



**AGENDA  
PLANNING & ZONING COMMISSION  
TUESDAY, MARCH 10, 2015**

The Planning and Zoning Commission will convene into a Regular Meeting at 7:00 PM in the City Hall Chambers at the Municipal Center, 4000 Main Street, Rowlett, at which time the following items will be considered:

**A. CALL TO ORDER**

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1. Update Report from Director of Development Services.

**B. CONSENT AGENDA**

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1. Minutes of the Planning and Zoning Commission Meeting of February 24, 2015.

**C. ITEMS FOR INDIVIDUAL CONSIDERATION**

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1. Conduct a public hearing and make a recommendation on a request for a Special Use Permit to allow an accessory structure and carport to exceed the size, side yard setback, height and architectural integration requirements. The subject property is located at 3802 Hidden Valley Circle being further described as Lot 19, Block 1 of the Toler Ridge Addition, City of Rowlett, Dallas County, Texas (SUP15-760).

**D. ADJOURNMENT**

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NOTE: THE PLANNING AND ZONING COMMISSION MAY RETIRE AND CONVENE INTO EXECUTIVE, CLOSED SESSION ON ANY MATTER RELATED TO ANY OF THE ABOVE AGENDA ITEMS FOR THE PURPOSES OF PRIVATE CONSULTATION WITH THE CITY ATTORNEY UNDER SECTION 551.071 OF THE TEXAS GOVERNMENT CODE.

NOTE: THE CITY OF ROWLETT MEETING ROOMS ARE ACCESSIBLE IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT AND PARKING SPACES ARE AVAILABLE. REQUESTS FOR ACCOMMODATIONS OR INTERPRETIVE SERVICES MUST BE MADE 48 HOURS PRIOR TO THIS MEETING. PLEASE CONTACT THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT FOR FURTHER INFORMATION.

A handwritten signature in black ink, appearing to read "Garrett Langford".

Garrett Langford, Principal Planner

**MINUTES OF THE MEETING  
OF THE PLANNING & ZONING COMMISSION  
OF THE CITY OF ROWLETT, TEXAS, HELD IN THE MUNICIPAL CENTER  
4000 MAIN STREET, AT 7.00 P.M., FEBRUARY 24, 2015**

**PRESENT:** Chairman Karl Crawley, Vice-Chairman Michael Lucas, Commissioners James Moseley, Thomas Finney, Chris Kilgore, Alternate Lisa Cain

**ABSENT:** Commissioners Clayton Farrow, Jonas Tune, Alternate Gabriela Borcoman

**STAFF PRESENT:** Director of Development Services Marc Kurbansade, Principal Planner Garrett Langford, Development Services Technician Lorie Strickland

**A. CALL TO ORDER**

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Chairman Karl Crawley called the Regular Meeting to order at 7:00 p.m.

**1. Update Report from Director of Development Services**

There was no update given.

**B. CONSENT AGENDA**

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**1. Minutes of the Planning and Zoning Commission Meeting of February 10, 2015**

Commissioner Chris Kilgore made a motion to approve the Consent Agenda. Vice-Chairman Michael Lucas seconded the motion. The Consent Agenda passed with a 6-0 vote.

**C. ITEMS FOR INDIVIDUAL CONSIDERATION**

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- 1. Conduct a public hearing and make a recommendation on a rezoning of a 0.1676-acre tract of land from Planned Development Ordinance #017-13 to Single Family-8 and a rezoning of a 9.1971-acre tract of land to amend the development standards in Planned Development Ordinance #017-13. The subject properties are located at 8110 Chiesa Road, further described as being a 0.1676-acre portion of Tract 3 in the James Saunders Survey, Abstract No. 1424 and 7000 Chiesa Road, further described as being all of a 9.1971-acre of Tract 3 the James Saunders Survey, Abstract No. 1424, City of Rowlett, Dallas County, Texas. (PD15-768)**

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Principal Planner Garrett Langford presented the case. He presented a location map and the Revised Concept Plan. Mr. Langford gave a brief background on the case. He summarized the staff analysis and stated that staff recommends approval.

Chairman Karl Crawley opened the public hearing.

The following speaker came forward:

**Janet Kenney  
1733 Meridian Way  
Garland, TX 75040**

Ms. Kenney stated that she preferred no tree line on the north end.

No other speakers came forward.

Chairman Karl Crawley closed the public hearing.

There was a discussion amongst the Commission regarding the opposed responses. Commissioner Chris Kilgore addressed the concerns noted in the public responses by stating that this project had previously been discussed and vetted by the City Council when this was first rezoned. The proposed use should have not be offensive to the neighborhood and should have no impact on property values.

Vice-Chairman Michael Lucas made a motion to approve the item. Commissioner James Moseley seconded the motion. The item passed with a 6-0 vote.

