

**CITY OF HEATH, TEXAS  
ORDINANCE NO. 251112A**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HEATH, TEXAS, AMENDING CHAPTER 159, ZONING CODE OF THE CITY OF HEATH CODE OF ORDINANCES TO AMEND THE PLANNED DEVELOPMENT FOR LOCAL RETAIL USES ZONING DISTRICT ESTABLISHED BY ORDINANCES 170912A AND 230425B BY AMENDING THE PERMITTED USES ALLOWED WITH THE ADDITIONS OF CO-WORKING SPACE AND EVENT VENUE FOR THE PROPERTY LOCATED AT 301 HUBBARD DRIVE, BEING 0.955 ACRES OF LAND IN THE J.CANTOR SUVEY, ABSTRACT 53, TRACT 30, CITY OF HEATH, ROCKWALL COUNTY, TEXAS; PROVIDING FOR THE INCORPORATION OF PREMISES; PROVIDING FOR DEFINITIONS; PROVIDING AN AMENDMENT; PROVIDING A CUMULATIVE REPEALER CLAUSE; PROVIDING A SEVERABILITY CLAUSE; 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 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 to amend the (PD) Planned Development District (Ordinance Nos. 170912A and 230425B) for the “Property” to allow co-working space and an event venue as permitted uses, located at 301 Hubbard Drive, on an approximate 0.955 acre tract of land, situated in the J. Canter Survey A-53, City of Heath, Rockwall County, Texas; as described more specifically in “Exhibit A”, a copy of which is attached hereto and incorporated herein by reference, (hereinafter 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 are in the best interests of the public health, safety and welfare and that the Comprehensive Zoning Ordinance and Map should be amended; and

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

**Section 1.** Incorporation of Premises. All 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.** Amendments.

- a) Ordinance No. 170912A, is hereby amended to reflect the change in zoning uses to the (PD) Planned Development District for the “Property” as described more specifically in “Exhibit A”, the “Property”, a copy of which is attached hereto and incorporated herein, by allowing the addition of co-working space and an event venue as permitted uses as defined herein and made a part hereof; and
- b) Ordinance No. 230425B, “Exhibit A” (All Requirements), is hereby incorporated by establishing that all requirements of Section 159.27 shall apply with the exceptions as depicted in “Exhibit B”, a copy of which is attached hereto and incorporated herein and made a part hereof.

**Section 3.** Special Conditions. That the granting of the Planned Development Zoning Classification to the Property described in Exhibit “A” hereto is subject to Chapter 159, Zoning of the City of Heath Code of Ordinances and all other applicable regulations of the City of Heath excepting that the following Special Conditions shall apply:

1. The Property shall be subject to the area requirements of the (LR) Local Retail District and uses allowed on the Property shall be restricted to the following permitted uses and conditional uses:
  - Retail Stores
  - Offices
  - Co-working Space and Event Venue
  - Medical and Dental Offices
  - Photographic Studios
  - Financial Institutions
  - Restaurants (without drive-through or drive-in)
  - Barber Shops
  - Beauty Shops
  - Day Care
  - Any form of drive-in or drive-through, including a service window for pick-up is prohibited.
2. The Property shall generally be used as co-working and an event venue within the enclosed building and as generally depicted in the floor plan attached hereto and made as a part hereof as “Exhibit C”.
3. The following definitions shall apply to the co-working space and event venue:
  - Co-working Space: A commercial establishment that provides shared office environments for club members, which may include but not limited to individuals, freelancers, remote workers, startups, or small businesses. These spaces typically offer flexible workstations, private offices, meeting rooms, and shared amenities.
  - Event Venue: A commercial facility entirely enclosed within a building

that can be reserved based only on club membership status to groups of people less than 55 for entertainment, conferences, corporate events, and similar activities.

4. The Property shall be subject to future site plan review and subject to all other development regulations of the City of Heath.
5. All new buildings constructed on the Property shall be limited to single story and built to a similar period architectural style with a pitched roof.
6. The Property shall be developed in accordance with the Zoning Variance Table, a copy of which is attached hereto and made a part hereof as "Exhibit B".
7. The hours of operation shall be limited to 6:00 am to 10:00 pm daily.

**Section 4.** 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 5.** Cumulative Repealer. Cumulative Repealer. This Ordinance shall be cumulative of all other Ordinances of the City and shall not repeal any of the provisions of such Ordinances, whether such Ordinances are codified or uncodified, except for those instances where there are direct conflicts with the provisions of this 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 save and except as amended by this Ordinance.

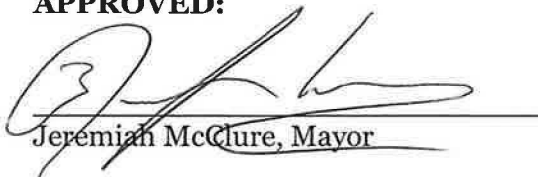
**Section 6.** Severability. If any word, section, article, phrase, paragraph, sentence, clause or portion of this Ordinance is held to be invalid or unconstitutional by a court of competent jurisdiction, such holding shall not affect, for any reason, the validity of the remaining portions of Chapter' 159, Zoning of the City of Heath Code of Ordinances, and the remaining portions 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 APPROVED** on this 12<sup>th</sup> day of November 2025, at a regular meeting of the City Council of the City of Heath, Texas.

