



**NOTICE AND AGENDA OF REGULAR CALLED MEETING
HEATH PLANNING & ZONING COMMISSION
200 LAURENCE DRIVE - HEATH, TX 75032
THURSDAY, AUGUST 13, 2026 at 6:30 PM**

1. Call to Order

2. Public Comment

This is an opportunity for the public to address the Planning and Zoning Commission on any matter, except public hearings included on the agenda. Comments related to public hearings will be heard when the specific hearing begins. Public comments are limited to three (3) minutes per speaker, unless the speaker requires the assistance of a translator, in which case the speaker is limited to six (6) minutes, in accordance with applicable law. To address the Commission, please sign in prior to the start of the meeting. Each speaker shall approach the podium and state his/her name and street address before speaking. Speakers shall address the governing body with civility that is conducive to appropriate public discussion. Speakers can address only the governing body and not individual city officials or employees. The public cannot speak from the gallery but only from the podium. The Commission is not permitted to take action on or discuss any item not listed on the agenda. The Commission may: (1) make a statement of fact regarding the item; (2) make a statement concerning the policy regarding the item; or (3) propose the item be placed on a future agenda. (Tex. Govt Code §551.042).

3. Public Hearing

- 3.a Conduct a Public Hearing and Act on an Ordinance of the City Council of the City of Heath, Texas, Amending Chapter 159.26(B) “(MF-8) High Density Multi-Family Residential District” and Chapter 159.42, “Definitions” of the Heath Code of Ordinances to establish appropriate development regulations for HUD-code Manufactured Housing and provide a definition of a HUD-code Manufactured Home and an amended definition of Mobile Home.

4. Items for Individual Consideration

- 4.a Appointment of a Chairman, Vice-Chairman, and Secretary.
- 4.b Discussion and action regarding the minutes of the July 7, 2026 meeting.
- 4.c Discussion and action regarding Case No. RP-26-7, a request by Dean Cathey, Cathey Custom Homes, for a Replat of Tracts 3 and a portion of Tract 9 of Hilltop Estates, two (2) single-family residential lots, to create Lots 3R and 9R, Hilltop Estates, two (2) single-family residential lots, and being a 4.2-acre tract of land and a 3.86-acre tract of land, zoned for (SF- Single Family Residential land uses, and situated in the W.W. Ford Survey, Abstract 80, City of Heath, Rockwall County, Texas.

5. Adjourn

NOTE: The Planning and Zoning Commission 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. Pursuant to Section 551.127, Texas Government Code, one or more members of the City Commission may attend this meeting remotely using videoconferencing technology. A quorum of the Commission will be physically present at the location provided above.

Agenda posted on the 7th day of August, 2026 at 5:00 p.m.



Norma Duncan, City Secretary

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. Wi-Fi available in City Council Chambers - Password: Heath123