

**CITY OF HEATH, TEXAS
ORDINANCE NO. 250610A**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HEATH, TEXAS, AMENDING CHAPTER 159, ZONING OF THE CODE OF ORDINANCES AND ZONING MAP TO CHANGE THE ZONING CLASSIFICATION FROM (A) AGRICULTURAL DISTRICT TO (PD-LR) PLANNED DEVELOPMENT FOR LOCAL RETAIL DISTRICT LAND USES, WITH CERTAIN LAND USES BEING EXCLUDED AS DESCRIBED HEREIN, FOR AN 11.057-ACRE TRACT OF LAND, REFERENCED AS ROCKWALL COUNTY CENTRAL APPRAISAL DISTRICT PROPERTY ID NUMBER 12818, CITY OF HEATH, ROCKWALL COUNTY, TEXAS; SITUATED IN THE E. TEAL SURVEY ABSTRACT NO. 207, CITY OF HEATH, ROCKWALL COUNTY, TEXAS; AND PROVIDING FOR THE INCORPORATION OF PREMISES, PROVIDING A SEVERABILITY CLAUSE, A REPEALER CLAUSE, PROVIDING A PENALTY NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE, AND PROVIDING 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 requesting a change to the zoning from (A) Agricultural District to (PD-LR) Planned Development for Local Retail land uses on 11.057-acre tract of land situated in the E. Teal Survey Abstract No. 207. The subject property is referenced as Rockwall Central Appraisal District Property ID number 12818, City of Heath, Rockwall County, Texas (the “Subject Property”); being more specifically described herein as **Exhibit “A”**, attached hereto and incorporated herein; and

WHEREAS, the Development Standards (**Exhibit “B”**), Concept Plan (**Exhibit “C”**), and Design Guidelines (**Exhibit “C”**), each of which is attached hereto and incorporated herein, define the land uses, regulations, and design standards for the development of the Subject Property; and

WHEREAS, the Zoning Ordinance also provides for planned development districts, which enable departures from traditional zoning district standards in recognition of the unique character of a development project; 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 that the Zoning Ordinance and Zoning Map shall be amended; and

WHEREAS, after due deliberations and consideration, the City Council has concluded that the adoption of this Ordinance is in the best interests of the City, and the public health, safety, and welfare of its citizens.

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. The Zoning Ordinance of the City is amended to change the zoning of the Subject Property from Agriculture to Planned Development District for Local Retail District (PD-LR) land uses and related mixed uses within the Local Retail (LR) District, with certain land uses being excluded as described in **Exhibit “B”** Development Standards, and with all other provisions of the Local Retail (LR) District not specifically amended by this Ordinance shall remain in full force and effect as to the Subject Property. The Subject Property shall be subject to the following regulations, which exhibits are incorporated as if fully set forth herein, and all applicable City ordinances and regulations governing except as may be modified by this Ordinance:

- Exhibit B: Development Standards
- Exhibit C: Concept Plan
- Exhibit D: Design Guidelines

Section 3. Zoning Map. The official zoning map of the City shall be amended to reflect the change in zoning described herein.

Section 4. Conditions. That the granting of the Planned Development Zoning Classification to the Subject Property is subject to the regulations of the City of Heath and this Ordinance, with the following conditions:

- A. The entire tract shall be developed generally in accordance with the Concept Plan, as attached hereto, and made a part hereof as **Exhibit “C”**.

- B. The entire tract shall be developed generally in accordance with the Development Standards and Design Guidelines attached hereto and made a part hereof as Exhibits “B” and “D”, respectively.
- C. Prior to submission of a building permit application, the owner, builder or developer of a property within the PD shall submit a *Development Plan* for review and approval pursuant to §159.28(E)(2) of Chapter 159, Zoning of the Code of Ordinances.
- D. Businesses that are on lots adjacent to Laurence Drive [FM 740] shall be designed so that the building facade facing Laurence Drive [FM 740] will appear to be the front of the building.

Section 5. Savings/Repealing Clause. All provisions of any ordinance in conflict with this Ordinance are hereby repealed to the extent they are in conflict; but such repeal shall not abate any pending prosecution for violation of the repealed Ordinance, nor shall the repeal prevent a prosecution from being commenced for any violation if occurring prior to the repeal of the Ordinance. Any remaining portions of said ordinances shall remain in full force and effect.

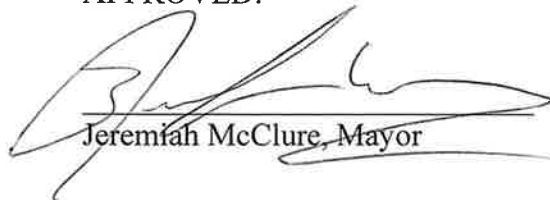
Section 6. Severability. Should any section, subsection, sentence, clause, or phrase of this Ordinance be declared unconstitutional or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Ordinance shall remain in full force and effect. The City hereby declares that it would have passed this Ordinance, and each section, subsection, sentence, clause or phrase thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional or invalid.

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; Publication. 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 10th day of June 2025.