- 2. Consider and make a recommendation to City Council regarding a tree mitigation plan and related tree removal permit application for more than three trees associated with QuikTrip. The subject property is located at 5001 Lakeview Parkway, further described further described as being a 3.7582-acre tract of land located in the Thomas Lumley Survey, Abstract No. 789, a portion of said tract being all of Lot 1, Block 1 Chancon Autos Ltd. Addition, an addition to the City of Rowlett, Dallas County, Texas.**

Mr. Langford gave a brief background on the case. He presented a location map, Tree Survey, and Preservation Plan. Mr. Langford stated that staff recommends approval of the request to

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mitigate the removal of 58 caliper inches by paying the tree mitigation fee. He stated that the fee would be \$7,056.86.

There was a discussion amongst the Commission regarding tree mitigation, tree survey and the life span of the trees.

Chairman Karl Crawley stated that the code needs to be changed so staff could handle the decision to mitigate trees internally. He stated he did not think this was a matter for City Council.

Commissioner James Moseley made a motion to approve the item. Thomas Finney seconded the motion. The item passed with a 6-0 vote.

**D. ADJOURNMENT**

Chairman Karl Crawley adjourned the meeting at 7:26 p.m.

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Chairman

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Secretary



## City of Rowlett

### Staff Report

Planning & Zoning Commission

4000 Main Street  
P.O. Box 99  
Rowlett, TX 75030-0099  
www.rowlett.com

**AGENDA DATE:** 03/10/2014

**AGENDA ITEM:** C.1

**AGENDA LOCATION:**

Individual Consideration

**TITLE**

Conduct a public hearing and make a recommendation on a request for a Special Use Permit to allow an accessory structure and carport to exceed the size, side yard setback, height and architectural integration requirements. 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. (SUP15-760)

**STAFF REPRESENTATIVE**

Garrett Langford, AICP, Principal Planner

**SUMMARY**

The applicant, Joe Millican, is proposing to increase the size of an existing detached garage that will also include attaching a carport to the side of the structure at 3802 Hidden Valley Circle (Attachment 1 – Location Map and Attachment 2 – Applicant’s Request). A Special Use Permit (SUP) is needed as the applicant’s proposal will not meet the size, side yard setback, height and architectural integration requirements.

**BACKGROUND INFORMATION**

The subject property at 3802 Hidden Valley Circle is a 1.46 acre lot zoned Single Family 40. The subject property currently has a 3,345 square-foot single-family residence constructed of brick and siding. The subject property also has an existing 576 square-foot accessory structure located in the rear yard that is accessible from the front. The applicant’s request is to expand the accessory structure by 725 square feet for additional workshop and garage space. The applicant would also like to attach a 16-foot tall, 484 square-foot carport to the east side of the accessory structure. The total combined size of the expanded accessory structure and carport is 1,785 square feet (Attachment 3 – Site Plan and Building Elevations). The exterior of the proposed expansion and carport would include materials consistent with the existing materials used on the house and detached garage. The proposed structure will not utilize metal as an exterior material.

The proposed structure requires an SUP as it will exceed the maximum size of 500 square feet. Additionally, the proposed carport exceeds the height, side yard setback and the architectural integration requirements. The Rowlett Development Code (RDC) requires carports that are viewable from a street to meet the following requirements.

1. Carports shall not be located within any required front or side yard setback.
2. The carport shall be architecturally integrated with the main structure. The exterior building materials and roof materials shall not consist of metal and shall be comprised of materials of similar type, size, shape, texture, and color of the primary structure.
3. The ceiling height shall not exceed eight feet.
4. The carport shall have a pitched roof that is either a closed or opened gable or hip design that matches the existing pitch and is structurally integrated into the roof of the principal structure provided that, if the carport abuts a two-story wall of the home, the carport shall be attached to the abutting wall. The carport shall use roofing materials that substantially match the color and type of the roofing materials used on the principal structure.
5. In front yards, carports shall be no greater than 500 square feet and cannot extend 20 feet beyond the front or exterior building line proper. The width of a front carport shall not exceed 40 percent of the length of the front façade of the principal structure.

The carport will be viewable from the street even though it is in the rear yard. As a result, the carport must meet the same setback as the house as if it were in the front yard which is approximately 16 feet. The proposed carport will be three feet from the east property line. If the carport was not viewable from the street, then the side yard setback would be three feet. Additionally as the carport will be viewable from the street, it is required to be architecturally integrated with the principal structure. The RDC requirements for carports did not anticipate a scenario where a carport would be viewable from the street that will be connected to a detached garage and not to the house.

## DISCUSSION

The Rowlett Development Code permits an accessory structure to exceed 500 square feet and a carport that does not meet the before mentioned requirements with the approval of a Special Use Permit. The approval criteria for an SUP are outlined in Section 77-206 of the Rowlett Development Code (RDC). The Planning and Zoning Commission should consider the request based on these approval criteria as detailed below. Staff has added additional commentary in bold italics beneath each point of consideration where applicable.

