

**CITY OF HEATH, TEXAS  
ORDINANCE NO. 250527A**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HEATH, TEXAS, AMENDING THE FUTURE LAND USE MAP OF THE CITY OF HEATH 2018 COMPREHENSIVE PLAN, AND MORE SPECIFICALLY TO CHANGE THE DESIGNATION FROM “RETAIL” AND “MEDIUM DENSITY RESIDENTIAL” TO “RURAL ESTATES” DESIGNATION FOR THE PROPERTY DESCRIBED AS LOT 2, DANIELS ADDITION, BEING A 3.766-ACRE PARCEL OF LAND, HEATH, TEXAS, ATTACHED AS EXHIBIT “A”; PROVIDING FOR INCORPORATION OF THE PREMISES; PROVIDING FOR AMENDMENTS; PROVIDING CUMULATIVE, REPEALER AND SEVERABILITY CLAUSES; PROVIDING A PENALTY NOT TO EXCEED THE SUM OF NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING FOR PUBLICATION AND AN EFFECTIVE DATE .**

**WHEREAS**, the City of Heath (“City”) is a home rule municipality, acting under its Charter adopted by the electorate pursuant to Article XI, Section 5 of the Texas Constitution and Chapter 9 of the Texas Local Government Code; and

**WHEREAS**, the City adopted the 2018 Comprehensive Plan in accordance with Chapter 213 of the Texas Local Government Code, meeting the public hearing requirements of Section 213.003 and providing proper notation on the map as it relates to Section 213.005; and

**WHEREAS**, application has been properly made to amend the Future Land Use Map of the City, requesting that the current land use of such property of “Retail” and “Medium Density Residential”, be changed to a “Rural Estates” land use; and

**WHEREAS**, the City Council has investigated and determined that it is in the best interest of the City to amend the Comprehensive Plan to allow for a change in the land use designation from “Retail” and “Medium Density Residential” to “Rural Estates” for the property as attached hereto as Exhibit “A” (hereinafter the “Property”); and

**WHEREAS**, the Planning and Zoning Commission and the City Council in compliance with the laws of the State of Texas and the ordinances of the City have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all persons interested in and situated in the affected area, the City Council in the exercise of its legislative discretion has concluded that the Future Land Use Map in the 2018 Comprehensive Plan be amended as set forth in this Ordinance; and

**WHEREAS**, the City Council finds that the request is in the public interest and serves the public health, safety and welfare.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HEATH, TEXAS THAT:**

**Section 1. Incorporation of Premises.** All of the above premises are found to be true and correct and are incorporated into the body of this Ordinance as if copied in their entirety.

**Section 2. Comprehensive Plan.** That the Future Land Use Map in the 2018 Comprehensive Plan of the City is amended to allow for a change in the land use designation from “Retail” and “Medium Density Residential” designations to “Rural Estates” designation, for the Property as amended by this Ordinance.

**Section 3. Effect on Zoning Ordinance.** Chapter 159, “Zoning,” of the City of Heath Code of Ordinances, as amended, shall be and remain in full force and effect and applicable to the Property and in accordance with this Ordinance.

**Section 4. Cumulative Clause.** This Ordinance shall be cumulative of all provisions of state or federal law and other ordinances of the City of Heath, Texas, except where the provisions of this Ordinance are in direct conflict with the provisions of such ordinances, in which event the conflicting provisions of such other ordinances are hereby repealed.

**Section 5. Severability Clause.** It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs and sections of this Ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this Ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this Ordinance, since the same would have been enacted by the City Council without the incorporation of this Ordinance of any such unconstitutional phrase, clause, sentence, paragraph or section.

**Section 6. Repealer Clause.** Any provisions of any prior ordinance of the City whether codified or uncodified, which are in conflict with any provision of the Ordinance, are hereby repealed to the extent of the conflict, but all other provisions of the ordinances of the City whether codified or uncodified, which are not in conflict with the provisions of this Ordinance, shall remain in full force and effect.

