CITY OF NORTH RICHLAND HILLS
CITY COUNCIL AGENDA
4301 CITY POINT DRIVE
NORTH RICHLAND HILLS, TX 76180
MONDAY, OCTOBER 13, 2025

WORK SESSION: 5:00 PM

Held in the Council Workroom

CALL TO ORDER

1. Discuss items from regular City Council meeting.

2. Discuss Advisory Committee on Senior Affairs.

3. Presentation of 2025 Citizen Survey Schedule.

4. Review and discuss updates to short-term rental ordinances.

FUTURE AGENDA ITEM(S)

The purpose of this item is to allow the Mayor and Council members an opportunity to bring forward items they wish to discuss at a future work session. In accordance with the Texas Open Meetings Act, any discussion shall be limited to a proposal to place the item on a future agenda. The Council shall not vote, or take any action on the items during this meeting.

EXECUTIVE SESSION

The City Council may enter into closed Executive Session as authorized by Chapter 551, Texas Government Code. Executive Session may be held at the end of the Regular Session or at any time during the meeting that a need arises for the City Council to seek advice from the city attorney (551.071) as to the posted subject matter of this City Council meeting.

The City Council may confer privately with its attorney to seek legal advice on any matter listed on the agenda or on any matter in which the duty of the

attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with Chapter 551, Texas Government Code.

1. Section 551.071: Consultation with the City Attorney to seek advice about pending or contemplated litigation or on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Open Meetings Act - (1) City of North Richland Hills v. Manuel Financial No. 2, LLC et al, Case No. CC240015, Municipal Court No. 2, City of North Richland Hills, Tarrant County, Texas; (2) City of North Richland Hills v. Manuel Oldsmobile, Inc., Case No. CC240019, Municipal Court No. 2, City of North Richland Hills, Tarrant County, Texas; (3) Jessie Goodfellow vs. City of North Richland Hills, et al, Cause No. 352-366545-25; and (4) short term rental regulations.

2. Section 551.087: Deliberation regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the City and with which the governmental body is conducting economic development negotiations or regarding the offer of a financial or other incentive to such a business prospect - 4401 City Point Drive and 8800 Mid Cities Boulevard.

REGULAR MEETING: Immediately following executive session (but no earlier than 7:00 p.m.)

Held in the City Hall Council Chambers

A. CALL TO ORDER

A.1 INVOCATION - COUNCIL MEMBER BLAKE

A.2 PLEDGE - COUNCIL MEMBER BLAKE

A.3 SPECIAL PRESENTATION(S) AND RECOGNITION(S)

A.3.1 Recognition of Don Buehrer, Police Department VIP Program

A.3.2 Presentation of Traditional Finances and Debt Obligation Transparency Stars Awards, Acting Texas Comptroller Kelly Hancock

A.4 PUBLIC COMMENTS

An opportunity for citizens to address the City Council on matters which are scheduled on this agenda for consideration by the City Council, but not

scheduled as a public hearing. In order to address the City Council during public comments, a Public Meeting Appearance Form must be completed and presented to the City Secretary prior to the start of the City Council meeting.

A.5 REMOVAL OF ITEM(S) FROM CONSENT AGENDA

B. CONSIDER APPROVAL OF CONSENT AGENDA ITEMS

B.1 Approve the minutes of the September 22, 2025 City Council meeting.

B.2 Consider awarding RFP 25-028, a one-year contract with four additional one-year renewal options, to Casco Industries, Inc., for the purchase of firefighting clothes/bunker gear in an annual amount not exceed $77,302.

B.3 Consider Resolution No. 2025-043, finding that Oncor Electric Delivery Company LLC's application to change rates within the city should be denied, finding that the City's reasonable rate case expenses shall be reimbursed, and all matters related thereto.

C. PUBLIC HEARINGS

C.1 ZC23-0064, Ordinance No. 3928, Public hearing and consideration of a request from Marisol Pedroza for a special use permit for an accessory dwelling unit at 9200 Martin Drive, being 0.516 acres described as Lots 3 and 4, Block 1, Thompson Park Estates.

C.2 ZC25-0140, Ordinance No. 3929, Public hearing and consideration of a request from Avid Roofing & Waterproofing for a special use permit for a contractor’s office with shop and garage at 5105 Commercial Drive, being 0.621 acres described Lot J, Block 14, Richland Terrace Addition.

C.3 ZC25-0143, Ordinance No. 3930, Public hearing and consideration of a request from MKG Homes for a special use permit for a permanent accessory building at 6809 Little Ranch Road, being 1.836 acres described as Lot 7, Block 1, Morgan Meadows.

C.4 TR25-05, Ordinance No. 3922, Public hearing and consideration of city-initiated text amendments to Sections 118-1, 118-631, and 118-633 for the purpose of considering the addition of the short-term rental housing use and additional short-term rental regulations. CONTINUED FROM THE SEPTEMBER 8, 2025 CITY COUNCIL MEETING.

C.5 TR25-06, Ordinance No. 3922-A, or consolidated Ordinance No. 3922-B, Public hearing and consideration of city-initiated text

amendments to Sections 118-563 and 118-565 in Chapter 118, "Zoning," in Division 15, "Transit Oriented Development," for the purpose of considering the addition of short-term rental housing as an authorized use and additional regulations for short-term rental housing.

D. PLANNING AND DEVELOPMENT

D.1 Consider Ordinance No. 3925, amending Chapter 18, Article XII, "Rental Housing," to adopt short-term rental regulations.

D.2 Consider Ordinance No. 3926, amending the master fee schedule to include short-term rental annual registration fees.

E. PUBLIC WORKS

F. CITIZENS PRESENTATION

An opportunity for citizens to address the City Council on matters which are not scheduled for consideration by the City Council or another City Board or Commission at a later date. In order to address the City Council during citizens presentation, a Public Meeting Appearance Form must be completed and presented to the City Secretary prior to the start of the City Council meeting.

G. GENERAL ITEMS

G.1 Consider Resolution No. 2025-042, nominating candidate(s) to the Tarrant County Appraisal District Board of Directors.

G.2 Consider a Professional Services Agreement for the Open Rewards Shop Local Program to Bludot Technologies, Inc. in an amount not to exceed $104,740.

G.3 Consider Award of Bid 25-034 to Relief Services for Veterinary Practitioners (RSVP) for Veterinarian Services authorize the City Manager to execute the one-year contract for an annual amount not to exceed $76,000, with four additional one-year renewal options.

H. EXECUTIVE SESSION ITEMS - CITY COUNCIL MAY TAKE ACTION ON ANY ITEM DISCUSSED IN EXECUTIVE SESSION LISTED ON WORK SESSION AGENDA

I. INFORMATION AND REPORTS - COUNCIL MEMBER PARKS

I.1 Announcements

J. ADJOURNMENT

Certification

I do hereby certify that the above notice of meeting of the North Richland Hills City Council was posted at City Hall, City of North Richland Hills, Texas in compliance with Chapter 551, Texas Government Code on Tuesday, October 7, 2025 by 5:00 PM.

_____

Alicia Richardson
City Secretary/Chief Governance Officer

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's office at 817-427-6060 for further information.

CITY COUNCIL MEMORANDUM

FROM: The Office of the City Manager **DATE:** October 13, 2025

SUBJECT: Discuss items from regular City Council meeting.

PRESENTER: Paulette Hartman, City Manager

SUMMARY:

Provide the City Council with the opportunity to discuss any item on the regular agenda.

GENERAL DESCRIPTION:

The purpose of this standing item is to allow the City Council an opportunity to inquire about items that are posted for discussion and deliberation on the regular City Council agenda.

The City Council is encouraged to ask staff questions to clarify and/or provide additional information on items posted on the regular agenda or consent agenda.

CITY COUNCIL MEMORANDUM

FROM: The Office of the City Manager **DATE:** October 13, 2025

SUBJECT: Discuss Advisory Committee on Senior Affairs.

PRESENTER: Alicia Richardson, City Secretary/Chief Governance Officer

GENERAL DESCRIPTION:

At the direction of the City Council, staff prepared a proposed ordinance for the establishment of a committee to enhance communication and outreach for seniors. City Council will receive an overview of the proposed ordinance at the work session.

CITY COUNCIL MEMORANDUM

FROM: The Office of the City Manager **DATE:** October 13, 2025

SUBJECT: Presentation of 2025 Citizen Survey Schedule

PRESENTER: Mary Peters, Communications Director

SUMMARY:

Staff will present the timeline for the upcoming North Richland Hills Citizen Survey.

GENERAL DESCRIPTION:

The City of North Richland Hills conducts a citizen survey every other year to measure what residents think about the quality of life in our community and the services the city provides. The survey helps City Council and staff identify where improvements need to be made and plan for the future. The next survey will be conducted this fall. During the work session, staff will review the schedule for the 2025 survey.

NORTH RICHLAND HILLS

CITY COUNCIL MEMORANDUM

FROM: The Office of the City Manager **DATE:** October 13, 2025

SUBJECT: Review and discuss updates to short-term rental ordinances.

PRESENTER: Cori Reaume, Planning Director

SUMMARY:

The purpose of this item is to discuss the several regular session items related to short-term rentals and any changes to the drafts that have occurred since the past presentations.

GENERAL DESCRIPTION:

The regular meeting agenda includes several items related to short-term rentals. Below is a summary of the items under consideration:

- Continuation of a public hearing opened originally on September 8th. This is an update to the City's zoning ordinance to consider the addition of "short-term rentals" as a use, inclusion in the permitted table of uses, and related reference of conditions to be associated with the use.

- Opening of a new public hearing to consider an amendment to the zoning ordinance similar to the aforementioned item. This public hearing is specific to the transit oriented development zones, and inclusion of short-term rental use within some character zones of the TODs.

- Consideration of an ordinance adopting the annual permit requirement for short-term rentals, and general operational requirements of any permitted short-term rental.

- Consideration of a fee schedule amendment related to short term rental permitting and reinspection fees.

CITY COUNCIL MEMORANDUM

FROM: The Office of the City Manager **DATE:** October 13, 2025

SUBJECT: Presentation of Traditional Finances and Debt Obligation Transparency Stars Program, Acting Texas Comptroller Kelly Hancock

PRESENTER: Trudy J. Lewis, Assistant City Manager

GENERAL DESCRIPTION:

On May 27, 2025 staff provided City Council with an overview of the State Comptroller Transparency Stars Program. Staff submitted applications for both the Traditional Finances and Debt Obligation Transparency Stars in August. The Texas State Comptroller's Office Transparency Stars committee has confirmed successful award for both applications. The awards are being presented in person by Acting Texas Comptroller of Public Accounts Kelly Hancock.

CITY COUNCIL MEMORANDUM

FROM: The Office of the City Manager **DATE:** October 13, 2025

SUBJECT: Approve minutes of the September 22, 2025 City Council meeting.

PRESENTER: Alicia Richardson, City Secretary/Chief Governance Officer

SUMMARY:

The minutes are listed on the consent agenda and approved by majority vote of Council at the City Council meetings.

GENERAL DESCRIPTION:

The City Secretary's Office prepares action minutes for each City Council meeting. The minutes for the previous meeting are placed on the consent agenda for review and approval by the City Council, which contributes to a time-efficient meeting. Upon approval of the minutes, an electronic copy will be uploaded to the City's website.

RECOMMENDATION:

Approve the minutes of the September 22, 2025 City Council meeting.

MINUTES OF THE WORK SESSION AND REGULAR MEETING
OF THE CITY COUNCIL OF THE CITY OF NORTH RICHLAND HILLS, TEXAS
HELD IN THE CITY HALL 4301 CITY POINT DRIVE
SEPTEMBER 22, 2025

WORK SESSION

The City Council of the City of North Richland Hills, Texas met in work session on the 22nd day of September at 5:00 p.m. in the Council Workroom prior to the 7:00 p.m. regular City Council meeting.

Present:	Jack McCarty	Mayor
	Cecille Delaney	Place 1
	Ricky Rodriguez	Place 2
	Danny Roberts	Place 3
	Matt Blake	Place 4
	Billy Parks	Place 5
	Russ Mitchell	Place 6
	Kelvin Deupree	Mayor Pro Tem, Place 7
Staff Members:	Paulette Hartman	City Manager
	Trudy Lewis	Assistant City Manager
	Caroline Waggoner	Assistant City Manager
	Alicia Richardson	City Secretary/Chief Governance Officer
	Bradley A. Anderle	City Attorney

CALL TO ORDER

Mayor McCarty called the meeting to order at 5:00 p.m.

1. DISCUSS ITEMS FROM REGULAR CITY COUNCIL MEETING.

City Council had no questions for staff.

2. DISCUSS THE TEXAS 89TH LEGISLATIVE SESSION, SPECIAL CALLED SESSIONS, AND BILLS THAT ARE NOW EFFECTIVE.

City Council received an update from Assistant City Manager Trudy Lewis on the Texas 89th Legislative Session, Special Called Sessions, and bills that impact the city. She said ordinances that require action will be placed on a future agenda to comply with the new legislation.

3. DISCUSS UTILITY BILLING ISSUES, PROGRESS, AND STATUS.

City Council received an update from Assistant City Manager Trudy Lewis regarding the city's new utility billing software system, customer registration challenges, transition to new lockbox services, meter replacement system, and the city's next steps to enhance service to customers.

4. DISCUSS SHORT-TERM RENTAL REGULATIONS.

City Council received an update from Director of Planning Cori Reaume. She discussed changes to multifamily limitations, registration, re-inspection and suspension of permit, annual renewal period, and parking for the proposed ordinance. The changes are the result of comments from the public. Ms. Reaume stated that the Planning and Zoning Commission recommends the removal of Town Center Neighborhood Center districts from permitted districts. City Council and staff discussed parking, complaints, and enforcement. The consensus of City Council is to align parking requirements with home occupation parking regulations.

City Attorney Bradley Anderle provided an overview on the status of legal challenges for short term rentals that was discussed by the public at the last City Council meeting.

FUTURE AGENDA ITEM(S)

There were no requests from City Council for future agenda items.

CITY MANAGER REPORT PROVIDING AN UPDATE ON EFFICIENCY AUDITS, UPCOMING EVENTS, AND CAPITAL PROGRAM ADVISORY COMMITTEE

City Manager Paulette Hartman provided an update on the following:

Efficiency audit progress - the audits remain on schedule; the reports for the fleet and permits department studies will be presented during the October work sessions; and the IT study has progressed into stakeholder interviews.

Upcoming events - Fall in the Hall kicks off this Saturday, September 27, with The Elton Johns playing at the front plaza of the City Hall and National Night Out with the NRH Police Department occurs October 7.

Capital Program Advisory Committee - the committee, at their last meeting, discussed reconstruction necessities and toured Fire Stations 2 and 3. The next meeting is scheduled for October 8 at the NRH Library.

EXECUTIVE SESSION

1. **SECTION 551.071: CONSULTATION WITH THE CITY ATTORNEY TO SEEK ADVICE ABOUT PENDING OR CONTEMPLATED LITIGATION OR ON A MATTER IN WHICH THE DUTY OF THE ATTORNEY TO THE GOVERNMENTAL BODY UNDER THE TEXAS DISCIPLINARY RULES OF PROFESSIONAL CONDUCT OF THE STATE BAR OF TEXAS CLEARLY CONFLICTS WITH THE OPEN MEETINGS ACT - (1) CITY OF NORTH RICHLAND HILLS V. MANUEL FINANCIAL NO. 2, LLC ET AL, CASE NO. CC240015, MUNICIPAL COURT NO. 2, CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS; (2) CITY OF NORTH RICHLAND HILLS V. MANUEL OLDSMOBILE, INC., CASE NO. CC240019, MUNICIPAL COURT NO. 2, CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS; (3) JESSIE GOODFELLOW VS. CITY OF NORTH RICHLAND HILLS, ET AL, CAUSE NO. 352-366545-25; AND (4) SHORT TERM RENTAL REGULATIONS.**

Mayor McCarty announced at 7:06 p.m. that the City Council would adjourn into Executive Session as authorized by Chapter 551, Texas Government Code, specifically, Section 551.071: Consultation with the City Attorney to seek advice about pending or contemplated litigation or on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Open Meetings Act - (1) City of North Richland Hills v. Manuel Financial No. 2, LLC et al, Case No. CC240015, Municipal Court No. 2, City of North Richland Hills, Tarrant County, Texas; (2) City of North Richland Hills v. Manuel Oldsmobile, Inc., Case No. CC240019, Municipal Court No. 2, City of North Richland Hills, Tarrant County, Texas; (3) Jessie Goodfellow vs. City of North Richland Hills, et al, Cause No. 352-366545-25; and (4) short term rental regulations. Executive Session began at 7:12 p.m. and concluded at 7:45 p.m.

Mayor McCarty announced at 7:45 p.m. that City Council would convene to the regular City Council meeting.

REGULAR MEETING

A. CALL TO ORDER

Mayor McCarty called the meeting to order September 22, 2025 at 7:49 p.m.

Present:	Jack McCarty	Mayor
	Cecille Delaney	Place 1
	Ricky Rodriguez	Place 2
	Danny Roberts	Place 3
	Matt Blake	Place 4
	Billy Parks	Place 5
	Russ Mitchell	Place 6

	Kelvin Deupree	Mayor Pro Tem, Place 7
Staff Members:	Paulette Hartman	City Manager
	Alicia Richardson	City Secretary/Chief Governance Officer
	Bradley A. Anderle	City Attorney

A.1 INVOCATION

Council member Roberts gave the invocation.

A.2 PLEDGE

Council member Roberts led the Pledge of Allegiance to the United States and Texas flags.

A.3 SPECIAL PRESENTATION(S) AND RECOGNITION(S)

There were no items for this category.

A.4 PUBLIC COMMENTS

Lindsey Bednar, 6609 Central Avenue, commented on work session item No. 4, short term rental regulations.

Gopi Kantamneni, 7012 Bursey Road, commented on work session item No. 4, short term rental regulations.

Tracy Bennett, 3825 Scruggs Drive, commented on work session item No. 4, short term rental regulations.

A.5 REMOVAL OF ITEM(S) FROM CONSENT AGENDA

No items were removed from the consent agenda.

B. CONSIDER APPROVAL OF CONSENT AGENDA ITEMS

APPROVED

A MOTION WAS MADE BY COUNCIL MEMBER BLAKE, SECONDED BY COUNCIL MEMBER RODRIGUEZ TO APPROVE CONSENT AGENDA ITEMS AS PRESENTED.

MOTION TO APPROVE CARRIED 7-0.

B.1 APPROVE THE MINUTES OF THE SEPTEMBER 8, 2025 CITY COUNCIL MEETING.

B.2 APPROVE RESOLUTION NO. 2025-040, APPROVING PARTICIPATION IN THE NATIONAL OPIOID GOVERNMENTAL ENTITY DIRECT SHAREHOLDER SETTLEMENT AGREEMENT WITH PURDUE PHARMA, L.P., AFFILIATES, AND THE SACKER FAMILY; AND APPROVING PARTICIPATION IN THE NATIONAL OPIOID SETTLEMENT AGREEMENTS WITH ALVOGEN, AMNEAL, APOTEX, HIKMA, INDIVIOR, MYLAN, SUN, AND ZYDUS.

B.3 CONSIDER THE APPROVAL OF THE FIRST AND SECOND AMENDMENT TO A PREVIOUSLY SIGNED MULTIPLE USE AGREEMENT WITH TXDOT FOR THE INSTALLATION, MAINTENANCE, AND MONITORING OF ADDITIONAL POLE-MOUNTED AUTOMATIC LICENSE PLATE RECOGNITION (ALPR) CAMERAS BY FLOCK SAFETY, INC., IN TXDOT'S RIGHT-OF-WAY WITHIN THE CITY OF NORTH RICHLAND HILLS.

C. PUBLIC HEARINGS

There were no items for this category.

D. PLANNING AND DEVELOPMENT

There were no items for this category.

E. PUBLIC WORKS

There were no items for this category.

F. CITIZENS PRESENTATION

Diana Duran, 3913 Cagle Drive, Richland Hills, Texas commented on the city's food truck regulations. She asked City Council to consider revising the ordinance to allow tents and table seating.

William E. Boech, 6640 Brookshire Trail, commented on the parking of trailers and recreational vehicles (RV) on streets in the city. He asked the City Council to consider allowing time to load and unload RVs and trailers on the street. Ms. Hartman informed Mr. Boech that the city's current ordinance allows time for loading and/or unloading RVs.

G. GENERAL ITEMS

G.1 CONSIDER RESOLUTION NO. 2025-041, APPOINTING MEMBERS TO THE YOUTH ADVISORY COMMITTEE FOR THE 2025/2026 ACADEMIC YEAR.

APPROVED

City Council received a presentation from City Manager Paulette Hartman. The following students are new appointments to the committee: Reagan Russell, Richland High School; Rehan Suleman, Richland High School; Tyler Soignier, Birdville High School; Abigail Parks, Richland High School; Gift Shone, Richland High School; Ean Settelmaier, Birdville High School; Holden Hayes, Birdville High School; and Kiera Loney, Richland High School.

A MOTION WAS MADE BY COUNCIL MEMBER RODRIGUEZ, SECONDED BY COUNCIL MEMBER MITCHELL TO APPROVE RESOLUTION NO. 2025-041.

MOTION TO APPROVE CARRIED 6-0-1; WITH COUNCIL MEMBER PARKS ABSTAINING.

G.2 DISCUSS AND CONSIDER AMENDING ORDINANCE NO. 3924 TO SATISFY 2025 TAX RATE ADOPTION DISCLOSURE REQUIREMENTS.

APPROVED

City Council received a presentation from Director of Budget and Research Chase Fosse.

A MOTION WAS MADE BY MAYOR PRO TEM DEUPREE, SECONDED BY COUNCIL MEMBER BLAKE TO APPROVE AMENDING ORDINANCE NO. 3924 TO SATISFY 2025 TAX RATE ADOPTION DISCLOSURE REQUIREMENTS.

MOTION TO APPROVE CARRIED 7-0.

H. EXECUTIVE SESSION ITEMS - CITY COUNCIL MAY TAKE ACTION ON ANY ITEM DISCUSSED IN EXECUTIVE SESSION LISTED ON WORK SESSION AGENDA

There was no action necessary as the result of the executive session.

I. INFORMATION AND REPORTS

I.1 ANNOUNCEMENTS

Council member Blake made the following announcements.

Experience the best of autumn at North Richland Hills City Hall! This fall, we're hosting free family fun on the City Hall Plaza every Saturday, September 27 through October 25. Live music, a spooktacular movie night, and the Pumpkin Point Fall Festival are all part of our Fall at the Hall lineup. Plus, enjoy a Pop-Up Art Gallery and autumn photo scenes

throughout October. Visit the City's website for full details.

Join us to celebrate the end of summer at the Doggie Beach Bash on Sunday, September 28 at NRH2O Family Water Park. Admission is $20 per person, including up to two dogs with proceeds benefiting the NRH Animal Adoption Center. Tickets can be purchased online or at the gate.

If you're looking for amazing discounts on books, check out the Friends of the NRH Library's Book Sale on Saturday, October 4. The event will run from 10:00 a.m. to 3:00 p.m. in the Library's Community Room. All proceeds support literacy events and services in the community.

Kudos Korner - Ashleigh Rasco in the IT Department - A supervisor from another City department sent a note of appreciation to IT, thanking Ashley for immediately responding to and resolving an access control issue. The email said: "Ashley has become the go-to resource whenever similar issues arise, consistently providing real-time solutions that enable our team to complete their work efficiently. Her quick action and dependable support directly contribute to our staff delivering the highest level of service to our community." Thank you, Ashleigh. Keep up the great work!

J. ADJOURNMENT

Mayor McCarty adjourned the meeting at 8:23 p.m.

_____
Jack McCarty, Mayor

ATTEST:

_____
Alicia Richardson
City Secretary/Chief Governance Officer

CITY COUNCIL MEMORANDUM

FROM: The Office of the City Manager **DATE:** October 13, 2025

SUBJECT: Consider awarding RFP 25-028, a one-year contract with four additional one-year renewal options, to Casco Industries, Inc., for the purchase of firefighting clothes/bunker gear in an annual amount not to exceed $77,302.

PRESENTER: Jase Smith, Assistant Fire Chief

SUMMARY:

The City Council is being asked to award RFP 25-028, a one-year contract with four additional one-year renewal options, to Casco Industries, Inc., for the purchase of firefighting clothes/bunker gear in an annual amount not to exceed $77,302.

GENERAL DESCRIPTION:

The Fire Department utilizes a City of North Richland Hills purchasing agreement to purchase firefighting clothes/bunker gear (PPE). PPE is used to protect firefighters during structural firefighting, as well as additional hazardous exposures while responding to medical calls or other calls for service. The current purchasing agreement expires on November 5, 2025. Specifications were developed and a Request for Proposal (RFP) was conducted to identify a vendor for a new purchasing agreement. The city received three bids, one of which was considered incomplete. The evaluation committee reviewed the two remaining bids and concluded that the proposal submitted by Casco Industries, Inc. meets the city's specifications for the equipment as well as for delivery time and pricing. The purchase of PPE is within the currently adopted budget.

This contract will be awarded for a one-year term with four additional one-year options to renew. Staff anticipate spending $77,302 annually for each renewal term. Funds for the initial year of the contract are included in the FY 25-26 Adopted Budget. Provided that funds are appropriated in the city's annual budget for the initial terms and the remaining renewal years, and the terms and conditions of the contracts do not change, the remaining renewals will not require additional City Council approval.

RECOMMENDATION:

Award RFP 25-028, a one-year contract with four additional one-year renewal options, to Casco Industries, Inc., for the purchase of firefighting clothes/bunker gear in an annual amount not to exceed $77,302.

NORTH RICHLAND HILLS

PURCHASING DEPARTMENT

REQUEST FOR BID

25-028

FIREFIGHTER CLOTHES - BUNKER GEAR

BIDS DUE TUESDAY, AUGUST 26, 2025

BY 2:00 P.M.

Contents

INVITATION TO BID 3
GENERAL CONDITIONS 4
MINIMUM INSURANCE REQUIREMENTS 11
NON-COLLUSION AFFIDAVIT OF BIDDER 22
BID CERTIFICATION 23
COMPLIANCE WITH HOUSE BILL 1295 24
FOR DISADVANTAGED BUSINESS ENTERPRISES ONLY 25
CONFLICT OF INTEREST QUESTIONNAIRE 26
CONTRACT CHANGES GRID 29
CONFIDENTIALITY OF PROPRIETARY INFORMATION 30
SPECIAL TERMS AND CONDITIONS 31
SPECIFICATIONS 35

INVITATION TO BID

The City of North Richland Hills is accepting sealed bids from all interested parties for:

- Bid Number: 25-028
- Bid Type: REQUEST FOR PROPOSAL
- Bid Name: FIREFIGHTER CLOTHES - BUNKER GEAR
- Bid Due Date: Tuesday, August 26, 2025
- Bid Due Time: 2:00 P.M. Central Standard Time
- Deadline for questions:
  Date: Thursday, August 21, 2025
  Time: 12:00 P.M. Central Standard Time

DOCUMENTS MUST BE SUBMITTED ELECTRONICALLY VIA:

www.publicpurchase.com

No oral explanation in regards to the meaning of the specifications will be made, and no oral instructions will be given after the pre-bid meeting and before the award of the contract. Requests from interested vendors for additional information or interpretation of the information included in the specifications should be directed in writing as a question related to this bid on Public Purchase and the question will be answered on Public Purchase. All addendums will also be posted to Public Purchase. It will be the vendor's responsibility to check all information related to this bid on Public Purchase before submitting a response.

All bid responses must be turned in complete from cover page to the last page of the bid – pages in order.

The City of North Richland Hills reserves the right to reject in part or in whole all bids submitted, and to waive any technicalities for the best interest of the City of North Richland Hills.

GENERAL CONDITIONS

In submitting this bid, the Bidder understands and agrees to be bound by the following terms and conditions. These terms and conditions shall become a part of the purchase order or contract and will consist of the invitation to bid, specifications, the responsive bid and the contract with attachments, together with any additional documents identified in the contract and any written change orders approved and signed by a city official with authority to do so. All shall have equal weight and be deemed a part of the entire contract. If there is a conflict between contract documents, the provision more favorable to the City shall prevail.

1. **BID TIME**
   It shall be the responsibility of each Bidder to ensure his/her bid are submitted to the Public Purchase website on or before **2:00 P.M. Tuesday, August 26, 2025**. The official time shall be determined by the Public Purchase Website. The Public Purchase Website will NOT allow bid responses to be uploaded after the closing time.

   All attached bid documents are to be returned completely filled out, totaled, and signed. The City of North Richland Hills will not accept any bid documents other than the attached.

2. **WITHDRAWING BIDS/PROPOSALS/QUOTES**
   Bids may be withdrawn at any time prior to the official opening; request for non-consideration of bids must be made in writing to the Purchasing Manager and received prior to the time set for opening bids. The bidder warrants and guarantees that his/her bid has been carefully reviewed and checked and that it is in all things true and accurate and free of mistakes. Bidder agrees that a bid price may not be withdrawn or canceled by the bidder for a period of ninety (90) days following the date designated for the receipt of bids.

3. **IRREGULAR BIDS/PROPOSALS/QUOTES**
   Bids will be considered irregular if they show any omissions, alterations of form, additions, or conditions not called for, unauthorized alternate bids, or irregularities of any kind. However, the City of North Richland Hills reserves the right to waive any irregularities and to make the award in the best interest of the City.

4. **REJECTION/DISQUALIFICATION**
   Bidders will be disqualified and/or their bids rejected, among other reasons, for any of the specific reasons listed below:
   a) Bid received after the time set for receiving bids as stated in the advertisement;
   b) Reason for believing collusion exists among the Bidders;
   c) Bid containing unbalanced value of any item; bid offering used or reconditioned equipment;
   d) Where the bidder, sub-contractor or supplier is in litigation with the City of North Richland Hills or where such litigation is contemplated or imminent;
   e) Uncompleted work which in the judgment of the City will prevent or hinder the prompt completion of additional work, or having defaulted on a previous contract;
   f) Lack of competency as revealed by reference checks, financial statement, experience and equipment, questionnaires, or qualification statement;
   g) Bid containing special conditions, clauses, alterations, items not called for or irregularities of any kind, which in the Owner's opinion may disqualify the Bidder.

However, the City of North Richland Hills reserves the right to waive any irregularities and to make the award in the best interest of the City of North Richland Hills.

5. **BID EVALUATION**

Award of bid, if it be awarded, will be made to the lowest responsible bidder or may be awarded to the bidder that offers the goods and/or services at the *best value* for the City (Texas Local Government Code, 252.043). In determining the best value the City will consider the following:

a) The purchase price; terms and discounts; delivery schedule;
b) The reputation of the bidder and of the bidder's goods or services;
c) The quality of the bidders' goods or services;
d) The extent to which the bidder's goods or services meet the City specifications and needs;
e) The bidder's past relationship with the City;
f) Total long term cost to the city to acquire the bidder's goods or services;
g) Any relevant criteria specifically listed in the specifications;
h) Compliance with all State and local laws, General Conditions and Specifications;
i) Results of testing, if required;
j) Warranty and/or guarantee, maintenance requirements and performance data of the product requested;
k) City's evaluation of the bidder's ability to perform to specifications.

6. **AWARD OF BID**

The bid award will be made within sixty (60) days after the opening of bids. No award will be made until after investigations are made as to the responsibilities of the best bidder.

The City of North Richland Hills reserves the right to award bids whole or in part when deemed to be in the best interest of the City. Bidder shall state on bid form if their bid is "all or none", otherwise it shall be considered as agreeing to this section.

Information contained in submitted bid documents shall not be available for inspection until after the award has been made by the City Council. Requests for this information must be submitted in writing.

7. **ASSIGNMENT**

The successful bidder may not assign his/her rights and duties under an award without the written consent of the North Richland Hills City Manager. Such consent shall not relieve the assignor of liability in the event of default by his assignee.

8. **SUBSTITUTIONS/EXCEPTIONS**

Exceptions/variations from the specifications may be acceptable provided such variations, in each instance, is noted and fully explained in writing and submitted with bid. NO substitutions or changes in the specifications shall be permitted after award of bid without prior written approval by the Purchasing Manager.

9. **DELIVERY/ACCEPTANCE**

The delivery date is an important factor of this bid and shall be considered during the evaluation process. The City considers delivery time the period elapsing from the time the order is placed until the City receives the order at the specified delivery location. All

material shall be delivered F.O.B. City of North Richland Hills to the address specified at the time of order. Acceptance by the City of North Richland Hills of any delivery shall not relieve the Contractor of any guarantee or warranty, expressed or implied, nor shall it be considered an acceptance of material not in accordance with the specifications thereby waiving the City of North Richland Hills right to request replacement of defective material or material not meeting specifications.

10. NOTICE OF DELAYS

Whenever the contractor encounters any difficulty which is delaying or threatens to delay timely performance, written notice shall immediately be given to the Purchasing Manager, stating all relevant information. Such notice shall not in any way be construed as a waiver by the City of any rights or remedies to which it is entitled by law. Delays in performance and/or completion may result in cancellation of agreement.

11. SALES TAX

The City of North Richland Hills is exempt from Federal Excise and State sales tax; therefore tax must not be added to bid.

12. TIE BIDS

In the event of a tie bid, State Law provides the bid or contract shall be awarded to the local bidder. In cases where a local bidder is not involved, tie bids shall be awarded by drawing lots at the City Council meeting, or as otherwise directed by the Mayor.

13. BRAND NAME OR EQUAL

If items are identified by a "brand name" description, such identification is intended to be descriptive, not restrictive, and is to indicate the quality and characteristics of products that will be satisfactory. As used in this clause, the term "brand name" includes identification of products by make and model.

Such products must be clearly identified in the bid as an equal product and published specifications of the equal products offered must be included with the bid reply.

Bids offering equal products will be considered for award if determined by the Purchasing Manager and the user department to be equal in all material respects to the brand name products referenced. The decision of acceptable "equal" items or variations in the specifications will solely be the City of North Richland Hills. Unless the bidder clearly indicates in his/her bid that he is offering an "equal" product, his bid shall be considered as offering the brand name product referenced in the invitation for bids.

14. REFERENCES

A minimum of three (3) references, preferably located within the Dallas/Fort Worth Metroplex, must be submitted with each bid. Company name, contact and phone number must be included with each reference.

15. PROHIBITION AGAINST PERSONAL FINANCIAL INTEREST IN CONTRACTS

No employee of the City of North Richland Hills shall have a direct or indirect financial interest in any proposed or existing contract, purchase, work, sale or service to or by the City (CMA-074, Standards of Conduct, Section IV).

Casco INDUSTRIES, INC.

CASCO REFERENCES

REFERENCES 2025

CARROLLTON FIRE DEPARTMENT
Contact: Steve Roberts
Phone: 972-466-4354
Email: steven.roberts@cityofcarrollton.com

KELLER FIRE DEPARTMENT
Contact: Marshal Perry
Phone: 817-743-4420
Email: mperry@cityofkeller.com

WATAUGA FIRE DEPARTMENT
Contact: Randy Barkley
Phone: 817-514-5874
Email: rbarkley@wataugatx.org

DALLAS FIRE DEPARTMENT
Contact: Stephen Hargrove
Phone: 214-608-9146
Email: Stephen.hargrove@dallasfire.gov

16. **TERMINATION/NON PERFORMANCE**

Continuing non-performance of the vendor in terms of Specifications shall be a basis for the termination of the contract by the City. The City of North Richland Hills reserves the right to enforce the performance of this contract in any manner prescribed by law or deemed to be in the best interest of the City in the event of breach or default of this contract. The City reserves the right to terminate the contract immediately in the event the successful bidder fails to 1.) Meet delivery schedules or, 2.) Otherwise not perform in accordance with these specifications.

Breach of contract or default authorizes the City to award to another bidder, and/or purchase elsewhere and charge the full increase in cost and handling to the defaulting successful bidder.

The contract may be terminated by either party upon written thirty (30) days' notice prior to cancellation without cause.

17. **ATTORNEYS FEES**

Neither party to this contract shall be entitled to attorney fees for any matter arising under this contract, whether for additional work, breach of contract, or other claim for goods, services, or compensation. All claims for attorney's fees are hereby WAIVED.

18. **INDEMNITY**

City shall not be liable or responsible for, and shall be saved and held harmless by Contractor from and against any and all suits, actions, losses, damages, claims, or liability of any character, type, or description, including claims for copyright and patent infringement, and including all expenses of litigation, court costs, and attorney's fees for injury or death to any person, or injury to any property, received or sustained by any person or persons or property, arising out of, or occasioned by, directly or indirectly, the performance of Contractor under this agreement, including claims and damages arising in part from the negligence of City, without; however, waiving any governmental immunity available to the CITY under Texas law and without waiving any defenses of the parties under Texas law. The provisions of this indemnification are solely for the benefit of the parties hereto and not intended to create or grant any rights, contractual or otherwise, to any other person or entity.

It is the expressed intent of the parties to this Agreement that the indemnity provided for in this section is an indemnity extended by Contractor to indemnify and protect City from the consequences of City's own negligence, provided, however, that the indemnity provided for in this section shall apply only when the negligent act of City is a contributory cause of the resultant injury, death, or damage, and shall have no application when the negligent act of City is the sole cause of the resultant injury, death, or damage, unmixed with the legal fault of another person or entity. Contractor further agrees to defend, at its own expense, and on behalf of City and in the name of City, any claim or litigation brought in connection with any such injury, death, or damage.

The Contractor will secure and maintain Contractual Liability insurance to cover this indemnification agreement that will be primary and noncontributory as to any insurance maintained by the City for its own benefit, including self-insurance.

19. PERFORMANCE AND PAYMENT BONDS

In the event the total contract amount exceeds $100,000, the Contractor shall be required to execute a performance bond in the amount of one hundred (100) percent of the total contract price; if the total contract amount exceeds $50,000 the contractor shall be required to execute a payment bond in the amount of one hundred (100) percent of the total contact price, each in standard forms for this purpose, guaranteeing faithful performance of work and guaranteeing payment to all persons supply labor and materials or furnishing any equipment in the execution of the contract. It is agreed that this contract shall not be in effect until such performance and payment bonds are furnished and approved by the City of North Richland Hills. No exceptions to this provision allowed.

Unless otherwise approved in writing by the City of North Richland Hills, the surety company underwriting the bonds shall be acceptable according to the latest list of companies holding certificates of authority from the Secretary of the Treasury of the United States.

Attorneys-in-fact who sign bid bonds or contract bonds must file with each bond a certified and current copy of their power of attorney.

20. INTERLOCAL AGREEMENT

Successful bidder agrees to extend prices and terms to all entities who have entered into or will enter into joint purchasing interlocal cooperation agreements with the City of North Richland Hills.

[✓] Yes, we agree [ ] No, we do not agree

21. ELECTRONIC PROCUREMENT

The City of North Richland Hills has adopted policies and procedures complying with Local Government Code Section 252.0415, Section 271.906 and Section 2155.062. The City of North Richland Hills may receive submittals in electronic form in response to procurement requests. However, a bid that is submitted non-electronically by the due date and time will be accepted and then entered electronically by Purchasing after the bid opening.

22. COMPLIANCE WITH SB 89:

Vendor agrees per HB 89 of the 85th Texas Legislative Session, and in accordance with Chapter 2270 of the Texas Government Code, vendor has not and shall not boycott Israel at any time while providing products or services to the City of North Richland Hills.

[✓] Yes, we agree [ ] No, we do not agree

23. COMPLIANCE WITH SB 252:

Vendor agrees per SB 252 of the 85th Texas Legislative Session, and in accordance with Chapter 2252 of the Texas Government Code, vendor shall not do business with Iran, Sudan or a foreign terrorist organization while providing products or services to the City of North Richland Hills.

[✓] Yes, we agree [ ] No, we do not agree *

* By selecting no, vendor certifies that it is affirmatively excluded from the federal sanctions regime by the United States government and is not subject to the contract prohibition under Section 2252.154 of the Texas Government Code. Vendor shall provide sufficient documentation to the City of such exclusion prior to award of any contract for goods or services.

24. ETHICS AND COMPLIANCE POLICY

The City's Ethics and Compliance Policy can be found at The City of North Richland Hills Purchasing Division webpage - Or you may request a copy from the Purchasing Division. Acknowledgment - The City of North Richland Hills' Internal Ethics and Compliance Policy has been made available to me. I understand the expectations of ethical behavior and compliance with the law, and agree to adhere to the City's ethics policies.

https://www.nrhtx.com/DocumentCenter/View/389/Code-of-Ethics---PDF?bidId

[✓] I agree
[ ] I do not agree

25. COMPLIANCE WITH CHAPTER 2274

Pursuant to Chapter 2274, Texas Government Code, Prohibition on Contracts with Companies Boycotting Certain Energy Companies, as enacted by S.B. 13, 87th Legislature, the City of North Richland Hills is prohibited from using public funds to contract with a for-profit Company as defined by Government Code 809.01 who boycotts energy companies. If Seller has more than 10 employees and this Contract has a value of $100,000 or more, by signing this agreement/contract, the Seller verifies that it does not discriminate against energy companies and will not discriminate during the term of the Contract. By submitting a bid response, Seller certifies compliance with these requirements.

26. COMPLIANCE WITH CHAPTER 2274

Pursuant to Chapter 2274, Texas Government Code, Prohibition on Contracts with Companies that Discriminate Against Firearm and Ammunition Industries, as enacted by S.B. 19, 87th Legislature, the City of North Richland Hills is prohibited from using public funds to contract with a for-profit Company as defined by Chapter 2274.001, who discriminates against firearm and ammunition industries. If Seller has at least 10 full-time employees and this Contract has a value of $100,000 or more, by signing this agreement/contract, the Seller agrees that it does not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association and will not discriminate during the term of the Agreement. By submitting a bid response, Seller certifies compliance with these requirements. This section does not apply if Seller is a sole-source provider.

27. DEPARTMENT OF TRANSPORTATION (TXDOT) RELATED BIDS

"The City of North Richland Hills, in accordance with the provisions of Title VI of the Civil Rights Act of 1964 (78 Stat. 252, 42 U.S.C. §§ 2000d to 2000d-4) and the Regulations, hereby notifies all bidders that it will affirmatively ensure that any contract entered into pursuant to this advertisement, disadvantaged business enterprises will be afforded full and fair opportunity to submit bids in response to this invitation and will not be discriminated

against on the grounds of race, color, or national origin in consideration for an award." Due care and diligence has been used in preparation of this information, and it is believed to be substantially correct. However, the responsibility for determining the full extent of the exposure and the verification of all information presented herein shall rest solely with the bidder. The City of North Richland Hills and its representatives will not be responsible for any errors or omissions in these specifications, nor for the failure on the part of the proposer to determine the full extent of the exposures.

MINIMUM INSURANCE REQUIREMENTS

Contractors performing work on City property or public right-of-way for the City of North Richland Hills shall provide the City a certificate of insurance evidencing the coverages and coverage provisions identified herein. Contractors shall provide the City evidence that all subcontractors performing work on the project have the same types and amounts of coverages as required herein or that the subcontractors are included under the contractor's policy. The City, at its own discretion, may require a certified copy of the policy.

All insurance companies and coverages must be authorized by the Texas Department of Insurance to transact business in the State of Texas and must be acceptable to the City of North Richland Hills.

The following guidelines are designed to show the most common minimum insurance requirements for standard contracts and agreements with the City. Non-standard agreements may require additional coverage and/or higher limits. Coverage Amounts required for non-standard agreements to be determined by the department and the City Manager.

General Contracts for Services:
Service work, and general maintenance agreements, etc.

- ☐ Commercial General Liability
- ☐ Automobile Liability
- ☐ Workers' Compensation & Employer's Liability
- ☐ Payment and Maintenance Bond (if applicable)

See Exhibit A for insurance language to include in general contracts for services

Professional Services:
Consultants or other professionals including: accountants, attorneys, architects, engineers, medical professionals, medical services, etc.

- ☐ Commercial General Liability
- ☐ Automobile Liability
- ☐ Workers' Compensation & Employer's Liability
- ☐ Professional Liability or equivalent Errors & Omissions (appropriate to Contractor's profession)

See Exhibit B for insurance language to include in professional services contracts

Construction:
Building contractors for construction projects.

- ☐ Commercial General Liability
- ☐ Automobile Liability
- ☐ Workers' Compensation & Employer's Liability
- ☐ Professional Liability (if applicable for design function)

- ☐ Builder's Risk (required for new or existing property under construction)
- ☐ Payment and Maintenance Bond (if applicable)

See Exhibit C for insurance language to include in construction contracts

Information Technology/Network Access Services:
For the purchasing and installation of technology-related software and equipment or contracting services that support, maintain or interact with the CITY'S technology systems.

- ☐ Commercial General Liability
- ☐ Automobile Liability
- ☐ Workers' Compensation & Employer's Liability
- ☐ Professional Liability (if applicable)
- ☐ Cyber Liability

See Exhibit D for insurance language to include in IT/network access services agreements

Standard Minimum Required Insurance Coverage

Insurance Type	Limit	Provision
Commercial General Liability	$1,000,000 Each Occurrence $2,000,000 Aggregate	City to be listed as additional insured and provided 30-day notice of cancellation or material change in coverage
	For Construction Projects: $2,000,000 Each Occurrence $4,000,000 Aggregate	
Automobile Liability	$1,000,000 Combined Single Limit	
Workers' Compensation	Texas Statutory Requirements	Waiver of subrogation in favor of City
Employer's Liability	$500,000 injury - each accident $500,000 disease - each employee $500,000 disease - policy limit	
Professional Liability (or equivalent Errors & Omissions coverage appropriate to the Contractor's profession)	$1,000,000 Each Occurrence	
Builder's Risk (required for new or existing property under construction)	100% Value	
Cyber Liability	$1,000,000 Each Occurrence	
Payment/Maintenance Bonds	In accordance with Chapter 2253 of the Texas Government Code	

CASCIND-01 GMARTIN

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 8/12/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Keith D. Peterson & Company, Inc. 708 Milam Street Suite 300 Shreveport, LA 71101	CONTACT NAME: PHONE (A/C, No, Ext): (318) 221-0547 FAX (A/C, No): (318) 424-7516 E-MAIL ADDRESS: info@kdpinsurance.com	
	INSURER(S) AFFORDING COVERAGE	NAIC #
	INSURER A : Ascot Specialty Insurance Company	45055
INSURED Casco Industries, Inc. P. O. Box 8007 Shreveport, LA 71148	INSURER B : Transportation Insurance Company	20494
	INSURER C : Bridgefield Casualty Insurance Company	10335
	INSURER D :	
	INSURER E :	
	INSURER F :	

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY							
	CLAIMS-MADE X OCCUR			ESGL231000178703	2/1/2025	2/1/2026	EACH OCCURRENCE	$ 1,000,000
							DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 300,000
							MED EXP (Any one person)	$ 5,000
							PERSONAL & ADV INJURY	$ 1,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$ 2,000,000
	POLICY PRO-JECT LOC						PRODUCTS - COMP/OP AGG	$ 2,000,000
	OTHER:							$
B	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	$ 1,000,000
	X ANY AUTO			BUA7018228267	2/1/2025	2/1/2026	BODILY INJURY (Per person)	$
	OWNED AUTOS ONLY / SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	HIRED AUTOS ONLY / NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
								$
	UMBRELLA LIAB OCCUR						EACH OCCURRENCE	$
	EXCESS LIAB CLAIMS-MADE						AGGREGATE	$
	DED RETENTION $							$
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY						X PER STATUTE OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y / N	N / A		019662799	2/1/2025	2/1/2026	E.L. EACH ACCIDENT	$ 1,000,000
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$ 1,000,000
							E.L. DISEASE - POLICY LIMIT	$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

The City of North Richland Hills is Additional Insured regarding General Liability with 30 day notice of cancellation (10-days for non-payment of premium) as required by written contract.

Waiver of Subrogation in favor of The City of North Richland Hills regarding workers compensation as required by written contract.

CERTIFICATE HOLDER

North Richland Hills Fire Department
The City of North Richland Hills
4301 City Point Drive
North Richland Hills, TX 76180

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

E. Conner Peterson

© 1988-2015 ACORD CORPORATION. All rights reserved.

The ACORD name and logo are registered marks of ACORD

EXHIBIT A

GENERAL CONTRACTS FOR SERVICES

For the duration of this Agreement, CONTRACTOR shall maintain the following minimum insurance which shall protect CONTRACTOR, its subcontractors, its sub-consultants and CITY from claims for injuries, including accidental death, as well as from claims for property damage which may arise from the performance of work under this Agreement.

A. Workers' Compensation and Employer's Liability Insurance:

Workers' Compensation	Texas Statutory
Employer's Liability	$500,000 injury - each accident
	$500,000 disease - each employee
	$500,000 disease - policy limit

B. Commercial General Liability:

On an "occurrence" basis, including, property damage, bodily injury, products and completed operations and personal & advertising injury with limits no less than $1,000,000 per occurrence and $2,000,000 aggregate.

C. Automobile Liability:

Covering any auto, or if CONTRACTOR has no owned autos, covering hired and non-owned autos with a Combined Single Limit no less than $1,000,000 per accident for bodily injury and property damage.

Insurance limits can be met with a combination of primary and excess/umbrella coverage.

The CITY, its officers, officials and employees are to be covered as "Additional Insured" on the commercial general liability and automobile liability policies as respects liability arising out of activities performed by or on behalf of the CONTRACTOR.

A waiver of subrogation in favor of the CITY, its officers, officials and employees shall be contained in the Workers' Compensation insurance policy.

Policies of insurance shall not be cancelled non-renewed, terminated, or materially changed unless and until thirty (30) days' notice has been given to CITY.

All insurance shall be issued by responsible insurance companies eligible to do business in the State of Texas and having an A.M. Best Financial rating of A- VI or better.

CONTRACTOR shall furnish the CITY certificates of insurance affecting coverage required. The certificates for each insurance policy are to be signed by a person authorized by that insurer to bind coverage on its behalf. Certificates of Insurance must be submitted on a form approved by the Texas Department of Insurance.

Payment and Maintenance Bonds (if applicable): CONTRACTOR shall procure Payment and Maintenance Bonds as applicable and in accordance with Chapter 2253 of the Texas Government Code.

EXHIBIT B

PROFESSIONAL SERVICES

For the duration of this Agreement, CONTRACTOR shall maintain the following minimum insurance which shall protect CONTRACTOR, its subcontractors, its sub-consultants and CITY from claims for injuries, including accidental death, as well as from claims for property damage which may arise from the performance of work under this Agreement.

A. Workers' Compensation and Employer's Liability Insurance:

Workers' Compensation	Texas Statutory
Employer's Liability	$500,000 injury - each accident
	$500,000 disease - each employee
	$500,000 disease - policy limit

B. Commercial General Liability:

On an "occurrence" basis, including, property damage, bodily injury, products and completed operations and personal & advertising injury with limits no less than $1,000,000 per occurrence and $2,000,000 aggregate.

C. Automobile Liability:

Covering any auto, or if CONTRACTOR has no owned autos, covering hired and non-owned autos with a Combined Single Limit no less than $1,000,000 per accident for bodily injury and property damage.

D. Professional Liability (Errors and Omissions)

CONTRACTOR shall maintain Professional Liability (or equivalent) errors and omissions insurance appropriate to the CONTRACTOR'S profession, describe type of services, with a limit no less than $1,000,000 per occurrence or claim.

Insurance limits can be met with a combination of primary and excess/umbrella coverage.

The CITY, its officers, officials and employees are to be covered as "Additional Insured" on the commercial general liability and automobile liability policies as respects liability arising out of activities performed by or on behalf of the CONTRACTOR.

A waiver of subrogation in favor of the CITY, its officers, officials and employees shall be contained in the Workers' Compensation insurance policy.

Policies of insurance shall not be cancelled non-renewed, terminated, or materially changed unless and until thirty (30) days' notice has been given to CITY.

All insurance shall be issued by responsible insurance companies eligible to do business in the State of Texas and having an A.M. Best Financial rating of A- VI or better.

CONTRACTOR shall furnish the CITY certificates of insurance affecting coverage required. The certificates for each insurance policy are to be signed by a person authorized by that insurer to bind coverage on its behalf. Certificates of Insurance must be submitted on a form approved by the Texas Department of Insurance.

EXHIBIT C

CONSTRUCTION

For the duration of this Agreement, CONTRACTOR shall maintain the following minimum insurance which shall protect CONTRACTOR, its subcontractors, its sub-consultants and CITY from claims for injuries, including accidental death, as well as from claims for property damage which may arise from the performance of work under this Agreement.

A. Workers' Compensation and Employer's Liability Insurance:

Workers' Compensation	Texas Statutory
Employer's Liability	$500,000 injury - each accident
	$500,000 disease - each employee
	$500,000 disease - policy limit

B. Commercial General Liability:

On an "occurrence" basis, including, property damage, bodily injury, products and completed operations and personal & advertising injury with limits no less than $2,000,000 per occurrence and $4,000,000 aggregate.

C. Automobile Liability:

Covering any auto, or if CONTRACTOR has no owned autos, covering hired and non-owned autos with a Combined Single Limit no less than $1,000,000 per accident for bodily injury and property damage.

D. Professional Liability (if contract involves design work)

CONTRACTOR shall maintain Professional Liability (or equivalent) errors and omissions insurance appropriate to the CONTRACTOR'S profession, with a limit no less than $1,000,000 per occurrence or claim

E. Builder's Risk

CONTRACTOR shall maintain Builder's Risk Insurance providing All-Risk (Special Perils) coverage in an amount equal to one hundred percent (100%) of the completed value of the project in question and no coinsurance penalty provisions. The policy shall list the CITY as loss payee as their interests may appear.

Insurance limits can be met with a combination of primary and excess/umbrella coverage.

The CITY, its officers, officials and employees are to be covered as "Additional Insured" on the commercial general liability and automobile liability policies as respects liability arising out of activities performed by or on behalf of the CONTRACTOR.

A waiver of subrogation in favor of the CITY, its officers, officials and employees shall be contained in the Workers' Compensation insurance policy.

Policies of insurance shall not be cancelled non-renewed, terminated, or materially changed unless and until thirty (30) days' notice has been given to CITY.

All insurance shall be issued by responsible insurance companies eligible to do business in the State of Texas and having an A.M. Best Financial rating of A- VI or better.

CONTRACTOR shall furnish the CITY certificates of insurance affecting coverage required. The certificates for each insurance policy are to be signed by a person authorized by that insurer to bind coverage on its behalf. Certificates of Insurance must be submitted on a form approved by the Texas Department of Insurance.

Payment and Maintenance Bonds (if applicable): CONTRACTOR shall procure Payment and Maintenance Bonds as applicable and in accordance with Chapter 2253 of the Texas Government Code.

EXHIBIT D

INFORMATION TECHNOLOGY/NETWORK ACCESS SERVICES

For the duration of this Agreement, CONTRACTOR shall maintain the following minimum insurance which shall protect CONTRACTOR, its subcontractors, its sub-consultants and CITY from claims for injuries, including accidental death, as well as from claims for property damage which may arise from the performance of work under this Agreement.

A. Workers' Compensation and Employer's Liability Insurance:

Workers' Compensation	Texas Statutory
Employer's Liability	$500,000 injury - each accident
	$500,000 disease - each employee
	$500,000 disease - policy limit

B. Commercial General Liability:

On an "occurrence" basis, including, property damage, bodily injury, products and completed operations and personal & advertising injury with limits no less than $1,000,000 per occurrence and $2,000,000 aggregate.

C. Automobile Liability:

Covering any auto, or if CONTRACTOR has no owned autos, covering hired and non-owned autos with a Combined Single Limit no less than $1,000,000 per accident for bodily injury and property damage.

D. Professional Liability (Errors and Omissions)

If appropriate for CONTRACTOR'S work, CONTRACTOR shall maintain Professional Liability (or equivalent) errors and omissions insurance appropriate to the CONTRACTOR'S profession, with a limit no less than $1,000,000 per occurrence or claim.

E. Cyber Liability

CONTRACTOR shall maintain cyber liability (or equivalent) insurance. Such insurance shall provide limits of no less than $1,000,000 per occurrence. Coverage shall be sufficiently broad to respond to the duties and obligations as undertaken by the CONTRACTOR.

Insurance limits can be met with a combination of primary and excess/umbrella coverage.

The CITY, its officers, officials and employees are to be covered as "Additional Insured" on the commercial general liability and automobile liability policies as respects liability arising out of activities performed by or on behalf of the CONTRACTOR.

A waiver of subrogation in favor of the CITY, its officers, officials and employees shall be contained in the Workers' Compensation insurance policy.

Policies of insurance shall not be cancelled non-renewed, terminated, or materially changed unless and until thirty (30) days' notice has been given to CITY.

All insurance shall be issued by responsible insurance companies eligible to do business in the State of Texas and having an A.M. Best Financial rating of A- VI or better.

CONTRACTOR shall furnish the CITY certificates of insurance affecting coverage required. The certificates for each insurance policy are to be signed by a person authorized by that insurer to bind coverage on its behalf. Certificates of Insurance must be submitted on a form approved by the Texas Department of Insurance.

Other Insurance Requirements - To Be Included As Applicable

CONTRACTORs who serve or distribute liquor:

Liquor Legal Liability - CONTRACTOR shall maintain Liquor Legal Liability coverage covering the selling, serving, or furnishing of any alcoholic beverage performed by CONTRACTOR, or on its behalf. Such insurance shall provide limits of no less than $1,000,000.00 per occurrence.

CONTRACTORs who hold long-term leases:

Property Insurance – LESSEE shall maintain Property Insurance against all risks of loss to any improvements or betterments, at full replacement cost with no coinsurance penalty provision. The CITY shall be added as a Loss Payee to the policy as interests may appear.

CONTRACTOR's whose work involves chemicals or otherwise has a pollution exposure:

Contractors' Pollution Liability (or equivalent) – CONTRACTOR shall maintain Contractors' Pollution Liability with limits no less than $1,000,000.00 per occurrence or claim and $2,000,000 policy aggregate.

CONTRACTORs who take possession of City or public vehicles (e.g., parking lots operators, auto repair shops):

Garage Keepers Liability (or equivalent) – CONTRACTOR shall maintain Garage Keepers Liability or equivalent coverage for applicable property while in the CONTRACTOR'S care, custody or control. Coverage must include Comprehensive and Collision coverage. Such insurance shall provide limits equal to no less than the total value of CITY or public property in the CONTRACTOR'S care, custody and control at any one time.

CONTRACTORs who own and operate unmanned aircraft (drones):

UAS Liability (or equivalent) - CONTRACTOR shall procure and maintain for the duration of the contract insurance against claims for injuries to persons or damage to property which may arise from or in connection with the ownership, maintenance or use of Unmanned Aerial Systems (Drones). Coverage must include limits no less than $1,000,000 per occurrence and $2,000,000 aggregate.

A PURCHASE ORDER WILL NOT BE ISSUED WITHOUT EVIDENCE OF INSURANCE.

NON-COLLUSION AFFIDAVIT OF BIDDER

State of Texas County of Dallas

Jessie Gentry verifies that:
(Name)

(1) He/She is owner, partner, officer, representative, or agent of

Casco Industries, Inc, has submitted the attached bid: (Company Name)

(2) He/She is fully informed in respect to the preparation, contents and circumstances in regard to attached bid;

(3) Neither said bidder nor any of its officers, partners, agents or employees has in any way colluded, conspired or agreed, directly or indirectly with any other bidder, firm or person to submit a collusive or sham bid in connection with attached bid and the price or prices quoted herein are fair and proper.

Jessie Gentry
SIGNATURE

Jessie Gentry
PRINTED NAME

Subscribed and sworn to before me this

26 Day of Aug 2025.

NOTARY PUBLIC in and for

Dallas County, Texas.

My commission expires: 02-01-2028

MICHAEL JEROME MORGAN NOTARY PUBLIC STATE OF TEXAS ID 130518698 EXP. 02-01-2028

THIS FORM MUST BE COMPLETED, NOTARIZED AND SUBMITTED WITH BID

BID CERTIFICATION

The Undersigned, in submitting this bid, represents and certifies:

a. He/she is fully informed regarding the preparation, contents and circumstances of the attached bid;

b. He/she proposes to furnish all equipment/service at the prices quoted herein and bid is in strict accordance with the conditions and specifications stated herein;

c. There will be at no time a misunderstanding as to the intent of the specifications or conditions to be overcome or pleaded after the bids are opened;

d. He/she is an equal opportunity employer, and will not discriminate with regard to race, color, national origin, age or sex in the performance of this contract.

e. The undersigned hereby certifies that he/she has read, understands and agrees that acceptance by the City of North Richland Hills of the bidder's offer by issuance of a purchase order will create a binding contract. Further, he/she agrees to fully comply with documentary forms herewith made a part of this specific procurement.