*Section 77-206.D. Approval Criteria.* Recommendations and decisions on Special Use Permits shall be based on consideration of the following criteria:

1. The proposed Special Use Permit is consistent with the Comprehensive Plan and other infrastructure-related plans, all applicable provisions of this Code, and applicable state and federal regulations;

***The subject property is not located within one of the 13 opportunity areas in the Realize Rowlett 2020 Comprehensive Plan. However, the Guiding Principles in the Plan should be considered in decisions about zoning. The most relevant principle to this zoning request is the principle of “value existing neighborhoods.” Staff sees the***

**proposed accessory structure as being consistent with the surrounding properties. In staff's opinion, the request would not deter the value of the surrounding properties.**

2. The proposed Special Use Permit is consistent with the purpose and intent of the zoning district in which it is located;

**Accessory buildings are allowed in residential zoning districts provided they meet the requirements in Section 77-300 of RDC outlined below. These requirements include lot coverage, height, and setback for accessory structures.**

<b>Use standard</b>	<b>Regulation</b>	<b>Proposed Structure</b>
<b>Max. rear yard coverage</b>	35 percent max	≈ 11 percent
<b>Max height</b>	Primary Structure height (≈30 feet)	16 feet
<b>Max Size</b>	500 square feet	1,785 square feet
<b>Min. side yard setback</b>	16 feet	3 feet

**The maximum coverage for the rear yard was calculated with the square footage of the proposed and existing accessory structures along with the pavement in the rear yard. The rear yard for the subject property is approximately 49,125 square feet. Although the proposed size of the structure will exceed the 500 square-foot maximum, it will be well below the rear yard lot coverage requirement.**

3. Whether the proposed Special Use Permit meets the challenge of some changing condition, trend, or fact;

**The special use permit is being requested in order to expand an existing 576 square-foot detached garage and add a carport to provide covered parking for the applicant's recreational vehicle.**

4. Whether the proposed Special Use Permit will protect or enhance the health, safety, morals, or general welfare of the public;

**The proposal should not negatively affect the health, safety, morals, or general welfare of the public. While the proposed structure will be visible from Hidden Valley Circle, it should be limited given existing trees located on site and its distance from the street (Attachment 4 – Site Photos). The proposed pavement to the new carport will be placed in close proximity to an existing cedar elm tree. This will place the tree in jeopardy; however, the applicant has indicated that there will be very little fill around the tree and that they should be able to preserve the tree. Per the RDC, a lot with an existing single family home is exempt from the tree mitigation requirements. The property owner is permitted to remove the tree by right.**

5. Whether the municipality and other service providers will be able to provide sufficient transportation and utility facilities and services to the subject property, while maintaining sufficient levels of service to existing development;

***Adequate utilities, access roads, and drainage facilities are being provided for the subject property. This SUP will not increase any demands on utilities.***

6. Whether the proposed Special Use Permit is consistent with or will have significant adverse impacts on other property in the vicinity of the subject tract; and

***It is not anticipated that the proposed structure will have any significant adverse impact on the adjacent properties. The proposed structure will be constructed with materials that are consistent with the house on the property. Allowing the proposal will also allow the RV to be parked behind the house making it less visible from the street.***

***The three-foot setback for the proposed carport is consistent with the requirements for an accessory structure when located in the rear yard. Deviation from the setback requirement is needed in this situation as the carport ordinance did not anticipate a situation where a carport is in the back yard but viewable from the street. If the carport was proposed as an enclosed garage, then the setback requirement would be three feet.***

7. The suitability of the subject property for the existing zoning and the proposed use sought by the Special Use Permit;

***An accessory structure is a permitted use in SF-40. In Staff's opinion, the limited visibility and the size of the subject property makes the request suitable for this property.***

It is staff's opinion that the request meets the criteria outlined in the RDC for a Special Use Permit. The request is not expected to have adverse impact on adjacent property. The design of the proposed structure will make it compatible not only with the house but also with the surrounding structures.

### **Public Notice**

On February 20, 2015, a total of 20 notices were mailed to property owners within 200 feet and a total of 35 courtesy notices were mailed to property owners within 500 feet. As of March 5, 2014, three public notices were received in favor of the request while one was received in opposition (Attachment 5 – 200-ft Public Notice Responses). Two responses from the 500-ft courtesy notices were received in favor of the request while none were received in opposition (Attachment 6 – 500-ft Courtesy Notice Responses).

A Legal Notice was published in the Rowlett Lakeshore Times on February 25, 2015, pursuant to the requirements set forth in the Rowlett Development Code. A rezoning sign was placed on the subject property on February 27, 2015, in accordance with the Rowlett Development Code and remains on the site today.

#### **FISCAL IMPACT/BUDGET IMPLICATIONS**

N/A

#### **RECOMMENDED ACTION**

Staff recommends that the Planning and Zoning Commission make a favorable recommendation to City Council.

#### **ATTACHMENTS**

Attachment 1 – Location Map

Attachment 2 – Applicant's Request

Attachment 3 – Site Plan and Building Elevations

Attachment 4 – Site Photos

Attachment 5 – 200-ft Public Notice Responses

Attachment 6 – 500-ft Courtesy Notice Responses





Department of Development Services

NOTICE OF PUBLIC HEARING

TO: Property Owner
RE: Application for a Special Use Permit
LOCATION: 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.

