

**MINUTES  
DECEMBER 15, 2009  
HEATH CITY COUNCIL  
200 LAURENCE DRIVE - HEATH, TEXAS  
PUBLIC HEARINGS - WORK SESSION - STATED MEETING**

ATTENDING: JOHN RATCLIFFE, MAYOR  
ROBERT HILLE  
RICHARD KRAUSE  
KAREN LEWIS  
STEVE McKIMMEY  
ABSENT: LORNE LIECHTY  
JULIE ZUREK, MAYOR PRO TEM

Mayor Ratcliffe called the stated meeting to order at 7:32 p.m. Hille delivered the invocation.

**DEPARTMENT and COMMITTEE REPORTS** – The reports were included in the Council packets. Director of Public Works Pedram Farahnak expressed appreciation to the Rockwall County Commissioners Court and Road and Bridge Department for completed work on rehabilitation of portions of Rabbit Ridge Road and White Road. Assistant City Manager Kim Dobbs reported that the December 4 Holiday in the Park event was a great success and recognized Special Events Board member Brain Berry who was in attendance.

**Approval of the Minutes of December 1, 2009.**

**MOTION: APPROVE THE MINUTES OF DECEMBER 1, 2009.**

MOTION MADE: HILLE  
SECONDED: KRAUSE  
APPROVED: UNANIMOUS (Absent: Liechty, Zurek)

**ITEMS FOR CONSIDERATION**

**Discussion and Action Regarding the Final Plat (short form) of the Maggie Fuhler Addition, a Single Lot (1.15 acres) Subdivision in the H. J. McKenzie Survey Abstract No. 157, City of Heath, Rockwall County – requested by Hans and Maggie Fuhler.**

Hans Fuhler presented the request to plat two tracts adjacent to his residence at 520 Terry Lane as a one-lot subdivision. Farahnak reported that the applicant had completed or agreed to complete all items specified on the December 15, 2009 Public Works Department Staff Review Notes.

**MOTION: APPROVE THE FINAL PLAT (SHORT FORM) OF THE MAGGIE FUHLER ADDITION, A SINGLE LOT (1.15 ACRES) SUBDIVISION IN THE H. J. MCKENZIE SURVEY ABSTRACT NO. 157, CITY OF HEATH, ROCKWALL COUNTY SUBJECT TO THE REQUIREMENTS SPECIFIED IN THE DECEMBER 15, 2009 PUBLIC WORKS DEPARTMENT STAFF REVIEW NOTES.**

MOTION MADE: LEWIS  
SECONDED: HILLE  
APPROVED: UNANIMOUS (Absent: Liechty, Zurek)

**PUBLIC HEARING – Request to Replat Lots 1, 2, 3, 4 and 5 in Block E of the Cobblestone Farms Phase 2 Addition to the City of Heath as Filed in Cabinet G, Slide 79, Real Property Records of Rockwall County in Order to Amend Lot Lines on Five (5) Existing Lots to Form Three (3) Lots (Lots 1-R, 2-R and 3-R) thereby reducing the total number of lots – requested by Whittle Development.**

The Mayor opened the public hearing at 7:38 p.m. and invited comments regarding the request. Rob Whittle, Whittle Development, requested approval of a replat that forms 3 lots from 5 existing lots in the Cobblestone Farms Phase 2 addition. Brian Berry, resident of 2 Essex Court and owner of commercial property in Cobblestone Farms expressed support of the replat and stated that the project targeted for Lot 1-R was a good fit for the development. Dennis Conder, Chairman reported that the Planning and Zoning Commission unanimously approved the replat on December 8 provided that an error on the locator map was corrected. There being no further comments in support of or in opposition to the request, Ratcliffe closed the public hearing at 7:43 p.m.

**Discussion and Action Regarding a Request to Replat Lots 1, 2, 3, 4 and 5 in Block E of the Cobblestone Farms Phase 2 Addition to the City of Heath as Filed in Cabinet G, Slide 79, Real Property Records of Rockwall County in Order to Amend Lot Lines on Five (5) Existing Lots to Form Three (3) Lots (Lots 1-R, 2-R and 3-R).**

**MOTION: APPROVE A REQUEST TO REPLAT LOTS 1, 2, 3, 4 AND 5 IN BLOCK E OF THE COBBLESTONE FARMS PHASE 2 ADDITION TO THE CITY OF HEATH AS FILED IN CABINET G, SLIDE 79, REAL PROPERTY RECORDS OF ROCKWALL COUNTY IN ORDER TO AMEND LOT LINES ON FIVE (5) EXISTING LOTS TO FORM THREE (3) LOTS (LOTS 1-R, 2-R AND 3-R).**

MOTION MADE: LEWIS  
SECONDED: HILLE  
APPROVED: UNANIMOUS (Absent: Liechty, Zurek)

**PUBLIC HEARING – Request to Amend Ordinance 061116 that established the Planned Development Zoning District for the Cobblestone Farms Phase 2 Addition in order to Add “Pet Care Facility that offers Grooming, Veterinary Care, Indoor Pet Boarding, Pet Exercise in Fenced and Screened Area and Retail Sales of Related Items” as a Permitted Use on One Certain Lot described as Lot 1-R, Block E, Cobblestone Farms Phase 2 Addition to the City of Heath in Rockwall County, Texas – requested by Whittle Development.**

Ratcliffe opened the public hearing at 7:44 p.m. and invited comments regarding the request to amend the Cobblestone Farms Phase 2 Planned Development district to add “pet care facility” with specified related services as a permitted use on one specific lot. Whittle voiced support for the amendment and stated that the Elite Suites Pet Resort was interested in developing a luxury pet care facility similar to their operation in Southlake. There being no others present to speak in support of or in opposition to the requested amendment, the Mayor closed the public hearing at 7:45 p.m.