COMPANY: Casco Industries, Inc

ADDRESS: 1517 W. Carrier Parkway, Ste 118

CITY, STATE & ZIP: Grand Prairie, TX 75050

TELEPHONE: 469-878-9307

FAX NONE

EMAIL: jessie@cascoindustries.com

SIGNATURE: Jessie Gentry

PRINTED NAME: Jessie Gentry

DATE: 8-26-25

Casco INDUSTRIES, INC.
Fire Equipment Sales & Service

Providing Protection for those Who Protect Us since 1950

Whereas, the officers of Casco Industries, Incorporated Robert Schaumburg, President require authorization to independently sign contracts and other legal documents.

Whereas, this authorization should remain in force until such time as revoked by the officers of said corporation.

Now therefore, it is resolved:

That Robert Schaumburg, officer of said Corporation is authorized to independently sign contracts and other legal documents binding to Casco Industries, Incorporated.

That Jessie Gentry is an authorized representative to sign contracts binding the company as well as bids.

Signed this 14th[h] day of July, 2025

Robert Schaumburg, President/Owner

COMPLIANCE WITH HOUSE BILL 1295

In 2015, the Texas Legislature adopted House Bill 1295, which added section 2252.908 of the Government Code. The law states that a governmental entity may not enter into certain contracts with a business entity unless the business entity submits a disclosure of interested parties to the governmental entity at the time the business entity submits the signed contract to the governmental entity.

The law applies only to a contract of a governmental entity that either (1) requires an action or vote by the governing body of the entity or agency before the contract may be signed or (2) has a value of at least $1 million. The disclosure requirement applies to a contract entered into on or after January 1, 2016.

The Texas Ethics Commission has adopted rules necessary to implement the law, prescribed the disclosure of interested parties form, and posted a copy of the form on the commission's website.

Filing Process:
The commission has made available on its website a new filing application that must be used to file Form 1295. A business entity must:

1) Use the application to enter the required information on Form 1295,
2) Print a copy of the completed form, which will include a certification of filing that will contain a unique certification number.
3) Contract Number should be the Bid/RFP Number and Bid Title.
4) Sign the printed copy of the form (an authorized agent of the business entity must sign),
5) Either include your personal information or have the form notarized,
6) File the completed Form 1295 with the certification of filing with the governmental body with which the business entity is entering into the contract.

The governmental entity must notify the commission, using the commission's filing application, of the receipt of the filed Form 1295 with the certification of filing not later than the 30th day after the date the contract binds all parties to the contract. The commission will post the completed Form 1295 to its website within seven business days after receiving notice from the governmental entity.

Information regarding how to use the filing application may be found at
https://www.ethics.state.tx.us/whatsnew/elf_info_form1295.htm.

CERTIFICATE OF INTERESTED PARTIES

FORM 1295

1 of 1

Complete Nos. 1 - 4 and 6 if there are interested parties.
Complete Nos. 1, 2, 3, 5, and 6 if there are no interested parties.

OFFICE USE ONLY
CERTIFICATION OF FILING

Certificate Number:
2025-1352042

Date Filed:
08/19/2025

Date Acknowledged:

1 Name of business entity filing form, and the city, state and country of the business entity's place of business.
Casco Industries, Incorporated
Grand Prairie, TX United States

2 Name of governmental entity or state agency that is a party to the contract for which the form is being filed.
North Richland Hills

3 Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the services, goods, or other property to be provided under the contract.
25-028
FIREFIGHTER CLOTHES - BUNKER GEAR

4 Name of Interested Party	City, State, Country (place of business)	Nature of Interest (check applicable)	
		Controlling	Intermediary

5 Check only if there is NO Interested Party. [X]

6 UNSWORN DECLARATION

My name is JESSIE GENTRY, and my date of birth is 12-19-60.

My address is 1517 Corporate Pkwy Ste 118, Grand Prairie (city), TX (state), 75050 (zip code), US (country).

I declare under penalty of perjury that the foregoing is true and correct.

Executed in Dallas County, State of Texas, on the 19th day of August (month), 2025 (year).

Jessie Gentry

Signature of authorized agent of contracting business entity
(Declarant)

FOR DISADVANTAGED BUSINESS ENTERPRISES ONLY

Disadvantaged Business Enterprises (DBE) are encouraged to participate in the City of North Richland Hills bid process. Representatives from DBE Companies should identify themselves as such and submit a copy of their Certification.

The City of North Richland Hills recognizes the certifications of both the State of Texas Building and Procurement Commission HUB Program and the North Central Texas Regional Certification Agency. All companies seeking information concerning DBE certification are urged to contact:

Texas Building and Procurement Commission
Statewide HUB Program
1711 San Jacinto Blvd., Austin TX 78701-1416
P O Box 13186, Austin, TX 78711-3186
(512) 463-5872
http://www.window.state.tx.us/procurement/prog/hub/hub-certification/

North Central Texas
Regional Certification Agency
624 Six Flags Drive, Suite 216
Arlington, Texas 76011
(817) 640-0606
http://www.nctrca.org/certification.html

If your company is already certified, attach a copy of your certification to this form and return as part of your packet.

Company Names: N/A

Representative: _____

Address: _____

City, State, Zip: _____

Telephone No. _____ **Fax No.** _____

Email address: _____

INDICATE ALL THAT APPLY:

_____**Minority-Owned Business Enterprise**
_____**Women-Owned Business Enterprise**
_____**Disadvantaged Business Enterprise**

CONFLICT OF INTEREST QUESTIONNAIRE

Pursuant to Chapter 176 of the Texas Local Government Code, a person, or agent of a person, who contracts or seeks to contract for the sale or purchase of property, goods, or services with the City of North Richland Hills must file a completed conflict of interest questionnaire. The conflict of interest questionnaire must be filed with the City Secretary of the City of North Richland Hills no later than the seventh business day after the person or agent begins contract discussions or negotiations with the City of North Richland Hills or submits to the City of North Richland Hills an application, response to a request for proposal or bid, correspondence, or another writing related to a potential agreement with the City of North Richland Hills. An updated conflict of interest questionnaire must be filed in accordance with Chapter 176 of the Local Government Code. An offense under Chapter 176 is a Class C misdemeanor.

The Conflict of Interest Questionnaire is included as part of this document and can be found at:

https://www.ethics.state.tx.us/data/forms/conflict/CIQ.pdf

To be considered for award, the Conflict of Interest Questionnaire is required to be completed with dated signature.

CONFLICT OF INTEREST QUESTIONNAIRE

FORM CIQ

For vendor doing business with local governmental entity

This questionnaire reflects changes made to the law by H.B. 23, 84th Leg., Regular Session.

This questionnaire is being filed in accordance with Chapter 176, Local Government Code, by a vendor who has a business relationship as defined by Section 176.001(1-a) with a local governmental entity and the vendor meets requirements under Section 176.006(a).

By law this questionnaire must be filed with the records administrator of the local governmental entity not later than the 7th business day after the date the vendor becomes aware of facts that require the statement to be filed. *See* Section 176.006(a-1), Local Government Code.

A vendor commits an offense if the vendor knowingly violates Section 176.006, Local Government Code. An offense under this section is a misdemeanor.

OFFICE USE ONLY
Date Received

1 **Name of vendor who has a business relationship with local governmental entity.**

Casco Industries Inc

2 ☒ **Check this box if you are filing an update to a previously filed questionnaire.** (The law requires that you file an updated completed questionnaire with the appropriate filing authority not later than the 7th business day after the date on which you became aware that the originally filed questionnaire was incomplete or inaccurate.)

3 **Name of local government officer about whom the information is being disclosed.**

N/A

Name of Officer

4 **Describe each employment or other business relationship with the local government officer, or a family member of the officer, as described by Section 176.003(a)(2)(A). Also describe any family relationship with the local government officer. Complete subparts A and B for each employment or business relationship described. Attach additional pages to this Form CIQ as necessary.**

A. Is the local government officer or a family member of the officer receiving or likely to receive taxable income, other than investment income, from the vendor?

☐ Yes ☑ No

B. Is the vendor receiving or likely to receive taxable income, other than investment income, from or at the direction of the local government officer or a family member of the officer AND the taxable income is not received from the local governmental entity?

☐ Yes ☑ No

5 **Describe each employment or business relationship that the vendor named in Section 1 maintains with a corporation or other business entity with respect to which the local government officer serves as an officer or director, or holds an ownership interest of one percent or more.**

N/A

6 ☐ Check this box if the vendor has given the local government officer or a family member of the officer one or more gifts as described in Section 176.003(a)(2)(B), excluding gifts described in Section 176.003(a-1).

7 Signature of vendor doing business with the governmental entity

8-26-25

Date

Form provided by Texas Ethics Commission www.ethics.state.tx.us Revised 11/30/2015

CONFLICT OF INTEREST QUESTIONNAIRE
For vendor doing business with local governmental entity

A complete copy of Chapter 176 of the Local Government Code may be found at http://www.statutes.legis.state.tx.us/Docs/LG/htm/LG.176.htm. For easy reference, below are some of the sections cited on this form.

Local Government Code § 176.001(1-a): "Business relationship" means a connection between two or more parties based on commercial activity of one of the parties. The term does not include a connection based on:

(A) a transaction that is subject to rate or fee regulation by a federal, state, or local governmental entity or an agency of a federal, state, or local governmental entity;

(B) a transaction conducted at a price and subject to terms available to the public; or

(C) a purchase or lease of goods or services from a person that is chartered by a state or federal agency and that is subject to regular examination by, and reporting to, that agency.

Local Government Code § 176.003(a)(2)(A) and (B):

(a) A local government officer shall file a conflicts disclosure statement with respect to a vendor if:

***

(2) the vendor:

(A) has an employment or other business relationship with the local government officer or a family member of the officer that results in the officer or family member receiving taxable income, other than investment income, that exceeds $2,500 during the 12-month period preceding the date that the officer becomes aware that

(i) a contract between the local governmental entity and vendor has been executed; or

(ii) the local governmental entity is considering entering into a contract with the vendor;

(B) has given to the local government officer or a family member of the officer one or more gifts that have an aggregate value of more than $100 in the 12-month period preceding the date the officer becomes aware that:

(i) a contract between the local governmental entity and vendor has been executed; or

(ii) the local governmental entity is considering entering into a contract with the vendor.

Local Government Code § 176.006(a) and (a-1)

(a) A vendor shall file a completed conflict of interest questionnaire if the vendor has a business relationship with a local governmental entity and:

(1) has an employment or other business relationship with a local government officer of that local governmental entity, or a family member of the officer, described by Section 176.003(a)(2)(A);

(2) has given a local government officer of that local governmental entity, or a family member of the officer, one or more gifts with the aggregate value specified by Section 176.003(a)(2)(B), excluding any gift described by Section 176.003(a-1); or

(3) has a family relationship with a local government officer of that local governmental entity.

(a-1) The completed conflict of interest questionnaire must be filed with the appropriate records administrator not later than the seventh business day after the later of:

(1) the date that the vendor:

(A) begins discussions or negotiations to enter into a contract with the local governmental entity; or

(B) submits to the local governmental entity an application, response to a request for proposals or bids, correspondence, or another writing related to a potential contract with the local governmental entity; or

(2) the date the vendor becomes aware:

(A) of an employment or other business relationship with a local government officer, or a family member of the officer, described by Subsection (a);

(B) that the vendor has given one or more gifts described by Subsection (a); or

(C) of a family relationship with a local government officer.

CONTRACT CHANGES GRID

The Contractor has the obligation to review all documents that make up the contract documents in their entirety and include any objections or requests for modifications to the Terms and Conditions, or any of the Contract Documents, in the Contract Changes Grid included with the Notice to Bidders. No changes or modifications will be made to the contract documents unless such changes are set forth in the Contract Changes Grid, submitted to the City along with the Contractor's proposal, and agreed to by the City.

CONTRACT CHANGES GRID

Proposed Contractor/Bidder N/A ("Contractor" or "Bidder"), submits the following modifications to the City's Standard _____ ("Agreement") requesting changes to such provisions be accepted by the City and incorporated into the Agreement. Contractor understands and acknowledges that the City is under no obligation to accept the modification(s) proposed by Contractor; however, the City agrees to negotiate in good faith in consideration of Contractor's request, subject to legal requirements, City policies and advice of the City Attorney.

Section / Page	Term, Condition or Specification	Exception/Proposed Modification	Disposition (For City of NRH Use Only)
			City Response: ____ Accepted ____ Not Accepted ____ Modified

CONFIDENTIALITY OF PROPRIETARY INFORMATION

During the evaluation process of this RFP, to the extent permitted by law, the City of North Richland Hills will maintain all contents of the Proposers' responses and discussions related to the Proposers' proposals as confidential. The City will treat all proposals as confidential until negotiations are completed, the successful Proposer has been selected, and a contract has been awarded. During the evaluation process, the City intends to disseminate information submitted by all Proposers to selected staff, any consultants employed by the City, and the evaluation committee, as the City deems appropriate in its sole discretion. Such staff, consultants, and committee members shall maintain the Proposers' information as confidential to the extent permitted by law. All materials submitted in response to this RFP shall become the property of the City of North Richland Hills and will not be returned. After a Proposer is selected and the contract is awarded, all submissions shall be subject to release in accordance with Texas Government Code Chapter 552, the Texas Public Information Act (the "Act").

If a Proposer does not desire proprietary information in the proposal to be disclosed, it is required to identify all proprietary information in the proposal prior to submission of the proposal to the City. The identification shall be done by individually marking each page with the words "Proprietary Information" on which such proprietary information is found. If the Proposer fails to identify such information as proprietary, the Proposer agrees by submission of its proposal that those sections shall be deemed non-proprietary and made available to the public upon request as authorized by law upon completion of the RFP process and award of contract.

Proposers are advised that the City, to the extent permitted by law, will protect the confidentiality of their proposals. Proposers shall consider the implications of the Act, particularly after the RPF process has ceased and a contract has been awarded. If a public information request is made for a Proposer's response following award of a contract, proprietary information submitted in an RFP process may only be withheld from public disclosure pursuant to Section 552.1101 of the Act. A determination as to whether Section 552.1101 applies will not be decided by the City of North Richland Hills, but by the Office of the Attorney General of the State of Texas. In the event a request for public information is made, the City will notify the Proposer, and the Proposer is required to request an opinion as to the confidentiality and proprietary nature of the information from the Attorney General pursuant to Section 552.305 of the Act. The City is not authorized to make the request on the Proposer's behalf.

SPECIAL TERMS AND CONDITIONS

City of North Richland Hills has the lead role in developing and encouraging Cooperative Purchasing efforts among the governmental entities that are listed on the next page; therefore it would be in the vendor's best interest to help City of North Richland Hills facilitate this cooperative effort. **A "NO" answer could result in complete rejection of bid.**

Should other Governmental Entities decide to participate in this contract, would you, the Vendor, agree that all terms, conditions, specifications, and pricing would apply?

Yes _____ No

If you, the Bidder, checked yes, the following will apply:

Governmental Entities utilizing Inter-Governmental Contracts with City of North Richland Hills will be eligible, but not obligated, to purchase materials/services under the contract(s) awarded as a result of this solicitation. All purchases by Governmental Entities other than City of North Richland Hills will be billed directly to that Governmental Entity and paid by that Governmental Entity. City of North Richland Hills will not be responsible for another Governmental Entity's debts. Each Governmental Entity will order their own material/services as needed.

Delivery to governmental entities located within Tarrant County will be at no charge or as otherwise provided for in the Award Document. Delivery charges, if any, for governmental entities located outside City of North Richland Hills shall be negotiated between the successful bidder and each governmental entity.

Vendor(s) awarded contract(s) resulting from Request for Proposal (RFP) shall be responsible for providing to City of North Richland Hills, at no additional charge, a complete list of all governmental entities currently utilizing the contract and their annual expenditures. This information shall be provided ninety days prior to the expiration of the contract, or as otherwise requested by City of North Richland Hills. Failure to provide the requested information when requested could delay the renewal process.

Evaluation Criteria shall include, but is not limited to the following:

a. Unit Price

b. Delivery

c. Vendor's past performance record with City of North Richland Hills

d. City of North Richland Hills evaluation of vendor's ability to perform

e. City of North Richland Hills experience with products bid

f. Special needs and requirements of City of North Richland Hills

g. Vendor's agreement to extend pricing under this contract to other governmental entities

h. Results of testing samples (if needed)

Duration of Agreement and Price Adjustments

Pricing shall be based on a twelve (12) month agreement effective the date of award. At the City's option, the agreement may be renewed for four (4) additional twelve (12) month periods. The Contractor shall submit the renewal proposal with price changes and justification to the Purchasing Department at least sixty (60) days before the expiration of the current agreement. Increase in contract pricing shall not exceed the consumer price index of the Dallas/Fort Worth standard metropolitan statistical for the previous twelve (12) month period or 5%, whichever is smaller. Renewal shall be at the sole discretion of the City of North Richland Hills department utilizing the contract.

Unless otherwise amended in writing and endorsed by both parties prior to the beginning of each respective renewal period, all terms and conditions of the Contract shall remain in full force and effect with the only change being in the Contract term.

Any **catalog, brand name or manufacturer's reference** used is considered to be descriptive not restrictive – and is indicative of the type and quality the City of North Richland Hills desires to purchase. Bids on similar items of like quality will be considered if the bid is noted and fully descriptive brochures are enclosed. If notation of substitution is not made, it is assumed vendor is bidding item specified. Successful vendor will not be allowed to make unauthorized substitutions after award.

Samples for testing may be required for evaluation. Samples will be free to the City of North Richland Hills. Failure to provide samples will be justification for bid rejection. City of North Richland Hills reserves the right to determine equals.

Samples must be the same product as that bid.

Entities Currently Participating in Cooperative Purchasing Program with City of North Richland Hills

City of Aledo	City of Lewisville
City of Allen	City of Live Oak
City of Baytown	City of Mercedes
City of Bedford	City of Kennedale
City of Carrollton	City of Mesquite
City of Cedar Hill	City of Midlothian
City of China Gove	City of Panorama Village

City of Cleburne
City of College Station
City of Colleyville
City of Copperas Cove
City of Denison
City of Denton
City of Denton
City of Ennis
City of Euless
City of Forest Hill
City of Fort Worth
City of Frisco
City of Garland
City of Graham
City of Georgetown
City of Grand Prairie
City of Grapevine
City of Haltom City
City of Highland Village
City of Hudson Oak
City of Hurst
City of Irving
City of Keller
City of Kennedale
City of Lake Worth
City of Plano
City of Richardson
City of Richland Hills
City of Rowlette
City of Seguin
City of Southlake
City of Taylor
City of Temple
City of The Colony
City of Weatherford
City of Westlake
City of Watauga
Birdville ISD
Mansfield ISD
Collin County
Harris County Department of Education
Johnson County ESD #1
Parker County Emergency Service District #1
Tarrant County
Town of Addison
Town of Argyle
Town of Bartonville
Town of Bartonville
Town of Double Oak
Town of Highland Park

Other governmental entities have indicated that they desire to participate in City of North Richland Hill's bid for Fire Fighting Clothes/Bunker Gear. Other entities will have the option to join. Pricing on the Bid Proposal Forms should consider this additional usage and the potential usage from other governmental entities.

ENTITIES	
City of North Richland Hills	City of Roanoke
City of Cleburne	City of Rowlette
City of Cedar Hill	City of Royse
City of Grand Prairie	City of Taylor
City of Haltom City	City of Weatherford
City of Hurst	City of Westlake
City of Keller	Town of Addison
City of Midlothian	Town of Argyle
City of Richardson	

Order Placement:

A. Orders will be placed by telephone or email, requesting:

   1. Specific delivery dates and sites

   2. Purchase order number will be provided at that time.

B. City of North Richland Hills contract information will be provided to the Successful vendor

SPECIFICATIONS

The following description is intended to clarify the nature of the work required for purchase of Fire Fighting Clothes/Bunker Gear as the minimum requirements acceptable for the **Fire Fighting Clothes/Bunker Gear**. The provisions of these specifications shall apply except as otherwise noted herein.

SCOPE

This specification details design and materials criteria to afford protection to the upper and lower body, excluding head, hands, feet, against adverse environmental effects during structural firefighting. All materials and construction will meet or exceed the most current NFPA Standard #1971 and OSHA for structural fire fighters protective clothing.

ADDITIONS AND/OR CHANGES TO THIS SPECIFICATION

Additional options, alterations, or changes to this specification - as requested by the North Richland Hills Fire Department or a department who is in a cooperative purchasing agreement with the City of North Richland Hills using this contract - may be ordered at a discount of 30-40% of manufacturer's published list price in effect at the time of order acceptance.

SIZING

In order to ensure that every member of the department can safely perform to the maximum of their ability without extra bulk and without restriction, Jackets and Pants shall be available in all sizes and dimensions as follows:

Jackets:

Gender:	Gender specific Men's and Women's patterns will be available.
Chest:	Even sizes
Back Length:	Men's 29", 32", 35", 40"
	Women's 26", 29"
Body Shape:	Straight and Tapered (Note: The straight cut offers more fullness at the hips,
	i.e. jacket sweep and is recommended when an IH Ready trouser is being Specified.)
	Women's: Straight
Sleeve:	1" increments

Pants:

Gender: Gender specific Men's and Women's patterns

Waist: Even sizes

Body Shape: Men's Relaxed, Regular, and Slim

Relaxed is a fuller cut in the hips and thighs, like relaxed jeans.

Slim refers to a slender cut in the hips and thigh, like straight fit jeans.

Women's

Inseam: Even sizes

Jackets and Pants available in only one standard shape will not be acceptable.

OUTER SHELL MATERIAL - JACKETS AND PANTS

The outer shell shall be constructed of TENCATE "AGILITYTM": featuring ENFORCE™ technology Kevlar®/PBO/Nomex® blend material with an approximate weight of 6.6 oz. per square yard in a twill weave. Color of the garments shall be light gold.

THERMAL INSULATING LINER - JACKETS AND PANTS

The thermal liner shall be constructed of 6.7 oz. per square yard TENCATE CALDURA® ELITE NOMEX NANO®; one layer of Nomex Nano and one layer of 2.3 oz. per square yard Nomex® E-89™ Spun-laced Nomex®/Kevlar® aramid blend, quilt stitched to a FR Rayon Para-Aramid nylon Face Cloth. An approximate 8 inch by 10 ½ inch pocket, thermal liner over-edged to a layer of moisture barrier material, shall be affixed to the inside of the jacket thermal liner on the left side by means of a single needle stitch. The thermal liner shall be attached to the moisture barrier and bound together by bias-cut Neoprene coated cotton/polyester around the perimeter. This provides superior abrasion resistance to the less expensive, less durable, "stitch and tum" method. Further mention of "Thermal Liner" in this specification shall refer to this section.

MOISTURE BARRIER - JACKETS AND PANTS

The moisture barrier material shall be W.L. GORE CROSSTECH® Black moisture barrier -Type 2F, which is comprised of a CROSSTECH® membrane laminated to a Nomex® IIIA woven pajama check substrate. CROSSTECH® moisture barrier seams shall be sealed with GORE-SEAM® tape using a Series 6000 (or higher) GORE-SEAM™ sealing machine to afford comparable bacteriophage penetration resistance performance. Further mention of "Specified Moisture Barrier" in this specification shall refer to this section.

SEALED MOISTURE BARRIER SEAMS

All moisture barrier seams shall be sealed with a minimum 1" inch wide sealing tape. One side of the tape shall be coated with a heat activated glue adhesive. The adhesive side of the tape shall be oriented toward the moisture barrier seam. The adhesive shall be activated by heat and the sealing tape shall be applied to the moisture barrier seams by means of pressure exerted by rollers for that purpose.

METHOD OF THERMAL LINER/MOISTURE BARRIER ATTACHMENT FOR JACKETS AND PANTS

The thermal liner and moisture barrier shall be completely removable from the jacket shell. A minimum of six snap fasteners shall secure the thermal liner/moisture barrier to the outer shell along the length of the neckline under the top most collar. The top most collar shall be turned under and finished such that the snaps on the collar will not be able to contact the wearers skin. Corresponding snaps shall be installed through a moisture barrier leader measuring an approximate height of 1.75 -2 inches and shall not penetrate through to the outer shell on the backside of the collar. The remainder of the thermal liner/moisture barrier shall be secured with snap fasteners appropriately spaced on each jacket facing and Ara-Shield® snap fasteners at each sleeve end. There shall be one Ara-shield® snap tabs at the liner sleeve end which shall be colored to correspond with color coded snap tabs on the shell sleeve end for ease of matching the liner system to the outer shell after inspection or cleaning is completed.

The thermal liner and moisture barrier shall be completely removable from the pant shell. Nine snap fasteners shall be spaced along the waistband to secure the thermal liner to the shell. The legs of the thermal liner/moisture barrier shall be secured to the shell by means of Ara-Shield® snap fasteners, 2 per leg. The Ara-shield® snap tabs shall be color coded to a corresponding snap tab in the liner for ease of matching the liner system to the outer shell after inspection or cleaning is completed.

THERMAL PROTECTIVE PERFORMANCE

The assembled garment, consisting of the specified outer shell, moisture barrier and thermal liner, shall exhibit a TPP (Thermal Protective Performance) rating of not less than 37.4 as documented by Underwriter's Laboratory (UL) at time of bid.

TOTAL HEAT LOSS

The assembled garment, consisting of the specified outer shell, moisture barrier and thermal liner, shall exhibit a THL (Total Heat Loss) rating of not less than 299.9 as documented by Underwriter's Laboratory (UL) at time of bid.

RESISTANCE TO SWEAT EVAPORATION

The assembled garment, consisting of the specified outer shell, moisture barrier and thermal liner, shall exhibit a RET (Resistance to Evaporative Heat Transfer) rating of not greater than 24 as documented by Underwriter's Laboratory (UL) at time of bid.

STITCHING

The outer shell shall be assembled using stitch type #301, #401, #514 and #516. The thermal liners and moisture barriers shall be assembled using stitch type #301, #401, #504, #514, and #516. Major A outer shell structural seams and major B structural liner seams, shall have a minimum of 8 to 10 stitches per inch. All major A seams shall be sewn with ball point needles only. All seams shall be continuously stitched only.

JACKET CONSTRUCTION

BODY

The body of the shell and AXTION® liner system shall be constructed of three separate panels consisting of two front panels and one back panel. The body panels shall be shaped so as to provide a tailored fit thereby enhancing body movement and shall be joined together by double stitching with Nomex® thread. One-piece outer shells shall not be acceptable.

AXTION® BACK

The jacket outer shell shall include inverted pleats to afford enhanced mobility and freedom of movement in addition to that provided by the AXTION® sleeves. The outer shell shall have two inverted pleats (one each side) installed on either side of the back body panel. The inverted pleats shall begin at the top of each shoulder and extend vertically down the sides of the jacket to the hem. Maximum expansion of the pleats shall occur at the shoulder area and taper toward the hem. Pleats that do not extend to the hem will not be considered, since they do not provide a true AXTION® back.

The moisture barrier and thermal liner layers shall be designed with darts corresponding to the added length in the shell provided by the AXTION® back pleats. The darts are positioned at the shoulder blades, outside of the SCBA straps and work together with the corresponding outer shell pleats in the AXTION® back, providing maximum expansion. The moisture barrier darts will be seam sealed to assure liquid resistance integrity.

LOGOS

The garment brand shall be identified by means of FR Nomex thread embroidery on the top of the left collar denoting "GLOBE" as the manufacturer. There shall be a reflective label specific to the garment style, measuring 1inch wide by 4 inches long, installed on the left pocket flap.

DRAG RESCUE DEVICE (DRD)

A Firefighter Drag Rescue Device shall be installed in each jacket. The ends of a 1" inch wide strap, constructed of Kevlar®, will be sewn together to form a continuous loop. The strap will be installed in the jacket between the liner system and outer shell such that when properly installed will loop around each arm. The strap will be accessed through a portal between the shoulders on the upper back where it is secured in place by an FR strap. The DRD shall be removable for laundering. The access port will be covered by an outside flap of shell material, designed to fit between the shoulder straps of an SCBA.

The flap will have a NFPA-compliant 3M Scotchlite™ reflective logo patch sewn to the outside to clearly identify the feature as the DRD (Drag Rescue Device). The DRD shall not extend beyond the outside flap. This device provides a quickly deployed means of rescuing a downed firefighter. Flimsy, rope-style DRD straps will not be considered.

LINER ACCESS OPENING (JACKET)

The liner system of the jacket shall incorporate an opening at the leading edge of the right front panel. This opening shall run a minimum of 11 inches for the purpose of inspecting the integrity of the jacket liner system. When installed into the outer shell the Liner Access Opening shall be covered and protected by the overlap of the outer shell facing.

RETROREFLECTIVE FLUORESCENT TRIM

The retroreflective fluorescent trim shall be lime/yellow 3M Scotchlite™ COMFORT Trim (Heat applied segmented L/Y borders with silver center. Each jacket shall have an adequate amount of retroreflective fluorescent trim affixed to the outside of the outer shell to meet the requirements of NFPA 1971 and OSHA. The trim shall be in the following widths and shall be NFPA Vertical style; 3 inch wide stripes - around the bottom of the jacket within approximately 1 inch of the hem, horizontally across the chest area approximately 3 inches below the armpit, two vertical stripes on the back (one on each side) beginning at the top of the bottom band of trim and extending up to approximately 7½ inches below the neck seam, around each sleeve below the elbow.

SEWN ON RETROREFLECTIVE LETTERING

Each jacket shall have 3" lime/yellow 3M Scotchlite™ lettering sewn to the letter patch reading: NRHFD

Each jacket shall have 3" lime/yellow 3M Scotchlite™ lettering on a hanging letter patch reading: FF NAME

HANGING LETTER PATCH

The hanging letter patch shall be constructed of a double layer of outer shell material. The letter patch will attach to the rear inside hem of the jacket with a combination of snap fasteners and FR Velcro® hook & loop fastener tape.

COLLAR & FREE HANGING THROAT TAB

The collar shall consist of a minimum four-layer construction and be of one-piece design. There shall be two layers of a moisture barrier material sandwiched in between two layers of outer shell fabric (see Moisture Barrier section). The forward inside ply of moisture barrier shall be sewn to the inside of the collar along the edges only. The multi-layered configuration shall provide protection from water and other hazardous elements, while maintaining thermal protection. The collar shall be a minimum of 3 inches high and graded to chest size. The leading edges of the collar shall extend up evenly from the

leading edges of the jacket front body panels so that no gap occurs at the throat area. The collar back layers of outer shell and moisture barrier shall be joined to the body panels with a minimum of two rows of stitching. The collar front layers of outer shell and moisture barrier fabric shall have a series of minimum 6 snap fasteners on lower edge of the collar. The top most collar shall be turned under and finished such that the snaps on the collar will not be able to contact the wearer's skin. There shall be corresponding snap fasteners on a moisture barrier leader, which is sewn to the thermal liner system to engage the snaps on the collar. The snaps on the thermal liner system leader will be installed such that they do not penetrate from the outer shell through to the inner layers. The moisture barrier leader on the thermal liner system shall be sandwiched between the underside of the top collar shell fabric and moisture barrier material and the bottom collar shell fabric and moisture barrier material so as to reduce the possibility of liner detachment while donning and doffing.

The throat tab shall consist of a minimum of four-layer construction and be a scoop type design. There shall be of two piles of outer shell material with two center piles of moisture barrier material. The throat tab shall measure not less than 3 inches wide at the center tapering to 2 inches at each end with a total length of approximately 9 inches. The throat tab will be attached to the right side of the by a 1 inch wide by 1" inch long piece of Nomex® twill webbing. The throat tab shall be secured in the closed and stowed position with FR hook and loop fastener tape. The FR hook and loop fastener tape shall be oriented to prevent exposure to the environment when the throat tab is in the closed position. Two 1 ½ inch by 3" inch pieces of FR loop fastener tape shall be sewn horizontally to the inside of each end of the throat tab. Corresponding pieces of FR hook fastener tape measuring 1 inch by 3 inches shall be sewn horizontally to the leading outside edge of the collar on each side, for attachment and adjustment when in the closed position and wearing a breathing apparatus mask. In order to provide a means of storage for the throat tab when not in use, a 1 inch by 3" inch piece of FR hook fastener tape shall be sewn horizontally to the inside of the throat tab immediately under the 1 ½ inch by 3" inch pieces of FR loop fastener tape. The collar closure strap shall fold in half for storage with the FR loop fastener tape engaging the FR hook fastener tape.

A hanger loop constructed of a double layer of outer shell material shall be sewn to the top of the collar at the center.

JACKET FRONT

The jacket shall incorporate separate facings to ensure there is no interruption in thermal or moisture protection in the front closure area. The facings shall measure approximately 2 ½ inches wide, extend from collar to hem, and be double stitched to the underside of the outer shell at the leading edges of the front body panels. A breathable moisture barrier material shall be sewn to the jacket facings and configured such that it is sandwiched between the jacket facing and the inside of the respective body panel. The breathable film side shall face inward to protect it. There shall be wicking barrier constructed of a moisture barrier material installed on the front closure system on the left and right side directly below the front facings to ensure continuous protection and overlap. The wicking barrier shall extend no more than a maximum of¾ inch beyond the inner facing and false facing shall be unacceptable. The

thermal liner and moisture barrier assembly shall be attached to the jacket facings by means of snap fasteners.

STORM FLAP

A rectangular storm flap measuring approximately 3 inches (6 inches for hook and dee inside/FR hook and loop fastener tape outside closure; aka #7C) wide and a minimum of 23 inches long (based on a 32" inch length jacket) shall be centered over the left and right body panels to ensure there is no interruption in thermal or moisture protection in the front of the jacket. The outside storm flap shall be constructed of two plies of outer shell material with a center ply of breathable moisture barrier material. The outside storm flap shall be double stitched to the right-side body panel and shall be reinforced at the top and bottom with bar tacks.

STORM FLAP AND JACKET FRONT CLOSURE SYSTEM

The jacket shall be closed by means of a 22" inch size #10 heavy duty high-temp smooth-gliding YKK Vision® zipper on the jacket fronts and FR hook and loop fastener tape on the storm flap. The teeth of the zipper shall be mounted on black Nomex® tape and shall be sewn into the respective jacket facings. The storm flap shall close over the left and right jacket body panels and shall be secured with FR hook and loop fastener tape. A 1 ½ inch piece of FR loop fastener tape shall be installed along the leading edge of the storm flap on the underside with four rows of stitching. A corresponding 1 ½ inch piece of FR hook fastener tape shall be sewn with four rows of stitching to the front body panel and positioned to engage the loop fastener tape when the storm flap is closed over the front of the jacket.

CARGO/HANDWARMER EXPANSION (BELLOWS) POCKETS

Each jacket front body panel shall have a 2 inch deep by 8 inch wide by 8" inch high expansion pocket, double stitched to it and shall be located such that the bottom of the pockets are at the bottom of the jacket for full functionality when used with an SCBA. Retroreflective trim shall run over the bottom of the pockets so as not to interrupt the trim stripe. Two rust resistant metal drain eyelets shall be installed in the bottom of each expansion pocket to facilitate drainage of water. The expansion pocket shall be reinforced with a layer of Kevlar® approximately 5 inches up on the inside of the pocket. The pocket flaps shall be rectangular in shape, constructed of two layers of outer shell material and shall measure 3 inches deeper than the pocket expansion and ½ inch wider than the pocket. The upper pocket comers shall be reinforced with proven back tacks and pocket flaps shall be reinforced with bar tacks. The pocket flaps shall be closed by means of FR hook and loop fastener tape. Two pieces of 1 ½ inch by 3" inch FR hook fastener tape shall be installed vertically on the inside of each pocket flap (one piece on each end). Two corresponding pieces of 1 ½ inch by 3" inch FR loop fastener tape shall be installed horizontally on the outside of each pocket near the top (one piece on each end) and positioned to engage the hook fastener tape. Additionally, a separate hand warmer pocket compartment will be provided under the expandable cargo pocket. This compartment will be accessed from the rear of the pocket and shall be lined with Nomex® Fleece for warmth and comfort. Shell material linings shall not be considered acceptable.

AXTION® SLEEVES

The sleeves shall be of two-piece construction and contoured, having an upper and a lower sleeve. Both the under and upper sleeve shall be graded in proportion to the chest size. For unrestricted movement, on the underside of each sleeve there shall be two outward facing pleats located on the front and back portion of the sleeve on the shell and thermal liner. On the moisture barrier, the system will consist of two darts, rather than pleats, to allow added length in the under sleeve. The moisture barrier darts will be seam sealed to assure liquid resistance integrity. The pleats shall expand in response to upper arm movement and shall fold in on themselves when the arms are at rest. This expansion shall allow for greater multi-directional mobility and flexibility in the shoulder and arm areas, with little restriction or jacket rise. Neither stove-pipe nor raglan-style sleeve designs will be considered acceptable.

SLEEVE CUFF REINFORCEMENTS

The sleeve cuffs shall be reinforced with a layer of black Dragonhide® material. The cuff reinforcements shall not be less than 2 inch in width and folded in half, approximately one half inside and one half outside the sleeve end for greater strength and abrasion resistance. The cuff reinforcement shall be double stitched to the sleeve end; a single row of stitching shall be considered unacceptable. This independent cuff provides an additional layer of protection as compared to a turned and stitched cuff. Jackets finished with a turned and stitched cuff do not provide the same level of abrasion resistance and will be considered unacceptable.

WRISTLETS / ELASTICIZED ADJUSTABLE SLEEVE WELLS

Each jacket shall be equipped with Nomex® hand and wrist guards (over the hand) not less than 7 inches in length and of double thickness. A separate thumbhole with an approximate diameter of 2 inches shall be recessed approximately 1 inch from the leading edge. Nomex® knit is constructed of 96% Nomex® and 4% Spandex for shape retention. The color of the wristlets shall be grey. The wristlets shall be sewn to the end of the liner sleeves. Flame resistant neoprene coated cotton/polyester material shall be sewn to the inside of the sleeve shell approximately 5 inches from the sleeve end and extending toward the cuff forming the sleeve well. The neoprene sleeve well shall form an elasticized cuff end with an FR hook and loop fastener tape providing a snug fit at the wrist and covering the knit wristlet. This sleeve well configuration serves to prevent water and other hazardous elements from entering the sleeves when the arms are raised. The neoprene material shall also line the inside of the sleeve shell from the cuff to a point approximately 5 inches back, where it joins the sleeve well and is double stitched to the shell. Four Ara-shield® snap tabs will be sewn into the juncture of the sleeve well and wristlet. The tabs will be spaced equidistant from each other and shall be fitted with female snap fasteners to accommodate corresponding male snaps in the liner sleeves. One of the Ara-shield® snap tabs shall be a different color in the liner to correspond with color coded snap tabs for ease of matching the liner system to the outer shell after inspection or cleaning is completed. This configuration will ensure there is no interruption in protection between the sleeve liner and wristlet.

LINER ELBOW THERMAL ENHANCEMENT

An additional layer of thermal liner material shall be sewn to the elbow area of the liner system for added protection at contact points and increased thermal insulation in this high compression area. The elbow thermal enhancement layers shall be sandwiched between the thermal liner and moisture barrier layers of the liner system and shall be stitched to the thermal liner layer only. Finished dimension shall be approximately 5 inches by 8 inches. All edges shall be finished by means of overedging. Raw or unfinished edges shall be considered unacceptable. Thermal scraps shall not be substituted for full-cut fabric padding.

LINER SHOULDER AND UPPER BACK THERMAL ENHANCEMENT

A minimum of one additional layer of thermal liner material shall be used to increase thermal insulation in the upper back, front and shoulder area of the liner system. This full-cut thermal enhancement layer shall drape over the top of each shoulder extending from the collar to the sleeve/shoulder seam, down the front approximately 5 inches from the juncture of the collar down the back to a depth of 5 ¾ inches to provide greater CCHR protection in this high compression area. The upper back, front and shoulder thermal enhancement layers shall be sandwiched between the thermal liner and moisture barrier layers of the liner system and shall be stitched to the thermal liner layer only. The thermal enhancement layer shall have finished edges by means of overedging. Raw or unfinished edges shall be considered unacceptable. Thermal scraps shall not be substituted for full-cut fabric padding. Smaller CCHR reinforcements shall not be considered acceptable since they provide far less area of coverage.

RADIO POCKET

Each jacket shall have a pocket designed for the storage of a portable radio. This pocket shall be of box type construction, double stitched to the jacket and shall have one drainage eyelet in the bottom of the pocket. The pocket flap shall be constructed of two layers of outer shell material measuring approximately 3 inches longer than the depth of the pocket and ¼ inch wider than the pocket. The pocket flap shall be closed by means of FR hook and fastener tape. A 1 ½ inch by 3" inch piece of FR hook and fastener tape shall be installed on the inside of the pocket flap beginning at the center of the bottom of the flap. A 1 ½ inch by 3" inch piece of FR loop fastener tape shall be installed horizontally on the outside of the pocket near the top center and positioned to engage the hook fastener tape. In addition, the entire inside of the pocket shall be lined with neoprene coated cotton/polyester material to ensure that the radio is protected from the elements. The impermeable barrier material shall also be sandwiched between the two layers of outer shell material in the pocket flap for added protection. The radio pocket shall measure approximately 3 inches deep by 3.5 inches wide by 9 inches high and shall be installed on the left chest.

MICROPHONE STRAP

A strap shall be constructed to hold a microphone for a portable radio. It shall be sewn to the jacket at the ends only. The size of the microphone strap shall be 1 inch x 3 inches. The microphone strap shall be mounted above the radio pocket and shall be constructed of double layer outer shell material.

SURVIVOR FLASHLIGHT HOLDER

Each jacket shall be equipped with a "Survivor" flashlight holder. An inward facing safety hook, attached to a double layer self-material strap, shall be double stitched in a vertical position to the upper chest. The inward facing safety hook will accommodate the clip portion of the flashlight. Below the safety hook will be a strap constructed of outer shell material measuring approximately 1 ¾ inches high and 9 inches wide, and will hold the barrel of the flashlight. The lower strap will be equipped with a 1 ½ inch by 2½ inch FR hook and loop closure at the front of the strap to facilitate easy removal of the flashlight. There shall be approximately 3 ½ inches between the upper coat hook and lower strap. The "Survivor" flashlight holder shall be sewn to the jacket on the right chest.

PANT CONSTRUCTION

BODY

The body of the shell shall be constructed of four separate body panels consisting of two front panels and two back panels. The body panels shall be shaped so as to provide a tailored fit, thereby enhancing body movement and shall be joined together by double stitching with Nomex® thread. In addition to the four body panels, there shall be a seamless, one-piece crotch gusset. The one-piece gusset allows for less bulk, comfort, and more freedom of movement in this high stress area. The body panels, seam lengths and crotch gusset shall be graded to size to assure accurate fit in a broad range of sizes.

The front body panels will be wider than the rear body panels to provide more fullness over the knee area. This is accomplished by rolling the side leg seams (inside and outside) to the rear of the pant leg beginning at the knee. The slight taper will prevent premature wear of the side seams by pushing them back and away from the primary high abrasion areas encountered on the sides of the lower legs.

CONTOURED SADDLE

The rise of the rear pant center back seam, including gusset, from the top back of the waistband to where it intersects the inside leg seams at the crotch shall exceed the rise at the front of the pant by 8 inches. The longer rear center back seam provides added length in the seat for mobility without restriction when stepping up, kneeling, or crawling and maintains proper alignment of the knee, without twisting, directly over the kneepads when kneeling and crawling.

LINER ACCESS OPENING PANT

The thermal liner and moisture barrier layers of the pant liner system shall be constructed in such a way as to allow an access opening for interior inspection, service and replacement. The thermal liner and moisture barrier layers shall be stitched together for security and prevention of inadvertent use of one layer without the other. The liner system shall have a reinforcement material sewn to the bottom of the fly opening. This reinforcement will serve to prevent the liner from tearing in that area from the constant donning and doffing of the pants.

The liner system of the pant shall incorporate an opening along the back of the waistline for ease in inspecting the inner layers and to facilitate performing the complete liner inspection. The thermal liner and moisture barrier shall be individually bound with a neoprene coated bias cut tape and joined together on each of the front panels, along the waistband from the front fly opening to the side seam. The back of the liner system will be allowed to remain open with two snaps on either side of the back seam to attach the moisture barrier layer to thermal liner layer. As described previously, the pant thermal layer system snaps directly to the independent waistband by means of nine snap fasteners. There shall be no hook and loop used to close the liner access opening.

RETROREFLECTIVE FLUORESCENT TRIM

The pants shall have a stripe of retroreflective fluorescent trim encircling each leg below the knee to comply with the requirements of NFPA 1971 in 3" inch lime/yellow 3M Scotchlite™ COMFORT Trim (Heat applied segmented L/Y borders with silver center. Bottom of trim band shall be located approximately 3" above cuff.

ELASTICIZED WAISTBAND

The pant design facilitates the transfer of the weight of the pant to the hips instead of the shoulders and suspenders. The two, rear outer-shell body panels, beginning at the pant side seams, shall incorporate an elasticized waist insert, running from the side seam towards the back of the trouser for an approximate distance of 4 inches. The rear elasticized waist inserts shall be integral to the shell of the pant and the elasticized portion shall be covered by the outer shell fabric of the pant.

The waist area of the pants shall be reinforced on the inside with a separate piece of black aramid outer shell material, cut on the bias (diagonally). The reinforcement shall be folded in half, for a finished bottom edge and shall have a finished width of not less than approximately 1 ½ inches. The top edge of the waistband reinforcement shall be double stitched to the outer shell at the top of the pants. The lower edge of the waistband shall be unattached to the shell to accept the thermal liner and moisture barrier. The top of the thermal liner and moisture barrier shall be secured to the underside of the waistband reinforcement by means of nine snaps, spaced equidistant along the length of the waistband reinforcement. Inserting the liner system between the waistband reinforcement and outer shell serves to reduce the possibility of liner detachment while donning and doffing. The independent waistband construction affords greater comfort and fit than a turned and stitched method. Pants that do not include and independent waistband or are not cut on the bias will not provide the same amount of stretch to the garment and shall be considered unacceptable.

EXTERNAL/ INTERNAL FLY FLAP

The pants will have a vertical outside fly flap constructed of two layers of outer shell material, with a layer of moisture barrier material sandwiched between. The fly flap shall be double stitched to the left front body panel and shall measure approximately 2 ¾ inches wide, with a length graded to size based on waist measurement and reinforced with bar tacks at the base. An internal fly flap constructed of one layer of outer shell material, thermal liner and specified moisture barrier, measuring approximately 2

inches wide, with a length graded to size based on waist, shall be sewn to the leading edge of the right front body panel.

The underside of the outside fly flap shall have a 1 ½ inch wide piece of PR loop fastener tape quadruple stitched along the full length along the shell material only; stitching shall not penetrate the moisture barrier insert between the two layers to insure greater thermal protection and reduced water penetration. A corresponding strip of 1 ½ inch wide piece of PR hook fastener tape shall be quadruple stitched to the outside right front body panel securing the fly in a closed position.

CLOSURE

Escape Belt with Wide Belt Loops; The pant shall have an integrated Escape Belt, which is independently certified as meeting the belt requirements of NFPA 1983, Standard on Life Safety Rope and Equipment for Emergency Services, which shall serve as the exterior primary positive locking closure. The Escape belt shall be comprised of Kevlar® webbing with a hook and an adjustable D-ring closure, graded for the waist size of the pants. The hook and dee closure system of the Escape Belt also serves as the positive front closure for the pants, eliminating redundant closure systems. The pants shall be equipped with a series of black aramid material belt loops spaced around the waist to accommodate the aramid belt. There shall be three large loops measuring approximately 4 inches high by 4 inches long and two smaller loops measuring approximately ½ inch wide by 3 ½ inches long. Two of the large belt loops shall be placed on each side of the front of the pant and third on the rear of the waist, centered over the seam. The two smaller loops shall be placed on the rear of the pant, behind the side seams.

MICROPHONE STRAP

A strap shall be constructed to hold a microphone for a portable radio. It shall be sewn to the pants at the ends only. The size of the microphone strap shall be 1 inch by 3 inches. The microphone strap shall be mounted vertically on the center rear belt loop, and constructed of double layer outer shell material.

ARTICULATED KNEE

The outer shell of the pant legs shall be constructed with horizontal expansion pleats in the knee area with corresponding darts in the liner. In order to provide increased freedom of movement and maximum flexibility, extra material is built into the knee area and this additional fullness is contained by stitching down the pleats on the inside of the shell. The knee reinforcement shall be installed proportionate to the pant inseam, in such a manner that it falls in an anatomically correct knee location.

The thermal liner shall be constructed with four pleats per leg in the front of the knee. Two will be located above the knee (one on each side) and two shall be located below the knee (one on each side). On the moisture barrier, the system will consist of two darts, rather than pleats, to allow added length in the under knee. The darts in the liner provide a natural bend at the knee. The darts in the liner work in conjunction with the expansion panels in the outer shell to increase freedom of movement when kneeling, crawling, climbing stairs or ladders, etc.

LINER KNEE THERMAL ENHANCEMENT

A minimum of one additional layer of specified thermal liner and one additional layer of moisture barrier material, measuring a minimum of 9 inches by 11 inches, will be sewn to the knee area of the liner system for added CCHR protection and increased thermal insulation in this high compression area. The knee thermal enhancement layers shall be sandwiched between the thermal liner and moisture barrier layers of the liner system and shall be stitched to the thermal liner layer only. The thermal enhancement layer shall have finished edges by means of overedging. Raw or unfinished edges shall be considered unacceptable. Thermal scraps shall not be substituted for full-cut fabric padding. Smaller CCHR reinforcements shall not be considered acceptable since they provide far less area of coverage.

CATHEDRAL KNEE REINFORCEMENTS

The knee area shall be reinforced with a layer of black Dragonhide® material. The cathedral shaped knee reinforcement shall be centered on the leg to ensure proper coverage when bending, kneeling and crawling. The knee reinforcements shall measure a minimum of approximately 7 inches wide by 12 inches high at the highest point shall be double stitched to the outside of the outer shell in the knee area for greater strength and abrasion resistance.

The articulated cathedral knee reinforcement shall be cut and stitched to the shell in a such a way that there shall be an arch at the top of the reinforcement, tapering down the sides of the reinforcement with a squared off bottom. Knee reinforcements of a smaller size do not provide the same protective coverage and shall be considered unacceptable.

PADDING UNDER KNEE REINFORCEMENTS

Padding for the knees shall be accomplished with one layer of Silizone® foam, sandwiched between the thermal liner and moisture barrier. The placement of Silizone® padding on the thermal versus the shell

reduces the bulk in the shell and also serves to protect the padding from abrasion and other wear issues that the outer shell is subject to. Pants with Silizone® knee padding on the shell as opposed to on the liner, do not provide the same level of bulk reduction and abrasion resistance and are not recommended.

EXPANSION (BELLOWS) POCKETS

An expansion pocket, measuring approximately 2 inches deep by 10 inches wide by 10 inches high shall be double stitched to the side of each leg straddling the out-seam above the knee and positioned to provide accessibility. The lower half of each expansion pocket shall be reinforced with an additional layer of Kevlar® twill material on the inside. Two rust resistant metal drain eyelets shall be installed on the underside of each expansion pocket to facilitate drainage of water. The pocket flaps shall be rectangular in shape, constructed of two layers of outer shell material and shall measure 3 inches deeper than the pocket expansion and ½ inch wider than the pocket. The upper pocket comers shall be reinforced with proven back tacks and pocket flaps shall be reinforced with bar tacks. The pocket flaps shall be closed by means of FR hook and loop fastener tape. Two pieces of 1 ½ inch by 3" inch FR

hook fastener tape shall be installed vertically on the inside of each pocket flap (one piece on each end). Two corresponding pieces of 1 ½ inch by 3" inch FR loop fastener tape shall be installed horizontally on the outside of each pocket near the top (one piece on each end) and positioned to engage the hook fastener tape.

EXPANSION POCKET REINFORCEMENTS

The lower half of the expansion pockets shall be reinforced on the outside with a layer of black Dragonhide® material.

6 PACK TOOL COMPARTMENT

A tool pocket constructed of Kevlar® material and measuring approximately 8 inches high by 10 inches wide will be installed on the inside of both the left and right pockets with double stitching. The front pockets will measure 6 inches high. Two separate rows of stitching will divide the tool pocket into six compartments, three in front (6 inches high) and three in back (8 inches high), measuring approximately 3 inches wide and set side-by-side.

PANT CUFF REINFORCEMENTS

The cuff area of the pants shall be reinforced with a layer of black Dragonhide® material. The cuff reinforcement shall not be less than 2 inch in width and folded in half, approximately one half inside and one half outside the end of the legs for greater strength and abrasion resistance. The cuff reinforcement shall be double stitched to the outer shell for a minimum of two rows of stitching. This independent cuff provides an additional layer of protection over a hemmed cuff. Pants that are turned and stitched at the cuff, as opposed to an independent cuff reinforcement, do not provide the same level of abrasion resistance and shall be considered unacceptable.

PADDED RIP-CORD SUSPENDERS & ATTACHMENT

On the inside waistband shall be attachments for the standard "H" style "Padded Rip-Cord" suspenders. There will be four attachments total - 2 front, 2 back. The suspender attachments shall be constructed of black Ara-Shield® material measuring approximately ½ inch wide by 3-inches long. They shall be sewn in a horizontal position on the ends only to form a loop. The appearance will be much like a horizontal belt loop to capture the suspender ends.

A pair of "H" style "Padded Rip-Cord" suspenders shall be specially configured for use with the pants. The main body of the suspenders shall be constructed of 2" inch wide black webbing straps. The suspenders shall run over each shoulder to a point approximately shoulder blade high on the back, where they shall be joined by a 2" inch wide horizontal piece of webbing measuring approximately 8-inches long, forming the "H". This shall prevent the suspenders from slipping off the shoulders. The shoulder area of the suspenders will be padded for comfort by fully encasing the webbing with aramid batting and wrap-around black aramid.

The rear ends of the suspenders will be sewn to 2"inch wide elasticized webbing extensions measuring approximately 8-inches in length and terminating with thermoplastic loops. The forward ends of the suspender straps shall be equipped with specially configured black powder coat non-slip metal slides with teeth. Through the metal slides will be the 9 inch lengths of strap webbing "Rip-Cords" terminating with thermoplastic loops on each end. Pulling on the "Rip-Cords" shall allow for quick adjustment of the suspenders.

Threaded through and attached to the thermoplastic loops on the forward and rear ends of the suspenders will be black aramid suspender attachments incorporating two snap fasteners. The aramid suspender attachments are to be threaded through the suspender attachment loops on the inside waistband of the pants. The aramid suspender attachments will then fold over and attach to themselves securing the suspender to the pants.

REVERSE BOOT CUT

The outer shell pant leg cuffs will be constructed such that the back of the leg is approximately 1 inch shorter than the front. The liner will also have a reverse boot cut at the rear of the cuff and a concave cut at the front to keep the liner from hanging below the shell. This construction feature will minimize the chance of premature wear of the cuffs and injuries due to falls as a result of "walking" on the pant cuffs. Pants that have "cut-outs" in the back panel rather than a contoured boot cut shall be considered unacceptable.

THIRD PARTY TESTING AND LISTING PROGRAM

All components used in the construction of these garments shall be tested for compliance to the current NFPA Standard by Underwriters Laboratories (UL). Underwriters Laboratories shall certify and list 36

compliance to that standard. Such certification shall be denoted by the Underwriters Laboratories certification mark.

LABELS

Appropriate warning label(s) shall be permanently affixed to each garment. Additionally, the NFPA certification label(s) shall include the following information.

Compliance to all current NFPA Standards

Underwriters Laboratories classified mark

Manufacturer's name

Manufacturer's address

Manufacturer's garment identification number

Date of manufacture

Size

ISO CERTIFICATION/ REGISTRATION

The protective clothing manufacturer shall be certified and registered to ISO Standard 9001 to assure a satisfactory level of quality. Indicate below whether the manufacturer is so certified and registered by checking either "Yes" or "No" in the space provided.

BETTER BUSINESS BUREAU

The manufacturer is accredited by the Better Business Bureau, showing a commitment to ethical and principled business practices.

WARRANTY

The manufacturer shall warrant all items provided to be free from defects in materials and workmanship for their serviceable life when properly used and cared for. Manufacturer shall provide specific warranty details for all components associated with this contract.

HOOK AND LOOP SUPPORT PROGRAM

Support program shall cover hook or loop tape that has begun to fray or otherwise degrade from normal wear. This program shall remain in effect for a period of five years from the original date of manufacture of the garment. This support program shall cover the repair or replacement, without charge, of any hook and/or loop on the garments produced by the manufacturer providing the garments are otherwise serviceable.

This support program does NOT cover damage from fire, heat, chemicals, misuse, accident or negligence. Failure to properly care for garments will serve to void this support program.

SIZING BY VENDOR:

Both male and female sizing samples shall be available.

Both male and female sizing samples shall be on hand for use when sizing. The vendor shall be available to perform all sizing requirements within 96 hours of written notice. Measuring with a tape measure is not acceptable.

GARMENT TRAINING AND SUPPORT

OSHA requires employees be trained on the capabilities and limitations of their Personal Protective Equipment. The selected vendor shall provide the following:

On-site care and maintenance training shall be provided by the manufacturer. Training shall be in compliance with NFPA, current edition, at the conclusion of which each participant shall receive a certificate of completion.

An on-site OSHA mandated training class on the Knowing the Limits of Your PPE shall be provided at no charge. The training shall include structural firefighting coat, pant and boots.

BAR-CODE/RECORD KEEPING INTERFACE

A one-dimensional barcode, in the interleaved 2 of 5 format shall be printed on the label of each separable layer of the garment.

This barcode shall represent the serial number of the garment. The manufacturer shall be able to provide a detailed list of each asset of a drop-shipped order, and shall include the following:

Brand

Order Number

Serial Number

Style Number

Color

Description

Chest/Waist Size

Jacket/pant Length

Sleeve Length

Date of Manufacture

Mark-For Data

This information shall be able to be imported into the manufacturers web-based system designed to facilitate the organization and tracking of assets in accordance with the cleaning and inspection requirements of OSHA and NFPA 1851.

PPE RECORD KEEPING

The manufacturer shall make available and no-charge, a password protected data based backed website that does not care whose brand of PPE assets are being recorded. The website shall have the functionality to allow the manufacturer to import all of the pertinent data into the department's account so that the initial data entry by fire department personnel is eliminated.

The website shall allow for the department to use a barcode scanner, if desired, to scan the Interleaved 2 of 5 barcode found in the gear by going to the Search the Serial Number page in PPE record keeping program, and scanning the asset's barcoded serial number.

EXCEPTIONS TO SPECIFICATIONS

Any and all exceptions to the above specifications must be clearly stated for each heading. Use additional pages for exceptions, if necessary.

COUNTRY OF ORIGIN

Jackets and Pants shall be manufactured in the United States. NO EXCEPTION

GLOVES

The model is a gauntlet style wing thumb Structural Firefighting Glove certified compliant to the NFPA 1971 Standard on Protective Ensemble for Structural Firefighting 2018 Edition, by SEI.

PALM

Outer Shell on the palm side and along the finger sidewalls is constructed of textured water-resistant Kangaroo skin. All finger tips have a separately stitched rolled over portion of textured Kangaroo skin hide about 4cm along the palm side and about 3cm along back side to enhance tactility/dexterity.

Second Palm Side Layer and Finger Sidewall Layers are 100% Kevlar knit fabric.

BACK

Back Side Outer Shell is constructed of water-resistant sueded cowhide from the cuff edge to slightly beyond the finger crotches.

Back of Thumb down to the cuff edge is constructed of textured Kangaroo skin.

Second Back Side Layer is 100% Kevlar knit fabric running the full length of the glove for cut/puncture protection and thermal insulation.

Third Back Side Layer is 100% Kevlar non-woven fabric running the full length of the glove for thermal insulation.

INNER LINING

Inner Liner is a smooth 100% Kevlar knit fabric providing thermal insulation and cut/puncture protection.

Moisture Barrier- Porelle Brand which is bonded and sewn in at the finger tips. The barrier itself is certified compliant to the NFPA 1971-2018 edition Standard.

FEATURES

Unique Finger Tip construction for enhanced tactility/dexterity.

Thumb Crotch reinforced with kangaroo skin to enhance durability.

Palm layers are sewn down together for more contoured grip.

100% Kevlar stitching thread throughout.

Available Sizes: 64N-82XW (XXS-XXXL) + 4XL. Cadet Sizing Small-3XL

BOOTS

NFPA Certified

Certified to current NFPA Standard on Protective Ensembles for Structural Firefighting and Proximity Firefighting, Current Edition for Structural Fire Fighting and NFPA 1992, Standard on Liquid Splash-Protective Ensembles and Clothing for Hazardous Materials Emergencies, Current Edition.

General Design

14 inch Pull-On athletic footwear (cement construction) boot, black flame-resistant and water-resistant leather, double-stitched leather joining seams, hi-vis yellow and silver reflective trim, leather-trimmed webbing pull straps, padded leather collar, padded leather flex joints in the shaft above vamp and heel, liquid and chemical resistant breathable bootie liner, cut-resistant and thermal protective bootie-shield liner, composite safety toe cap, composite shank, composite penetration-resistant insole barrier, molded shin guard, flame-resistant synthetic rubber molded cup outsole and toe bumper, 3D lasting board, molded composite heel counter, internal heel fit system, and a removable molded footbed as well an additional insert for use in conjunction with the footbed.

