



**AGENDA
PLANNING & ZONING COMMISSION
TUESDAY, JULY 14, 2015**

The Planning and Zoning Commission will convene into a Regular Meeting at 6:30 p.m. 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

1. Update Report from Director of Development Services.

B. CONSENT AGENDA

1. Minutes of the Planning and Zoning Commission Meeting of June 23, 2015.

C. ITEMS FOR INDIVIDUAL CONSIDERATION

1. Conduct a public hearing and take action on a request to amend Planned Development Ordinance 4-7-77B to modify the setback and parking requirements in order to allow the subject property to be subdivided into two lots. The subject property is located at 5313 Lakeview Parkway further described as being 0.5503 acres of land in the Thomas Lumley Survey, Abstract No. 789, City of Rowlett, Dallas County, Texas.
2. Conduct a public hearing and take action on a request to rezone to a Planned Development with an underling General Commercial/Retail (C-2) base zoning district to allow a wholesale nursery. The subject property is located at 1100 and 1200 Lakeview Parkway further described as being a portion of Lot 1 and all of Lot 2, Block 1 of Oaktree Golf Center, City of Rowlett, Dallas County, Texas. (PD15-766)
3. Conduct a public hearing and make a recommendation on a request for a Special Use Permit to construct a carport that does not meet the carport requirements in Section 77-303 of the Rowlett Development Code. The subject property is located at 2800 Lakewood Drive being further described as Lot 14, Block 2 in Lakewood Estates, City of Rowlett, Rockwall County, Texas. (SUP15-785)
4. Conduct a public hearing and take action on a request for a Special Use Permit to construct a carport that does not meet the carport requirements in Section 77-303 of the Rowlett Development Code. The subject property is located at 3813 Ridgecrest Drive further described as being Lot 5, Block A in Lakeside Village Estates Phase 1, City of Rowlett, Rockwall County, Texas. (SUP15-786)
5. Consider and take action on a Development Plan for Platinum Storage located at 7301 Lakeview Parkway further described as being Block A, Lot 2 RaceTrac Addition, City of Rowlett, Dallas County, Texas (Case Number DP15-776).

D. ADJOURNMENT

NOTE: THE PLANNING AND ZONING COMMISSION MAY RETIRE AND CONVELE 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". The signature is fluid and cursive, written in a professional style.

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., JUNE 23, 2015**

PRESENT: Chairman Karl Crawley, Vice-Chairman Michael Lucas, Commissioners Jonas Tune, James Moseley, Chris Kilgore, Alternates Lisa Estevez, Gabriela Borcoman

ABSENT: Commissioners Clayton Farrow, Thomas Finney

STAFF PRESENT: Principal Planner Garrett Langford, Development Services Coordinator Lola Isom

A. CALL TO ORDER

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

1. Update Report from Director of Development Services

Principal Planner Garrett Langford announced that the Boards and Commissions Volunteer Fair would be held on July 30, 2015. He confirmed the new Planning and Zoning Commission meeting start times with the Commissioners; 6:00 p.m. for meetings with a Work Session, 6:30 p.m. for Regular Meetings. Lastly, Mr. Langford announced that the City of Rowlett Development Services Department received the 2015 Driehaus Honorable Mention Award from the Form-Based Code Institute.

B. CONSENT AGENDA

1. Minutes of the Planning and Zoning Commission Meeting of June 9, 2015.

Vice-Chairman Michael Lucas made a motion to approve the Consent Agenda. Commissioner James Moseley seconded the motion. The Consent Agenda passed with a 7-0 vote.

C. ITEMS FOR INDIVIDUAL CONSIDERATION

1. Conduct a public hearing and make a recommendation on proposed text amendments to the Rowlett Development Code as it pertains to Landscaping.

Mr. Langford came forward to present the case. He provided background on the case and summarized the proposed landscaping revisions in regards to overhead facilities, utility easements, compatibility buffer, internal landscaping, and irrigation and maintenance. He stated that staff recommends approval of the proposed amendments.

There was discussion amongst the Commission regarding the reasoning behind the proposed amendments.

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Chairman Karl Crawley opened the public hearing.

No speakers came forward.

Chairman Karl Crawley closed the public hearing.

Recommendations on the proposed amendments were acted on separately as follows:

1. Overhead Facilities

Commissioner James Moseley made a motion to recommend approval of the proposed amendment for the overhead facilities as presented. Vice-Chairman Michael Lucas seconded the motion. The motion passed with a 7-0 vote.

