

CITY OF HEATH, TEXAS
ORDINANCE NO. 260526C

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HEATH, TEXAS, AMENDING CHAPTER 159, “ZONING” OF THE CODE OF ORDINANCES, TO GRANT A CONDITONAL USE PERMIT TO ALLOW FOR AN AMBULANCE SERVICE ON PROPERTY ZONED (SF-43) SINGLE-FAMILY RESIDENTIAL DISTRICT, BEING A 1.025-ACRE TRACT OF LAND SITUATED IN THE E. TEAL SURVEY, ABSTRACT NO. 207, TRACT 11, ADDRESSED AS 6834 S. FM 549, CITY OF HEATH, ROCKWALL COUNTY, TEXAS, REFERENCED AS ROCKWALL COUNTY CENTRAL APPRAISAL DISTRICT PROPERTY ID NUMBER 12649; PROVIDING A 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 PROVIDING AN EFFECTIVE DATE.

WHEREAS, in accordance with section 159.21(C)(9) allows the City Council to grant a conditional use for ambulance services for companies contracted with the Rockwall County Emergency Services Corporation or otherwise contracted to provide ambulance services within the City of Heath’s (the “City”) jurisdiction; and

WHEREAS, a conditional use permit for an ambulance services on property zoned (SF-43) Single-Family Residential District land uses and within the City has been requested by Rockwall County Emergency Medical Service (“Rockwall County EMS”) and Tim Wolf, owner of the subject property located at 6834 S. FM 549, Heath, Texas, and described as a 1.025-acre tract of land situated in the E. Teal Survey, Abstract No. 207, Tract 11, City of Heath, Rockwall County, Texas, being Rockwall Central Appraisal District Property ID Number 12649, and more specifically described in Exhibit ‘A’ attached hereto and is incorporated herein by reference (the “Property”); and

WHEREAS, the conditional use permit applicant and Property owner is an ambulance service provider currently contracted with the Rockwall County Emergency Services Corporation to provide ambulance services within the City’s jurisdiction; and

WHEREAS, the Planning and Zoning Commission and the governing body of the City of Heath, Texas in compliance with the laws of the State of Texas and the ordinances of the City of Heath, Texas, have given the requisite notices by publication and otherwise, have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area and in the vicinity thereof; and

WHEREAS, City Council desires to amend Chapter 159 “Zoning” and issue a conditional use permit to allow for the provision of ambulance services on the Property and that such conditional use permit is in the health, safety and welfare of the citizens of Heath and the general public.

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. Authorization. In accordance with section 159.21(C)(9), Chapter 159, Zoning, of the City of Heath Code of Ordinances is hereby amended to grant a Conditional Use Permit in an (SF-43) Single-Family Residential District on the property located at 6834 S. FM 549, Heath, Texas, and described as a 1.025-acre tract of land situated in the E. Teal Survey, Abstract No. 207, Tract 11, City of Heath, Rockwall County, Texas, and more specifically described herein as *Exhibit 'A'*, attached hereto and incorporated herein for all purposes (the "Property"), for an ambulance service contracted with Rockwall County Emergency Services Corporation. The Property shall only be used in the manner and for the purpose provided for in Chapter 159, Zoning of the City of Heath Code of Ordinances, as amended, by granting of this Conditional Use Permit (CUP) with the following conditions:

1. That the Property generally conform to the site plan attached as Exhibit "B";
2. That no more than (2) emergency services vehicles be in operation or located on the subject property;
3. That the ambulance siren may only be activated while fully exiting the property to enter the right-of-way as necessitated by an emergency;
4. That this Conditional Use Permit (CUP) may be revoked if a contract for services has not been fully executed for ambulance services with Rockwall County Emergency Services Corporation or a company is not otherwise contracted to provide ambulance services within the City's jurisdiction, or for any alleged breach of the aforementioned contract; and
5. This Conditional Use Permit may be revoked for any of the above conditions, violation of City ordinances or state law committed by Rockwall EMS, its owners, employees, agents or contractors.
6. That this Conditional Use Permit shall expire five (5) years from the date of approval and at which time an extension for the permit may be considered by the City Council. The permittee shall make application for renewal/extension of the Conditional Use Permit not less than ninety (90) days prior to the expiration of this Ordinance.