Slip Resistance

Boots must exceed the minimum test values for slip resistance (average of left and right foot) as detailed below to provide superior performance in dry, wet, and frosted ice conditions. Boots that do not exceed these minimums in all conditions shall not be acceptable. Bidders must promptly supply a Technical Services Report from a recognized independent testing laboratory upon request showing the boots bid meet this requirement.

Test Method: VUSA TT S&C 1-18 Ed. 1 Rev. 0 Slip Resistance of Footwear and Floorings

Load = 500 N

Dry Clay Quarry Tiles: Forepart> 1.00

Heel> 1.00 Wet Clay Quarry Tiles: Forepart> 0.60

Heel> 0.60 Frosted Ice -7°C Run 1: Forepart = 0.28

Heel= 0.28 Frosted Ice -7°C Run 4: Forepart> 0.12

Heel> 0.12

For maximum slip resistance each outsole shall have Siping lines. Siping lines cut into flat areas open up when flexed to provide additional traction on water and ice. The boot shall also include self-cleaning

lugs and an omni-direction tread pattern designed for superior performance in all terrains and when working on ladders.

Flexibility

Boots must reach the Maximum Flex Angle of 48 degrees without exceeding the critical bending moment with a resulting stiffness index less than 10.0 as detailed below to provide maximum flexibility. Boots that do not meet this requirement shall not be acceptable. Bidders must promptly supply a Technical Services Report from a recognized independent testing laboratory upon request showing the boots bid meet this requirement.

Test Method: SATRA TM194:2004 Longitudinal stiffness of footwear FireStorm Leather

Boots shall be made from heavy-duty, flame-resistant and water-resistant full-grain cattle hide leather measuring 2.0-2.2 mm of thickness for durable tear and puncture resistance. Tumbled full-grain cattle hide leather shall be utilized in collar and flex areas for mobility. The leather shall be chrome tanned to withstand high temperature with minimal shrinkage, re-tanned to impart water resistance and low water absorption, and finished to retain maximum breathability. Leather shall meet or exceed the following physical tests:

Water Penetration	ASTMD2009 15,000 Flex Minimum
Dynamic Water Absorption	ASTMD2009 15% Maximum
Static Water Absorption	ASTMD6015 30% Maximum
Slit Tearing Strength	ASTMD2212 30 Pound Minimum
Moisture Vapor Transmission	ASTMD5052 350g/meter 2/24 Hours Minimum
Flam Resistance	NFPA 1971 After Flame no more than 2.0 sec, not melt or drip, no burn through.

CROSSTECH® Footwear Fabric

A full-height, full sock, bootie liner made from a package of Omaha lining fabric, 300g felt insulation, and CROSSTECH® moisture barrier shall be provided for a liquid resistant and breathable moisture barrier as well as thermal protection as defined by the specified NFPA standards.

Athletic Footwear (Cement) Construction Outsole

For optimum flexibility, comfort, and weight reduction, the boot shall include a VIBRAM® Synthetic Rubber Sculpted, Contoured Cup Outsole cemented to the bottom and sides of the upper using a 2-part cross-linking adhesive that forms a bond stronger than the materials it attaches. The outsole must be made from flame, abrasion, oil, acid, and slip resistant compound engineered for high-traction, cold-weather resistance, and durability. Goodyear welt or direct attach construction methods will not be acceptable.

Bootie-Shield Liner

A protective bootie-shield of KEVLAR® fiber blend stitchbonded non-woven batting weighing 4.0 oz./yd2 shall be positioned between the leather shell and the CROSSTECH® moisture barrier bootie to provide abrasion and cut resistance and additional thermal protection. Boots that do not have an additional Flame Resistant (FR) protective bootie-shield between the leather shell and the CROSSTECH® moisture barrier bootie shall not be acceptable.

Composite Safety Toe Cap

The safety shall consist of a composite material that is lighter than steel, does not transmit heat or cold, and will spring back to shape after impact. Must exceed NFPA standards for safety. Metal toe caps shall not be acceptable.

Padded Leather Collar

The padded collar shall have a rolled top edge formed by folding over the leather to help the boots slide against the pants liner and reduce the potential for the pants liner to hang up on the top of the boots as well as to reduce abrasion against the wearer's calf.

Composite Penetration Resistant Insole Barrier

Penetration resistance shall be provided by a composite insole to maximize flexibility and insulate from heat or cold transmission. Must exceed NFPA standards for safety. Metal plates shall not be acceptable.

3D Composite Lasting Board

Boot uppers shall be lasted to a molded and contoured dual-density lasting board with a built-in flex zone in the forefoot and a torsionally stable heel. Flat fiber lasting boards shall not be acceptable.

Composite Shank

The shank shall consist of a composite material that is lighter than steel, does not transmit heat or cold, and springs back to shape better. Metal shank shall not be acceptable.

Molded Heel Counter

Boots shall have a molded heel counter of water-resistant composite material individually molded to fit each size perfectly. Leather or fiber board heel counters shall not be acceptable.

Padded Shin Guard

Boots shall include a padded composite shin guard to provide extra protection when working on a ladder. Moisture absorbing natural fiber padding shall not be acceptable.

Synthetic Rubber Toe Bumper

Boots shall have a molded Flame Resistant (FR) synthetic rubber toe bumper to provide abrasion resistance when crawling. The toe bumper shall be cemented and 2-needle stitched to the vamp.

3M SCOTCHLITE™ Reflective Material

Boots shall have a flame-resistant fluorescent yellow and silver 3M SCOTCHLITE™ reflective material sewn to both sides of the shaft for added visibility.

Webbing Pull-Straps

Boots shall have NOMEX® webbing pull-straps with leather trim securely attached to the leather uppers by inserting into to collar seam to minimize stitching through the leather.

Internal Fit System

Boots shall have an anatomical foam insert wraps around the top and sides of the heel with an opening to fit and hold the back of the heel securely while cushioning the ankle.

3D Molded Footbeds System

Boots shall have a removable urethane foam footbed. The footbeds are contoured to cradle and cushion the bottom of the foot and to provide arch support. The footbeds shall have a moisture-wicking and anti-microbial fabric top layer. A second pair of 3D molded footbeds that are thicker in the forefoot is provided with every pair for a custom fit. This thicker footbed provides a snugger fit.

Sizes

Boots must be available in Men's full sizes 5 -18 and half sizes 5 ½ -15 ½ in Narrow, Medium, Wide, and X-Wide widths. Boots must also be available in a Wide Calf model in the same size range that will provide an additional 3 inches in circumference at the calf to fit those with larger calves. Boots must be available in Women's full sizes 5 -1'2 and half sizes 5 ½ - 11 ½ in Narrow, Medium, Wide, and X- Wide widths.

Resoling Service

The winning vendor shall have resoling services available at their factory as needed.

Country of Origin

Boots shall be manufactured in the United States.

Third Party Testing and Listing Program

The footwear shall be tested for compliance to NFPA Standard 1971 and 1992 by a recognized independent testing lab which shall certify and list compliance to that standard. Such certification shall be denoted by the independent testing labs mark on the certification label affixed to the boots.

Labels

Appropriate warning label(s) shall be permanently affixed to each boot. Additionally, the label(s) shall include the following information:

Compliance to applicable NFPA Standard(s), current edition(s)

Independent Testing Lab mark

Manufacturer's name

Manufacturer's address

Manufacturer's boot identification number

Date of manufacture

Size

ISO Certification/Registration

The manufacturer shall be certified and registered to ISO Standard 9001 to assure a satisfactory level of quality.

Warranty

The manufacturer shall warrant these boots to be free from defects in materials and workmanship for three years when properly used and cared for.

Sized by Vendor

The vendor shall be available to perform all sizing requirements.

PPE Record Keeping

The manufacturer shall make available at no-charge, a password protected data based backed website that allows all brands of PPB assets to be recorded. The website shall have the functionality to allow the manufacturer to import all of the pertinent data into the department's account so that the initial data entry by fire department personnel is eliminated.

The website shall allow for the department to use a barcode scanner, if desired, to scan the Interleaved 2 of 5 barcode found in the gear by going to the Search the Serial Number page in PPB record keeping program, and scanning the asset's barcoded serial number.

Exceptions to Specifications

Any and all expectations to the above specifications must be clearly stated for each heading. Use additional pages for exceptions, if necessary.

HELMETS

Product Type

Structural Firefighting Helmet

Product Model(s)

MSA Cairns® **1836** Traditional Fire Helmet

Purpose

To supply a uniform, standard product specification for a fiberglass composite structural fire helmet.

Scope

The scope of this product specification encompasses the performance criteria, design, construction, and materials deemed necessary for helmets utilized for structural firefighting.

General

Helmets manufactured in accordance with this specification are designed to mitigate adverse environmental effects to the firefighter's head while providing the specifying authority with what are, in their opinion, essential requirements.

Performance Criteria/Standards

The MSA Cairns® 1836 Traditional Fire Helmet shall meet the requirements of the current edition of NFPA, Standard on Protective Ensembles for Structural Fire Fighting and Proximity Fire Fighting.

All eye/face protection sold as part of the original helmet assembly shall be compliant with the impact requirements of the current editions of ANSI/ISEA Z87.1 and the current NFPA, Standard on Protective Ensembles for Structural Fire Fighting and Proximity Fire Fighting.

Performance Verification Data Requirement

Response to this specification shall include a complete and current edition of NFPA, Standard on Protective Ensembles for Structural Fire Fighting and Proximity Fire Fighting, including a test report from a recognized, accredited test facility detailing all performance data for the helmet(s), and compliant helmet components included in the original assembly. Certificates of conformance and/or letters of certification alone shall not be acceptable. Component testing is not acceptable. Certification testing is conducted every year to a random lot size, as per NFPA requirements.

Manufacturer's Warranty

MSA warrants MSA Cairns® Fire Helmets to be free from defects in materials and/or faulty workmanship for a period of ten (10) years from the date of manufacture by MSA.

Helmet Shell

The MSA Cairns® 1836 Traditional Fire Helmet shall have a classic American Fire Service style helmet shell, comprising a crown, with four (4) major ribs (front, back, left, and right sides), and four minor ribs equidistant between each major rib, and a brim that has a short front visor continuing around the sides to a large rear watershed area. The upper surface of the watershed shall have a textured finish with ivy scroll on the back of the watershed brim. The underside of the brim shall have drill guides for the various eye/face protection that can be attached to the shell.

The shell material shall be a fiberglass composite, consisting of a high-temperature, flame and chip-resistant "through-colored" thermoset resin, reinforced with 1-inch and 2-inch chopped fiberglass, compression-molded to form a one-piece shell.

Unpainted Helmet Colors

The shell shall be available in white, red, black, and yellow with an unpainted finish.

Painted Helmet Colors

The exterior of the shell shall be completely coated with a color pigmented, high gloss, abrasion, high heat, and chemical-resistant paint finish. The shell color and matched paint finish shall be available in the standard colors of white, red, black, and yellow. Orange, blue, green, and pink painted finishes shall be available over a white composite shell.

The shell shall have black or white, high-temperature, flame-resistant, flexible edge trim made of thermoplastic rubber (TPR) with an aluminum core. The edge trim is secured around the entire brim of the helmet by crimping the aluminum core. The edge-trim is secured at the mating ends and clamped using stainless steel helmet hanger clips, with integrated barbs, at the edge of the rear brim.

The shell shall include one stainless steel helmet hanger and wire formed loop. The helmet hanger shall be attached to the center rear of the brim by a brass rivet.

Weights/Dimensions

Depending on helmet configuration, weight may vary; ranging from 53.6 oz. (1.5 kg)* to 63.0 oz. (1.8 kg).

*Base Cairns® 1836 Fire Helmet comprised of the following components:

Unpainted shell with edge trim and helmet hanger, retro-reflective trim, 6-inch front holder, and front bracket with screws. The impact cap liner system is fitted with a headband, suspension, standard cushion liner, standard chinstrap with Quick-Release buckle and postman slide, yellow Nomex Earlap, and Defender® integrated visor.

Shell Dimensions

The shell dimensions (with edge-trim) shall be 15.3 inches length, 11.8-inches width, and a crown depth** of 5.78 inches.

**The maximum height from the bottom of the side of the shell adjacent to the chin strap location to the top of the shell is: 5.78 inches. The shell shall have a nominal wall thickness of 0.075 inches in the crown and 0.085 inches on the brim.

Front Holder

The helmet shell shall be furnished with a crushable brass front-piece holder designed to absorb impact that shall be attached to the main rib on the shell front, and positioned to capture the top of standard 6-inch or 5.5-inch fire department identification shields (i.e., leather front piece). The front holder shall be a carved brass eagle, silk-screened brass eagle, or a silk-screened brass Maltese cross.

The shell shall have a thermoplastic, front-piece dovetail mounting bracket affixed to the front center of the shell with a single screw attachment. The bracket shall provide for positioning and retention of 6-inch or 5.5-inch front pieces.

Impact Cap Assembly

The impact cap energy-absorption system is designed to help provide increased thermal, acceleration, attenuation, and impact protection. The impact cap assembly shall be an impact-resistant polymer liner covered by a semi-rigid open cell, high temperature, energy absorbing urethane foam cap that covers the entire inner crown of the helmet. This impact cap assembly is held into the helmet shell by the shell release tabs and corresponding brackets. The impact cap assembly is removable for cleaning, inspection, and replacement.

Helmet Suspension

The MSA Cairns® 1836 Traditional Fire Helmet suspension shall consist of a six-way head suspension system, attached to the impact cap assembly. The helmet suspension system is comprised of three (3) fixed 0.75-inch wide nylon straps mounted at six points on the impact liner and fastened at their intersection to form the 6-way overhead strap assembly. The straps are attached to the impact cap assembly by means of location-specific rigid plastic clips that lock the straps into the impact cap assembly.

Shell Release System

The impact energy-absorption system, complete with suspension system and chinstrap assembly (as described under "Chinstraps") shall be retained to the helmet shell by means of two (2) thermoplastic shell release tabs. This design will enable the energy-absorption system to be released from the helmet shell when impacted from below the brim and leaving the energy-absorption assembly on the wearer's head for continued, limited, thermal, and impact protection.

Sizing Adjustment

The size of the headband may be adjusted to fit the wearer's head by means of a pivoting ratchet adjustment system. The headband is attached to the sides of the impact cap liner by five (5) flexible retention tabs.

The two rear ratchet arms shall have three (3) adjustable positions so that the angle of the ratchet may be set to accommodate the nape of the wearer's head. The headband height shall have three (3) adjustable positions to provide additional comfort to the wearer and maximize compatibility with the SCBA facepiece.

The headband and energy-absorption system shall fully accommodate a head size range of 53/8 to 83/8, adjustable in 1/8-inch increments.

Comfort Liner

The MSA Cairns® 1836 Traditional Fire Helmet shall have a removable comfort liner, consisting of a one-piece headband with crown cushion, and a separate ratchet pad. Both components made of a flexible open-cell foam laminate system, comprised of a soft black flame-resistant jersey-knit material against the user's head backed by a soft unbroken loop material. The comfort liner is secured to the headband via location specific slot and tab attachments with secondary hook and loops supports. The ratchet pad is secured via hook and loop fasteners.

The comfort liner and ratchet pad are machine-washable and both can easily be upgraded to a deluxe leather-lined version.

Chinstraps

The chinstrap shall be constructed of three (3) pieces (or sections) of 3/4-inch wide, spun-Nomex webbing, which are connected by a high temperature, durable thermoplastic Quick-Release (QR) buckle on the left side of the helmet, and by an optional cast zinc postman slide buckle on the right side of the helmet. The middle section shall be a minimum of 23 inches in length and the total length of the chinstrap shall be 35 inches at full extension, end to end. All chinstraps are removable and washable.

Additional chinstrap options:

Extended-length chinstrap with QR buckle and postman slide.

Shorter-center chinstrap with QR buckle and postman slide.

Extended-length chinstrap with postman slide and leather sheath.

Four-point chinstrap with QR buckle and postman slide shall be available without requiring an alternate impact cap assembly.

Ear/Neck Protection

The MSA Cairns® 1836 Traditional Fire Helmet provides ear and neck protection via an earlap with an expanded opening to easily make ratchet adjustments.

The triple-layer earlap consists of a 7.5 oz./yd., yellow or black colored Nomex outer layer and two flame-resistant black flannel inner layers. The earlap shall be secured via four (4) discrete Thermoplastic hooks located across the top of the earlap and enabling easy attachment to the energy-absorption system.

The earlap is machine-washable and can be easily upgraded to a PBI/Kevlar earlap. The ear and neck protector shall be removable without interfering with the overhead strap assembly in any way and without removing any part of the helmet suspension.

Retro-Reflective Trim

The MSA Cairns® 1836 Traditional Fire Helmet shall have eight (8) tetrahedron shaped pieces of retro-reflective trim around the exterior crown of the helmet shell for maximum visibility.

Both Reflexite and Scotchlite trim shall be available.

Color options for Reflexite include: Lime-Yellow.

Color options for Scotchlite include: Lime-Yellow, Red-Orange, Triple Trim Lime-Yellow, or Triple Trim Red-Orange.

Eye Protection

Four eye protection options are available. Selection of one is required to meet the NFPA performance criteria and standards as listed in this product specification.

Eye Protection

Four eye protection options are available. Selection of one is required to meet the NFPA performance criteria and standards as listed in this product specification.

HOOD

Elite Pro Comprehensive Coverage – Particulate Barrier Hood

Style # 39708-00-194071 with Extended Bib Option.

BARRIARE™ GOLD QUILTED FR COMPOSITE

OUTER KNIT LAYER: BarriAire™ Gold Jersey with non-PFAS DWR finish

MIDDLE LAYER: Nomex® Nano Flex

INNER KNIT LAYER: BarriAire™ Gold Jersey with Agion™ anti-microbial finish WEIGHT: 430gsm (12.7oz/yd²)

FABRIC DESCRIPTION: Three-layer composite, consisting of a proprietary blend of Meta-Aramid and Para-Aramid jersey with Nomex® Nano Flex sandwiched between two layers of jersey. The layers are then quilted together, using an onion pattern to stabilize and enhance the Nomex® Nano Flex particulate barrier's durability.

HOOD DIMENSIONS

1. Sure-Fit™ panel 3" wide from top of face opening and extends to where bib is attached, in place of traditional center seam.
2. Quilted fabric extends to circular face opening, which is 4 ½" to 5 ½" in diameter.
3. Width around bottom (½) approximately 27".
4. Width around hood from edge of shoulder cap to opposite edge of shoulder cap, approximately 17".
5. Front length of hood from top to bottom, approximately 23".
6. Back length of hood from top to bottom, approximately 21 ½".
7. Width of hood above face opening, approximately 9 ½".
8. Width of hood mid-face opening to back, approximately 8 ¾".
9. Length of hood at side from top to bottom, approximately 18 ½"
10. Width of hood 1" below bottom of face opening approximately 10 ¾".
11. Width of hood above shoulder cap, approximately 12".
12. Length of hood below face opening, approximately 14"

STITCH TYPES AND SEAMS

All stitching conforms to Federal Standard 751 Specifications (FED-STD-751). Major seams are flat seam assembled with stitch type 607. Elastic around face opening is serged in with stitch type 504 and reinforced with bottom cover-stitch type 406. Binding is applied with bottom cover-stitch type 406.

LABELING AND USER INFORMATION

UL Certified FR label facilitates tracking and identification through bar-coding, sequential numbering and personalization. "PROPERTY OF: _____" feature allows user to simply write their name with permanent laundry marker directly on label for permanent identification.

Each hood is clearly labeled to identify material contents, NFPA acceptance, UL Classification, Date of Manufacture, Lot Tracking Number, Style Number, Statement of Made in USA and Care Instructions. Each hood includes a complete user information guide.

CONSTRUCTION

Completely redesigned hood which reduces excess fabric under chin to base of neck for a more comfortable fit and better interface with turnout coat collars; eliminates face opening pulling away from the bottom of SCBA mask when looking up.

The bib is narrowed down to avoid being "locked-down" by shoulder straps for air supply tank and bound with BarriAire Gold rib knit.

Entire structure of hood is made from quilted composite to maximize protection from harmful particulates.

Sure-Fit™ panel provides improved comfort, fit and performance. Three-inch wide panel, begins at face opening, extends over the crown of head to the bib seam.

For contoured fit, hood is seamed from top of face opening to the bib seam, as well as from Sure-Fit™ panel down to bib, near coronal plane.

Face opening is circular and serged with x-heavy duty ½" elastic around the perimeter. The elastic is then folded under ½" and cover-stitched.

The face opening stretches 25% more than conventional hoods for easy donning and a snug fit around face of SCBA mask. Face opening maintains original shape after repeated laundering.

MEETS OR EXCEEDS INDUSTRY STANDARDS

UL Classified to meet or exceed the current hood requirements of the current NFPA, Standard on Protective Ensemble for Structural Firefighting.

UL Certified to the current NFPA Standard for Particulate Protection.

Meets NFPA 70E and ASTM F1506 Requirements EN13911: 2017 (Request OP-47 to add label marking).

All proposals must include specific pricing for each component and style

Item	Price
Pants Globe GPS	$ 1716.10
Coat Globe Extreme 3.0	$ 1987.40
Any itemized option for PPE or Equipment	$ 30% off List
Helmet A 1836 Unpainted	$ 431.80
Helmet B 1836 Painted	$ 484.00
Helmet C N/A	$ N/A
Gloves MK1 Ultra	$ 119.99
Hood PGI EliteProComp-PB	$ 109.50
Boot Globe Supreme	$ 522.50
Suspenders Globe H-Back	$ 40.99

Proposal grading:

Initially all proposals will be evaluated to ensure that they meet the RFP. All proposals that meet the RFP shall be prepared to provide an onsite demonstration of their product. After the demonstrations are complete we may require a test set of PPE to be provided at no charge for evaluation purposes.

The grading criteria for the proposal are as follows:

	Low 1	2	3	4	High 5	%
Price point						10
Vendor past performance						15
Ability to meet the needs of this contract						10
Ability to provide PPE in a timely manner						5
User evaluation						60

CERTIFICATE OF INTERESTED PARTIES

FORM 1295

1 of 1

Complete Nos. 1 - 4 and 6 if there are interested parties.
Complete Nos. 1, 2, 3, 5, and 6 if there are no interested parties.

OFFICE USE ONLY
CERTIFICATION OF FILING

Certificate Number:
2025-1367308

Date Filed:
09/23/2025

Date Acknowledged:

1 Name of business entity filing form, and the city, state and country of the business entity's place of business.
Casco Industries, Inc.
Grand Prairie, TX United States

2 Name of governmental entity or state agency that is a party to the contract for which the form is being filed.
North Richland Hills Fire Department

3 Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the services, goods, or other property to be provided under the contract.
25-028
FIRE FIGHTING CLOTHES/BUNKER GEAR

4 Name of Interested Party	City, State, Country (place of business)	Nature of Interest (check applicable)	
		Controlling	Intermediary

5 Check only if there is NO Interested Party. [X]

6 UNSWORN DECLARATION

My name is Jessie Gentry, and my date of birth is 12-19-60.

My address is 1517 Carrier Pkwy Ste 118, Grand Prairie, Tx, 75050, US.
(city) (state) (zip code) (country)

I declare under penalty of perjury that the foregoing is true and correct.

Executed in Dallas County, State of Texas, on the 23rd day of September 2025.
(month) (year)

Jessie Gentry
Signature of authorized agent of contracting business entity
(Declarant)

NORTH RICHLAND HILLS

CITY COUNCIL MEMORANDUM

FROM: The Office of the City Manager **DATE:** October 13, 2025

SUBJECT: Consider Resolution No. 2025-043, finding that Oncor Electric Delivery Company LLC's application to change rates within the city should be denied, finding that the City's reasonable rate case expenses shall be reimbursed, and all matters related thereto.

PRESENTER: Cori Reaume, Director of Planning

SUMMARY:

The purpose of this item is to approve a resolution denying Oncor's requested rate increase.

GENERAL DESCRIPTION:

Oncor Electric Delivery Company ("Oncor") filed an application on June 26, 2025 with North Richland Hills, and all other cities retaining original jurisdiction. This application seeks to increase system-wide transmission and distribution rates by about $834 million or approximately 13% over present revenues. Oncor asks the City to approve a 12.3% increase in residential rates and several other rate changes, including a 51 % increase in street lighting rates.

In July, the City Council took initial action on Oncor's rate request, suspending the rate request from taking effect for 90 days, which is the fullest extension permissible under the law. This additional time has permitted the City, through its participation with the Steering Committee of Cities Served by Oncor (Steering Committee), to determine that the proposed rate increase is unreasonable. Consistent with the recommendations of the experts engaged by the Steering Committee, Oncor's request for a rate increase should be denied at this time.

Accordingly, the purpose of this Resolution is to deny the rate change application proposed by Oncor. Once adopted, Oncor will have 30 days to appeal the decision to the Public Utility Commission of Texas ("PUC") where the appeal will be consolidated with Oncor's filing (PUC Docket No. 58306) currently pending at the PUC.

Explanation of Resolution:

Section 1. This paragraph finds that the Company's application is unreasonable and should be denied.

Section 2. This section states that the Company's current rates shall not be changed.

Section 3. The company will reimburse Cities for their reasonable rate case expenses. Legal counsel and consultants approved by the Steering Committee will submit monthly invoices, which will be reimbursed monthly by Oncor.

Section 4. This section merely recites that the resolution was passed at a meeting that was open to the public and that the consideration of the Resolution was properly noticed.

Section 5. This section provides that both Oncor and Steering Committee counsel will be notified of the City's action by sending a copy of the approved and signed resolution to certain designated individuals.

Potential Impact of Rate Increase to NRH:
(Originally provided with the rate suspension but included here for reference.)
The requested rate increase from Oncor would result in a significant impact to the North Richland Hills community, and that impact is two-fold. First, the request includes an increase to residential rates of over 12%. This increase, on an average residential customer, would amount to a bill increase of $7.90 per month.

Additionally, the City would see changes to some of our established rates, with the most significant being a 51% increase in street lighting rates. This increase would not include the retail provider's energy charge, but would increase the TDSP (Transmission and Distribution Service Provider – Oncor) portion of the billing. After review of our current usage (in consultation with the Texas Coalition for Affordable Power staff), it is estimated that the proposed rate change would lead to an increase in electric expenditure **in excess of $370,000 per year.**

RECOMMENDATION:

Approve Resolution 2025-043.

RESOLUTION NO. 2025-043

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NORTH RICHLAND HILLS, TEXAS, FINDING THAT ONCOR ELECTRIC DELIVERY COMPANY LLC'S APPLICATION TO CHANGE RATES WITHIN THE CITY SHOULD BE DENIED; FINDING THAT THE CITY'S REASONABLE RATE CASE EXPENSES SHALL BE REIMBURSED BY THE COMPANY; FINDING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; REQUIRING NOTICE OF THIS RESOLUTION TO THE COMPANY AND LEGAL COUNCIL; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of North Richland Hills, Texas ("City") is an electric utility customer of Oncor Electric Delivery Company LLC ("Oncor" or "Company"), and a regulatory authority with an interest in the rates and charges of Oncor; and

WHEREAS, the City is a member of the Steering Committee of Cities Served by Oncor ("Steering Committee"), a coalition of similarly situated cities served by Oncor that have joined together to efficiently and cost effectively review and respond to electric issues affecting rates charged in Oncor's service area; and

WHEREAS, on or about June 26, 2025, Oncor filed with the City an application to increase system-wide transmission and distribution rates by about $834 million or approximately 13% over present revenues. The Company asks the City to approve an 12.3% increase in residential rates and a 51.0% increase in street lighting rates; and

WHEREAS, the Steering Committee is coordinating its review of Oncor's application and working with the designated attorneys and consultants to resolve issues in the Company's filing; and

WHEREAS, through review of the application, the Steering Committee's consultants determined that Oncor's proposed rates are excessive; and

WHEREAS, the Steering Committee's members and attorneys recommend that members deny the application; and

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

SECTION 1. That the rates proposed by Oncor to be recovered through its electric rates charged to customers located within the City limits, are hereby found to be unreasonable and shall be denied.

SECTION 2. That the Company shall continue to charge its existing rates to customers within the City.

SECTION 3. That the City's reasonable rate case expenses shall be reimbursed in full by Oncor.

SECTION 4. That it is hereby officially found and determined that the meeting at which this Resolution is passed is open to the public as required by law and the public notice of the time, place, and purpose of said meeting was given as required.

SECTION 5. That a copy of this Resolution shall be sent to Oncor Electric Delivery Company LLC, 1616 Woodall Rodgers Freeway, Dallas Texas 75202 and to Thomas Brocato, Counsel to the Steering Committee, at Lloyd Gosselink Rochelle & Townsend, P.C., 816 Congress Ave., Suite 1900, Austin, Texas 78701.

PASSED AND APPROVED on this 13th day of October, 2025.

CITY OF NORTH RICHLAND HILLS

_____
Jack McCarty, Mayor

ATTEST:

_____
Alicia Richardson
City Secretary/Chief Governance Officer

APPROVED AS TO FORM AND LEGALITY:

_____
Bradley A. Anderle, City Attorney

APPROVED AS TO CONTENT:

_____
Cori Reaume, Director of Planning

NORTH RICHLAND HILLS

CITY COUNCIL MEMORANDUM

FROM: The Office of the City Manager **DATE:** October 13, 2025

SUBJECT: ZC23-0064, Ordinance No. 3928, Public hearing and consideration of a request from Marisol Pedroza for a special use permit for an accessory dwelling unit at 9200 Martin Drive, being 0.516 acres described as Lots 3 and 4, Block 1, Thompson Park Estates.

PRESENTER: Clayton Husband, Principal Planner

SUMMARY:

Marisol Pedroza is requesting a special use permit for an accessory dwelling unit on 0.516 acres at 9200 Martin Drive.

GENERAL DESCRIPTION:

The property under consideration is a 22,477-square-foot parcel located on the south side of Martin Drive between Crane Road and Precinct Line Road. The site is developed with a single-family residence constructed in 1960. The property is zoned R-1 (Single-Family Residential). A detached accessory building was constructed on the property in the 1970s, and at an undetermined date the building was converted into an accessory dwelling unit. There are no city records indicating that permits or inspections were obtained for the conversion.

The applicant purchased the property in January 2023. At that time, she was advised that there was an active code compliance case regarding the building and that permits, inspections, and approval of a special use permit would be required to continue using the building as an accessory dwelling unit.

A special use permit application was submitted in May 2023 and reviewed by the Development Review Committee. However, the application eventually expired due to inactivity, and action resumed on the code compliance case. Staff continued to work with the applicant to bring the property into compliance, and in May 2025 updated plans for the building were submitted and the special use permit application was reactivated.

An accessory dwelling unit, also known as a secondary living unit under the zoning code, may be constructed by right on a residential lot, subject to certain development standards. The maximum allowed floor area for accessory dwelling units is 650 square feet, and the unit must be located within 25 feet of the primary house and connected with a breezeway at least six feet wide attached to the roofline. These types of living units are intended for use by a family member or relative of the occupants of the primary house, and the units may not be rented or leased or have separate utility meters.

The proposed accessory dwelling unit is located approximately 39 feet away from the primary house. The building includes approximately 995 square feet of living area. The design of the structure is consistent with the architecture of the primary house.

Section 118-718(e) of the zoning ordinance establishes the requirements and standards for accessory dwelling units. The accessory building is compliant with all development standards except for the standards noted below. Modifications to or deviations from the standards may be approved through approval of a special use permit, and applicants are requesting modifications to these standards as described in the table.

DEVELOPMENT STANDARD	PROPOSED BUILDING
Connection to primary residence ○ Unit must be connected to primary house by a breezeway attached to the roofline	○ Building and primary house not connected
Proximity to primary residence ○ Unit must be within 25 feet of the primary residence	○ Building is approximately 39 feet from the primary house
Maximum total floor area ○ 650 square feet	○ Living area: 995 square feet
Use ○ Unit must not have a separate utility meter	○ Separate meter not proposed

VISION2030 COMPREHENSIVE PLAN: This area is designated on the Vision2030 Land Use Plan as Low Density Residential. This designation promotes quality neighborhoods of conventional suburban single-family detached homes. General characteristics of these neighborhoods include a density of two to six dwelling units per acre and houses of one- and two-stories.

CURRENT ZONING: The property is currently zoned R-1 (Single-Family Residential). This district is intended to provide areas for very low density development of single-family detached dwelling units which are constructed at an approximate density of 2.9 units per acre.

SURROUNDING ZONING | LAND USE:

DIRECTION	ZONING	LAND USE PLAN	EXISTING LAND USE
NORTH	R-1 (Single-Family Residential) R-2 (Single-Family Residential)	Low Density Residential	Single-family residences
WEST	R-1 (Single-Family Residential)	Low Density Residential	Single-family residences
SOUTH	PD (Planned Development)	Retail commercial	Home improvement store (Home Depot)
EAST	R-1 (Single-Family Residential)	Low Density Residential	Single-family residences

PLAT STATUS: The property is platted as Lots 3 and 4, Block 1, Thompson Park Estates. A replat application was administratively approved by the Development Review Committee on July 22, 2025. The plat would combine the lots into a single lot designated as Lot 3R1, Block 1, Thompson Park Estates.

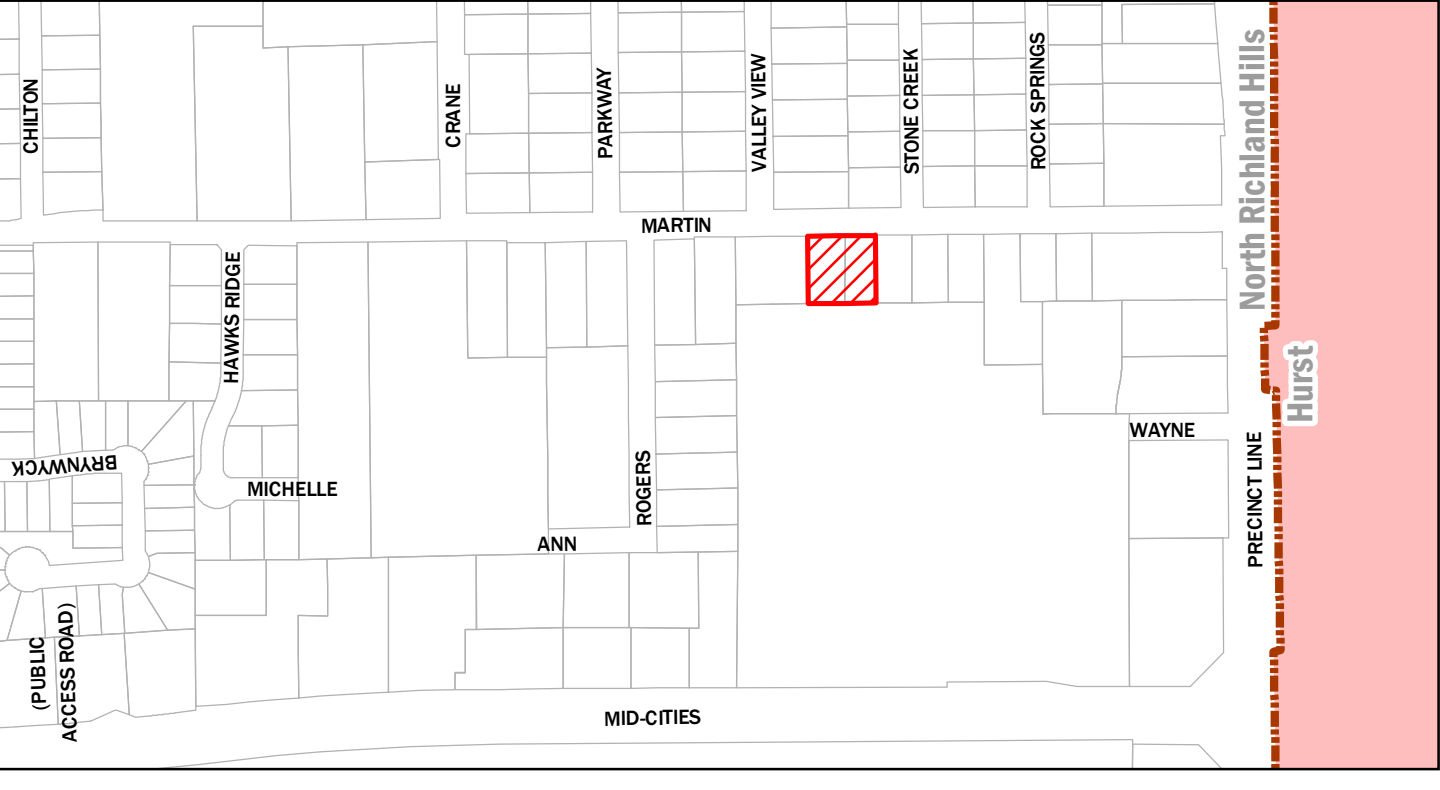
PLANNING AND ZONING COMMISSION: The Planning and Zoning Commission conducted a public hearing and considered this item at the September 18, 2025 meeting, with a vote of 7-0 to recommend approval.

DRC RECOMMENDATION. Modifications to design standards for accessory dwelling units are subject to approval of a special use permit or other zoning action.

The DRC recommendation for approval of the special use permit for the accessory dwelling unit is based on previous approvals of buildings in similar contexts.

RECOMMENDATION:

Approve Ordinance No. 3928.



DISCLAIMER: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

N

0 100 200 400 600 800

98 t



DISCLAIMER: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

N

0 100 200 400 600 800

99 t

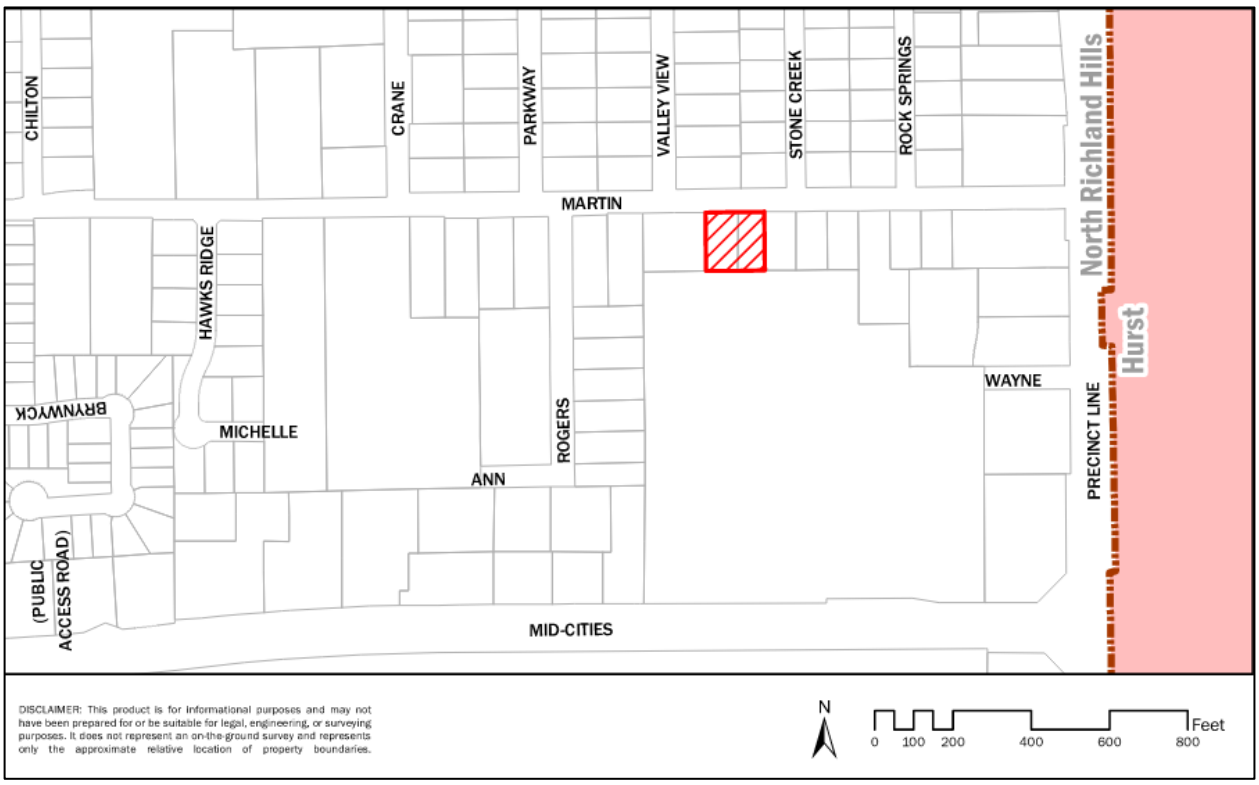
PUBLIC HEARING NOTICE
CASE: ZC23-0064

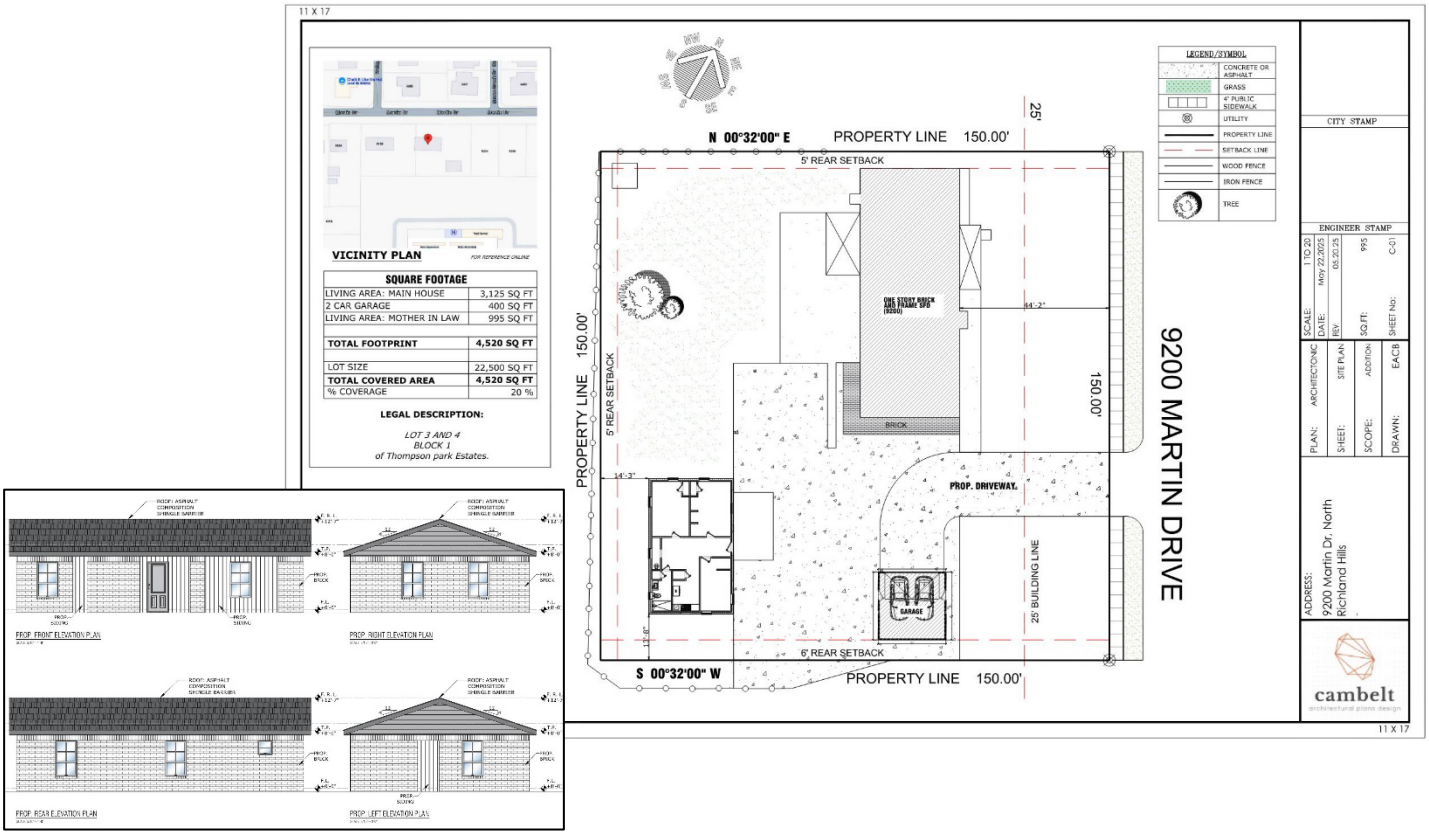
«OWNER»
«MAILING_ADDRESS»
«CITY_STATE» «ZIP»

You are receiving this notice because you are a property owner of record within 200 feet of the property requesting a **special use permit** as shown on the attached map.

APPLICANT	Marisol Pedroza
LOCATION	9200 Martin Drive
REQUEST	Public hearing and consideration of a request from Marisol Pedroza for a special use permit for an accessory dwelling unit at 9200 Martin Drive, being 0.516 acres described as Lots 3 and 4, Block 1, Thompson Park Estates.
DESCRIPTION	Request for a special use permit for an accessory dwelling unit in the rear yard. The existing building is approximately 950 square feet in size
PUBLIC HEARING DATES	Planning and Zoning Commission 7:00 PM Thursday, September 18, 2025 City Council 7:00 PM Monday, October 13, 2025
MEETING LOCATION	City Council Chamber - Third Floor 4301 City Point Drive North Richland Hills, Texas

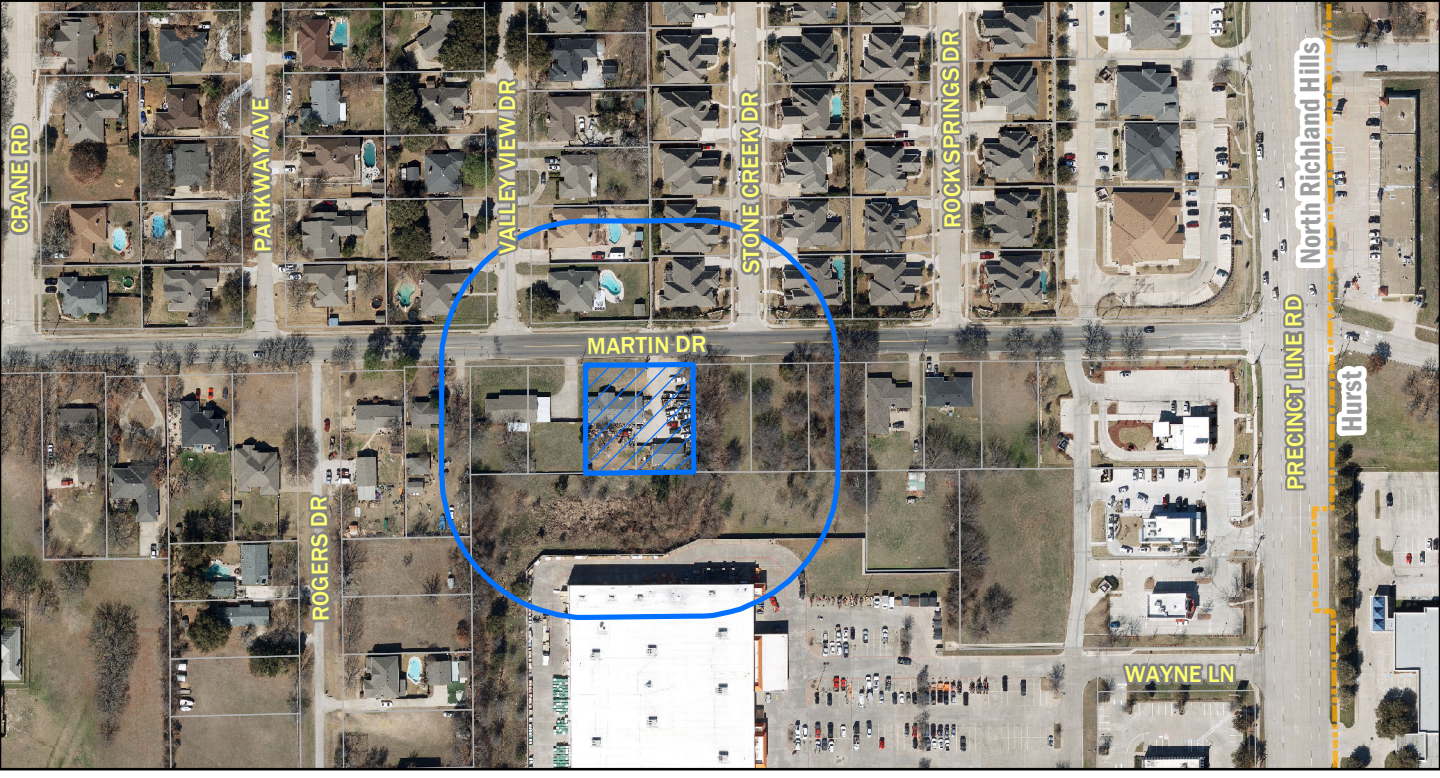
People interested in submitting letters of support or opposition are encouraged to contact the Planning & Zoning Department for additional information. Letters must be received by the close of the City Council public hearing. Because changes are made to requests during the public hearing process, you are encouraged to follow the request through to final action by City Council.


CHILTON
CRANE
PARKWAY
VALLEY VIEW
STONE CREEK
ROCK SPRINGS
North Richland Hills
MARTIN
HAWKS RIDGE
BRYNWYCK
MICHELLE
ROGERS
ANN
WAYNE
PRECINCT LINE
Hurst
(PUBLIC ACCESS ROAD)
MID-CITIES
DISCLAIMER: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.
N
0 100 200 400 600 800
Feet


11 X 17
VICINITY PLAN
SQUARE FOOTAGE
LIVING AREA: MAIN HOUSE 3,125 SQ FT
2 CAR GARAGE 400 SQ FT
LIVING AREA: MOTHER IN LAW 995 SQ FT
TOTAL FOOTPRINT 4,520 SQ FT
LOT SIZE 22,500 SQ FT
TOTAL COVERED AREA 4,520 SQ FT
% COVERAGE 20 %
LEGAL DESCRIPTION:
LOT 3 AND 4
BLOCK 1
of Thompson park Estates.
N 00°32'00" E
PROPERTY LINE 150.00'
5' REAR SETBACK
PROPERTY LINE 150.00'
S 00°32'00" W
PROPERTY LINE 150.00'
6' REAR SETBACK
25' BUILDING LINE
PROP. DRIVEWAY.
GARAGE
BRICK
9200 MARTIN DRIVE
LEGEND/SYMBOL
CONCRETE OR ASPHALT
GRASS
6' PUBLIC SIDEWALK
UTILITY
PROPERTY LINE
SETBACK LINE
WOOD FENCE
IRON FENCE
TREE
CITY STAMP
ENGINEER STAMP
ADDRESS: 9200 Martin Dr. North Richland Hills
cambelt
PROP. FRONT ELEVATION PLAN
PROP. RIGHT ELEVATION PLAN
PROP. REAR ELEVATION PLAN
PROP. LEFT ELEVATION PLAN
11 X 17

NOTIFIED PROPERTY OWNERS
ZC23-0064

OWNER	MAILING ADDRESS	CITY STATE	ZIP
AYHENS, CASEY C	9108 MARTIN DR	NORTH RICHLAND HILLS, TX	76182
BALEY, WILLIAM G	6505 VALLEYVIEW DR	NORTH RICHLAND HILLS, TX	76182
BORDEN, MARY	6504 VALLEYVIEW DR	NORTH RICHLAND HILLS, TX	76182
DRYDEN, WARREN E	6500 VALLEYVIEW DR	NORTH RICHLAND HILLS, TX	76182
FAGAN GARY	6505 STONE CREEK DR	NORTH RICHLAND HILLS, TX	76182
GARCIA, GARCIA CELENE	9104 MARTIN DR	NORTH RICHLAND HILLS, TX	76182
HD DEVELOPMENT PROPERTIES LP	PO BOX 105842	ATLANTA GA	30348
MADDUX, AMBER	6501 VALLEYVIEW DR	NORTH RICHLAND HILLS, TX	76182
ORTIZ, LUIS A	6408 ROGERS DR	NORTH RICHLAND HILLS, TX	76182
PEDROZA-RUIZ, MARISOL	9200 MARTIN DR	NORTH RICHLAND HILLS, TX	76182
STORCH, DANNY L	6501 STONE CREEK DR	NORTH RICHLAND HILLS, TX	76182
THORNTON, VICKY LOU	6504 STONE CREEK DR	NORTH RICHLAND HILLS, TX	76182
WATSON, MERRY M	6500 STONE CREEK DR	NORTH RICHLAND HILLS, TX	76182



Prepared by Planning 5/17/2023

DISCLAIMER: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

N

0 62.5 125 250 375 500 103 t







ORDINANCE NO. 3928
ZONING CASE ZC23-0064

AN ORDINANCE OF THE CITY OF NORTH RICHLAND HILLS, TEXAS, AMENDING THE COMPREHENSIVE PLAN AND THE COMPREHENSIVE ZONING ORDINANCE BY APPROVING A SPECIAL USE PERMIT TO ALLOW AN ACCESSORY DWELLING UNIT TO BE LOCATED AT 9200 MARTIN DRIVE; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY FOR VIOLATIONS HEREOF; PROVIDING A SAVINGS CLAUSE; 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, the Zoning Ordinance of the City of North Richland Hills regulates and restricts the location and use of buildings, structures, and land for trade, industry, residence, and other purposes, and provides for the establishment of zoning districts of such number, shape, and area as may be best suited to carry out these regulations; and

WHEREAS, the City Council has previously passed an ordinance adopting the Vision2030 Land Use Plan as the primary document on which to base all zoning, platting, and other land use decisions; and

WHEREAS, the Vision2030 Land Use Plan map provides guidance for future development in conformance with the adopted Vision2030 Land Use Plan; and

WHEREAS, the Zoning Ordinance of the City of North Richland Hills requires the issuance of a special use permit for an accessory dwelling unit (secondary living unit) for the purpose of varying from specific development standards; and

WHEREAS, the owner of the property located at 9200 Martin Drive (the “Property”) has filed an application for a special use permit for an accessory dwelling unit; and

WHEREAS, the Planning and Zoning Commission of the City of North Richland Hills, Texas held a public hearing on September 18, 2025, and the City Council of the City of North Richland Hills, Texas, held a public hearing on October 13, 2025, with respect to the special use permit described herein; and

WHEREAS, the City has complied with all requirements of Chapter 211 of the Local Government Code, the Zoning Ordinance of the City of North Richland Hills, and all other laws dealing with notice, publication, and procedural requirements for rezoning the Property; and

WHEREAS, upon review of the application, and after such public hearing, the City Council finds that granting the request herein furthers the purpose of zoning as set forth in the Zoning Ordinance of the City of North Richland Hills and that the zoning change should be granted, subject to the conditions imposed herein.

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

SECTION 1: The Zoning Ordinance of the City of North Richland Hills is hereby amended by approving a special use permit to authorize an accessory dwelling unit (secondary living unit) on Lots 3 and 4, Block 1, Thompson Park Estates, commonly referred to as 9200 Martin Drive, as described and shown on **Exhibit "A,"** attached hereto and incorporated for all purposes.

SECTION 2: The City Council finds that the information submitted by the applicant pursuant to the requirements of the Zoning Ordinance is sufficient to approve the special use permit in accordance with the Land Use and Development Regulations, set forth in **Exhibit "B,"** and the Site Plan Exhibits, set forth in **Exhibit "C,"** both of which are attached hereto and incorporated for all purposes.

SECTION 3: That the official map of the City of North Richland Hills is amended and the Director of Planning is directed to revise the official zoning map to reflect the approved special use permit, as set forth above.

SECTION 4: The use of the property described above shall be subject to all applicable regulations contained in the Building and Land Use Regulations and all other applicable and pertinent ordinances of the City of North Richland Hills.

SECTION 5: This Ordinance shall be cumulative of all provisions of ordinances and of the Code of Ordinances of the 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 Zoning Ordinance and the zoning map 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 Two Thousand Dollars ($2,000.00). Each day any such violation shall be allowed to continue shall constitute a separate violation and is 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 zoning 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 of October, 2025.

CITY OF NORTH RICHLAND HILLS

By:_____
Jack McCarty, Mayor

ATTEST:

_____
Alicia Richardson
City Secretary/Chief Governance Officer

APPROVED AS TO FORM AND LEGALITY:

_____
Bradley A. Anderle, City Attorney

APPROVED AS TO CONTENT:

_____
Cori Reaume, Director of Planning

Exhibit A – Property Description – Ordinance No. ** – Page 1 of 1**

Special Use Permit Case ZC23-0064
Lot 3R1, Block 1, Thompson Park Estates
9200 Martin Drive, North Richland Hills, Texas

BEING all of Lots 3 and 4, Block 1, Thompson Park Estates, an addition in Tarrant County, Texas, according to the map or plat thereof recorded in Volume 388-2, Page 34, Plat Records, Tarrant County, Texas.

Special Use Permit Case ZC23-0064
Lot 3R1, Block 1, Thompson Park Estates
9200 Martin Drive, North Richland Hills, Texas

This Special Use Permit (SUP) must adhere to all the conditions of the North Richland Hills Code of Ordinances, as amended, and the base zoning district of R-1 (Single-Family Residential). The following regulations are specific to this Special Use Permit. Where these regulations conflict with or overlap another ordinance, easement, covenant or deed restriction, the more stringent restriction will prevail.

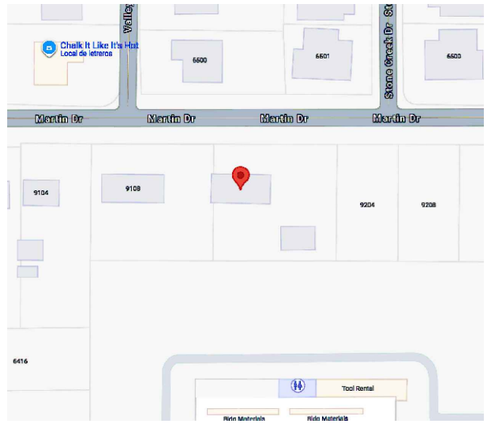
A. *Permitted use*. A special use permit is authorized for one (1) accessory dwelling unit (secondary living unit) on the property.

B. *Secondary living unit*. The accessory dwelling unit must comply with the standards described below.

    1. The building containing the accessory dwelling unit must be located in the rear yard as shown on the site plan attached as Exhibit "C." The building is not required to be attached to the main house.

    2. The accessory dwelling unit must not exceed one thousand (1,000) square feet in living area.

C. *Amendments to Approved Special Use Permits.* An amendment or revision to the special use permit must be processed in the same manner as the original approval. The application for an amendment or revision must include all land described in the original ordinance that approved the special use permit.



VICINITY PLAN *FOR REFERENCE ONLINE*

SQUARE FOOTAGE	
LIVING AREA: MAIN HOUSE	3,125 SQ FT
2 CAR GARAGE	400 SQ FT
LIVING AREA: MOTHER IN LAW	995 SQ FT
TOTAL FOOTPRINT	**4,520 SQ FT**
LOT SIZE	22,500 SQ FT
TOTAL COVERED AREA	**4,520 SQ FT**
% COVERAGE	20 %

LEGAL DESCRIPTION:

LOT 3 AND 4
BLOCK 1
of Thompson park Estates.