2. Utility Easements

Alternate Gabriela Borcoman made a motion to recommend approval of the proposed amendment for the utility easements as presented. Commissioner James Moseley seconded the motion. The motion passed with a 7-0 vote.

3. Compatibility Buffer

Commissioner Chris Kilgore made a motion to recommend no change to the current code and to deny the proposal for the amendment change to the compatibility buffer as presented. Vice-Chairman Michael Lucas seconded the motion. The motion passed with a 5-2 vote. Chairman Karl Crawley and Alternate Lisa Estevez voted in opposition.

4. Internal Landscaping

Commissioner Chris Kilgore made a motion to recommend approval of the proposed amendment for internal landscaping as presented. Commissioner James Moseley seconded the motion. The motion passed with a 7-0 vote.

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5. Irrigation and Maintenance

Commissioner Chris Kilgore made a motion to recommend approval of the proposed amendment for irrigation and maintenance as presented. Commissioner Jonas Tune seconded the motion. The motion passed with a 7-0 vote.

D. ADJOURNMENT

Chairman Karl Crawley adjourned the meeting at 7:29 p.m.

Chairman

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: 7/14/2015

AGENDA ITEM: C1

AGENDA LOCATION:

Individual Consideration

TITLE

Conduct a public hearing and take action on a request to amend Planned Development Ordinance 4-7-77B to modify the setback and parking requirements in order to allow the subject property to be subdivided into two lots. The subject property is located at 5313 Lakeview Parkway further described as being 0.5503 acres of land in the Thomas Lumley Survey, Abstract No. 789, City of Rowlett, Dallas County, Texas.

STAFF REPRESENTATIVE

Garrett Langford, Principal Planner

SUMMARY

The applicant is requesting to amend Planned Development (PD) Ordinance #4-7-77B to modify the setback and parking requirements in order to allow the subject property to be subdivided into two lots (Attachment 1 – Location Map). The 0.55-acre property consists of two buildings occupied by a martial studio (ATA Marital Arts) and an automotive repair facility (Golden Rule Auto Care). The owner, Chris Coulter, of the Golden Rule Auto Care is attempting to buy the building that he is currently leasing and a portion of the 0.55 acres from the current property owner (Attachment 2 – Statement of Intent). To do this, the property will need to be platted into two lots. However, the existing conditions would not permit the subject property to be subdivided into two lots without violating setback and parking requirements. Mr. Coulter's long term plan is to acquire the property to the north to eventually expand his business and to provide additional parking.

BACKGROUND INFORMATION

The subject property is located at the northwest corner of Lakeview Parkway and Shoreline Drive, with the last rezoning action occurring on April 4, 1977, where the property was zoned to a Planned Development with a base zoning district of C-2. In 1981, the subject property was developed with two buildings for an automotive parts store and a repair facility. The building fronting on Lakeview Parkway is 4,200 square feet in size and currently occupied by ATA Martial Arts. The second building, located in the rear of the subject property fronting on Shoreline Drive, is 3,000 square feet in size and currently occupied by Golden Rule Auto Care.

At the time the subject property was developed, automotive repair service use was permitted by right in C-2 zoning. However, subsequent amendments to the zoning ordinance have made automotive repair services no longer a permitted use in C-2 zoning making the existing auto

repair facility a legal nonconforming use. As a legal nonconforming use, it may remain as long it is not abandoned for more than six continuous months and it is not expanded.

The owner of Golden Rule Auto Care is attempting to buy a portion of the subject property from the current property owner. This will involve subdividing the subject property into two lots, one for the martial arts studio and the other for the auto repair facility. Subdividing the property must be done through a plat. However due to the existing conditions, the plat cannot be approved as subdividing the property would create additional nonconformities.

Currently as a corner lot, the subject property has front and side yard setbacks. As a nonresidential property adjacent to nonresidential properties, the side yard setbacks are zero. Corner lots do not have rear setbacks. Dividing the subject property into two lots will result in a corner lot for the martial arts studio and a standard lot for the auto repair facility. The lot for the auto repair facility will have front, side, and rear setbacks. The rear setback is 30 feet from the property line. The existing building for the auto repair facility is located one foot from what would be the rear property line and therefore would not meet the rear setback requirements. Due to the location of the existing buildings, the property cannot be divided into two lots without violating the setback requirements.

