

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



Notice is hereby given that the Planning and Zoning Commission of the City of Heath, Texas will hold a public hearing at a meeting that begins at 6:30 p.m. on Tuesday, September 5, 2023, at Heath City Hall, 200 Laurence Dr., Heath, Texas. Further notice is given that a second public hearing is scheduled where the request 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, September 26, 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 an Ordinance to grant a Conditional Use Permit for property located at **1 Penrith Court** to construct a two-story detached garage with air-conditioned living space measuring 2,475 square feet and 29.5 feet in height in lieu of the maximum area of 900 square feet and a maximum height of 15 feet allowed in the Heath Code of Ordinances §159.21(B)(4) resulting in a square footage variance of 1,575 square feet and a height variance of 14.5 feet. The property is zoned (PD-SF) Planned Development for Single Family Uses by Ordinance No. 050120A (**Case No. CUP-2023-05**)

**PROPERTY DESCRIPTION:** Being 0.77 acres described as Lot 90, Block A, Stoneleigh Phase Three Addition, City of Heath, Rockwall County, Texas. A map of the property is attached.  
**(Rockwall County CAD Map ID No. 64705)**

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

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**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 variance request.                       I am opposed to the variance request.

*Reasons: (Attach a separate sheet as needed.)*

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Signature: \_\_\_\_\_

Name (printed): \_\_\_\_\_

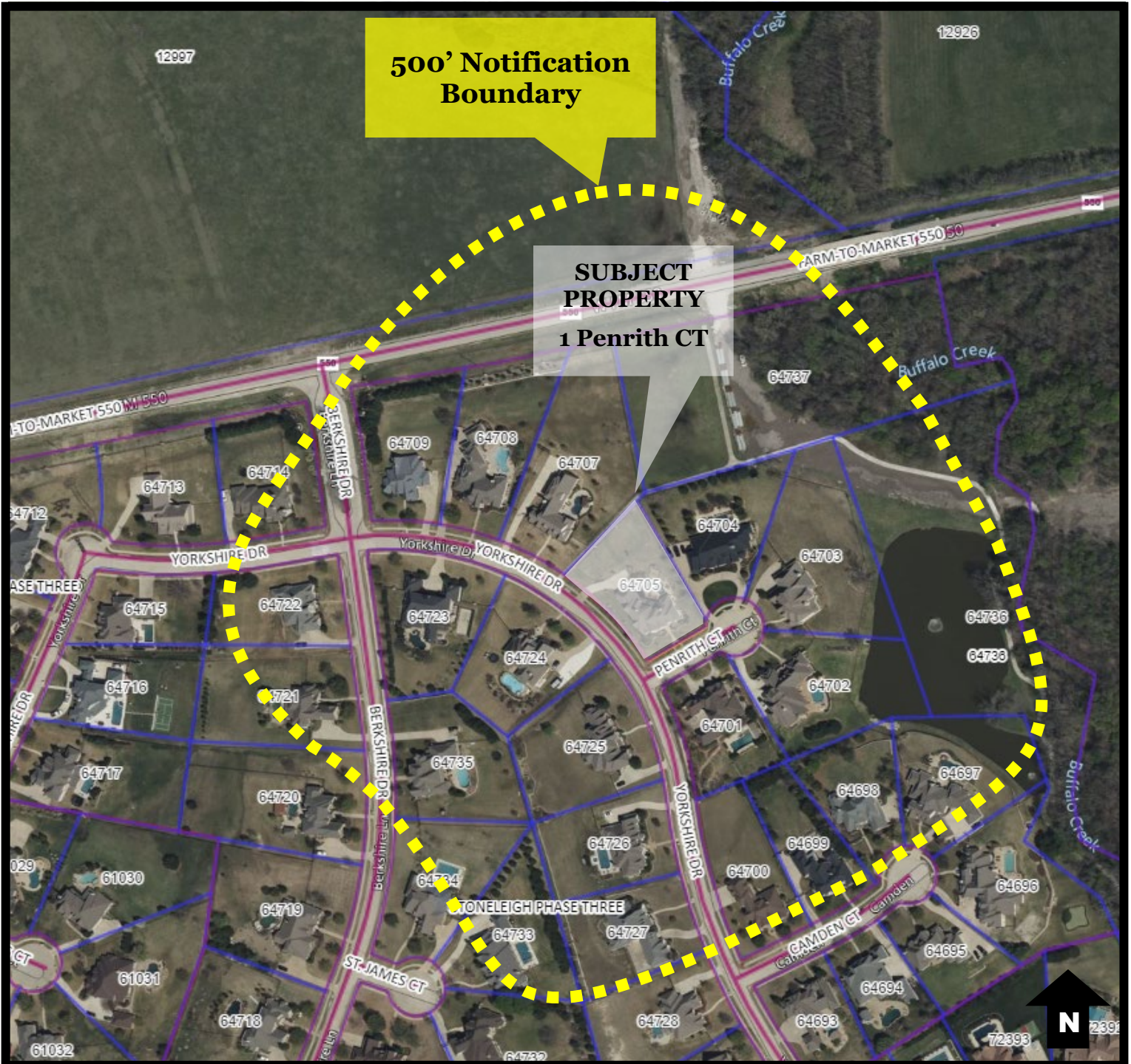
Address: \_\_\_\_\_

Phone/Email Address (optional): \_\_\_\_\_

*Please return this form to:*  
**City of Heath**  
**ATTN: Aaron Adel**  
**200 Laurence Drive**  
**Heath, Texas 75032**

*Or scan and email to:*  
**aadel@heathtx.com**

*Thank you!*  
**City of Heath, Texas**



**500' Notification Boundary**

**SUBJECT PROPERTY**  
**1 Penrith CT**

**VICINITY MAP**

(Not to scale)



**Case No. CUP-2023-05:**

Conduct a Public Hearing and act on an Ordinance to grant a Conditional Use Permit for property located at 1 Penrith Court, being 0.77 acres described as Lot 90, Block A, Stoneleigh Phase Three Addition, to construct a two-story detached garage with air-conditioned living space measuring 2,475 square feet and 29.5 feet in height in lieu of the maximum area of 900 square feet and maximum height of 15 feet allowed in the Heath Code of Ordinances §159.21(B)(4) resulting in a square footage variance of 1,575 square feet and a height variance of 14.5 feet. The property is zoned (PD-SF) Planned Development for Single Family Uses by Ordinance No. 050120A. **(Rockwall CAD ID No. 64705)**