

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 public hearings at 7:00 p.m. on the 8<sup>th</sup> day of November, 2016, and that the City Council will hold public hearings at 7:30 p.m. on the 6<sup>th</sup> day of December, 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 of the City of Rowlett to make text amendments to the Rowlett Development Code to update regulations regarding drainage, subdivision, platting, and permitting. These changes will specifically amend sections in the Rowlett Development Code 77-500 Development and Design Standards, 77-600 Subdivision and Land Development, 77-800 Review and Approval Procedures, and 77-1100 Definitions as it pertains to drainage regulations, platting regulations, permitting regulations, and subdivision control regulations.

A request for a Special Use Permit to construct a restaurant with a drive-through (Starbucks). Per the Rowlett Development Code, a restaurant with a drive-through requires a Special Use Permit to locate in the General Commercial/Retail (C-2) Zoning District. The subject property is located at 8201 Lakeview Parkway further described as being Lot 3R, Block A, of the Amesbury Addition, City of Rowlett, Dallas County, Texas. (168-2015)

All interested citizens of the City are invited to attend these public hearings and participate in same. Any owner of property subject to a proposed rezoning or affected by the proposed rezoning may protest the rezoning by filing a written protest with the Director of Planning. The protest must be received by the Planning Division by 5 pm on Wednesday, November 2, 2016 to be included in the Planning and Zoning Commission packet and by Wednesday, November 23, 2016 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 OR BEFORE THE 28<sup>th</sup> DAY OF OCTOBER 2016, PRIOR TO 5:00 PM, IN ACCORDANCE WITH STATE LAW.