EXPLANATION OF REQUEST: The applicant is proposing to increase the size of the existing detached garage that will also include attaching a carport to the side of the structure.

- I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:
I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS:

PROPERTY OWNER NAME

(print):

SIGNATURE:

ADDRESS:

Your written comments are being solicited in the above case. Additional information is available in the Department of Development Services located at 3901 Main Street. 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 will hold a public hearing at 7:30 p.m. on the 7th day of April, 2015.

Please legibly respond in ink. If the signature and/or address are missing, your comments will not be recorded. Your response must be received in the Development Service Department by 5 pm on Wednesday, March 4, 2015, for your comments to be included in the Planning and Zoning Commission packet and/or by Wednesday, April 1, 2015, to be included in the City Council packet.

Any owner of property subject to a proposed rezoning or affected by a proposed rezoning may protest the rezoning by filing a written protest (this form is sufficient) with the Director of Development Services within the time specified above. 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 you have any questions concerning this request, please contact the Department of Development Services
Phone 972-412-6166
FAX 972-412-6228
glangford@rowlett.com

RETURN BY FAX OR MAIL
City of Rowlett
Development Services
PO Box 99
Rowlett, TX 75030-0099

EXHIBIT B – STATEMENT OF INTENT AND PURPOSE

1. Description of project uses

The project will be used for the following:

- a. Carport - To provide covered parking for an existing 40-foot motorhome that presently is being parked in the driveway beside the house.
- b. Garage – To store an existing fishing boat that is parked in the driveway in front of the existing shop.
- c. Shop – To increase the size of the existing shop that is used for private recreational use only. The shop has never been used for commercial purposes and will not be used as such in the future.

2. Existing and proposed zoning and land use

The property is zoned SF-40 and has been used as a single family residence since 1981. The zoning is not expected to change nor will the use.

3. Approval criteria in Section 77-206.D

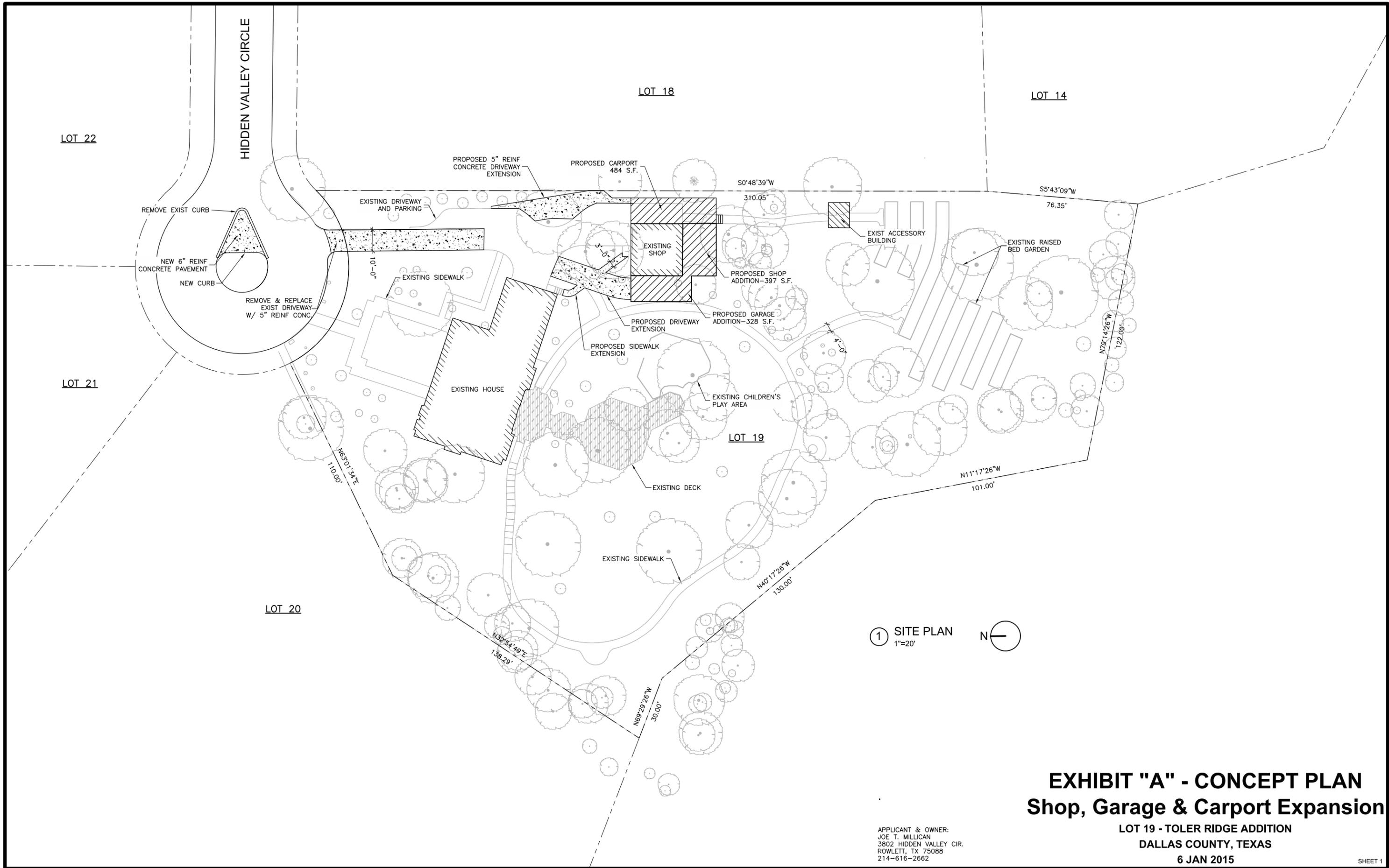
- a. The proposed special use permit is consistent with the comprehensive plan and other infrastructure related plans, all applicable provisions of the Code, and applicable state and federal regulations.
- b. The proposed special use permit meets the challenge of some changing condition, trend, or fact. There are no anticipated changes in the zoning or use of this tract.
- c. The proposed special use permit will protect or enhance the health, safety, morals, or general welfare of the public. The use will screen the existing vehicles from view.
- d. The municipality and other service providers will be able to provide sufficient transportation, utility facilities, and services to the subject property, while maintaining sufficient levels of service to existing development. Adequate utilities for the site are existing.
- e. The proposed special use permit is consistent with or will have no significant adverse impacts on other property in the vicinity of the subject tract. Several similar sized accessory buildings and uses exist in the neighborhood.
- f. The suitability of the subject property for the existing zoning and the proposed use sought by the special use permit. The property is a very large lot and the new construction is over 100 feet from the front building line. The new construction will be barely visible from the street since there are several large trees between the project and the street that provide screening.



