

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 6:30 p.m. on August 8, 2017, and that the City Council will hold public hearings at 7:30 p.m. on September 5, 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 a request to rezone property from C-1 Limited Commercial/Retail and SF-40 Single-Family Residential to PD Planned Development with MF-S base zoning. The applicant requests a rezoning to Planned Development to allow Multi-Family Dwelling Units and to modify parking requirements, building heights, setbacks, and building materials. The subject property is located at 4509 Chiesa Road, being a 14.086 +/- acre tract of land out of the James Hobbs Survey, Abstract Number 571, 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 Development Services Department. The protest must be received by the Planning Division by 5:00 pm on Wednesday, August 2, 2017, to be included in the Planning and Zoning Commission packet and Wednesday, August 30, 2017, to be included in the City Council packet. 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) 412-6239.