

**ORDINANCE NO. 3950  
ZONING CASE TR26-02**

**AN ORDINANCE OF THE CITY OF NORTH RICHLAND HILLS AMENDING CHAPTER 54, MOTOR VEHICLES AND TRAFFIC, ARTICLE XI, RESIDENTIAL PERMIT PARKING ZONE, OF THE CODE OF ORDINANCES, NORTH RICHLAND HILLS, TEXAS, TO REVISE RESIDENTIAL PERMIT PARKING ZONE REGULATIONS; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING FOR SEVERABILITY; ESTABLISHING A PENALTY; PROVIDING FOR SAVINGS; PROVIDING FOR PUBLICATION; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS,** the City of North Richland Hills, Texas is a home-rule municipality located in Tarrant County, Texas acting under its charter adopted by the electorate pursuant to Article XI, Section 5 of the Texas Constitution and Chapter 9 of the Local Government Code; and

**WHEREAS,** areas designated as Urban Village on the Land Use Plan, such as the Town Center and Transit Oriented Development Zoning Districts contain relatively high density mixed use development, including single family and multi-family living units, schools, sports/entertainment, venues, office, retail, and other commercial and civic uses in a more compact, walkable environment; and

**WHEREAS,** the Vision2030 Transportation Plan, a component of the City's comprehensive plan adopted by Ordinance 3592 on July 22, 2019, specifically recommends the creation of parking management districts for TODs and Urban Villages; and

**WHEREAS,** the City Council desires to amend certain portions of the Residential Permit Parking zone regulations to align with current practices; and

**WHEREAS,** the City Council has determined that the proposed ordinance amendment promotes the health, safety, morals, and the general welfare within the City of North Richland Hills and is in the best interest of the City of North Richland Hills.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF NORTH RICHLAND HILLS, TEXAS, THAT:**

**SECTION 1:** That Chapter 54, Motor Vehicles and Traffic, Article XI, Residential Permit Parking Zone, in the Code of Ordinances, City of North Richland Hills, Texas, be amended in part by revising Section 54-409 – “Definitions” to read :

“ ...

In this article:

Agreement means the Residential Permitting Parking Agreement between the City of North Richland Hills and the Home Owner's Association.

City means the City of North Richland Hills, Texas.

CC&Rs mean the Covenants, Conditions and Restrictions on homes that govern all properties within a designated area.

Department means the city department designated by the city manager to enforce this article.

Home owner's association or the HOA means the association or management company authorized to enforce the CC&Rs in a designated neighborhood in the Town Center District, the TOD, or other area designated as Urban Village on the Vision2030 Land Use Plan.

Parking signage plan means the plan for signage designating location, size, type, and wording for all parking signs within the residential permit parking zone.

Permit means a residential parking permit approved by the City and issued by the Association (HOA) pursuant to an active Residential Permitting Parking Agreement.

Resident means a homeowner or other person who resides within the boundary of the residential permit parking zone.

Residential permit parking zone or zone means the boundaries of the designated areas within the Town Center or transit oriented development district (TOD), or other urban village where only resident motor vehicles displaying a valid permit may park.

Town Center District means the area in the City of North Richland Hills designated on the city's comprehensive zoning map as the Town Center Zoning District.

Transit Oriented Development District or TOD means the area in the City of North Richland Hills designated on the city's comprehensive zoning map as the Transit Oriented Development Zoning District.

Urban Village means an area in the City of North Richland Hills designated on the city's comprehensive land use plan map as Urban Village.

...”

**SECTION 2:** That Chapter 54, Motor Vehicles and Traffic, Article XI, Residential Permit Parking Zone, in the Code of Ordinances, City of North Richland Hills, Texas, be amended in part by revising Section 54-411 – “Residential parking permit required” be amended to read :

“ ...

- (a) Permit required. It shall be unlawful to stop, stand or park a motor vehicle in a residential permit parking zone without a valid residential parking permit properly displayed on the rearview mirror, windshield or the dashboard of the vehicle. Any person who meets the eligibility requirements may apply for a residential parking permit. Such application shall be submitted in accordance with section 54-413 of this article.
- (b) Authority. The Association shall, pursuant to a Residential Permitting Parking Agreement approved by the City, have authority to issue permits for residential parking within the zone.
- (c) Eligibility. A person is eligible to apply for a residential parking permit if he or she:
  - (1) Owns or leases a motor vehicle;
  - (2) Possesses a valid drivers' license;
  - (3) Resides within the residential permit parking zone; and
  - (4) Pays the applicable fee for the permit.The city shall have the discretion to deny any application for a permit that does not meet the eligibility criteria, is not in compliance with the agreement or that poses a potential threat to the public, health or safety of the citizens of the city.
- (d) Number of permits issued. A maximum of three (3) permits may be issued per residence within the residential permit parking zone. A permit may be replaced in the event the permit is lost, stolen or the vehicle is sold.

