Planning and Zoning Commission of the City of Rowlett, Texas, will hold a public hearing at 6:30 p.m. on the 8th day of March, 2016, and that the City Council will hold a public hearing at 7:30 p.m. on the 5th day of April, 2016. Both hearings will be held at the Municipal Center, 4000 Main Street, Rowlett, Texas.
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Phone 972-412-6166
FAX 972-412-6228
slangford@rowlett.com
RETURN BY FAX OR MAIL
City of Rowlett
Development Services
PO Box 99
Rowlett, TX 75030-0099

03-02-16 11:05:56 IN



Department of Development Services

NOTICE OF PUBLIC HEARING

TO: Property Owner

RE: Application for a Zoning Change

LOCATION: The subject properties are located at 4401, 4413, 4501, 4509, 4513, 4601, 4609, 4613 and 4701 Dexham Road (further described as Lots 1 – 9, Block A of the Dexham Creek Ranch Estates). A map is attached for reference. This notice and the notification area are required under Chapter 211.007 of the Texas Local Government Code.

EXPLANATION OF REQUEST: The applicant requests a rezoning from the existing Single Family-40 Zoning District to a Planned Development District with an underlying Single Family-5 (SF-5) base zoning district to build of a single family subdivision. The minimum lot size proposed for these single-family lot is 5,500 square feet. (PD80-2015)

- I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:
- I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS:

PROPERTY OWNER NAME

(print):

MICHAEL BRYAN TOWNSEND

SIGNATURE:

[Handwritten Signature]

ADDRESS:

1713 PALOMINO DRIVE, ROWLETT

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If you have any questions concerning this request, please contact the Department of Development Services

Phone 972-412-6166

FAX 972-412-6228

elansford@rowlett.com

RETURN BY FAX OR MAIL

City of Rowlett

Development Services

PO Box 99

Rowlett, TX 75090-0099



Department of Development Services

NOTICE OF PUBLIC HEARING

TO: Property Owner
RE: Application for a Zoning Change
LOCATION: The subject properties are located at 4401, 4413, 4501, 4509, 4513, 4601, 4609, 4613 and 4701 Dexham Road (further described as Lots 1 – 9, Block A of the Dexham Creek Ranch Estates). A map is attached for reference. This notice and the notification area are required under Chapter 211.007 of the Texas Local Government Code.

EXPLANATION OF REQUEST: The applicant requests a rezoning from the existing Single Family-40 Zoning District to a Planned Development District with an underlying Single Family-5 (SF-5) base zoning district to build of a single family subdivision. The minimum lot size proposed for these single-family lot is 5,500 square feet. (PD80-2015)

- I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:
- I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS: INAPPROPRIATE FOR THE AREA

PROPERTY OWNER NAME

(print): MICHAEL & MOLLY ULMER

SIGNATURE: [Handwritten Signature]

ADDRESS: 4518 DEXHAM RD, ROWLETT, TX 75077

Your written comments are being solicited in the above case. Additional information is available in the Department of Development Services located at 3901 Main Street. The Planning and Zoning Commission of the City of Rowlett, Texas, will hold a public hearing at 6:30 p.m. on the 8th day of March, 2016, and that the City Council will hold a public hearing at 7:30 p.m. on the 5th day of April, 2016. Both hearings will be held at the Municipal Center, 4000 Main Street, Rowlett, Texas.

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If you have any questions concerning this request, please contact the Department of Development Services
Phone 972-412-6166
FAX 972-412-6228
glangford@rowlett.com

RETURN BY FAX OR MAIL
City of Rowlett
Development Services
PO Box 99
Rowlett, TX 75030-0099

03-03-16 P04:20 IN
03-03-16 P04:20 IN



Department of Development Services

COURTESY NOTICE OF PUBLIC HEARING

TO: Property Owner

RE: Application for a Zoning Change

LOCATION: The subject properties are located at 4401, 4413, 4501, 4509, 4513, 4601, 4609, 4613 and 4701 Dexham Road (further described as Lots 1 – 9, Block A of the Dexham Creek Ranch Estates). A map is attached for reference.

