

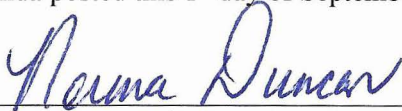
AGENDA
HEATH PLANNING AND ZONING COMMISSION
MEETING - PUBLIC HEARINGS
200 LAURENCE DRIVE - HEATH, TEXAS
TUESDAY, SEPTEMBER 5, 2017 – 6:30 P.M.

1. Receive Report Regarding the August 8th City Council Meeting.
2. Discussion and Action Regarding the Minutes of August 1, 2017.
3. Continue a Public Hearing and consider the application of Heath Crossing Limited, for a zoning change from (PD) Planned Development District and (A) Agricultural District to (PD) Planned Development District for Local Retail Use on a 28.62 tract of land being described as all of a 13.30 acre tract of land described in Special Warranty Deed with Vendor's lien to Heath Crossing, LTD. Recorded in Instrument No. 20170000001806 of the Official Public Records, Rockwall County, Texas, and being part of that 13.65 acre tract of land described in Special Warranty Deed with Vendor's lien to Heath Crossing, Ltd. Recorded in Instrument No. 201600000017663 of said Official Public Records, and being all of that 1.06 acres tract of land described in Special Warranty Deed to Heath Crossing, Ltd. Recorded in Instrument No. 20160000000929 of said Official Public Records, and being part of that 0.61 acre tract of land described in Substitute Trustee's Deed to Bank United recorded in Volume 2034, Page of the Deed Records of Rockwall County, Texas, being a tract of land situated in the E. Teal Survey, Abstract No. 207, City of Heath, Rockwall County Texas, located at the northwest corner of FM 740 (Ridge Road) and FM 549. **(Case No. ZA-2017-03)**
 - a) Presentation of request.
 - b) **PUBLIC HEARING** to receive comments regarding the request.
 - c) Discussion and action regarding the request.
4. Hold a Public Hearing and consider the application of Ridenour Realty Co., applicant/owner, for a zoning change from (SF-43) Single-Family Residential District to (PD) Planned Development District on a 0.955 acres of land situated in the J. Canter Survey, Abstract No. 53, City of Heath, Rockwall County, Texas, and being a part of that certain called 7.15 acre tract as described in a deed to Kenneth Stephens et ux of record in Volume 133, Page 980, Deed Records of Rockwall County, Texas, located on south side of Hubbard Drive west of FM 740 (301 Hubbard Drive), and take any action necessary. **(Case No. ZA-2017-06)**
 - a) Presentation of request.
 - b) **PUBLIC HEARING** to receive comments regarding the request.
 - c) Discussion and action regarding the request.
5. Hold a Public Hearing and consider the application for a Conditional Use Permit (CUP) to construct a residence with a roof pitch of 3:12 in lieu of an 8:12 roof pitch as required by Section 2. (c) 6 of Ordinance No. 1111220B establishing a Planned Development District for Single Family Uses for the Heath Crossing subdivision. **(Case No. CUP-2017-05)**
 - a) Presentation of Request.
 - b) **PUBLIC HEARING** to Receive Comments Regarding the Request.
 - c) Discussion and Action Regarding the Request.

6. Hold a public hearing and consider the application from property owner Jason Mueller for approval of a residential replat of 5.41 acres of land recorded as Lot 5, Block A, Hall Addition, and including a portion of Southridge Addition, for the purpose of creating one lot for single-family residential development to be called Lot 1, Block A, Madebron Addition, City of Heath, Rockwall County, Texas. (Case No. RP-2017-06)
 - a) Presentation of request.
 - b) **PUBLIC HEARING** to receive comments regarding the request.
 - c) Discussion and action regarding the request.

7. Adjourn.

Agenda posted this 1st day of September, 2017 at 5:00 p.m.



Norma Duncan, City Secretary