3802 Hidden Valley Circle  
View from the Street – 5 Jan 15



3802 Hidden Valley Circle  
View from the Street – 5 Jan 15

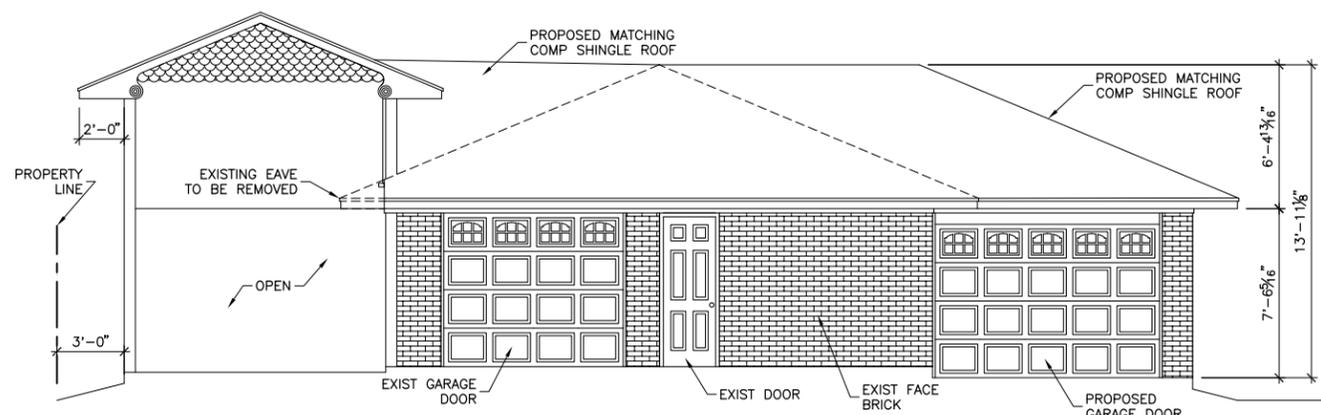


**EXHIBIT "A" - CONCEPT PLAN**  
**Shop, Garage & Carport Expansion**

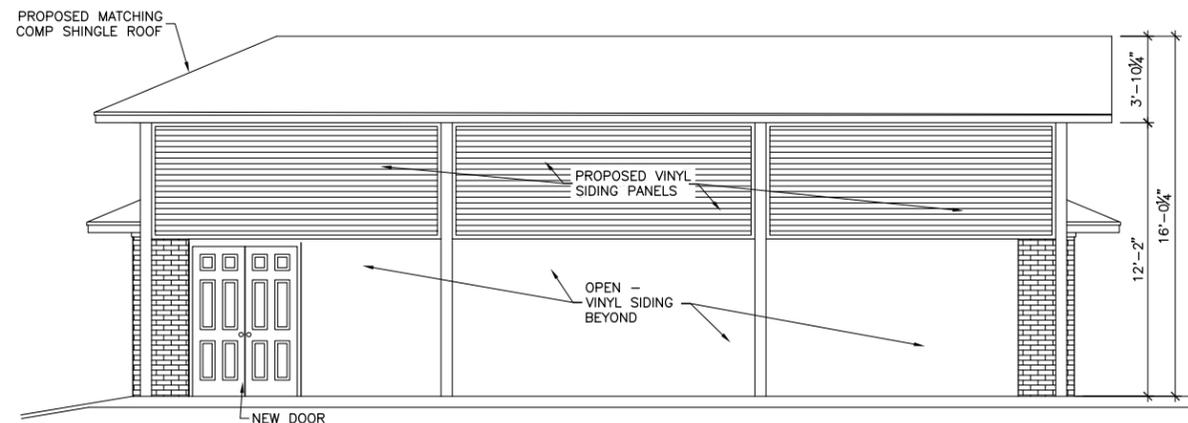
LOT 19 - TOLER RIDGE ADDITION  
 DALLAS COUNTY, TEXAS