EXPLANATION OF REQUEST: The applicant requests a rezoning from the existing Single Family-40 Zoning District to a Planned Development District with an underlying Single Family-5 (SF-5) base zoning district to build of a single family subdivision. The minimum lot size proposed for these single-family lots is 5,500 square feet. (PD80-2015)

- I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:
- I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS:

Wrong make up for neighborhood - Troob

PROPERTY OWNER NAME

(print):

Gayford & Brenda Krane

SIGNATURE:

[Signature]

ADDRESS:

1821 Blommo Drive

Your written comments are being solicited in the above case. Additional information is available in the Department of Development Services located at 3901 Main Street. The Planning and Zoning Commission of the City of Rowlett, Texas, will hold a public hearing at 6:30 p.m. on the 8th day of March, 2016, and that the City Council will hold a public hearing at 7:30 p.m. on the 5th day of April, 2016. Both hearings will be held at the Municipal Center, 4000 Main Street, Rowlett, Texas.

Please legibly respond in ink. If the signature and/or address are missing, your comments will not be recorded. Your response must be received in the Development Service Department by 5 pm on Wednesday, March 2, 2016, for your comments to be included in the Planning and Zoning Commission packet and/or by Wednesday, March 30, 2015, to be included in the City Council packet. All responses received by March 30th will be forwarded to the Council as well; it is not necessary to respond twice. Responses received after the times noted above shall not be counted in the record of response.

If you have any questions concerning this request, please contact the Department of Development Services

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FAX 972-412-6228
glangford@rowlett.com

RETURN BY FAX OR MAIL

City of Rowlett
Development Services
PO Box 99
Rowlett, TX 75030-0099



Department of Development Services

NOTICE OF PUBLIC HEARING

TO: Property Owner
RE: Application for a Zoning Change
LOCATION: The subject properties are located at 4401, 4413, 4501, 4509, 4513, 4601, 4609, 4613 and 4701 Dexham Road (further described as Lots 1 – 9, Block A of the Dexham Creek Ranch Estates). A map is attached for reference. This notice and the notification area are required under Chapter 211.007 of the Texas Local Government Code.

EXPLANATION OF REQUEST: The applicant requests a rezoning from the existing Single Family-40 Zoning District to a Planned Development District with an underlying Single Family-5 (SF-5) base zoning district to build of a single family subdivision. The minimum lot size proposed for these single-family lot is 5,500 square feet. (PD80-2015)

- I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:
- I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS:

PROPERTY OWNER NAME

(print):

Maria E Garcia

SIGNATURE:

ADDRESS:

4506 Dexham Rd Rowlett TX 75088

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02-29-16P04:19 RCV:

Department of Development Services

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- I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:
- I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS: *I think this is too many homes for that area. The lot sizes + main s.f. is also too small. 70 homes will create..*

PROPERTY OWNER NAME

(print):

Dennis + Robin Gardes

SIGNATURE:

Dennis Gardes Robin Gardes

ADDRESS:

1910 Palomino Dr

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more traffic than Dexham can handle. Mr. Cresswell has always said he wants to make a neighborhood similar to Dexham Estates. This neighborhood has too small of homes + lot sizes to be similar. This will negatively affect my property value.



Department of Development Services

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- I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS:

PROPERTY OWNER NAME

(print):

SIGNATURE:

ADDRESS:

Johnny Morgan
Johnny Morgan
 4406 Dexham Road

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- I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:
I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS: Inadequate infrastructure for 30 many more

homes (sewer/trapped)

PROPERTY OWNER NAME (print): LISA MORRAN
SIGNATURE: Lisa Moran
ADDRESS: 1805 Valomino Dr. Rowlett TX 75088

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Table with 2 columns: Contact information for questions (phone, fax, email) and Return by fax or mail address (City of Rowlett, Development Services, PO Box 99, Rowlett, TX 75030-0099).



Department of Development Services

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- I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:
I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS: LOT AND HOME SIZES TOO SMALL. DENSITY OF HOMES TOO HIGH FOR THE NUMBER OF ACRES.

PROPERTY OWNER NAME (print): HARRY SAMUEL SEIDEL JR / DAVID J. KOCA
SIGNATURE: [Handwritten Signature]
ADDRESS: 1901 PALOMINO DRIVE, ROWLETT, TX 75088

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02-29-16P02:52 RCVD

Department of Development Services

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- I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:
I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS: I OPPOSE THE REZONING DUE TO THE DENSITY OF THE PROPOSED PLANS.

PROPERTY OWNER NAME (print): BOBBY TRIVER
SIGNATURE: [Signature]
ADDRESS: 5010 DEXHAM

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- I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:
I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS: The lots are extremely too small and the square footage of the proposed homes is in the range of starter home neighborhoods.