APPROVED:



Jeremiah McClure, Mayor

ATTEST:


Norma Duncan, City Secretary



APPROVED AS TO FORM:


Marie Johnson, Assistant City Attorney

EXHIBIT A - Legal Description

BEING 11.057 acres or (481,637 square feet) out of the Edward Teal Survey, Abstract No. 207, City of Heath, Rockwall County, Texas, being a portion of that certain tract of land described in a Assumption Deed to Hawks Landing, L.L.C. (hereinafter referred to as Hawks Landing tract), as recorded in Instrument Number 20070000385212, Official Public Records, Rockwall County, Texas (O.P.R.R.C.T.); said 11.057 acres or (481,637 square feet) of land being more particularly described, by metes and bounds, as follows:

BEGINNING at a three-eighths inch iron rod found for the Southwest corner of said Hawks Landing tract, same being the Northwest corner of that certain tract of land described as Lot 10, Block A, Laurence Center (hereinafter referred to as Lot 10), an addition to the City of Heath, Rockwall County, Texas, according to the plat recorded in Instrument Number 20190000015652, O.P.R.R.C.T., same also being the East line of that certain tract of land described as Lot 1A, Heath Municipal Benefits Corporation Addition Replat Lot 1 (hereinafter referred to as Lot 1A), an addition to the City of Heath, Rockwall County, Texas, according to the plat recorded in Instrument Number 20140000010280, O.P.R.R.C.T.;

THENCE North 00 degrees 14 minutes 16 seconds East, with the common line between said Hawks Landing tract and said Lot 1A, pass at a distance of 126.27 feet, the Northeast corner of said Lot 1A, same being the Southeast corner of that certain tract of land described as Lot 3, City of Heath & Heath Municipal Benefits Corporation (MBC) Addition, an addition to the City of Heath, Rockwall County, Texas, according to the plat recorded in Cabinet H, Page 46, Plat Records, Rockwall County, Texas (P.R.R.C.T.), continue with said course, with the common line between said Hawks Landing tract and said Lot 3 for a total distance of 295.39 feet to a three-eighths inch iron rod found for the Northwest corner of said Hawks Landing tract, same being the existing South right-of-way line of Heath Hawk Drive, previously known as High School Drive (78' right-of-way), as recorded in Cabinet G, Page 255, P.R.R.C.T.;

THENCE North 88 degrees 54 minutes 58 seconds East, departing the East line of said Lot 3, with the common line between said Hawks Landing tract and the existing South right-of-way line of said Heath Hawk Drive, a distance of 1594.80 feet to a point at the intersection of the existing South right-of-way line of said Heath Hawk Drive and the existing West right-of-way line of Laurence Drive, also known as F.M. Road 740 (variable width right-of-way), as recorded in Instrument Number 20130000490883, O.P.R.R.C.T., from which a Texas Department of Transportation monument found for reference bears South 00 degrees 26 minutes 56 seconds West, a distance of 5.17 feet;

THENCE South 00 degrees 26 minutes 56 seconds West with the common line between the remainder of said Hawks Landing tract and the existing West right-of-way line of said Laurence Drive, a distance of 309.02 feet to a point for the Southeast corner of the remainder of said Hawks Landing tract, same being the Northeast corner of the aforesaid Lot 10, from which a five-eighths inch iron rod with plastic cap stamped "KIMLEY HORN ASSOC." found bears South 72 degrees 08 minutes 21 seconds East, a distance of 0.31 feet;

THENCE South 89 degrees 24 minutes 18 seconds West, departing the existing West right-of-way line of said Laurence Drive, with the common line between said Hawks Landing tract and said Lot 10, a distance of 1593.41 feet to the **PLACE OF BEGINNING**, and containing a calculated area of 11.057 acres or (481,637 square feet) of land.

EXHIBIT B – Development Standards

Description of Land:

11.057 Acres situated in the E. Teal Survey A-207 consisting of RCAD Tract 115-01 in the City of Heath, Rockwall County, Texas as depicted on the attached Exhibit A incorporated herein by reference.

(A) Purpose.

- (1) The purpose of this PD is to rezone the current agricultural use, specify allowed commercial uses, allow varying lot sizes, specify area requirements, and establish architectural, signage, lighting, screening and landscaping standards to be used within the development.

(B) Uses

- (1) The following uses are permitted by right in this Planned Development District. Those uses not listed specifically as permitted uses on this page are not permitted within this district:

- (a) Retail stores,
- (b) Offices,
- (c) Photographic studios,
- (d) Financial institutions (with or without drive-through facilities), CUP (Conditional Use Permit) required for drive-through,
- (e) Restaurants (with or without drive-through facilities), CUP (Conditional Use Permit) required for drive-through in accordance with Heath Code of Ordinances section 159.27(C),
- (g) Municipal buildings,
- (h) Medical and Dental offices and clinics,
- (i) Dry cleaning establishments or pickup stations (excluding central dry-cleaning plants),
- (j) Barber shops or beauty shops,
- (k) Drug stores, and
- (m) Day care centers.

- (2) Any of the forgoing permitted uses in (B)(1),

- (3) The following uses are specifically excluded in this Planned Development District:

- (a) Tattoo parlor,
- (b) Automotive body shop,
- (c) Sexually oriented businesses,

- (d) Mortuary or Funeral Chapel,
- (e) Vape Store,
- (f) Gas station, and
- (g) Grocery store.

(C) Site Plan Approval Required.

- (1) Site Plan Approval Required - All development located within this district shall require approval of a site plan. Alternative designs may be considered where a strict application of the standards to the plans and designs for site improvements. Any requested variances must follow the procedure set forth in City ordinances.
- (2) Submittal Requirements - All site plan submittals shall conform to the requirements specified in Section 159.40 of the Zoning Code. All building elevations submitted for site plan and building permit review shall include area and percentage tabulations for all exterior wall materials and articulation features proposed for each wall elevation.