The other primary issue with subdividing the subject property into two lots is having adequate parking for both businesses. Currently, the subject property with the two businesses does not meet the current parking requirements. The existing businesses currently utilize on-street parking on Shoreline Drive to meet their parking demand. The parking requirement for the martial arts studio (one space every 300 square feet) is 14 spaces and for the auto repair facility (four spaces per repair bay) is 28 spaces. The subject property currently has a total of 23 spaces. The site was developed under a previous parking requirement making it legal nonconforming. Subdividing the property would increase the nonconformity.

To address the setback and parking, the applicants are requesting an amendment to the PD to allow the subject property to be subdivided into two lots without having to conform to the setback requirements and to establish a shared parking agreement between the two lots (Attachment 3 – Concept Plan and Attachment 4 – Development Standards). If and when either property is redeveloped, then they will be required to comply with the current development requirements.

DISCUSSION

Section 77-805 of the *Rowlett Development Code (RDC)* states that the Planning and Zoning Commission shall consider the following when making their recommendation to the City Council as it pertains to rezoning requests including Planned Developments. These criteria are listed below:

1. Whether the proposed rezoning corrects an error or meets the challenge of some changing condition, trend, or fact;

The proposed amendment to the existing PD is needed to allow the possible subdivision of the subject property. The proposed amendment will allow a lot for the auto care facility without a rear setback. The amendment will also established shared parking on both lots. All other nonconforming issues such as landscaping and signage will continue under the legal nonconforming provisions of the Rowlett Development Code.

The legal nonconforming issues with the subject property may remain as it currently exists until the property is redeveloped or loses its legal nonconforming status. Should either lot lose its legal nonconforming status, then as they are redeveloped they will be required to comply with the current development standards such as landscaping, parking and signage. It is the Golden Rule Auto Care owner's plan to eventually expand his facility if he is able to obtain additional property to the north. The owner is not ready to plan for the future expansion at this time. The applicant understands that a separate zoning action will most likely be needed before moving forward with any expansions.

2. Whether the proposed rezoning is consistent with the comprehensive plan and the purposes of this code stated in subchapter 77-103, Purpose of this Code;

The subject property is not located within one of the 13 opportunity areas in the Realize Rowlett 2020 Comprehensive Plan. The plan states for areas outside of the opportunity areas that the existing zoning and the Guiding Principles should be considered in decisions about rezoning and site design.

The proposed PD is to allow the subject property to be subdivided and leave the existing conditions as they exist today so that a transaction can take place between the current property owner and the owner of the auto repair facility. The proposed PD does not involve establishing a new use or a new development. As a result, there is not a Guiding Principle that is applicable to this rezoning. The rezoning would allow for an existing business owner to start the process of eventual expansion of his business by allowing the property to be subdivided. In this sense the proposed zoning action could be seen as meeting Guiding Principle #2, "Grow the City's economy through diversification of job and business opportunities."

3. Whether the proposed rezoning will protect or enhance the health, safety, morals, or general welfare of the public;

The proposed amendment to the PD is not expected to negatively impact the health, safety, morals, or general welfare of the public. The proposed amendment is minor in scope. This PD amendment will not involve any site improvements to the subject property. This PD amendment will allow the property to be subdivided to allow a

transaction between the current property owner and the owner of the auto care facility. The existing conditions will remain as they are now. The site will not be required to come into conformance with the RDC until the site is redeveloped and/or loses its legal nonconforming status.

4. 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 exist for the subject property and are sufficient for accommodating the demands associated with the request to allow additional land uses.

5. Whether the proposed rezoning is likely to have significant adverse impacts on the natural environment, including air, water, noise, stormwater management, wildlife, and vegetation;

The proposed amendment to the PD does not involve any site improvements. It will allow the subject property to be subdivided in order to facilitate a transaction between the current property owner and the owner of the auto care facility. The existing conditions will remain as they are now. This will not have significant adverse impacts on the natural environment, including air, water, noise, stormwater management, wildlife, and vegetation.

6. Whether the proposed rezoning will have significant adverse impacts on other property in the vicinity of the subject tract;

The proposed amendment to the PD does not involve any site improvements to the site. The PD will allow the subject property to be subdivided while leaving the existing conditions as remain as they are now. While the subject property is under-parked, the PD will require that all parking be shared between the two uses. Should either use expand in the future or lose their legal nonconforming status, then they will be required to come in compliance and meet the current parking requirements.

7. The suitability of the subject property for the existing zoning classification and proposed zoning classification;

The proposed PD does not alter the zoning or involve any improvements to the subject property. The proposed PD will allow the existing conditions to remain while allowing the subject to be subdivided.