PROPERTY OWNER NAME (print): Larry E. Worrell
SIGNATURE: [Signature]
ADDRESS: 1602 Palomino Dr - Rowlett, TX 75088

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My contract - look how well the homes at Castle + Rowlett are selling and the ones in lakes of spring field - they are all traditional & in the upper 200's. Keep this neighborhood as it was proposed when originally developed & a year beautiful



Department of Development Services

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I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:

I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS: *opposed to: ^{small} 5500 sq ft lots, ^{oppose} ^{High Density} homes in PD are 1600 sq ft. Front entry garage with ^{no} allys, ^{underestimating} flood plain, ^{Dexham R} traffic*

PROPERTY OWNER NAME (print): *MARK + MARY HEMPKINS*

SIGNATURE: *Mark + Mary Hemphins*

ADDRESS: *1613 PALOMINO DRIVE Rowlett Tx 75088*

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<p>If you have any questions concerning this request, please contact the Department of Development Services</p> <p>Phone 972-412-6186 FAX 972-412-6228 glanfords@rowlett.com</p>	<p>RETURN BY FAX OR MAIL</p> <p>City of Rowlett Development Services PO Box 99 Rowlett, TX 75080-0099</p> <p><i>2/24/16</i></p>
--	--

not opposed to construction of homes if planned with existing home values in Dexham Estates considered, Although not necessary to meet Dexham size homes + lots, these High Density of homes and lots should not be approved. A Better Planned

Small lot sizes should be required by the city.

ATTACHMENT 6



Department of Development Services

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- I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS:

1914 CLYDESDALE COURT

PROPERTY OWNER NAME (print):

Luis Bertha Hernandez

SIGNATURE:

Luis Bertha Hernandez

ADDRESS:

1914 CLYDESDALE COURT Rowlett TX 75088

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- I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS:

PROPERTY OWNER NAME (print):

SIGNATURE:

ADDRESS:

James Hendriksew
[Signature]
 1914 PALOMINO DR.

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- I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS:

PROPERTY OWNER NAME

(print):

Jeff and Tina Lawrence

SIGNATURE:

Tina Lawrence

ADDRESS:

1801 PALOMINO DRIVE

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- I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS: 1909 STALLION CIRCLE

PROPERTY OWNER NAME (print): Julie Leonard
SIGNATURE: *[Handwritten Signature]*
ADDRESS: 1909 Stallion Cir

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Department of Development Services

02-26-16P03:19 RCVD

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I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS:

PROPERTY OWNER NAME (print):

Shariat Messick

SIGNATURE:

ADDRESS:

4006 Dexham Rd. Rowlett, TX 75088

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If you have any questions concerning this request, please contact the Department of Development Services
Phone 972-412-6166
FAX 972-412-6228
glangford@rowlett.com

RETURN BY FAX OR MAIL
City of Rowlett
Development Services
PO Box 99
Rowlett, TX 75030-0099



Department of Development Services

NOTICE OF PUBLIC HEARING

TO: Property Owner
RE: Application for a Zoning Change
LOCATION: The subject properties are located at 4401, 4413, 4501, 4509, 4513, 4601, 4609, 4613 and 4701 Dexham Road (further described as Lots 1 – 9, Block A of the Dexham Creek Ranch Estates). A map is attached for reference. This notice and the notification area are required under Chapter 211.007 of the Texas Local Government Code.
EXPLANATION OF REQUEST: The applicant requests a rezoning from the existing Single Family-40 Zoning District to a Planned Development District with an underlying Single Family-5 (SF-5) base zoning district to build of a single family subdivision. The minimum lot size proposed for these single-family lot is 5,500 square feet. (PD80-2015)

- I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:
- I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS:

PROPERTY OWNER NAME

(print):

SIGNATURE:

ADDRESS:

Rody Munillo Jr
Rody Munillo Jr
 2001 Hillside Dr., Rowlett, TX 75088

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- I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:
- I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS: All front entry garages. No All-ways

PROPERTY OWNER NAME

(print): Sean Sullivan

SIGNATURE: [Signature]

ADDRESS: 1777 Palomino Dr Rowlett 75088

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langford@rowlett.com

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Department of Development
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RE: Application for a Zoning Change

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- I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:
- I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS:

Craig & Mary L. Williams

PROPERTY OWNER NAME

(print):

SIGNATURE:

Mary L. Williams

ADDRESS:

1704 Palomino Drive, Rowlett, TX 75085

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- I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:
I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS:

PROPERTY OWNER NAME

(print): DAUN SPARKET

SIGNATURE: [Signature]

ADDRESS: 1813 PALMIND DRIVE ROWLETT TX 75088

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Table with 2 columns: Contact information for questions and return address for fax or mail.