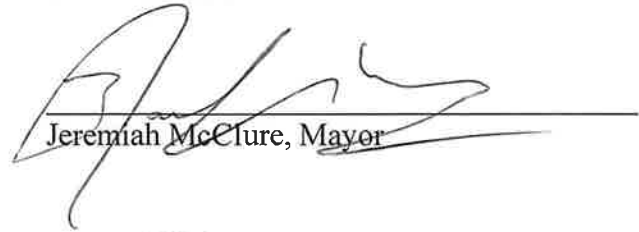
**Section 7. Penalty.** Any person, firm or corporation violating any provision of this Ordinance shall be deemed guilty of a misdemeanor and, upon conviction, in the municipal court of the City of Heath, Texas, shall be punished by a fine not to exceed the sum of two thousand dollars (\$2,000.00) for each offense, and each and every day any such violation shall continue shall be deemed to constitute a separate offense.

**Section 8. Effective Date.** This Ordinance shall take effect immediately from and after its passage, and the publication of the caption, as the law and Charter in such cases provide.

*Remainder of page intentionally left blank*

**PASSED, APPROVED, AND ADOPTED** on this the 27th day of May 2025.

**APPROVED:**


  
Jeremiah McClure, Mayor

**ATTEST:**

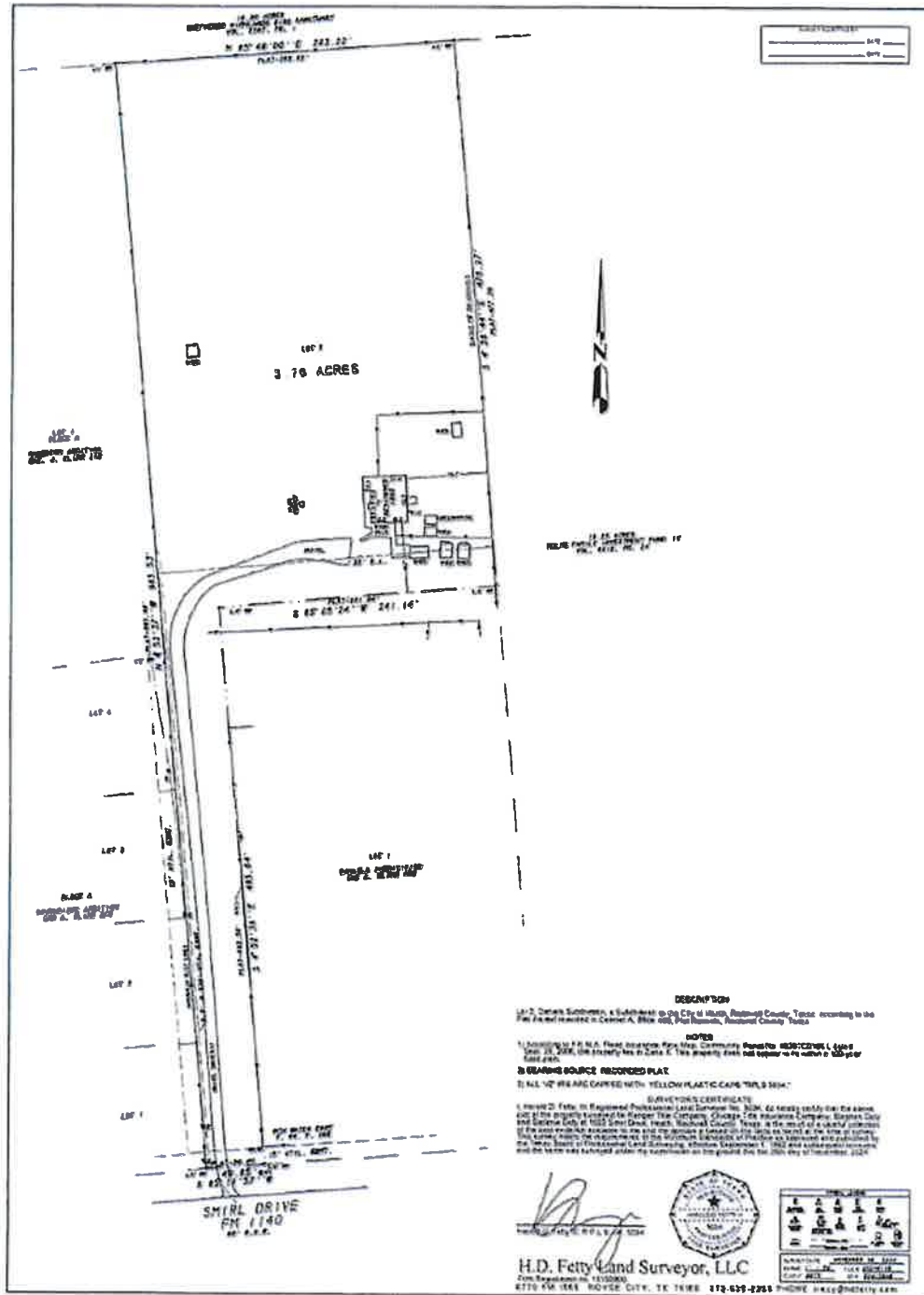
  
Norma Duncan, City Secretary



**APPROVED AS TO FORM:**

  
~~Marie Johnson, City Attorney~~  
Heather Shankle, Asst. City Attorney

# Exhibit 'A' - Survey



ZA-2025-02 (FLUM Designation Change)  
 From Retail & Medium Density Residential to Rural Estates Designation

# The Dallas Morning News

## AFFIDAVIT OF PUBLICATION

STATE OF TEXAS

COUNTY OF DALLAS

Before me, a Notary Public in and for Dallas County, this day personally appeared David Ferster, Advertising Representative for *THE DALLAS MORNING NEWS* being duly sworn by oath, states the attached advertisement of: Ad# 12955

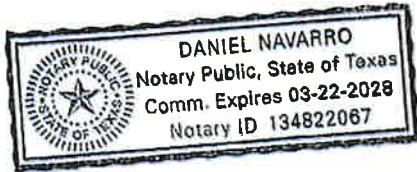
CITY OF HEATH

Appeared in *The Dallas Morning News* on May 29, 2025

  
