

NOTICE OF PUBLIC HEARING BEFORE THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROWLETT, TEXAS

The City of Rowlett Planning and Zoning Commission will conduct a public hearing at 7:00 PM on Tuesday, June 28, 2022, and make a recommendation to City Council regarding a request to 1) rezone 5106 Chiesa Road from Single-Family Residential (SF-9) District and General Commercial/Retail (C-2) District to Planned Development (PD) District for Single-Family Residential (SF-5) Uses and approval of a Concept Plan; 2) Amend the comprehensive plan; and 3) Amend the zoning map of the City of Rowlett. The subject property is an approximately 5.89-acre tract located west of Wilson Road and approximately 200 feet north of Woodside Road, situated in the J. W. Gardener Abstract, in the City of Rowlett, Dallas County, Texas. The Commission may recommend modifications to the applicant's request, and the final recommendation may not exactly mirror the applicant's request, but the recommendation will not change the proposed use. The City's zoning map will be revised according to the changes made by this proposed zoning change if the change is approved. To the extent that this proposed rezoning conflicts with the Comprehensive Plan, if approved, the Comprehensive Plan will also be revised accordingly. Any owner of property subject to a proposed rezoning or affected by a proposed rezoning may protest the rezoning by filing a written protest with the Director pursuant to Section 77-805 of the Rowlett Development Code within a time specified. 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. The Planning and Zoning Commission Meeting will be held in the City Hall Chambers located at 4000 Main Street, Rowlett, Texas 75088. The public can view live on the City's website or via RTN16. Staff's analysis and all associated exhibits will be published on Friday, June 24, 2022.

For more information, please contact the Planning and Urban Design Division at (972) 463-6138.