8. Whether there is determined to be an excessive proliferation of the use or similar uses;

The proposed PD does not involve adding new uses and as a result will not involve an excessive proliferation of the existing uses.

9. Whether the proposed rezoning will ensure that future uses on the subject tract will be compatible in scale with uses on other properties in the vicinity of the subject tract; and;

The proposed PD amendment will not involve any site improvements. Neither building will be able to expand or redevelop until additional parking is provided in compliance with the RDC. As there are no proposed site improvements, the development will continue to be compatible in scale with the surrounding developments.

10. The supply of land in the economically relevant area that is in the use district to be applied by the rezoning or in similar use districts, in relation to the demand for that land.

The proposed PD amendment to allow the subject property to be subdivided into two lots should not affect the supply of land in the surrounding area. The subject property will continue its existing uses.

In summary, the proposed PD amendment to allow the subdivision of the subject property into two lots will not have an adverse impact on adjacent properties. The existing conditions will remain until the site is redeveloped or loses its legal nonconforming status. The proposed PD amendment meets the before-mentioned criteria for a rezoning and is consistent with the Realize Rowlett 2020 Comprehensive Plan.

Public Notice

On June 29, 2015, Staff mailed a total of 13 notices to property owners within 200 feet and eight courtesy notices within 500 feet. As of Friday, July 10, 2015, Staff has received one response in opposition (Attachment 5 – Public Notice). Staff published the Legal Notice in the Rowlett Lakeshore Times on July 2, 2015, and placed a zoning sign on the subject property on July 3, 2015, in accordance with the Rowlett Development Code.

FISCAL IMPACT/BUDGET IMPLICATIONS

N/A

RECOMMENDED ACTION

Staff recommends the Planning and Zoning Commission make a favorable recommendation to amend PD Ordinance #4-7-77B.

ATTACHMENTS

Attachment 1 – Location Map

Attachment 2 – Statement of Intent

Attachment 3 – Concept Plan

Attachment 4 – Development Standards

Attachment 5 – Public Notice

Attachment 6 – Site Photos



Exhibit C - Statement and Intent of Purpose

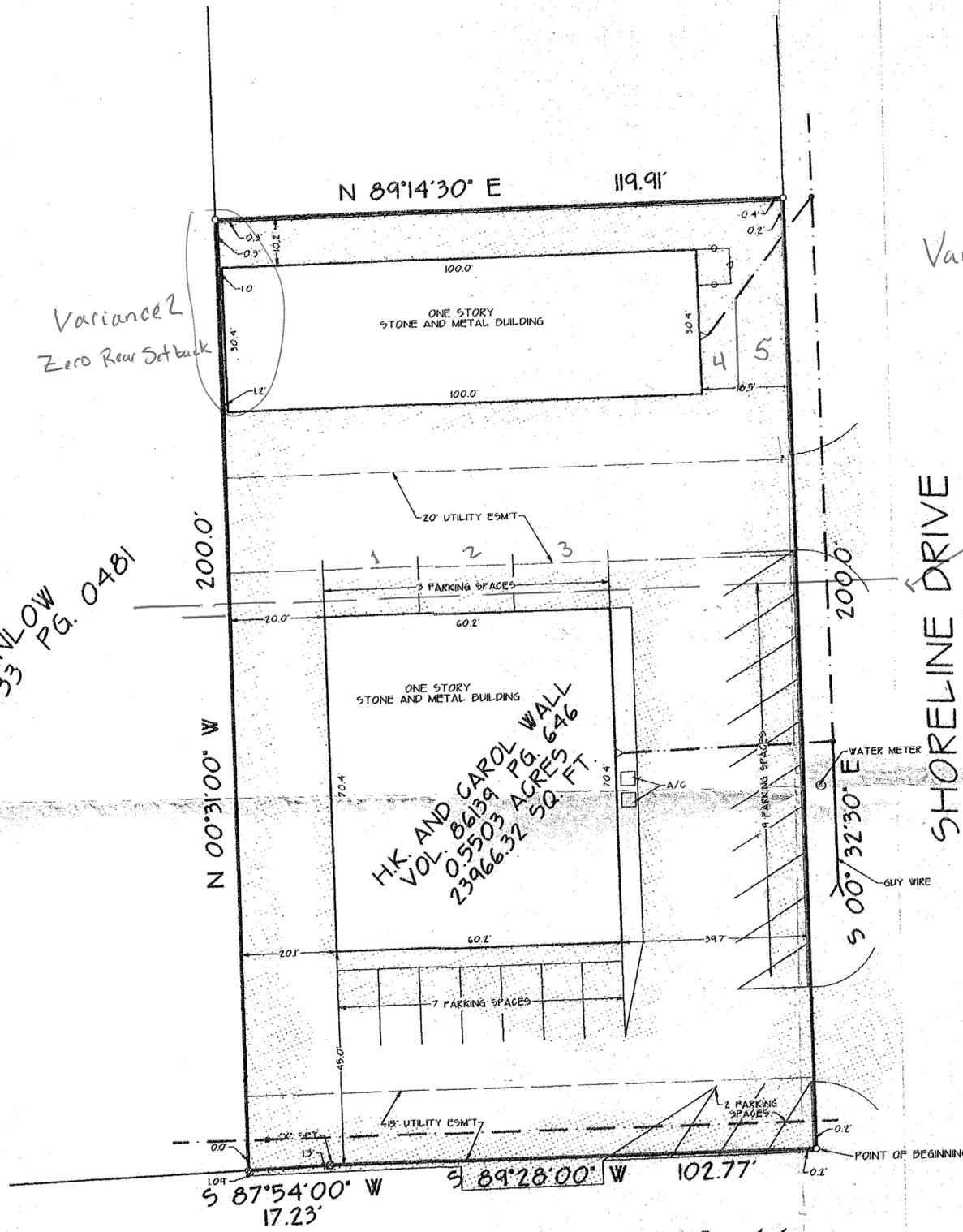
Description of project use: The current location is used for general automotive repair, and will continue to be used for general automotive repairs