6 JAN 2015

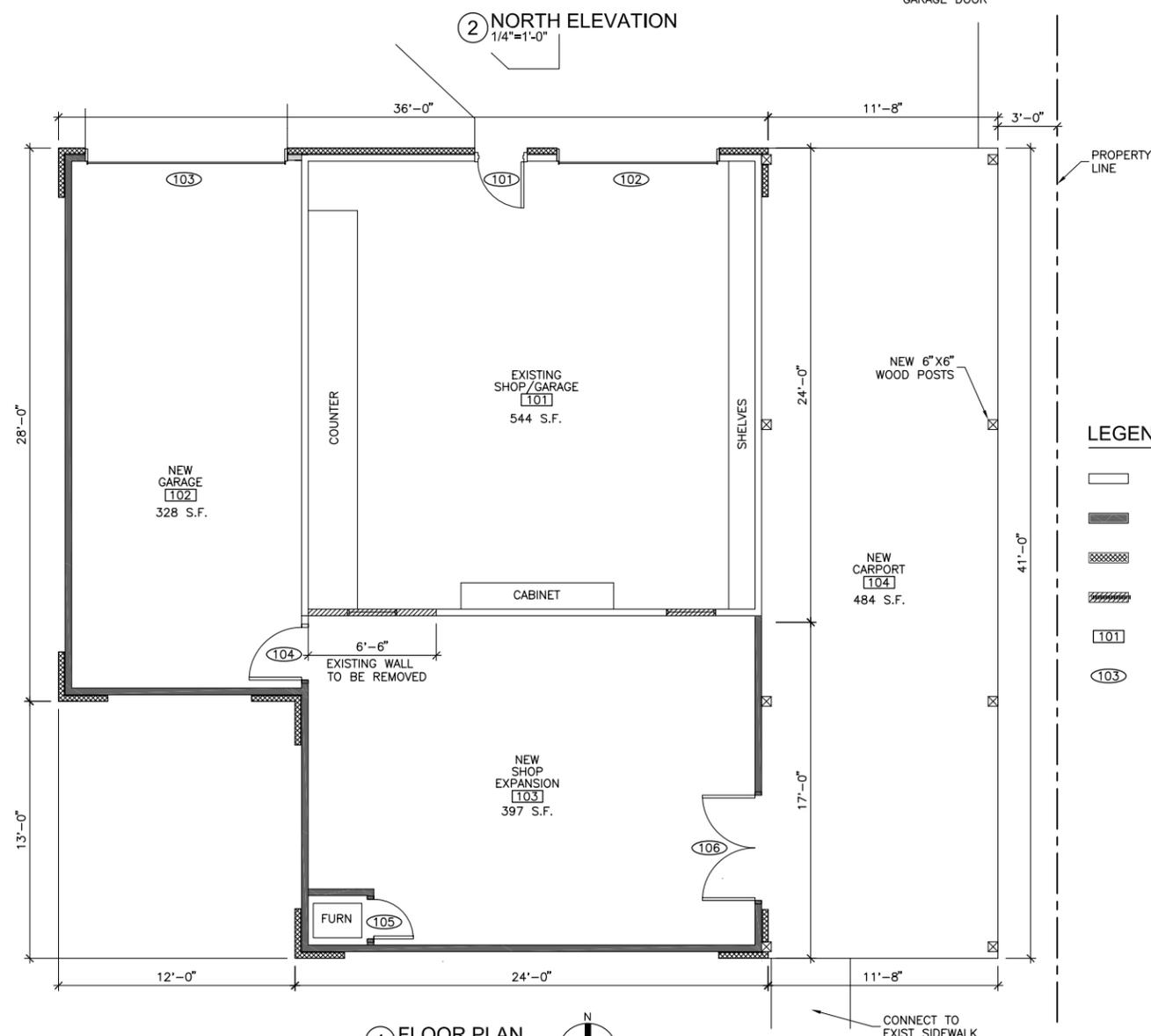
APPLICANT & OWNER:  
 JOE T. MILLICAN  
 3802 HIDDEN VALLEY CIR.  
 ROWLETT, TX 75088  
 214-616-2662