THE CITY OF **NORTH RICHLAND HILLS** HAS ADOPTED THE 2018 I CODES PUBLISHED BY THE INTERNATIONAL CODE COUNCIL. ADOPTED CODES INCLUDE:

INTERNATIONAL BUILDING 2018 (IBC)

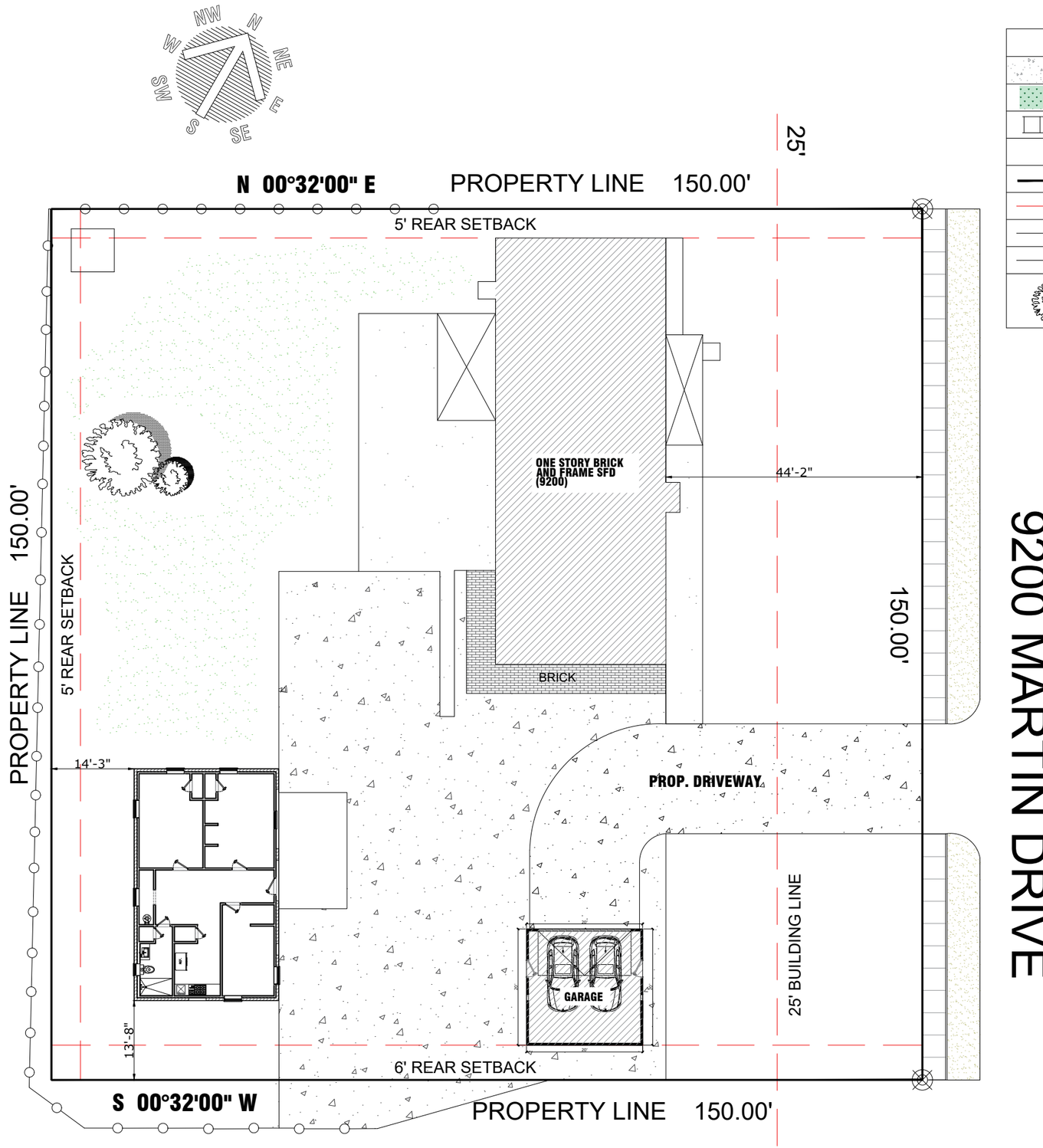
INTERNATIONAL HOUSING CODE (IRC) 2018

INTERNATIONAL PLUMBING CODE (IPC) 2018

INTERNATIONAL MECHANICAL CODE (IMC) 2018

2018 INTERNATIONAL COMBUSTIBLE GAS CODE (IFGC)

OTHER CODES USED BY THE CITY INCLUDE THE 2020 NATIONAL ELECTRICAL CODE (NEC) (STATE MINIMUM) AND THE 2018 INTERNATIONAL ENERGY CONSERVATION CODE (IECC).



LEGEND/SYMBOL	
	CONCRETE OR ASPHALT
	GRASS
	4' PUBLIC SIDEWALK
	UTILITY
	PROPERTY LINE
	SETBACK LINE
	WOOD FENCE
	IRON FENCE
	TREE

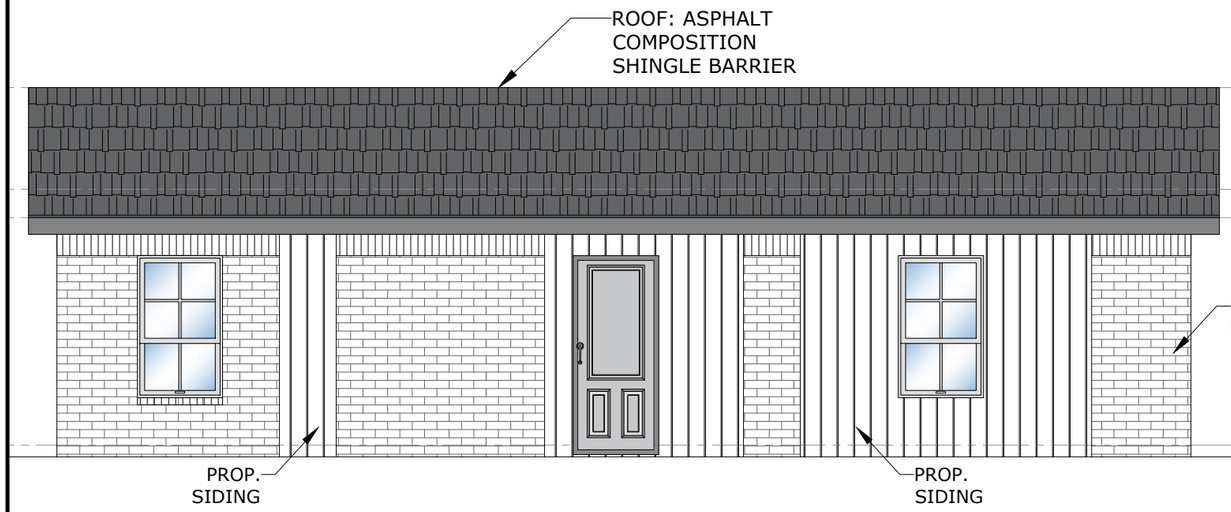
CITY STAMP

ENGINEER STAMP

SCALE:	1 TO 20
DATE:	May 22.2025
REV:	05.20.25
SQ.FT:	995
SHEET No:	C-01
PLAN:	ARCHITECTONIC
SHEET:	SITE PLAN
SCOPE:	ADDITION
DRAWN:	EACB

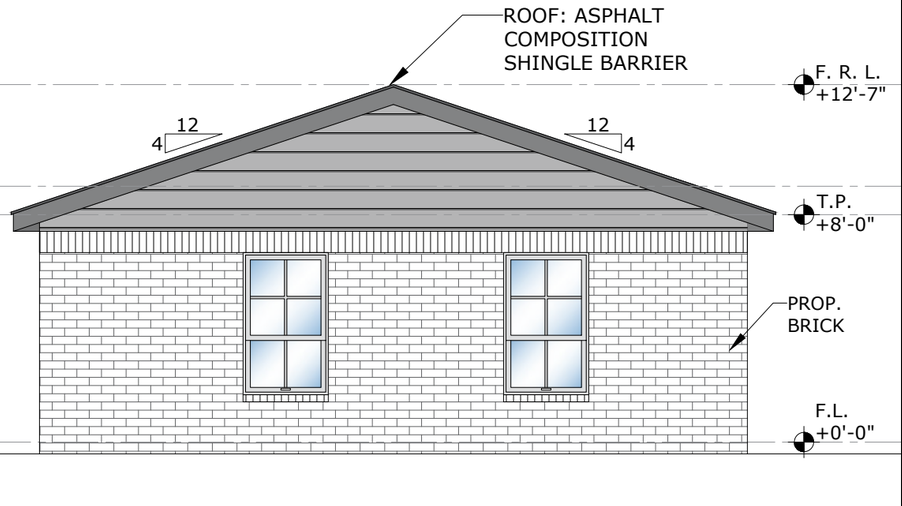
ADDRESS:
9200 Martin Dr, North
Richland Hills
-

cambelt
architectural plans design



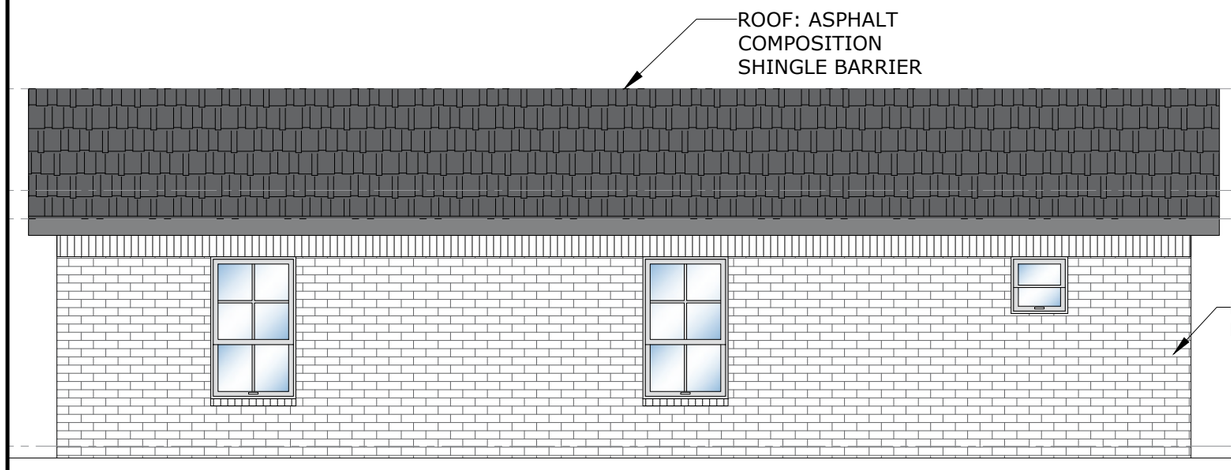
PROP. FRONT ELEVATION PLAN

SCALE: 3/16"=1'-0"



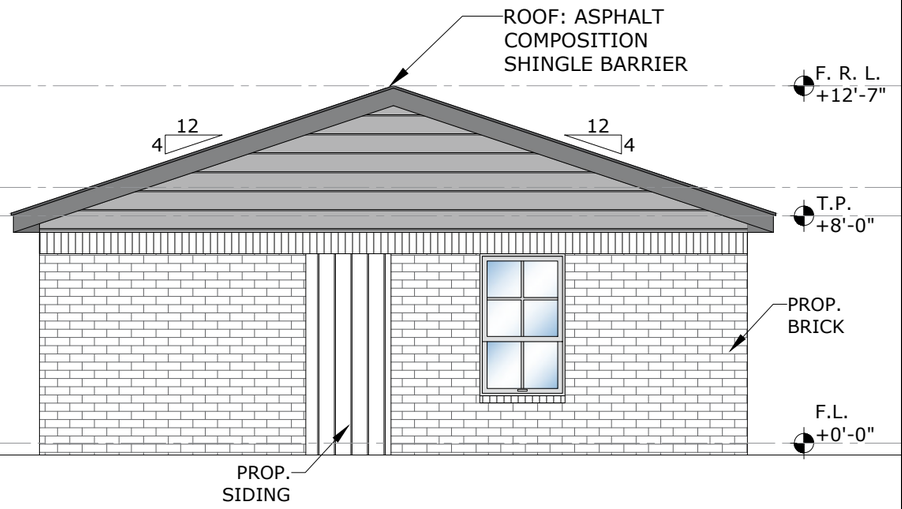
PROP. RIGHT ELEVATION PLAN

SCALE: 3/16"=1'-0"



PROP. REAR ELEVATION PLAN

SCALE: 3/16"=1'-0"



PROP. LEFT ELEVATION PLAN

SCALE: 3/16"=1'-0"

CITY STAMP

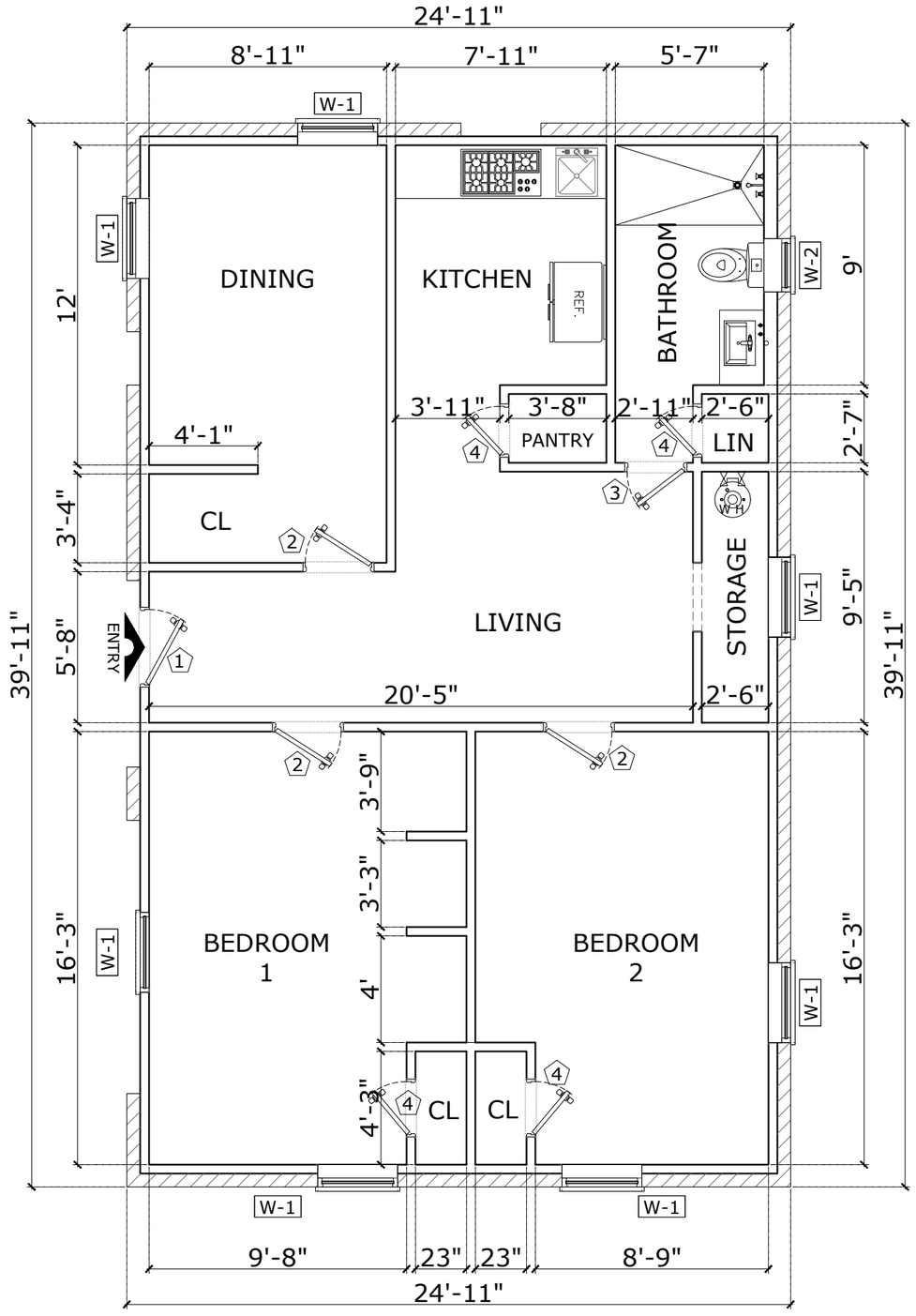
ENGINEER STAMP

SCALE:	3/16"=1'-0"
DATE:	May 22.2025
REV:	05.20.25
SQ.FT:	995
SHEET No:	A-02

PLAN:	ARCHITECTONIC
SHEET:	ELEVATIONS PLAN
SCOPE:	ADDITION
DRAWN:	EACB

ADDRESS:
9200 Martin Dr, North
Richland Hills
-

cambelt
architectural plans design



LEGEND/ SYMBOL

	4" INTERIOR WALL
2x6 WALL 2x6 WALL	6" WALL INSTALLATION
	6" WALL BRICK

WINDOW SCHEDULE

TAG	SIZE	DESC.	QTY.
W-1	*3'-0" x 5'-0"*	*S.H.*	*7*
W-2	*2'-0" x 2'-0"*	*S.H.*	*1*

S.H.= SINGLE HUNG
FX = FIXED
SL = SLIDING

DOOR SCHEDULE

TAG	SIZE	FUNC.	DESC.	CORE	QTY.
1	*3'-0" x 6'-8"*	*H.D.*	*SSW*	*W*	*1*
2	*2'-8" x 6'-8"*	*H.D.*	*SSW*	*H.C.*	*3*
3	*2'-4" x 6'-8"*	*H.D.*	*SSW*	*H.C.*	*1*
4	*2'-0" x 6'-8"*	*H.D.*	*SSW*	*H.C.*	*1*

H.D.= HINGED DOOR
SL = SLIDING
SSW = SINGLE SWING
FD = FRENCH DOOR
PL = PLYABLE
RB = RUSTIC BARN
PD = POCKET DOOR
H.C.= HOLLOW CORE
S.C.= SOLID CORE
W&G = WOOD AND GLASS
V&G = VINYL AND GLASS
M.H. = METALLIC HERMETIC
M&G = METALLIC AND GLASS
ME = METALLIC
W = WOOD

CITY STAMP

ENGINEER STAMP

SCALE:	3/16"=1'-0"
DATE:	May 22.2025
REV:	05.20.25
SQ.FT:	995
SHEET No:	A-01

PLAN:	ARCHITECTONIC
SHEET:	FLOOR PLAN
SCOPE:	ADDITION
DRAWN:	EACB

ADDRESS:
9200 Martin Dr, North
Richland Hills
-

cambelt
architectural plans design

MINUTES OF THE WORK SESSION AND REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF NORTH RICHLAND HILLS, TEXAS HELD IN THE CITY HALL, 4301 CITY POINT DRIVE

SEPTEMBER 18, 2025

C.1 ZC23-0064 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM MARISOL PEDROZA FOR A SPECIAL USE PERMIT FOR AN ACCESSORY DWELLING UNIT AT 9200 MARTIN DRIVE, BEING 0.516 ACRES DESCRIBED AS LOTS 3 AND 4, BLOCK 1, THOMPSON PARK ESTATES.

APPROVED

Chair Stamps introduced the item, opened the public hearing, and called for Principal Planner Clayton Husband to introduce the request. Mr. Husband introduced the request.

Chair Stamps called for the applicant to present the request.

Jocelyn Pedrosa, 9200 Martin Drive, North Richland Hills, Texas, presented the request.

Chair Stamps called for Mr. Husband to present the staff report. Mr. Husband presented the staff report.

Commissioner Narayana and Mr. Husband discussed whether the motion language needed to include the specific waiver requests to the standards. Mr. Husband stated a motion to approve as presented would include the waivers since they were included in the development standards included with the request.

Chair Stamps called for anyone wishing to speak for or against the request to come forward. There being no one wishing to speak, Vice Chair Stamps closed the public hearing.

A MOTION WAS MADE BY COMMISSIONER PEKURNEY, SECONDED BY COMMISSIONER WELBORN TO APPROVE ZC23-0064. MOTION TO APPROVE CARRIED 7-0.

CITY COUNCIL MEMORANDUM

FROM: The Office of the City Manager **DATE:** October 13, 2025

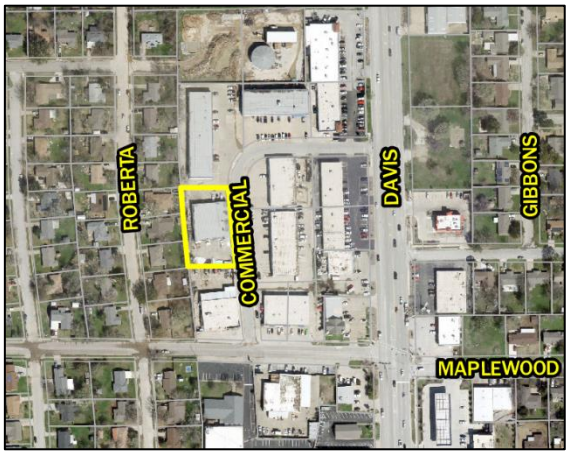
SUBJECT: ZC25-0140, Ordinance No. 3929, Public hearing and consideration of a request from Avid Roofing & Waterproofing for a special use permit for a contractor's office with shop and garage at 5105 Commercial Drive, being 0.621 acres described Lot J, Block 14, Richland Terrace Addition.

PRESENTER: Clayton Husband, Principal Planner

SUMMARY:

Avid Roofing & Waterproofing is requesting a special use permit for a contractor's office with shop and garage on a 0.621-acre property located at 5105 Commercial Drive.

GENERAL DESCRIPTION:



The property is located on Commercial Drive, which runs between Davis Boulevard and Maplewood Avenue in the northwest quadrant of the intersection. The street is developed with commercial buildings. Properties on Commercial Drive are zoned both C-2 (Commercial) and I-1 (Light Industrial). On the west side, the site is adjacent to single-family residences located on Roberta Drive.

The property is developed with a 9,500-square-foot building constructed in 1979. The applicant proposes to use the building as a contractor's office and shop for Avid Roofing & Waterproofing. The property is zoned C-2 (Commercial), and approval of a special use permit is required for this land use in this district.

Attached are a description of the proposed project, a site plan showing existing property improvements, and a proposed floor plan of the space. The applicant proposes to use the building for office and warehouse areas. Approximately 3,500 square feet would be renovated to include office space and related areas, with the remaining 6,000 square feet used for warehouse storage. Outdoor storage is not proposed on the site but would be permitted if the storage area is less than ten percent of lot area in size and the area is screened with a masonry wall.

Several site improvements are associated with the special use permit, including fencing, exterior lighting, and a driveway gate. These improvements are summarized below.

1. Fencing. A six-foot tall masonry screening wall is the standard requirement between commercial and residential properties. The existing wood fence on the rear (west) property line could be replaced with a conforming screening wall. Given the existing improvements in the area, the Development Review Committee supports the applicant's proposal to replace the fence with a new eight-foot tall cedar fence along the common property line. The fence must be a pre-stained board-on-board cedar fence with top cap and side trim; metal posts, brackets, and caps.

2. Building and site lighting. Any nonconforming wall pack and flood light fixtures on the building would be replaced with conforming fixtures. The fixtures would comply with the standards contained in Section 118-728 of the zoning ordinance. The applicant has indicated their intent to install conforming fixtures for any exterior building lighting.

3. Commercial Drive fence and gate. The existing chain link fence and driveway gate on Commercial Drive would be replaced with a new cedar fence and gate. The gate may be required to include automatic and manual access systems for emergency services access.

The proposed conditions of approval for this special use permit are attached. Applications for special use permits provide an opportunity to address modifications to specific site development and building design standards for the site. These conditions are based on the applicant's proposed development of the property. These conditions may be modified throughout the public hearing process, but they are subject to final approval by City Council. The SUP standards address land use, landscaping, site improvements, and operational standards for the business.

As part of special use permit requests, the Planning and Zoning Commission and City Council may require certain property improvements as a condition of SUP approval. These improvements are intended to address nonconforming features of properties and provide suggested enhancements that would help bring the property closer to compliance with current development standards. The following is a list of nonconforming features identified on the property.

1. Refuse container enclosures. Enclosures would be required for any refuse containers placed on the lot. The enclosures must comply with the standards contained in Section 118-874 of the zoning ordinance. These standards generally include a masonry enclosure, pedestrian access gates, and opaque metal gates.

2. Site landscaping. The property was developed prior to the adoption of the current landscaping and buffering standards. General standards that would apply to the site include landscape setbacks on Commercial Drive, a landscape buffer adjacent to residential properties, and parking lot landscaping.

LAND USE PLAN: This area is designated on the Land Use Plan as Retail Commercial. The Retail Commercial land use category provides sites for community and regional shopping centers, commercial establishments, and employment centers. These sites are typically located on highways and major thoroughfares at key intersections.

CURRENT ZONING: The property is zoned C-2 (Commercial). This district is intended to provide for the development of retail and general business uses primarily to serve the community and region. Uses include a wide variety of business activities and may involve limited outside storage, service, or display. The C-2 district should be located away from low and medium density residential development and should be used as a buffer between retail and industrial uses. The district is also appropriate along business corridors as indicated on the land use plan.

SURROUNDING ZONING | LAND USE:

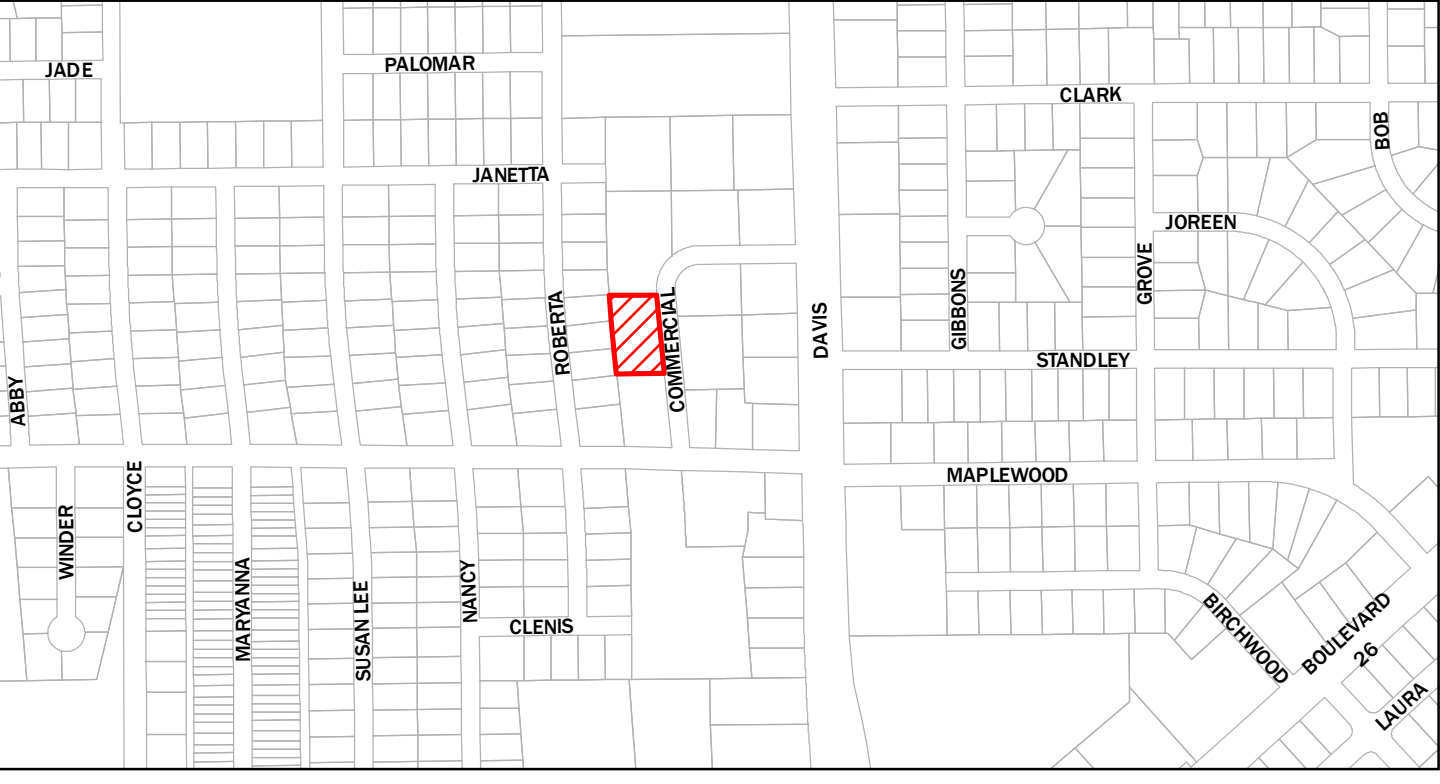
DIRECTION	ZONING	LAND USE PLAN	EXISTING LAND USE
NORTH	C-2 (Commercial)	Retail Commercial	Commercial and service uses
WEST	R-2 (Single-Family Residential)	Low Density Residential	Single-family residences
SOUTH	C-2 (Commercial)	Retail Commercial	Commercial and service uses
EAST	I-1 (Light Industrial)	Retail Commercial	Commercial and service uses

PLAT STATUS: The property is platted as Lot J, Block 14, Richland Terrace Addition.

PLANNING AND ZONING COMMISSION: The Planning and Zoning Commission conducted a public hearing and considered this item at the September 18, 2025 meeting with a vote of 7-0 to recommend approval.

RECOMMENDATION:

Approve Ordinance No. 3929.

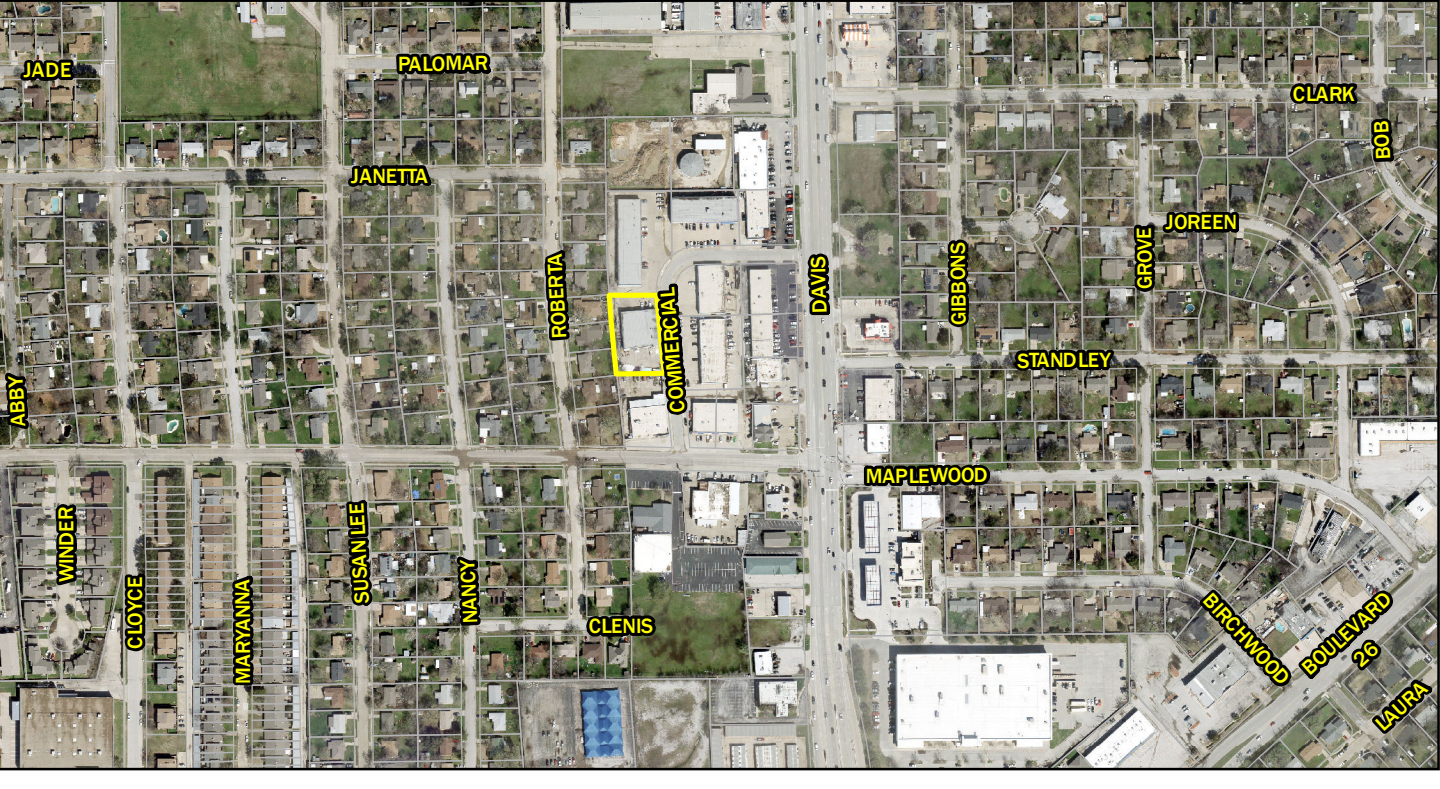


DISCLAIMER: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

N

0 125 250 500 750 1,000

121 et



DISCLAIMER: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

N

0 125 250 500 750 1,000

122 et

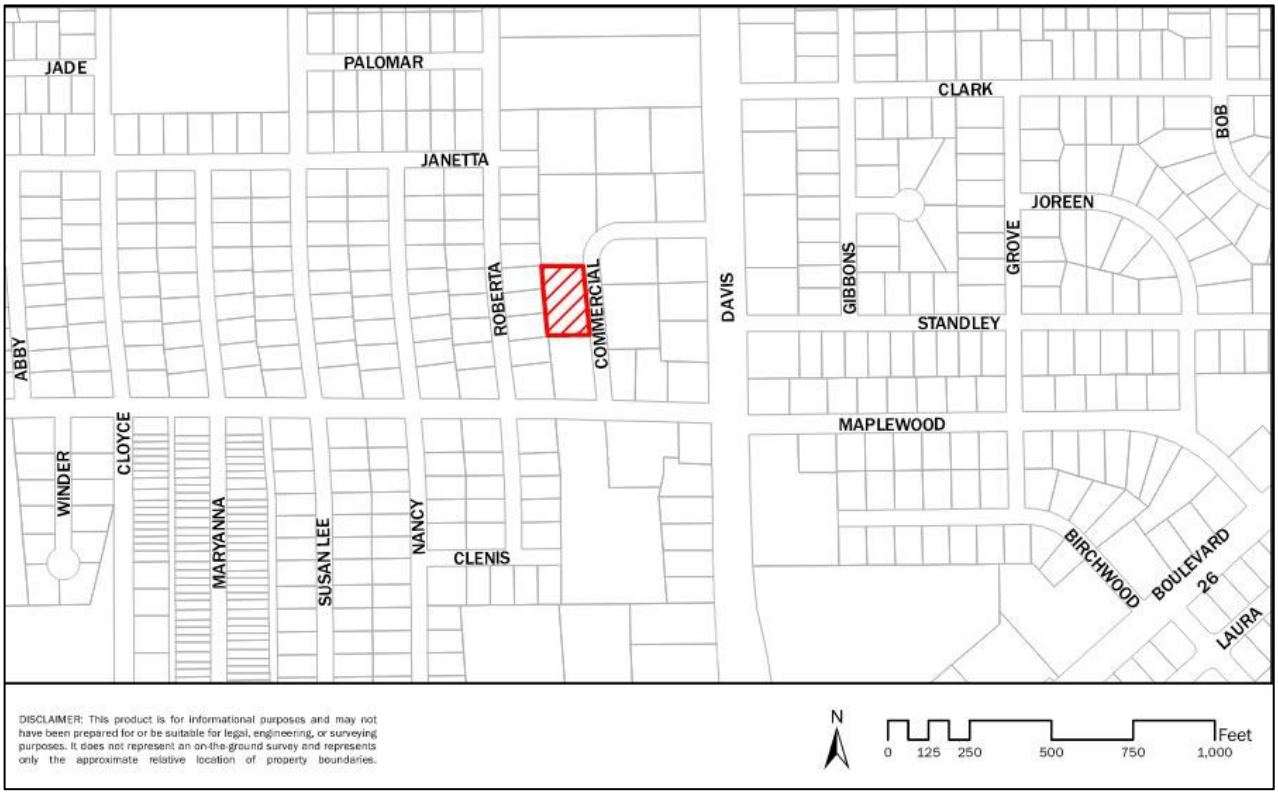
PUBLIC HEARING NOTICE
CASE: ZC25-0140

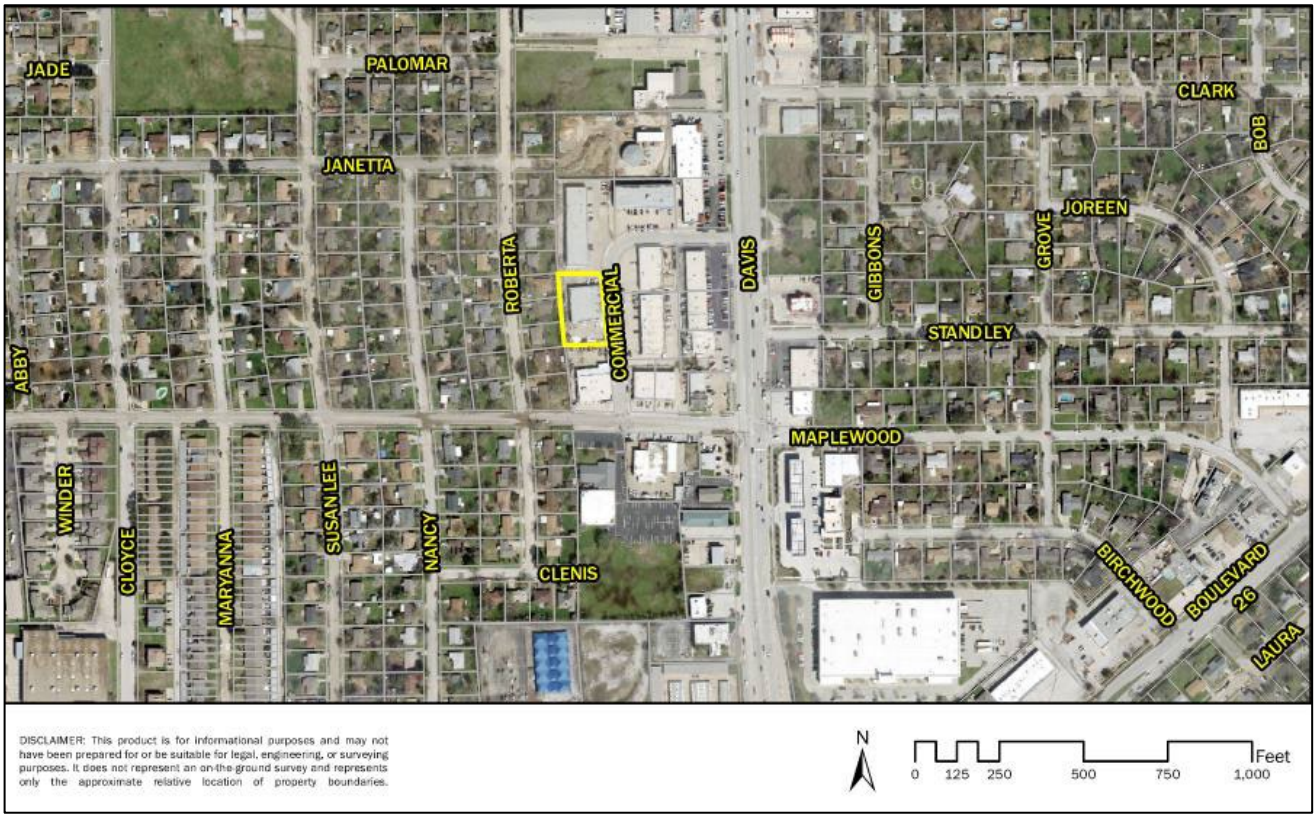
«OWNER»
«MAILING_ADDRESS»
«CITY_STATE» «ZIP»

You are receiving this notice because you are a property owner of record within 200 feet of the property requesting a **SPECIAL USE PERMIT** as shown on the attached map.

APPLICANT	Avid Roofing & Waterproofing
LOCATION	5105 Commercial Drive
REQUEST	Public hearing and consideration of a request from Avid Roofing & Waterproofing for a special use permit for a contractor's office with shop and garage at 5105 Commercial Drive, being 0.621 acres described Lot J, Block 14, Richland Terrace Addition.
DESCRIPTION	Proposed roofing contractor office and warehouse occupying 3,500 square feet in existing building.
PUBLIC HEARING DATES	Planning and Zoning Commission 7:00 PM Thursday, September 18, 2025 City Council 7:00 PM Monday, October 13, 2025
MEETING LOCATION	City Council Chamber - Third Floor 4301 City Point Drive North Richland Hills, Texas

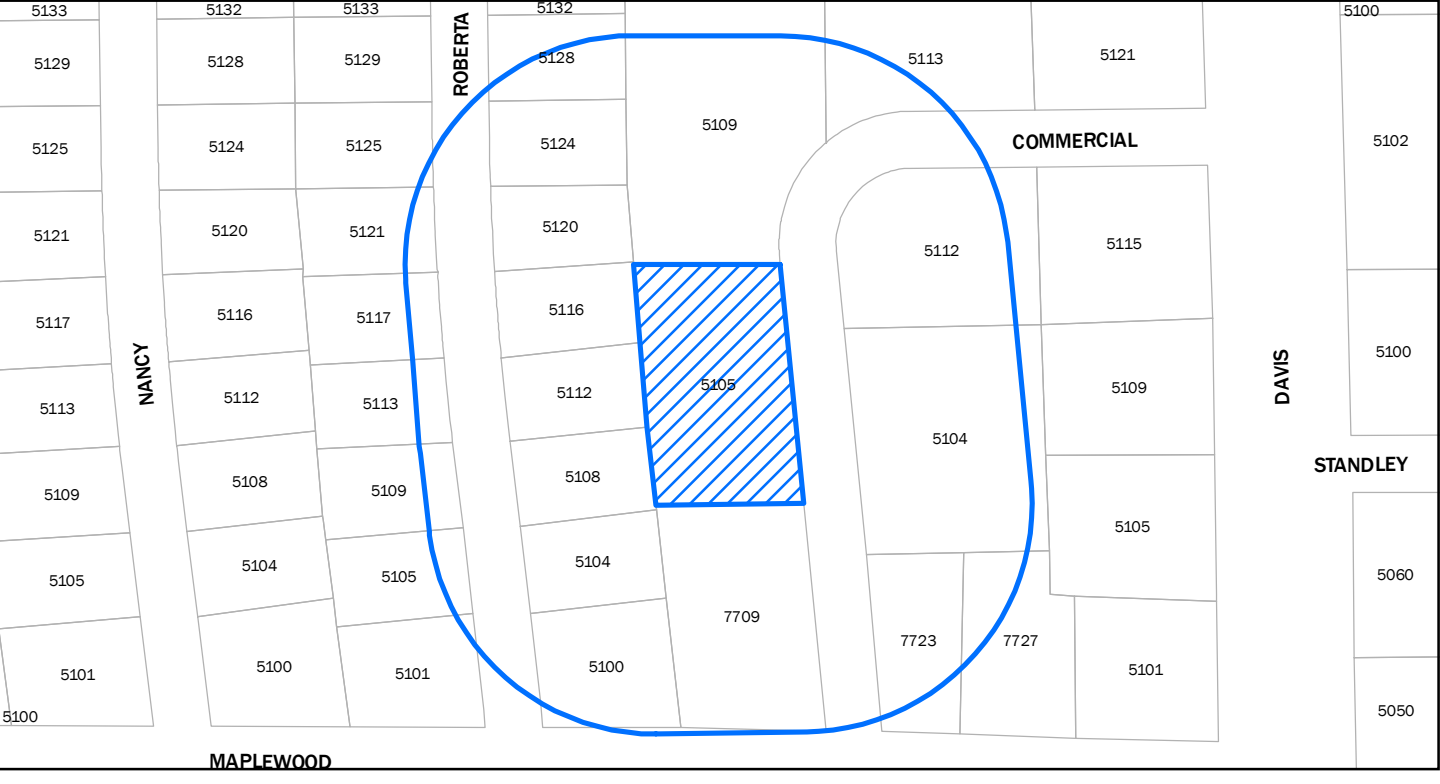
People interested in submitting letters of support or opposition are encouraged to contact the Planning & Zoning Department for additional information. Letters must be received by the close of the City Council public hearing. Because changes are made to requests during the public hearing process, you are encouraged to follow the request through to final action by City Council.


JADE
PALOMAR
JANETTA
CLARK
BOB
JOREEN
GROVE
GIBBONS
DAVIS
ROBERTA
COMMERCIAL
STANDLEY
ABBY
MAPLEWOOD
WINDER
CLOYCE
MARYANNA
SUSAN LEE
NANCY
CLENIS
BIRCHWOOD
BOULEVARD
26
LAURA
DISCLAIMER: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.
N
0 125 250 500 750 1,000 Feet


JADE
PALOMAR
JANETTA
CLARK
BOB
JOREEN
GROVE
GIBBONS
DAVIS
ROBERTA
COMMERCIAL
STANDLEY
ABBY
MAPLEWOOD
WINDER
CLOYCE
MARYANNA
SUSAN LEE
NANCY
CLENIS
BIRCHWOOD
BOULEVARD
26
LAURA
DISCLAIMER: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.
N
0 125 250 500 750 1,000 Feet

NOTIFIED PROPERTY OWNERS
ZC25-0140

OWNER	MAILING ADDRESS	CITY STATE	ZIP
BAIRD, DEBRA KAY	5124 ROBERT DR	NORTH RICHLAND HILLS TX	76180
DEGARMO, SARAH	5125 ROBERTA DR	NORTH RICHLAND HILLS TX	76180
FLORES, MISTICA AGUERO	5019 ROBERTA DR	NORTH RICHLAND HILLS TX	76180
GIFFORD, PAULA D	5100 ROBERTA DR	NORTH RICHLAND HILLS TX	76180
GOODRUM, DONNA	300 HARRISON LN	HURST TX	76053
HALE, RONNIE	5116 ROBERTA DR	NORTH RICHLAND HILLS TX	76180
HARWOOD & HWY 26 LLC	500 GRAPEVINE HWY #200	HURST TX	76054
HOUSTON, TINA LEE	5121 ROBERTA DR	NORTH RICHLAND HILLS TX	76180
HUDSPETH, AUDREY	5101 ROBERTA DR	NORTH RICHLAND HILLS TX	76180
HYDEN, CAROLYN JEAN	5104 ROBERTA DR	NORTH RICHLAND HILLS TX	76180
JEFFERIES, RONALD K	5128 ROBERTA DR	NORTH RICHLAND HILLS TX	76180
KANDA, KAREN	5120 ROBERT DR	NORTH RICHLAND HILLS TX	76180
KIS-BRAY FAMILY REVOCABLE LIVING TRUST	6808 COUSTEAU CT	PLANO TX	75024
LAW, SAMUEL	5108 ROBERTA DR	NORTH RICHLAND HILLS TX	76180
OLALDE, MARIO GUITARRERO	5113 ROBERTA DR	NORTH RICHLAND HILLS TX	76180
RAMIREZ, JOHN	5112 ROBERTA DR	NORTH RICHLAND HILLS TX	76180
STAPP, TROY D	5117 ROBERTA DR	NORTH RICHLAND HILLS TX	76180
TBI REAL ESTATE LLC	7520 BAKER BLVD	RICHLAND HILLS TX	76118
TILLAR NORTH RICHLAND PARTNERS LP	2627 TILLAR ST #111	FORT WORTH TX	76107
TRUE NORTH COMMERCIAL LLC	4843 COLLEYVILLE BLVD STE 251-141	COLLEYVILLE TX	76034
TT&G COMMERCIAL LLC	5743 CAHUENGA BLVD	NORTH HOLLYWOOD CA	91601



DISCLAIMER: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

N

0 40 80 160 240 320

126 ft

6/26/2025

North Richland Hills Principal Planning
City of North Richland Hills

To whom it may concern,
This letter is to serve as the written statement required by the zoning ordinance as a description of Avid Roofing & Waterproofing Inc.
Avid Roofing & Waterproofing Inc. is a Nationwide commercial roofing and waterproofing company. Avid has experienced significant growth since its inception in early 2022. From its startup, Avid has consistently produced and increased its volume of business to a steady eight figures year after year.

The company was initially located in Saginaw TX and has quickly outgrown that location due to the steady increase of revenue and the dedication of Dave Wasson and that of its employees. The company has grown from a single office employee to an internal staff of eight, since its startup in May of 2022, and has plans to increase the current staff by double over the next 3-5 years.

5105 Commercial Drive should in its current condition should be considered a shell of a building. The previous plumbing supply company that was operating out of this building prior to our ownership, did not maintain, or modernize, any of the internal offices and outdoor facilities, from the fences outside to the floors, ceiling, and walls inside. Avids plan is to remodel the property to accommodate the extremely high standards expected by its management and ownership. This will be accomplished by the construction (including some demolition of the existing “office” space) of 3,500 square feet internally including seven new offices and meeting spaces, and the remodel of the existing restrooms, kitchen, and existing office spaces. The total investment into the internal remodel of the building is estimated to be $200,000-$250,000. The exterior of the building is in comparable condition to the interior and the plan is to remove all existing chain link fencing and replace with 8’ Cedar privacy fence with an automatic gate at the entrance to the yard side of the building. The north side of the building also has an existing chain link fence that will be replaced with 8’ cedar and will enclose the overhead door on the side rear of the building.

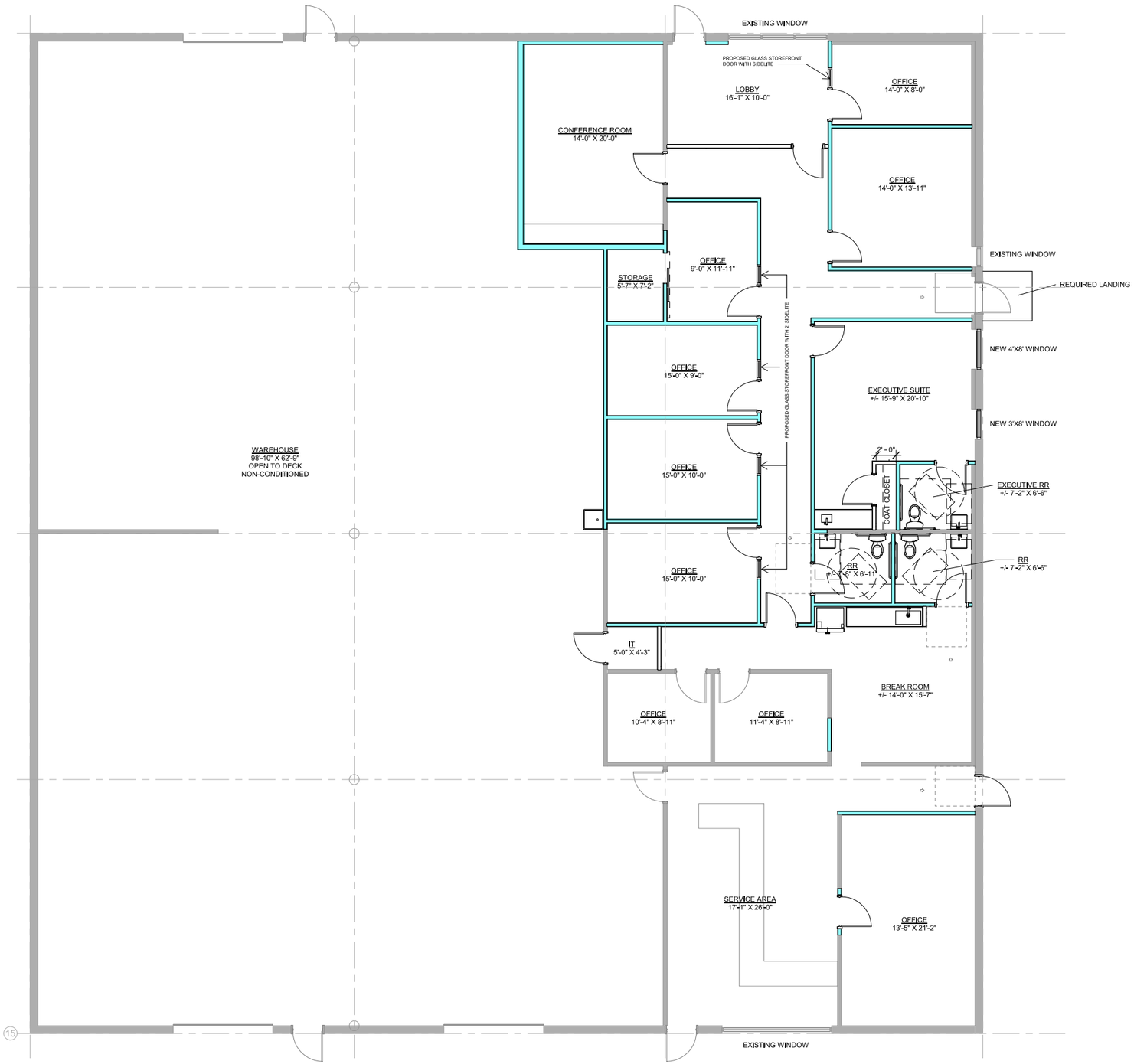
Avid Roofing & Waterproofing is a company built on Dave Wassons 35 years of experience in the industry, sound investment and oversight, and holds its personnel to extremely high standards. Our intention is to make a home, plant a flag in North Richland Hills for many years to come, to continue to invest in our employees, the property, and in the City of North Richland Hills.
Thank you,

Dave Wasson
Chief Executive
Avid Roofing & Waterproofing Inc.

DISCLAIMER

THIS DRAWING IS ONLY INTENDED FOR USE AS A SPACE PLAN, PRELIMINARY DESIGN, OR A DESIGN CONCEPT DRAWING AND SHOULD NOT BE USED FOR PRICING, REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION. UPON OWNER APPROVAL, CONSTRUCTION DRAWINGS WHICH DESCRIBE THE WORK IN MORE DETAIL SHOULD BE PREPARED.

ALL FURNITURE AND EQUIPMENT SHOWN ARE FOR TENANT REFERENCE ONLY. FURNITURE AND EQUIPMENT TO BE PROVIDED AND INSTALLED BY TENANT.



CONCEPTUAL. NOT FOR PERMITTING.

WALL LEGEND
INDICATES EXISTING CONSTRUCTION
INDICATES NON-RATED CONSTRUCTION
INDICATES NON-RATED CONSTRUCTION W/ INSULATION

N

3/16" = 1'-0"

ORDINANCE NO. 3929
ZONING CASE ZC25-0140

AN ORDINANCE OF THE CITY OF NORTH RICHLAND HILLS, TEXAS, AMENDING THE COMPREHENSIVE PLAN AND THE COMPREHENSIVE ZONING ORDINANCE BY APPROVING A SPECIAL USE PERMIT TO ALLOW A CONTRACTORS OFFICE WITH SHOP AND GARAGE TO BE LOCATED AT 5105 COMMERCIAL DRIVE; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY FOR VIOLATIONS HEREOF; PROVIDING A SAVINGS CLAUSE; 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, the Zoning Ordinance of the City of North Richland Hills regulates and restricts the location and use of buildings, structures, and land for trade, industry, residence, and other purposes, and provides for the establishment of zoning districts of such number, shape, and area as may be best suited to carry out these regulations; and

WHEREAS, the City Council has previously passed an ordinance adopting the Vision2030 Land Use Plan as the primary document on which to base all zoning, platting, and other land use decisions; and

WHEREAS, the Vision2030 Land Use Plan map provides guidance for future development in conformance with the adopted Vision2030 Land Use Plan; and

WHEREAS, the owner of the property located at 5105 Commercial Drive (the “Property”) has filed an application for a special use permit for a contractor’s office with shop and garage; and

WHEREAS, the Planning and Zoning Commission of the City of North Richland Hills, Texas held a public hearing on September 18, 2025, and the City Council

of the City of North Richland Hills, Texas, held a public hearing on October 13, 2025, with respect to the special use permit described herein; and

WHEREAS, the City has complied with all requirements of Chapter 211 of the Local Government Code, the Zoning Ordinance of the City of North Richland Hills, and all other laws dealing with notice, publication, and procedural requirements for rezoning the Property; and

WHEREAS, upon review of the application, and after such public hearing, the City Council finds that granting the request herein furthers the purpose of zoning as set forth in the Zoning Ordinance of the City of North Richland Hills and that the zoning change should be granted, subject to the conditions imposed herein.

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

SECTION 1: The Zoning Ordinance of the City of North Richland Hills is hereby amended by approving a special use permit to authorize a contractor's office with shop and garage on 0.621 acres of property described as Lot J, Block 14, Richland Terrace Addition, commonly referred to as 5105 Commercial Drive, as described and shown on **Exhibit "A,"** attached hereto and incorporated for all purposes.

SECTION 2: The City Council finds that the information submitted by the applicant pursuant to the requirements of the Zoning Ordinance is sufficient to approve the special use permit in accordance with the Land Use and Development Regulations, set forth in **Exhibit "B,"** and the Site Plan Exhibits, set forth in **Exhibit "C,"** both of which are attached hereto and incorporated for all purposes.

SECTION 3: That the official map of the City of North Richland Hills is amended and the Planning Director is directed to revise the official zoning map to reflect the approved special use permit, as set forth above.

SECTION 4: The use of the property described above shall be subject to all applicable regulations contained in the Building and Land Use Regulations and all other applicable and pertinent ordinances of the City of North Richland Hills.

SECTION 5: This Ordinance shall be cumulative of all provisions of ordinances and of the Code of Ordinances of the 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 Zoning Ordinance and the zoning map 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 Two Thousand Dollars ($2,000.00). 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 zoning 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 October, 2025.

CITY OF NORTH RICHLAND HILLS

By:_____
Jack McCarty, Mayor

ATTEST:

_____
Alicia Richardson
City Secretary/Chief Governance Officer

APPROVED AS TO FORM AND LEGALITY:

_____
Bradley A. Anderle, City Attorney

APPROVED AS TO CONTENT:

_____
Cori Reaume, Planning Director

BEING Lot J, Block 14, Richland Terrace Addition, according to the plat thereof recorded in Volume 388-167, Page 62, Plat Records, Tarrant County, Texas.

Exhibit B – Land Use and Development Regulations – Ordinance No. ** – Page 1 of 1**

Special Use Permit Case ZC25-0140
Lot J, Block 14, Richland Terrace Addition
5105 Commercial Drive, North Richland Hills, Texas

This Special Use Permit (SUP) must adhere to all the conditions of the North Richland Hills Code of Ordinances, as amended, and the base zoning district of C-2 (Commercial). The following regulations shall be specific to this Special Use Permit. Where these regulations conflict with or overlap another ordinance, easement, covenant, or deed restriction, the more stringent restriction shall prevail.

A. *Permitted land uses.* A special use permit is authorized for a contractor's office with shop and garage on the property.

B. *Site development standards*. Development of the property shall comply with the development standards of the C-2 (Commercial) zoning district and the standards described below.

   1. The site improvements must be constructed as shown on the site plan attached as Exhibit "C."

   2. New or replacement exterior wall pack and light fixtures on the building and site must comply with the standards contained in Section 118-728 (Outdoor lighting) of the zoning ordinance.

   3. An eight-foot tall fence must be constructed on the west property line where the site abuts residential property. The fence must be a pre-stained board-on-board cedar fence with top cap and side trim; metal posts, brackets, and caps.

   4. The existing chain link fence and driveway gate on Commercial Drive must be replaced with a cedar fence and gate. The fence must be a pre-stained board-on-board cedar fence with top cap and side trim; metal posts, brackets, and caps. The gate may be required to include automatic and manual access systems for emergency services access as required by the Fire Marshal.

   5. The existing chain link fence on the north side of the building must be removed.

   6. Outdoor storage is prohibited on the west side of property between the building and adjacent residential property.

C. *Expiration.* The special use permit will expire three (3) years from the effective date of this ordinance. If the contractor's office with shop and garage is still in operation at the time of expiration, the business shall be considered a legal non-conforming use and may continue operation subject to the standards described in Section 118-153 of the zoning ordinance.

D. *Amendments to Approved Special Use Permits.* An amendment or revision to the special use permit will be processed in the same manner as the original approval. The application for an amendment or revision must include all land described in the original ordinance that approved the special use permit.