(D) Area Requirements and Site Development Standards:

- (1) Minimum Site Size: **43,560 Sq Ft**
- (2) Maximum Number of Individual Pads: **10 Pads**
- (3) Minimum Site Frontage (on a Public Street): **100'**
- (4) Minimum Site Depth: **200'**
- (5) Minimum Depth Front Setback **50'**
- (6) Minimum Width Site Setback **20'**
- (7) Minimum Width Rear Setback **20'**
- (8) Minimum Distance between detached buildings on same parcel of land: **20'**
- (9) Minimum Requirements for Construction:
 - (a) Structures:
 - i. Buildings shall have concrete foundation and floor. Weightbearing walls shall be of masonry materials. Non-weight bearing walls shall be constructed with metal studs.
 - (b) Roofing:
 - i. Shall be 100% noncombustible. Wooden shingles are prohibited.
 - (c) Exterior Building Facing:
 - i. Refer to masonry (E) and architectural feature (F) requirements
- (10) Minimum Sq Ft of Building: **1,200 Sq Ft**
- (11) Max Sq Ft of Building: **30,000 Sq Ft**
 *Conditional use permit required for any building Sq Ft in excess of 30,000 Sq Ft
- (12) Max Building Coverage: **40% of Lot Area**

- (13) Max Amount of Impervious Coverage: **65% of Lot Area**
- (14) Minimum Amount of Landscaped area: **10%**, with 20% of the total requirement located in the required front yard. All required landscaped areas shall be permanently maintained and shall have an irrigation system installed meeting all applicable city codes and approved by the Building Official.
- (15) Minimum distance between screen elements and entrance **10'**
- (16) Max Height of Structures **25'**
- (17) Minimum Number of Paved Off-Street Parking Lots: requirements of Sections § 159.60 through § 159.68 of Heath Code of Ordinances shall apply.
- (18) Entrance and/or Exit Requirements: set forth in Concept Plan.
- (19) This planned development has no residential adjacency.
- (20) Sidewalks: **4' Width;** ADA Accessible
- (21) Minimum Driveway Width **24'**

(E) Sign Regulations:

- (1) Signage requirements of Section 151 of the Code of Ordinances will apply to the Subject Property. Pole signs shall not be permitted.
- (2) Signs may include national branded colors and logos of tenants.
- (3) Monument signs shall be constructed of like materials and design as the main structure as prescribed in Section E. herein.

(F) Landscaping Requirements

- (1) Landscape requirements of section 159.44 of Heath, TX Code of Ordinances will apply to the Subject Property

(G) Service Area Screening and Fencing Requirements

- (1) Screening of Mechanical Equipment
 - (a) Properties that may be viewed from residential uses, streets or public park areas shall screen all roof, ground and wall mounted mechanical equipment (e.g. air handling equipment, compressors, duct work, transformers and elevator equipment) from view at ground level on adjacent properties or public streets or parks.
 - (b) Roof-mounted mechanical equipment shall be shielded from view on four sides. Screening shall consist of materials consistent with the primary building materials and may include metal screening or louvers that are painted to blend with the primary building.
 - (c) Screening shall result in the mechanical equipment blending in with the primary building, and not appearing separate from the building.

(d) Wall or ground-mounted equipment screening be constructed of the following:

- i. Planting Screens;
- ii. Brick, Stone, or other similar masonry materials; or
- iii. A combination of the above.

(2) Screening of Outside Storage or Dumpster Areas:

(a) Outside storage or dumpster areas shall be located on the side or rear of the primary building and shall be screened from public view on public streets.

(H) Utilities

- (1) All utilities shall be placed below ground, except for major high voltage transmission lines.
- (2) Major utility access structures, which must be located above ground, shall be placed in unobtrusive locations, and shall be screened with landscaping that blends into the overall landscaping of the area.

Exhibit D – Design Guidelines

(A) Area Requirements and Site Development Standards:

(1) Minimum Site Size:	43,560 Sq Ft
(2) Maximum Number of Individual Pads:	10 Pads
(3) Minimum Site Frontage (on a Public Street):	100'
(4) Minimum Site Depth:	200'
(5) Minimum Depth Front Setback	50'
(6) Minimum Width Site Setback	20'
(7) Minimum Width Rear Setback	20'
(8) Minimum Distance between detached buildings on same parcel of land:	20'
(9) Minimum Sq Ft of Building:	1,200 Sq Ft
(10) Max Sq Ft of Building:	30,000 Sq Ft,
Conditional use permit required for any building Sq Ft in excess of 30,000 Sq Ft	
(11) Max Building Coverage:	40% of Lot Area
(12) Max Amount of Impervious Coverage:	65% of Lot Area
(13) Max Height of Structures	25'
(14) Entrance and/or Exit Requirements	Refer to Concept Plan
(15) This planned development has no residential adjacency.	

Exterior Building Material Requirements

Included but not limited to the following from the City of Heath design requirements for the Heath Towne Center Overlay District:

- Masonry Requirement - Eighty percent (80%) of the exterior of all new buildings (excluding doors and windows) shall be finished in one or more of the following materials indicated below.
 - Brick, stone, cast stone, rock, or stucco.
 - Architectural glass (ex: aluminum framed storefront) with less than twenty percent (20%) reflectance. However, only a maximum of twenty-five percent (25%) of the area of each building facade may be constructed in architectural glass.
 - Split face concrete block and poured-in-place concrete. Concrete products shall have an integrated color and be textured or patterned.
- Stone Requirement - In addition, a minimum of twenty-five percent (25%) of all facades shall be finished in stone, Austin stone or similar stone materials in order to establish a local architectural theme for the area.
- Accent Materials - In addition, the following accent materials may be allowed up to 10% of a facade, excluding all windows, doors, and glass construction materials:

- Roofs
 - Roofline variations are required to reduce the visual scale of buildings, and to create visual interest. The roofs of non-residential buildings shall include at least two of the following elements:
 - Parapet walls that conceal flat roofs and rooftop equipment from eye level public view at adjacent public streets. Parapet walls shall vary in height, and will include architectural detailing, cornices, moldings, trims, variations in brick coursing, and other similar type detailing.
 - Overhanging eaves, extending no less than three (3) feet past the supporting walls.
 - Two or more roof slope planes.
 - Sloping roofs that do not exceed the average height of the supporting walls, and that have an average slope of at least 8 in 12. Sloped roofs shall be finished with standing seam metal, corrugated metal, tile, or 30-year or better composite shingle.
- Color
 - All buildings shall comply with the standards in this section
 - Exterior colors shall be low reflectance, subtle, neutral or earth tone colors.
 - The use of high intensity, primary, black, or fluorescent colors is prohibited, except as trim or accent areas. Where used as trim or accents, those colors shall not exceed ten percent (10%) of any single facade, excluding all windows, doors and glass construction materials. Nationally branded colors and logos are allowed as long as they comply with these standards.