Section 3. Repealer. This Ordinance shall be cumulative of all provisions of all ordinances of the City of Heath, as amended, and shall not repeal any of the provisions of such ordinances, except in those instances where provisions of such ordinances are in direct conflict with the provisions of this Ordinance.

Section 4. Severability. It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses and phrases 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 in this Ordinance of any such unconstitutional phrase, clause, sentence, paragraph or section.

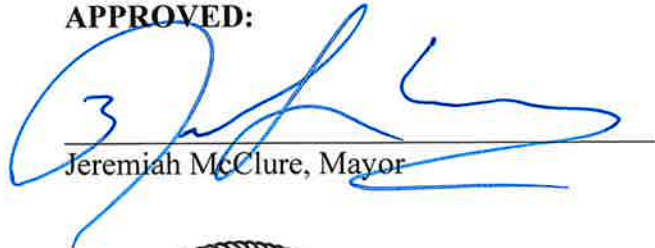
Section 5. Penalty. Any person, firm or corporation violating any provision of this ordinance shall be deemed guilty of a misdemeanor and, upon conviction, in the municipal court

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 6. 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 26th day of May 2026.

APPROVED:


Jeremiah McClure, Mayor

ATTEST:

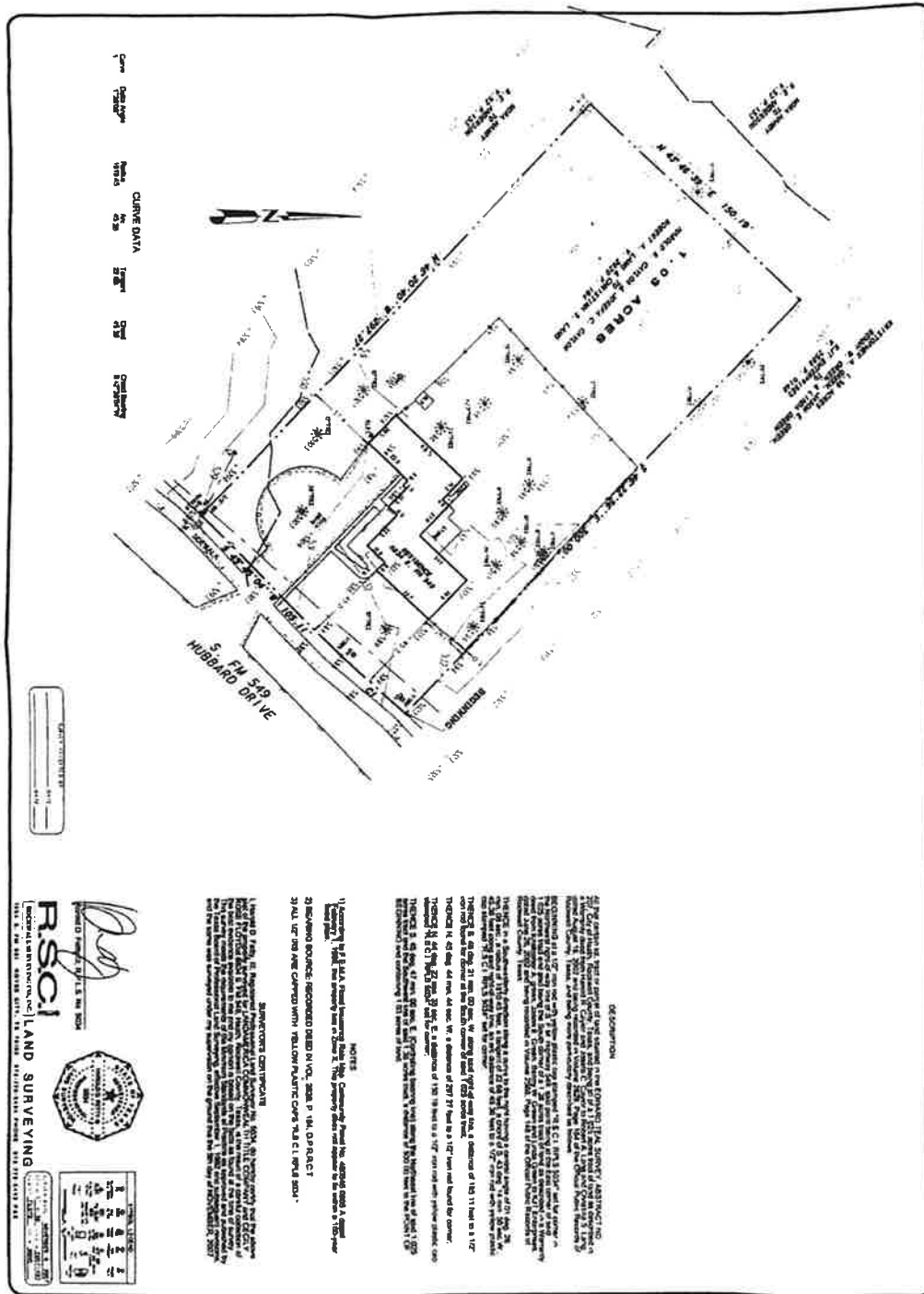

Norma Duncan, City Secretary



APPROVED AS TO FORM:


Marie Johnson, Assistant City Attorney

EXHIBIT 'A' - Survey



CURVE DATA
 Radius 100.00
 Delta 30.00
 Tangent 51.96
 Chord 100.00
 Chord Bearing 150.00

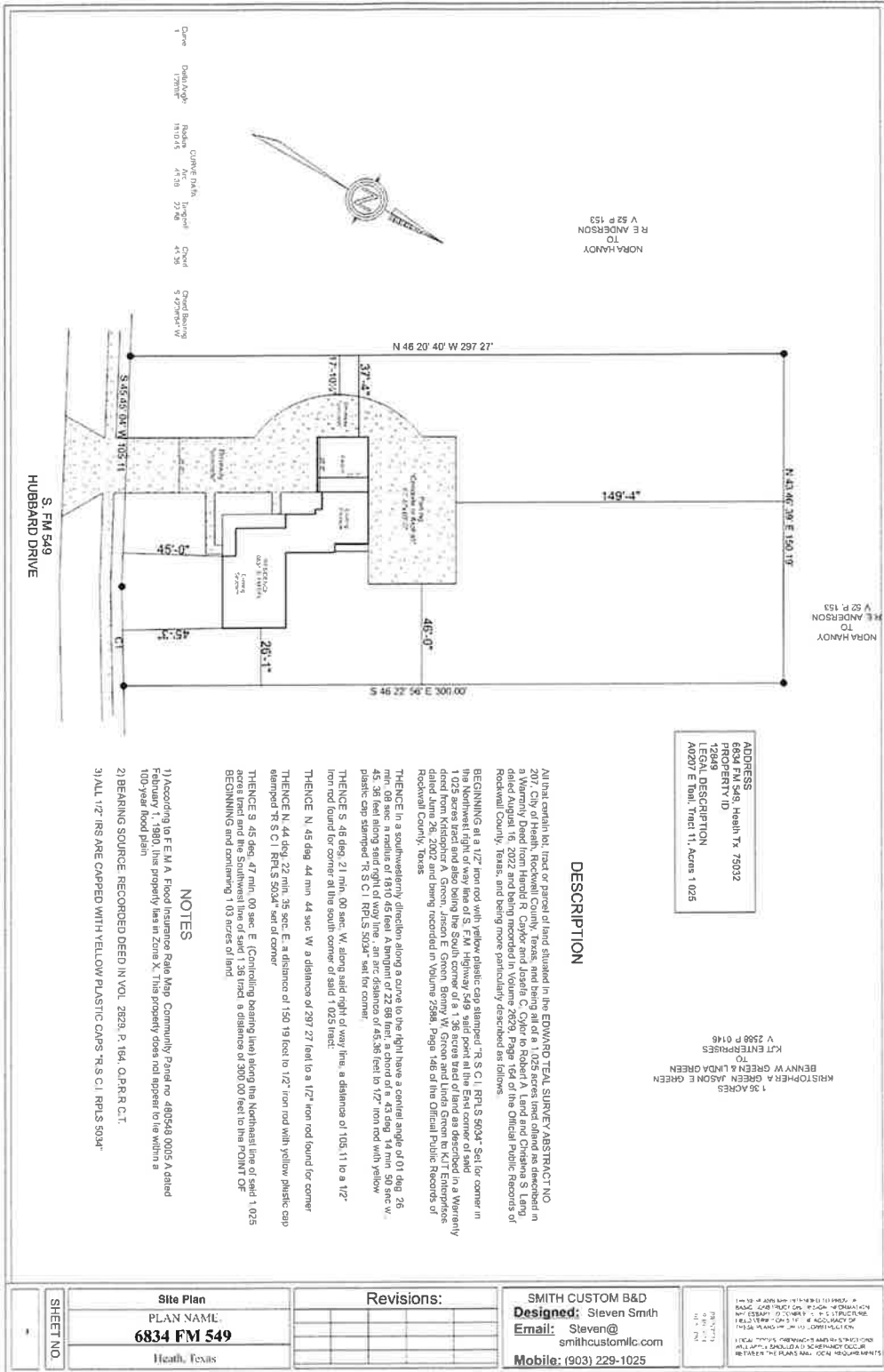
SCALE
 1" = 100.00'