Dallas Morning News Sales Operations

Sworn to and subscribed before me this

Date: 05.29.2025



  
Notary Public, State of Texas

# Classified Marketplace

One of the most trusted brands in North Texas.

Get started today at [dallasnews.com/classifieds](http://dallasnews.com/classifieds) or call 214.745.8123.

<b>AUTOMOTIVE</b>	<b>South Dallas</b>	<b>Dogs</b>	<b>legal</b>

**AUTOMOTIVE**

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**Antiques, Classics, Special Interest**

**OLD CAR CONSIGNMENTS**  
David Wayne  
214-926-5621

**Boats & Accessories**

Trojan Cabin Cruiser  
Fresh overhaul, 225 HP  
Chrysler Marine Motor  
26'x12' Fiber Glass Hull  
New paint, Tandem  
trailer, new lines,  
\$25,000 PH 817-713-6940

**Equal Housing Opportunity**

**FOR SALE**

44' 2021 Forest River Cherokee Arctic Wolf fifth wheel with upstairs bedroom, washer and dryer. I bought it in 2021 and used it two weeks. Stored in Hochatown, \$49,000.  
Call Jim at 214-364-3307

**RVs, Sites, Rentals**

**FOR SALE**

44' 2021 Forest River Cherokee Arctic Wolf fifth wheel with upstairs bedroom, washer and dryer. I bought it in 2021 and used it two weeks. Stored in Hochatown, \$49,000.  
Call Jim at 214-364-3307

**Vehicles Wanted**

**\$\$\$ TOP DOLLAR PAID**  
On all makes and

**South Dallas**

ROOMS for Rent \$700  
All Bills Paid new home for Veterans and non veterans living on a fixed income. 1 block away from VA Hospital  
214-727-8226 Jason

**Uptown**

River Oaks Condo  
Cedar Springs/Inwood  
1Bd/1Ba approx. 740 sq ft newly renovated  
\$1450/mo secured parking  
214-333-3311

