

CITY OF HEATH, TEXAS
Notice of Public Hearing Before the Planning & Zoning Commission
Notice of Public Hearing Before the City Council



Notice is hereby given that the Planning and Zoning Commission of the City of Heath, Texas, will hold public hearings for two (2) applications submitted by American National Bank for the below-described Zoning Change and a Conditional Use Permit at a meeting that begins at 6:30 p.m. on Tuesday, May 2, 2023, at Heath City Hall, 200 Laurence Dr., Heath, Texas. Further notice is given that additional public hearings are scheduled where these applications and the recommendation of the Planning and Zoning Commission will be considered by the City Council of the City of Heath, Texas, at a meeting that begins at 6:30 p.m. on Tuesday, May 23, 2023, at Heath City Hall, 200 Laurence Dr., Heath, Texas.

At such time, the Planning and Zoning Commission and the City Council will Conduct a Public Hearing and act on the following two cases:

Case No. ZA-2023-04 - an application to change the zoning for the proposed site of the American National Bank building located at the southwest corner of FM 740 and FM 550, identified as Tract 49, A. Rodriguez Survey, Abstract No. 231 (Rockwall CAD ID No. 13000), from (LR) Local Retail District to (PD-TCO) Planned Development in the Towne Center Overlay District with excluded uses; and,

Case No. CUP-2023-03 - an application for a Conditional Use Permit with the following variances to the Towne Center Overlay District requirements:

1. Construction of a two-story building in the Towne Center Overlay District in lieu of the one-story maximum allowed in the Heath Code of Ordinances, §159.29 (F)(4);
2. A building area of 10,000 square feet per tenant in lieu of the 8,000 square foot maximum allowed in §159.29 (D)(2)(b);
3. The building height to exceed the maximum of 25 feet allowed in §159.29 (F)(4)(a);
4. A tower height of 43 feet 5 inches in lieu of the 35 feet maximum and a tower footprint of 292 square feet in plan view in lieu of the maximum permitted 240 square feet allowed in §159.29 (F)(4)(c)(2);
5. A sign height of 40 feet in lieu of the 25 feet maximum height allowed in §159.29(J)(2)(a); and,
6. Any additional variances required to facilitate the construction of an office building for a bank business and similar uses.

PROPERTY DESCRIPTION: Being 2.463 acres described as Tract 49, A. Rodriguez Survey, Abstract 231, City of Heath, Rockwall County, Texas A map of the property is attached.
(Rockwall County CAD Map ID No. 13000)

This notice may also be downloaded from the City of Heath website at <http://www.heathtx.com/government/public-notice>. Interested citizens are invited to attend and participate in the public hearing.