   The city manager or designee may approve minor amendments or revisions to the standards provided the amendment or revisions does not significantly:

   1. Alter the basic relationship of the proposed uses to adjacent uses;

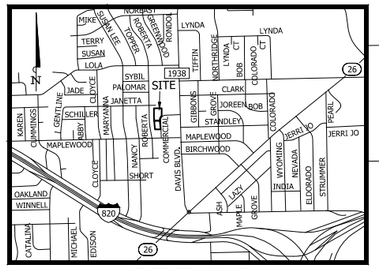
   2. Change the uses approved;

   3. Increase approved densities, height, site coverage, or floor areas;

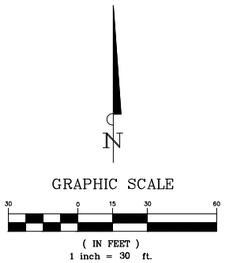
   4. Decrease on-site parking requirements;

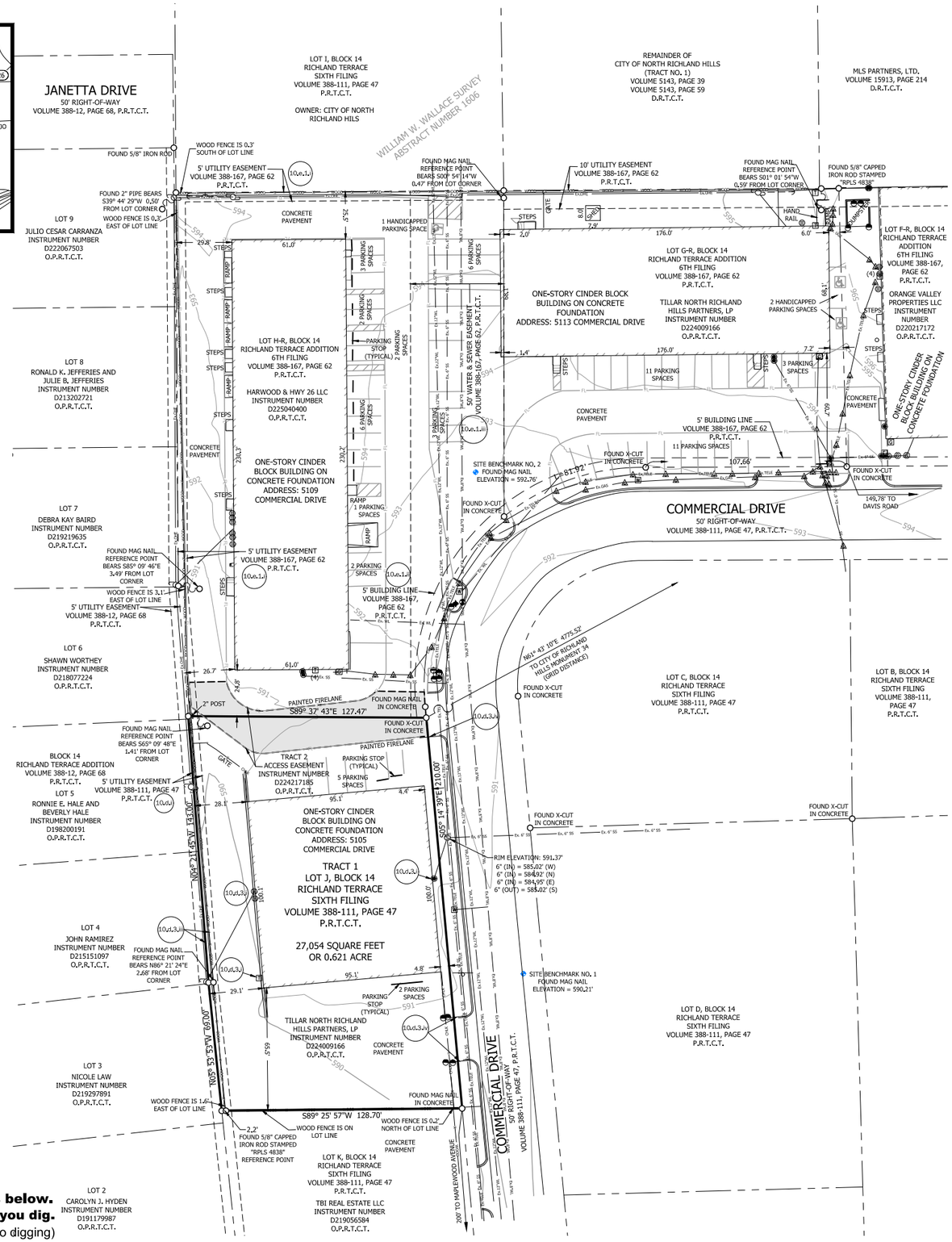
   5. Reduce minimum yards or setbacks; or

   6. Change traffic patterns.



VICINITY MAP
NOT TO SCALE
NORTH RICHLAND HILLS, TEXAS





LEGEND

O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS TARRANT COUNTY, TEXAS
D.R.T.C.T. DEED RECORDS TARRANT COUNTY, TEXAS
P.R.T.C.T. PLAT RECORDS TARRANT COUNTY, TEXAS
(#) PARKING COUNT
GREASE TRAP
AIR CONDITIONER UNIT
UTILITY PIN FLAG
GAS MANHOLE
GAS MARKER
GAS METER
TRANSFORMER
ELECTRIC METER
TELEPHONE RISER
MAIL BOX
SIGN
ELECTRIC RISER
POWER POLE
LIGHT
SANITARY SEWER MANHOLE
CLEAN-OUT
FIRE HYDRANT
WATER VALVE
WATER METER
WATER MANHOLE
FIRE WATER CONNECTION
IRRIGATION CONTROL VALVE
TRAFFIC SIGNAL
BOLLARD
GRATE INLET
STORM MANHOLE
N NORTH/NORTHING
S SOUTH
E EAST/EASTING
W WEST
' DEGREES
' MINUTES/FEET
" SECONDS/INCHES
FEMA ZONE
500'
FEMA BASE FLOOD ELEVATION
(#) TITLE COMMITMENT ITEM
-Ex.GAS- GAS LINE
-Ex._WL- WATER LINE
-Ex._SS- SEWER LINE
-Ex._SD- STORM DRAIN LINE
-Ex._OHE- OVERHEAD UTILITY
-Ex.TEL- UNDERGROUND TELEPHONE
-Ex._UGE-BURIED ELECTRIC
-Ex.CATV-BURIED CABLE LINE
-Ex.FOC- BURIED FIBER OPTIC
-GDRL- GUARD RAIL
-CHLK- CHAIN LINK FENCE
-WIRE- WIRE FENCE
-WOOD- WOOD FENCE
-METAL- METAL FENCE
-IRON- IRON FENCE
-PIPE- PIPE RAIL FENCE
-SILT- SILT FENCE
GUY WIRE

811
Know what's below.
Call before you dig.
(@ least 48 hours prior to digging)

LEGAL LAND DESCRIPTION:

TRACT 1:

Lot J, Block 14 of Richland Terrace, 6th Filing, an Addition to the City of North Richland Hills, Tarrant County, Texas according to the plat recorded in Volume 388-111, Page 47 of the Plat Records of Tarrant County, Texas.

TRACT 2:

Non-Exclusive Easement Estate as created in that certain document entitled Declaration of Easements, Covenants and Agreement, executed by Tillar North Richland Hills Partners, LP, a Texas limited partnership, dated December 4, 2024, filed December 4, 2024, recorded in Clerk's File No. D224217185 of the Official Records, Tarrant County, Texas.

BEING the same Real Estate described in a Commitment for Title Insurance by Old Republic National Title Insurance Company, issued April 7, 2025 for GF Number 23012056T.

ITEMS CORRESPONDING TO SCHEDULE "B":

10.c. Terms, conditions and stipulations contained in Declaration of Easements, Covenants and Restrictions, executed by Tillar North Richland Hills Partners, LP, a Texas limited partnership, dated December 4, 2024, filed December 4, 2024, recorded in Instrument No. D224217185 of the Official Records of Tarrant County, Texas; **The referenced Access Easement Area is graphically shown on survey.**

10.d. THE FOLLOWING ITEMS ARE FOR TRACT 1:

1. The following, all according to plat recorded in Volume 388-111, Page 47, of the Plat Records of Tarrant County, Texas:
   i. 5 foot utility easement along the West property line. **Graphically shown on survey.**
2. Terms, conditions and stipulations contained in Oil and Gas Lease between MLS Partners, to SNOW OPERATING COMPANY, INC., dated December 13, 2006, filed February 12, 2007, recorded in Instrument No. D207051679 of the Official Records of Tarrant County, Texas; and As affected by that certain Amendment to Oil and Gas Lease, filed October 8, 2008, recorded in Instrument No. D208386376 of the Official Records of Tarrant County, Texas. **The land described within the referenced document (D207051679) decribes the subject property and the land described within the referenced document (D208386376) refers to said D207051679.**
3. The following survey matters shown:
   i. Electric meters, cleanout, and telephone riser located on the property; **Graphically shown on survey.**
   ii. Wood fence lying within utility easement as shown; **Graphically shown on survey.**
   iii. Portion of property lying between wood fence and West property line; and **Graphically shown on survey.**
   iv. Protrusion of concrete and curbs on East property line. **Graphically shown on survey.**

10.e. THE FOLLOWING ITEM ARE FOR TRACT 2:

1. The following, all according to plat recorded in Volume 388-167, Page 62 of the Plat Records of Tarrant County, Texas:
   i. 5 foot utility easement along the West and North property line; **Graphically shown on survey.**
   ii. 5 foot building line along East property line; and **Graphically shown on survey.**
   iii. 50 foot water and sewer easement along East property line. **Graphically shown on survey.**

GENERAL NOTES:

1. The tract shown herein and described above was not abstracted by the surveyor. Additional easements or other encumbrances, whether of record or not may affect the subject tract.

2. According to surveyor's interpretation of information shown on the National Flood Insurance Program (NFIP) "Flood Insurance Rate Map" (FIRM), Community Panel No. 48439C0205L, dated March 21, 2019. The property appears to lie within Zone "X" and the entire property lies within a "Areas determined to be outside the 0.2% annual chance floodplain" zone as defined by the U.S. Department of Housing and Urban Development, Federal Insurance Administration, or the Federal Emergency Management Agency.

3. The above referenced "FIRM" map is for use in administering the "NFIP"; it does not necessarily show all areas subject to flooding, particularly from local sources of small size, which could be flooded by severe, concentrated rainfall coupled with inadequate local drainage systems. There may be other streams, creeks, low areas, drainage systems or other surface or subsurface conditions existing on or near the subject property which are not studied or addressed as a part of the "NFIP".

4. The surveyor has made no attempt to locate or define hazardous waste areas, habitats, endangered species or any other environmentally sensitive areas on the tract of land shown hereon; nor does this survey make any representations of being an environmental assessment of the tract of land shown hereon.

5. The surveyor has made no attempt to locate or define archeological sites, historical sites or undocumented cemeteries on the tract of land shown hereon: nor does this survey make any representation of being an archeological or historical survey of the tract of land shown hereon.

6. The surveyor has made no attempt to locate abandoned or plugged oil and gas wells, or any other wells on the tract of land shown hereon; nor has the surveyor made any attempt to research same with the Railroad Commission of Texas or any other State agency: nor has the surveyor investigated any mineral or royalty interests in the tract of land shown hereon.

7. Existing utilities shown hereon are from above ground visible features coupled together with maps and plans provided to the surveyor. The surveyor does not make any representation of being a Quality Level A or B sub-surface utility survey of the tract of land shown hereon. Underground electric, gas and telephone lines shown hereon are from above ground markings associated with "Texas 811" dig request number 2378485396, 2378485419 and 2378485444.

8. All iron rods set (IRS) are 5/8-inch with a red plastic cap stamped "BANNISTER ENGINEERING FIRM-10193823".

9. All bearings shown herein are Texas State Plane Coordinate System, NAD83 (2011), Texas North Central Zone (4202) and based on the City of North Richland Hills monument system, as referenced to Monument 34. All distances shown herein are surface distances.

10. **SOURCE BENCHMARK**: City of North Richland Hills Monument 34, located at the Southwest corner of a 10' concrete curb inlet on the West side of Emerald Hills Way, 1000' Northwest of the intersection of Emerald Hills Way and Grapevine Highway, 950' Southeast of the intersection of Emerald Hills Way and Newman Drive.

Elevation = 579.621'

11. There are 7 total striped parking spaces within the subject property of which 0 are marked handicapped for Lot J.

12. There is no evidence of current earth moving work, building construction or building additions at time of survey.

13. According to the Planning and Zoning Department for the City of North Richland Hills (Phone: 817-427-6300), there are no current plans to widen the right-of-way of Commercial Drive.

14. The subject properties are currently Zoned C-2 (Commercial) - Per City Zoning Map dated May 6, 2022. **This survey was prepared without the benefit of a Zoning Report.**

SURVEYORS CERTIFICATE TO:

Tillar Partners, LLC, Tide Partners, LLC, Old Republic National Title Insurance Company, TT&G Commercial, LLC, a Texas limited liability company, JPMorgan Chase Bank, N.A., Tillar North Richland Hills Partners, LP, Ciera Bank and their affiliated entities, successors and assigns;

I, Michael B. Szurgot, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail requirements for ALTA/NSPS Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2021. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Texas, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.
The field work was completed on April 3, 2025.

4/07/2025

Michael B. Szurgot DATE:
Registered Professional Land Surveyor No. 4418
BANNISTER ENGINEERING, LLC
T.B.P.L.S. REGISTRATION NO. 10193823
240 NORTH MITCHELL ROAD
MANSFIELD, TEXAS 76063
Office (817) 842-2094

MICHAEL B. SZURGOT 4418

REVISED: April 7, 2025 / Updated last revised date on Schedule B survey annotations to April 7, 2025.

BANNISTER ENGINEERING
240 North Mitchell Road | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax
TBPLS REGISTRATION NO. 10193823

PROJECT:
Address: 5105 Commercial Drive
Lot J , Block 14
Richland Terrace, 6th Filing
Being out of the William Wallace Survey, Abstract No. 1606
City of North Richland Hills, Tarrant County, Texas

ALTA/NSPS LAND TITLE SURVEY

PROJECT NO.: 527-25-001
SCALE: 1" = 30'
DRAWN BY: sa
CKD BY: ms
SHEET NUMBER
1 OF 1

B:\Clients\527 (TT&G Commercial, LLC)\527-25-001 (5109 & 5105 Commercial Dr - North Richland Hills)\Survey\527-25-001 Survey Base.dwg
4/7/2025 3:50:19 PM

DISCLAIMER

THIS DRAWING IS ONLY INTENDED FOR USE AS A SPACE PLAN, PRELIMINARY DESIGN, OR A DESIGN CONCEPT DRAWING AND SHOULD NOT BE USED FOR PRICING, REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION. UPON OWNER APPROVAL, CONSTRUCTION DRAWINGS WHICH DESCRIBE THE WORK IN MORE DETAIL SHOULD BE PREPARED.

ALL FURNITURE AND EQUIPMENT SHOWN ARE FOR TENANT REFERENCE ONLY. FURNITURE AND EQUIPMENT TO BE PROVIDED AND INSTALLED BY TENANT.



CONCEPTUAL. NOT FOR PERMITTING.

WALL LEGEND
INDICATES EXISTING CONSTRUCTION
INDICATES NON-RATED CONSTRUCTION
INDICATES NON-RATED CONSTRUCTION W/ INSULATION

N

3/16" = 1'-0"

MINUTES OF THE WORK SESSION AND REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF NORTH RICHLAND HILLS, TEXAS HELD IN THE CITY HALL, 4301 CITY POINT DRIVE

SEPTEMBER 18, 2025

C.2 ZC25-0140 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM AVID ROOFING & WATERPROOFING FOR A SPECIAL USE PERMIT FOR A CONTRACTOR'S OFFICE WITH SHOP AND GARAGE AT 5105 COMMERCIAL DRIVE, BEING 0.621 ACRES DESCRIBED LOT J, BLOCK 14, RICHLAND TERRACE ADDITION.

APPROVED

Chair Stamps introduced the item, opened the public hearing, and called for Principal Planner Clayton Husband to introduce the request. Mr. Husband introduced the request.

Chair Stamps called for the applicant to present the request.

Dave Wasson, 504 Silverado Trail, Keller, Texas, presented the request.

Commissioner Narayana and the applicant discussed the replacement of the fencing adjacent to the residential property.

Chair Stamps called for Mr. Husband to present the staff report. Mr. Husband presented the staff report.

Vice Chair Carpenter and Mr. Husband discussed the proposed fence on the north side of the site.

Chair Stamps and Mr. Husband discussed required landscaping in this area.

Chair Stamps called for anyone wishing to speak for or against the request to come forward. There being no one wishing to speak, Vice Chair Stamps closed the public hearing.

A MOTION WAS MADE BY ALTERNATE KERBY, SECONDED BY COMMISSIONER WELBORN TO APPROVE ZC25-0140. MOTION TO APPROVE CARRIED 7-0.

CITY COUNCIL MEMORANDUM

FROM: The Office of the City Manager **DATE:** October 13, 2025

SUBJECT: ZC25-0143, Ordinance No. 3930, Public hearing and consideration of a request from MKG Homes for a special use permit for a permanent accessory building at 6809 Little Ranch Road, being 1.836 acres described as Lot 7, Block 1, Morgan Meadows.

PRESENTER: Clayton Husband, Principal Planner

SUMMARY:

On behalf of the Marus Wilson Flagg Trust (owner), MKG Homes, Inc. is requesting a special use permit for a permanent accessory building on 1.836 acres at 6809 Little Ranch Road.

GENERAL DESCRIPTION:

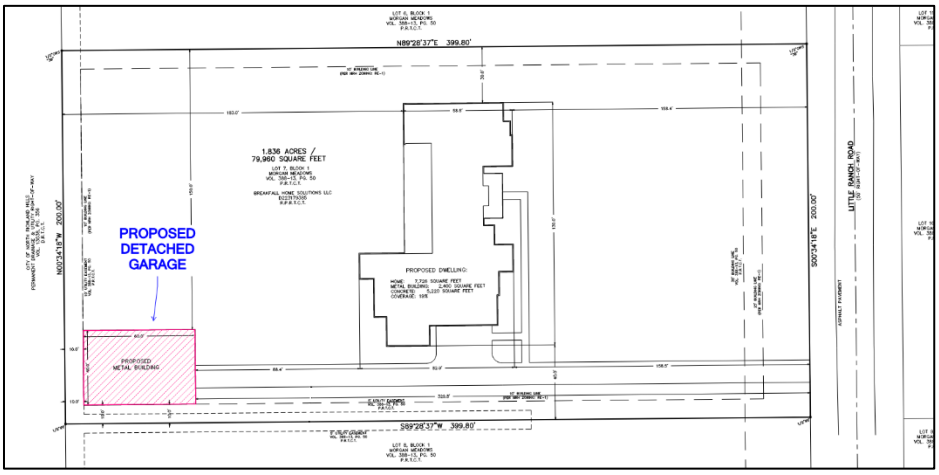
The property under consideration is a 1.836-acre lot located on the west side of Little Ranch Road between North Forty Road and Hightower Drive. The property has 200 feet of frontage on Little Ranch Road and is approximately 400 feet deep. The property is developed with a single-family residence constructed in 1965 and an accessory building.

The owner intends to construct a 2,400-square-foot permanent accessory building on the lot. This type of building is permitted by right on the property. However, the building exceeds the maximum allowed size and other standards required by the zoning ordinance. As a result, the owner is requesting a special use permit for the building to address proposed modifications to these standards. A description of the request is attached, as well as a plot plan and building plans for the proposed structure.

Permanent accessory building

The building is intended to be used as a detached garage. The building would be located near the southwest corner of the lot and replace the existing accessory building on the property. The building is 2,400 square feet in size, measuring 40 feet in width and 60 feet in depth. It is approximately 20 feet tall, with a wall height of 16 feet and 2:12 roof pitch. The exterior walls and roof are finished with metal siding. The plot plan and conceptual elevations of the building are shown below.

Additionally, the zoning ordinance provides that permanent accessory buildings may not exceed the square footage of the primary residence. According to Tarrant Appraisal District records, the size of the existing house is 1,654 square feet. The proposed building exceeds the size of the primary residence by 746 square feet. However, the owner has indicated the intent to construct a larger new house on the property in the future.



PLOT PLAN



CONCEPTUAL ELEVATION



CONCEPTUAL ELEVATION

Section 118-718(c) of the zoning ordinance establishes the requirements and standards for permanent accessory buildings and structures. For lots greater than 40,000 square feet in area, the zoning ordinance allows for consideration of a special use permit for varying from specific development standards. The applicant is requesting modifications to the design standards described in the table below.

DEVELOPMENT STANDARD	PROPOSED BUILDING
Maximum floor area ○ 2,000 square feet (2.5% of lot area) ○ May not exceed size of primary residence	○ 2,400 square feet (3.0% of lot area) ○ Exceeds size of primary residence by 746 square feet
Maximum wall height ○ 12 feet (buildings over 500 SF)	○ 16 feet wall height
Roof pitch ○ 4:12 on each side of the ridge	○ 2:12 on each side of the ridge

VISION2030 COMPREHENSIVE PLAN: This area is designated on the Vision2030 Land Use Plan as Residential Estate. This designation promotes neighborhoods defined by larger single-family lots and homes at a density of less than two (2) units per acre. These neighborhoods are characterized by large lots, rural street design, estate-style fencing, barns, and livestock. These properties address a specific market niche and add to the diverse mix of housing and lot options for the community.

CURRENT ZONING: The property is zoned RE-1 (Residential Estate). This district is intended to provide areas for very low density development of single-family detached dwelling units that are constructed at an approximate density of one unit per acre in a quasi-rural setting. The district is specifically planned to allow for the keeping of livestock in a residential setting.

SURROUNDING ZONING | LAND USE:

DIRECTION	ZONING	LAND USE PLAN	EXISTING LAND USE
NORTH	RE-1 (Residential Estate)	Residential Estate	Single-family residences
WEST	AG (Agricultural) R-2 (Single-Family Residential)	Low Density Residential	Drainage channel Single-family residences
SOUTH	RE-1 (Residential Estate)	Residential Estate	Single-family residences
EAST	RE-1 (Residential Estate)	Residential Estate	Single-family residences

PLAT STATUS: The property is platted as Lot 7, Block 1, Morgan Meadows Addition.

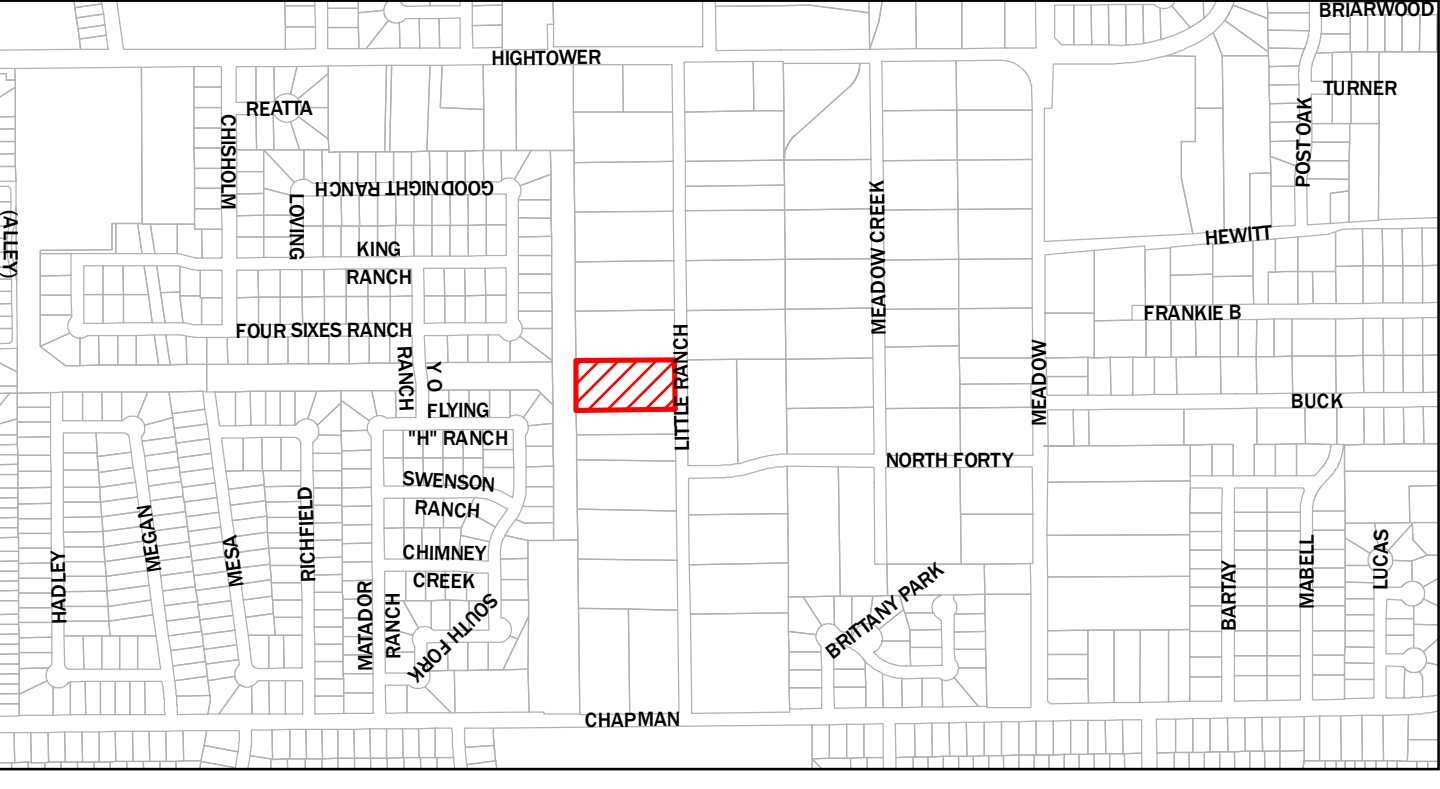
PLANNING AND ZONING COMMISSION: The Planning and Zoning Commission conducted a public hearing and considered this item at the September 18, 2025 with a vote of 7-0 to recommend approval.

DRC RECOMMENDATION. Modifications to design standards for permanent accessory buildings are subject to approval of a special use permit or other zoning action.

The DRC recommendation for approval of the special use permit for the permanent accessory building is based on previous approvals of buildings in similar contexts.

RECOMMENDATION:

Approve Ordinance No. 3930.

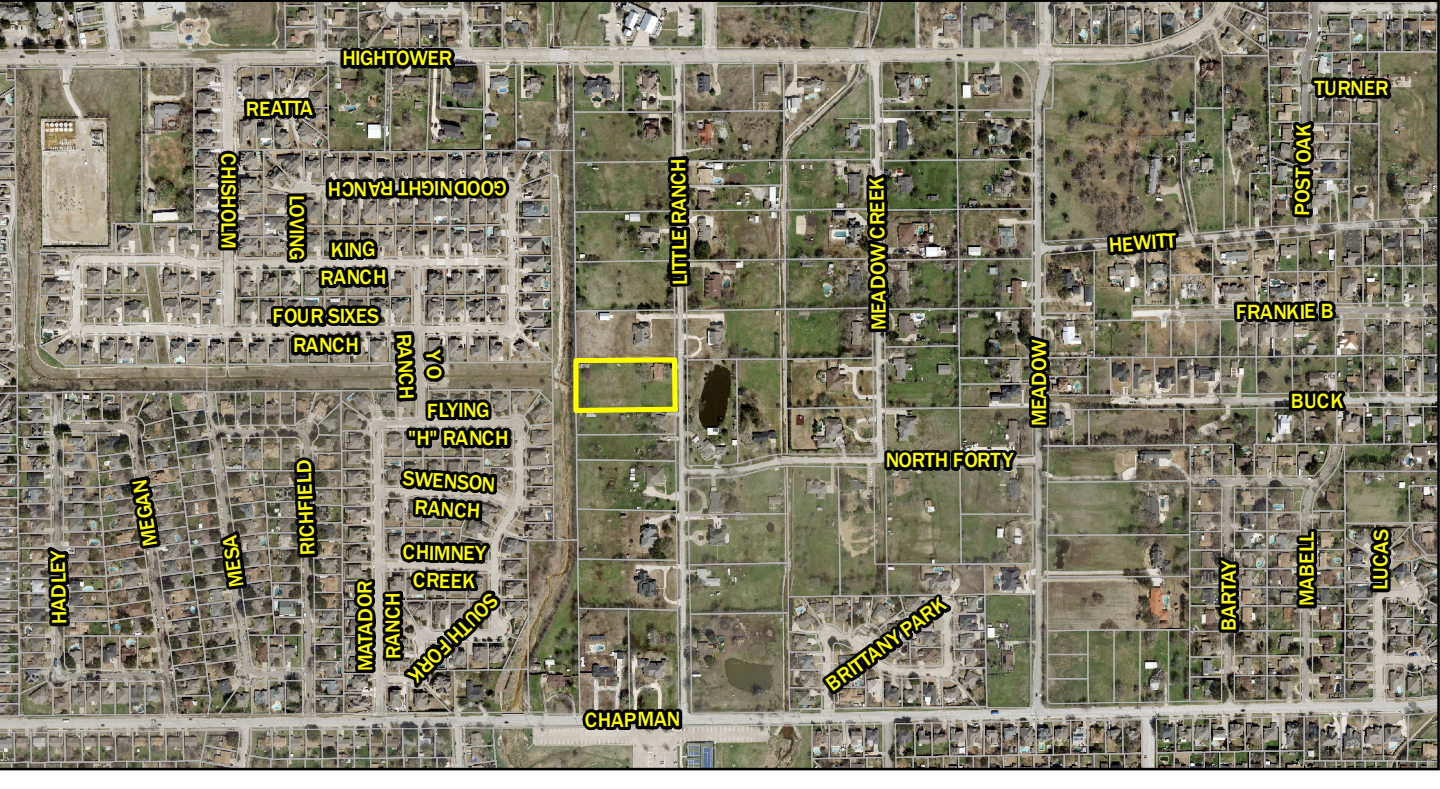


DISCLAIMER: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

N

0 187.5 375 750 1,125 1,500

141 et



DISCLAIMER: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

N

0 187.5 375 750 1,125 1,500

142 et

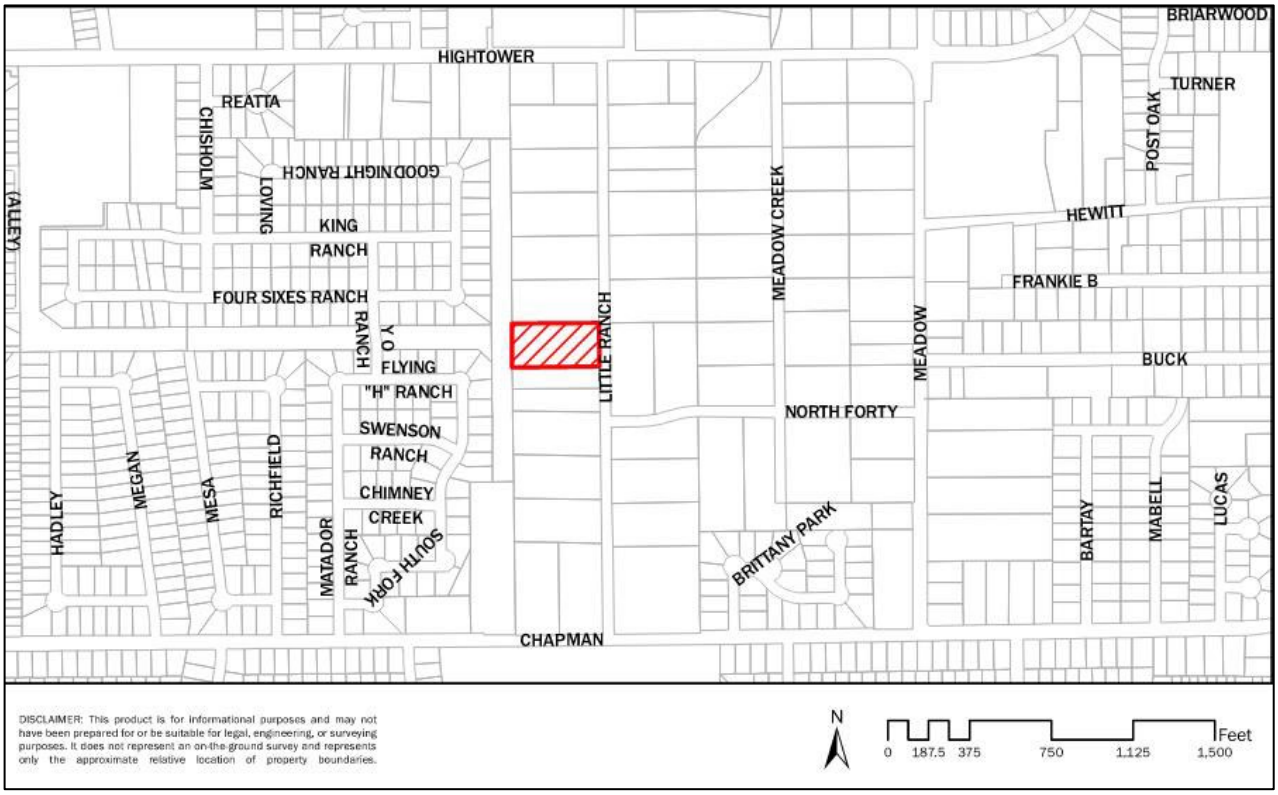
PUBLIC HEARING NOTICE
CASE: ZC25-0143

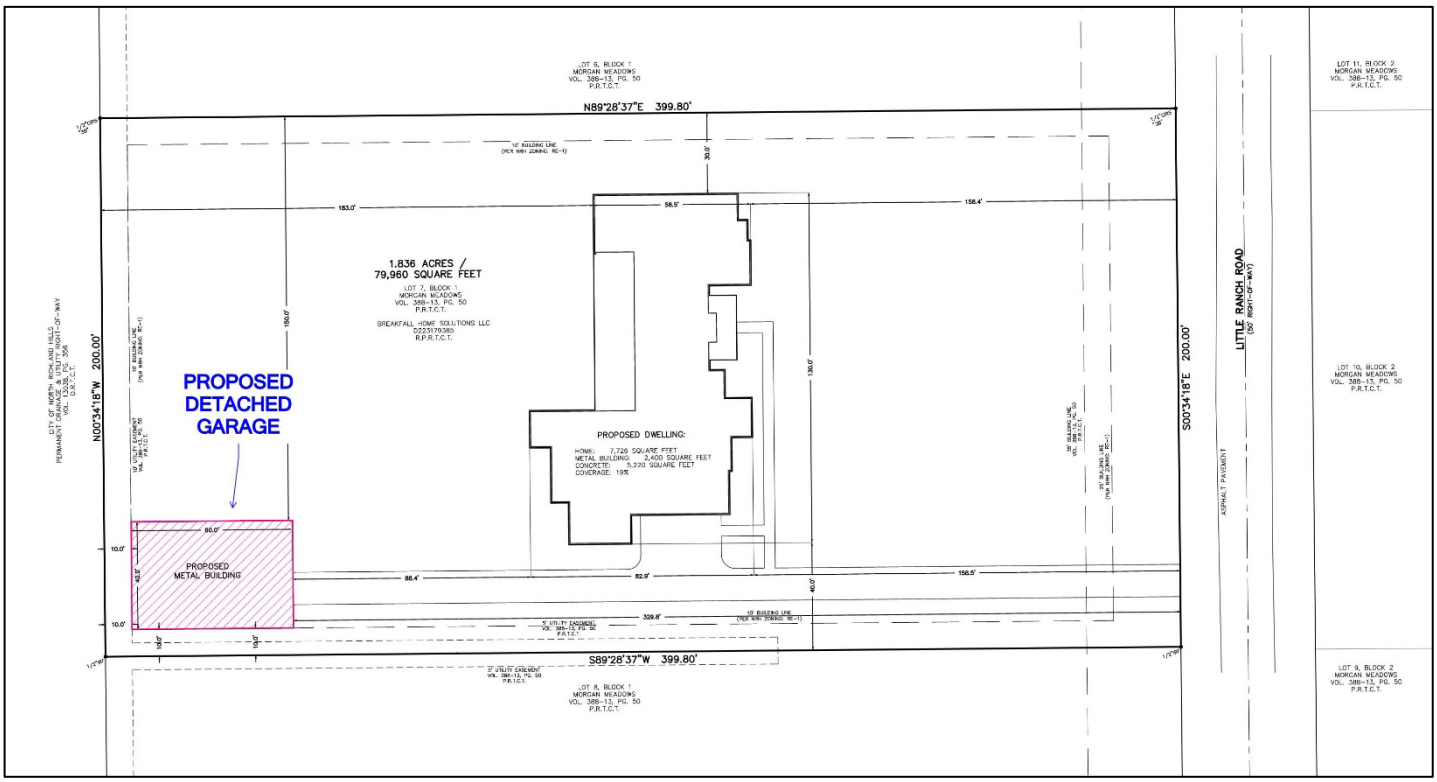
«OWNER»
«MAILING_ADDRESS»
«CITY_STATE» «ZIP»

You are receiving this notice because you are a property owner of record within 200 feet of the property requesting a **special use permit** as shown on the attached map.

APPLICANT	MKG Homes
LOCATION	6809 Little Ranch Road
REQUEST	Public hearing and consideration of a request from MKG Homes for a special use permit for a permanent accessory building at 6809 Little Ranch Road, being 1.836 acres described as Lot 7, Block 1, Morgan Meadows.
DESCRIPTION	Request for a special use permit for a detached permanent accessory building. The proposed metal building is 2,400 square feet in size to be used as a detached garage.
PUBLIC HEARING DATES	Planning and Zoning Commission 7:00 PM Thursday, September 18, 2025 City Council 7:00 PM Monday, October 13, 2025
MEETING LOCATION	City Council Chamber - Third Floor 4301 City Point Drive North Richland Hills, Texas

People interested in submitting letters of support or opposition are encouraged to contact the Planning & Zoning Department for additional information. Letters must be received by the close of the City Council public hearing. Because changes are made to requests during the public hearing process, you are encouraged to follow the request through to final action by City Council.


BRIARWOOD
HIGHTOWER
TURNER
REATTA
CHISHOLM
POST OAK
GOODNIGHT RANCH
LOVING
HEWITT
KING RANCH
MEADOW CREEK
FRANKIE B
FOUR SIXES RANCH
Y O RANCH
LITTLE RANCH
MEADOW
BUCK
FLYING "H" RANCH
NORTH FORTY
SWENSON RANCH
CHIMNEY CREEK
HADLEY
MEGAN
MESA
RICHFIELD
MATADOR RANCH
SOUTH FORK
BRITTANY PARK
BARTAY
MABELL
LUCAS
CHAPMAN
DISCLAIMER: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.
N
0 187.5 375 750 1,125 1,500 Feet


N89°28'37"E 399.80'
1.836 ACRES / 79,960 SQUARE FEET
PROPOSED DETACHED GARAGE
PROPOSED METAL BUILDING
PROPOSED DWELLING:
N00°34'18"W 200.00'
S00°34'18"E 200.00'
S89°28'37"W 399.80'
LITTLE RANCH ROAD
ASPHALT PAVEMENT

NOTIFIED PROPERTY OWNERS
ZC25-0143

OWNER	MAILING ADDRESS	CITY STATE	ZIP
BROOKS, TONY D	6816 LITTLE RANCH RD	NORTH RICHLAND HILLS TX	76182
CHAMBERS, GARY	PO BOX 164072	FORT WORTH, TX	76161
COWAN, CLIFTON	7128 FOUR SIXES RANCH RD	NORTH RICHLAND HILLS TX	76182
DARGON UNGAR FAMILY TRUST	6864 WAGGONER RANCH RD	NORTH RICHLAND HILLS TX	76182
DAVIS, MARIA	6824 SOUTHFORK DR	NORTH RICHLAND HILLS TX	76182
FINCHER, DOYLE K	6733 LITTLE RANCH RD	NORTH RICHLAND HILLS TX	76182
GARCIA, RENE	7129 FLYING H RANCH RD	NORTH RICHLAND HILLS TX	76182
GRAHAM RANCH HOMEOWNERS ASSOC	1900 COUNTRY CLUB DR #120	MANSFIELD TX	76063
GRAVES, DIANA K	6801 LITTLE RANCH RD	NORTH RICHLAND HILLS TX	76182
MARUS WILSON FLAGG TRUST	1800 BEAM DR	SOUTHLAKE TX	76092
PAPATHOPOULOS, KATHY	6860 WAGGONER RANCH RD	NORTH RICHLAND HILLS TX	76182
RABEL, MARIE A	6800 LITTLE RANCH RD	NORTH RICHLAND HILLS TX	76182
REED, LARY D	6805 LITTLE RANCH RD	NORTH RICHLAND HILLS TX	76182
RICHARDS, DENNY	7133 FLYING H RANCH RD	NORTH RICHLAND HILLS TX	76182
SHAW, JAS M	6901 LITTLE RANCH RD	NORTH RICHLAND HILLS TX	76182
SKOMER, DOUGLAS	6820 SOUTHFORK DR	NORTH RICHLAND HILLS TX	76182



DISCLAIMER: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

N

0 40 80 160 240 320 **146** et

ORDINANCE NO. 3930
ZONING CASE ZC25-0143

AN ORDINANCE OF THE CITY OF NORTH RICHLAND HILLS, TEXAS, AMENDING THE COMPREHENSIVE PLAN AND THE COMPREHENSIVE ZONING ORDINANCE BY APPROVING A SPECIAL USE PERMIT TO ALLOW A PERMANENT ACCESSORY BUILDING TO BE LOCATED AT 6809 LITTLE RANCH ROAD; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY FOR VIOLATIONS HEREOF; PROVIDING A SAVINGS CLAUSE; 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, the Zoning Ordinance of the City of North Richland Hills regulates and restricts the location and use of buildings, structures, and land for trade, industry, residence, and other purposes, and provides for the establishment of zoning districts of such number, shape, and area as may be best suited to carry out these regulations; and

WHEREAS, the City Council has previously passed an ordinance adopting the Vision2030 Land Use Plan as the primary document on which to base all zoning, platting, and other land use decisions; and

WHEREAS, the Vision2030 Land Use Plan map provides guidance for future development in conformance with the adopted Vision2030 Land Use Plan; and

WHEREAS, the Zoning Ordinance of the City of North Richland Hills requires the issuance of a special use permit for an accessory building for the purpose of varying from specific development standards on lots 40,000 square feet or greater in area; and

WHEREAS, the owner of the property located at 6809 Little Ranch Road (the “Property”) has filed an application for a special use permit for a permanent accessory building; and

WHEREAS, the Planning and Zoning Commission of the City of North Richland Hills, Texas held a public hearing on September 18, 2025, and the City Council of the City of North Richland Hills, Texas, held a public hearing on October 13, 2025, with respect to the special use permit described herein; and

WHEREAS, the City has complied with all requirements of Chapter 211 of the Local Government Code, the Zoning Ordinance of the City of North Richland Hills, and all other laws dealing with notice, publication, and procedural requirements for rezoning the Property; and

WHEREAS, upon review of the application, and after such public hearing, the City Council finds that granting the request herein furthers the purpose of zoning as set forth in the Zoning Ordinance of the City of North Richland Hills and that the zoning change should be granted, subject to the conditions imposed herein.

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

SECTION 1: The Zoning Ordinance of the City of North Richland Hills is hereby amended by approving a special use permit to authorize a permanent accessory building on Lot 7, Block 1, Morgan Meadows Addition, commonly referred to as 6809 Little Ranch Road, as described and shown on **Exhibit "A,"** attached hereto and incorporated for all purposes.

SECTION 2: The City Council finds that the information submitted by the applicant pursuant to the requirements of the Zoning Ordinance is sufficient to approve the special use permit in accordance with the Land Use and Development Regulations, set forth in **Exhibit "B,"** and the Site Plan Exhibits, set forth in **Exhibit "C,"** both of which are attached hereto and incorporated for all purposes.

SECTION 3: That the official map of the City of North Richland Hills is amended and the Director of Planning is directed to revise the official zoning map to reflect the approved special use permit, as set forth above.

SECTION 4: The use of the property described above shall be subject to all applicable regulations contained in the Building and Land Use Regulations and all other applicable and pertinent ordinances of the City of North Richland Hills.

SECTION 5: This Ordinance shall be cumulative of all provisions of ordinances and of the Code of Ordinances of the 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 Zoning Ordinance and the zoning map 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 Two Thousand Dollars ($2,000.00). Each day any such violation shall be allowed to continue shall constitute a separate violation and is 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 zoning 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 October, 2025.

CITY OF NORTH RICHLAND HILLS

By:_____
Jack McCarty, Mayor

ATTEST:

_____
Alicia Richardson
City Secretary/Chief Governance Officer

APPROVED AS TO FORM AND LEGALITY:

_____
Bradley A. Anderle, City Attorney

APPROVED AS TO CONTENT:

_____
Cori Reaume, Director of Planning

BEING Lot 7, Block 1, Morgan Meadows Addition, an addition in Tarrant County, Texas, according to the map or plat thereof recorded in Volume 388-13, Page 50, Plat Records, Tarrant County, Texas.

Exhibit B – Land Use and Development Regulations – Ordinance No. ** – Page 1 of 1**

Special Use Permit Case ZC25-0143
Lot 7, Block 1, Morgan Meadows Addition
6809 Little Ranch Road, North Richland Hills, Texas

This Special Use Permit (SUP) must adhere to all the conditions of the North Richland Hills Code of Ordinances, as amended, and the base zoning district of RE-1 (Residential Estate). The following regulations are specific to this Special Use Permit. Where these regulations conflict with or overlap another ordinance, easement, covenant or deed restriction, the more stringent restriction prevails.

A. *Permitted use*. A special use permit is authorized for one (1) permanent accessory building on the property.

B. *Permanent accessory building*. The permanent accessory building must comply with Section 118-718(c) of the zoning ordinance and the standards described below.

    1. The site improvements must be constructed as shown on the site plan attached as Exhibit "C."

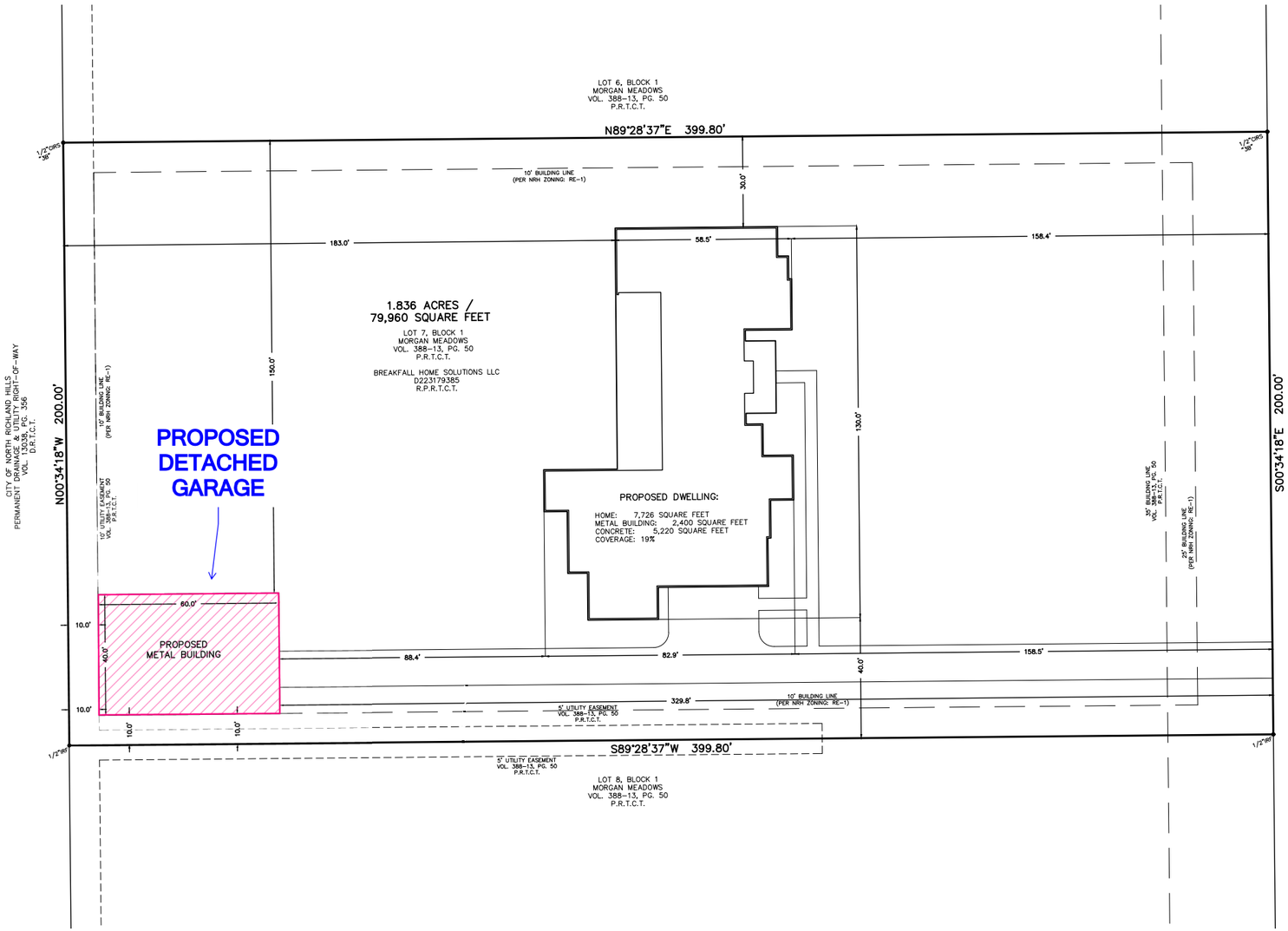
    2. The accessory building must not exceed two thousand five hundred (2,500) square feet in floor area. The accessory building may exceed the square footage of the primary residence, subject to the maximum floor area required by this section.

    3. The overall height of the building must not exceed twenty (20) feet.

    4. The height of the walls of the building must not exceed sixteen (16) feet.

    5. The minimum roof pitch must be at least 2:12 on each side of the ridge.

C. *Amendments to Approved Special Use Permits.* An amendment or revision to the special use permit will be processed in the same manner as the original approval. The application for an amendment or revision must include all land described in the original ordinance that approved the special use permit.



LEGAL DESCRIPTION:

BEING all of Lot 7, Block 1, Morgan Meadows, an addition to the City of North Richland Hills, Texas recorded in Volume 388-13, Page 50, Plat Records Tarrant County, Texas.

Basis of Bearing is derived from GPS observations relative to the Texas WDS RTK Network - Texas State Plane Coordinate System, North Central Zone (4202), NAD83.

EASEMENT NOTE:

Survey was performed without benefit of a title commitment. All easements may not be shown hereon.

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

3B LAND SURVEYING
TBPLS FIRM NO. 10194480

656 Bacak Road
Ennis, Texas 75119
972-825-7949

FLOOD STATEMENT: According to Community Panel No. 48439C0205L, dated March 21, 2019, of the Federal Emergency Management Agency, National Flood Insurance Program Map, this property is within Flood Zone "X", (areas determined to be outside 500-year floodplain), which is not a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This statement shall not create liability on the part of the Surveyor.

LEGEND

1/2" IRS	IRON ROD SET
1/2" IRF	IRON ROD FOUND
CAB.	CABINET
DOC. NO.	DOCUMENT NUMBER
P.R.T.C.T.	PLAT RECORDS TARRANT COUNTY, TEXAS
R.P.R.T.C.T.	REAL PROPERTY RECORDS TARRANT COUNTY, TEXAS

PLOT PLAN

6809 LITTLE RANCH ROAD

WILLIAM L MANN SURVEY, ABSTRACT NO. 1010

North Richland Hills, Tarrant County, Texas

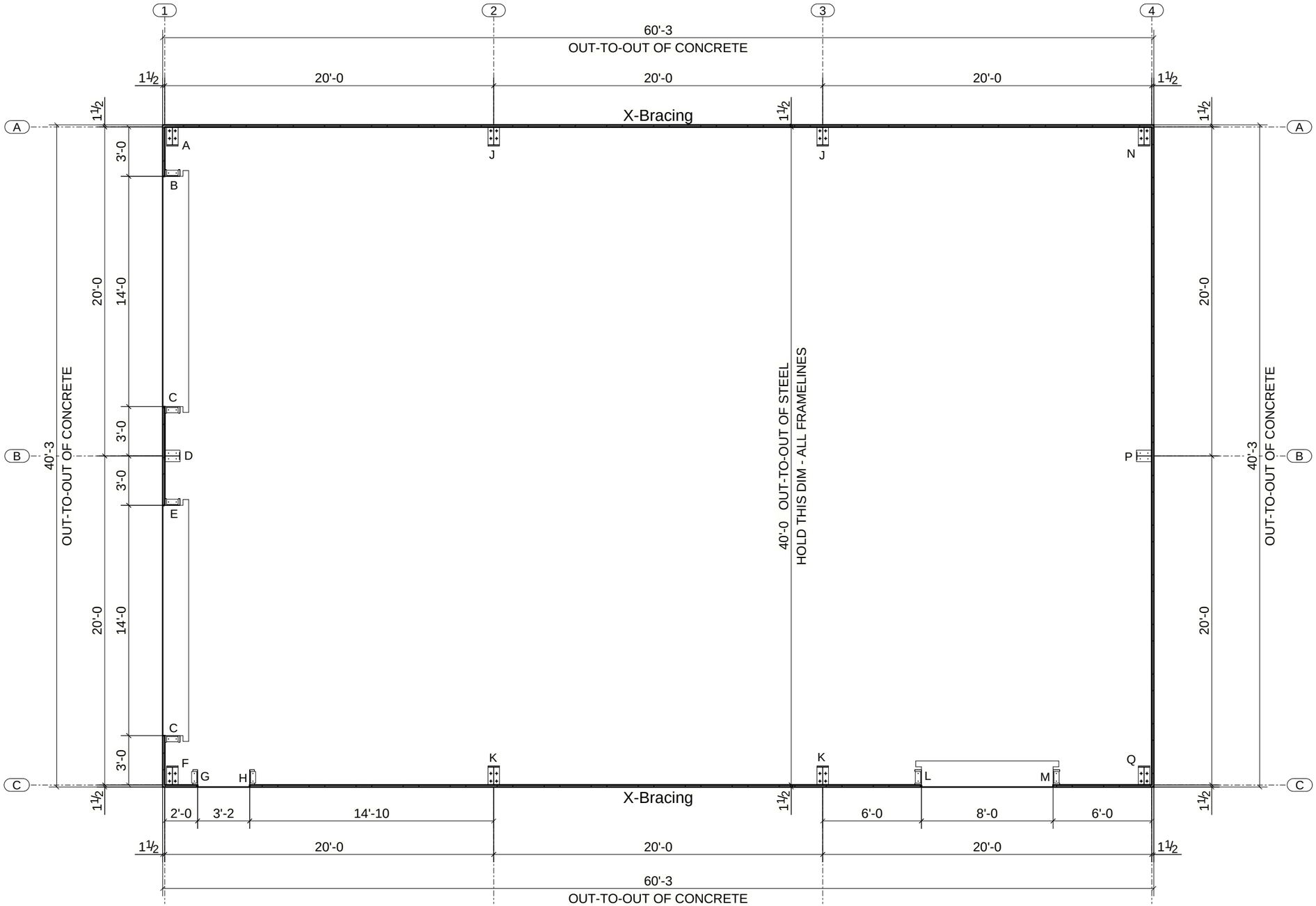
NO.	REVISION	BY	DATE
1.	NEW LOCATION FOR METAL BUILDING	ESB	6/17/25

PROJECT NO.: MKG002

DATED: June 06, 2025

SHEET 1 OF 1

Plotted by: EdwardBacak Plot Date: 6/17/2025 9:22 AM
Drawing: C:\Users\EdwardBacak\OneDrive - 3B Land Surveying, Inc\Projects\MKG002\MKG002-Plot Plan.dwg Saved By: EdwardBacak Save Time: 6/17/2025 9:22 AM



ANCHOR BOLT PLAN

NOTE: Base Plates @ 100'-0"(U.N.)

ANCHOR BOLT SUMMARY			
	QTY	LOCATION	DIA
○	16	JAMB w/ MC5 Clip	5/8"
○	8	ENDWALL	5/8"
⊕	32	MAINFRAME	3/4"

For Visual Purposes, Base Plate Views may be Exaggerated Beyond Dwg Scale

Tekla Structures

F-2689

STATE OF TEXAS
BRIAN D. CAMPBELL
93794
LICENSED PROFESSIONAL ENGINEER

06/18/2025

REV	DATE	DESCRIPTION
0	06/18/2025	For Construction
0	05/29/2025	For Approval

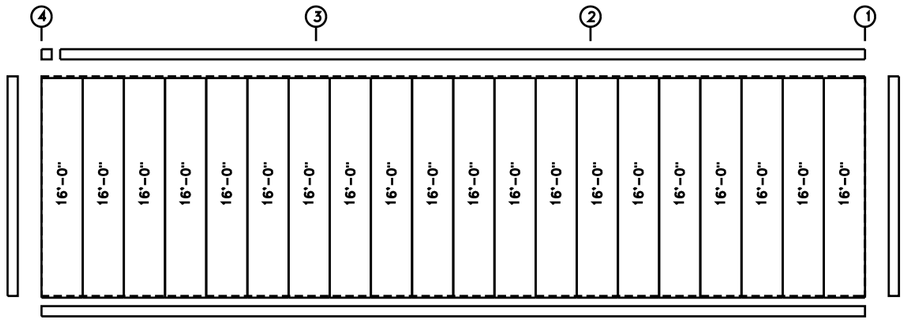
MUELLER, INC.
STEEL BUILDING SYSTEMS & COMPONENTS
1913 Hutchins Ave. Ballinger, TX 76821
(800) 527-1087

DRAWING DESCRIPTION: ANCHOR BOLT PLAN

CUSTOMER NAME:	END USER:	SCALE:
Marcus Flagg	Marcus Flagg	1:35

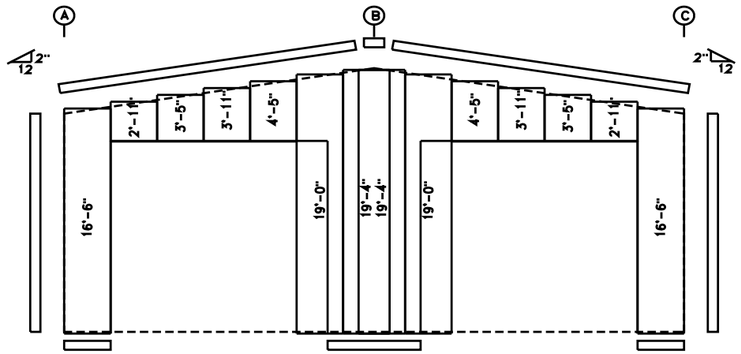
SALESMAN:	JOBSITE ADDRESS	
Taylor Jones	6809 Little Ranch Rd North Richland Hills, TX 76182	154

DETAILER:	CHECKER:	DATE:	JOB #	DWG #	REV:
TRG	JR	06/18/2025	7131017	AB1	0



SIDEWALL SHEETING & TRIM: FRAME LINE A

PANELS: 26 Ga. PR – GP Galvalume Plus



ENDWALL SHEETING & TRIM: FRAME LINE 1

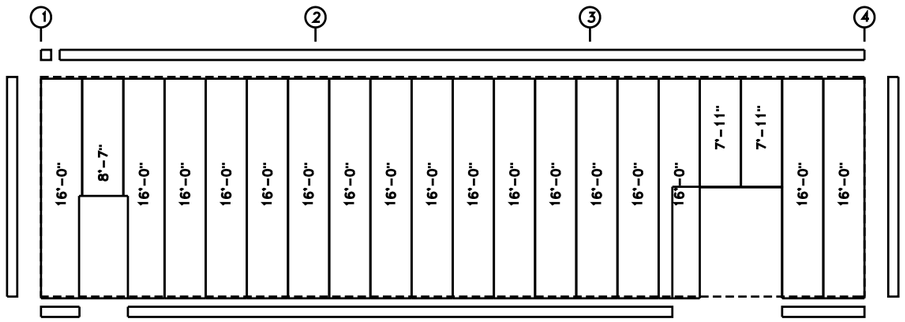
PANELS: 26 Ga. PR – GP Galvalume Plus

GENERAL NOTES:

CAUTION
THE FOLLOWING MAXIMUM ADDITIONAL LINEAR FOOTAGE MEASURED (HORIZONTIALLY) OF PANELS MAY BE REMOVED FOR FIELD LOCATED FRAMED OPENINGS WITHOUT AFFECTING THE DIAPHRAGM STRENGTH OF THE PANELS.

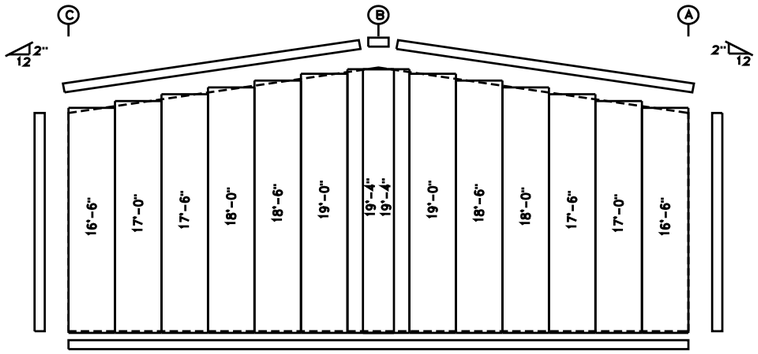
LEFT ENDWALL: N/A
RIGHT ENDWALL: N/A

ROOF SLOPES GREATER THAN 1:12 REQUIRE ENDWALL PANELS BE FIELD CUT TO MATCH ROOF SLOPE.



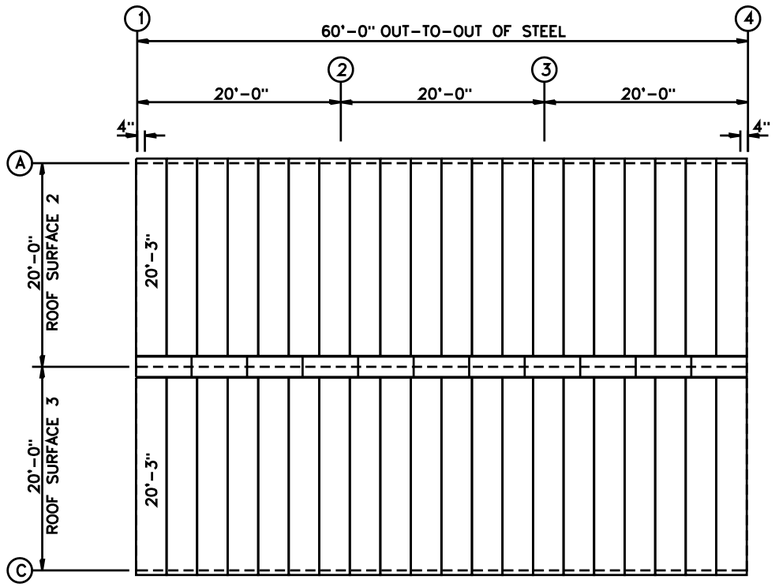
SIDEWALL SHEETING & TRIM: FRAME LINE C

PANELS: 26 Ga. PR – GP Galvalume Plus



ENDWALL SHEETING & TRIM: FRAME LINE 4

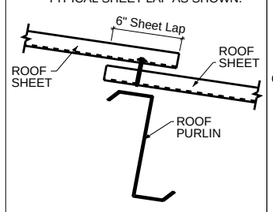
PANELS: 26 Ga. PR – GP Galvalume Plus



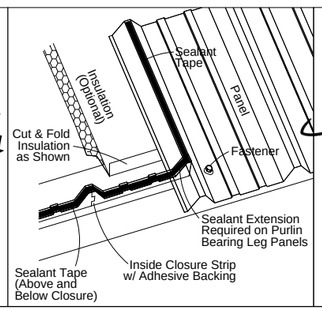
ROOF SHEETING PLAN

PANELS: 26 Ga. PBR – BSL Burnished Slate

IF LAPPED SHEET CONDITION EXISTS FOR PBR / PBU PANEL (NOT STANDING SEAM), USE TYPICAL SHEET LAP AS SHOWN.