Existing and Proposed zoning and land use: Will continue to do general automotive repair

Potential residential density: None

Address approval Criteria:

- 1) We are not rezoning the property, just creating a tract from an existing tract
- 2) Yes it is consistent
- 3) It will give a small business a chance to own its own property, which in turn creates longevity for the business and good for the city of Rowlett
- 4) It is an existing business, no issues with transportation
- 5) It is an existing business, it continues to have the same impact as before
- 6) It is an existing business, it continues to have the same impact as before
- 7) It is an existing business, it continues to have the same impact as before
- 8) It is an existing business, it continues to have the same impact as before
- 9) There will be potential for scaling the business
- 10) It is economically relevant



VOL. NE ENLOW
72033 PG. 0481

H.K. AND CAROL WALL
VOL. 08639 PG. 646
0.55503 ACRES
23966.32 SQ. FT.

Variance 1 - Shared Parking

New Proposed Property line
12" from 5317 Rear Building

PROPERTY DESCRIPTION

BEING all that certain lot, tract, or parcel of land situated in the Thomas Lagow Survey, Abstract No. 789, City of Rowlett, Dallas County, Texas, and being the same tract of land conveyed to HK and Carol Wall by deed recorded in Volume 86139, Page 646, Deed Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for corner at the intersection of the North line of State Highway No. 66 (Lakeview Parkway) with the West line of Shoreline Drive, said corner being the Southeast corner of said Wall tract:

THENCE South 89 degrees 28 minutes 00 seconds West, along said North line of said State Highway No. 66, a distance of 102.77 Feet to an 'X' set in concrete for corner:

THENCE South 87 degrees 54 minutes 00 seconds West, continuing along said North line of State Highway No. 66, a distance of 1723 Feet to a 1/2 inch iron rod set for corner, said corner being the Southeast corner of a tract of land conveyed to NE Enlow by deed recorded in Volume 72033, Page 0481, Deed Records, Dallas County, Texas:

THENCE North 00 degrees 31 minutes 00 seconds West, along the common line of said Wall and Enlow tracts, a distance of 200.0 Feet to a 1/2 inch iron rod found for corner:

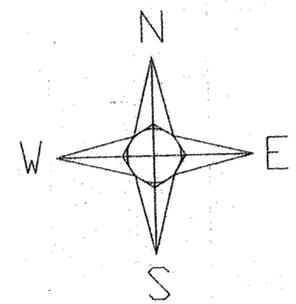
THENCE North 89 degrees 14 minutes 30 seconds East, along the North line of said Wall tract, a distance of 119.91 Feet to a 1/2 inch iron rod found for corner in the West line of said Shoreline Drive:

THENCE South 00 degrees 32 minutes 30 seconds East, along said West line of Shoreline Drive, a distance of 200.0 Feet to the POINT OF BEGINNING, and containing 23966.32 square feet or 0.55503 acres of land.