REQUEST FOR PUBLIC INPUT

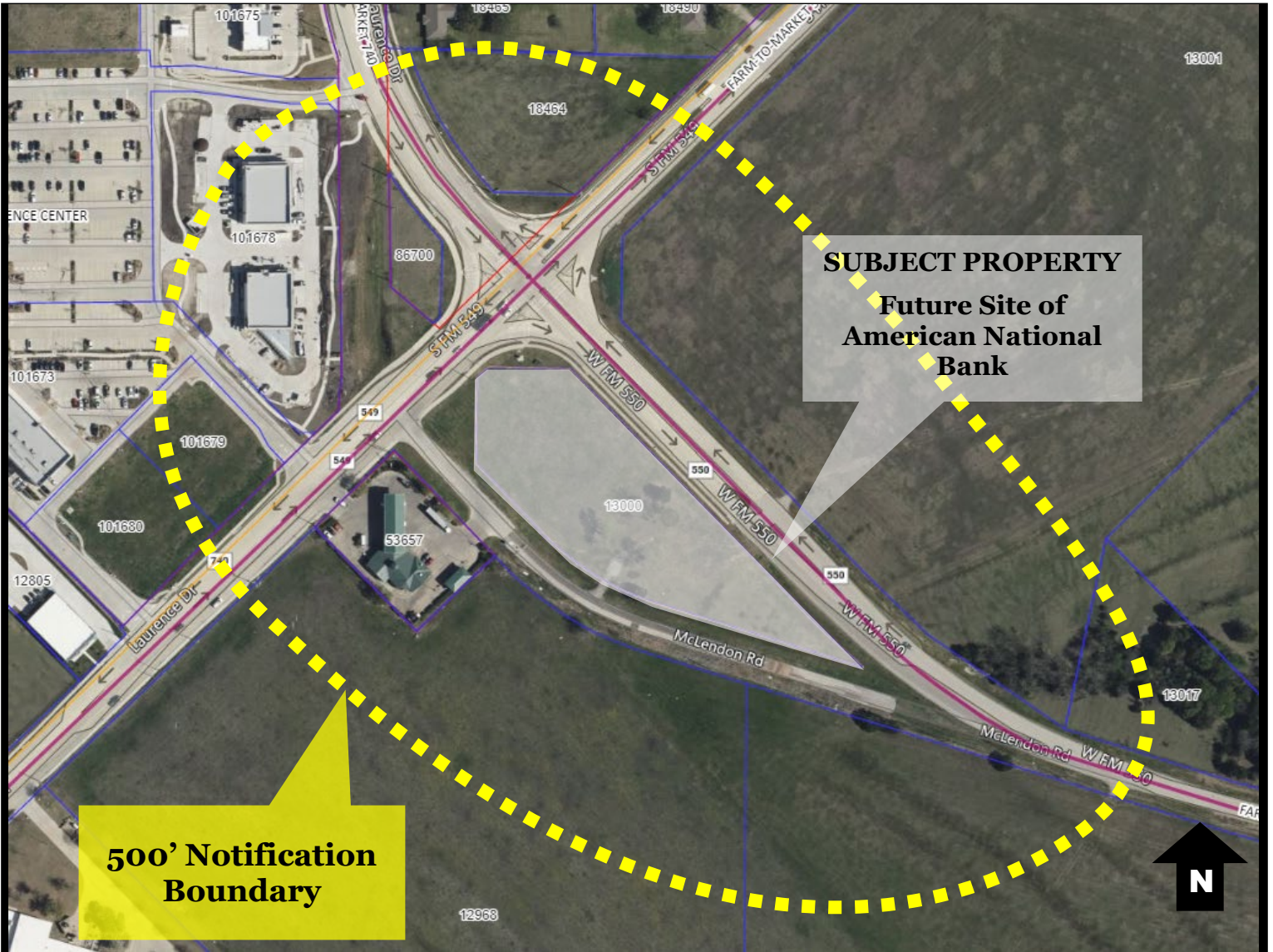
We value your input as a neighbor of the subject property. To express your opinion about the proposed action, please fill out the following information and return it to the City of Heath as directed below. Thank you!

Check one: I am in favor of the requests. I am opposed to the requests.

Reasons: (Attach a separate sheet as needed.)

Signature: _____
Name (printed): _____
Address: _____
Phone/Email Address (optional): _____

Please return this form to:
City of Heath
ATTN: Kevin Lasher
200 Laurence Drive
Heath, Texas 75032
Or scan and email to:
klasher@heathtx.com
Thank you!
City of Heath, Texas



VICINITY MAP

(Not to scale)



Cases No. ZA-2023-04 and CUP-2023-03:

Conduct a Public Hearing and act on two (2) applications to change the zoning on the proposed site of the American National Bank building located at the southwest corner of FM 740 and FM 550, identified as Tract 49, A. Rodriguez Survey, Abstract No. 231 (Rockwall CAD ID No. 13000), from (LR) Local Retail District to (PD-TCO) Planned Development in the Towne Center Overlay District with excluded uses; and an application for a Conditional Use Permit with the following variances to the Towne Center Overlay District requirements:

1. Construction of a two-story building in the Towne Center Overlay District in lieu of the one-story maximum allowed in the Heath Code of Ordinances, §159.29 (F)(4);
2. A building area of 10,000 square feet per tenant in lieu of the 8,000 square foot maximum allowed in §159.29 (D)(2)(b);
3. The building height to exceed the maximum of 25 feet allowed in §159.29 (F)(4)(a);
4. A tower height of 43 feet 5 inches in lieu of the 35 feet maximum and a tower footprint of 292 square feet in plan view in lieu of the maximum permitted 240 square feet allowed in §159.29 (F)(4)(c)(2);
5. A sign height of 40 feet in lieu of the 25 feet maximum height allowed in §159.29(J)(2)(a); and,
6. Any additional variances required to facilitate the construction of an office building for a bank business and similar uses.