**HOME CENTER FOR SALE**

- Acreage, Farms and Ranches
- Commercial Real Estate
- Lake & Vacation Property
- Dallas Sales
- Metroplex Sales
- Out of Metroplex Sales
- Miscellaneous Sales

**Acreage, Farms & Ranches**

**Equal Housing Opportunity**

Real estate advertised in this newspaper is subject to the amended Federal Fair Housing Act of 1968, which makes it illegal to advertise any preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin or intention to make such preference, limitation or discrimination. This newspaper will not knowingly accept any advertising for real estate which is in violation of the law. For complaints call the Fair Housing Office in your city or 11UD 800-669-9777.

**PETS & LIVESTOCK**

- Birds
- Cats
- Cattle
- Dogs

**Dogs**

**BERNE DOODLE & GOLDE DOODLES**  
mini/golden sizes, no shed/hypoallergenic, vet checked, microchipped, S/W/DC, ready 5/17/25  
[rubyrundoodles.com](http://rubyrundoodles.com) or text 405 320-1198  
\$1000-\$1200

**Howie 2 y/o Lhasa Apso**  
13lbs and Butters 2y/o Md 40lbs Yellow Lab S/W, chl, fully vetted \$175 ea. Great dogs!  
469 888-1744

Snorkle males only, lowkms S/W, dock, \$430  
No Poppers, Terrell  
214-709-7415

**YORKIES, AKC,**  
quality pups, health guaranteed, champion lines.  
\$1,500 & up  
(214) 676-2385 or visit :  
[shimmerlilmetoyorkies.com](http://shimmerlilmetoyorkies.com)

**MERCHANDISE**

- Estate Sales
- Garage Sales
- Antiques, Art, Collectibles
- Appliances-Home
- Auction Sales
- Books, Magazines
- Building Materials
- China, Silver, Tableware
- Cooling, Heating Equip
- Crafts, Hobbies, Seasonal
- Electronics
- Farm Equipment
- Flooring, Carpet
- Furniture-Home
- Gameroom Equip
- Infant/Children Items
- Jewelry, Watches
- Lawn & Garden
- Machinery & Tools
- Medical, Handicapped

**LEGAL BIDS & NOTICES**

- Bankruptcy, Court Sales
- Bids and Proposals
- Legal Notices

**Bids & Proposals**

**P081233-99VUD081168140**  
**CITY OF DALLAS PROCUREMENT ADVERTISEMENT REQUEST FOR BIDS**

Sealed bids will be received electronically via the City of Dallas' solicitation website at <https://dallascityhall.bonfirehub.com> until 1:00 P.M. on Fridays. All bids will be read live on Dallas TV 16 at 2:00 P.M. on Fridays, and can be viewed on the City of Dallas website at [www.dallascityhall.com](http://www.dallascityhall.com) (see City Meetings). Bids titles and dates of public opening are listed below. Bid Packets may be obtained by downloading from <https://dallascityhall.bonfirehub.com>.

**B0225-00027751 - Electronic Waste Collections & Recycling - Commodity Code - 04508 (Bids Due on 06/27/2025, Bid Reading on 07/1/2025)**

**BK25-00027846 - Small and Large Cast Iron Fittings - Commodity Code - 45997 (Bids Due on 07/1/2025, Bid Reading on 07/1/2025)**

**P081233-99VUD081168142**  
**CITY OF DALLAS ADVERTISEMENT REQUEST FOR PROPOSALS**

Proposal(s) will be received via the City of Dallas' solicitation website at <https://dallascityhall.bonfirehub.com> until 1:00 pm on Fridays. All Proposers' company name(s) will be read live on Dallas TV 16 at 2:00 pm on Fridays, and can be viewed on the City of Dallas website at [www.dallascityhall.com](http://www.dallascityhall.com) (see City Meetings). Proposal's titles and dates of public reading are listed below. Proposal Packets may be obtained by downloading from <https://dallascityhall.bonfirehub.com>.