EASEMENTS RECORDED IN THE FOLLOWING VOLUMES AND PAGES DO NOT AFFECT THE ABOVE DESCRIBED PROPERTY:
VOLUME 72189, PAGE 1796

The undersigned Registered Professional Surveyor (Doug Connally) hereby certifies to
AMERICAN TITLE COMPANY

That (a) this plat of survey and the property description set forth hereon are true and correct and were prepared from an actual on-the-ground survey of the real property (the "Property") shown hereon; (b) such survey was conducted by the Surveyor or under his supervision; (c) all monuments shown hereon actually exist and the location, size and type of material thereof, are correctly shown; (d) except as shown hereon there are no encroachments on the Property, there are no visible discrepancies, conflicts, shortages in area, or boundary line conflicts; (e) there are no visible easements except as shown; (f) the size, location, and type of improvements are as shown hereon, and all are located within the boundaries of the Property and set back from the Property lines the distance indicated; (g) the distance from the nearest intersecting street or road is as shown; (h) the property has access to and from a public roadway; and (i) the boundaries, dimensions and other details shown hereon are true and correct.



Carol A. Wall
3102 Cambridge Dr.
Rowlett, TX 75088
972-475-4374

Doug Connally
Exhibit E - Zoning Exhibit

HK Wall
5-17-98
Carol A. Wall

STATE HIGHWAY NO. 66
(LAKEVIEW PARKWAY)
120' R.O.W.

NOTE: BEARINGS ARE BASED ON RECORDED PLAT
NOTE: According to the F.I.R.M. in Community Panel No. 480185 COLOC, this property does lie in Zone C and does not lie within the 100 year flood zone.

LEGEND	
○ 1/2" IRON ROD FOUND	○ ○ ○ CHAIN LINK FENCE
⊗ 1/2" IRON ROD SET	⊗ VINED FENCE
○ 1" PIPE FOUND	⊗ BARRIED WIRE FENCE
⊗ FENCE POST CORNER	⊗ IRON FENCE
⊗ 'X' FOUND IN CONCRETE	▭ CONCRETE
⊗ UNDERGROUND ELECTRIC	▭ COVERED AREA
△ OVERHEAD ELECTRIC	▭ EDGE ASPHALT PAVING
● POWER POLE	▭ OVERHEAD ELECTRIC SERVICE
■ BRICK COLUMN	▭ OVERHEAD POWER LINE

DOUG CONNALLY & ASSOC., INC
9726 SKILLMAN STREET
DALLAS, TEXAS 75243
PHONE: (214) 349-9485
FAX: (214) 349-2216

SCALE	DATE	JOB NO.	C.P. NO.	DRAWN
1" = 20'	5-7-98	983291-1	479900-M	ANTHONY

5317 ST. HWY NO. 66
(LAKEVIEW PARKWAY)
THOMAS LAGOW SURVEY ABST. NO. 789
CITY OF ROWLETT, DALLAS COUNTY

PLANNED DEVELOPMENT STANDARDS
5313 and 5317 Lakeview Parkway

All development shall adhere to the Rowlett subdivision and development regulations set forth in the C-2 Commercial District and the Rowlett Development Code (Chapter 77 of the Code of Ordinances of the City of Rowlett, Texas), as amended, except as outlined herein.

Shared Parking

1. All of the parking spaces at 5313 and 5317 Lakeview Parkway shall be shared between both properties.

Setback

1. The rear setback for 5313 Lakeview Parkway shall be zero.



Department of Development Services

NOTICE OF PUBLIC HEARING

TO: Property Owner
RE: Application for a Planned Development Amendment
LOCATION: The subject property is located at 5313 Lakeview Parkway being further described as being a 0.5503 acres of land in the Thomas Lumley Survey, Abstract No. 789, City of Rowlett, Dallas County, 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 amend Planned Development Ordinance 4-7-77B to modify the setback and parking requirements in order to allow the subject property to be subdivided into two lots.

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

COMMENTS: to small All need to subdivide
 not enough parking

PROPERTY OWNER NAME (print):
SIGNATURE:
ADDRESS:

Jimmie Boyd
 Jim Boyd
 12160 Cort Rd Dallas TX

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 6:30 p.m. on the 14th day of July, 2015, and that the City Council will hold a public hearing at 7:30 p.m. on the 4th day of August, 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, July 8, 2015, for your comments to be included in the Planning and Zoning Commission packet and/or by Wednesday, July 29, 2015, to be included in the City Council packet. All responses received by July 29th 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.

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

City of Rowlett
 Development Services
 PO Box 99
 Rowlett, TX 75080-0099