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REMARKS
 1) Accuracy is as stated in the accompanying report. The accompanying report is the only authority for the accuracy of this survey.
 2) ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.
 3) ALL CURVES ARE CIRCULAR UNLESS OTHERWISE NOTED.
 4) ALL BEARINGS ARE TRUE UNLESS OTHERWISE NOTED.
 5) ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.
 6) ALL BEARINGS ARE TRUE UNLESS OTHERWISE NOTED.
 7) ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.
 8) ALL BEARINGS ARE TRUE UNLESS OTHERWISE NOTED.
 9) ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.
 10) ALL BEARINGS ARE TRUE UNLESS OTHERWISE NOTED.

CONCLUSION
 The above is a true and correct copy of the original survey as shown on the attached plat. The survey was conducted in accordance with the standards and practices of the profession of land surveying in the State of Texas. The survey was conducted on the 15th day of August, 2011, at the premises of the above-described property. The survey was conducted by the undersigned, a duly licensed and qualified land surveyor in the State of Texas. The survey was conducted in accordance with the standards and practices of the profession of land surveying in the State of Texas. The survey was conducted on the 15th day of August, 2011, at the premises of the above-described property. The survey was conducted by the undersigned, a duly licensed and qualified land surveyor in the State of Texas. The survey was conducted in accordance with the standards and practices of the profession of land surveying in the State of Texas.

Exhibit 'B' – Site Plan



NORMA HANCOY
TO
R E ANDERSON
V 52 P 153

NORMA HANCOY
TO
R E ANDERSON
V 52 P 153

ADDRESS
6834 FM 549, Heath TX 75032
PROPERTY ID
12849
LEGAL DESCRIPTION
A0257 E 1/4th, Tract 11, Acres 1.025

