

**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 April 10, 2018 and that the City Council of the City of Rowlett, Texas, will hold a public hearing at 7:30 p.m. on May 1, 2018. Both meetings will be held at the Municipal Center, 4000 Main Street, Rowlett, Texas.

At such time and place, the Commission and Council will hear testimony and may take action on a Special Use Permit request. The subject property is located at 5810 Miller Heights Drive further being described as being 0.5129 +/- acres in the Daniel's Subdivision, Lot 1, Block 1, Abstract #789 Thomas Lumley Survey, City of Rowlett, Dallas County, Texas. The applicant requests a special use permit to allow a maximum of four front facing garage doors as well as allowing up to 49% of the first-floor frontage to be garage doors. Per the Rowlett Development Code, Sec. 77-508 (D)(3)(a) "Unless otherwise approved by the planning and zoning commission, garage shall use "L" or "J" hook driveway entrances into garages and doors shall not face a public street. Where allowed, garage doors facing the street shall not comprise no more than 35% of the total length of a dwelling's façade."

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 special use permit or affected by a proposed special use permit may protest the special use permit request by filing a written protest with the Community Development Department. The protest must be received by the Planning Division by 5:00 pm on Wednesday, April 4, 2018. Responses received after that time 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 Planning Division located at 3901 Main Street or by contacting staff at (972) 412-6166.