**BY225-00027510 - FRM Real Estate Brokerage & Consulting Services - Commodity Code - 91800 (Bids Due on 07/1/2025, Bid Reading on 07/1/2025)**

**BC225-00027916 - Youth Homeless and Housing Services Program**

**LEGAL BIDS & NOTICES**

- Bids & Proposals
- Legal Notices
- Legal Notices

**Bids & Proposals**

**CITY OF PLANO LEGAL NOTICE**  
Bids will be due prior to 2:00 p.m. and publicly opened at the City of Plano Municipal Center at 2 p.m. on 7/1/2025.  
RFB No. 2025-0372-B 7450 Intersection Improvements - Legacy Drive & SH 121 (Site 1), SH 121 & JP Morgan Driveway (Site 2), Corporate Drive & Legacy Drive (Site 3), Corporate Drive & Tammyson Parkway (Site 4) Project No. ENCS-20000. Instructions for responding may be obtained at <https://www.plano.gov/1126/Procurement> - Division of Finance, at [planotx.inowave.net](mailto:planotx.inowave.net), or by calling 972-941-7557.

**Legal Notices**

**NOTICE OF SALE**  
RIVERFIELD MUNICIPAL UTILITY DISTRICT NO. 1 (A Political Subdivision of the State of Texas Located within Hunt and Collin Counties)

\$5,980,000  
UNLIMITED TAX UTILITY BONDS, SERIES 2025

Bids Due: 10:00 A.M., Central Time  
Bonds Awarded: 12:00 P.M., Central Time  
Wednesday, June 11, 2025

**Place and Time of Sale:** The Board of Directors of Riverfield Municipal District No. 1 (the "District") will publicly receive sealed bids for the above-described Bonds on Wednesday, June 11, 2025, at 10:00 A.M., Central Time. At a Board of Directors meeting on Wednesday, June 11, 2025, at 12:00 P.M., Central Time, the Board will immediately take action to reject any and all bids or accept the qualified bid that produces the lowest net effective interest rate for the Bonds. Said meeting will take place at the designated meeting place outside the boundaries of the District at the offices of Coats Rose, P.C., 16000 North Dallas Parkway, Suite 350, Dallas, TX 75248.

**Address of Bids:** Bids for the Bonds may be delivered to the District electronically or by telephone, all as described in the "Official Notice of Sale." All bids must be submitted on the "Official Bid Form" and accompanied by a Bank Cashier's Check in the amount of \$19,600 payable to the order of the District as a good faith deposit.

**Information:** The Bonds are more completely described in the "Official Notice of Sale" and the "Preliminary Official Statement" which may be obtained from Tierra Financial Advisors, c/o Evan Kist ([edkist@tierrafin.com](mailto:edkist@tierrafin.com)). The District reserves the right to reject any or all bids and to waive any and all irregularities except time of filing. This notice does not constitute an offer to sell the Bonds but is merely notice of sale of the Bonds as required by law. The offer to sell the Bonds will be made only by means of the "Official Notice of Sale," the "Preliminary Official Statement," and the "Official Bid Form."

Board of Directors  
Riverfield Municipal Utility District No. 1

**NOTICE OF PUBLIC HEARING**  
**TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS MULTIFAMILY HOUSING REVENUE BONDS**

Notice is hereby given of a telephonic public hearing to be held by the Texas Department of Housing and Community Affairs (the "Issuer") on June 11, 2025, at 10:00 a.m. All interested parties are invited to call in to express their views with respect to the Development and the issuance of the Bonds, each as described herein. Interested parties may join the public hearing on the date and the time indicated above by dialing 844-767-5651 (US Toll Free) and, when prompted, entering the access code 6694784.

The hearing is regarding the issuance of obligations by the Issuer, which may be issued pursuant to a plan of finance in one or more series, in an aggregate principal amount not to exceed \$20,000,000 (the "Bonds"). The Bonds will be issued as exempt facility bonds for a qualified residential rental project pursuant to section 142(o)(7) of the Internal Revenue Code of 1986, as amended (the "Code"). Proceeds of the Bonds will be loaned to Waters at Waterchase LP or an affiliate thereof (collectively, the "Borrower") to provide financing for an affordable multifamily housing development (the "Development") located at approximately 12365 Plano Road, Dallas, Dallas County, Texas 75243. The Borrower is the initial owner and principal user of the Development.