KIT ENTERPRISES
V 2586 P 0146
TO
BENNY W GREEN & LINDA S GREEN
KRISTOPHER A GREEN & JASON E GREEN
1.35 ACRES

DESCRIPTION

All that certain lot, tract or parcel of land situated in the EDWARD TEAL SURVEY ABSTRACT NO. 272, CITY OF HEATH, ROCKWALL COUNTY, TEXAS, and more particularly described as follows: A certain 1.025 acre tract and also being the South corner of a 1.38 acre tract of land as described in a Warranty Deed from Kristopher A. Green, Jason E. Green, Benny W. Green and Linda Green to K.I.T. Enterprises dated June 28, 2002 and being recorded in Volume 2586, Page 164 of the Official Public Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. PRL S 5034" set for corner in the Northwest right of way line of S.E.M. Highway 549 said point at the East corner of said 1.025 acre tract and also being the South corner of a 1.38 acre tract of land as described in a Warranty Deed from Kristopher A. Green, Jason E. Green, Benny W. Green and Linda Green to K.I.T. Enterprises dated June 28, 2002 and being recorded in Volume 2586, Page 164 of the Official Public Records of Rockwall County, Texas;

THENCE in a southeasterly direction along a curve to the right have a central angle of 01 deg, 26 min, 08 sec; a radius of 1810.45 feet; a bearing of 22 deg, 68 min, a chord of a 43 deg, 14 min, 50 sec; a plastic cap stamped "R.S.C.I. PRL S 5034" set for corner;

THENCE S 48 deg, 21 min, 08 sec; W; along said right of way line, a distance of 105.11 to a 1/2" iron rod found for corner at the south corner of said 1.025 tract;

THENCE N 45 deg, 44 min, 44 sec; W; a distance of 297.27 feet to a 1/2" iron rod found for corner;

THENCE N 44 deg, 22 min, 35 sec; E; a distance of 150.19 feet to 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. PRL S 5034" set of corner;

THENCE S 45 deg, 47 min, 09 sec; E; (Containing bearing line) along the Northeast line of said 1.025 acre tract and the Southwest line of said 1.38 tract, a distance of 300.00 feet to the POINT OF BEGINNING and containing 1.03 acres of land.

NOTES

- 1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel no. 480548 0005 A dated February 1, 1980, this property lies in Zone X. This property does not appear to be within a 100-year flood plain.
- 2) BEARING SOURCE: RECORDED DEED IN VOL. 2829, P. 164, O.P.R.R. C.T.
- 3) ALL 1/2" IRIS ARE CAPPED WITH YELLOW PLASTIC CAPS "R.S.C.I. PRL S 5034"

SHEET NO.	Site Plan	Revisions:	SMITH CUSTOM B&D Designed: Steven Smith Email: Steven@smithcustomllc.com Mobile: (903) 229-1025	<small>THIS DOCUMENT IS THE PROPERTY OF SMITH CUSTOM B&D. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY REUSE OR REPRODUCTION OF THIS DOCUMENT WITHOUT THE WRITTEN PERMISSION OF SMITH CUSTOM B&D IS STRICTLY PROHIBITED.</small>
	PLAN NAME 6834 FM 549 Heath, Texas			

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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.

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.

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Legal Bids & Proposals

Notice to Bidders

The Sabine River Authority of Texas (SRA) is seeking bids for the bulk fuel purchase of unleaded gasoline, non-ethanol gasoline, and diesel fuel to be delivered to the Lake Fork Division for the two-year period from September 1, 2026 through August 31, 2028. Sealed bids are to be received electronically via CivCast for response to this request for bid, until 2:00 p.m. June 24, 2026. Bids will, immediately thereafter, be publicly opened and read aloud.

Bids must be submitted and received no later than the opening date and time specified above. Any Bid received later than the specified time will not be considered. The SRA is not responsible for ensuring the successful submission of Bids electronically.

The Sabine River Authority reserves the right to adopt the most advantageous interpretation of the bids submitted in the case of ambiguity or lack of clearness in stating proposal prices, to reject any or all bids, and/or waive any formalities.

