

**AGENDA**  
**HEATH CITY COUNCIL**  
**200 LAURENCE DRIVE - HEATH, TX 75032**  
**REGULAR MEETING – PUBLIC HEARINGS – EXECUTIVE SESSION**  
**TUESDAY, OCTOBER 10, 2017 - 6:30 P.M.**

1. Call to Order, Invocation and Pledge of Allegiance.
2. Discussion and Action Regarding the Minutes of September 26, 2017- Regular Meeting.
3. Discussion and Action Regarding the Minutes of September 30, 2017- Special Meeting.
4. Discussion and Action Regarding an Ordinance to establish an ad valorem tax exemption for persons 65 years of age or older or disabled persons as allowed by the Texas Tax Code; and providing an effective date. *(Council Member J. Chamberlain)*
5. Hold a Public Hearing Regarding an Ordinance amending Chapter 159, Zoning, of the Code of Ordinances by authorizing 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 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 **(Case No. ZA-2017-03)** *(R.LaCroix)*
  - a) Presentation of request.
  - b) **PUBLIC HEARING** to receive comments regarding the request.
  - c) Discussion and action regarding the request.
6. Discussion and Action Regarding an Ordinance amending Chapter 159, Zoning, of the Code of Ordinances to grant a Conditional Use Permit for a single-family dwelling and one or more accessory building uses on property of less than ten acres that is zoned (A) Agricultural District, on Tract 1, R. A. Lewis Addition, being 1.501 acres of land (part of a 2.181 acre tract) situated in the Antonio Rodriguez Survey, Abstract No. 231, City of Heath, Rockwall County, Texas, located at 291 Lowe Road. Applicants/Owners: Ashraf Currimbhoy and Molly McStravick **(Case No. CUP-2017-07)** *(R.LaCroix)*
  - a) Presentation of request.
  - b) **PUBLIC HEARING** to receive comments regarding the request.
  - c) Discussion and action regarding the request.
7. Discussion and Action Regarding an Ordinance to consider the request of property owners Beau and Amie Niedermeier for a Special Exception to §159.07 (B) (1) that provides that buildings requiring a building permit in Residential Zoning Districts shall be required to have exterior walls constructed using a masonry material covering at least 80% of each wall, exclusive of all windows, doors, or roofs. The

Property is described as Lot 44, Block B, Heath Crossing, Phase 2A, City of Heath, Rockwall County TX, and is more commonly known as 621 Shadow Wood Lane. **(Case No. MIS-2017-05)** *(R.LaCroix)*

- 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 a Final Plat of 35.629 acres of land out of the George R. Paschal Survey, Abstract No. 404, and the Joshua Canter Survey, Abstract No. 85, for 167 single family residential lots and one HOA lot to be recorded as Travis Ranch, Phase 3C, located within the extraterritorial jurisdiction (ETJ) of the City of Heath in Kaufman County, Texas. Applicant/Owner: D.R. Horton Texas, Ltd. **(Case No. FP-2017-04)** *(R.LaCroix)*
9. Discussion and Action Regarding a Resolution Adopting a Policy Authorizing Staff to Provide a “Courtesy” Notice to Real Property Owners Within an Additional Three Hundred (300) Feet Beyond the Statutory Minimum Two Hundred (200) Foot Notification Boundary for Certain Public Hearing Cases. *(R.LaCroix)*
10. Discussion and Action Regarding Award of the Construction Contract for the 3 MG Ground Storage Tank and Transfer Pump Project and a Resolution authorizing the Mayor to execute a construction contract for the 3 MG Ground Storage Tank and Transfer Pump Project. *(C.Todd)*
11. Discussion and Action Regarding a Resolution for the Acquisition of a Military surplus vehicle, Humvee, to be used as a utility vehicle for HDPS. *(T.Garrett)*
12. Discussion and Action on appointing a member to The Rockwall County Central Appraisal District Board of Directors. *(Council Member K.Elam)*
13. Discussion regarding City Council rules and procedures for calling meetings and setting agendas. *(City Attorney)*
14. Discussion regarding the scope and authority of the Architectural Standards Advisory Committee. *(City Attorney)*
15. Discussion and Action Regarding an Ordinance amending Chapter 159, Zoning, of the Code of Ordinances to grant a Conditional Use Permit for a single-family dwelling and one or more accessory building uses on property of less than ten acres that is zoned (A) Agricultural District, on Lot 1, Block A, Ellis Addition, City of Heath, Rockwall County Texas, located at 900 Heathland Crossing. Applicant/Owner: Scott Lewis **(Case No. CUP-2017-06)** *(R.LaCroix)*
- a) Presentation of request.
  - b) **PUBLIC HEARING** to receive comments regarding the request.
  - c) Discussion and action regarding the request.
16. Open Forum – Citizens’ Comments.
17. Adjourn.

NOTE: The City Council reserves the right to meet in Executive Session closed to the public at any time in the course of this meeting to discuss matters listed on the agenda, as authorized by the Texas Open Meetings Act, Texas Government Code, Chapter 551, including §551.071 (private consultation with the attorney for the City); §551.072 (discussing purchase, exchange, lease or value of real property); §551.074 (discussing personnel or to hear complaints against personnel); and §551.087 (discussing economic development negotiations). Any decision held on such matters will be taken or conducted in Open Session following the conclusion of the Executive Session.

Agenda posted this the 7th day of October, 2017 at 2:00 p.m.



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Kristi Smith, Acting City Secretary