

**AGENDA**  
**HEATH PLANNING AND ZONING COMMISSION**  
**MEETING - PUBLIC HEARINGS**  
**200 LAURENCE DRIVE - HEATH, TEXAS**  
**TUESDAY, MARCH 1, 2016 - 7:00 P.M.**

1. Receive report regarding February 9th City Council meeting.
2. Discussion and action regarding the Minutes of February 2, 2016.
3. Discussion and action regarding the Replat of Lot 7, Block B, Meadowlake Village consisting of 2 residential lots on 2.12 acres of land being situated in the E. Teal Survey, Abstract No. 207, City of Heath, Rockwall County, Texas and generally located on the west end of Meadowlake Drive west of Smirl Drive. **(RP-2016-01)**
4. Consider the application of Joseph and Traci Johnson for a conditional use permit to construct an accessory building (workshop/barn) 3,000 sq. ft. in area, 22 ft. in height and built of unlike materials and design as the residence on a 5.00 acre tract of land situated in the A. Rodriguez Survey, Abstract No. 231, located at 2360 N. FM 740, Heath, Rockwall County, Texas. **(CUP-2016-01)**
  - a. Presentation of Request.
  - b. **PUBLIC HEARING** to Receive Comments Regarding the Request.
  - c. Discussion and Action Regarding the Request
5. Consider the application of John Wester for a conditional use permit to construct an accessory building (garage/entertainment room) 2,070 sq. ft. in area, 26 ft. in height, not meeting the 15ft building separation requirement and built of like materials and design as the residence situated on Lot 20, The Ridge, City of Heath, Rockwall County Texas, located at 530 Ridge Point Drive. **(CUP-2016-02)**
  - a. Presentation of Request.
  - b. **PUBLIC HEARING** to Receive Comments Regarding the Request.
  - c. Discussion and Action Regarding the Request.
6. Consider the application for a zoning change from Agricultural (A) to Planned Development (PD) zoning district on a 15.11 acre tract of land situated in the J. Canter Survey, Abstract No. 53 and the J. Canter Survey, Abstract No. 85, all of a tract of land conveyed to the City of Heath by deed recorded in volume 3855, page 186, Deed Records, Rockwall County, Texas and for a zoning change from Planned Development (PD) to Agricultural (A) on a 15.562 acre tract of land situated in the J. Canter Survey, Abstract No. 53 and J. Canter Survey, Abstract No. 85, a portion of a tract of land conveyed to HGYC LLC, by deed recorded in volume 7175, page 279, Deed Records, Rockwall County, Texas and a zoning change to amend the Concept Plan (Ord. 070118) of the Heath Golf & Yacht Club Planned Development on 781.702 acres located in the J. Canter Survey, Abstract No. 53 and Abstract No. 85, G.R. Paschall Survey, Abstract No. 180 and No. 404, M. Campbell Survey, Abstract No.254, I. Briscoe Survey, Abstract No. 38 and Abstract No. 57 and generally bounded by and located west of FM 740, east of Hubbard Drive and Lake Ray Hubbard, north of the Travis Ranch Development and South of FM 740 in Rockwall and Kaufman Counties. **(ZA-2016-01)**
  - a. Presentation of Request.
  - b. **PUBLIC HEARING** to Receive Comments Regarding the Request.
  - c. Discussion and Action Regarding the Request.

*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.*

7. Discussion and action regarding the Replat of Lot 11-R, Block B, The Promontory consisting of 2 residential lots on 1.0793 acres of land being situated in the Edward Teal Survey, Abstract No. 207, City of Heath, Rockwall County, Texas and generally located at the northwest corner of Versailles Drive and Lafayette Drive. **(RP-2016-02)**
  - a. Presentation of Request.
  - b. **PUBLIC HEARING** to Receive Comments Regarding the Request.
  - c. Discussion and Action Regarding the Request.
8. Discussion and action regarding the Final Plat of Heath Crossing Phase Three B consisting of 25 residential lots and 2 common open space areas on 26.597 acres of land being situated in the Edward Teal Survey, Abstract No. 207, City of Heath, Rockwall County, Texas and generally located adjacent to and south of Heathland Crossing and north of FM 549. **(FP-2016-02)**
9. Discussion and action regarding the Final Plat of Hilton Acres Addition consisting of one (1) residential lot on 7.23 acres of land being situated in the Edward Teal Survey, Abstract No. 207, City of Heath, Rockwall County, Texas and generally located on the east side of FM 1140 (Smirl Drive) north of Darr Road. **(FP-2016-01)**
10. Discussion and action with the Planning and Zoning Commission regarding the classification of an unlisted use and requesting an interpretation as to which zoning classification the use should be placed.
11. Adjourn.

Agenda posted this the 26th day of February 2016 at 4:00pm.



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Norma Duncan, City Secretary