**ALL ARCHITECTURAL AND DESIGN ELEMENTS ARE BASED ON
THE HEATH TOWNE CENTER OVERLAY DISTRICT**

- Corrugated galvanized metal,
 - Glass block,
 - Tile, and
 - Concrete board, such as Hardy Plank or other similar material, properly installed.
- Side and Rear Facades - Side and rear facades shall be finished in a similar color and texture as the main front facade of the building.
 - Exterior Insulating Finishing System (EIFS). However, the use of EIFS shall not exceed 20 % of the exterior walls of the building and must be located at least 7 feet above finished floor.

Architectural Features

- Style: The architectural style will be like Texas Hill County, Farmhouse Chic and compatible with the City of Heath Town Center Overlay District.

KEY ELEMENTS		
<i>Historic Texas</i>	<i>Farmhouse Chic</i>	<i>Overall</i>
<ul style="list-style-type: none"> • Use of brick and stone • Tripartite division • Flat roof • Neutral colors with ground floor canopies/awnings 	<ul style="list-style-type: none"> • Use of wood, stucco, cementitious fiberboard, etc. • Flat or pitched roof • White, teal, and neutral colors complemented with black metal-type accents, signage, and light fixtures 	<ul style="list-style-type: none"> • Texan and western-type imagery and public art • Heath-specific history and traditions incorporated in landmarks, murals, signage, etc. • Quint and calming design with extensive use of landscaping to complement the architecture and overall appeal of the area

- Facades
 - In addition to the features described in above, the facades of all primary commercial structures which face a street shall also include the following key architectural features:
 - All primary structures shall be designed with distinguishable architectural elements, such as a distinct base, wall and cornice or top.
 - The use of arcades covered walkways, architectural awnings, canopies or porticos is required along 25% of the primary facade and/or street facing facades.
 - Windows, which may include see-through doors, shall be provided along all facades which face streets, such that they comprise at least 50% of the facade length of that facade for buildings under 10,000 square feet in size, and at least 25% of the facade length for buildings over 10,000 square feet in size. The Council may approve alternative treatments; however, in no case shall there be less than 10% in windows and doors.

The Dallas Morning News

AFFIDAVIT OF PUBLICATION

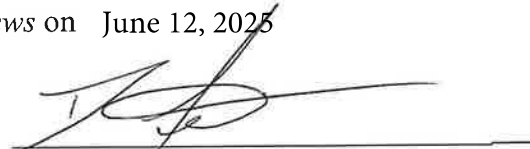
STATE OF TEXAS

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# 13685

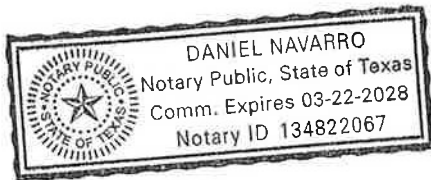
CITY OF HEATH

Appeared in *The Dallas Morning News* on June 12, 2025


Dallas Morning News Sales Operations

Sworn to and subscribed before me this

Date: 06.12.2025




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Competitive Sealed Proposal(s) will be received via the City of Dallas' solicitation website at <https://dalascityhall.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.dallas.gov

legal

Legal Notices

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214-926-5621

Mercedes Benz

2011 C300 Sedan, like new, 69,542 MI, white w/ ton + bur!, All Svc records, \$8,950. 972-814-9498

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 HUD 800-669-9777.

LEGAL BIDS & NOTICES

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

Bids & Proposals

PO#1233-9892/DO#1169279
CITY OF DALLAS PROCUREMENT ADVERTISEMENT REQUEST FOR BIDS

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CITY OF PLANO LEGAL NOTICE

The following Ordinances were passed by the Plano City Council on June 9, 2025 (Title and Penalty Clause Only).

ORDINANCE NO. 2025-6-3 - An Ordinance of the City of Plano, Texas, amending Section 14-3, Weeds, refuse, unsanitary conditions and stagnant water, of Article 1, In General, of Chapter 14, Offenses - Miscellaneous, of the Code of Ordinances of the City of Plano, to comply with changes in state law associated with municipal regulations related to agricultural operations and to revise administrative fees assessed for abatement; and providing a repealer clause, a severability clause, a penalty clause, a savings clause, a publication clause, and an effective date.

Sec. 14-3 - Weeds, refuse, unsanitary conditions and stagnant water.

(c) Criminal penalty.

(1) It shall be an offense to intentionally or knowingly fail to comply with any provision of this section. Any person intentionally or knowingly violating a provision of section 14-3 of this chapter shall be punished by a fine not to exceed two thousand dollars (\$2,000.00). Each day a violation occurs shall constitute a separate offense.

(2) Repeat and habitual offenders.

i. If it is shown on the trial of an offense under section 14-3 that the defendant has previously been finally convicted of an offense under section 14-3, on conviction the person shall be punished by a fine of not less than five hundred dollars (\$500.00) and not to exceed two thousand dollars (\$2,000.00).

ii. If it is shown on the trial of an offense under section 14-3 that the defendant has previously been finally convicted of two or more offenses under section 14-3, on conviction the person shall be punished by a fine of not less than one thousand dollars (\$1,000.00) and not to exceed two thousand dollars (\$2,000.00).

iii. This subsection for repeat and habitual offenders applies only to a person finally convicted of a second or subsequent offense within four years of the date on which the most recent preceding offense was committed.

