AGENDA
HEATH PLANNING AND ZONING COMMISSION
WORK SESSION – PUBLIC HEARINGS - STATED MEETING
200 LAURENCE DRIVE - HEATH, TEXAS
NOVEMBER 8, 2011 – 7:00 P.M.

WORK SESSION

Discuss Public Hearing and Stated Meeting Agenda Items.

STATED MEETING

A. Discussion and Action by the Planning and Zoning Commission Acting as the Advisory Committee for Roadway, Water and Sanitary Sewer Capital Improvements Planning Pursuant to Local Government Code §395.058 Regarding Land Use Assumptions and Impact Fees – Freeman-Millican, Inc.

B. **PUBLIC HEARING** – Receive input regarding a request for an amendment to Ordinance 030904C that established the Fairway Oaks Planned Development zoning district consisting of 295.18 acres in the E. Teal Survey Abstract No. 207 to **a.)** Change the name to Heath Crossing, **b.)** Re-number the phases, **c.)** Revise accessory building height requirements and **d.)** Revise the Concept Plan to more specifically reflect existing development, to be consistent with the 2008 FEMA Map Revision, to amend sizes and locations of common areas and to reduce the number of lots from 318 to 301 – requested by TR Heath Partners, Ltd.

C. Discussion and Action regarding a request for an amendment to Ordinance 030904C that established the Fairway Oaks Planned Development zoning district consisting of 295.18 acres in the E. Teal Survey Abstract No. 207 to **a.)** Change the name to Heath Crossing, **b.)** Re-number the phases, **c.)** Revise accessory building height requirements and **d.)** Revise the Concept Plan to more specifically reflect existing development, to be consistent with the 2008 FEMA Map Revision, to amend sizes and locations of common areas and to reduce the number of lots from 318 to 301.

D. Discussion and Action Regarding the Development Plan of Heath Crossing Phase 2A - TR Heath Partners, Ltd.

E. Discussion and Action Regarding the Preliminary Plat of Heath Crossing Phase 2A - TR Heath Partners, Ltd.

F. **PUBLIC HEARING** – Receive input regarding a request to Replat Lot 18, Lot 19 and approximately .49 ac. of Floodplain Area 1 in Block B of the Heath Crossing Phase 1C and 1D addition to form 1 lot – Requested by TR Heath Partners, Ltd.

G. Discussion and Action Regarding a request to Replat Lot 18, Lot 19 and approx .49 ac. of Floodplain Area 1 in Block B of the Heath Crossing Phase 1C and 1D addition to form 1 lot.

H. **PUBLIC HEARING** – Receive input regarding a request for a Conditional Use Permit for a barn/guest house, 5814 sq. ft. in area and 27'9" in ht. built of like materials as the residence on Lot 1 of the Baldwin Addition (165 Yankee Creek Rd.) – Requested by Jim Benson Custom Homes, Inc.

I. Discussion and Action Regarding a request for a Conditional Use Permit for a barn/guest house, 5814 sq. ft. in area and 27'9" in ht. built of like materials as the residence on Lot 1 of the Baldwin Addition (165 Yankee Creek Rd.).

J. **PUBLIC HEARING** – Receive input regarding a request for a Conditional Use Permit for an additional accessory building, 15'x24' in area, to be used as a garage and built of materials to match the residence on Lot 19, Block B, Stoneleigh Phase 3 addition (110 Yorkshire Dr.) - Cliff Lewis Custom Homes.

K. Discussion and Action Regarding a request for a Conditional Use Permit for an additional accessory building, 15'x24' in area, to be used as a garage and built of materials to match the residence on Lot 19, Block B, Stoneleigh Phase 3 addition (110 Yorkshire Dr.).

L. Discussion and Action Regarding the Minutes of September 13, 2011.

Agenda posted this the 4th day of November at 4:00 pm.

Stephanie Galanides

Stephanie Galanides, City Secretary

Heath City Hall will provide reasonable accommodations for persons attending meetings. Please contact the City Secretary at 972-771-6228 no later than 48 hours prior to a meeting if you require special assistance.