

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

NOTICE is hereby given that the Planning and Zoning Commission of the City of Rowlett, Texas, will hold a public hearing at 7:00 p.m. on the 10th day of March, 2015, and that the City Council of the City of Rowlett, Texas, will hold a public hearing at 7:30 p.m. on the 7th day of April, 2015, both at the Municipal Center, 4000 Main Street, Rowlett, Texas.

At such time and place, the Commission and Council will hear testimony and take appropriate action on a rezoning request for a Special Use Permit. The subject property is located at 3802 Hidden Valley Circle being further described as Lot 19, Block 1 of the Toler Ridge Addition in the City of Rowlett, Texas. The applicant is proposing to increase the size of an existing detached garage that will also include attaching a carport to the side of the structure. A Special Use Permit is needed as the applicant's proposal will not meet the size, side yard setback, height and architectural integration requirements. (Case Number SUP 15-760)

All interested citizens of the City are invited to attend this public hearing and participate in same. Any owner of property subject to a proposed rezoning or affected by a 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, March 4, 2015 to be included in the Planning and Zoning Commissioner's packets and Wednesday April 1st to be included in the City Council's packets. Responses received after April 1st 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 located at 3901 Main Street or by contacting staff at (972) 412-6166.

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 24th DAY OF FEBRUARY, 2015, PRIOR TO 5:00 PM, IN ACCORDANCE WITH STATE LAW.