

**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 6:30 p.m. on the 24<sup>th</sup> day of January, 2017, and that the City Council will hold a public hearing at 7:30 p.m. on the 7<sup>th</sup> day of February, 2017, 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 2,400 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 2012 Chiesa Road further described as being a 3.33 + acre parcel located in Lot 1, Block 1 of the Brunsen Estates Addition, City of Rowlett, Dallas County, Texas.

A request to for rezoning from SF-8 Single Family Residential to PD Planned Development to construct up to 25 single family residences on lots of a minimum of 6,000 square feet, reduced lot widths, reduced lot depths, and reduced front and interior side setbacks. The proposed maximum density of the development is 3.93 dwelling units per acre. The subject property is located at 7300 Woodmere Drive, being 6.36 +/- acres further described as a portion of Tracts 19.2 out of the James Saunders Survey, Abstract Number 1424, City of Rowlett, Dallas County, Texas.

A request for two Major Warrants in order to develop a 350 unit residential neighborhood within the Form Based Code New Neighborhood district. The subject request is to allow the backing of ten residential lots to the floodplain and Lake Ray Hubbard, and to increase the maximum square footage requirements for Casita lot types from 1400 to 2500 square feet. The subject property is located at 2192 Fuqua Road, further described as being 85.5 +/- acres in the Charles D Merrell, Abstract #145.731, 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, January 18, 2017 to be included in the Planning and Zoning Commission packet and by 5 pm on Wednesday, January 25, 2017 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 9<sup>th</sup> DAY OF JANUARY 2016, PRIOR TO 5:00 PM, IN ACCORDANCE WITH STATE LAW.