2 NORTH ELEVATION  
1/4"=1'-0"



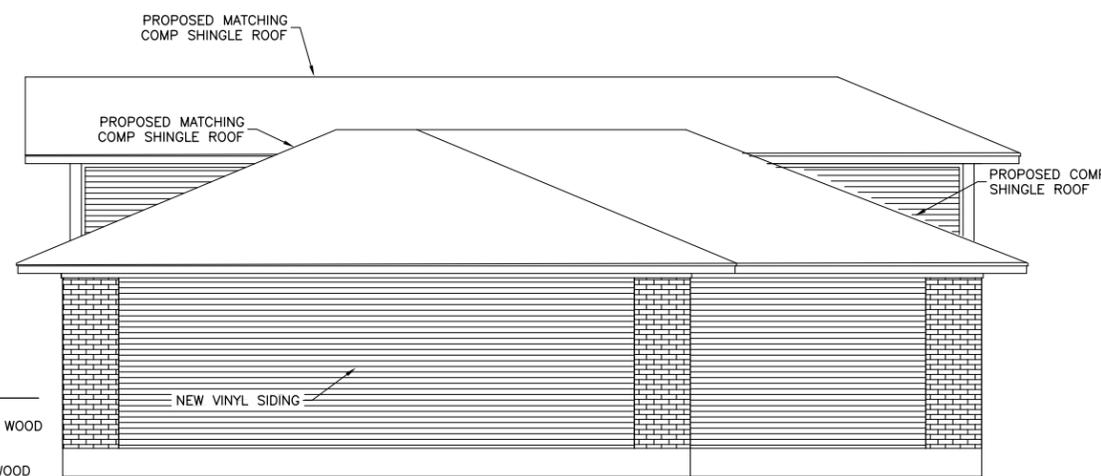
3 EAST ELEVATION  
1/4"=1'-0"



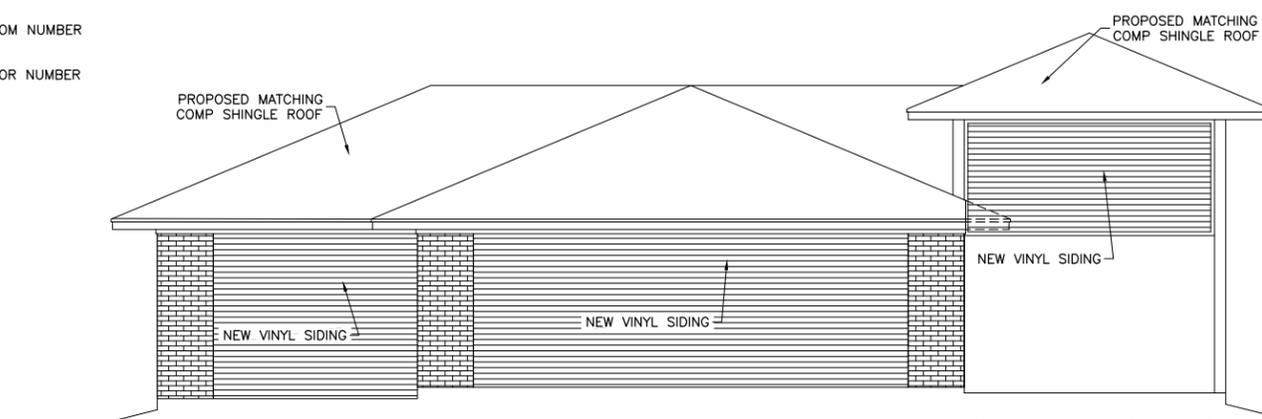
1 FLOOR PLAN  
1/4"=1'-0"

LEGEND

- EXIST. 2"X4" GYP BD WALL ON WOOD STUDS
- NEW 2"X4" GYP BD WALL ON WOOD STUDS
- FACE BRICK
- TO BE REMOVED
- ROOM NUMBER
- DOOR NUMBER



4 WEST ELEVATION  
1/4"=1'-0"



5 SOUTH ELEVATION  
1/4"=1'-0"

**EXHIBIT "A" - CONCEPT PLAN**  
**Shop, Garage & Carport Expansion**

APPLICANT & OWNER:  
JOE T. MILLICAN  
3802 HIDDEN VALLEY CIR.  
ROWLETT, TX 75088  
214-616-2662

LOT 19 - TOLER RIDGE ADDITION  
DALLAS COUNTY, TEXAS

6 JAN 2015

3802 Hidden Valley Circle



3802 Hidden Valley Circle

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3802 Hidden Valley Circle

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3802 Hidden Valley Circle

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**Department of Development Services**

**NOTICE OF PUBLIC HEARING**

**TO:** Property Owner  
**RE:** Application for a Special Use Permit  
**LOCATION:** 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. A map is attached for reference. This notice and the notification area are required under Chapter 211.007 of the Texas Local Government Code.

**EXPLANATION OF REQUEST:** The applicant is proposing to increase the size of the 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).