Questions or requests for additional information may be directed to Liz Cline-Rew at the Texas Department of Housing and Community Affairs, P.O. Box 13941, Austin, Texas 78711-3941, (512) 475-3227, and/or [liz.cline@dhdco.texas.gov](mailto:liz.cline@dhdco.texas.gov). To ensure that an adequate number of interested persons can be accommodated on the telephone line, all parties that intend to participate in the telephonic hearing are required to utilize the Call-Now via link.

**Bids & Proposals**

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The hearing is regarding the issuance of obligations by the Issuer, which may be issued pursuant to a plan of finance in one or more series, in an aggregate principal amount not to exceed \$20,000,000 (the "Bonds"). The Bonds will be issued as exempt facility bonds for a qualified residential rental project pursuant to section 142(o)(7) of the Internal Revenue Code of 1986, as amended (the "Code"). Proceeds of the Bonds will be loaned to Waters at Waterchase LP or an affiliate thereof (collectively, the "Borrower") to provide financing for an affordable multifamily housing development (the "Development") located at approximately 12365 Plano Road, Dallas, Dallas County, Texas 75243. The Borrower is the initial owner and principal user of the Development.

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\$5,980,000  
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**Information:** The Bonds are more completely described in the "Official Notice of Sale" and the "Preliminary Official Statement" which may be obtained from Tierra Financial Advisors, c/o Evan Kist ([edkist@tierrafin.com](mailto:edkist@tierrafin.com)). The District reserves the right to reject any or all bids and to waive any and all irregularities except time of filing. This notice does not constitute an offer to sell the Bonds but is merely notice of sale of the Bonds as required by law. The offer to sell the Bonds will be made only by means of the "Official Notice of Sale," the "Preliminary Official Statement," and the "Official Bid Form."

Board of Directors  
Riverfield Municipal Utility District No. 1

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**Legal Notices**

**CITY OF HEATH ORDINANCE NO. 250527A** amending the future land use map of the City of Heath 2018 Comprehensive Plan, and more specifically to change the designation from "Retail" and "Medium Density Residential" to "Rural Estates" designation for the property described as lot 2, Daniels Addition, being a 2.766-acre parcel of land, Heath, Texas, attached as Exhibit "A"; providing for incorporation of the premises; providing for amendments; providing cumulative, repealer and severability clauses; providing a penalty not to exceed the sum of not to exceed the sum of two thousand dollars (\$2,000.00) for each offense; and providing for publication and an effective date.

**Legal Notices**

**CITY OF HEATH ORDINANCE NO. 250527B** amending chapter 159, "Zoning" of the Code of Ordinances and amending the zoning map to change the zoning classification from (LR) Local Retail and (SF-22) Single-Family Residential District to (SF-03) Single-Family Residential District, on a 3.766-acre parcel of land described as lot 2, Daniels Addition, referenced as Rockwall county central appraisal district property ID number 16269, City of Heath, Rockwall County, Texas; providing for the incorporation of the premises; providing an amendment; providing cumulative, repealer and severability clauses; providing a penalty not to exceed the sum of two thousand dollars (\$2,000.00) for each offense and a separate offense shall be deemed committed each day during or on which a violation occurs or continues; and providing for publication and an effective date.

**Legal Notices**

**NOTICE OF SALE**  
COLLIN COUNTY MUNICIPAL UTILITY DISTRICT NO. 4 (A Political Subdivision of the State of Texas Located within Collin County)

\$8,630,000  
UNLIMITED TAX UTILITY BONDS, SERIES 2025

Bids Due: 10:00 A.M., Central Time  
Bonds Awarded: 12:00 P.M., Central Time  
Tuesday, June 10, 2025

**Place and Time of Sale:** The Board of Directors of Collin County Municipal Utility District No. 4 (the "District") will publicly receive sealed bids for the above-described Bonds on Tuesday, June 10, 2025, at 10:00 A.M., Central Time. At a Board of Directors meeting on Tuesday, June 10, 2025, at 12:00 P.M., Central Time, the Board will immediately take action to reject any and all bids or accept the qualified bid that produces the lowest net effective interest rate for the Bonds. Said meeting will take place at the designated meeting place outside the boundaries of the District at the offices of Coats Rose, P.C., 16000 North Dallas Parkway, Suite 350, Dallas, TX 75248.