ROOF SHEET LAP DETAIL



F-2689

STATE OF TEXAS
BRIAN D. CAMPBELL
93794
LICENSED PROFESSIONAL ENGINEER

06/18/2025

REV	DATE	DESCRIPTION
0	06/18/2025	For Construction
0	05/29/2025	For Approval

MUELLER, INC.
STEEL BUILDING SYSTEMS & COMPONENTS
1913 Hutchins Ave. Ballinger, TX 76821
(800) 527-1087

DRAWING DESCRIPTION: SHEETING DETAILS

CUSTOMER NAME:	END USER:	SCALE
Marcus Flagg	Marcus Flagg	NONE

SALESMAN:	JOBSITE ADDRESS	
Taylor Jones	6809 Little Ranch Rd North Richland Hills, TX 76182	155

DETAILER:	CHECKER:	DATE:	JOB #	DWG #	REV.
TRG		06/18/2025	7131017	S101	0

Trelis Structures

MINUTES OF THE WORK SESSION AND REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF NORTH RICHLAND HILLS, TEXAS HELD IN THE CITY HALL, 4301 CITY POINT DRIVE

SEPTEMBER 18, 2025

C.3 ZC25-0143 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM MKG HOMES FOR A SPECIAL USE PERMIT FOR A PERMANENT ACCESSORY BUILDING AT 6809 LITTLE RANCH ROAD, BEING 1.836 ACRES DESCRIBED AS LOT 7, BLOCK 1, MORGAN MEADOWS.

APPROVED

Chair Stamps introduced the item, opened the public hearing, and called for Principal Planner Clayton Husband to introduce the request. Mr. Husband introduced the request.

Chair Stamps called for the applicant to present the request.

Kelly Pollard, 4107 Stone Wood Drive, Arlington, Texas, presented the request.

Alternate Whittaker and the applicant discussed the removal of the existing house.

Chair Stamps called for Mr. Husband to present the staff report. Mr. Husband presented the staff report.

Chair Stamps and Mr. Husband discussed comparable accessory structures in the neighborhood.

Vice Chair Stamps called for anyone wishing to speak for or against the request to come forward. There being no one wishing to speak, Vice Chair Stamps closed the public hearing.

A MOTION WAS MADE BY VICE CHAIR CARPENTER, SECONDED BY ALTERNATE KERBY TO APPROVE ZC25-0143. MOTION TO APPROVE CARRIED 7-0.

CITY COUNCIL MEMORANDUM

FROM: The Office of the City Manager **DATE:** October 13, 2025

SUBJECT: TR25-05, Ordinance No. 3922, Public hearing and consideration of city-initiated text amendments to Sections 118-1, 118-631, and 118-633 for the purpose of considering the addition of short-term rental housing use and additional short-term rental regulations. CONTINUED FROM THE SEPTEMBER 8, 2025, CITY COUNCIL MEETING.

PRESENTER: Cori Reaume, Director of Planning

SUMMARY:

This item is a continuation of the public hearing originally opened and conducted on September 8, 2025 to consider amending the City's zoning ordinance for the purpose of adding a short-term rental use definition, adding a new use to the permitted table of uses, and identifying any specific districts or conditions under which such new use may operate.

GENERAL DESCRIPTION:

The September 8th public hearing on this topic was extended to this meeting in an effort to allow for a thorough review of the public input received as of that time. Staff presented a number of proposed changes to the draft ordinances during a work session held on September 22nd.

At this time, the City Council will continue the public hearing, and consider action on establishing the new use, identifying which districts in which short-term rentals may be permissible, and establish conditions under which they may operate.

As a part of the zoning ordinance, the City has outlined a process by which any short-term rentals in operation on the date of the ordinance's passage may be permitted to continue operating. The proposed ordinance indicates a requirement to complete an initial registration by January 31, 2026. This would include submission of an acceptable application which complies with all established STR regulations, a successful inspection, and compliance with the City's hotel occupancy tax requirements.

As part of the initial registration process, all STR operators will be required to provide proof of payment for any applicable hotel occupancy tax owed to the City. Alternatively, the STR operator may provide proof of an approved payment arrangement for payment of back taxes.

A recap of the remainder of the ordinance is outlined below:

Section 118-1 – "Definitions" would be amended to include the following:

Short-term rental (STR) means a dwelling that is:

(1) Used or designated to be used for residential purposes, including a single-family residence or a unit in a multi-family residential building;

(2) Rented wholly or partly for a fee; and

(3) Rented for periods of less than 30 consecutive days.

As shown in the graphic below, short-term rentals would be permitted in the following districts: R7-MF, C-1, C-2, Town Center Neighborhood Core, and Town Center Neighborhood Center. **The Planning & Zoning Commission on September 4, 2025 recommended removal of the Town Center-Neighborhood Center from the permitted districts below.**

	SECTION 118-631: TABLE OF PERMITTED USES																							
[#] = Conditions. Reference Section 118-633 for specific conditions to listed uses.		RESIDENTIAL DISTRICTS									NON-RESIDENTIAL DISTRICTS									TOWN CENTER			
P = Permitted by Right																								
S = Special Use Permit Required																								
[Blank] = Not Permitted																								
NP = Not Permitted																								
B = Defers to Base Zoning District																								
A = Ancillary	Conditions	RE-1 & RE-2	R-1	R-2	R-3	R-4-D	R-6-T	R-8	MH-1	R7-MF	O-1	LR	C-1	C-2	OC	I-1	I-2	U	AG	TC-Edge	TC-General	TC-Center	TC-Core
H. COMMERCIAL USES																								
Short-term rental	31									P			P	P								P	P

If approved, this ordinance would allow short-term rentals to operate in either single-family or multi-family properties within the identified zones, or in the case of C-1 and C-2, in existing legal nonconforming single-family homes.

The conditions column (31) references additional land use regulations, including a reference to a requirement that short-term rentals comply with other new short-term rental regulations in Chapter 18. For multi-family short-term rentals, STRs can occupy no more than five percent (5%) or 1, whichever is greater, of the total units in the complex.

Along with the proposed zoning ordinance amendment, the City Council is simultaneously considering the aforementioned amendment to Chapter 18. Businesses, Article XII. Rental Housing, to add a new Division 3 which would provide for a registration requirement and other regulations related to short-term rentals. This item will be presented separately.

The regulations outlined in Chapter 18 are generally consistent with previous discussions on the topic, including annual registration and inspections, compliance with maximum occupancies, establishing parking requirements, reinforcing compliance with hotel occupancy tax payments, provision of local point of contact, and other general neighborhood/community protections.

The new regulations will allow for the City to more closely monitor any such properties for violations, and in instances where there have been multiple violations, the City reserves the right to revoke a registration.

Additionally, in separate agenda items, the City Council will conduct a public hearing and consider amendments to the City's Transit Oriented Development portion of the zoning ordinance to consider inclusion of the short-term rental use and designated zoning districts.

Ordinance 3922 includes zoning regulations only for the non-TOD zoning districts. Should the City Council desire to adopt zoning restrictions for both the TOD and non-TOD areas, that may be accomplished most easily through adoption of a consolidated ordinance - Ordinance 3922-B following the conclusion of this public hearing and the public hearing for item C.5.

Public Comment: All public comments received by October 2, 2025 are included with item C.5. Any additional comments received between October 3, 2025 and the time of the meeting will be provided to you at the meeting.

Planning and Zoning Commission: The Planning & Zoning Commission conducted an initial public hearing on September 4, 2025 and recommended by a vote of **5-0** for approval of the proposed ordinance, with the following changes: Removal of the 50-unit minimum for multifamily STRs, modification of the multifamily STR cap to "5% or one, whichever is greater," and removal of the Neighborhood Center character zone from the use table.

RECOMMENDATION:

Conduct and close the continued public hearing.

ORDINANCE NO. 3922
ZONING CASE TR25-05

AN ORDINANCE AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF NORTH RICHLAND HILLS BY AMENDING SECTIONS 118-1, "DEFINITIONS," 118-631, "TABLE OF PERMITTED USES," AND 118-633, "LEGEND FOR SECTION 118-631," OF CHAPTER 118, "ZONING," OF THE CODE OF ORDINANCES, CITY OF NORTH RICHLAND HILLS, TEXAS, TO PROVIDE A DEFINITION OF SHORT-TERM RENTAL; TO ESTABLISH ZONING DISTRICTS WHERE SHORT TERM RENTALS ARE ALLOWED BY RIGHT; TO ESTABLISH CONDITIONS FOR OPERATION OF SHORT TERM RENTALS; 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, the Zoning Ordinance of the City of North Richland Hills regulates and restricts the location and use of buildings, structures, and land for trade, industry, residence, and other purposes, and provides for the establishment of zoning districts of such number, shape, and area as may be best suited to carry out these regulations; and

WHEREAS, the Zoning Ordinance of the City of North Richland Hills does not authorize or provide for the operation of short-term rentals within the City, yet such uses have nonetheless operated without approval in single-family residential districts; and

WHEREAS, in an effort to understand the impact of short-term rentals operating within the City, the City has collected extensive community input through an electronic survey, physical surveys distributed at a dedicated town hall meeting, comments made during such town hall meetings, email communications submitted, and comments made during public hearings specifically regarding short-term rentals and the regulation of same; and

WHEREAS, the City also obtained input and comments from the operators of short-term rentals through the same methods mentioned for community input, as well as through two meetings held specifically for operators to attend and

provide feedback and input on short-term rentals and the regulation of same; and

WHEREAS, residents have reported adverse impacts from increased traffic, reckless driving, on-street parking congestion, loud noise, and public nuisances associated with short-term rental activity; and

WHEREAS, short-term rentals have, in certain instances, been the source of large gatherings, parties, and events incompatible with the residential character of single-family districts; and

WHEREAS, the operation of unauthorized short-term rentals in single-family neighborhoods has generated complaints regarding excessive noise, late-night disturbances, and the disruption of residential quiet enjoyment; and

WHEREAS, many residents stated that they did not anticipate transient lodging operations when they purchased their homes, and view such uses as incompatible with their expectations of neighborhood stability and residential character; and

WHEREAS, the frequent turnover of short-term rental occupants undermines long-term neighbor-to-neighbor relationships and erodes the fabric of the community by reducing communication, familiarity, and trust among residents; and

WHEREAS, neighborhoods have expressed concern that the continual turnover of transient occupants diminishes the sense of safety, predictability, and accountability that is characteristic of stable residential communities; and

WHEREAS, mapping and analysis of the input from residents demonstrates that the negative impacts associated with short-term rentals are widespread and concentrated in single-family neighborhoods across the City; and

WHEREAS, the City has reviewed data and information from other cities' experiences with short-term rentals and used this data and information to develop a regulatory structure; and

WHEREAS, further the American Planning Association has acknowledged that there are many reasons for regulating short-term rentals, including the potential for the transformation of peaceful residential communities into "communities of transients" where people are less interested in investing in one another's lives, the potential for knowing or unknowing violation of local rules resulting in public safety risks, noise issues, trash problems and parking problems, the so-called "party house" issues, less availability of affordable housing options and higher rents, negative impact on local service jobs, lost tax revenue, and to alleviate tension between operators and neighbors; and

WHEREAS, the City Council is also aware of many articles, stories, and examples related to the public perception of the negative impacts of short-term rentals; and

WHEREAS, the City also obtained and reviewed a study published July 14, 2021, that found that a higher presence of Airbnb listings predicted higher levels of violent crime, a correlation between higher presence of Airbnb and increased violent crime the following year, a correlation between higher presence of Airbnb and increased violent crime over a two-year period (Ke L, T. O'Brien D, Heydari B (2021) *Airbnb and neighborhood crime: The incursion of tourists or the erosion of local social dynamics?*); and

WHEREAS, the purpose of the Zoning Ordinances of the City of North Richland Hills is to promote the public health, safety, morals, and general welfare in accordance with a comprehensive plan; and

WHEREAS, zoning regulations are established with reasonable consideration for the character of each district and its suitability for particular land uses, with a view toward conserving property values and encouraging the most appropriate use of land; and

WHEREAS, the proliferation of short-term rentals in single-family neighborhoods threatens these purposes by introducing uses inconsistent with the character and intended stability of such districts; and

WHEREAS, zoning regulations are further intended to lessen congestion in the streets, provide safety from fire, panic, and other dangers, ensure adequate light and air, prevent overcrowding of land, avoid undue concentration of population, and provide for adequate transportation, water, sewerage, schools, parks, and other public requirements; and

WHEREAS, unregulated short-term rental activity contributes to congestion, on-street parking conflicts, and increased demand on public services, thereby frustrating these zoning objectives; and

WHEREAS, enforcement of land use regulations in single-family districts presents unique challenges when properties are used for transient lodging, requiring additional municipal resources to address violations; and

WHEREAS, short-term rentals may contribute to the reduction of housing available for long-term occupancy, thereby impacting the balance of residential supply and demand and the affordability of housing within the City; and

WHEREAS, the City Council finds that short-term rentals are more appropriately located in commercial districts where hotels and similar transient lodging facilities are permitted by right; and

WHEREAS, short-term rentals may also be accommodated within multi-family zoning districts, where density, design, and shared facilities render the use more compatible with its surroundings; and

WHEREAS, short-term rentals may additionally be appropriate in certain mixed-use or transit-oriented development districts, where a planned integration of residential, commercial, and lodging uses is anticipated; and

WHEREAS, the use of single-family residences by individuals for short periods of time may negatively impact the residential character of many neighborhoods by reducing communication and accountability between permanent residents by partially substituting permanent residents with transient visitors; and

WHEREAS, the regulation of the use and operation of such short-term rental property is intended to prevent the further erosion of pre-existing and stable single-family neighborhoods, and further advance the City Council's goal of creating exceptional quality of life for the community; and

WHEREAS, the rise of substitute land uses for residential property contributes to the shortage of affordable housing, both ownership and long-term rental; and

WHEREAS, restricting short-term rentals to such districts ensures that the use occurs only where impacts are consistent with surrounding land uses, infrastructure capacity, and the City's adopted comprehensive plan; and

WHEREAS, by limiting short-term rentals to districts specifically suited for such use, the City preserves the stability, safety, and quality of life in single-family residential neighborhoods; and

WHEREAS, the City Council finds that regulation of short-term rentals is necessary to protect the health, safety, and welfare of residents, preserve the integrity of residential communities, preserve the availability of traditional residential long-term housing supply, and implement the purposes of the zoning ordinance; and

WHEREAS, the City Council finds that regulation of short-term rentals is necessary to safeguard the life, safety, welfare, and property of short-term rental occupants, neighborhoods, and the general public; and

WHEREAS, the City Council finds that regulation of short-term rentals is necessary to minimize the adverse impacts resulting from increased transient rental uses in neighborhoods that were planned, approved, and constructed for single-family residences; and

WHEREAS, based upon the review of community feedback, data analysis, zoning principles, and the recommendations of the Planning and Zoning Commission, the City Council concludes that adoption of this Ordinance is in the best interest of the City and its citizens; and

WHEREAS, the City Council concludes that the adoption of this Ordinance is in the best interest of maintaining the stability, quiet, and repose of lower-density residential districts for single-family owners; and

WHEREAS, the Planning and Zoning Commission of the City of North Richland Hills, Texas held a public hearing on September 4, 2025, and the City Council of the City of North Richland Hills, Texas, held a public hearing on September 8, 2025, which was continued and closed on October 13, 2025 with respect to the zoning amendment to Sections 118-1, 118-631, and 118-633; and

WHEREAS, the City has complied with all requirements of Chapter 211 of the Local Government Code, the Zoning Ordinance of the City of North Richland Hills, and all other laws dealing with notice, publication, and procedural requirements for amending the Zoning Ordinance; 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: Section 118-1, "Definitions," of Chapter 118 of the Comprehensive Zoning Ordinance and the Code of Ordinances, City of North Richland Hills, Texas, be amended to add the following definitions:

"*Short-term rental (STR)* means a dwelling that is:

(1) Used or designated to be used for residential purposes, including a single-family residence or a unit in a multi-family residential building;
(2) Rented wholly or partly for a fee; and
(3) Rented for periods of less than 30 consecutive days."

SECTION 2: Section 118-631(a) of Chapter 118 of the Comprehensive Zoning Ordinance and the Code of Ordinances, City of North Richland Hills, Texas

be amended by adding the "Short-term rental" land use to the table of permitted uses and indicating permitted districts as follows:

	SECTION 118-631: TABLE OF PERMITTED USES																							
[#] = Conditions. Reference Section 118-633 for specific conditions to listed uses.		RESIDENTIAL DISTRICTS									NON-RESIDENTIAL DISTRICTS									TOWN CENTER			
P = Permitted by Right S = Special Use Permit Required [Blank] = Not Permitted NP = Not Permitted B = Defers to Base Zoning District A = Ancillary	Conditions	RE-1 & RE-2	R-1	R-2	R-3	R-4-D	R-6-T	R-8	MH-1	R7-MF	O-1	LR	C-1	C-2	OC	I-1	I-2	U	AG	TC-Edge	TC-General	TC-Center	TC-Core
H. COMMERCIAL USES																							
Short-term rental	31									P			P	P								P	P

SECTION 3: Section 118-631(b), "Special land use regulations," of Chapter 118 of the Comprehensive Zoning Ordinance and the Code of Ordinances, City of North Richland Hills, Texas, shall be amended to read as follows:

"(b) Special land use regulations. Special land use regulations referenced under "Conditions" in the table of permitted uses shall comply with those requirements established in section 118-633."

SECTION 4: Section 118-633, "Legend for section 118-631; special land use regulations," of Chapter 118 of the Comprehensive Zoning Ordinance and the Code of Ordinances, City of North Richland Hills, Texas, be amended by adding a new subsection (31) to set forth special land use regulations for short term rentals to read as follows:

"(31) Short term rentals must comply with the following standards:

a. General criteria. All short-term rental uses must comply with the requirements and regulations set forth in Article XII, Chapter 18 of this code.

b. Multifamily short-term rentals. Short-tern rental use in a multi-family residential building is limited to no more than five percent (5%) of the total units in the complex or one (1) unit, whichever is more.

c. Commercial short-term rentals. Short-term rental use in the C-1 and C-2 districts are limited to single-family homes in legal nonconforming status which are in existence as of October 13, 2025.

d. Special Exception. When a short-term rental use would exceed the density limitation of subsection (b), an applicant may apply to the

zoning board of adjustment for a special exception in accordance with Division 2, Article II, Chapter 118 of this code. The board may consider factors such as the following:

1. Whether operation as a short-term rental in excess of the density limitation will adversely impact the neighborhood in which the property is located, including whether it will negatively impact the residential nature of the neighborhood;

2. Whether such operation is likely to disrupt adjacent residents' right to the quiet enjoyment of their property (for example, is noise likely to affect neighboring residents);

3. Whether such operation will substantially impact nearby streets or traffic, including whether the property has limited parking; and
4. Whether other short-term rentals in excess of the density limitation are already operating in that multi-family residential building.

e. Continuance of Operation. For properties located in zoning districts where short-term rental uses are not permitted by right, the operator of a property used as a short-term rental prior to October 13, 2025, that comes into compliance with the requirements of Article XII, Chapter 18 of this code, including obtaining a permit and paying all hotel occupancy taxes owed for the property or otherwise entering into a payment arrangement for said taxes with the City, on or before January 31, 2026, may continue to operate so long as the operator maintains compliance with all the requirements of Article XII, Chapter 18 of this code.

f. Discontinuance of Operations.

1. The operator of a property used as a short-term rental who is unable, fails, or refuses to timely obtain a permit for operation as a short-term rental pursuant to subsection e., shall discontinue the short-term rental use on or before January 31, 2026, or thirty (30) days from the notice of permit denial, whichever is later.

2. All short-term rental uses located in zoning districts where short-term rentals uses are not permitted by right and issued a permit under Article XII, Chapter 18 of this code shall discontinue the short-term rental use within thirty (30) days after the revocation or denial of the renewal of the short-term rental permit. A short-term rental use that is discontinued under this subsection shall not be resumed.

3. All short-term rental uses located in zoning districts where short-term rental uses are not permitted by right shall be subject to the abandonment provisions contained in Section 118-153(i) of this code. A short-term rental use abandoned under this subsection shall immediately discontinue the short-term rental use upon the effective date of the abandonment. A short-term rental use that is abandoned under this subsection shall not be resumed."

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 Zoning Ordinance and the zoning map 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 Two Thousand Dollars ($2,000.00). Each day any such violation shall be allowed to continue shall constitute a separate violation and is 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 zoning 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 the 13th day of October, 2025.

CITY OF NORTH RICHLAND HILLS

By:_____
Jack McCarty, Mayor

ATTEST:

_____
Alicia Richardson
City Secretary/Chief Governance Officer

APPROVED AS TO FORM AND LEGALITY:

_____
Bradley A. Anderle, City Attorney

APPROVED AS TO CONTENT:

_____
Cori Reaume, Director of Planning

CITY COUNCIL MEMORANDUM

FROM: The Office of the City Manager **DATE:** October 13, 2025

SUBJECT: TR25-06, Ordinance No. 3922-A, or consolidated Ordinance No. 3922-B, Public hearing and consideration of city-initiated text amendments to Sections 118-563 and 118-565 in Chapter 118, "Zoning," in Division 15, "Transit Oriented Development," for the purpose of considering the addition of short-term rental housing as an authorized use and additional regulations for short-term rental housing.

PRESENTER: Cori Reaume, Director of Planning

SUMMARY:

The purpose of this public hearing is to consider the addition of short-term rentals into the transit oriented development schedule of permitted uses, identifying the TOD Character Zones in which a short-term rental should be permitted, and any related conditions of approval.

GENERAL DESCRIPTION:

On September 4, the Planning & Zoning Commission conducted a public hearing to consider the addition of short-term rentals into the table of permitted uses and provided a recommendation to the City Council. The TOD Division of the zoning ordinance utilizes a separate Schedule of Permitted Uses by Character Zone, which was not included in the original public notice and public hearing.

Following a September 8th discussion with the City Council, staff advertised this additional public hearing with intent to consider whether the TOD Zones (or some portion thereof) may be appropriate for development and/or operation of short-term rentals.

After review and consideration of the regulating plans and the associated character zones within the TOD areas, and considering the public input received to date, staff proposes the addition of short-term rentals to be permitted by right, subject to certain conditions, in all TOD character zones, with the exception of the Historic TOD character zone, where they are recommended to be permitted only by approval through a special development plan.

Table 5.1						
Character Zone						
Land Use	Historic TOD	TOD Core	General Mixed Use (Iron Horse & Smithfield)	TOD Residential	Arterial Mixed Use	High Intensity Mixed Use
Other Uses						
Full-service hotels	P/SDP	P/C	P	NP	P	P
Bed and breakfast establishments	P	P	P	P	NP	NP
Short-term rental	**P/SDP**	**P/C**	**P/C**	**P/C**	**P/C**	**P/C**

The table above identifies the addition of the short-term rental use into the TOD zone schedule of uses, along with the current allowance for both hotels and bed & breakfasts, to allow for comparison. For short-term rentals, outside of the Historic TOD, all the zones are shown as "P/C," or permitted with conditions. The same conditions outlined in subsection (31) for the previous agenda item would apply to short-term rentals in TOD zones as well.

Ordinance 3922-A includes zoning regulations only for the TOD zoning districts. Should the City Council choose to adopt zoning restrictions for both the TOD and non-TOD areas, that may be accomplished most easily through adoption of a consolidated ordinance (Ordinance 3922-B, which addresses TR25-05 and TR25-06) following the conclusion of the public hearings.

Ordinance 3922-B encompasses the following:

- Zoning ordinance amendments to introduce the short-term rental use definition in Section 118-1 and Section 118-563;
- Identification of zones or character zones in which short-term rentals may be permitted in Section 118-565 and Section 118-631; and
- Any conditions associated with allowance for short-term rentals in these zones, including compliance with other applicable codes in Section 118-565 and Section 118-633.

This ordinance was drafted following a thorough public input process, involving both residents and short-term rental operators. All the provisions of this ordinance are intended to address the legitimate governmental interests of safeguarding the life, safety, welfare, and property of short-term rental occupants, neighborhoods, and the general public and to minimize the adverse impacts resulting from increase transient rental uses in neighborhoods that were planned, approved, and constructed for single-family residences.

The adoption of these zoning regulations should be accompanied by adoption of the proposed amendments to Chapter 18 adopting additional short-term rental regulations

setting forth a permitting requirement for short-term rentals and the associated amendment to the City's Master Fee Schedule.

Public Comment: All public comments received by October 2, 2025 are included with this item. Any additional comments received between October 3, 2025 and the time of the meeting will be provided to you at the meeting.

Planning and Zoning Commission: The Planning & Zoning Commission will conduct an initial public hearing on October 2, 2025 and recommended approval of the proposed ordinance, with a recommendation to City Council to consider inclusion of a spacing requirement or density regulation for short-term rentals in permitted zones.

RECOMMENDATION:

Conduct and close Public Hearing.

ORDINANCE NO. 3922-A
ZONING CASE TR25-06

AN ORDINANCE AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF NORTH RICHLAND HILLS BY AMENDING SECTIONS 118-563, "DEFINITIONS," 118-565, "SCHEDULE OF PERMITTED USES BY CHARACTER ZONE," OF CHAPTER 118, "ZONING," OF THE CODE OF ORDINANCES, CITY OF NORTH RICHLAND HILLS, TEXAS, TO PROVIDE A DEFINITION OF SHORT-TERM RENTAL; TO ESTABLISH TRANSIT ORIENTED DEVELOPMENT CHARACTER ZONES WHERE SHORT-TERM RENTALS ARE ALLOWED BY RIGHT, WITH CONDITIONS, OR BY SPECIAL DEVELOPMENT PLAN; TO ESTABLISH CONDITIONS FOR OPERATION OF SHORT TERM RENTALS; 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, the Zoning Ordinance of the City of North Richland Hills regulates and restricts the location and use of buildings, structures, and land for trade, industry, residence, and other purposes, and provides for the establishment of zoning districts of such number, shape, and area as may be best suited to carry out these regulations; and

WHEREAS, the Zoning Ordinance of the City of North Richland Hills does not authorize or provide for the operation of short-term rentals within the City, yet such uses have nonetheless operated without approval in single-family residential districts; and

WHEREAS, in an effort to understand the impact of short-term rentals operating within the City, the City has collected extensive community input through an electronic survey, physical surveys distributed at a dedicated town hall meeting, comments made during such town hall meetings, email communications submitted, and comments made during public hearings specifically regarding short-term rentals and the regulation of same; and

WHEREAS, the City also obtained input and comments from the operators of short-term rentals through the same methods mentioned for community input, as well as through two meetings held specifically for operators to attend and

provide feedback and input on short-term rentals and the regulation of same; and

WHEREAS, residents have reported adverse impacts from increased traffic, reckless driving, on-street parking congestion, loud noise, and public nuisances associated with short-term rental activity; and

WHEREAS, short-term rentals have, in certain instances, been the source of large gatherings, parties, and events incompatible with the residential character of single-family districts; and

WHEREAS, the operation of unauthorized short-term rentals in single-family neighborhoods has generated complaints regarding excessive noise, late-night disturbances, and the disruption of residential quiet enjoyment; and

WHEREAS, many residents stated that they did not anticipate transient lodging operations when they purchased their homes, and view such uses as incompatible with their expectations of neighborhood stability and residential character; and

WHEREAS, the frequent turnover of short-term rental occupants undermines long-term neighbor-to-neighbor relationships and erodes the fabric of the community by reducing communication, familiarity, and trust among residents; and

WHEREAS, neighborhoods have expressed concern that the continual turnover of transient occupants diminishes the sense of safety, predictability, and accountability that is characteristic of stable residential communities; and

WHEREAS, mapping and analysis of the input from residents demonstrates that the negative impacts associated with short-term rentals are widespread and concentrated in single-family neighborhoods across the City; and

WHEREAS, the City has reviewed data and information from other cities' experiences with short-term rentals and used this data and information to develop a regulatory structure; and

WHEREAS, further the American Planning Association has acknowledged that there are many reasons for regulating short-term rentals, including the potential for the transformation of peaceful residential communities into "communities of transients" where people are less interested in investing in one another's lives, the potential for knowing or unknowing violation of local rules resulting in public safety risks, noise issues, trash problems and parking problems, the so-called "party house" issues, less availability of affordable housing options and higher rents, negative impact on local service jobs, lost tax revenue, and to alleviate tension between operators and neighbors; and

WHEREAS, the City Council is also aware of many articles, stories, and examples related to the public perception of the negative impacts of short-term rentals; and

WHEREAS, the City also obtained and reviewed a study published July 14, 2021, that found that a higher presence of Airbnb listings predicted higher levels of violent crime, a correlation between higher presence of Airbnb and increased violent crime the following year, a correlation between higher presence of Airbnb and increased violent crime over a two-year period (Ke L, T. O'Brien D, Heydari B (2021) *Airbnb and neighborhood crime: The incursion of tourists or the erosion of local social dynamics?*); and

WHEREAS, the purpose of the Zoning Ordinances of the City of North Richland Hills is to promote the public health, safety, morals, and general welfare in accordance with a comprehensive plan; and

WHEREAS, zoning regulations are established with reasonable consideration for the character of each district and its suitability for particular land uses, with a view toward conserving property values and encouraging the most appropriate use of land; and

WHEREAS, the proliferation of short-term rentals in single-family neighborhoods threatens these purposes by introducing uses inconsistent with the character and intended stability of such districts; and

WHEREAS, zoning regulations are further intended to lessen congestion in the streets, provide safety from fire, panic, and other dangers, ensure adequate light and air, prevent overcrowding of land, avoid undue concentration of population, and provide for adequate transportation, water, sewerage, schools, parks, and other public requirements; and

WHEREAS, unregulated short-term rental activity contributes to congestion, on-street parking conflicts, and increased demand on public services, thereby frustrating these zoning objectives; and

WHEREAS, enforcement of land use regulations in single-family districts presents unique challenges when properties are used for transient lodging, requiring additional municipal resources to address violations; and

WHEREAS, short-term rentals may contribute to the reduction of housing available for long-term occupancy, thereby impacting the balance of residential supply and demand and the affordability of housing within the City; and

WHEREAS, the City Council finds that short-term rentals are more appropriately located in commercial districts where hotels and similar transient lodging facilities are permitted by right; and

WHEREAS, short-term rentals may also be accommodated within multi-family zoning districts, where density, design, and shared facilities render the use more compatible with its surroundings; and

WHEREAS, short-term rentals may additionally be appropriate in certain mixed-use or transit-oriented development districts, where a planned integration of residential, commercial, and lodging uses is anticipated; and

WHEREAS, the use of single-family residences by individuals for short periods of time may negatively impact the residential character of many neighborhoods by reducing communication and accountability between permanent residents by partially substituting permanent residents with transient visitors; and

WHEREAS, the regulation of the use and operation of such short-term rental property is intended to prevent the further erosion of pre-existing and stable single-family neighborhoods, and further advance the City Council's goal of creating exceptional quality of life for the community; and

WHEREAS, the rise of substitute land uses for residential property contributes to the shortage of affordable housing, both ownership and long-term rental; and

WHEREAS, restricting short-term rentals to such districts ensures that the use occurs only where impacts are consistent with surrounding land uses, infrastructure capacity, and the City's adopted comprehensive plan; and

WHEREAS, by limiting short-term rentals to districts specifically suited for such use, the City preserves the stability, safety, and quality of life in single-family residential neighborhoods; and

WHEREAS, the City Council finds that regulation of short-term rentals is necessary to protect the health, safety, and welfare of residents, preserve the integrity of residential communities, preserve the availability of traditional residential long-term housing supply, and implement the purposes of the zoning ordinance; and

WHEREAS, the City Council finds that regulation of short-term rentals is necessary to safeguard the life, safety, welfare, and property of short-term rental occupants, neighborhoods, and the general public; and

WHEREAS, the City Council finds that regulation of short-term rentals is necessary to minimize the adverse impacts resulting from increased transient rental uses in neighborhoods that were planned, approved, and constructed for single-family residences; and

WHEREAS, based upon the review of community feedback, data analysis, zoning principles, and the recommendations of the Planning and Zoning Commission, the City Council concludes that adoption of this Ordinance is in the best interest of the City and its citizens; and

WHEREAS, the City Council concludes that the adoption of this Ordinance is in the best interest of maintaining the stability, quiet, and repose of lower-density residential districts for single-family owners; and

WHEREAS, the Planning and Zoning Commission of the City of North Richland Hills, Texas, held a public hearing on October 2, 2025, and the City Council of the City of North Richland Hills, Texas, held a public hearing on October 13, 2025, with respect to the zoning amendment to Sections 118-563 and 118-565; and

WHEREAS, the City has complied with all requirements of Chapter 211 of the Local Government Code, the Zoning Ordinance of the City of North Richland Hills, and all other laws dealing with notice, publication, and procedural requirements for amending the Zoning Ordinance; 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: Section 118-563, "Definitions," of Chapter 118 of the Comprehensive Zoning Ordinance and the Code of Ordinances, City of North Richland Hills, Texas, be amended to add the following definitions:

"*Short-term rental (STR)* means a dwelling that is:

(1) Used or designated to be used for residential purposes, including a single-family residence or a unit in a multi-family residential building;
(2) Rented wholly or partly for a fee; and
(3) Rented for periods of less than 30 consecutive days."

SECTION 2: Section 118-565(c), "Schedule of uses," of Chapter 118 of the Comprehensive Zoning Ordinance and the Code of Ordinances, City of North Richland Hills, Texas be amended by adding the "Short-term rental" land use to the schedule of permitted uses by character zone and indicating permitted districts as follows:

Table 5.1						
	Character Zone					
Land Use	Historic TOD	TOD Core	General Mixed Use (Iron Horse & Smithfield)	TOD Residential	Arterial Mixed Use	High Intensity Mixed Use
Other Uses						
Short-term rental	P/SDP	P/C	P/C	P/C	P/C	P/C

SECTION 3: Section 118-565(d), "Use Criteria," of Chapter 118 of the Comprehensive Zoning Ordinance and the Code of Ordinances, City of North Richland Hills, Texas, shall be amended to read as follows:

"Use Criteria: All uses listed as P/C in Table 5.1 shall also meet the following standards in Table 5.2.

Table 5.2 — Use Criteria		
Use	**Zone**	**Location & Design Criteria**
Non-Residential Uses		
Light Manufacturing and industrial uses	General Mixed Use, Arterial, High Intensity	• No outside storage or overnight parking of work vehicles except behind a masonry screening wall blocking view from public. All equipment, storage, and display shall be enclosed within a building.
Universities and Colleges	TOD Core, General Mixed Use, & High Intensity Mixed Use	• Shall be required to provide structured parking as part of the build-out for the university/college campus
Retail Sales or Service including establishments geared towards the automobile	Arterial Mixed Use, High Intensity Mixed Use, and General Mixed Use	• Shall have the auto-oriented sales and services oriented towards Davis, Mid-Cities, and Loop 820 Access Road only.
		• In no case shall gas pumps and canopies along the major roadway exceed 50% of that street frontage.
		• Service bays shall be oriented internal to the site away from the arterial roadway or towards alleys.
		• No outside storage or overnight parking of vehicles waiting on repair except behind a masonry screening wall blocking view from public. All equipment, storage, and display shall be enclosed within a building.
Bar	All	Refer to Chapter 6 (Alcoholic Beverages) of the City Code for additional standards related to the sale of alcoholic beverages.
Residential Uses		

Single Family Detached (Homes)	General Mixed Use	• Shall only be allowed as an adjacent use to existing single family detached housing and does not have Arterial frontage.
Apartment/Condos	TOD Core	• Permitted in Smithfield TOD Core at 25 dwelling units per acre minimum and built to first floor commercial construction for all buildings adjacent to and facing Smithfield Road and Davis Boulevard.
		• Permitted in Iron Horse TOD Core at 30 dwelling units per acre minimum with maximum lot width of 600 feet and 80% of required parking maintained as onsite structured parking. Required built to first floor commercial construction for all buildings adjacent to and facing Iron Horse Boulevard.
Other Uses		
Full Service Hotel	TOD Core	• Permitted in Iron Horse TOD Core
		• Only permitted in Smithfield TOD Core by Special Development Plan
Short-term Rental	All	Short term rentals must comply with the following standards: a. <u>General criteria.</u> All short-term rental uses must comply with the requirements and regulations set forth in Article XII, Chapter 18 of this code. b. <u>Multifamily short-term rentals</u>. Short-tern rental use in a multi-family residential building is limited to no more than five percent (5%) of the total units in the complex or one (1) unit, whichever is more. c. <u>Commercial short-term rentals</u>. Short-term rental use in the C-1 and C-2 districts are limited to single-family homes in legal nonconforming status which are in existence as of October 13, 2025. d. <u>Special Exception</u>. When a short-term rental use would exceed the density limitation of subsection (b), an applicant may apply to the zoning board of adjustment for a special exception in accordance with Division 2, Article II, Chapter 118 of this code. The board may consider factors such as the following: 1. Whether operation as a short-term rental in excess of the density limitation will adversely impact the neighborhood in which the property is located, including whether it will negatively impact the residential nature of the neighborhood; 2. Whether such operation is likely to disrupt adjacent residents' right to the quiet enjoyment of their property (for example, is noise likely to affect neighboring residents);

		3. Whether such operation will substantially impact nearby streets or traffic, including whether the property has limited parking; and 4. Whether other short-term rentals in excess of the density limitation are already operating in that multi-family residential building. e. Continuance of Operation. For properties located in zoning districts where short-term rental uses are not permitted by right, the operator of a property used as a short-term rental prior to October 13, 2025, that comes into compliance with the requirements of Article XII, Chapter 18 of this code, including obtaining a permit and paying all hotel occupancy taxes owed for the property or otherwise entering into a payment arrangement for said taxes with the City, on or before January 31, 2026, may continue to operate so long as the operator maintains compliance with all the requirements of Article XII, Chapter 18 of this code. f. Discontinuance of Operations. 1. The operator of a property used as a short-term rental who is unable, fails, or refuses to timely obtain a permit for operation as a short-term rental pursuant to subsection e., shall discontinue the short-term rental use on or before January 31, 2026, or thirty (30) days from the notice of permit denial, whichever is later. 2. All short-term rental uses located in zoning districts where short-term rentals uses are not permitted by right and issued a permit under Article XII, Chapter 18 of this code shall discontinue the short-term rental use within thirty (30) days after the revocation or denial of the renewal of the short-term rental permit. A short-term rental use that is discontinued under this subsection shall not be resumed. 3. All short-term rental uses located in zoning districts where short-term rental uses are not permitted by right shall be subject to the abandonment provisions contained in Section 118-153(i) of this code. A short-term rental use abandoned under this subsection shall immediately discontinue the short-term rental use upon the effective date of the abandonment. A short-term rental use that is abandoned under this subsection shall not be resumed.

Parking, surface (accessory use)	All	• Building form standards shall apply based on character zone (Section 118-566).
Parking, structured	All	• All structured parking shall be lined by active users along the entire ground floor frontage of all Commercial "Main" Streets, Avenues, and TOD Boulevards
		• All structured parking shall be lined by actives uses along a minimum of 50 of all other streets (with the exception of arterials, freeways, and alleys). Driveways into the garages shall be from alleys, TOD Boulevards, or TOD General Streets.
Transitional surface parking lot	Historic, TOD Core, General Mixed Use, Arterial, High Intensity	• Transitional Surface Parking lots may be exempted from the parking setback standards in this section if all surface parking lots accommodating 50 cars or more in one or more contiguous lots obtain Special Development Plan (SDP) approval from City Council. A time limit of 3 years may be imposed by City Council for all transitional surface parking lots. In addition City Council may require a phasing plan for development on the site.
Any permitted use with a drive through facility	Arterial Mixed Use General Mixed Use and High Intensity Mixed Use	• All drive through access (driveways) shall be from arterial, TOD General Street, freeway frontage road, or alleys.
		• Drive through lanes and/or canopies shall not front on or be located along any Commercial "Main" Street, Avenue, or TOD Boulevard.

SECTION 4: 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 5: 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 6: Any person, firm or corporation violating any provision of the Zoning Ordinance and the zoning map 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 Two Thousand Dollars ($2,000.00). Each day any such violation shall be allowed to continue shall constitute a separate violation and is punishable hereunder.

SECTION 7: 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 zoning 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 8: 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 9: This Ordinance shall be in full force and effect upon publication as required by law.

AND IT IS SO ORDAINED.

PASSED AND APPROVED on the 13th day of October, 2025.

CITY OF NORTH RICHLAND HILLS

By:_____
Jack McCarty, Mayor

ATTEST:

_____
Alicia Richardson
City Secretary/Chief Governance Officer

APPROVED AS TO FORM AND LEGALITY:

_____
Bradley A. Anderle, City Attorney

APPROVED AS TO CONTENT:

_____
Cori Reaume, Director of Planning

ORDINANCE NO. 3922-B
ZONING CASE TR25-05 AND TR25-06

AN ORDINANCE AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF NORTH RICHLAND HILLS BY AMENDING SECTIONS 118-1, "DEFINITIONS," 118-563, "DEFINITIONS," 118-565, "SCHEDULE OF PERMITTED USES BY CHARACTER ZONE," 118-631, "TABLE OF PERMITTED USES," AND 118-633, "LEGEND FOR SECTION 118-631," OF CHAPTER 118, "ZONING," OF THE CODE OF ORDINANCES, CITY OF NORTH RICHLAND HILLS, TEXAS, TO PROVIDE A DEFINITION OF SHORT-TERM RENTAL; TO ESTABLISH TRANSIT ORIENTED DEVELOPMENT CHARACTER ZONES WHERE SHORT-TERM RENTALS ARE ALLOWED BY RIGHT, WITH CONDITIONS, OR BY SPECIAL DEVELOPMENT PLAN; TO ESTABLISH ZONING DISTRICTS WHERE SHORT TERM RENTALS ARE ALLOWED BY RIGHT; TO ESTABLISH CONDITIONS FOR OPERATION OF SHORT TERM RENTALS; 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, the Zoning Ordinance of the City of North Richland Hills regulates and restricts the location and use of buildings, structures, and land for trade, industry, residence, and other purposes, and provides for the establishment of zoning districts of such number, shape, and area as may be best suited to carry out these regulations; and

WHEREAS, the Zoning Ordinance of the City of North Richland Hills does not authorize or provide for the operation of short-term rentals within the City, yet such uses have nonetheless operated without approval in single-family residential districts; and

WHEREAS, in an effort to understand the impact of short-term rentals operating within the City, the City has collected extensive community input through an electronic survey, physical surveys distributed at a dedicated town hall meeting, comments made during such town hall meetings, email communications submitted, and comments made during public hearings specifically regarding short-term rentals and the regulation of same; and

WHEREAS, the City also obtained input and comments from the operators of short-term rentals through the same methods mentioned for community input, as well as through two meetings held specifically for operators to attend and provide feedback and input on short-term rentals and the regulation of same; and

WHEREAS, residents have reported adverse impacts from increased traffic, reckless driving, on-street parking congestion, loud noise, and public nuisances associated with short-term rental activity; and

WHEREAS, short-term rentals have, in certain instances, been the source of large gatherings, parties, and events incompatible with the residential character of single-family districts; and

WHEREAS, the operation of unauthorized short-term rentals in single-family neighborhoods has generated complaints regarding excessive noise, late-night disturbances, and the disruption of residential quiet enjoyment; and

WHEREAS, many residents stated that they did not anticipate transient lodging operations when they purchased their homes, and view such uses as incompatible with their expectations of neighborhood stability and residential character; and

WHEREAS, the frequent turnover of short-term rental occupants undermines long-term neighbor-to-neighbor relationships and erodes the fabric of the community by reducing communication, familiarity, and trust among residents; and

WHEREAS, neighborhoods have expressed concern that the continual turnover of transient occupants diminishes the sense of safety, predictability, and accountability that is characteristic of stable residential communities; and

WHEREAS, mapping and analysis of the input from residents demonstrates that the negative impacts associated with short-term rentals are widespread and concentrated in single-family neighborhoods across the City; and

WHEREAS, the City has reviewed data and information from other cities' experiences with short-term rentals and used this data and information to develop a regulatory structure; and

WHEREAS, further the American Planning Association has acknowledged that there are many reasons for regulating short-term rentals, including the potential for the transformation of peaceful residential communities into "communities of transients" where people are less interested in investing in one another's lives, the potential for knowing or unknowing violation of local rules resulting in public safety risks, noise issues, trash problems and parking problems,

the so-called “party house” issues, less availability of affordable housing options and higher rents, negative impact on local service jobs, lost tax revenue, and to alleviate tension between operators and neighbors; and

WHEREAS, the City Council is also aware of many articles, stories, and examples related to the public perception of the negative impacts of short-term rentals; and

WHEREAS, the City also obtained and reviewed a study published July 14, 2021, that found that a higher presence of Airbnb listings predicted higher levels of violent crime, a correlation between higher presence of Airbnb and increased violent crime the following year, a correlation between higher presence of Airbnb and increased violent crime over a two-year period (Ke L, T. O’Brien D, Heydari B (2021) *Airbnb and neighborhood crime: The incursion of tourists or the erosion of local social dynamics?*); and

WHEREAS, the purpose of the Zoning Ordinances of the City of North Richland Hills is to promote the public health, safety, morals, and general welfare in accordance with a comprehensive plan; and

WHEREAS, zoning regulations are established with reasonable consideration for the character of each district and its suitability for particular land uses, with a view toward conserving property values and encouraging the most appropriate use of land; and

WHEREAS, the proliferation of short-term rentals in single-family neighborhoods threatens these purposes by introducing uses inconsistent with the character and intended stability of such districts; and

WHEREAS, zoning regulations are further intended to lessen congestion in the streets, provide safety from fire, panic, and other dangers, ensure adequate light and air, prevent overcrowding of land, avoid undue concentration of population, and provide for adequate transportation, water, sewerage, schools, parks, and other public requirements; and

WHEREAS, unregulated short-term rental activity contributes to congestion, on-street parking conflicts, and increased demand on public services, thereby frustrating these zoning objectives; and

WHEREAS, enforcement of land use regulations in single-family districts presents unique challenges when properties are used for transient lodging, requiring additional municipal resources to address violations; and

WHEREAS, short-term rentals may contribute to the reduction of housing available for long-term occupancy, thereby impacting the balance of residential supply and demand and the affordability of housing within the City; and

WHEREAS, the City Council finds that short-term rentals are more appropriately located in commercial districts where hotels and similar transient lodging facilities are permitted by right; and

WHEREAS, short-term rentals may also be accommodated within multi-family zoning districts, where density, design, and shared facilities render the use more compatible with its surroundings; and

WHEREAS, short-term rentals may additionally be appropriate in certain mixed-use or transit-oriented development districts, where a planned integration of residential, commercial, and lodging uses is anticipated; and

WHEREAS, the use of single-family residences by individuals for short periods of time may negatively impact the residential character of many neighborhoods by reducing communication and accountability between permanent residents by partially substituting permanent residents with transient visitors; and

WHEREAS, the regulation of the use and operation of such short-term rental property is intended to prevent the further erosion of pre-existing and stable single-family neighborhoods, and further advance the City Council's goal of creating exceptional quality of life for the community; and

WHEREAS, the rise of substitute land uses for residential property contributes to the shortage of affordable housing, both ownership and long-term rental; and

WHEREAS, restricting short-term rentals to such districts ensures that the use occurs only where impacts are consistent with surrounding land uses, infrastructure capacity, and the City's adopted comprehensive plan; and

WHEREAS, by limiting short-term rentals to districts specifically suited for such use, the City preserves the stability, safety, and quality of life in single-family residential neighborhoods; and

WHEREAS, the City Council finds that regulation of short-term rentals is necessary to protect the health, safety, and welfare of residents, preserve the integrity of residential communities, preserve the availability of traditional residential long-term housing supply, and implement the purposes of the zoning ordinance; and

WHEREAS, the City Council finds that regulation of short-term rentals is necessary to safeguard the life, safety, welfare, and property of short-term rental occupants, neighborhoods, and the general public; and

WHEREAS, the City Council finds that regulation of short-term rentals is necessary to minimize the adverse impacts resulting from increased transient rental uses in neighborhoods that were planned, approved, and constructed for single-family residences; and

WHEREAS, based upon the review of community feedback, data analysis, zoning principles, and the recommendations of the Planning and Zoning Commission, the City Council concludes that adoption of this Ordinance is in the best interest of the City and its citizens; and

WHEREAS, the City Council concludes that the adoption of this Ordinance is in the best interest of maintaining the stability, quiet, and repose of lower-density residential districts for single-family owners; and

WHEREAS, the Planning and Zoning Commission of the City of North Richland Hills, Texas held a public hearing on September 4, 2025, and the City Council of the City of North Richland Hills, Texas, held a public hearing on September 8, 2025, which was continued and closed on October 13, 2025 with respect to the zoning amendment to Sections 118-1, 118-631, and 118-633; and

WHEREAS, the Planning and Zoning Commission of the City of North Richland Hills, Texas, held a public hearing on October 2, 2025, and the City Council of the City of North Richland Hills, Texas, held a public hearing on October 13, 2025, with respect to the zoning amendment to Sections 118-563 and 118-565; and

WHEREAS, the City has complied with all requirements of Chapter 211 of the Local Government Code, the Zoning Ordinance of the City of North Richland Hills, and all other laws dealing with notice, publication, and procedural requirements for amending the Zoning Ordinance; 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: Section 118-1, “Definitions,” of Chapter 118 of the Comprehensive Zoning Ordinance and the Code of Ordinances, City of North Richland Hills, Texas, be amended to add the following definitions:

"*Short-term rental (STR)* means a dwelling that is:

(1) Used or designated to be used for residential purposes, including a single-family residence or a unit in a multi-family residential building;
(2) Rented wholly or partly for a fee; and
(3) Rented for periods of less than 30 consecutive days."

SECTION 2: Section 118-563, "Definitions," of Chapter 118 of the Comprehensive Zoning Ordinance and the Code of Ordinances, City of North Richland Hills, Texas, be amended to add the following definitions:

"*Short-term rental (STR)* means a dwelling that is:

(4) Used or designated to be used for residential purposes, including a single-family residence or a unit in a multi-family residential building;
(5) Rented wholly or partly for a fee; and
(6) Rented for periods of less than 30 consecutive days."

SECTION 3: Section 118-565(c), "Schedule of uses," of Chapter 118 of the Comprehensive Zoning Ordinance and the Code of Ordinances, City of North Richland Hills, Texas be amended by adding the "Short-term rental" land use to the schedule of permitted uses by character zone and indicating permitted districts as follows:

Table 5.1						
Character Zone						
Land Use	Historic TOD	TOD Core	General Mixed Use (Iron Horse & Smithfield)	TOD Residential	Arterial Mixed Use	High Intensity Mixed Use
Other Uses						
Short-term rental	P/SDP	P/C	P/C	P/C	P/C	P/C

SECTION 4: Section 118-565(d), "Use Criteria," of Chapter 118 of the Comprehensive Zoning Ordinance and the Code of Ordinances, City of North Richland Hills, Texas, shall be amended to read as follows:

"Use Criteria: All uses listed as P/C in Table 5.1 shall also meet the following standards in Table 5.2.

Table 5.2 — Use Criteria		
Use	**Zone**	**Location & Design Criteria**
Non-Residential Uses		
Light Manufacturing and industrial uses	General Mixed Use, Arterial, High Intensity	• No outside storage or overnight parking of work vehicles except behind a masonry screening wall blocking view from public. All equipment, storage, and display shall be enclosed within a building.
Universities and Colleges	TOD Core, General Mixed Use, & High Intensity Mixed Use	• Shall be required to provide structured parking as part of the build-out for the university/college campus
Retail Sales or Service including establishments geared towards the automobile	Arterial Mixed Use, High Intensity Mixed Use, and General Mixed Use	• Shall have the auto-oriented sales and services oriented towards Davis, Mid-Cities, and Loop 820 Access Road only.
		• In no case shall gas pumps and canopies along the major roadway exceed 50% of that street frontage.
		• Service bays shall be oriented internal to the site away from the arterial roadway or towards alleys.
		• No outside storage or overnight parking of vehicles waiting on repair except behind a masonry screening wall blocking view from public. All equipment, storage, and display shall be enclosed within a building.
Bar	All	Refer to Chapter 6 (Alcoholic Beverages) of the City Code for additional standards related to the sale of alcoholic beverages.
Residential Uses		
Single Family Detached (Homes)	General Mixed Use	• Shall only be allowed as an adjacent use to existing single family detached housing and does not have Arterial frontage.
Apartment/Condos	TOD Core	• Permitted in Smithfield TOD Core at 25 dwelling units per acre minimum and built to first floor commercial construction for all buildings adjacent to and facing Smithfield Road and Davis Boulevard.
		• Permitted in Iron Horse TOD Core at 30 dwelling units per acre minimum with maximum lot width of 600 feet and 80% of required parking maintained as onsite structured parking. Required built to first floor commercial construction for all buildings adjacent to and facing Iron Horse Boulevard.
Other Uses		• Permitted in Iron Horse TOD Core
Full Service Hotel	TOD Core	
		• Only permitted in Smithfield TOD Core by Special Development Plan

Short-term Rental	All	• Must comply with all standards outlined in Section 118-633(31)
Parking, surface (accessory use)	All	• Building form standards shall apply based on character zone (Section 118-566).
Parking, structured	All	• All structured parking shall be lined by active users along the entire ground floor frontage of all Commercial "Main" Streets, Avenues, and TOD Boulevards
		• All structured parking shall be lined by actives uses along a minimum of 50 of all other streets (with the exception of arterials, freeways, and alleys). Driveways into the garages shall be from alleys, TOD Boulevards, or TOD General Streets.
Transitional surface parking lot	Historic, TOD Core, General Mixed Use, Arterial, High Intensity	• Transitional Surface Parking lots may be exempted from the parking setback standards in this section if all surface parking lots accommodating 50 cars or more in one or more contiguous lots obtain Special Development Plan (SDP) approval from City Council. A time limit of 3 years may be imposed by City Council for all transitional surface parking lots. In addition City Council may require a phasing plan for development on the site.
Any permitted use with a drive through facility	Arterial Mixed Use General Mixed Use and High Intensity Mixed Use	• All drive through access (driveways) shall be from arterial, TOD General Street, freeway frontage road, or alleys.
		• Drive through lanes and/or canopies shall not front on or be located along any Commercial "Main" Street, Avenue, or TOD Boulevard.

SECTION 5: Section 118-631(a) of Chapter 118 of the Comprehensive Zoning Ordinance and the Code of Ordinances, City of North Richland Hills, Texas be amended by adding the "Short-term rental" land use to the table of permitted uses and indicating permitted districts as follows:

	SECTION 118-631: TABLE OF PERMITTED USES																							
[#] = Conditions. Reference Section 118-633 for specific conditions to listed uses.		RESIDENTIAL DISTRICTS									NON-RESIDENTIAL DISTRICTS									TOWN CENTER			
P = Permitted by Right S = Special Use Permit Required [Blank] = Not Permitted NP = Not Permitted B = Defers to Base Zoning District A = Ancillary	Conditions	RE-1 & RE-2	R-1	R-2	R-3	R-4-D	R-6-T	R-8	MH-1	R7-MF	O-1	LR	C-1	C-2	OC	I-1	I-2	U	AG	TC-Edge	TC-General	TC-Center	TC-Core
H. COMMERCIAL USES																							
Short-term rental	31									P			P	P								P	P

SECTION 6: Section 118-631(b), "Special land use regulations," of Chapter 118 of the Comprehensive Zoning Ordinance and the Code of Ordinances, City of North Richland Hills, Texas, shall be amended to read as follows:

"(b) Special land use regulations. Special land use regulations referenced under "Conditions" in the table of permitted uses shall comply with those requirements established in section 118-633."

SECTION 7: Section 118-633, "Legend for section 118-631; special land use regulations," of Chapter 118 of the Comprehensive Zoning Ordinance and the Code of Ordinances, City of North Richland Hills, Texas, be amended by adding a new subsection (31) to set forth special land use regulations for short term rentals to read as follows:

"(31) Short term rentals must comply with the following standards:

a. General criteria. All short-term rental uses must comply with the requirements and regulations set forth in Article XII, Chapter 18 of this code.

b. Multifamily short-term rentals. Short-tern rental use in a multi-family residential building is limited to no more than five percent (5%) of the total units in the complex or one (1) unit, whichever is more.

c. Commercial short-term rentals. Short-term rental use in the C-1 and C-2 districts are limited to single-family homes in legal nonconforming status which are in existence as of October 13, 2025.

d. Special Exception. When a short-term rental use would exceed the density limitation of subsection (b), an applicant may apply to the zoning board of adjustment for a special exception in accordance with Division 2, Article II, Chapter 118 of this code. The board may consider factors such as the following:

1. Whether operation as a short-term rental in excess of the density limitation will adversely impact the neighborhood in which the property is located, including whether it will negatively impact the residential nature of the neighborhood;

2. Whether such operation is likely to disrupt adjacent residents' right to the quiet enjoyment of their property (for example, is noise likely to affect neighboring residents);

3. Whether such operation will substantially impact nearby streets or traffic, including whether the property has limited parking; and

4. Whether other short-term rentals in excess of the density limitation are already operating in that multi-family residential building.

e. Continuance of Operation. For properties located in zoning districts where short-term rental uses are not permitted by right, the operator of a property used as a short-term rental prior to October 13, 2025, that comes into compliance with the requirements of Article XII, Chapter 18 of this code, including obtaining a permit and paying all hotel occupancy taxes owed for the property or otherwise entering into a payment arrangement for said taxes with the City, on or before January 31, 2026, may continue to operate so long as the operator maintains compliance with all the requirements of Article XII, Chapter 18 of this code.

f. Discontinuance of Operations.

1. The operator of a property used as a short-term rental who is unable, fails, or refuses to timely obtain a permit for operation as a short-term rental pursuant to subsection e., shall discontinue the short-term rental use on or before January 31, 2026, or thirty (30) days from the notice of permit denial, whichever is later.

2. All short-term rental uses located in zoning districts where short-term rentals uses are not permitted by right and issued a permit under Article XII, Chapter 18 of this code shall discontinue the short-term rental use within thirty (30) days after the revocation or denial of the renewal of the short-term rental permit. A short-term rental use that is discontinued under this subsection shall not be resumed.

3. All short-term rental uses located in zoning districts where short-term rental uses are not permitted by right shall be subject to the abandonment provisions contained in Section 118-153(i) of this code. A short-term rental use abandoned under this subsection shall immediately discontinue the short-term rental use upon the effective date of the abandonment. A short-term rental use that is abandoned under this subsection shall not be resumed."

SECTION 8: 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 9: 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 10: Any person, firm or corporation violating any provision of the Zoning Ordinance and the zoning map 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 Two Thousand Dollars ($2,000.00). Each day any such violation shall be allowed to continue shall constitute a separate violation and is punishable hereunder.

SECTION 11: 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 zoning 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 12: 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 13: This Ordinance shall be in full force and effect upon publication as required by law.

AND IT IS SO ORDAINED.

PASSED AND APPROVED on the 13th day of October, 2025.

CITY OF NORTH RICHLAND HILLS

By:_____
Jack McCarty, Mayor

ATTEST:

_____
Alicia Richardson
City Secretary/Chief Governance Officer

APPROVED AS TO FORM AND LEGALITY:

_____
Bradley A. Anderle, City Attorney

APPROVED AS TO CONTENT:

_____
Cori Reaume, Director of Planning

From: [redacted]
To: NRH Planning Rentals
Subject: Short Term Rental Regulations
Date: Wednesday, June 25, 2025 5:52:29 PM

Hello-

Unfortunately, I will be out of town on 7/15 and wanted to ask if the meeting will be recorded or live-streamed.

I currently live in NRH and operate an Airbnb located next door to my primary residence. It is not in a commercially zoned area, and I'm curious about what the city is considering in regard to potentially grandfathering existing short-term rental locations that have had no prior complaints.

If this question could be addressed during the meeting, I would greatly appreciate it.