- I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:
- I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

**COMMENTS:** THIS PROJECT WILL NOT AFFECT MY PROPERTY.

**PROPERTY OWNER NAME (print):** JESSE CHAVOYA  
**SIGNATURE:**   
**ADDRESS:** 3705 SLOTT PL. ROWLETT 75088

Your written comments are being solicited in the above case. Additional information is available in the Department of Development Services located at 3901 Main Street. The Planning and Zoning Commission of the City of Rowlett, Texas, will hold a public hearing at 7:00 p.m. on the 10<sup>th</sup> day of March, 2015, and that the City Council will hold a public hearing at 7:30 p.m. on the 7<sup>th</sup> day of April, 2015. Both hearings will be held at the Municipal Center, 4000 Main Street, Rowlett, Texas.

Please legibly respond in ink. If the signature and/or address are missing, your comments will not be recorded. Your response must be received in the Development Service Department by 5 pm on Wednesday, March 4, 2015, for your comments to be included in the Planning and Zoning Commission packet and/or by Wednesday, April 1, 2015, to be included in the City Council packet. All responses received by April 1<sup>st</sup> will be forwarded to the Council as well; it is not necessary to respond twice. Responses received after the times noted above shall not be counted in the record of response.

Any owner of property subject to a proposed rezoning or affected by a proposed rezoning may protest the rezoning by filing a written protest (this form is sufficient) with the Director of Development Services within the time specified above. 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.

<p>If you have any questions concerning this request, please contact the Department of Development Services Phone 972-412-6166 FAX 972-412-6228 glangford@rowlett.com</p>	<p><b>RETURN BY FAX OR MAIL</b> City of Rowlett Development Services PO Box 99 Rowlett, TX 75030-0099  03-03-15A09:53 RCVD</p>
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Department of Development Services

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- I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:
I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS: It is his property and it is to be used in a reasonable manner with the new restrictions

PROPERTY OWNER NAME (print): Jeff Left
SIGNATURE: [Signature]
ADDRESS: 3802 Hidden Valley Circle Rowlett, TX 75088

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**Department of Development Services**

**NOTICE OF PUBLIC HEARING**

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- I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:
- I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

**COMMENTS:** *they're our neighbors!*

**PROPERTY OWNER NAME (print):** DAVID THOMAS

**SIGNATURE:** *David Thomas*

**ADDRESS:** 3803 Hidden Valley

Your written comments are being solicited in the above case. Additional information is available in the Department of Development Services located at 3901 Main Street. The Planning and Zoning Commission of the City of Rowlett, Texas, will hold a public hearing at 7:00 p.m. on the 10<sup>th</sup> day of March, 2015, and that the City Council will hold a public hearing at 7:30 p.m. on the 7<sup>th</sup> day of April, 2015. Both hearings will be held at the Municipal Center, 4000 Main Street, Rowlett, Texas.

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Any owner of property subject to a proposed rezoning or affected by a proposed rezoning may protest the rezoning by filing a written protest (this form is sufficient) with the Director of Development Services within the time specified above. 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.

If you have any questions concerning this request, please contact the Department of Development Services  
 Phone 972-412-6166  
 FAX 972-412-6228  
 glangford@rowlett.com

**RETURN BY FAX OR MAIL**  
 City of Rowlett  
 Development Services  
 PO Box 99  
 Rowlett, TX 75030-0099



Department of Development Services

NOTICE OF PUBLIC HEARING

TO: Property Owner
RE: Application for a Special Use Permit
LOCATION: 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.
EXPLANATION OF REQUEST: The applicant is proposing to increase the size of the existing detached garage that will also include attaching a carport to the side of the structure.

- I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:
I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS: Restrictions are in place for a reason - to keep the residential areas residential. This house already looks like a commercial property

PROPERTY OWNER NAME (print): Gang & Linda Sandhoff
SIGNATURE: [Handwritten signatures]
ADDRESS: 3713 Scott Dr, Rowlett TX 75088

and more building on it will just make it worse!!

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Table with 2 columns: Contact information for questions and Return by Fax or Mail address.

03-04-15A10:55 RCVD



**Department of Development Services**

**COURTESY NOTICE OF PUBLIC HEARING**

**TO:** Property Owner  
**RE:** Application for a Special Use Permit  
**LOCATION:** 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. A map is attached for reference.

**EXPLANATION OF REQUEST:** The applicant is proposing to increase the size of the 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).

- I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:
- I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

**COMMENTS:** *I am in favor of the request because from where I live, I cannot view the development and it is no bother.*

**PROPERTY OWNER NAME (print):** Diane Herrmann  
**SIGNATURE:** Diane Herrmann  
**ADDRESS:** 1905 SCOTT DR., ROWLETT, TX 75088

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<p>If you have any questions concerning this request, please contact the Department of Development Services                  Phone 972-412-6166                  FAX 972-412-6228  <a href="mailto:glangford@rowlett.com">glangford@rowlett.com</a></p>	<p><b>RETURN BY FAX OR MAIL</b>                  City of Rowlett                  Development Services                  PO Box 99                  Rowlett, TX 75030-0099</p>
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Department of Development Services

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- I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:
I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS: I made need Joe Millicans help in the future. Karen Jerome

PROPERTY OWNER NAME (print): Karen Jerome
SIGNATURE: [Signature]
ADDRESS: 3812 N. FM 14 Dultman TX 75283

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