

**MINUTES  
HEATH CITY COUNCIL  
200 LAURENCE DRIVE - HEATH, TX 75032  
WORK SESSION  
TUESDAY, OCTOBER 24, 2017 - 4:00 P.M.**

ATTENDING: BRIAN BERRY, MAYOR  
KELSON ELAM, MAYOR PRO TEM  
JOE CHAMBERLAIN  
RICH KRAUSE  
FRANK NEW  
PAUL RUFFO  
BRENT WEAVER

Mayor Brian Berry called the meeting to order at 4:01 p.m.

**Work Session to discuss the proposed Planned Development District for Local Retail Use, on a 28.62 acre 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 0.62 acre tract of land described in Special Warranty Deed to Heath Crossing, LTD. recorded in Instrument No. 20160000001074 of said Official Public 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. Applicant: Heath Crossing Limited.**


Mayor Berry stated that the work session is to allow council to discuss any concerns with the applicant and developer. Applicant, Steve Gregory, Vice President, Malouf Interests, Inc. - 311 Turtle Creek, Dallas, TX introduced his Development Team: Joe Facaro with Kimley Horn Engineers; David Harden with Tom Thumb and Jonathan Krill with Good Fulton & Farrell Architects. Items discussed were parcel/pad site sizes, uses and developer areas; detention pond; impervious coverage; ten thousand feet of open space; architecture design/standards; parking spaces; landscaping requirements and tree locations; building size; sidewalks; and signage. David Harden, 2101 East Randall Mill, Arlington, TX with Tom Thumb stated that the signage request for this development is a standard reasonable request and is proportional with the store site. Council Member Weaver stated that for the record he has requested a public gathering area with an amenity or attraction to get the village feel out of a development.

Mayor Berry adjourned the meeting at 6:25 p.m. and stated discussion and action will continue at council meeting at 6:30 p.m. (October 24, 2017)

APPROVED:

  
BRIAN BERRY  
MAYOR

ATTEST:

  
NORMA DUNCAN  
CITY SECRETARY