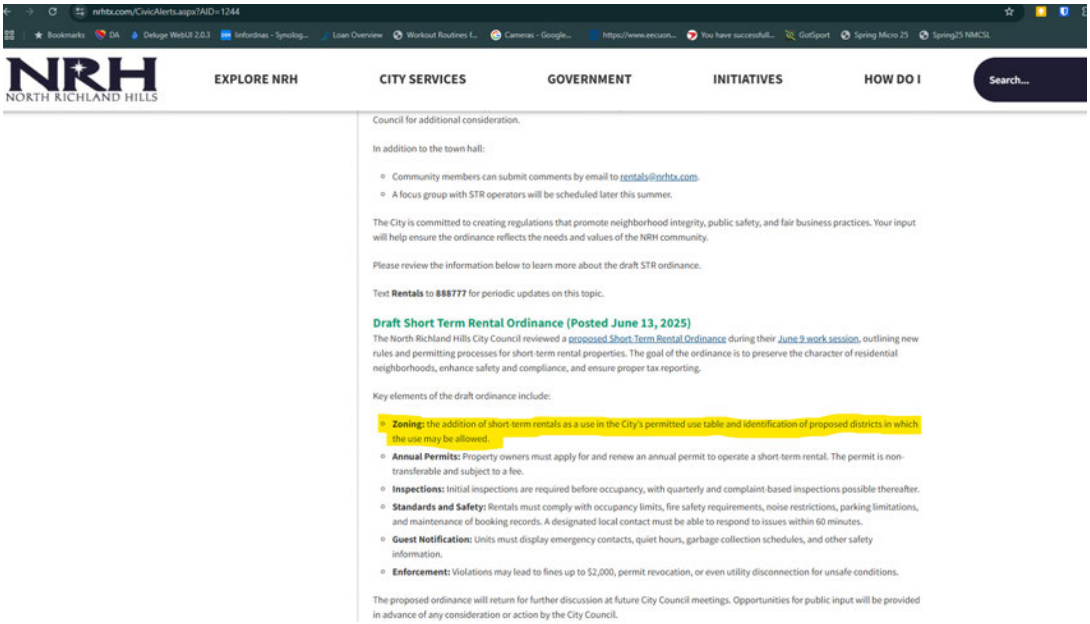
Thank you!

[redacted]

From: [redacted]
To: NRH Planning Rentals
Subject: STR Draft
Date: Thursday, June 26, 2025 3:23:01 PM
Attachments: image.png
Draft STR Ordinance with definitions.pdf

Hello,
I believe that the draft you have uploaded to your website (I've also attached it to this email) is not the correct draft version.

On the civil alert page you specifically list zoning in which an STR may be operated, but the link to the draft does not include such wording.



NRH NORTH RICHLAND HILLS

EXPLORE NRH | CITY SERVICES | GOVERNMENT | INITIATIVES | HOW DO I | Search...

Council for additional consideration.

In addition to the town hall:

- Community members can submit comments by email to rentals@nrhtx.com.
- A focus group with STR operators will be scheduled later this summer.

The City is committed to creating regulations that promote neighborhood integrity, public safety, and fair business practices. Your input will help ensure the ordinance reflects the needs and values of the NRH community.

Please review the information below to learn more about the draft STR ordinance.

Text **Rentals** to **888777** for periodic updates on this topic.

Draft Short Term Rental Ordinance (Posted June 13, 2025)

The North Richland Hills City Council reviewed a proposed Short Term Rental Ordinance during their June 9 work session, outlining new rules and permitting processes for short-term rental properties. The goal of the ordinance is to preserve the character of residential neighborhoods, enhance safety and compliance, and ensure proper tax reporting.

Key elements of the draft ordinance include:

- **Zoning:** the addition of short-term rentals as a use in the City's permitted use table and identification of proposed districts in which the use may be allowed.
- **Annual Permits:** Property owners must apply for and renew an annual permit to operate a short-term rental. The permit is non-transferable and subject to a fee.
- **Inspections:** Initial inspections are required before occupancy, with quarterly and complaint-based inspections possible thereafter.
- **Standards and Safety:** Rentals must comply with occupancy limits, fire safety requirements, noise restrictions, parking limitations, and maintenance of booking records. A designated local contact must be able to respond to issues within 60 minutes.
- **Guest Notification:** Units must display emergency contacts, quiet hours, garbage collection schedules, and other safety information.
- **Enforcement:** Violations may lead to fines up to $2,000, permit revocation, or even utility disconnection for unsafe conditions.

The proposed ordinance will return for further discussion at future City Council meetings. Opportunities for public input will be provided in advance of any consideration or action by the City Council.

--
[redacted]

From: [redacted]
To: NRH Planning Rentals
Subject: Short term rental ordinance
Date: Thursday, June 26, 2025 3:38:19 PM

I support the draft short term rental ordinance posted on the City website. Please advise what zoning districts STR use will be allowed.

Thanks,

[redacted]

From: [redacted]
To: NRH Planning Rentals
Subject: Proposed STR Ordinance
Date: Wednesday, July 9, 2025 8:04:08 PM

Hello,
I am the owner of an STR in NRH. I have feedback on the proposed STR ordinance:
https://www.nrhtx.com/CivicAlerts.aspx?AID=1244

I live out of state in California so I can't attend this meeting in person, but most of my investments are in Texas. I invest in Texas because Texas values and the business friendly climate align with my hope of how government should work. This ordinance reminds me of the bureaucracy here in California. Ironically, I found out about this proposed ordinance while looking on the NRH website to figure out how to pay my 7% Occupancy Tax. My STR is registered and fees are paid, I passed a city inspection, and I'm paying my State and City occupancy taxes quarterly. And now we are talking about additional fees and inspections potentially every 90 days? What else in NRH is inspected every 90 days? Fire hydrants? Foster Homes? Oil Wells? An inspection regime should align with risk. My lender already inspects the property annually. So does my insurance carrier. I'm not even sure what the inspectors will find given this, I already have the cleanest and most maintained home on my street I'm convinced of that. Because I have to ensure I maintain my perfect 5 star rating on airbnb. And guests can be very demanding. Parties, loud groups, lead to damages to my property and that is incentive enough for me to have strict house rules and vetting of guests. I realize that not all STR operators will be as savvy or as responsible as me, but over time the platform will punish these listings to where they either improve or leave the business. In the meantime there are already paths for citizens to complain, and statutes that can be enforced. I have no problem with registration, fees, and taxes but these should be reasonable and inspections far less frequent and triggered by specific criteria. Also, threatening to cutoff utilities is just wrong and mean. Losing HVAC in the Texas summer is a life threatening situation and shouldn't be weaponized. There are better ways to achieve compliance. Finally, I would be happy to be part of any focus group for STR operators.

Regards,
[redacted]

From: [redacted]
To: NRH Planning Rentals
Subject: Short term rentals
Date: Tuesday, July 15, 2025 12:18:31 PM

We have a short term rental in our neighborhood and it has been nothing but a headache. Our neighborhood is 2 cul de sacs and not room for a lot of traffic. The house is large w a pool therefore conductive to large parties and groups. We are not in favor of short term rentals, especially in well established neighborhoods not close to amenities and attractions.

[redacted]
Sent from my iPhone

From: [redacted]
To:
Cc: [redacted]; NRH Planning Rentals
Subject: Re: Comment Regarding Short Term Rental Ordinance
Date: Tuesday, July 15, 2025 2:13:19 PM

I think these very valid points should be read into the record of tonight's meeting.

Henry

Sent from my iPhone

> On Jul 15, 2025, at 1:38 PM, [redacted] wrote:
>
> Good points and well written
>
> On Tue, Jul 15, 2025 at 1:24 PM [redacted] > wrote:
>
> > As a property owner and resident of North Richland Hills [redacted]), I have an interested in the proposals being considered to establish standards with which to regulate Short Term Rentals in the City.
> >
> > I would like to offer some thoughts regarding these standards:
> >
> > 1. Short Term Rentals should not be considered as a traditional single family property use. By definition, these units are commercial establishments operated for profit.
> > As such any City regulation should require that the applicant for the STR unit certify that there are no Protective Covenants or similar restriction on the particular location. The City should avoid permitting a STR use which would be in conflict with a Neighborhood's Protective Covenant.
> >
> > 2. The applicant should be required to certify that the property is not receiving any type of ad valorum or other tax exemptions reserved for single family use. This should be an annual requirement for any renewal of Special Use Permit.
> >
> > 3. The property should be subject to an annual physical code inspection to assure that the property is maintained to commercial

standards and in the event the property has a pool/spa the Health Department make a physical inspection to assure the public health standards for commercial pools are met and maintained.

4. Permit Fees (including renewal) associated with operating a STR be calculated based on the actual cost by the city to provide these services and a requirement that these inspections be made annually. (Automatic renewal defeats the purpose of having regulations for the STR).

5. Any Proposed regulation should have strict timeframe to be followed in the event of violations to the city's STR requirements. (Code enforcement has historically been somewhat passive, therefore in the event of violations, neighboring property owners should be afforded a reasonable expectation for correcting any violations.

It is my understanding that the city currently has no legal obligation to permit STR, so therefore if such regulations are to be considered in my opinion that protecting the nature and strength of single family neighborhoods should be a high priority.

Thank you for the opportunity to share my thoughts.

[redacted]

From: [redacted]
To: [redacted]
Cc: NRH Planning Rentals; [redacted]
Subject: Re: Comment Regarding Short Term Rental Ordinance
Date: Tuesday, July 15, 2025 1:38:51 PM

Good points and well written

On Tue, Jul 15, 2025 at 1:24 PM [redacted] > wrote:

> As a property owner and resident of North Richland Hills [redacted]), I have an interested in the proposals being considered to establish standards with which to regulate Short Term Rentals in the City.
>
> I would like to offer some thoughts regarding these standards:
>
> 1. Short Term Rentals should not be considered as a traditional single family property use. By definition, these units are commercial establishments operated for profit.
>   As such any City regulation should require that the applicant for the STR unit certify that there are no Protective Covenants or similar restriction on the particular location. The City should avoid permitting a STR use which would be in conflict with a Neighborhood's Protective Covenant.
>
> 2. The applicant should be required to certify that the property is not receiving any type of ad valorum or other tax exemptions reserved for single family use. This should be an annual requirement for any renewal of Special Use Permit.
>
> 3. The property should be subject to an annual physical code inspection to assure that the property is maintained to commercial standards and in the event the property has a pool/spa the Health Department make a physical inspection to assure the public health standards for commercial pools are met and maintained.
>
> 4. Permit Fees (including renewal) associated with operating a STR be calculated based on the actual cost by the city to provide these services and a requirement that these inspections be made annually. (Automatic renewal defeats the purpose of having regulations for the STR).
>
> 5. Any Proposed regulation should have strict timeframe to be followed in the event of violations to the city's STR requirements. (Code enforcement has historically been somewhat passive, therefore in the event of violations, neighboring

property owners should be afforded a reasonable expectation for correcting any violations.

It is my understanding that the city currently has no legal obligation to permit STR, so therefore if such regulations are to be considered in my opinion that protecting the nature and strength of single family neighborhoods should be a high priority.

Thank you for the opportunity to share my thoughts.

[redacted]

From: [redacted]
To: NRH Planning Rentals
Subject: Short term rentals.
Date: Tuesday, July 15, 2025 4:35:07 PM

Greetings all. Concerning the STRs, I don't live next to one now but I did. It didn't belong in a regular residential neighborhood. In this case it wasn't the noise, it was the trash and the cars. This house had limits on overnight guests but that didn't keep them from having parties with many more guests and cars than what should have been here. Once there were pickups and trailers. Everyone has parties but not for a week at a time. Our yards back up to the Cross Timbers park, which is good most of the time but when bags of trash sit there on the ground for days it starts to stink, animals get in it and it draws rats and bugs. Many cities in Texas have limited STRs to areas by attractions they would be going to. Our area is not that. We bought here because of the kind of neighborhood it is. Having a hotel next to us changed all that. The one next to us is gone but there are still others in the neighborhood. At least, they should be registered and grandfathered so if they are sold they can't come back.
Sent from my iPad

From: [redacted]
To: NRH Planning Rentals
Subject: short term rental focus group and yesterdays meeting
Date: Wednesday, July 16, 2025 10:12:42 PM

---

hello,
i attended the meeting last evening regarding the STR proposals, and am so very glad I did. I also see on your website, you are putting together a focus group. i would very much like to be involved, if you are still looking for folks. please let me know,
thanks for all the information,
[redacted]

From: [redacted]
To: NRH Planning Rentals; Ricky Rodriguez
Subject: Short term rental questions
Date: Wednesday, July 16, 2025 2:49:16 PM

Good afternoon,
I have been a NRH resident my whole life, and have been raising my child here as well.
I love this city, but am very concerned with the STR propositions.
Short term rental companies do not do background checks on whom they are renting the homes to, therefore with as many schools and parks we have here this could put the kids in this community at risk.
I would like to know if there are going to be zoning requirements that would not allow STR near places where children gather (such as by schools and parks) since we do not know if there might be a possible sexual offender, person with a violent criminal history, or something of that nature. I know from speaking with other families in the community that this is a major concern we all share.
I know incidents happen even when there has been no prior history, but I think that taking this step would at least be preventative in some way.
Secondly, will there be a way members of the community can see if a STR has a valid permit? I feel like neighbors should be able to see if properties next to them will be rented out to STR guests so they can decide what security measures they want to take.
Lastly, will upkeep of the property be included in the permit. To prevent owners from allowing their yards to be not up kept while having STR permit. We already have an issue with homes being rented out and yards not having upkeep, it would be a shame for more properties to start looking the same.
I love this city and want the best for it, but I worry with STR and all the guidelines it would really need to make sure the city stays safe and presentable it would overwhelm the code enforcement department more than it already is. Properties that are owned in my neighborhood that break multiple code enforcement rules (and reported many, many times) still have not been fixed and having them be on top of STR would just add more to their plates. NRH would need to implement a STR rental department I think to seperate the two.
Thank you so much for your time,
[redacted]

From: [redacted]
To: NRH Planning Rentals
Subject: Support for Fair STR Regulation Without Harmful Zoning Restrictions
Date: Saturday, July 19, 2025 7:55:57 AM

Dear Council Members,

As a homeowner and short-term rental (STR) operator in North Richland Hills, I'm reaching out to express my strong support for reasonable regulation of STRs, BUT not zoning-based bans that strip away homeowners' rights.

Platforms like Airbnb and VRBO have made significant improvements in guest screening, including government ID verification, fraud detection, and reservation risk scoring. Is it perfect? No. But it works, and it's only getting better. Combine that with smart local rules, and you have a system that weeds out bad actors without gutting the rights of responsible owners.

I believe in rules that ensure STRs are safe, quiet, and well-managed. Things like:

- Requiring a limited number of STR licenses
- Enforcing noise, parking, and occupancy standards
- Holding bad actors accountable with real penalties

However, using zoning to shut out STRs in residential areas completely is considered government overreach. It doesn't distinguish between good and bad operators. It penalizes families who rely on STR income to offset rising costs, pay property taxes, or maintain their homes. In fact, many of us invest more into our homes because we host guests who bring in tourist money to spend on groceries, restaurants, and shopping. Hosts like us hire cleaners, landscapers, and repairmen. All local jobs that boost our city's economy.

Please don't turn this into a zoning issue when the real issue is enforcement. If you want fewer STRs, set a license cap. If you want accountability, require proof of platform compliance and issue real fines for violations. These are targeted, conservative solutions that respect homeowner rights while protecting neighborhood peace.

North Richland Hills has set clear goals: to steward public resources wisely, revitalize neighborhoods, engage residents, and improve quality of life through responsibility, innovation, and integrity. Fair regulation, not zoning bans, directly supports these goals. Responsible STR owners invest in their properties, attract respectful visitors, and hire local service providers. That's not just innovation at work; that's stewardship, productivity, and teamwork in action. A limited-license system with proper enforcement aligns with the city's values while protecting the rights of residents who contribute to the local economy, rather than harming it.

Let's take a balanced approach and not a blanket ban. Most STR hosts like me care about our homes, our neighbors, and our city. Please don't let a few bad apples ruin it for the rest of us.

Thank you for your time and service to our community.

Best regards

From: [redacted]
To: NRH Planning Rentals
Subject: STR
Date: Saturday, July 26, 2025 10:56:12 AM

I am very much opposed to having STR in Graham Ranch subdivision. It will deteriorate the subdivision. I have seen it in aother subdivisions. [redacted].

From: [redacted]
To: NRH Planning Rentals
Subject: STR
Date: Monday, July 28, 2025 8:13:25 PM

STR's only benefit the company's that own them. They do nothing for the residents other than cause problems. No matter how many restrictions you place on them, they will still be a problem to the neighbors who live by them. Everyone knows that this all boils down to money right. Just ask yourself this, would you want an STR next to you and your family?

Sent from AT&T Yahoo Mail on Android

From: [redacted]
To: NRH Planning Rentals
Subject: Rentals
Date: Tuesday, July 29, 2025 9:57:27 AM

I am against having short term rentals in our neighborhoods.

[redacted]
Sent from my iPhone

From: [redacted]
To: NRH Planning Rentals
Subject: Short Term Rentals
Date: Tuesday, July 29, 2025 1:19:48 PM

I believe that short term rentals in any neighborhood should not be permitted because we have enough problems with long term rentals in my neighborhood. [redacted] The short term rentals would also devalue our property. Please do not pass this ordnance.

From: [redacted]
To: NRH Planning Rentals
Subject: STRs in neighborhoods
Date: Tuesday, July 29, 2025 5:32:36 PM

Hello,

I attended the STR town hall on Tuesday 7/15. Thank you for putting together an informative presentation and providing a forum for public feedback. After much thought, I have to agree with many other citizens in supporting a ban of STRs in single family neighborhoods. They would be more appropriate in commercial, mixed use or multi-family areas of the city. I live in an older neighborhood which is already seeing an increase in rental homes. There is even a new neighborhood (Parkside) which was built adjacent to ours that is only rental homes. I'm concerned that we are seeing a corporate takeover of housing in our city. We already have a shortage of housing. Allowing STRs will worsen this trend. Another aspect is that STRs serve as competition to hotels in our city. These hotels provide jobs and contribute to our tax base. Neighborhoods with good quality of life are created with home ownership by local citizens.

Respectfully,
[redacted]

From: [redacted]
To: NRH Planning Rentals
Cc: [redacted]
Subject: Input on STRs
Date: Tuesday, July 29, 2025 5:33:14 PM

To Whom It May Concern:

My wife and I have lived in HomeTown East for two years. We moved here from Grapevine because we were drawn to the neighborhood's thoughtful design, strong community aesthetic, and quiet residential character. Before purchasing our home, we carefully reviewed the HOA's governing documents, particularly the leasing and rental restrictions. We were reassured to see that the community placed clear limits on rentals—both short-term and long-term—which was a critical factor in our decision to buy in HomeTown East.

Since moving in, we've unfortunately discovered that several single-family homes—and an even greater number of townhomes—are being rented. While most appear to be long-term leases, we are aware of at least one short-term rental operating as an Airbnb. Although we are concerned about this trend, we remain hopeful that our new HOA management company will more effectively enforce the existing restrictions, which the previous management failed to do.

We were very dismayed to learn that the City of North Richland Hills is considering new regulations that may allow short-term rentals (STRs) in our neighborhood. HomeTown East is a medium-to-high-density residential community where neighbors live in close proximity. This makes it especially important that everyone who resides here understands and follows community rules, maintains their properties, and contributes to the stability and value of the neighborhood. STR tenants, by nature, lack a long-term stake in the community and are often unfamiliar with HOA rules or neighborhood expectations. This can lead to disruptive behavior, increased turnover, and reduced oversight.

HomeTown East is a family-oriented community, located near schools and parks—not tourist attractions like stadiums or entertainment districts. STRs are incompatible with the residential nature of our neighborhood and have no place near an elementary school. For visitors to the area, there are ample hotel accommodations nearby.

While we cannot speak for other neighborhoods in North Richland Hills, we strongly and unequivocally oppose the operation of STRs in HomeTown East.

Sincerely,
[redacted]
NRH

From: [redacted]
To: NRH Planning Rentals
Subject: Short Term Rentals
Date: Wednesday, July 30, 2025 6:33:39 AM

Hello,

I am writing to express my concern about allowing "Short Term Rentals" in NRH.

Of course, we mostly only hear about the negatives when out of control rental properties become an issue, nuisance or even a potential danger for neighboring home owners with elderly parents and/or children about, but what is the REAL benefit to the community ?

In my opinion, there really is no upside other than a landlord or corporation that may own the property having some short term income influx, but there is tremendous opportunity for downside for neighbors and neighborhoods / property value.

I would ask that each and every member of the City Council and whomever may be involved in this decision making process, if they would want a Short Term Rental Property next door to them and their property / family / children?

Please count me as a vote AGAINST the Short Term Rental Property proposal.

Thank You and Best Regards,

[redacted]

From: [redacted]
To: NRH Planning Rentals
Subject: 100% behind regulations on short term rentals.
Date: Wednesday, July 30, 2025 2:04:40 PM

1. Short term rentals should not be within a one mile radius of any schools. Children walking home from school should not be a target because there are no background checks for anyone renting these units.
2. Short term rentals should not be allowed to go into back yards with pools and hot tubs after 10pm (they are normally drunk and loud)
3. Need a resolution for daytime and night time noise. I have several neighbors with pools and they are not out there every single day with screaming kids and music blaring if they do they tell us in advance that they are having a party
4. STR owner needs to be responsible for any costs that brings relief to noise reductions such as higher/thicker fences and shrubs.
5. The fee should be extremely high and pay for neighborhood improvements.

I have had a STR behind my house for several years now and it has been horrible for the whole neighborhood. There is someone there most of the time and none of them have respect for our quite neighborhood. One weekend they had a karaoke machine and were blaring the neighborhood…yes this was during the day on father's day when we were all trying to enjoy our back yards with our fathers and we all had to go in because they took over.

One night they were screaming profanity to the top of their lungs singing inappropriate songs.

One night they were just screaming in the front yard.

Not to mention the endless days in the summertime with Screaming children in the pool and having to go to retrieve Items that have been thrown in our yard.

Please help us! we want our neighborhood back!

[redacted]

From: [redacted]
To: NRH Planning Rentals
Subject: short-term rentals
Date: Thursday, July 31, 2025 3:35:27 PM

No short-term rentals should be allowed in residential areas.
They are a business and should be in commercial zoning areas only.
The owners are in it for the income and usually don't care about the community their rentals are in.

[redacted]

From: [redacted]
To: NRH Planning Rentals
Subject: Short term rentals
Date: Friday, August 1, 2025 10:54:09 AM

I would like NRH to study the impact short term rentals have had on cities similar to ours before moving forward. Our city should learn from mistakes of others before crafting an ordinance.
I am inclined to favor very strict and very timely enforcement of regulations. That said, the city must be willing and able to devote manpower and resources to handle complaints, inspect, and enforce. If the benefits to our community are not going to justify the effort and resources required to fully back the ordinance, short term rentals should be prohibited. In short, a well-written ordinance is not the same as a well-enforced ordinance.
[redacted]
NRH

From: [redacted]
To: NRH Planning Rentals
Subject: Short Term Rental
Date: Friday, August 1, 2025 1:38:22 PM

My Concerns:

Inspections - Who will do the inspections?

Parking and up keep of the yard. I know that some Council Members have rentals, but my biggest concern with Short/long term rentals is the up keep of the yard, trimming/mowing. Our neighborhood when you drive through you can tell the rentals vs owners by the yard, no grass, grass not mowed. I know that those that live in higher end neighbor hood have HOA, but we don't and need someone to keep pushing that rental landlords have a means of keeping these yards looking like us that own. My suggestion that they pay yard maintenance and the charge to the rental property. Parking we have houses that have 2 cars in the garage, 2 on the driveway and 2 on the street. This is way to much, there should be something that addresses this problem. We have no sidewalks, why I don't know but if we did it would not be that much of a problem. This is a problem when you have rental across from each other ending up making the street one way. which is not a suggestion just a problem. We have walkers, dog walkers and someone that has mental disorder that walks daily not even looking for cars we they walk out from behind parked cars,

Parking and lawn keep, even though we are not a upscale neighborhood it would be nice not just for us but the whole city to have visitors see a better looking city.

Thank you

[redacted]

From: [redacted]
To: NRH Planning Rentals
Subject: Short Term Rentals in North Richland Hills
Date: Wednesday, August 6, 2025 7:34:39 PM

I've brought my concerns about short term rentals to our previous mayor and two of our city council members. I'm not in favor of them. I've seen what happened when my neighbor on Trinidad had short terms weekly and monthly renters. I had one man come to my house while I was cleaning my garage. I had never met him before that and he asked me for a ride to the grocery store. This same man attempted to assault his landlord and was stalking the landlord's daughter in the home. Thankfully, this person was arrested. There has been police presence there through the years. She hasn't been renting rooms for over a year now. I don't believe this person ever had her house inspected and if she had to, she wouldn't. The only way the city would know if a house is listed on short terms rental sights would be to troll through the sites. NRH doesn't have the time or the resources for that. Anyone can list their home on STR sites and go unnoticed by the city. It's not hard. Why can't the members of the community vote on it? I didn't buy a home here next to a motel for a reason. I like knowing my neighbors. I've built relationships with my neighbors. I don't want a revolving door of people down on their luck that can get a cheaper weekly rate here than a motel down the road.

Thank you.

[redacted]

From: [redacted]
To: NRH Planning Rentals
Subject: Short Term Rentals
Date: Thursday, August 7, 2025 10:29:24 AM

First, while all we ever hear about on the news is the rental situations that have gotten out of control, that one fact alone is enough to warrant serious consideration of whether or not these short term rentals are even allowed in North Richland Hills.

Rental permits are a good idea but yearly is overly generous. These permits should only be for a six-month period and NOT automatically renewed.

Inspections are again a good idea but not "possibly". The only way to keep the clown circus from hitting our city is for the owners to know that they're not going to get away with anything or be able to hide anything.

Having a local designated contact is also a good idea but NOT 60 minutes out. This should be no more than 30 minutes at the most. Nobody close enough? No permit.

Let's face it. The people willing to lease out their property on this kind of basis (unless long term leases for housing) aren't interested in the wellbeing of the "neighborhood". It's all about the money. If there was any way to get you to ban this type of situation, I would greatly encourage you to do so . NRH is a great place to live. It's clean, quiet and well maintained by the City. We don't need people here to frankly, don't give a d***.

As someone once said, "that's my 2 cents worth – spend it wisely".

[redacted]

From: [redacted]
To: NRH Planning Rentals
Cc: [redacted]
Subject: short term rental comments
Date: Thursday, August 7, 2025 11:49:06 AM

As a 41 yr resident of NRH I would offer the following comments on the topic of short term rentals

- I do not support any short term rentals in residential neighborhoods
- If a person / investor wants to be in the hotel/motel business they should go build a motel in the properly zoned commercial areas
- Short term rentals, air bnb's, etc... may have started out several years ago with a good purpose in mind but over the last few years they have become more party houses rented by folks that are not vested in the neighborhoods they occupy.
- Traffic safety for children in the neighborhoods, excess parking concerns, loud noise, undesirable tennants are infecting neighborhoods that are full time owned and populated by our regular NRH residents. The permanent resident that provides the life blood of the city. Those neighbors/residents have invested heavily in their homes and local communities. Their homes are the single largest investment they will make in their lifetime. These short term rentals are simply another money making scheme for landlords and investors. These are all absentee landlords with no interest in how their short term gain impacts the rest of the permanent community. Theirs nothing wrong with them making money, they just shouldn't be doing it in residential neighborhoods, they should build appropriate locations in commercial zoned areas that would have the appropriate infrastructure for the commercial short term rental business.
- Short term rental companies should he held to at least as high a standard as motels and hotels when it comes to parking lots, limits on vehicles, limits on occupancy, insurance liability specific to the neighbors, fire protection standards. They should require an on site management person to field problems immediately, it is not good enough to just have some number you call and it doesn't answer it just goes to a voice mail.

Short term rentals in commercial zoned areas only
If this creates a new residential zoning specific to short term rentals then consider:
1000' setbacks from single family areas
A parking area is required
Property must post the owners name/address and phone on signage clearly visible from the curb
Some sort of 3 strike rule, if you get complaints that require police or fire presence then

after 3 you can no longer use it as a short term rental

Thank you for the opportunity to comment

Regards

[redacted]

From: [redacted]
To: NRH Planning Rentals
Subject: Re: Short-term rental feedback
Date: Thursday, August 7, 2025 6:25:56 PM

And if they already exist, which of course they do then I would suggest setting up a zero tolerance policy.

You can scan for rentals on certain sites that pop up with NRH as the location or if the police get called then that triggers a zero tolerance policy response.

Short term rentals are a nightmare. Fort Worth is in the process of modifying their requirements currently because it was such a poor idea.

Sent from my iPhone

> On Aug 7, 2025, at 6:12 PM, [redacted] > wrote:
>
> In short, no.
>
> We have issues in my neighborhood with long term rentals and landlords not ensuring the tenants keep the property in a reasonable state.
>
> Now the city is looking to provide an opportunity for us to have short-term rentals available.
>
> Honestly, what's the positive economic impact by allowing these and can we truly say data backs that the pros outweigh the cons? For example, property values, crime rates, etc.
>
> It says they "may be" limited to certain areas. How are those defined? So many questions…
>
> The actual document available on the site also isn't that robust. You have bones, but no real meat that protects citizens.
>
> Those are my thoughts as a resident who has lived here since 2018.
>
> Thank you,
>
> [redacted]

From: [redacted]
To: NRH Planning Rentals
Subject: STR in NRH
Date: Thursday, August 7, 2025 7:56:03 PM

Not interested in these being in North Richland Hills at all. Our community does not need this.

[redacted]

Sent from Yahoo Mail for iPhone

From: [redacted]
To: NRH Planning Rentals
Subject: Short term rental Ordinance
Date: Sunday, August 10, 2025 6:07:26 AM

In response to your key elements article in NRH News.
Any ordinance will only be as effective as its enforcement!
Hopefully NRHills is able to deploy enough resources to
guarantee responsive enforcement….
Thank You
[redacted]
Sent from my iPhone

From: [redacted]
To: NRH Planning Rentals
Subject: Short Term Rentals
Date: Monday, August 11, 2025 7:15:36 AM

WTH NRH ??
There is NO reason for STR's in NRH.
Why would any neighborhood want these?
Most stupid idea ever!

Thank you,
[redacted]

From: [redacted]
To: NRH Planning Rentals
Subject: Our Input for Short-term Rentals
Date: Monday, August 11, 2025 7:49:49 PM

To Whom It May Concern:

Thank you for wanting to take a responsible approach to STR properties.

I am referencing the 5 bullet points that were in the July, 2025 NRH News and Notes. Our input regarding STR properties is:

Annual Permits – yes

Guest Notification – yes

Inspections – yes

Standards and Safety – yes

Zoning – yes

Our biggest concerns would be noise, parking, and occupancy limits.

Thank you for allowing us to give our input.

[redacted]

From: [redacted]
To: NRH Planning Rentals
Subject: Short-Term Rentals
Date: Tuesday, August 12, 2025 9:11:24 AM

I am writing to voice my disapproval of short-term rentals in NRH.

Neither I, nor my neighbors, want a steady stream of short-term strangers staying in a traditional, family-oriented neighborhood. NRH is not a resort area or a vacation hotspot.

When I built my home in a quiet cul-de-sac in 2005, I wanted to know my neighbors and not have to worry about who is coming and going at 3 AM at a party house. Not only this, but it is essentially a commercial business operating in a residential area. Ultimately, you end up living next to a hotel and it becomes difficult to determine who belongs here and who does not, especially when you are concerned about criminal acts. These "hotels" are avoiding payment of hotel taxes to the City of NRH and the owners of the houses are not concerned about the reception from their neighbors.

[redacted] had been an Airbnb for years, and thankfully, it has a long-term renter in it, for now. It had 5 or 6 cars parked on the property every weekend and became a real nuisance. I had emailed city council and the city manager about the house years ago, starting in 2019. I can provide the email chains from back then, should you need them for anything.

Thank you for your concern,

[redacted]

From: [redacted]
To: NRH Planning Rentals
Subject: Request from a Resident
Date: Tuesday, August 12, 2025 2:50:53 PM

As a resident b who lives adjacent to a STR property that is frequently rented I would like to submit some concerns and suggestions.

1.) The renters of the property frequently play loud music and OFTEN it is not appropriate for children, and this is a family neighborhood.
**Suggestion: STR properties should be relegated to those that have a larger lot size to provide a distance barrier between the renters activities and residents.

2.)Our neighborhood is no longer comfortable leaving our older kids home alone because we do not know the background of the strangers who are renting in our neighborhood. My teenage daughter couldn't be in our own back yard by our own pool while I worked this summer because there were often strangers in the STR house that can see over the fence and it was a safety issue. We purchase homes in neighborhoods VERY NEAR schools and parks because we want to live in areas that are child and family centered. But, our children and families safety is at risk when strangers are permitted to reside, however short term, right next door. There is nothing preventing a child predator from renting a property that backs up to my home because it is right down the street from two schools and just a few blocks away from four parks.
*** if the city is unable to mandate a full criminal background check on anyone who is going to occupy an STR in a neighborhood very close to schools and parks then we should have an ordinance that dictates that STR's are a safe distance AWAY from schools, parks, and other areas that are designed to be centered around children and families. Perhaps designate specific areas of the city that are two or three miles away from any schools or parks.

It is highly concerning that any transient person with a credit card can rent a property that backs up to mine and create a potential safety risk for the children who live in my neighborhood, as well as my grandchildren who are no longer able to go play in my backyard without me having to be right there to supervise even though the yard is effectively safe because they are older kids. STR's should NOT be permitted where it may create ANY risk or affect the lives or comfort of residents who pay taxes and chose this city to build their life in based on safety and neighborhood dynamics.

3.) Many of the issues that we have run into with the STR that is adjacent to my property have not been resolved, and recur with each new renter that occupies the house. Loud

(and inappropriate) music, inappropriate language that is easily heard by my kids and grandkids when they are in the backyard of our own home, bright outdoor security lights that exceed the height of the fence line and shine into the windows of surrounding neighbors homes, renters who bring pets that bark repeatedly and excessively at the pets that are in the surrounding yards, renters that smoke foul smelling marijuana in the back yard and effectively prevents residents and their kids from enjoying the use of their OWN their own back yard and swimming pool, and relegates them to staying indoors. ***STR owners should be fined each and every time a resident contacts the city regarding an issue with specific renters, or the rental property itself, that negatively affects their ability to freely enjoy the use of their OWN property, causes undue inconvenience or compromises the safety and protection of their children. If renters are found to be in violation of sound, safety, morally appropriate conduct, pet noise standards or occupancy regulations they should be immediately forced to leave the property if a complaint is made by a surrounding homeowner and the property OWNER should be cited for non-compliance.

Every individual in a position to make decisions regarding STR's should first consider if it's in the best interest of our residents to allow transient visitors to occupy spaces in residential neighborhoods. We are in an area that has ample hotels and resorts and they are INTENTIONALLY NOT placed in areas that will interrupt or interfere with the everyday lifestyles of the citizens who have purchased homes in this city. Our intention, when choosing to live where we live, is to live peaceful lives and without a steady stream of unscrutinized strangers right next door, causing discomfort and interruption to our lives, as well as compromising our feeling of safety and security in our own homes and yards.

Furthermore, as residents it should not be our jobs to police transient individuals for their behavior simply because they don't have a vested interest in maintaining the peacefulness and safety of our neighborhood, because they don't live here like we do.

Stringent guidelines and restrictions pertaining to what specific areas STR's can be located in and which areas are prohibited from STR occupancy, are critical for the safety, security and well being of the residents in our city, most especially those who are children.

There have been many other issues with occupants of the rental property adjacent to my property however I felt it was prudent just to focus on those that were universally negative in every situation, and would be under any circumstances.

If you have questions regarding what I've submitted or want more information or detail about my personal experience please feel free to call me at [redacted]

Best Regards,

[redacted]

Sent from my T-Mobile 5G Device
Get Outlook for Android

From: [redacted]
To: NRH Planning Rentals
Subject: Short term rental regulations
Date: Wednesday, August 13, 2025 3:48:52 PM

I want to support the short term rental regulations North Richland Hills is possibly implementing. As a homeowner who has a rental property across the street from me they do not keep up the property. They have boats in their driveway. I would've been fine as a homeowner for that but I guess renters are under no obligation to a take care of the property properly. The yard across my street is dirt. I live in a nice neighborhood and I'm tired of rental properties in this area looking terrible.
[redacted]

From: [redacted]
To: NRH Planning Rentals
Subject: Short Term Rentals
Date: Friday, August 15, 2025 8:23:56 AM

We live [redacted]. There have been numerous occasions we have been awakened by “guests” at this property. The guests come in in the middle of the night slamming car doors, talking loudly, laughing and just generally being too noisy for the early morning hours.
There have been as many as 22 cars for a party/celebration parked all over the driveway, up to the back of the property and on to the street.
Guests sit around the pool and fire pit areas drinking and being loud until as late as 4:00 am.
Last night a group of young men were there and woke us up at 2:30 am talking loudly, pushing and squaring off to fight including getting over into our yard. There were either drunk or high as they were stumbling and laying and/or sting in the yard and driveway.
That was the final straw and we had to call the police.
On another note, the yard has been neglected and allowed the grass to grow over 8-10” high. The grass has grown over the sidewalk also.
Needless to say, we are not happy about living next door to a STR.
We have lived her for 45 years with great neighbors until now.
We appreciate anything the City can do to protect us and other residents.

Respectfully,
[redacted]

Sent from my iPad

From: [redacted]
To: NRH Planning Rentals
Subject: feedback on short term rentals
Date: Friday, August 15, 2025 4:39:22 PM

Hi! I missed the Town Hall on short term rentals. I live at [redacted] and would like to voice my concern over the impact that short term rentals have on the community. Not only do they encourage corporations and investors to purchase homes that would otherwise go to residents, but it makes the remaining stock of homes scarce and therefore expensive for people to live in. With the rising cost of food, gas, and energy, this matters a great deal. Residents are going to get priced out because of the buying power of the rich.

Short term renters do not contribute in a meaningful way to the local community--their children do not attend the schools, they do not work in our area, they do not pay our taxes, and they do not support the local businesses that we are so proud of in NRH. Personally, I would be very uncomfortable having a constant stream of strangers passing through a home near where my children ride their bicycles or trick or treat.

I would like to advocate for the banning of short term rentals in the community. If this is not feasible, they should be limitations and it should be made clear so that those who are interested in building community know where they do not want to live.

Thank you,

[redacted]

From: [redacted]
To: NRH Planning Rentals
Cc: [redacted]
Subject: Input Regarding Short Term Rental Regulations
Date: Saturday, August 16, 2025 11:38:47 AM

To Whom It May Concern Regarding Short Term Rental Regulations in North Richland Hills, TX:

As a homeowner and 16-year resident of North Richland Hills, TX, I am strongly ***OPPOSED*** to any short-term rentals of single-family residences.

Why this is even being considered makes zero practical sense. As a homeowner, I purchased my home after carefully choosing the location and considering the characteristics and amenities of the neighborhood. I chose a neighborhood with an HOA and deed restrictions to help maintain property values. I chose a neighborhood whose residents have similar preferences; e.g., home ownership, ongoing maintenance to preserve curb appeal, opportunity to meet/know your neighbors, etc.

What is the purpose of a short-term rental in the midst of any single-home residential neighborhood? The only reason I can realistically think of is - someone wants to make money. And who is to say how many short-term rentals would be "allowed" in any given neighborhood; e.g., one short-term rental per 100 homes? Per 200 homes? Or one short-term rental per street? There are many ways to invest in real estate without destroying single-family residential neighborhoods by encouraging short-term rentals.

North Richland Hills and the surrounding cities have numerous hotels for someone requiring a short-term occupancy.

I am not opposed to lease agreements and other long-term rental arrangements; e.g., 12-month minimum terms. But, for a short-term rental over a weekend or for a few days to accommodate a party makes no sense at all. In fact, that will lead to public nuisances, safety issues, and destruction of property values. Just look at cities that have approved short-term rentals; if their homeowners had another opportunity to vote for approval or rejection of short-term rentals - I would anticipate they would overwhelmingly reject such rentals.

Even with regulations in place, that is no indication that the restrictions would be fully enforced. Does North Richland Hills have sufficient personnel to ensure enforcement? If police officers are being considered for that purpose, then I would ask - don't those individuals already have enough responsibilities? All it takes is one overnight loud party to begin destroying the character of a neighborhood. The "renters" would be here today - gone tomorrow without any concern for the negative impact they left on neighborhood residents.

Bottomline: I do not want to live next to a short-term rental ... do you?

Regards,

[redacted]

From: [redacted]
To: NRH Planning Rentals
Subject: STR
Date: Saturday, August 16, 2025 3:46:53 PM

Annual permits MUST be required.
Permit fees need to be substantial enough to make them worthwhile to enforce.
Permit approval must include agreement by ALL neighbors.
Permit renewal to be subject to a complete new application.
Permit applicant must prove to be financially able to cover costs of repairs, maintenance and upkeep of the property during terms of the permit.
Minimum rental term lengths must be set.
Property owners must be held accountable for proper vetting of renters.
Rental agreements limited to single families.
Inspections need to be done quarterly (minimum).
Failure to comply shall result in immediate revocation of permit.
Property owner/Applicant contact information needs to be available to the public, especially neighbors.

It's difficult enough having a rental property next door with no way to contact or hold the property owner accountable for the condition of the property. I cannot imagine having new tenants in and out of there every few days or weeks. STR's are a bad idea for NRH. We are primarily a residential community not a tourist stop. There is no need for short-term, temporary housing here.

Regards,
[redacted]

Sent from my T-Mobile 5G Device

From: [redacted]
To: NRH Planning Rentals
Subject: Pending STR ordinance
Date: Saturday, August 16, 2025 4:51:54 PM

Dear Staff,

I am responding to show my support for the city on this endeavor. This should be managed and the proposed Regulations concerning Permits, Notifications, Inspections, Safety and Zoning appear to be right on target in my opinion. Thanks for taking care of us residents.

[redacted]
[redacted]
NRH, TX

From: [redacted]
To: NRH Planning Rentals
Subject: input
Date: Sunday, August 17, 2025 10:01:27 AM

I'm wondering why y'all bother drafting rental regulations of any kind when you can't or don't enforce single family dwelling codes. I would have verified that my neighborhood was still zoned as such BUT this link https://nrh.maps.arcgis.com/apps/webappviewer/index.html?id=7bba098f84184beba61d091fd078a100 did not function this morning!

Thanks for your anticpated prompt reply to these issues.

[redacted]

From: [redacted]
To: NRH Planning Rentals
Subject: Short term rentals - feedback
Date: Monday, August 18, 2025 3:28:56 PM

Hi there NRH friends,

My name is [redacted]. My son [redacted] (who lives in Waco) and I have operated three short term rentals in Waco TX for the past six (6) years. We have over 1000 reviews on Airbnb and are consistently 5-star rated. (Yay!) It's truly a joy to host friends and families who use our homes to gather and make new memories.

I thought I'd offer a little feedback regarding 18-978 A, as it relates to parking. It's my opinion that the ordinance as written is somewhat ambiguous. Since many people often have local guests visit their Airbnb (such as family or friends), it seems the 4-car limit is too restrictive, and could be tough to enforce. For example, if four friends gather in NRH and each drive their own vehicle to the Airbnb, then they are later joined by two friends who also park their vehicle at the property, that means for a short time, there would be six vehicles at the property. It would be easy to misconstrue the extra cars as going above the limit, when in reality -- it's just a temporary situation. I'd suggest a similar approach to Waco's ordinance -- which basically states that the Airbnb homeowner must provide one parking space per bedroom. I would also encourage you to allow street parking as garage and driveway parking could be limiting for guests who may be briefly visiting. Provided there's a "no major event / party" provision, this should prohibit large gatherings.

Secondly, the 60 minute response requirement could be problematic in my opinion. While some STRs are operated by professional management companies who have full time staff, most STR owners are normal folks, families or couples, going about their own lives. As an STR owner, it's -- of course -- in my best interest to respond quickly to any concerns. (None of us want to end up with a poor rating on the Airbnb or VRBO platform.) But to legally require a response within 60 minutes seems extreme. I'd suggest making sure that every STR be managed by someone locally who has the ability, but is not required, to respond within 60 minutes. Another concern is what some guests consider an "issue" is not truly an "issue" -- so there's some ambiguity there. For example, a guest contacted me at one point about the fact that there was no pump soap by the kitchen sink. It was an "issue" for her... but was it truly an issue? Not so much. Last thing on this particular point -- I don't think the property manager should be required to disclose their address to the guest Phone number seems reasonable. But address... seems a bit invasive privacy wise.

Last but not least -- I see that a one year license renewal is required. As a homeowner, I can tell you that one year goes by quickly! So, to save time for City Staff and the homeowner, a two year license term seems more manageable and reasonable. (Waco used to require annual renewal, and recently extended to two years -- which was a relief to everyone!)

That's my two cents! Don't hesitate to let me know if you have any questions and thank you for the opportunity to provide my thoughts.

Buoyantly,

[redacted]

ec. 18-978. General standards.
All short-term rentals permitted pursuant to this division are subject to the following requirements:(a) Parking will be limited to four vehicles within the garage and driveway, save and except for owner-occupied properties, where the property owner may park their personal vehicles on the street if not otherwise prohibited by city regulations. All parking shall be on improved surfaces.

b) The owner shall provide full contact information for the local point of contact and shall provide timely updates of any changes to the name, address and 24-hour telephone number of the local point of contact. The local point of contact shall respond to complaints concerning the short-term rental unit within 60 minutes or less. In the event the city receives or responds to a complaint, the local point of contact shall contact the guests within 60 minutes of any contact from the city to address the complaint. Should a second complaint be filed, or a citation is issued to any of the guests, the owner and responsible party must take appropriate steps to ensure future complaints do not occur.

[redacted]

From: [redacted]
To: NRH Planning Rentals
Subject: Rental regulations
Date: Wednesday, August 20, 2025 6:03:20 PM

You already passed a ordinance for renting house 5 yrs ago, To me it loos like you just want more power! Enough is Enough

From: [redacted]
To: NRH Planning Rentals
Subject: Short Term Rentals
Date: Wednesday, August 20, 2025 7:05:46 PM

I'm not in favor of STR.
Suggestions:
Any police calls to a STR must be reported to the permitting authority and renting must cease until the incident is resolved.
HOA's may restrict STR from their neighborhoods.
Owners are ultimately responsible for any fines & damages incurred by their Guests.
Permits will be canceled if requests or complaints are received by 3 residents living within a block of the STR.
Restrict STR to specific areas or zones.

[redacted]
NRH

From: [redacted]
To: NRH Planning Rentals
Subject: short term rental at [redacted]
Date: Wednesday, August 20, 2025 11:17:04 PM

[redacted] this short term rental , which backs up to the Joanne Johnson trail. I frequently use the trail as I have to walk my dog daily. I have noticed that the gate from their back yard to the trail is unlocked and the house does have a pool in the back yard.
This is extremely hazardous to have a pool with an unlocked gate. . i first noticed this a while back, but thought since people were there at the time, they were using the gate in and out to the trail. But this past 2 weeks, i have noticed it unlocked , and noone seems to be at the hous.

also, for the past couple of weeks, the garbage cans are overflowing, and the recycle bin cannot even close, due to so many garbage bags stacked on top of each other. the owner of this short term rental needs to be made aware of city regulations for both these issues and inforce them with their renters. the garbage also was out after the trash pickup had aleady been done. If there had been a storm, thier trash would have been everywhere last week.

please feel free to contact me , [redacted]. i was at the public meeting and mentioned this house at the time, and things are not any better.

thank you,
[redacted]

From: [redacted]
To: NRH Planning Rentals
Subject: short term rental regulations
Date: Wednesday, August 27, 2025 11:54:35 PM

Hello,

Hope you are doing well. [redacted] and I'm a property owner in North Richland Hills and currently am operating the house as a short term rental. My friend just told me about the recent activities in making regulations about short term rentals and I want to provide my opinion. Since I'm a STR owner, my opinion will obviously be biased towards STR operators. But still I want to show how a responsible STR owner operates the business and the positive impacts it can bring to the community. **I'm writing to request to reconsider the banning of short term rental in the residential area.**

First of all, **I fully support the ordinance that was proposed and discussed in the Jul 15 Townhall Meeting**. Those are very reasonable rules to ask STR owners to comply. In fact, many of the rules in the ordinance align with the interests of responsible STR owners and residents. For example, noise and partying are the worst problems a STR owner can expect: it disturbs the neighbors (which could lead to complaints and revocation of the rights to operation and fines) and leads to damages to the property. Here are some of the rules I have been employing in my property since I started and these are very effective in weeding out all the complaints that were discussed:

1. Install camera in the front door
2. Install noise and smoke detector in the house
3. I build my own website that details the house rules (quiet hours, parking instructions, no partying warning, trash pickup schedule) as well as emergency contacts

At the end of the day, I'm also a resident in my community and I'd also love to stay in a community that feels safe and free of problems. Therefore I'd operate my short term rental the same way I hope it should serve the community.

I hope you can take into consideration the bias of the survey. Apparently **people with bad experience tend to speak up and attend the council and provide negative feedback**. Majority of the people that have no issues will not likely to show up. So the opinions and feedback are more biased towards the negative side than reality. Another thing I want to point out is that you only need one bad short term rental to ruin the reputation of the entire short term rental business. There is always a probability someone is not managing short term rental responsibly, and you will for sure have one of them when you have a sufficiently large city like North Richland Hills. **I believe a lot of the acts proposed in the ordinance should be sufficient and strict enough to weed out the bad actors.**

Another concern I heard in the meeting is that possibility a sex offender staying in the short term rental and causing trouble in the neighborhood. It is true such unfortunate things can happen and I am all for support to eliminate such mishaps from happening. However, I also want to mention that bookings by the large platforms are only accepted when the guests are verified with ID, and bad reviews from past stays of the guests will show up and hosts will be less likely to rent to such guests for her own interest. Besides, the logic of banning STR for the possibility of renting to sex offender should apply to other business (well, you can say sex offender might drive cross the street in front of my house so I should have no street in front of

my house)

Lastly, I want to provide some positive spins on allowing short term rentals with well regulated practices in place:
1. **Tax revenue.** All the platforms I'm using remit occupancy tax automatically and I believe North Richland Hills can request these platforms to remit tax automatically. I don't know exactly how much potentially the city can earn. Of course allowing short term rental can bring an extra income flow to the city.
2. **Convenience**. Most of the guests I receive are for visiting families and friends nearby. They specifically chose to stay in my place because of the proximity to the people they want to visit and they want a getaway house to enjoy their stay. I also had a guest where he lives in the same street but wanted to spend the last afternoon somewhere with a backyard and pool with his son before he went to college. I also had a guest who simply wanted to have a large enough place to host her daughter's 5 year old birthday celebration (she followed the house rules and had no party of noise violation). Neither of these can be achieved with traditional hotels and I would argue disallowing short term rental takes away that convenience from the local residents. Also to repeat my point above, these happy guests are less likely to show up in the public meeting so you probably don't receive positive feedback from them about the utility of having high quality short term rentals nearby.
3. **Job**. I hire a stay-at-home mom to clean my property and that's an important revenue to support her family. My property constantly needs upkeep such as pool cleaning and lawn maintenance as well as pest control. I believe banning short term rental in residential areas will also negatively impact the job and revenues to the local business operators. Given the economic situation I would argue banning business is less of a good idea.

Above are all my feedback about short term rental regulations and I'm happy to respond to any other request you have. I'm writing to request to reconsider the banning of short term rental in the residential area.

thanks,
[redacted]

From: [redacted]
To: NRH Planning Rentals
Subject: I support short term rentals!
Date: Friday, August 29, 2025 10:54:33 AM

Dear City of NRH,

I support allowing short-term rentals in NRH.

The ones I've experienced are well-kept, respectful, and cause fewer issues than some long-term rentals.

Please allow them to continue with fair rules in place.

Thank you!
[redacted]

Sent from Yahoo Mail for iPhone

From: [redacted]
To: NRH Planning Rentals
Subject: Short term rentals
Date: Friday, August 29, 2025 10:58:29 AM

Dear City of NRH,
I support allowing short-term rentals in NRH. The ones I've experienced are well-kept, respectful, and cause fewer issues than some long-term rentals. Please allow them to continue with fair rules in place.
Thank you.

Thank you!!!

[redacted]

From: [redacted]
To: NRH Planning Rentals
Subject: Short Term Rentals
Date: Friday, August 29, 2025 10:58:56 AM

Dear City of NRH,
I support allowing short-term rentals in NRH. The ones I've experienced are well-kept, respectful, and cause fewer issues than some long-term rentals. Please allow them to continue with fair rules in place.
Thank you.

Thank you!!!

Sent via the Samsung Galaxy S20 FE 5G, an AT&T 5G smartphone
Get Outlook for Android

From: [redacted]
To: NRH Planning Rentals
Subject: Short Term Rentals
Date: Friday, August 29, 2025 1:04:10 PM

Dear City of NRH,

I support allowing short-term rentals in NRH. The ones I've experienced are well-kept, respectful, and cause fewer issues than some long-term rentals. Please allow them to continue with fair rules in place.
Thank you.

[redacted]

From: Paulette Hartman
To: Cori Reaume
Cc: Caroline Waggoner
Subject: FW: Support for Ending Short-Term Rentals in North Richland Hills
Date: Friday, August 29, 2025 4:19:40 PM
Attachments: image001.png

Paulette A. Hartman
City Manager
City of North Richland Hills
4301 City Point Drive
North Richland Hills, TX 76180
817-427-6007

From: Kelvin Deupree <kdeupree@nrhtx.com>
Sent: Friday, August 29, 2025 2:29 PM
To: Paulette Hartman <pahartman@nrhtx.com>
Subject: Fw: Support for Ending Short-Term Rentals in North Richland Hills

Kelvin Deupree
Council Member, Place 7
City of North Richland Hills
4301 City Point Drive
North Richland Hills, Tx 76180
817-427-6060 | kdeupree@nrhtx.com

From: [redacted]
Sent: Friday, August 29, 2025 2:06 PM
To: Kelvin Deupree <kdeupree@nrhtx.com>
Subject: Re: Fw: Support for Ending Short-Term Rentals in North Richland Hills

Dear Mr Dupree,

Dear Mr. Dupree,

I recently listened to the City Council meeting regarding Short Term Rentals (STRs), and I must express my deep disappointment with the direction things appear to be heading.

From what I understood, all current STRs will be grandfathered in. This decision,

unfortunately, seems to reset the clock for those who have been abusing the system, essentially rewarding noncompliance.

During the meeting, I also heard the city attorney state that STRs in Grapevine are still listed. However, a quick check on the Airbnb app suggests otherwise. If the plan is to grandfather in existing STRs, could we not at the very least prohibit rentals under 30 days in residential neighborhoods?

The constant flow of daily and weekly transient visitors is highly disruptive to the character and peace of our neighborhoods. It's also difficult to understand why these operations are not being classified as "Lodging," especially since the city is collecting Hotel Occupancy Tax from them. If STRs are treated as lodging for taxation purposes, it stands to reason they should also be zoned and regulated accordingly. Those wishing to rent for under 30 days should do so in areas properly zoned for lodging.

Residents deserve more than the "nothing burger" we've effectively been handed. I urge you and the council to reconsider the path forward and prioritize the long-term well-being of our neighborhoods.

Best Regards,

[redacted]

On Thu, Jul 31, 2025 at 10:11 AM Kelvin Deupree <kdeupree@nrhtx.com> wrote:

> [redacted]
>
> Thank you for your email regarding short-term rentals. As a fellow resident, I share your concerns and am not personally in favor of STRs in residential areas. As you are likely aware, the City has already begun discussions on this issue and hosted a town hall recently to hear from the community.
>
> Thank you for sharing Grapevine's Final Judgement. I have included City Manager, Paulette Hartman, so she is aware of both your concerns as well as the information you provided.
>
> This is initial first steps in a broader conversation. NRH continues to research and will explore options and strategies to best address STRs.
>
> Kelvin Deupree
> Mayor Pro Tem
> Council Member, Place 7
> City of North Richland Hills

4301 City Point Drive
North Richland Hills, TX 76180
817-427-6060 | kdeupree@nrhtx.com

[redacted]

Sent: Thursday, July 31, 2025 9:37 AM

To: Jack McCarty <jmccarty@nrhtx.com>; Cecille Delaney <cdelaney@nrhtx.com>; Ricky Rodriguez <rrodriguez@nrhtx.com>; Danny Roberts <droberts@nrhtx.com>; Matt Blake <mblake@nrhtx.com>; Billy Parks <bparks@nrhtx.com>; Russ Mitchell <rmitchell@nrhtx.com>; Kelvin Deupree <kdeupree@nrhtx.com>; Paulette Hartman <pahartman@nrhtx.com>

Subject: Support for Ending Short-Term Rentals in North Richland Hills

Dear Mayor, City Manager and City Council Members,

I am writing as a concerned resident of North Richland Hills to urge you to take decisive action to prohibit short-term rentals (STRs) in residential neighborhoods, following the example set by cities like Grapevine.

While I appreciate the City's efforts to regulate STRs through permitting and inspections, these measures often fall short in protecting the peace, safety, and character of our neighborhoods. STRs introduce a revolving door of transient guests, increase noise and traffic, and erode the sense of community that makes NRH such a desirable place to live.

Grapevine's successful ban on STRs in residential zones demonstrates that cities can prioritize long-term residents over short-term profits. I have attached court documents from another Texas city that upheld similar restrictions, reinforcing the legal foundation for such action. I have attached the latest court rulings (July 24th 2025) with a Final Judgement, that shows the Plaintiffs are now responsible for the City of Grapevines attorney fees, and if the Plaintiffs appeal and lose, they are responsible for Attorney Fees for those trials. You will also see that the Temporary Injunction has been lifted and Grapevine can continue with their Ban of STRs in residential neighborhoods.

I respectfully request that the Council:

1. **Amend the draft ordinance** to prohibit STRs in all single-family residential zones.
2. **Phase out existing STRs** with a clear sunset timeline.
3. **Preserve neighborhood integrity** by enforcing zoning laws that reflect the values of NRH residents.

Thank you for your service and for considering this important issue. I would welcome the opportunity to speak further or provide additional documentation. If you would like to speak with the Chief Counsel of a DFW Fortune 500 company who has been actively involved in helping remove STRs from local cities I can help facilitate an introduction.

Sincerely,



From: [redacted]
To: NRH Planning Rentals
Subject: I Oppose Banning STR in NRH
Date: Saturday, August 30, 2025 1:05:44 PM

Hello,

I oppose banning short-term rentals in residential areas in NRH. Please consider fair regulations instead so families, small businesses and the community can all benefit.

Thank you,
[redacted]

From: [redacted]
To: Planning; NRH Planning Rentals
Cc: [redacted];
Subject: Short Term Rental Zoning and Regulations
Date: Saturday, August 30, 2025 2:05:04 PM

Hello,

My name is [redacted] and I own a short-term rental property in NRH, and have just recently become aware of the discussions about STR regulation.

From our understanding, the first meeting about this was on July 15th, 2025. We have been in contact with many other STR owners. We don't feel we have been given sufficient time or opportunity to have our voices heard so that the NRH STR community is accurately represented by the council. We would like to request additional meetings before a vote if it ever takes place.

In the meantime, we are actively gathering constructive feedback within the short term rental owner group and are willing to work with the council to come up with a reasonable solution.

Thank you for your consideration,

[redacted]

From: [redacted]
To: NRH Planning Rentals
Cc: [redacted]
Subject: STR Ban Vote
Date: Saturday, August 30, 2025 2:43:47 PM

Hello,

My name is [redacted] My husband, [redacted] and I own a short-term rental property in NRH, and have just recently become aware of the discussions about STR regulation. I would like to inquire what steps will be taken at the meeting on September 8th.

From our understanding, the first meeting about this was on July 15th, 2025. We have been in contact with many other STR owners. We don't feel we have been given sufficient time or opportunity to have our voices heard so that the NRH STR community is accurately represented by the city council. We would like to request additional meetings before a vote takes place.

Thank you for your consideration,
[redacted]

From: [redacted]
To: Planning
Subject: Protect short-term rentals in North Richland Hills
Date: Tuesday, September 2, 2025 10:39:15 AM

Hello Planning Commission North Richland Hills,

Hello,
I received a message from AirBnB that there will be a city meeting regarding short term rentals.

I would like to ask for the following to be addressed and considered—

1. There are families who must rent out their homes as STR for various financial reasons/needs. In our case, with our mortgage and other financial obligations, we had to make our home an STR. A regular rental or selling was not an option.

2. STR's benefit the local town and small businesses due to the visitors and business it brings in.

3. STR's are one of the most kept-up types of properties, because they are dependent on guest satisfaction and high reviews to be successful. Every STR needs to be impeccably clean on the inside and out.