**Discussion and Action Regarding Ordinance 091215 Amending Ordinance 061116 that established the Planned Development Zoning District for the Cobblestone Farms Phase 2 Addition in order to Add “Pet Care Facility that offers Grooming, Veterinary Care, Indoor Pet Boarding, Pet Exercise in Fenced and Screened Area and Retail Sales of Related Items” as a Permitted Use on One Certain Lot described as Lot 1-R, Block E, Cobblestone Farms Phase 2 Addition to the City of Heath in Rockwall County, Texas.**

Tom Hughes, 1613 Mariah Bay Circle, inquired as to whether a structure developed as a pet care facility could be used for other purposes. Hughes suggested architectural features such as larger windows to provide greater flexibility. Conder stated that the Planning and Zoning Commission discussed the matter at length on December 8 and included a provision in their recommendation to the City Council that would require submission of a new site plan in the instance of a change in use. Conder informed the Council that the Commission also included provisions regarding minimum site depth for Lot 1-R and waste removal and chemical use in their recommendation. Staff stated that the conditions recommended by the Planning and Zoning Commission were included in the draft ordinance under consideration. Wayne Mershawn, project architect, provided information and participated in the discussion that included company history, building materials and capacity, noise and procedures for veterinary care if needed for guests of the facility. Hille and Lewis shared positive experiences with the Elite Suites in Southlake and similar facilities. Doug Watson, 10 Hillview Drive and Tina Winnett, 18 Hillview Drive, commented on the effect on development of neighboring properties and on facility staffing. Staff reported that all properties within 200’ of the subject lot were zoned for non-residential uses and that notices to those owners had been mailed pursuant to state and local laws. Staff reported that of 7 notices sent to neighboring property owners, 2 were returned in support of the proposed amendment.

**MOTION: APPROVE ORDINANCE 091215 AMENDING ORDINANCE 061116 THAT ESTABLISHED THE PLANNED DEVELOPMENT ZONING DISTRICT FOR THE COBBLESTONE FARMS PHASE 2 ADDITION IN ORDER TO ADD “PET CARE FACILITY THAT OFFERS GROOMING, VETERINARY CARE, INDOOR PET BOARDING, PET EXERCISE IN FENCED AND SCREENED AREA AND RETAIL SALES OF RELATED ITEMS” AS A PERMITTED USE ON ONE CERTAIN LOT DESCRIBED AS LOT 1-R, BLOCK E, COBBLESTONE FARMS PHASE 2 ADDITION TO THE CITY OF HEATH.**

MOTION MADE: LEWIS  
SECONDED: HILLE  
APPROVED: UNANIMOUS (Absent: Liechty, Zurek)

**Discussion and Action Regarding Resolution 091215B Forming the 2010 Census Complete Count Committee; and Appointing Members thereto.**

Madeline Kelly, partnership specialist for the 2010 Census, presented and answered questions regarding the formation of a Complete Count Committee to promote increased mail responses to the census through support and activities such as reminder messages on utility bills, the City's website and monthly newsletter.

**MOTION: APPROVE RESOLUTION 091215B FORMING THE 2010 CENSUS COMPLETE COUNT COMMITTEE; AND FURTHER APPOINT KRAUSE AS COUNCIL LIAISON AND CHAIRPERSON OF THE COMMITTEE AUTHORIZED TO APPOINT FOUR MEMBERS TO THE COMMITTEE.**

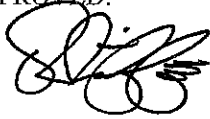
MOTION MADE: McKIMMEY  
SECONDED: LEWIS  
APPROVED: UNANIMOUS (Absent: Liechty, Zurek)

**WORK SESSION**

The Mayor adjourned the stated meeting and convened the work session at 8:46 p.m. The Council reviewed the Transportation Strategy portion of the Comprehensive Plan. Items reviewed included elements of rural collector roads, desired size of the future FM 740 bypass from King Road to FM 550, a correction to the configuration of Jeff Boyd Road and whether to include roundabouts at various intersections. Further discussion will be scheduled for the annual City Council retreat. No action was taken by the Council.

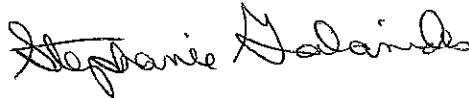
Ratcliffe adjourned the work session and the stated meeting at 9:01 p.m.

APPROVED:



JOHN RATCLIFFE  
MAYOR

ATTEST:



STEPHANIE GALANIDES  
CITY SECRETARY