Any violation of the provisions or terms of this ordinance by any person, firm or corporation shall be a misdemeanor offense and shall be subject to a fine in accordance with Section 1-4(a) and 1-4-3(c) of the City of Plano Code of Ordinances for each offense. Every day a violation continues shall constitute a separate offense.

Vehicles Wanted

2011 C300 Sedan, like new, 69,542 MI, white w/ ton + bur!, All Svc records, \$8,950. 972-814-9498

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 HUD 800-669-9777.

LEGAL BIDS & NOTICES

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

Bids & Proposals

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Bids & Proposals

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ORDINANCE NO. 2025-6-4 - An Ordinance of the City of Plano, Texas, repealing Ordinance No. 2022-1-11, codified as Divisions 1, Generally, and 2, Amendments, of Article III, Property Maintenance Code, of Chapter 6, Buildings and Building Regulations, of the Code of Ordinances of the City of Plano; adopting the 2024 edition of the International Property Maintenance Code, including Appendix A, with certain additions, deletions, and amendments, as the Property Maintenance Code of the City of Plano; and providing a repealer clause, a severability clause, a savings clause, a penalty clause, a publication clause, and an effective date.

Sec. 6-45. - Offense and Penalty.

Any person, firm, or corporation, having care custody and control of a property, who shall violate a provision of this code, or fail to comply therewith, or with any of the requirements thereof, shall be prosecuted within the limits provided by state or local laws. Each day that a violation remains shall be deemed a separate offense.

Any violation of the provisions or terms of this ordinance by any person, firm or corporation shall be a misdemeanor offense and shall be subject to a fine in accordance with Section 1-4(a) of the City Code of Ordinances for each offense. Every day a violation continues shall constitute a separate offense.

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LEGAL BIDS & NOTICES

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

Bids & Proposals

PO#1233-9892/DO#1169279
CITY OF DALLAS PROCUREMENT ADVERTISEMENT REQUEST FOR BIDS

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Bids & Proposals

PO#1233-9894/DO#1170705
CITY OF DALLAS PROCUREMENT ADVERTISEMENT REQUEST FOR BIDS

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ORDINANCE NO. 2025-6-5 - An Ordinance of the City of Plano, Texas, amending Section 6-179, Permit to construct or alter, and Section 6-186, Maintenance, of Division 1, General, of Article VII, Fences, of Chapter 6, Buildings and Building Regulations, of the Code of Ordinances of the City of Plano, to remove unnecessary requirements, confusing language, and clarify responsibility for proper fence construction and maintenance; providing a repealer clause, a severability clause, a savings clause, a publication clause, and an effective date.

Any violation of the provisions or terms of this ordinance by any person, firm or corporation shall be a misdemeanor offense and shall be subject to a fine in accordance with Section 1-4(a) of the City Code of Ordinances for each offense. Every day a violation continues shall constitute a separate offense.

HOME CENTER FOR RENT

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

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Bids & Proposals

PO#1233-9892/DO#1169279
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Bids & Proposals

PO#1233-9894/DO#1170705
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ORDINANCE NO. 2025-6-6 - An Ordinance of the City of Plano, Texas, amending Section 14-15, Graffiti, of Article 1, In General, of Chapter 14, Offenses - Miscellaneous, of the Code of Ordinances of the City of Plano, to adjust administrative fees assessed for abatement of graffiti; providing for an offense for the failure to remove graffiti; and providing a repealer clause, a severability clause, a penalty clause, a savings clause, a publication clause, and an effective date.

(c) Criminal penalty.

(1) It shall be an offense to intentionally or knowingly fail to comply with any provision of this section. Any person intentionally or knowingly violating a provision of section 14-15 of this chapter shall be punished by a fine not to exceed five hundred dollars (\$500.00). Each day a violation occurs shall constitute a separate offense.

(2) Repeat and habitual offenders.

a. If it is shown on the trial of an offense under this section that the defendant has previously been finally convicted of an offense under this section, on conviction the person shall be punished by a fine of not less than five hundred dollars (\$500.00).

b. This subsection for repeat and habitual offenders applies only to a person finally convicted of a second or subsequent offense within three (3) years of the date on which the most recent preceding offense was committed.

Any violation of the provisions or terms of this ordinance by any person, firm or corporation shall be a misdemeanor offense and shall be subject to a fine in accordance with Section 1-4(a) and 14-15(c) of the City of Plano Code of Ordinances for each offense. Every day a violation continues shall constitute a separate offense.

Acreage, Farms & Ranches

NOTICE Residential rental locators are required to be licensed by the TX Real Estate Commission, Austin 800-250-8732 Locators may advertise apartment units in general terms & all units may not have the same features. The amount of rent quoted in an ad may be the starting rent for a basic unit which does not have all advertised features.

PETS & LIVESTOCK

- Birds
- Cats
- Cattle
- Dogs
- Horses & Mules
- Other Animals
- Pets Found
- Pets Lost
- Services & Supplies

LEGAL BIDS & NOTICES

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

Bids & Proposals

PO#1233-9892/DO#1169279
CITY OF DALLAS PROCUREMENT ADVERTISEMENT REQUEST FOR BIDS

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Bids & Proposals

PO#1233-9894/DO#1170705
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ORDINANCE NO. 2025-6-7 - An Ordinance of the City of Plano, Texas, repealing in its entirety City of Plano Ordinance No. 2022-1-12, codified as Division 2, Plumbing Code, of Article VIII, Plumbing and Mechanical Equipment, of Chapter 6 of the Code of Ordinances; adopting the 2024 Edition of the International Plumbing Code, with certain additions, deletions, and amendments, as the Plumbing Code of the City of Plano; and providing a repealer clause, a severability clause, a savings clause, a penalty clause, a publication clause, and an effective date.

Sec. 6-236. Penalty.

(a) Criminal penalties. Any violation of the provisions or terms of this ordinance by any person, firm or corporation shall be a misdemeanor offense and shall be subject to a fine in accordance with Section 1-4(a) of the City Code of Ordinances for each offense. Every day a violation continues shall constitute a separate offense.