**APPROVED:**

  
Jeremiah McClure, Mayor

**ATTEST:**

  
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Norma Duncan, City Secretary



**APPROVED AS TO FORM:**

  
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Jennifer Richie, Assistant City Attorney

**“EXHIBIT A”  
LEGAL DESCRIPTION**

Being situated in the Joshua Canter Survey, Abstract No. 53, Rockwall County, Texas and being a part of that certain called 7.15 acre tract as described in a deed to Kenneth Stephens et ux of record in Volume 133, Page 980, Deed Records of said county and being more particularly described as follows:

BEGINNING at a ½ inch iron rod found for corner in the Southeast right-of-way line of Hubbard Drive at the most Northern corner of said 7.15 acre tract;

THENCE South 44 degrees 03 minutes 42 seconds East along a Northeast line of said tract, a distance of 276.01 feet to ½ inch iron rod set for corner;

THENCE South 47 degrees 39 minutes 19 seconds West, a distance of 159.81 feet to a ½ inch iron rod set for corner;

THENCE North 43 degrees 46 minutes 49 seconds West, a distance of 271.70 feet to a ½ inch iron rod set for corner in the Southeast right-of-way line of Hubbard Drive;

THENCE North 46 degrees 06 minutes 39 seconds East along said Southeast line, a distance of 158.40 feet to the PLACE OF BEGINNING AND CONTAINING 1.00 acre of land.

**“EXHIBIT B”  
ORDINANCE NO. 25112A**

Amended Ordinance No. 230425B, Exhibit A  
All requirements of Section 159.27 shall apply with the following exceptions.

<b>ORDINANCE</b>	<b>LR Local Retail</b>	<b>ORDINANCE 25112A</b>
1. MIN SITE SIZE	1 acre	0.955 acre
2. MIN SITE FRONTAGE	100 feet	100 feet
3. MIN SITE DEPTH	200 feet	200 feet
4. MIN DEPTH OF FRONT SETBACK	50 feet w/out parking, first 20 feet landscape buffer w/2.5 earthen berm	50 feet w/out parking, first 20 feet landscape buffer w/2.5 earthen berm
5. MIN DEPTH SIDE SETBACK	20 feet	20 feet
6. MIN DEPTH REAR SETBACK	20 feet	20 feet
7. MIN DISTANCE BETWEEN DETACHED BLDGS	20 feet	20 feet
8. MIN REQUIREMENT FOR CONSTRUCTION A. STRUCTURE B. ROOFING C. EXTERIOR BUILDING FACING D. SEWER	A. Concrete foundation and floor. Weight bearing walls shall be of masonry material. Non-weight bearing walls shall be constructed using metal studs. B. 100% non-combustible C. 80% masonry D. Sewer	A. Concrete foundation and floor. Weight bearing walls shall be of masonry material. Non-weight bearing walls shall be constructed using metal studs. B. 100% non-combustible C. 80% masonry D. Sewer
9. MIN SQUARE FOOTAGE OF BUILDING	1,200 square foot minimum	1,200 square foot minimum
10. MAX SQUARE FOOTAGE OF BUILDING	30,000 square feet	3,500 square feet
11. MAX BUILDING COVERAGE	N/A	N/A
12. MAX AMOUNT OF IMPERVIOUS COVERAGE	90% of lot area	75% of lot area
13. MIN AMOUNT LANDSCAPED AREAS	10% with 20% in the front yard	10% with 20% in the front yard
14. MIN DISTANCE BETWEEN LANDSCAPED BERMS AND ENTRANCE	10 feet	10 feet
15. MAX HEIGHT OF STRUCTURES	25 feet	25 feet
16. MIN # PAVED OFF STREET PARKING SPACES	See Off-Street Parking, Article 12	See Off-Street Parking Section 159.64
17. ENTRANCE/EXIT REQUIREMENTS (DRIVEWAY)	Minimum of two (2)	Minimum of one (1)
18. BUFFER W/RESIDENTIAL DISTRICT	Masonry wall with a minimum height of 6 feet	Vegetative landscaped screen to achieve a min. mature height of 6 ft.
19. SIDEWALKS	Required along street, 4'	Required along street, 4'
20. BUILDING ELEVATIONS	--	Require City of Heath Approval

**“EXHIBIT C”  
FLOOR PLAN**





Order Number 20041  
 Today's Date 13 Nov 2025  
 P.O. Number Norma Duncan  
 Sales Rep(s) David Ferster

**Remit Payments (with Acct Number) to:**

**Medium Giant, Attn: Accounts Receivable / 4th Floor, 1954  
 Commerce St, Dallas, TX 75201-5205**

**Bill-to**

**CITY OF HEATH**  
 200 LAURENCE DR  
 ROCKWALL, TX 750322068  
 Tel: 972 771-6228  
 Account No: 100231

**Advertiser**

**CITY OF HEATH**  
 200 LAURENCE DR  
 ROCKWALL, TX 750322068  
 Tel: 972 771-6228  
 Account No: 100231

**Campaign Summary**

Description	Ordinance
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**Cost Summary**

Net Amount	\$324.60
Estimated Tax	\$0.00
<b>Total</b>	<b>\$324.60</b>

**Products**

Line No.	Product	Description	First Issue Date	Number of Issues	Size / Lines	Amount
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76015	The Dallas Morning News	Legal Special Rate - Legal Notices Legal Notices --> Legal Notices	11/14/2025	1	3x1.281	\$--
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Ordinance No. 251112A of the City Council of the City of Heath, Texas, amending Chapter 159, zoning code of the City of Heath code of ordinances to amend the planned development for local retail uses zoning district established by ordinances 170912a and 230425b by amending the permitted uses allowed with the additions of co-working space and event venue for the property located at 301 Hubbard Drive, being 0.955 acres of land in the locator survey, abstract 53, tract 30, City of Heath, Rockwall County, Texas; providing for the incorporation of premises; providing for definitions; providing an amendment; providing a cumulative repealer clause; providing a severability clause; 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 an effective date.