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 three public hearings at 7:00 p.m. on the 13th day of May, 2014, and that the City Council will hold three public hearings at 7:30 p.m. on the 3rd day of June, 2014, 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 zoning requests:

A request for a Special Use Permit to construct a 1,440 square-foot detached garage with a metal exterior. Per the Rowlett Development Code, any accessory structure over 500 square feet and/or constructed with a metal exterior requires a special use permit. The subject property is located at 7818 Princeton Road being further described as Lot 1, Block A of Loyd Estates Addition in the City of Rowlett, Texas. (SUP14-710)

A request for a Special Use Permit to construct a 2,950 square-foot addition to an existing 2,000 square-foot detached garage with a metal exterior. The detached garage will have a total size of 4,950 square feet. Per the Rowlett Development Code, any accessory structure over 500 square feet and/or constructed with a metal exterior requires a special use permit. The subject property is located at 8221 Dalrock Road being further described as a 6.552 acre tract in the Hanse Hamilton Abstract #548 in the City of Rowlett, Texas. (SUP14-711)

A request for a Special Use Permit to construct a gazebo with a metal roof that will encroach into the 3-foot rear setback and exceed the maximum allowed lot coverage of 35 percent of the rear yard. Per the Rowlett Development Code, any accessory structure constructed with a metal exterior, encroaches in the setback and/or exceeds the maximum allowed lot coverage of the rear yard requires a special use permit. The subject property is located at 6013 Magnolia Drive being further described as Lot 8, Block 8 in the Kenwood Heights #3 Addition in the City of Rowlett, Texas. (SUP14-712)

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, May 7th to be included in the Planning and Zoning Commission packet and May 28th 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.

All interested citizens of the City are invited to attend this public hearing and participate in same. Additional information may be obtained in the Rowlett Public Works Department/Planning Division located at 3901 Main Street or by contacting staff at (972) 412-6166.

Stacey Chadwell

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 1st DAY OF MAY, 2014 PRIOR TO 5:00 PM, IN ACCORDANCE WITH STATE LAW.