Department of Development Services

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- I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:
I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS: The homes being proposed are not equivalent to the (or even near equivalent to) the property value of the

PROPERTY OWNER NAME (print): David and Jolynn Butler
SIGNATURE: David Butler, Jolynn Butler
ADDRESS: 1809 Clydesdale Ct., Rowlett, TX



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nearly homes in Dexham Estates and would have a negative impact on the values and quality of Dexham Estates.



Department of Development
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- I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:
- I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS:

Homes are too small, not compatible with

Dexham Estates. Pulling homes out of flood plain, building on fill dirt.

PROPERTY OWNER NAME

(print):

DENNIS K JACKSON

SIGNATURE:

[Handwritten Signature]

ADDRESS:

1722 Clydesdale Ct. Rowlett

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- I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:
I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS: Too congested. Dexham cant handle all the extra traffic. Not a good fit for existing area.

PROPERTY OWNER NAME (print): E.H. and Betty Crosby
SIGNATURE: Betty J Crosby
ADDRESS: 1809 Palomino Drive Rowlett, TX

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giangford@rowlett.com

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COURTESY NOTICE OF PUBLIC HEARING

03-03-16 P04:23 IN

TO: Property Owner

RE: Application for a Zoning Change

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- I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:
- I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS:

Because this area consists of a lot of flood plain, I do not think so many houses should be developed here. Also, a lot of houses will cause a traffic problem on Dexham Road.

PROPERTY OWNER NAME

(print):

Cathy Worrell

SIGNATURE:

Cathy Worrell

ADDRESS:

1602 Palomino Dr., Rowlett, TX 75082

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- I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:
- I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS:

PROPERTY OWNER NAME
(print):
SIGNATURE:
ADDRESS:

Louise Gartrell
Louise Gartrell
1817 Palomino, Rowlett 75088

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I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:

I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS:

I believe it will directly effect the flood plain negatively!

Michael Hoch

PROPERTY OWNER NAME

(print):

SIGNATURE:

[Signature]
4014 Dexham rd.

ADDRESS:

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- I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:
I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS: 1. Dexham Rd not able to handle the huge and dangerous increase in traffic that will come from that many additional homes. 2. Size of lots + homes not consistent w/ existing homes. 3. Water treatment plant is not ready on over load for this area. Water pressure also an issue.

PROPERTY OWNER NAME

(print):

Tom & Sharon Gipson

SIGNATURE:

Thomas E Gipson Sharon J Gipson

ADDRESS:

1810 Clydesdale Ct 75088

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- I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:
- I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS: Will increase traffic too much. Will lower property values

PROPERTY OWNER NAME (print): Mannite Hoch
SIGNATURE: [Signature]
ADDRESS: 4014 Dexham Rd.

Your written comments are being solicited in the above case. Additional information is available in the Department of Development Services located at 3901 Main Street. The Planning and Zoning Commission of the City of Rowlett, Texas, will hold a public hearing at 6:30 p.m. on the 8th day of March, 2016, and that the City Council will hold a public hearing at 7:30 p.m. on the 5th day of April, 2016. Both hearings will be held at the Municipal Center, 4000 Main Street, Rowlett, Texas.

Please legibly respond in ink. If the signature and/or address are missing, your comments will not be recorded. Your response must be received in the Development Service Department by 5 pm on Wednesday, March 2, 2016, for your comments to be included in the Planning and Zoning Commission packet and/or by Wednesday, March 30, 2015, to be included in the City Council packet. All responses received by March 30th will be forwarded to the Council as well; it is not necessary to respond twice. Responses received after the times noted above shall not be counted in the record of response.

Any owner of property subject to a proposed rezoning or affected by a proposed rezoning may protest the rezoning by filing a written protest (this form is sufficient) with the Director of Development Services within the time specified above. 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.

If you have any questions concerning this request, please contact the Department of Development Services
 Phone 972-412-6166
 FAX 972-412-6228
glangford@rowlett.com

RETURN BY FAX OR MAIL
 City of Rowlett
 Development Services
 PO Box 99
 Rowlett, TX 75030-0099