

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

NOTICE is hereby given that the Planning and Zoning of the City of Rowlett, Texas, will hold a public hearing at 7:00 p.m. on the 14th day of June, 2016, and that the City Council will hold a public hearing at 7:30 p.m. on the 5th day of July, 2016, at the Municipal Center, 4000 Main Street, Rowlett, Texas.

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

A request for a Special Use Permit to allow a 1,200 square-foot metal accessory building. A Special Use Permit is needed as the applicant's proposal does not meet size and material requirements in Section 77-303 of Rowlett Development Code. The subject property is located at 7714 Princeton Road further described as being a 6.89 ± acre parcel located in Tract 53.1 of the Hanse Hamilton Survey, Abstract 548, Page 595, City of Rowlett, Dallas County, Texas.

A request for a rezoning from the existing General Commercial/Retail (C-2) Zoning District to a Planned Development District with an underlying C-2 base zoning district to allow an assisted living/memory care facility. The subject property is located at 4906 Miller Road further described as being 3.639 +/- acres in the Oliver V Ledbetter Survey, Abstract No. 790, City of Rowlett, Dallas County, Texas.

A request for a rezoning from the existing Single Family-10 and Single Family-8 Zoning Districts to a Planned Development District with an underlying Single Family-5 (SF-5) base zoning district to build a single family subdivision. The subject property is located at 7900 Chiesa Road further described as being 26.06 +/- acres consisting of all of Tract I in the James Saunders Survey, Abstract No. 1424, and a portion of Lot 1, Block 1, Crossroads Church Addition, City of Rowlett, Dallas County, Texas.

All interested citizens of the City are invited to attend these public hearings and participate in same. Any owner of property subject to a proposed rezoning or affected by the proposed rezoning may protest the rezoning by filing a written protest with the Director of Planning. The protest must be received by the Planning Division by 5 pm on Wednesday, June 8th to be included in the Planning and Zoning Commission packet and by 5 pm on Wednesday, June 29th to be included in the City Council packet. Responses received after the date indicated above shall not be counted in the record of response. The protest shall object to the zoning map amendment, contain a legal description of the property on behalf of which the protest is made, and be signed by the owner of the property. If protests in the form of opposition are received from property owners within 200 feet of the subject property, and the property owners own a combined minimum of 20 percent or more of the land area, approval by the City Council shall only occur with a concurring vote of at least three-fourths of the full membership of the City Council.

Additional information may be obtained in the Rowlett Development Services Department/Planning Division located at 3901 Main Street or by contacting staff at (972) 463-3906.

Stacey Chadwick

Deputy City Secretary
City of Rowlett, Texas

NOTICE OF A PUBLIC HEARING OF THE CITY COUNCIL OF THE CITY OF ROWLETT, TEXAS, WAS POSTED ON THE 1ST DAY OF JUNE 2016, PRIOR TO 5:00 PM, IN ACCORDANCE WITH STATE LAW.