

**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 Commission of the City of Rowlett, Texas, will hold a public hearing at 6:30 p.m. on the 26th day of January, 2016, and that the City Council will hold a public hearing at 7:30 p.m. on the 2nd day of February, 2016, at the Municipal Center, 4000 Main Street, Rowlett, Texas.

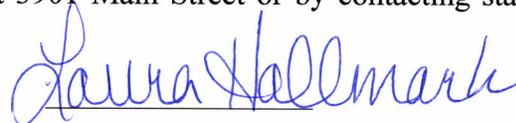
At such time and place, the Commission and Council will hear testimony and may make a decision on the following rezoning requests:

A request for a Special Use Permit to allow a 1,500 square-foot metal accessory building. A Special Use Permit is needed as the applicant's proposal does not meet size and material requirements in Section 77-303 of Rowlett Development Code. The subject property is located at 3801 Castle Drive further described as being Lot 4, Block 1 of the Castle Park Estates, City of Rowlett, Dallas County, Texas.

A request for an amendment to a previously approved Planned Development Ordinance (Ord. 022-15) to allow for a modification to the masonry standards for a multi-family senior housing development. The subject property is located at 5500 Rowlett Road, being a 5.50 +/- acre portion of a 12.79 acre parcel located in Tract 14 of the John M. Thomas Survey, Abstract 1478, Page 460, 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 Director of Planning. The protest must be received by the Planning Division by 5 pm on Wednesday, January 26th 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.

Additional information may be obtained in the Rowlett Development Services Department/Planning Division located at 3901 Main Street or by contacting staff at (972) 412-6166.



City Secretary
City of Rowlett, Texas

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At such time and place, the Commission and Council will hear testimony and may make a decision on a request for a rezoning from a Single Family-8 Zoning District to a Planned Development Zoning District with the purpose of constructing townhomes. The subject property is located at 10206 Liberty Grove Road further described as being a 3.149 acres in the Harrison Blevins Survey, Abstract No. 94 and the Hanse Hamilton Survey, Abstract No. 858, City of Rowlett, Dallas County, Texas. (41-2015)

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, January 20th to be included in the Planning and Zoning Commission packet and February 10th 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.

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NOTICE OF A PUBLIC HEARING OF THE CITY COUNCIL OF THE CITY OF ROWLETT, TEXAS, WAS POSTED ON OR BEFORE THE 15th DAY OF JANUARY 2016, PRIOR TO 5:00 PM, IN ACCORDANCE WITH STATE LAW.