(b) Civil penalties. The City may file a civil action for enforcement of this Division with civil penalties up to \$1,000.00 per day for each offense as authorized by Subchapter B of Chapter 54 of the Texas Local Government Code, as amended.

ORDINANCE NO. 2025-6-8 - An Ordinance of the City of Plano, Texas, repealing in its entirety City of Plano Ordinance No. 2022-1-13, codified as Division 3, Mechanical Code, of Article VIII, Plumbing and Mechanical Equipment, of Chapter 6 of the Code of Ordinances of the City; adopting the 2024 Edition of the International Mechanical Code, with certain additions, deletions, and amendments, as the Mechanical Code of the City of Plano; and providing a repealer clause, a severability clause, a savings clause, a publication clause, and an effective date.

Sec. 6-251 Penalty.

Any violation of the provisions or terms of this ordinance by any person, firm or corporation shall be a misdemeanor offense and shall be subject to a fine in accordance with Section 1-4(a) of the City Code of Ordinances for each offense. Every day a violation continues shall constitute a separate offense.

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Bids & Proposals

PO#1233-9892/DO#1169279
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Bids & Proposals

PO#1233-9894/DO#1170705
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ORDINANCE NO. 2025-6-9 - An Ordinance of the City of Plano, Texas, repealing in its entirety City of Plano Ordinance No. 2022-1-16, codified as Article XIX, Fuel Gas Code, of Chapter 6 of the Code of Ordinances; adopting the 2024 Edition of the International Fuel Gas Code, with certain additions, deletions, and amendments, as the Fuel Gas Code of the City of Plano; and providing a repealer clause, a severability clause, a savings clause, a penalty clause, a publication clause, and an effective date.

Sec. 6-696. Penalty.

Any violation of the provisions or terms of this ordinance by any person, firm or corporation shall be a misdemeanor offense and shall be subject to a fine in accordance with Section 1-4(a) of the City Code of Ordinances for each offense. Every day a violation continues shall constitute a separate offense.

ORDINANCE NO. 2025-6-10 - An Ordinance of the City of Plano, Texas, repealing in its entirety City of Plano Ordinance No. 2022-1-15 codified as Article XVIIII, Energy Conservation Code, of Chapter 6 of the Code of Ordinances; adopting the 2024 Edition of the International Energy Conservation Code, with certain additions, deletions, and amendments, as the Energy Conservation Code of the City of Plano; and providing a repealer clause, a severability clause, a savings clause, a penalty clause, a publication clause, and an effective date.

Sec. 6-684. Penalty.

Any violation of the provisions or terms of this ordinance by any person, firm or corporation shall be a misdemeanor offense and shall be subject to a fine in accordance with Section 1-4(a) of the City Code of Ordinances for each offense. Every day a violation continues shall constitute a separate offense.

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Bids & Proposals

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ORDINANCE NO. 2025-6-11 - An Ordinance of the City of Plano, Texas, repealing in its entirety City of Plano Ordinance No. 2022-1-18, codified as Article XXII, Existing Building Code, of Chapter 6 of the Code of Ordinances; adopting the 2024 Edition of the International Existing Building Code, with certain additions, deletions, and amendments, as the Existing Building Code of the City of Plano; and providing a repealer clause, a severability clause, a savings clause, a penalty clause, a publication clause, and an effective date.

Sec. 6-716. Penalty.

(a) Criminal. Any violation of the provisions or terms of this ordinance by any person, firm or corporation shall be a misdemeanor offense and shall be subject to a fine in accordance with Section 1-4(a) of the City Code of Ordinances for each offense. Every day a violation continues shall constitute a separate offense.

(b) Civil. The city may file a civil action for enforcement of this Division with civil penalties up to \$1,000.00 per day for each offense as authorized by Subchapter B of Chapter 54 of the Texas Local Government Code, as amended.

ORDINANCE NO. 2025-6-12 - An Ordinance of the City of Plano, Texas, repealing in its entirety City of Plano Ordinance No. 2022-1-19, codified as Article XXIII, Swimming Pool and Spa Code, of Chapter 6 of the Code of Ordinances; adopting the 2024 Edition of the International Swimming Pool and Spa Code, with certain additions, deletions, and amendments, as the Swimming Pool and Spa Code of the City of Plano; and providing a repealer clause, a severability clause, a savings clause, a penalty clause, a publication clause, and an effective date.

Sec. 6-720. Penalty.

Any violation of the provisions or terms of this ordinance by any person, firm or corporation shall be a misdemeanor offense and shall be subject to a fine in accordance with Section 1-4(a) of the City Code of Ordinances for each offense. Every day a violation continues shall constitute a separate offense.

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Bids & Proposals

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Bids & Proposals

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ORDINANCE NO. 2025-6-13 - An Ordinance of the City of Plano, Texas, repealing in its entirety Ordinance No. 2022-1-14, codified as Article IX, Electrical Code, Chapter 6 of the Code of Ordinances; adopting the 2023 National Electrical Code, with certain additions, deletions, and amendments as the Electrical Code of the City of Plano; and providing a repealer clause, a severability clause, a savings clause, a penalty clause, a publication clause, and an effective date.

Sec. 6-271. Penalty.

Any person, firm or corporation found to be violating any term or provision of this Ordinance, shall be subject to a fine in accordance with Section 1-4(a) of the City Code of Ordinances for each offense. Every day a violation continues shall constitute a separate offense.

ORDINANCE NO. 2025-6-14 - An Ordinance of the City of Plano, Texas, repealing in its entirety City of Plano Ordinance No. 2022-1-10, codified as Article II, Building Code, of Chapter 6 of the Code of Ordinances; adopting the 2024 Edition of the International Building Code, with certain additions, deletions, and amendments, as the Building Code of the City of Plano; and providing a repealer clause, a severability clause, a savings clause, a penalty clause, a publication clause, and an effective date.

