

AGENDA
HEATH PLANNING AND ZONING COMMISSION
WORK SESSION - PUBLIC HEARINGS - MEETING
200 LAURENCE DRIVE - HEATH, TEXAS
FEBRUARY 4, 2014 - 7:00 P.M.

- A. WORK SESSION**
- 1) Receive Report regarding January 14, 2014 City Council Meeting
 - 2) Discuss Public Hearing and Stated Meeting Agenda Items.
- B. Discussion and Action Regarding the Minutes of December 3, 2013.**
- C. Discussion and action regarding the Development Plan of the Ridge Crossing Addition, a Planned Development (PD) for Local Retail (LR) uses on 8.04 acres in the E. Teal Survey A-0207 situated at the Northwest Corner of the Newly Constructed Intersection of FM 740 and Heathland Crossing – Requested by S. C. Equities, Inc.**
- D. Discussion and action regarding the Preliminary Plat of the Ridge Crossing Addition, a Planned Development (PD) for Local Retail (LR) uses on 8.04 acres in the E. Teal Survey A-0207 situated at the Northwest Corner of the Newly Constructed Intersection of FM 740 and Heathland Crossing – Requested by S. C. Equities, Inc.**
- E. Application for a replat of Lots 5, 6, 7, 8 and 9R that does not vacate the existing plat of Heathridge Estates pursuant to Local Government Code § 212.014 - Requested by BSKJ Development and Kevin D. Lamberth;**
- 1) Presentation of Request.
 - 2) **PUBLIC HEARING** to Receive Comments Regarding the Request.
- F. Application for a replat of a portion of Lot 1, Block A that does not vacate the existing plat of the Lamberth Addition pursuant to Local Government Code § 212.014, requested by Gene Lamberth and Kevin Lamberth;**
- 1) Presentation of Request.
 - 2) **PUBLIC HEARING** to Receive Comments Regarding the Request.
- G. Discussion and Action Regarding the preliminary plat of The Sanctuary, a Planned Development (PD) for Single Family Residential uses, which includes a replat of Lots 5, 6, 7, 8 and 9R of Heathridge Estates, situated on 27.60 acres on FM 1140 in between intersections of FM 1140 and Darr Road and FM 1140 and Terry Lane – Requested by BSKJ Development, Kevin Lamberth and Vasile Dolinschi.**
- H. Discussion and Action Regarding the final plat of The Sanctuary, a Planned Development (PD) for Single Family Residential uses situated on 27.60 acres on FM 1140 in between intersections of FM 1140 and Darr Road and FM 1140 and Terry Lane – Requested by BSKJ Development, Kevin Lamberth and Vasile Dolinschi.**
- I. Discussion and Action Regarding the preliminary plat and replat of The Lamberth Addition on 22.88 acres situated on FM 1140 in between intersections of FM 1140 and Darr Road and FM 1140 and Terry Lane – Requested by Gene Lamberth and Kevin Lamberth.**
- J. Discussion and Action Regarding the final plat and replat of The Lamberth Addition on 22.88 acres situated on FM 1140 in between intersections of FM 1140 and Darr Road and FM 1140 and Terry Lane – Requested by BSKJ Development and Kevin Lamberth.**
- K. Application for a zoning change that amends Ordinance 120320B that established the Planned Development (PD) zoning district for the Stoneleigh, Phase Five addition on approximately 121.337 acres, to add a provision that allows wing walls to encroach into required setback areas - Requested by Tri Terra Developments, L.P.;**
- 1) Presentation of Request.
 - 2) **PUBLIC HEARING** to Receive Comments Regarding the Request.
 - 3) Discussion and Action Regarding the Request.
- L. Application for a zoning change from Agricultural (A) to Planned Development (PD) zoning district for single-family residential uses similar to SF-22 (50 lots) on a 60.08 acre tract of land out of the Antonio Rodriguez Survey, A-231, Rockwall Central Appraisal District (RCAD) Tracts 7-01 and 7-02, parcel IDs 12911 and 12912 respectively, situated on the south side of FM 549 in the vicinity of the 7500 block, Heath, Rockwall County, TX - Requested by Rockwall Ventures, Ltd., on behalf of owner William Way;**

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.

- 1) Presentation of Request.
 - 2) **PUBLIC HEARING** to Receive Comments Regarding the Request (*continued from January 7, 2014*).
 - 3) Discussion and Action Regarding the Request.
- M.** Application for a zoning change from Agricultural (A) to Planned Development (PD) for single-family residential uses similar to SF-22 (43 lots) on 43.66 acres out of the J.O. Heath Survey, Abstract No. 0116 (RCAD parcel 11153) situated at the northwest corner of Terry Ln. and Smirl, adjacent to Terry Ln., Smirl and Meadowview Lane - requested by Advanced Real Estate and Development; (*Note: Public hearings regarding the subject property were conducted on November 5 and November 12, 2013. No action was taken. A revised concept plan was subsequently submitted.*)
- 1) Presentation of Request.
 - 2) **PUBLIC HEARING** to Receive Comments Regarding the Request.
 - 3) Discussion and Action Regarding the Request.
- N.** Application for a Conditional Use Permit (CUP) to construct an accessory building, 4800 sq. ft. in area, 25' ft. in height and built of metal siding and roof on Tract 29, E. Teal Survey A-207, 4.52 acres part of a 6.52 acre tract (RCAD parcel 12675; 810 Laurence Dr.), requested by Doug Knostman;
- 1) Presentation of Request.
 - 2) **PUBLIC HEARING** to Receive Comments Regarding the Request.
 - 3) Discussion and Action Regarding the Request.
- O.** Discussion and Action Regarding the final plat of Travis Ranch, Phase 3G on 15.5205 acres in the J. Canter Survey, Abstract No. 85 situated on FM 740 in the City of Heath Extraterritorial Jurisdiction, Kaufman County – Requested by Bryan Powell, Westwood Professional Services on behalf of the owner CTMGT Travis Ranch 3G FL-2, LLC.

Agenda posted this the 31st day of January 2014 at 4:30 pm.


Stephanie Galanides, City Secretary