- (e) Expiration. The time for expiration of a permit shall be agreed upon by the city and the home owner's association and set forth in the residential permitting parking agreement.
- (f) Display. The permit shall be conspicuously displayed in the vehicle for easy visibility in a manner and location approved by the city and the association.
- (g) Parking authorized. A permit shall authorize the holder to stop, stand, or park a motor vehicle in the residential permit parking zone with a valid, properly displayed permit, as authorized by the permit, unless such stopping, standing or parking is prohibited or restricted by laws or regulations other than as established in this article.
- (h) Registered owner. The registered owner of the motor vehicle is presumed to be the person who left the vehicle stopped, standing or parked at the time and place the offense occurred.
- (i) Fees. Fees for residential parking permits shall be set forth in Appendix A, Fee Schedule, and are subject to annual modifications as determined by the city.  
 ...”

**SECTION 3:** That Chapter 54, Motor Vehicles and Traffic, Article XI, Residential Permit Parking Zone, in the Code of Ordinances, City of North Richland Hills, Texas, be amended in part by revising Section 54-414 – “Responsibilities of the homeowner’s association” be amended to read :

“ ...

- (a) After approval of the zone by the city, the HOA shall be responsible for administering the residential permit parking zone program in accordance with the residential permitting parking agreement between the city and the HOA and this article.
- (b) The HOA shall collect all applications and fees for permits and submit the applications and fees to the city for review. If responsible for issuing permits, as delegated in an active Agreement, the HOA will be responsible for issuing said permits.
- (c) The HOA shall submit a parking signage plan to the City for approval by the City Manager or designee. No enforcement by the HOA may take place prior to installation of all applicable signage within the zone.

(d) The HOA shall enter into a separate agreement with the city's then contracted towing service for immobilization of vehicles in violation of this article, including booting and towing.

..."

**SECTION 4:** That Chapter 54, Motor Vehicles and Traffic, Article XI, Residential Permit Parking Zone, in the Code of Ordinances, City of North Richland Hills, Texas, be amended in part by revising Section 54-415 – “Enforcement; revocation” be amended to read :

“...

(a) The city's planning department and police department shall have enforcement authority for this article.

(b) The city may issue citations or revoke the permit of any person who is found to be in violation of the laws regulating parking in a residential permit parking zone. If the HOA issues permits, the City reserves the right to provide notice to the HOA to revoke any issued permit, pursuant to an active Agreement.

(c) Immobilization is hereby authorized of any vehicle parked in a residential permit parking zone without a valid residential parking permit, including booting and towing, at the sole cost and expense of the owner of the vehicle.

...”

**SECTION 5:** This Ordinance shall be cumulative of all provisions of ordinances and of the Code of Ordinances, City of North Richland Hills, Texas, as amended, except when the provisions of this Ordinance are in direct conflict with the provisions of such ordinances and such code, in which event the conflicting provisions of such ordinances and such code are hereby repealed.

**SECTION 6:** 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 section, paragraph, sentence, clause, or phrase 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 sections, paragraphs, sentences, clauses, and phrases of this Ordinance, since the same would have been enacted by the City Council without the incorporation in this Ordinance of any such unconstitutional section, paragraph, sentence, clause, or phrase.

**SECTION 7:** Any person, firm, or corporation violating any provision of the Sign Regulations of the City of North Richland Hills as amended hereby shall be deemed guilty of a misdemeanor and upon final conviction thereof fined in an amount not to exceed Five Hundred Dollars (\$500.00). Each day any such violation shall be allowed to continue shall constitute a separate violation and punishable hereunder.

**SECTION 8:** All rights and remedies of the City of North Richland Hills are expressly saved as to any and all violations of the provisions of any ordinances governing the sign regulations that have accrued at the time of the effective date of this Ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances, same shall not be affected by this Ordinance but may be prosecuted until final disposition by the courts.

**SECTION 9:** The City Secretary is hereby authorized and directed to cause the publication of the descriptive caption and penalty clause of this Ordinance as required by law, if applicable.

**SECTION 10:** This Ordinance shall be in full force and effect upon publication as required by law.

**AND IT IS SO ORDAINED.**

**PASSED AND APPROVED** on this 13th day of April, 2026.

**CITY OF NORTH RICHLAND HILLS**

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Jack McCarty, Mayor

**ATTEST:**

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Alicia Richardson  
City Secretary/Chief Governance Officer

**APPROVED AS TO FORM AND LEGALITY:**

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Bradley A. Anderle, City Attorney

**APPROVED AS TO CONTENT:**

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Cori Reaume  
Planning Director