Sec. 6-116. Penalty.

Any violation of the provisions or terms of this ordinance by any person, firm or corporation shall be a misdemeanor offense and shall be subject to a fine in accordance with Section 1-4(a) of the City Code of Ordinances for each offense. Every day a violation continues shall constitute a separate offense.

ORDINANCE NO. 2025-6-15 - An Ordinance of the City of Plano, Texas, repealing City of Plano Ordinance No. 2022-1-17, codified as Article XX, Residential Code, of Chapter 6 of the Code of Ordinances; adopting the 2024 Edition of the International Residential Code, with certain additions, deletions, and amendments, as the Residential Code of the City of Plano; and providing a repealer clause, a severability clause, a savings clause, a penalty clause, a publication clause, and an effective date.

Sec. 6-708. Penalty.

Any person, firm or corporation found to be violating any term or provision of this Ordinance, shall be subject to a fine in accordance with Section 1-4(a) of the City Code of Ordinances for each offense. Every day a violation continues shall constitute a separate offense.

A copy of these ordinances may be read or purchased in the Office of the City Secretary.

TOURISM

Hotel occupancy reported down for park's opening

Demand on Epic Universe's first day especially low, analyst says

BLOOMBERG NEWS

Hotel occupancy was lower than expected on the opening weekend of Comcast Corp.'s \$7 billion Epic Universe theme park, according to analysis from market researcher CoStar Group Inc.

Hotel demand on the park's first day, May 22, was "especially lackluster," as reflected in a 57.2% occupancy rate for the overall Orlando, Fla., market, analyst Chantal Wu wrote in a report Tuesday. That was a 7.4% decline from a year earlier.

Occupancy improved over the weekend, but was still down over the five days through Memorial Day, May 26, compared with the prior year period.

A limited availability of single-day tickets to the new park and concern by some consumers about overcrowding may have hampered visitors, Wu wrote. A convention that ended just before the weekend led to increased check-outs.

Universal sold tickets to the new theme park in phases, starting with multiday pack-

ages that included only one day at Epic. The company has been trying to manage attendance at the new park as it works through any issues with rides and other operations.

"We have seen strong demand for Epic Universe and our hotels, and we are being intentional about managing park capacity to ensure a great guest experience," Universal said in a statement.

The market added some 2,600 hotel rooms over the past year, according to Cassandra Matej, chief executive of Visit Orlando, a nonprofit that promotes the destination. The Thursday before Memorial Day is typically a slow one, before guest counts rise over the weekend.

"Orlando had a solid Memorial Day weekend performance," she said in a statement.

Lower-priced hotels in the city saw declines in room revenue, suggesting that "inflation-pinched consumers opted for less travel," according to CoStar. Upper-tier hotels showed revenue gains.

The new theme park, the biggest in Orlando in three decades, features attractions tied to classic Universal movie monsters, Harry Potter and Nintendo Co.'s Super Mario characters.



2021 File Photo/Elias Valverde II

Legislation before Gov. Greg Abbott bans THCA and delta-8 consumables, which have become an \$8 billion industry in Texas since they were legalized through a loophole in the 2019 Farm Bill that made low-THC hemp products legal as a way to help farmers.

Abbott says he'll study THC bill

Continued from Page 1B

rived THC.

The ban would impact roughly 8,500 license-holders whose retail shops have popped up across Texas in the past five years. According to legislative committee testimony, the industry has created more than 50,000 jobs.

Still, the industry has run afoul with leaders like Lt. Gov. Dan Patrick, who contends loopholes that allowed the industry to flourish have led to the possibility of children and adults getting high off such products and harming themselves or others.

"There are people on both sides of the issue that have concerns, and those concerns need to be looked at," Abbott said. "This is a time when I will once again put on my judicial hat and weigh arguments from both sides and figure out a pathway forward."

If Abbott vetoes the legislation, it would give a reprieve to

the industry and relief to Texans who use the product, including those who consume the products for their health benefits.

Patrick has said he "trusts" Abbott to do the right thing when asked about the possibility of the governor vetoing the legislation.

When asked whether he's talked to Patrick about the ban, Abbott replied, "Not a lot."

"He and I worked very well together, and I would say that we've worked better together this session than any other session that we work together," Abbott said.

"I think that process will continue, but what he does know is the way that I thoughtfully approached issues, and I've put in the time that's going to be needed to address it appropriately."

The legislation would criminalize the possession, sale and manufacture of the products sold in vape stores, coffee shops, convenience stores and

other venues. It allows an exemption for nonintoxicating hemp products that don't include THC, including cannabidiol (CBD), which has been approved by federal regulators to treat some conditions.

It bans THCA and delta-8 consumables, which have turned into an \$8 billion industry in Texas since they were legalized through a loophole in the 2019 Farm Bill that made low-THC hemp products legal as a way to help farmers.

Possession of the products would be a Class A misdemeanor, punishable by up to a year in jail and a fine of up to \$4,000.

Manufacture, delivery or possession with intent to deliver would be a third-degree felony, punishable by between two and 10 years in prison and a fine of up to \$10,000. First-time offenders would face lower punishments and avoid jail time. For juveniles, the charges would be Class C misdemeanors in most cases.

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CITY OF PLANO LEGAL NOTICE
Bids will be due at 2 pm on 7/7/2025 and publicly opened at the City of Plano Municipal Center at 2 pm on 7/8/2025.
Bid No.: 2025-0196-AC Temporary Labor Services Waste Collection.
Instructions for bidding may be obtained at www.plano.gov/purch, www.planotx.ionwave.net or by calling 972-941-7557.

