

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

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HEATH, TEXAS, 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-43) 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 16099, CITY OF HEATH, ROCKWALL COUNTY, TEXAS; PROVIDING FOR THE INCORPORATION OF 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 .

WHEREAS, the City of Heath (the "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 Council of the City (the "City Council"), is authorized and empowered by law, in accordance with Chapter 211 of the Texas Local Government Code, to adopt zoning regulations governing the use of land within the City; and

WHEREAS, the City Council adopted Chapter 159 of its Code of Ordinances, being the Zoning Ordinance of the City, which governs the use and development of land in the City (the "Zoning Ordinance"); and

WHEREAS, an application was submitted to change the zoning from (LR) Local Retail District and (SF-22) Single-Family Residential District to (SF-43) Single Family Residential District for a parcel of land described as Lot 2, Daniels Addition, containing 3.766-acres. The subject property is referenced as Rockwall Central Appraisal District Property ID Number 16099, City of Heath, Rockwall County, Texas and is more particularly described in the attached Exhibit "A" (the "Property"); and

WHEREAS, the Planning and Zoning Commission of the City of Heath and the City Council of the City of Heath, in compliance with the laws of the State of Texas, have given the requisite notices by publication and otherwise and have held due hearings and afforded a full and fair hearing to all property owners generally and to all persons interested, and the City Council of the City of Heath finds that said changes should be granted; 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. Amendment to the Zoning Map. The Zoning Classification and the Zoning Map depicting the Property, described more specifically in “Exhibit A”, a copy of which is attached hereto and incorporated herein, are hereby amended to reflect the change in zoning classification for the Property from (LR) Local Retail District and (SF-22) Single-Family Residential District to (SF-43) Single Family Residential District.

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

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



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

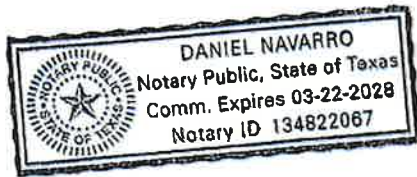
CITY OF HEATH

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




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OLD CAR CONSIGNMENTS
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Fresh overhaul, 225 HP
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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
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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
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Uptown

River Oaks Condo
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1Bd/1Ba approx. 740 sq ft newly renovated
\$1450/mo secured parking
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HOME CENTER FOR SALE

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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

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Dogs

BERNE DOODLE & GOLDE DOODLES
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YORKIES, AKC,
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- 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 (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>.

BD225-00027751 - Electronic Waste Collections & Recycling - Commodity Code - 04508 (Bids Due on 06/27/2025, Bid Reading on 07/17/2025)

BK25-00027846 - Small and Large Cast Iron Fittings - Commodity Code - 45997 (Bids Due on 07/17/2025, Bid Reading on 07/17/2025)

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 Proposer's 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 (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 07/17/2025, Bid Reading on 07/17/2025)

BC225-00027916 - Youth Homeless and Housing Services Program

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 & Tennyson Parkway (Site 4) Project No. ENCS-00001. Instructions for responding may be obtained at <https://www.plano.gov/1126/Procurement> - Division of Finance, at 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@tierra.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@tdhca.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 dial 1-811-311-2266 via text.

Legal Notices

Legal Notices

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Bids & Proposals

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@tierra.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

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