Contract documents may be obtained from (1) SRA Authority General Office, 12777 Hwy. 87 N., Orange, TX or (2) SRA Lake Fork Division Office, 353 Private Rd 5183, Quitman, TX 75783 or (3) by download from www.sratx.org under doing business "Bid Opportunities" or www.civcast.com under project "Sabine River Authority of Texas - RFB 26-0702 Lake Fork Bulk Fuel" or (4) by email request to bidding@srax.org. Parties requesting sets to be mailed shall pay all charges involved.

Questions regarding contract documents may be emailed to bidding@srax.org or directed to Conrad King at 903.878.2262. IPLDMN0145732

Notice to Bidders

The Sabine River Authority of Texas (SRA) is seeking bids for the bulk fuel purchase of unleaded gasoline, non-ethanol gasoline, and diesel fuel to be delivered to the Lake Tawakoni Division for the two-year period from September 1, 2026 through August 31, 2028. Sealed bids are to be received electronically via CivCast for response to this request for bid, until 2:00 p.m. June 24, 2026. Bids will, immediately thereafter, be publicly opened and read aloud.

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Contract documents may be obtained from (1) SRA Authority General Office, 12777 Hwy. 87 N., Orange, TX or (2) SRA Lake Tawakoni Division Office, 169 RCR 1480, Point, TX or (3) by download from www.sratx.org under doing business "Bid Opportunities" or www.civcast.com under project "Sabine River Authority of Texas - RFB 26-0302 Lake Tawakoni Bulk Fuel" or (4) by email request to jstovall@srax.org. Parties requesting sets to be mailed shall pay all charges involved.

Questions regarding contract documents may be emailed to jstovall@srax.org or directed to Jason Stovall at 903.598.2216. IPLDMN0145729

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The Town of Addison is accepting submittals for Construction Management Services for the Police/Courts Facility. Submittals will be accepted until 2:00 p.m., 6/25/26 at the Finance Building, 5300 Bell Line Rd., Dallas, Texas 75254 at which time they will be opened. Late submittals will not be considered. Specifications and other information are available on www.bidnetdirect.com. The Town reserves the right to deem any formalities and to reject any or all submittals and to select the most advantageous to the Town. IPLDMN0144987

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Public Comment Period - Draft 2026 Update to the North Central Texas Water Quality Management Plan

The North Central Texas Council of Governments (NCTCOG) invites local governments, citizens, and other organizations to comment on the Draft 2026 Update to the North Central Texas Water Quality Management Plan (WQMP), which is available as an interactive mapping tool at <https://www.nctcog.org/envir/natural-resources/water-resources> under the green banner titled "Current Water Quality Management Plan." NCTCOG administers the WQMP for the designated planning area pursuant to the federal Clean Water Act. The WQMP showcases where polluted water bodies lie within the NCTCOG region and discusses strategies for pollution prevention and removal. Submit written comments referencing the 2026 WQMP Update by June 22, 2026, to NCTCOG, Environment & Development, P.O. Box 5888, Arlington, TX 76005-5888, or email to EandD@nctcog.org. If you have questions about the Draft 2026 WQMP Update, please call 817-695-9221. IPLDMN0139290

Sales surge despite rising mortgage rates

Continued from Page 3B

time last year, is helping to improve affordability, giving the housing market momentum, said Lawrence Yun, NAR's chief economist.

"I cannot definitively say if home sales are truly coming out of the slump, because we know that there's still uncertainty related to the oil prices or how the mortgage rates will move," Yun said, adding that he expects home sales will emerge from their multi-year slump if the average rate on a 30-year mortgage drops back closer to 6%.

The U.S. housing market has been in a slump since 2022, when mortgage rates began to climb from pandemic-era lows. Sales of previously occupied U.S. homes were essentially flat last year, stuck at a 30-year low. They have remained sluggish so far this year. They were flat in April after declining from a year earlier through the first three months of this year.