CITY OF PLANO LEGAL NOTICE
Proposal: will be due at 2 pm on 7/9/2025 and publicly opened at the City of Plano Municipal Center at 2 pm on 7/10/2025.
RFP: 2025-0195-AC Household Hazardous Waste Collection Services.
Instructions for bidding may be obtained at www.plano.gov/purch, www.planotx.ionwave.net or by calling 972-941-7557.

Legal Notices Legal Notices Legal Notices

CITY OF ALLEN PUBLIC NOTICE
Notice is hereby given that the Allen City Council adopted the following Ordinance at its regular meeting held on Tuesday, June 10, 2025.

ORDINANCE NO. 4161-6-25: AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ALLEN, COLLIN COUNTY, TEXAS, AMENDING THE ALLEN LAND DEVELOPMENT CODE AND ZONING MAP, AS PREVIOUSLY AMENDED, BY GRANTING SPECIFIC USE PERMIT NO. 192 AUTHORIZING AN APPROXIMATELY 2,000± SQUARE FOOT PORTION OF THE BUILDING LOCATED ON LOT 2, BLOCK A, ALLEN CENTER NORTH ADDITION, COMMONLY KNOWN AS 596 E. STACY ROAD, SUITE 1150, PRESENTLY ZONED FOR SHOPPING CENTER "SC" TO BE USED FOR A FITNESS AND HEALTH CENTER USE; PROVIDING A CONFLICTS RESOLUTION CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE.

A copy of this Ordinance may be read or purchased in the Office of the City Secretary, City of Allen, 305 Century Parkway, Allen, Texas 75013, or may be viewed at CityofAllen.org.

/s/ Shelley B. George, City Secretary

LEGAL NOTICE CITY OF ROYSE CITY
On the 24th day of June 2025, at 7:00 p.m. in the Court/Council Chambers located at the City Hall and Courts Building at 100 West Main Street, Royse City, Texas, the City Council will hold a public hearing giving all interested persons the right to appear and be heard on the proposed annexation by the City of Royse City, Texas of the following described property: **Annexation located in Collin County:** Collin CAD ID# 1303173, Abstract No. A0336 G S Foote Survey, Tract 2 split by County Line, 7.262 acres more or less, situated along County Road 678; and Collin CAD ID# 1303182, Abstract No. A0336 G S Foote Survey, Tract 3 split by County Line, 6.33 acres more or less, situated along County Road 678; **Annexation located in Hunt County:** Hunt CAD ID# 38855, Abstract No. A1325 Foote Gerard A Survey, Tract 1, 48.641 acres more or less, situated along County Road 2656; Hunt CAD ID# 38856, Abstract No. A1325 Foote Gerard A Survey, Tract 2, 47.179 acres more or less, situated along County Road 2656.

LEGAL NOTICE CITY OF ROYSE CITY
On the 24th day of June 2025, at 7:00 p.m. in the Court/Council Chambers located at the City Hall and Courts Building at 100 West Main Street, Royse City, Texas, the City Council will hold a public hearing giving all interested persons the right to appear and be heard on the proposed annexation by the City of Royse City, Texas of the following described property: **Annexation located in Collin County:** Collin CAD ID# 1296467, 65.37 acres, Turner O'Dell 320 Acre Survey, Abstract No. 681 Collin County, Texas 2101 State Highway 66.

LEGAL NOTICE CITY OF ROYSE CITY
On the 24th day of June 2025, at 7:00 p.m. in the Court/Council Chambers located at the City Hall and Courts Building at 100 West Main Street, Royse City, Texas, the City Council will hold a public hearing giving all interested persons the right to appear and be heard on the proposed annexation by the City of Royse City, Texas of the following described property: **Annexation located in Collin County:** Collin CAD ID# 2899370, 5.154 acres located in the William Ward Survey, Abstract No. 949 Collin County, Texas, Generally Located North of County Road 590 and East of County Road 592.

JUMBLE THAT SCRAMBLED WORD GAME
By David L. Hoyt and Jeff Knurek
Unscramble these Jumbles, one letter to each square, to form four ordinary words.
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Do you even know what you're doing? And how do you expect me to eat this garbage? You just want to keep me here.
Believe me, I'm trying to get you healthy and out of here as fast as I can.
THE NURSE WAS TRYING TO HELP AND DIDN'T APPRECIATE THE PATIENT BEING ---
Now arrange the circled letters to form the surprise answer, as suggested by the above cartoon.
Ans. here: -
(Answers tomorrow)
Yesterday's Jumbles: GLORY WAFER SHRUNK FABRIC
Answer: What's a dog's favorite type of chair? — A "BARK-A-LOUNGER"

CITY OF DALLAS
NOTICE OF COURT ORDER
On June 9th and 10th 2025, the City of Dallas held Public Hearings in Municipal Property Court to consider the issuance of an order requiring the repair, removal or demolition of the structures on various properties located within the City of Dallas. At the conclusion of each hearing, the Court ordered the following:
The cases involving structures located in the City of Dallas will be continued to August 11, 2025, and August 12, 2025, at 9:00 a.m. for the properties at 3713 Hammerly Drive, 10822 Sandalwood Drive, 1003 Rockwood Street, 1711 Seever's Avenue, 901 N. Madison Avenue, 814 Wideman Drive. **The cases involving structures located in the City of Dallas a Default Demolition order** was entered for 13151 Foothill Drive and 1910 Adelaide Drive. And an Agreed Demolition Order for 921 Dale Street.
The cases involving structures located in the City of Dallas a Repair Agreements was entered for 2403 Romine Avenue.
For questions, or to obtain a copy of any of the orders referenced above, contact Office of the City Attorney Prosecution Division, 2014 Main Street, 2nd Floor, Dallas, TX 75201, (214) 670-5606.

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"Saved my Life" -John E.
"Very pleasant people to work with, I rate them a 10" -Robert H.
"Procedure very effective & non-invasive!" -Kathy M.
"Best doctor's group we have ever seen" -William R.

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