

**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 and City Council of the City of Rowlett, Texas will hold a public hearing at 6:30 p.m. on the 12th day of April, 2016, and the City Council will hold a public hearing at 7:30 p.m. on the 19th day of April, 2016, 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 City initiated request to amend previously approved Planned Development (PD) Ordinance 11-6-84 to allow for a modification to "Area 4", which is primarily comprised of The Peninsula Addition Phases 3A and 3B, in order to allow detached single family homes in addition to the previously approved attached townhomes. This request is in response to the tornado damage in the area and property owners' desire to rebuild detached single family homes rather than townhomes per the original PD requirements. All other previously approved regulations outlined in PD Ordinance 11-6-84 will remain in full force. The subject property is generally bounded by Schrade Road to the north, Dalrock Road to the east, Miller Road to the south, and Chiesa Road to the west. It is comprised of the following subdivisions: Peninsula 1, 2, 3A, 3B, 4A, 4B, 4C, 5, 6, 7, Lakeside Pentecostal Church Addition, First Christian Church of Rowlett Addition, Cambridge Meadows Addition 1 and 2, and the Lake Highlands at Lake Ray Hubbard Addition, City of Rowlett, Dallas County, Texas.

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 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, April 6, 2016, for comments to be included in the Planning and Zoning Commission packet, and April 13, 2016, to be included in the City Council packet. Responses received by April 6th will also be forwarded to City Council. Responses received after April 13th shall not be counted in the record of response. The protest shall object to the rezoning, 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 Department of Development Services/Planning Division located at 3901 Main Street or by contacting staff at (972) 412-6166.

Stacey Chadwick

Stacey Chadwick
Deputy City Secretary,
City of Rowlett, Texas

NOTICE OF A PUBLIC HEARING OF THE PLANNING AND ZONING COMMISSION AND CITY COUNCIL OF THE CITY OF ROWLETT, TEXAS, WAS POSTED ON THE 31ST DAY OF MARCH 2016 PRIOR TO 5:00 PM, IN ACCORDANCE WITH STATE LAW.