Years of soaring home prices, especially in the early part of this decade when rock-bottom mortgage rates fueled a buying frenzy, have left many would-be homebuyers frozen out of the market. And a chronic shortage of homes for sale nationally, due partly to years of below-average new home construction, has helped prop up home prices even in a multiyear sales



Nam Y. Huh/The Associated Press

Sales of previously occupied U.S. homes accelerated last month to their fastest pace this year in a sharp turnaround in demand.

slump.

While the average rate has remained below where it was a year ago, it has been mostly trending higher since the war with Iran began, disrupting the passage of tankers ferrying crude oil from the Persian Gulf to customers worldwide and driving oil prices sharply higher. Expectations of high oil prices as the war continues have pushed up the long-term bond yields that lenders use as a guide to pricing home loans, causing mortgage rates to climb.

Despite the uncertainty over mortgage rates, first-time buyers accounted for 35% of home purchases last month, the highest share going back to June 2020, Yun said. Historically, they made up 40% of home sales.

U.S. trade deficit narrowed in April

Continued from Page 3B

\$55.9 billion, the Commerce Department's Bureau of Economic Analysis and Census Bureau said. Data for March were revised lower to show the deficit at \$56.6 billion instead of the previously reported \$60.3 billion.

Economists polled by Reuters forecast the trade deficit would shrink to \$56.1 billion in April. Exports increased 2.6% to \$327.1 billion, a record high. Goods exports surged 4.1% to a record \$221.3 billion. Petroleum exports increased to a record high of \$36.7 billion from \$27.6 billion in March, driven by higher volumes and oil prices tied to the Middle East conflict.

The U.S. is a net oil exporter. Crude prices have shot above \$100 per barrel since the war started in late February. The increase in petroleum products, including crude oil, pushed exports of industrial supplies and materials to a record high of \$89.0 billion. The nation's petroleum trade surplus swelled to a record high of \$17.7 billion from \$9.4 billion in March.

"The good news is that the trade picture is moving into better balance at the start of the second quarter ... but the bad news is the export growth looks uncertain, as much of it appears to be the result of higher energy prices from the Iran conflict," said Christopher Rupkey, chief economist at FWDBONDS.

Exports of capital goods increased \$4.0 billion to a record high of \$70.3 billion amid strong gains in computers and civilian aircraft. Consumer goods exports increased \$1.7 billion.

The increase in overall exports outpaced imports, which rose 2.0% to \$383.0 billion in April. Goods imports advanced 1.1% to \$304.9 billion. They were lifted by a \$7.0 bil-

lion increase in capital goods, mostly computers, semiconductors and telecommunications equipment, reflecting the AI spending spree.

But imports of industrial supplies and materials fell \$0.9 billion as petroleum products volumes dropped.

The overall goods trade deficit contracted 2.8% to \$83.7 billion. When adjusted for inflation, the goods trade gap narrowed \$1.5 billion, or 1.8%, to \$84.3 billion. Trade has been a drag on gross domestic product for two straight quarters.

"The latest trade data bode well for GDP when excluding trade in gold," said Stephen Brown, chief North America economist at Capital Economics.

The Atlanta Federal Reserve's GDP tracking estimate for the second quarter is running at a 3.3% annualized rate. The economy grew at a 1.6% pace in the first quarter.

The nation's goods trade deficit with China decreased \$2.6 billion to \$12.0 billion, with both exports and imports declining. The U.S. had goods trade deficits with Taiwan, Vietnam, Mexico, the European Union, Canada and South Korea among other nations.

President Donald Trump's administration has defended its protectionist trade policy as necessary to address these imbalances. The trade surplus with the United Kingdom dropped \$3.8 billion to \$2.6 billion in April, reflecting declines in both exports and imports.

Exports of services fell \$0.4 billion to \$105.8 billion in April, pulled down by weakness in travel, transport and maintenance and repair services. Exports of other business services, however, increased. Imports of services shot up \$1.3 billion to \$78.0 billion amid gains in transport, travel and insurance services.