**Address of Bids:** Bids for the Bonds may be delivered to the District electronically or by telephone, all as described in the "Official Notice of Sale." All bids must be submitted on the "Official Bid Form" and accompanied by a Bank Cashier's Check in the amount of \$172,600 payable to the order of the District as a good faith deposit.

**Information:** The Bonds are more completely described in the "Official Notice of Sale" and the "Preliminary Official Statement" which may be obtained from Tierra Financial Advisors, c/o Evan Kist ([edkist@tierrafin.com](mailto:edkist@tierrafin.com)). The District reserves the right to reject any or all bids and to waive any and all irregularities except time of filing. This notice does not constitute an offer to sell the Bonds but is merely notice of sale of the Bonds as required by law. The offer to sell the Bonds will be made only by means of the "Official Notice of Sale," the "Preliminary Official Statement," and the "Official Bid Form."

Board of Directors  
Collin County Municipal Utility District No. 4

**NOTICE OF SALE**  
COLLIN COUNTY MUNICIPAL UTILITY DISTRICT NO. 4 (A Political Subdivision of the State of Texas Located within Collin County)

\$6,270,000  
UNLIMITED TAX ROAD BONDS, SERIES 2025

Bids Due: 10:00 A.M., Central Time  
Bonds Awarded: 12:00 P.M., Central Time  
Tuesday, June 10, 2025

**Legal Notices**

**NOTICE OF SALE**  
COLLIN COUNTY MUNICIPAL UTILITY DISTRICT NO. 4 (A Political Subdivision of the State of Texas Located within Collin County)

\$8,630,000  
UNLIMITED TAX UTILITY BONDS, SERIES 2025

Bids Due: 10:00 A.M., Central Time  
Bonds Awarded: 12:00 P.M., Central Time  
Tuesday, June 10, 2025

**Place and Time of Sale:** The Board of Directors of Collin County Municipal Utility District No. 4 (the "District") will publicly receive sealed bids for the above-described Bonds on Tuesday, June 10, 2025, at 10:00 A.M., Central Time. At a Board of Directors meeting on Tuesday, June 10, 2025, at 12:00 P.M., Central Time, the Board will immediately take action to reject any and all bids or accept the qualified bid that produces the lowest net effective interest rate for the Bonds. Said meeting will take place at the designated meeting place outside the boundaries of the District at the offices of Coats Rose, P.C., 16000 North Dallas Parkway, Suite 350, Dallas, TX 75248.

**Address of Bids:** Bids for the Bonds may be delivered to the District electronically or by telephone, all as described in the "Official Notice of Sale." All bids must be submitted on the "Official Bid Form" and accompanied by a Bank Cashier's Check in the amount of \$172,600 payable to the order of the District as a good faith deposit.

**Information:** The Bonds are more completely described in the "Official Notice of Sale" and the "Preliminary Official Statement" which may be obtained from Tierra Financial Advisors, c/o Evan Kist ([edkist@tierrafin.com](mailto:edkist@tierrafin.com)). The District reserves the right to reject any or all bids and to waive any and all irregularities except time of filing. This notice does not constitute an offer to sell the Bonds but is merely notice of sale of the Bonds as required by law. The offer to sell the Bonds will be made only by means of the "Official Notice of Sale," the "Preliminary Official Statement," and the "Official Bid Form."

Board of Directors  
Collin County Municipal Utility District No. 4

**NOTICE OF SALE**  
COLLIN COUNTY MUNICIPAL UTILITY DISTRICT NO. 4 (A Political Subdivision of the State of Texas Located within Collin County)

\$6,270,000  
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Tuesday, June 10, 2025

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