4. Something to consider are rules for STR's, that protect the property, but also respect the neighborhood/neighbors. Such rules can be quiet hours and vehicle limits. Eg. A maximum vehicle allowance and quiet hours would prevent parties or events from happening. STR owners would have to make their rules and screening strict.

Thank-you for considering.

Sincerely,
[redacted]

[redacted]

From: [redacted]
To: Planning
Subject: Protect short-term rentals in North Richland Hills
Date: Tuesday, September 2, 2025 10:48:28 AM

Hello Planning Commission North Richland Hills,

I hope this message finds you well. My name is [redacted] and I am a homeowner in North Richland Hills currently operating my property as a short-term rental. I recently learned about the discussions around new regulations for STRs, and I would like to respectfully share my perspective as both a homeowner and a responsible STR operator.

I want to start by expressing my support for the ordinance that was proposed and discussed at the July 15 Town Hall meeting. The rules outlined there are fair, reasonable, and align with what responsible operators like myself already practice. In fact, many of these rules directly benefit both hosts and neighbors, as they help prevent noise, parties, and other issues that can harm both the community and the property itself.

Here are a few examples of measures I have put in place at my property since the beginning, which have proven very effective:
1. A front-door camera for monitoring arrivals.
2. Noise and smoke detectors inside the home.
3. A dedicated website outlining house rules (quiet hours, parking guidelines, no-party policies, trash schedules) and emergency contacts.

As a member of this community, I share the same desire as my neighbors to live in a safe, peaceful environment. I hold my guests to high standards because I want my property to be a positive presence in the neighborhood.

I also ask that the council consider the bias in public feedback. Those with negative experiences are much more likely to speak up, while the majority of residents who experience no issues typically do not attend meetings. This can lead to an overly negative perception of STRs. In reality, one poorly managed STR can create problems, but strong regulations—like those proposed—are sufficient to address bad actors without penalizing responsible owners.

One concern I've heard raised is the risk of sex offenders or other dangerous individuals booking STRs. While safety is a top priority, it's important to note that major STR platforms verify guest IDs, and hosts can review guest history before accepting bookings. Additionally, the same logic could apply to many other types of businesses or even traditional housing—no system is risk-free, but banning STRs altogether does not solve this broader issue.

I'd also like to highlight some positive impacts STRs bring to our community:
1. Tax Revenue: Platforms already remit occupancy taxes automatically, providing the city with additional income at no administrative cost.
2. Convenience for Residents and Guests: Many of my guests stay to be near family or friends in North Richland Hills, or for occasions not easily accommodated by hotels—such as a father spending a meaningful afternoon with his son before college, or a small child's birthday gathering that followed all house rules. These experiences enrich family life in ways hotels cannot offer.
3. Local Jobs and Economic Benefits: I hire a local stay-at-home mom for cleaning, and I regularly use local services for pool care, lawn maintenance, and pest control. STRs support small businesses and local families, and banning them would remove this source of economic activity.

In closing, I respectfully urge the council to reconsider a full ban on short-term rentals in residential areas. Well-regulated STRs not only coexist peacefully with the community but also bring meaningful benefits to residents, local workers, and the city's economy. I would be glad to engage further or provide any additional information that may be helpful.

Thank you for your time and consideration.

Sincerely,
[redacted]

From: [redacted]
To: Cori Reaume
Subject: comment for public hearing
Date: Wednesday, September 3, 2025 12:21:53 AM

Cori,
Thanks for speaking with me on the phone last week. I am sorry I can't attend the public hearing in person, but wanted to give some comments to be part of the record.

I recently became a STR operator in NRH. I filed for the permit, completed the inspection, and have paid my HOT taxes. I spent nearly $100K remodeling and equipping the home, and I'd be lucky to get half of that back if I can't continue to operate and am forced to sell the home. I go to great lengths to give my guests a great experience, and not be a disruption to the neighborhood at the same time. I have made tangible changes based on my neighbor's feedback. I am complying with existing regulation, and I can comply with new regulation granted it doesn't completely undercut my business model in which case I am forced to exit the market. Which is a shame because the families that are my guests repeatedly tell me that traditional hotel rooms don't meet their needs. In your effort to weed out the problem operators, don't devise a system that is so onerous it weeds out all the operators.

Regards,
[redacted]

From: Paulette Hartman
To: Cori Reaume; Caroline Waggoner
Subject: Fw: Roughly 1 million companies now use Airbnb for Corporate Travel
Date: Thursday, September 4, 2025 7:14:01 AM

FYI

Get Outlook for iOS

From: Kelvin Deupree <kdeupree@nrhtx.com>
Sent: Wednesday, September 3, 2025 8:13 PM
To: Paulette Hartman <pahartman@nrhtx.com>
Subject: Fw: Roughly 1 million companies now use Airbnb for Corporate Travel

FYI

Kelvin Deupree
Council Member, Place 7
City of North Richland Hills
4301 City Point Drive
North Richland Hills, Tx 76180
817-427-6060 | kdeupree@nrhtx.com

From: [redacted]
Sent: Wednesday, September 3, 2025 6:37 PM
To: Kelvin Deupree <kdeupree@nrhtx.com>
Subject: Roughly 1 million companies now use Airbnb for Corporate Travel

Good evening,
Roughly 1 million companies are now using Airbnb for corporate travel. For many companies, when two or more are traveling, it is required that they stay at an Airbnb, to save travel expenses. These corporate travelers will spend money in another city, If they can't stay in North Richland Hills. There are many cities in the area, such as Coppell, Flower Mound, Irving, Haltom city, and others that have reasonable ordinances (or none in the case of FM), such as just two guests per bedroom, and 2 in a common area. Many of these cities charge a large annual licensing fee, and do annual inspections. They are raising millions of $ in fees and HOT.
The first house I bought was located between two long-term rentals. I did not know that when I purchased the property. I had to mow my neighbor's lawn. I had to put the trash out for them. I had to bring the trash cans in and this was because they were long-term renters, and they just didn't care. Too lazy. I used to live on Hillside Drive in Keller. My neighbors were telling me about a long-term renter who lived up the street for many years. Their kids were selling drugs.

They were selling Meth and other drugs, and stealing things out of people's garages and this went on for many years. The police were constantly being called for this long-term rental. And of course, they said their yard was a mess, and the house in a state of disrepair. A typical long term rental.

I own a house in North Richland Hills. It's easy to tell the long-term rentals on the street. Their lawns and yards are not well-maintained. They have trash around the property or in some cases they have lots of junk. Usually it's the Airbnb houses that are the nicest on the street from my experience. Why? It's because an Airbnb guest does not want to stay at a house that does not look nice. Plus, they will give the Airbnb bad reviews.

I own a couple Airbnb's in another town. It's interesting that my Airbnb guests often are complaining about the neighbors. The neighbors are long-term renters. The police are being called. They play their music loud after midnight on the weekends. They have yards that look disgusting. They let their dogs run loose in the neighborhood. Every time I drive by their yard I wonder why the city doesn't do something about long term rentals. I could go on and on. Many cities have found that a common sense ordinance of limiting guest count to two people per bedroom, and then two people in a common area eliminates most problems. I'm sure the city of North Richland Hills would like to get the hotel operating tax and fees they collect, as well.

As a side note. A friend of mine goes to church with some city workers who work for the city of Grapevine. They told her the city has spent 7 figures on legal fees, over the last few years. They tried to do something not very bright several years ago related to short term rentals. It failed miserably, on all fronts, from what little I have heard. But the city loves big Hotel chains and resorts, as they bring in $20M in HOT.

Cheers,

[redacted]

P.S. Would love to chat with you about this.

From: [redacted]
To: NRH Planning Rentals
Subject: Short term rentals / residential
Date: Wednesday, September 3, 2025 8:18:44 PM

Good day,
I am writing on behalf of your upcoming meeting/voting for short term rentals. As a home owner with an Airbnb one house over it has really been a horrible experience. We get to listen to loud music and partying, cars lined up and people we don't know in and out of our street . We have to call the police because of the noise. I feel as a home owner with children we shouldn't have to deal with this in our homes . Our neighbors have a newborn and they have to deal with constant noise. I feel very unsafe in my our neighborhood and I hold the city accountable for this. I reject all Airbnb in residential areas. You are making our property value lower and making our neighborhood unsafe.
It's time to put an end to Airbnb!!!
Thank you
[redacted]
NRH residents
Sent from my iPhone

From: [redacted]
To: NRH Planning Rentals
Subject: STR feedback
Date: Wednesday, September 3, 2025 8:21:57 PM

Good evening, I reviewed Nextdoor post from Ricky Rodriguez as attached below. My thoughts:

1. STRONGLY agree with plan to not allow new STR in traditional single family neighborhoods. This is so important to keeping neighborhoods family oriented and not business oriented.

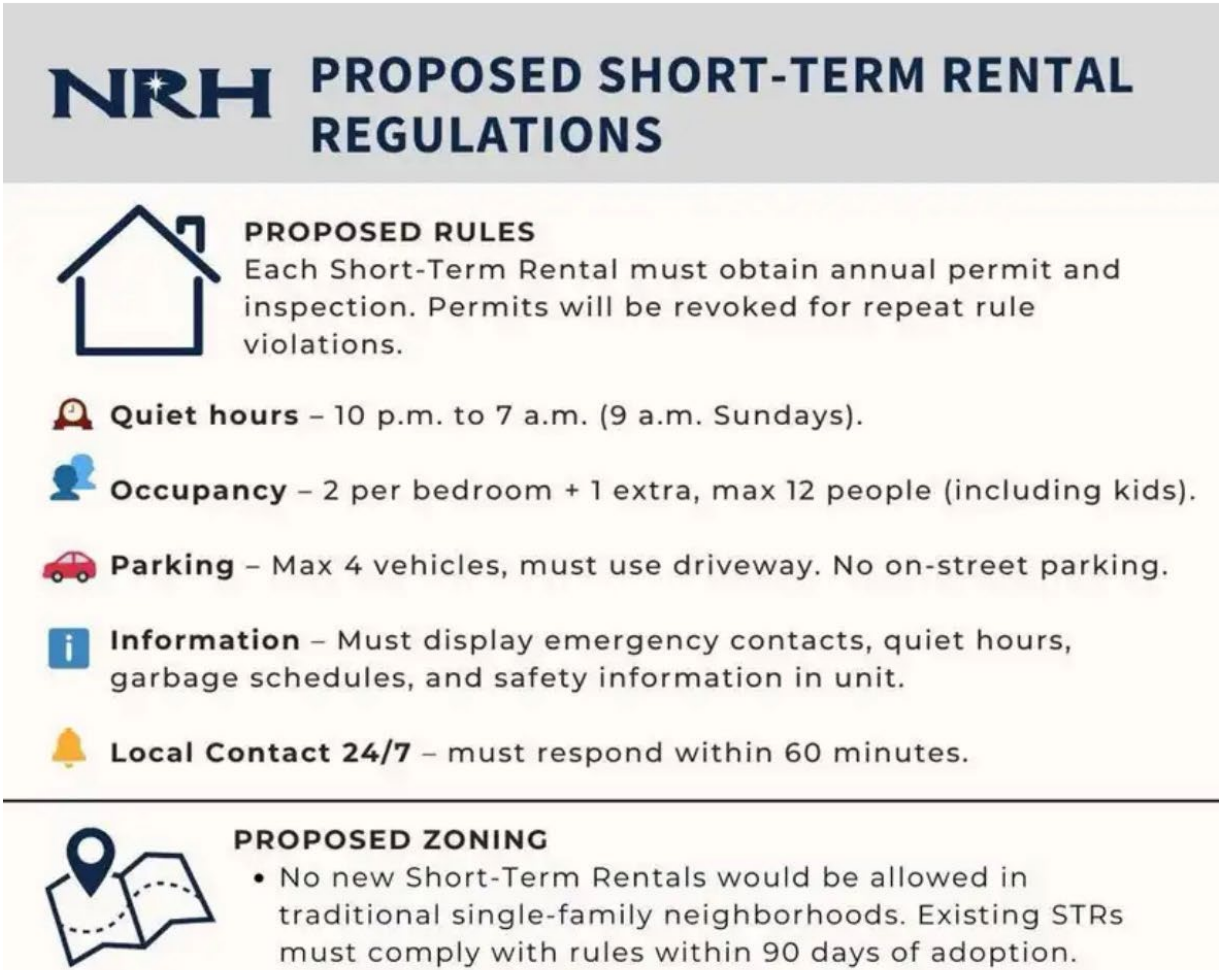
2. Not listed on attachment by Mr. Rodriquez, but I feel HOAs should be allowed to restrict STR.

3. Would change quiet hours from 10 PM to 7 AM to 10 PM to 8 AM.

4. Would emergency contact be listed on city website for neighbors to lookup and reach out too if there was an issue at the STR property?

Thanks again to Mr. Rodriguez for posting this.

[redacted]



- Short-Term Rentals may be allowed in commercial, multi-family, Transit Oriented Development and certain Town Center districts. See map: www.nrhtx.com/STR

PUBLIC HEARINGS

- 7 p.m., Thursday, Sept. 4, Planning & Zoning Meeting, City Hall.
- 7 p.m., Monday, Sept. 8, City Council Meeting, City Hall

SUBMIT WRITTEN COMMENTS

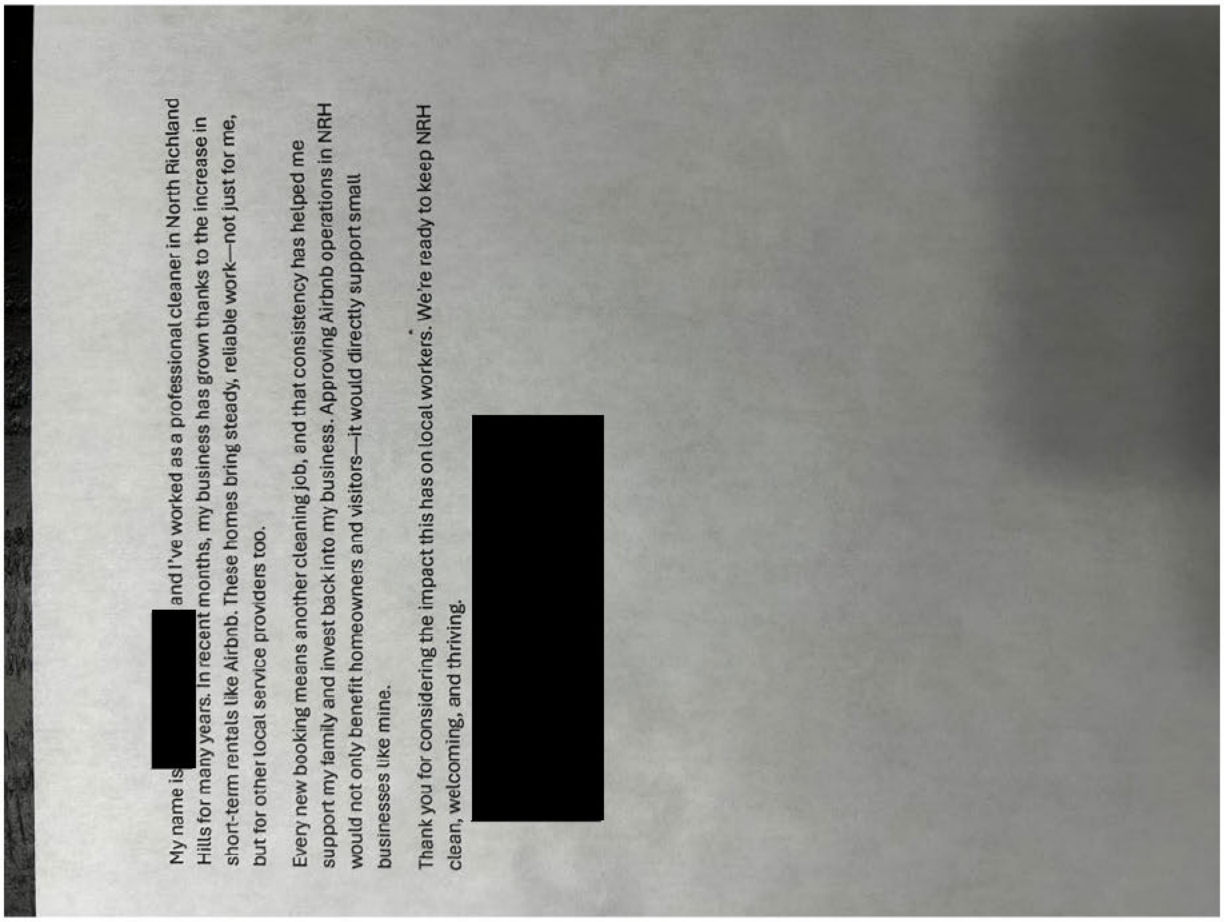
- e-mail comments: rentals@nrhtx.com

Learn more: www.nrhtx.com/STR

Add a comment...

From: [redacted]
To: NRH Planning Rentals
Subject: Letter in support of STRs
Date: Wednesday, September 3, 2025 9:47:08 PM

Hello- attached please find a letter from a STR cleaner.



My name is [redacted] and I've worked as a professional cleaner in North Richland Hills for many years. In recent months, my business has grown thanks to the increase in short-term rentals like Airbnb. These homes bring steady, reliable work—not just for me, but for other local service providers too.

Every new booking means another cleaning job, and that consistency has helped me support my family and invest back into my business. Approving Airbnb operations in NRH would not only benefit homeowners and visitors—it would directly support small businesses like mine.

Thank you for considering the impact this has on local workers. We're ready to keep NRH clean, welcoming, and thriving.

[redacted]

From: [redacted]
To: NRH Planning Rentals
Subject: STR comments
Date: Thursday, September 4, 2025 8:28:23 AM

From: [redacted]
NRH

1. There is no mention of any guidelines on private home swimming pools or use of community swimming pools or any other community shared property such as tennis courts, game rooms, etc. or use of city parks on STR regulations, inspections, etc. Should these be addressed as well if STR renters will be using these facilities?
2, On the sample chart the information about occupancy is confusing and vague. "2 per bedroom". +1…… what does that mean? "Including kids"… is occupancy based on age? Total of 12? This totally needs to be rewritten.
3. How are "guests" counted: (someone who comes for part of the evening - like for a party - but who does not actually sleep or stay overnight at the dwelling). How are guests filtered into the equation of occupancy?
4. Are people (renters and guests) allowed to come and go throughout the time rented as long as the number stays under the maximum number of people? Vehicles will be constantly coming and going and parking will be an issue.
5. If a home becomes a STR how are neighbors notified?
6. It was noted under PRIOR POSTS: A focus group with STR operators will be scheduled later in the summer. Has the focus group been scheduled? What will this focus group do? How will citizens be notified of the focus groups findings?

From: [redacted]
To: NRH Planning Rentals
Subject: Private Property Owners
Date: Thursday, September 4, 2025 9:08:03 AM

Good Afternoon,

I'm writing to oppose the short term rental restriction proposal. I am a firm believer in personal property rights and researched and chose a home that did not have home owner associations and restrictions because of this. We have regulations in place for private properties that already include that the home is being properly maintained, noise restrictions, and restrictions on home business. There is no need for additional regulations on the property if these are being followed. I believe that it is not the right of neighbors to dictate what is done on someone's property as this can lead to more regulation and loss of personal property rights in the future.

I would prefer my remarks remain anonymous as this is a hot button issue in this surrounding suburbs.

Thank you for your consideration,

[redacted]

From: [redacted]
To: NRH Planning Rentals
Subject: Short Term Rental Support
Date: Thursday, September 4, 2025 9:58:06 AM

Dear Mayor and Council Members,

My name is [redacted], and I live in North Richland Hills. In addition to being a homeowner, I also operate a short term rental within my neighborhood. I want to share my perspective as someone who has seen firsthand the value that responsible STRs bring to our city.

In running mine, I've worked hard to ensure it blends seamlessly into the community. My neighbors have never raised complaints, and I've stayed attentive to city codes and best practices. Long before this ordinance was even drafted, I was already operating under the standards it now outlines.

Because NRH isn't viewed as a tourist hub, it may not be obvious who actually uses STRs here. The truth is, my guests are typically families in transition or in crisis: grandparents visiting children and grandchildren who recently moved to the area, people with loved ones receiving medical care, families relocating who need temporary housing, and neighbors displaced by disasters. These are not vacationers looking to party—they're people who benefit from safe, stable, short-term housing during important or difficult times.

That's why I believe STRs, when run responsibly, address a genuine community need. I also believe the city's focus should be on addressing operators who disregard the rules, rather than penalizing those of us who are doing things the right way.

As you move toward a final decision, I'd ask you to take two points into consideration:

- Zoning: My home is in a residential area. Even if I meet every standard, zoning restrictions could put me at risk simply because of location. I urge you not to exclude responsible STRs in neighborhoods when they are proving to be positive, compliant, and safe.
- Parking: My driveway is steep, and my garage entrance is less accessible than my front door. Elderly guests and others with mobility challenges often need to park directly in front of my home for safe access. I ask that the ordinance recognize these practical accessibility needs.

I hope you'll keep in mind that many STR owners are invested residents who care deeply

about our city and our neighborhoods. I am committed to following the rules you put in place and to continuing to operate responsibly.

Thank you for your consideration and for your work on behalf of our community.

Sincerely,

[redacted]

From: [redacted]
To: NRH Planning Rentals; Cori Reaume
Subject: Important Feedback on STR"s for Planning and Zoning Commission
Date: Thursday, September 4, 2025 10:30:29 AM

Hi Cori,

It was great meeting with you last night, thank you for your time and help.

Can you please confirm that this has been sent to zoning ahead of the meeting tonight, and that they've had a chance to read it? :)

Best regards,

[redacted]

To the North Richland Hills Planning and Zoning Commission:

Dear Commissioners,

I appreciate the opportunity to provide input regarding the proposed short-term rental ordinance. My husband and I operate two short-term rental properties in North Richland Hills. As working parents of two young children, this income is critical to our family's financial stability, while also supporting the local economy through guest spending and employment of cleaners, landscapers, and contractors.

I want to state clearly: I believe in reasonable regulation. Responsible hosts like myself welcome clear rules that ensure neighborhood peace, guest safety, and accountability. My concern lies not with regulation itself, but with the speed and scope of this process and whether it provides property owners with fair notice, equal opportunity for input, and rules that are constitutionally sound.

Due Process and Fair Notice
Many short-term rental hosts only became aware of these proposed changes within the last few days. By contrast, other stakeholders appear to have had a longer runway for participation. This raises questions of procedural fairness. If property rights are to be restricted, shouldn't owners be afforded meaningful notice and opportunity to be heard? If not, is the city confident such a process would withstand constitutional scrutiny?

Courts across the country, including the Supreme Court, have long held that zoning

restrictions must be enacted with procedural fairness. Similarly, Texas courts have applied strict scrutiny to ordinances that appear to strip property owners of established rights without due process.

Occupancy Limits
The proposed occupancy formula of two per bedroom plus one appears arbitrary. A more reasonable approach would be three per bedroom plus two, capped at twelve.

Families—grandparents, parents, children, cousins—make up the majority of our guests. They often use bunkbeds and cribs so children can share rooms safely and comfortably. Strict limits prevent families from staying together, forcing them into multiple properties or more expensive hotel options. By comparison, hotels routinely allow four occupants in a single room with two queen beds. Why should a private home, inspected and compliant with fire and parking regulations, be held to a stricter standard than hotels?

Texas courts have recently grappled with this issue. In *Zaatari v. City of Austin*, 615 S.W.3d 172 (Tex. App.—Austin 2019), the court struck down parts of Austin's short-term rental ordinance, finding that restrictions on assembly and occupancy violated constitutional rights of property owners. That ruling should caution municipalities against adopting arbitrary occupancy formulas that fail to serve a legitimate and narrowly tailored government interest.

If the city already enforces fire safety, parking, and inspections, what legitimate interest is served by imposing stricter caps that exclude families, reduce tourism dollars, and depress local business activity? Is this regulation addressing safety—or is it arbitrary?

Other Concerns
The one-hour response requirement also raises questions of reasonableness. Hosts like myself respond quickly, but there are natural limits: school pickup, doctor's appointments, or simply being on an airplane. Does the city intend to penalize operators for circumstances beyond their control? Would such a rigid requirement be considered an undue burden on otherwise responsible hosts?

Likewise, the compliance timeline for permits, inspections, and new requirements must be realistic. If property owners are making good-faith efforts, shouldn't the city allow a reasonable compliance runway rather than creating barriers that could function as de facto bans?

Conclusion

My request is simple: slow this process down, provide hosts with meaningful opportunity to participate, and adopt rules that are reasonable, balanced, and legally defensible. If regulations are rushed or arbitrary, the city risks creating unnecessary conflict and potential legal challenges that no one desires.

North Richland Hills has the chance to be a model of how cities can both protect neighborhoods and partner with responsible hosts. I urge you to seize that opportunity.

Respectfully,

[redacted]

From: [redacted]
To: NRH Planning Rentals
Subject: Short Term Rentals in NRH
Date: Thursday, September 4, 2025 10:32:15 AM

Hello,

I'd like to send a note to support short term rentals in NRH. My family is in need of nice areas to stay in when they come from Baton Rouge to visit us. We always opt for a home instead of hotels so we can gather and spend time with our family. This has been so important to us for convenience, and for making memories with our loved ones. When I heard about the possible zoning changes, my heart sank. We primarily use single family homes in neighborhoods for our needs. Please consider allowing these owners to continue operating.

Thank you for your time.

[redacted]

From: [redacted]
To: NRH Planning Rentals
Subject: Short Term Rentals
Date: Thursday, September 4, 2025 10:39:49 AM

To Whom It May Concern,

I am writing as a resident of North Richland Hills to express my support for allowing and responsibly regulating short-term rentals in our community.

Short-term rentals bring many benefits that positively impact both residents and visitors. They provide homeowners with an opportunity to earn supplemental income, which can help offset rising costs of living, property taxes, and home maintenance. For many, this income makes it possible to remain in their homes and continue contributing to the local community.

Short-term rentals also boost our local economy. Guests spend money at neighborhood shops, restaurants, and attractions, which helps support small businesses and creates local jobs. Unlike large hotels concentrated in specific areas, short-term rentals spread economic activity across different parts of the metroplex.

When thoughtfully regulated, short-term rentals can coexist harmoniously with long-term residents. I encourage the city to adopt fair, balanced regulations that:

- Ensure safety and compliance with existing codes.
- Establish reasonable standards for noise, occupancy, and parking.
- Require proper registration or permits to maintain accountability.

What I do not support are overly restrictive policies or outright bans that eliminate this important opportunity for homeowners and stifle economic benefits for our city.

I respectfully ask the council to recognize the value of short-term rentals and to implement fair policies that allow them to operate responsibly in our community.

Thank you for your time and consideration.

Sincerely,
[redacted]

From: [redacted]
To: NRH Planning Rentals
Subject: Support for Short-Term Rentals
Date: Thursday, September 4, 2025 10:58:13 AM

To whom it may concern,

I'm writing to voice my support for allowing short-term rental properties in our community.

Short-term rentals provide important income for homeowners, boost local businesses, and support tourism. With fair regulations—such as occupancy limits, noise rules, and registration requirements—they can operate responsibly without disrupting neighborhoods. Not to mention, they provide a comfortable, safe place for my family to stay when visiting the area and me.

Instead of restricting STRs entirely, I encourage balanced policies that protect community interests while respecting property rights.

Thank you for your time and consideration.

Sincerely,

[redacted]
NRH Resident

From: [redacted]
To: NRH Planning Rentals
Cc: [redacted]
Subject: Short-term Rentals in NRH
Date: Thursday, September 4, 2025 11:13:16 AM

To Whom It May Concern:

My wife and I have proudly lived in HomeTown East for the past six years, having moved here from separate Hurst neighborhoods. We selected this neighborhood for its thoughtful design, strong community character, and quiet, family-focused environment. Before purchasing, we carefully reviewed the HOA's governing documents—especially the leasing and rental restrictions—and were reassured by the explicit limitations on both short- and long-term rentals. These safeguards were instrumental in our decision to invest in HomeTown East.

Since moving in, however, we have observed several single-family homes—and a greater number of townhomes—being rented out, including at least one operating as a short-term rental (STR) via Airbnb. This is alarming, especially given the previous HOA management's failure to enforce existing restrictions. We are optimistic that our new HOA management company will uphold and enforce these rules as intended.

We were particularly concerned to learn that the City of North Richland Hills is reviewing short-term rental policy as part of updates to its comprehensive land use plan. At the March 24, 2025 city council meeting, STRs and how zoning should address them were key points of discussion, especially in light of a recent Fort Worth court ruling on STRs that might influence NRH policy CitizenPortal.

Moreover, in a September 23, 2024 meeting, the council debated implementing STR registration and enforcement mechanisms—such as requiring a local point of contact, similar to what some municipalities require for hotels—primarily to address issues like noise, party disturbances, and neighborhood disruption CitizenPortal.

At the same time, the City recently enacted **Ordinance 3912** (effective June 23, 2025), mandating annual registration and safety inspections for all single-family, duplex, townhome, and townhouse rentals—including those not owner-occupied—though the current regulations generally apply to **long-term rentals**, not necessarily STRs North Richland HillseCode360.

Why STRs Conflict with HomeTown East's Character & City Goals

- **Community Stability & Safety**
  HomeTown East is a densely laid-out, family-oriented neighborhood adjacent to

schools and parks—not a tourist zone. STR tenants typically lack long-term investment in the community, raising risks related to noise, turnover, and insufficient familiarity with HOA norms.

- **Policy Intent & Local Considerations**
  The city's evolving approach—considering STR oversight within its land use update and exploring registration models—makes it clear that thoughtful restrictions are under serious deliberation. Our objective is to ensure HomeTown East is explicitly excluded from permissive STR policies.

- **Existing Long-Term Rental Framework**
  While the city's current rental regulation framework (Ordinance 3912) covers long-term rentals, STR-specific policy remains unresolved. There's a real opportunity to advocate for STR exclusion in neighborhoods like ours before policy closes the door.

- **Preservation of Neighborhood Values**
  Allowing STRs would undermine the very factors that drew us—and many others—to HomeTown East: consistent occupancy, quiet streets, and neighbor accountability. Nearby hotel options already provide suitable short-term lodging alternatives for visitors.

Our Request

Given the city's current policy discussions, we respectfully urge the following measures:

1. **Exempt HomeTown East and similar residential neighborhoods from STR allowances** within the new comprehensive land use plan.

2. **Extend the existing rental registration and inspection regime** (Ordinance 3912) to include STRs, ensuring they meet safety standards and face penalties for noncompliance—just as long-term rentals do.

3. **Establish a mandatory local contact requirement** for STR operations, so nearby residents have a responsive party to address concerns—akin to what was discussed at the council's September 2024 meeting CitizenPortal.

By proactively clarifying STR policies and preserving the residential-focused character of

HomeTown East, the city can avoid disruptive trends and reinforce community integrity. We strongly and unequivocally oppose the operation of STRs in HomeTown East and ask that our concerns be included in the city's upcoming deliberations and public survey efforts.

Respectfully,

[redacted]

[redacted]

From: [redacted]
To: NRH Planning Rentals
Subject: Hometown Owner Against STR
Date: Thursday, September 4, 2025 11:13:09 AM

Hello,

I am a long term resident of hometown, we're in our second home here in hometown as we grow our family. We absolutely love hometown [redacted]

My husband [redacted] and I are adamantly against short term rentals in Hometown. our streets are already crowded. Many of the areas in question don't have the ability to offer good driveway parking and it will just crowd out streets and allow for more investors into our neighborhood which we do not want.

Please vote no for allowing short term rentals in Hometown. I am okay with the other areas mention, but not Hometown.

[redacted]

From: [redacted]
To: NRH Planning Rentals
Subject: Short term rentals
Date: Thursday, September 4, 2025 11:49:31 AM

I live in Hometown West and am very much opposed to short term rentals in our neighborhood. I moved here 4 years ago and have enjoyed our quiet little neighborhood. Would love for it to stay that way, and I feel that allowing visitors on short term who do not care about our neighborhood, would would only invade on our privacy!

I live North Richland Hills. Seems that the City has the best interest of the citizens in mind!

[redacted]

Sent from Yahoo Mail for iPad

From: [redacted]
To: NRH Planning Rentals
Subject: STR Ban
Date: Thursday, September 4, 2025 11:59:54 AM

Hello,

My name is [redacted]. My husband and I purchased an Airbnb here in North Richland Hills in July after having some financial stress from helping our parents out of a difficult time, and my infant having a week long ICU stay which was only partially covered by insurance. This property has given us a tiny bit of hope for rebuilding our savings.

While we have only been operating for just under 2 months, we have already received twelve 5 star reviews from guests. They have complimented us on things such as our crystal clear pool, spotless interior, immediate response times and convenient location.

Although I do live 45 minutes away, I make it top priority to respond to my guests as quickly as possible- almost always within 5 minutes or less. The few times we've had a guest concerned about something, I had someone out to the house to fix it within the hour.

We do not condone parties or an excessive amount of people staying in the house. We thoroughly communicate to the guests about the trash days, noise regulations, no parties and do everything in our power to screen the guests coming in to make sure they won't be a nuisance to the neighborhood.

I would like to urge the council to please reconsider a ban on short term rentals in residential neighborhoods. We understand there may be a few bad apples, but why do we need to start with an outright ban? It seems like some reasonable rules and regulation is a much better way to move forward. A ban would only cause bad apples to continue operating illegally while the law abiding operators consider pursuing the city for taking away their rights as home owners.

Thank you for your consideration,

[redacted]

From: [redacted]
To: NRH Planning Rentals
Cc: [redacted]
Subject: Oppose STRs in Residential Neighborhood
Date: Thursday, September 4, 2025 12:34:40 PM

To Whom It May Concern:

My wife and I have lived in HomeTown East for three years. We moved here from Fort Worth because we were drawn to the neighborhood's thoughtful design, strong community aesthetic, and quiet residential character. We were excited about the small neighborhood community that is in HomeTown East.

Since moving in, we've unfortunately discovered that several single-family homes—and an even greater number of townhomes—are being rented. While most appear to be long-term leases, we are aware of at least one short-term rental operating as an Airbnb. Although we are concerned about this trend, we remain hopeful that our new HOA management company will more effectively enforce the existing restrictions, which the previous management failed to do.

We were very dismayed to learn that the City of North Richland Hills is considering new regulations that may allow short-term rentals (STRs) in our neighborhood. HomeTown East is a medium-to-high-density residential community where neighbors live in close proximity. This makes it especially important that everyone who resides here understands and follows community rules, maintains their properties, and contributes to the stability and value of the neighborhood. STR tenants, by nature, lack a long-term stake in the community and are often unfamiliar with HOA rules or neighborhood expectations. This can lead to disruptive behavior, increased turnover, and reduced oversight.

HomeTown East is a family-oriented community, located near schools and parks. STRs are incompatible with the residential nature of our neighborhood and have no place near an elementary school. For visitors to the area, there are ample hotel accommodations nearby.

While we cannot speak for other neighborhoods in North Richland Hills, we strongly and unequivocally oppose the operation of STRs in HomeTown East.

Sincerely,
[redacted]

From: [redacted]
To: NRH Planning Rentals
Subject: PLEASE, No short-term rentals.
Date: Thursday, September 4, 2025 1:05:16 PM

Hometown has families, children, a safe place to walk and visit neighbors, near schools.
Short-term rentals will bring profits for owners (corporations, etc) but potential problems (loud parties, destruction of property, unruly traffic,).
It's hard to believe HOA would allow short term leasing when home owners get a warning for not mulching around shrubs.
[redacted]

From: [redacted]
To: NRH Planning Rentals
Subject: Short Term Rentals In Home Town East
Date: Thursday, September 4, 2025 1:06:40 PM

Hello,
I am writing in opposition of the proposed STR permit in Home Town. We are a group of full time residents who live here for the sense of community that Home Town offers. Our children attend the elementary school and play at the parks. We have social gatherings, book clubs, recipe shares, and walking groups. Home Town is not a tourist destination. It is a community shared by the people who make it an exceptional place to live.

I purchased in Home Town because my previous home in NRH was next to an Airbnb. There were nonstop parties, cars everywhere, and the police were called twice due to domestic disputes. As a single mom, I became frightened to live there.

The proposed zoning is not only outdated, it is reckless. You are using a map from 2015. The neighborhood has significantly changed since then but what hasn't changed is allowing STR's next to an elementary school. Airbnb does not require background checks. Why would you risk that next to a school?

I am asking that you please remove Home Town from this proposal. Home Town is a very special neighborhood. It is not a tourist destination. Thank you for your consideration.

[redacted]
Resident of Home Town East

From: [redacted]
To: NRH Planning Rentals
Subject: STR Opposition Letter
Date: Thursday, September 4, 2025 1:41:01 PM

I am writing to express my strong opposition to increasing the availability of short-term rentals (STRs) in our community, particularly regarding the zoning boundaries that include HomeTown SFH, Townhomes and apartments.

While I understand the desire for economic opportunity, the unchecked growth of STRs is detrimental to the long-term health of our residential neighborhood. The commercialization of homes designated for residential use transforms our community into a transient commercial zone, eroding the stability and sense of community that residents value.

The negative impacts include:

Reduced Housing Affordability:
STRs take long-term rental properties off the market, making it harder for local residents and families to find and afford housing.

Community Character:

A constant influx of short-term guests diminishes meaningful neighborhood connections and replaces residents who become part of the local social fabric.

Disruption to Neighbors:

STRs can lead to increased noise, traffic, and parking issues, negatively impacting the daily lives of homeowners and permanent residents.

Lack of Investment in the Community:

STRs primarily serve the financial interests of outside investors, rather than fostering the deep, local investment in the community that makes a place thrive.

I urge the community leaders to consider the long-term consequences and to prioritize the preservation of our community's residential

character. Instead of allowing unrestricted commercialization of homes, please consider:

LImplementing strict regulations and licensing requirements: for any allowed short-term rentals.

Limiting the number of STRs: within residential areas to protect the existing character of our neighborhoods.

Thank you for your time and consideration of these important concerns. I hope you will act to protect the residential integrity of our neighborhood for current and future residents.

Sincerely,

[redacted]

[redacted]

[redacted]

[redacted]

Sent from my iPhone

From: [redacted]
To: NRH Planning Rentals
Cc: [redacted]
Subject: Opposition to Short-Term Rentals in North Richland Hills
Date: Thursday, September 4, 2025 1:44:37 PM

Dear Mayor/City Council Member/Planning & Zoning Commission,

I am writing to respectfully express my opposition to the approval of short-term rentals in North Richland Hills. While I understand the potential economic appeal, I believe the negative consequences to our community far outweigh any short-term benefits.

Short-term rentals fundamentally change the character of residential neighborhoods. Instead of stable, long-term neighbors who invest in the community, we risk frequent turnover of unfamiliar visitors. This often brings increased traffic, noise, parking congestion, and safety concerns—issues that directly undermine the quiet, family-friendly environment that makes North Richland Hills such a desirable place to live.

Furthermore, allowing short-term rentals can drive up housing costs and reduce the availability of homes for families who want to put down roots here. Many nearby cities have struggled with this issue, and I believe North Richland Hills should prioritize preserving affordable housing and neighborhood stability over accommodating transient rental operations.

Our city has worked hard to build a safe, welcoming, and family-oriented community. Short-term rentals would erode that progress. I urge you to vote against approving short-term rentals and instead continue policies that protect the integrity, safety, and long-term well-being of North Richland Hills.

Thank you for your time and consideration.

Sincerely,

[redacted]

[redacted]

[redacted]

Sent from my iPhone

From: [redacted]
To: NRH Planning Rentals
Subject: Opposition to Short-Term Rentals in Hometown
Date: Thursday, September 4, 2025 1:54:21 PM

Dear Council Members,

I am writing to express my strong opposition to the proposal allowing short-term rentals in our neighborhood. As a long-time resident of Hometown, I have witnessed firsthand the unique charm and close-knit nature that defines our community. This is not just a collection of houses—it is a place where neighbors know each other by name, children play safely in front yards, and families gather for block parties and seasonal events. Introducing short-term rentals threatens to undermine the very fabric of what makes Hometown special.

Short-term rentals bring with them a transient population that lacks the investment in our community's well-being. The revolving door of unfamiliar faces erodes the sense of trust and safety we've built over the years. Residents will no longer feel comfortable, as the predictability and familiarity of our neighborhood will be replaced by uncertainty.

Moreover, the areas already marked for short-term rental consideration are adjacent to the ice rink (NyTex), which regularly draws large crowds for hockey games and events. These gatherings already strain local infrastructure and create noise and congestion. Allowing short-term rentals in these zones would only amplify the disruption—imagine the post-game party atmosphere spilling over into a residential home next door. This is not the kind of environment we want to foster in a family-oriented neighborhood.

There are also serious concerns about property values. Studies and anecdotal evidence from other communities suggest that the presence of short-term rentals can lead to decreased home values, increased complaints, and a rise in nuisance issues. Homeowners who have invested in this community deserve to have their property protected—not devalued by commercial interests.

I urge you to consider the long-term impact of this proposal. Hometown is not just a place on a map—it is a community built on relationships, stability, and shared values. Short-term rentals may offer economic benefits to a few, but they come at the cost of the peace, safety, and cohesion that the rest of us cherish.

Please vote against allowing short-term rentals in our neighborhood. Let's preserve the integrity of Hometown and continue to prioritize the needs of its residents.

Sincerely,
[redacted]
Concerned Hometown East Resident

From: [redacted]
To: NRH Planning Rentals
Subject: Zoning meeting
Date: Thursday, September 4, 2025 2:02:22 PM

We received this notice and will not be attending due to family commitments however, we as home owners [redacted] DO NOT endorse this STR proposal. We moved to Hometown because of its stability in homeownership and pride in the neighborhood. We have seen what can happen when liabilities are stretched by people who don't live here. There are enough hotels in the area. Thank you for including this communication to the Board minutes.
[redacted] owners

From: [redacted]
To: NRH Planning Rentals
Subject: Feedback on Proposed STR Zoning Ordinance – Request to Grandfather Existing, Permitted STR [redacted]
Date: Thursday, September 4, 2025 2:13:17 PM

Dear City of North Richland Hills Team,

Thank you for inviting stakeholder feedback on the proposed short-term rental (STR) zoning ordinance. I am the owner-operator of an STR at [redacted] operating **since February 2024** under a **valid Single-Family Rental (SFR) permit** issued **for the purpose of short-term rental**. We are fully compliant with the City's rental-permit requirements.

Key facts & timeline

- **Pre-purchase due diligence:** Before acquiring the property, we spoke with City permitting staff and were advised there was **no STR ordinance** in place at the time and that we should apply for a **regular SFR permit and operate STR.**
- **Acquisition & investment:** Relying on that guidance, we **purchased** [redacted] **on September 26, 2024** and have invested **nearly $1,000,000** in improvements to create a best-in-class STR one of its kind in the US.
- **Community-friendly design:** The home offers unique on-site recreation —**private tennis, pickleball, and basketball (NBA-standard backboards)**—plus a **golfing experience** (putting green, driving practice net, sand bunker). We operate with strong house rules, quiet hours, parking guidance, and safety equipment.

Concern

If the ordinance confines STRs to specific mapped zones, our existing, permitted STR would fall outside the zone and face a severe, unforeseen loss, despite our reliance on City guidance and our compliant permit.

Request

Please **grandfather** existing STRs with valid rental permits issued prior to adoption —**including** [redacted] —so they may continue operating outside a mapped STR zone **provided we meet all operating standards** in the new ordinance. If a general grandfather clause is not feasible, we respectfully request a **property-specific exemption** recognizing our reliance and investment.

We are prepared to **comply with every operational requirement** the City adopts (registration/renewal, local contact response time, occupancy and parking limits, noise controls, trash management, life-safety features/inspections, taxes/fees). I can

provide supporting documents (permit copy, proof of operation since Feb 2024, investment summary) and would welcome a meeting to discuss a compliance path.

Thank you for your consideration and for crafting a balanced ordinance that protects neighborhoods while recognizing good-actor operators who relied on City guidance.

Sincerely,

[redacted]



From: [redacted]
To: NRH Planning Rentals
Subject: Hearing for STR's
Date: Thursday, September 4, 2025 2:45:45 PM

Dear City Council,

I am in favor of the proposed rules and of not allowing any more STR's within our city. I actually have one across the street from me and do NOT enjoy the coming and going at all hours, them taking up all of the street parking or of the noise from the loud music.

Please pass the new rules and keep our city from becoming a place no one wants to live in.

Kind Regards,
[redacted]

From: [redacted]
To: NRH Planning Rentals
Subject: Vote NO to short term rentals NRH!
Date: Thursday, September 4, 2025 3:02:05 PM

Hello,

It's my understanding there will be a meeting this evening to discuss short term rentals (i.e.: AirBnB) in NRH. I am vehemently opposed to this proposal for many reasons, but especially around the Hometown area. My sons (9 and 7) attend Walker Creek Elementary school In Hometown. Short term rentals have many negative consequences, including bringing unwanted visitors to the area that could be potentially dangerous to the community and young children alike. This is a very serious concern of mine with the area in question being directly adjacent to Walker Creek Elementary and the number of children living in Hometown. Other concerns of mine with allowing short term rentals include dropping property values, increases in things like trash & noise, and further complicating an already challenging parking situation in that area in and around Hometown.

North Richland Hills has been my home for over seven years and I would like to keep it a nicely kept community for primary residence only. I strongly urge a vote of "NO" to allowing short term rentals in our beautiful community of North Richland Hills.

Please feel free to reach out to me via email or my phone number below for further questions or input. Thank you!

Best Regards,

[redacted]

From: [redacted]
To: NRH Planning Rentals
Cc: [redacted]
Subject: Public Comment – Opposition to STRs in HomeTown West/East
Date: Thursday, September 4, 2025 3:07:10 PM

Hello,

My husband and I have lived in HomeTown since 2015.

We chose this neighborhood because of its family-focused design, quiet character, and community stability. We thought of our kids walking and riding bikes to schools and the library and we fell in love with the ambiance.

Even today, we love knowing that our kids have familiar faces on every street to practice their social skills with, and who add a layer of security as they ride their bikes or play outside.

This is the kind of neighborhood where grandmothers live down the street from their grandkids. Our neighbors look out for each other and care deeply for the general well-being of the community.

Short-term rentals (STRs) of any kind work directly against community-building and stability.

Even when homes are leased for the current HOA-approved 12 months, they often lack the same kind of commitment to our community that brings peace of mind and civic-mindedness. Understandably, the tenants aren't as invested.

STRs bring transient tenants who intentionally lack long-term commitment, often leading to noise, turnover, and even further reduced accountability. This undermines both HOA rules and neighborhood stability.

We know the City is considering new short-term rental regulations.

We respectfully ask that you:

- **Exclude HomeTown East and West from any permissive STR policy.**
- **Hold STRs to the same registration and inspection requirements as long-term rentals.**
- **Require a local contact for accountability.**
- **HomeTown is near schools and parks. It is not, nor should it be, a tourist area. STRs don't belong in our neighborhood.**

Thank you.

[redacted]

From: [redacted]
To: NRH Planning Rentals
Subject: STR's
Date: Thursday, September 4, 2025 3:48:07 PM

I am a resident of Hometown in NRH, but work for a neighboring city that has banned STR's. STR's have the potential to change the character of a neighborhood. I am opposed to STR's in any traditional neighborhood.

There is not enough staffing to monitor the parking and PD manpower should not be utilized for monitor noise complaints. If any STR's are permitted they should be rented for a minimum of 30 days.

Sent from AT&T Yahoo Mail for iPhone

From: [redacted]
To: NRH Planning Rentals
Subject: Statement Opposing Short-Term Rentals in Hometown
Date: Thursday, September 4, 2025 3:49:26 PM

I am deeply concerned that we are receiving notice of this hearing from our HOA on the very same day it is being held. This does not provide residents with fair time to prepare or participate in such an important matter.

Hometown is a highly valued and well-maintained community. The idea of allowing short-term rentals to infiltrate our neighborhood is unwarranted and harmful. Communities that have permitted short-term rentals have consistently experienced negative consequences: increased crime, parking problems, excessive noise, and disruption to the peace that homeowners work hard to preserve.

North Richland Hills already has more than enough apartment complexes and rental properties to meet the needs of individuals who require temporary housing. Short-term rentals do not add value to our community—they diminish it. If permitted, outside investment groups will inevitably buy up homes in Hometown and convert them into investment properties, reducing opportunities for true homeowners and weakening the sense of community that makes Hometown special.

It is no coincidence that this issue is being raised as the DFW area prepares to host an international, world-recognized soccer event. It is clear that short-term rentals are being pushed to take advantage of this, at the expense of residents.

For these reasons, I am strongly opposed to allowing any short-term rentals within Hometown. Please do not undermine the character, safety, and stability of our community by permitting them.

[redacted]

From: [redacted]
To: NRH Planning Rentals
Subject: Short term rentals
Date: Thursday, September 4, 2025 4:03:43 PM

As a resident of Hometown I oppose any short term rentals.
From [redacted]

From: [redacted]
To: NRH Planning Rentals
Subject: No STR"s in Hometown East!!
Date: Thursday, September 4, 2025 4:05:47 PM
Attachments: image001.png

I am completely against STR's in Hometown East in North Richland Hills. There is already going to be an extended stay hotel. We don't need to invite anymore cars or activity into an already over crowded area. I oppose this!!!!



From: [redacted]
To: NRH Planning Rentals
Subject: Opposition to Proposed Short-Term Rental Zoning in Hometown East
Date: Thursday, September 4, 2025 12:35:43 PM

Dear Council Members,

I am writing as a resident of Hometown East to express my strong opposition to the proposed short-term rental zoning in our neighborhood. Our community is a quiet, family-oriented area with an active Homeowners Association and an elementary school at its heart.

Introducing STRs would significantly disrupt the safety, character, and stability that our families have worked hard to maintain. STRs often bring a high turnover of visitors unfamiliar with our community rules and expectations, increasing traffic, noise, and parking congestion. This is especially concerning given the number of children who walk or bike to school daily.

Our HOA was established to uphold standards that protect residents' quality of life, property values, and community bonds. Allowing commercial rentals would undermine those efforts and set a precedent that could harm the integrity of our neighborhood long term.

I urge the council to prioritize the wellbeing of families and children in Hometown East by rejecting this zoning change. Please preserve our neighborhood as a stable, residential environment rather than opening it up to transient, hotel-like use.

Thank you for your time and for considering the voices of the residents you represent.

Sincerely,

[redacted]

From: [redacted]
To: NRH Planning Rentals
Subject: Please Oppose Zoning Change in Hometown East
Date: Thursday, September 4, 2025 1:06:48 PM

Dear Council Members,

I'm writing as a resident of Hometown East to share my strong opposition to the proposed zoning change that would allow short-term rentals in our neighborhood.

When my family and I chose Hometown East, it was because of the sense of stability and community here. We know our neighbors, we look out for each other, and that's part of what makes this community special. If houses begin turning over to short-term rentals, that stability is at risk. The revolving door of unfamiliar people would take away from the trust and security we've built, especially for families with kids and older residents who count on knowing who lives around them.

There are also practical concerns. More traffic on our streets, parking headaches (there's very limited parking as it is), and late-night noise are real issues that other neighborhoods have faced when short-term rentals moved in. They may seem small on paper, but they add up quickly and can change the day-to-day experience of living here.

Property values are another factor. Buyers who are looking for a family neighborhood want to see long-term residents, not investment properties cycling through guests. If Hometown East gains a reputation for short-term rentals, it will negatively impact the long-term appeal of the community.

Most importantly, many of us purchased our homes here with the understanding that this was a residential neighborhood, not a commercial one. That expectation should be respected. If the city wants to expand opportunities for short-term rentals, the right place for them is in areas already set aside for business and lodging rather than in established neighborhoods like ours.

I hope you'll keep the families of Hometown East in mind when you vote on this proposal. Please help us preserve the character, safety, and peace of the neighborhood we've worked hard to build.

Sincerely,
[redacted]

From: [redacted]
To: NRH Planning Rentals
Subject: Opposition to STR in Hometowm
Date: Thursday, September 4, 2025 1:26:31 PM

Dear NRH City Council,

I am writing as a resident of HomeTown to express my strong opposition to allowing short-term rental properties within our neighborhood.

Short-term rentals often change the character of residential communities in ways that negatively impact long-term residents. They can lead to:

- Increased traffic, noise, and parking congestion.
- Greater safety and security concerns with a constant turnover of unfamiliar visitors.
- Rising housing costs and reduced availability for families who want to live here long-term.
- Erosion of the sense of community that comes from knowing and trusting your neighbors.

Our neighborhood was built on the values of stability, safety, and a sense of belonging. Allowing short-term rentals undermines those values and prioritizes commercial interests over the well-being of residents.

I urge the city to protect the integrity of our neighborhood and maintain its character as a place for families and long-term residents—not as a marketplace for short-term, hotel-like operations.

Thank you for your attention to this important issue. I hope you will stand with residents and reject policies that permit short-term rentals in our community.

Sincerely,
[redacted]

From: [redacted]
To: NRH Planning Rentals
Subject: Please Vote NO on Short-Term Rentals in NRH
Date: Thursday, September 4, 2025 2:22:30 PM

Greetings,

[redacted] Home Town East neighborhood in NRH.

This is a hard NO on permitting short term rentals in North Richland Hills.

Speaking just for Home Town East, we have covenants in place to address rental property, with a minimum rental period of twelve months. (It's bad enough to allow any rentals, due to the lack of renter investment in the community).

First and foremost, short-term rental properties are going to devalue our property, because that's what they do. Home Town was developed for long-term continuity and community.

Anyway, are you familiar with Home Town East? Many driveways do not accommodate vehicle parking – mine among them. Allowing four vehicles per STR is not going to work, although I do concur with banning on-street parking – it's hard enough with these narrow streets.

Twelve people maximum? Recipe for disaster. For every business traveler there will be at least an equal number of party people. Our police department has better things to do than break up loud, obnoxious parties.

Great proposed rules to maintain the STR properties, but they will ultimately fall by the wayside. There will be plenty of landlords milking the system solely for profit, and totally not caring for the community.

Not to mention we have Walker Creek Elementary School right here in the middle of East, with many children walking to and from school. Will landlords be mandated to conduct criminal background checks on renters? (The height of the proposed Marriott hotel in Phase 7 was purposely limited to prevent any view of the school).

Had I any clue the city could trump our HOA regarding rental properties I would have spoken sooner. As it is, I am asking the Planning and Zoning Committee to deny the proposed Short-Term Rental approval. If nothing else, please remove all of Home Town East from consideration for approval.

Thank you, with regards.

[redacted]

[redacted]

From: [redacted]
To: [redacted]
Subject: Short term rentals in Hometown
Date: Thursday, September 4, 2025 3:16:31 PM

As a 20+ NRH townhome owner and resident
I am opposed to short term rentals in Hometowns,
especially in the western townhome areas where on street parking by residents already makes the
streets de facto one way streets and in some
cases impedes emergency vehicles. Adding non resident vehicles would exacerbate this already
existing problem.

I hope you will agree that the rights and concerns of residents outweighs the requests of speculators.

respectfully,

[redacted]

From: [redacted]
To: NRH Planning Rentals
Subject: I vote NO to all STRs in NRH and here"s why
Date: Thursday, September 4, 2025 3:17:53 PM

Dear city of NRH,

Thank you for building our city to support families, stability, and culture. As a resident of NRH for over 9 years, I have loved living here because of the family environment with neighborhoods built around schools and community parks. Short-term rentals (STRs) of any kind and in any part of North Richland Hills is a backwards movement. It does not attract the stable tenants that build community and make our city better.

Owners of STR's lack the attention and care for their properties that would build NRH up. We want home owners who take pride in their home investment and seek to build up commerce and community in our city by living here and being a part. This is just not true of STR owners and renters. Allowing STRs in our neighborhoods diminishes property value and ultimately hurts our city. I do not want to live next to an STR house.

We know that you are considering new short-term rentals and regulations in NRH.

We respectfully ask that you:
1. Do not allow for ANY new STR. Especially is established neighborhoods that are around schools and parks.
2. Hold established Short Term Rentals to the same regulations and inspections requirements as long-term rentals.
3. Require a local contact for accountability.
4. Do not make our home a tourist area. We live here for the quiet family oriented life. I do not want to live in a tourist attraction.

Thank you,

[redacted]

From: [redacted]
To: NRH Planning Rentals
Cc: [redacted]
Subject: Short Term Rentals
Date: Thursday, September 4, 2025 3:56:39 PM

North Richland Hills Planning & Zoning Commission
4301 City Point Drive
North Richland Hills, TX 76180

Re: Opposition to Short-Term Rentals in Residential Neighborhoods

Dear Commissioners,

I am writing to strongly oppose any zoning changes or approvals that would allow short-term rentals in the HomeTown neighborhood. North Richland Hills is a family-centered community, and permitting these commercial lodging businesses in residential areas directly undermines the stability, safety, and integrity of our neighborhoods.

Short-term rentals bring a constant turnover of visitors, creating noise, traffic, and parking problems. They erode the sense of community we value, replacing long-term neighbors with transient guests. This revolving-door environment jeopardizes neighborhood safety and discourages families from choosing to live here.

Property values are also at risk. Potential homebuyers are less likely to purchase next to a property being used as a hotel. Meanwhile, city services—including police, fire, and code enforcement—are put under greater strain to address issues that arise from these rentals.

Residential zoning was designed to protect homeowners and families, not to accommodate businesses. Allowing STRs in our neighborhood would set a harmful precedent and negatively impact the quality of life for residents.

I respectfully urge the Planning & Zoning Commission to protect our neighborhoods by rejecting short-term rentals in residentially zoned areas. Please stand with the residents you represent and preserve the character and safety of our community.

Thank you for your time and for considering the voices of the families who live here.

Sincerely,

[redacted]

[redacted]

North Richland Hills

From: [redacted]
To: NRH Planning Rentals
Subject: Please don't allow
Date: Thursday, September 4, 2025 4:22:10 PM

Please do not allow short term rentals in the Hometown neighborhood!

I am a police officer in another jurisdiction and I know firsthand what trouble follows short term rentals. I am a resident of hometown.

[redacted]

From: [redacted]
To: NRH Planning Rentals
Subject: Fw: Message from Home Town North Richland Hills Residential Association, Inc. - Important Home Town NRH West Information - XN13033104 Do Not Reply - [#XN13033104]
Date: Thursday, September 4, 2025 5:05:16 PM

NRH Planning and Zoning Committee,

There are not enough identifiers on this map to clearly understand which areas are highlighted. It appears that we are located in an area shaded in red; however, the boundary of Hometown then seems to include parts of the Fountain Ridge neighborhood to the south which is not Hometown. The map needs to clearly identify the areas that will be potentially impacted.

We want to go on record that we are strongly opposed to STRs in the Hometown neighborhood. We do not want the traffic, the noise or the parking issues that come from these types of rentals. This is a quiet, established neighborhood and it should stay that way. Regulations do not prevent problems.

[redacted]
[redacted]
Hometown West

From: No Reply <noreply@nmitx.com>
Sent: Thursday, September 4, 2025 1:29 PM
To: [redacted]
Subject: Message from Home Town North Richland Hills Residential Association, Inc. - Important Home Town NRH West Information - XN13033104 Do Not Reply - [#XN13033104]

Please do not reply to this message.

HomeTown NRH Home Owners,

There will be a public hearing TONIGHT (Sept 4th) at 7pm on proposed regulations for Short-Term Rentals (STRs) at the Planning and Zoning Committee meeting, to be held at the City Council Chamber at City Hall, 4301 City Point Drive.

Based on preliminary information, it appears that several areas within HomeTown West may be included in zones that will allow STRs (https://www.nrhtx.com/CivicAlerts.aspx?AID=1244)
Any colored area on the map is an area that would allow for short term rentals if this passes.

If you have any concerns or opinions about STRs being allowed anywhere in HomeTown, now is the time to be heard! Please attend the meeting tonight and/or write to rentals@nrhtx.com today or as soon as possible.

Thank you

This is an unmonitored email account, please do not respond.

Sincerely,

Home Town North Richland Hills Residential Association, Inc.

Email - [redacted]



Virus-free.www.avg.com

From: [redacted]
To: NRH Planning Rentals
Subject: STR in Home Town East
Date: Thursday, September 4, 2025 5:31:23 PM

We are new residents in Home Town East and we are emphatically against Short Term Rentals. They encourage crime, unkept properties, and lower property values. Home Town has maintained its popularity and value up to now, but STR would be a negative for future home sales. There are presently plenty of Apartment type residences where people can do rentals without affecting home owners!

[redacted]

Sent from my iPhone

From: [redacted]
To: Planning
Cc: [redacted]
Subject: Short Term Rentals
Date: Thursday, September 4, 2025 5:32:05 PM

I am writing to urge you NOT to allow short term rentals in Hometown NRH. We have lived here for the last 13 years and have enjoyed the community here. We have invested heavily in our home and plan on staying for years to come. It is a very safe neighborhood with so many retirees and families living here. We moved here from the Arlington Heights neighborhood of Fort Worth which we resided for 17 years. We experienced short term rentals during Rodeo season there and the crime shot up for our neighborhood every year. It brings noise issues, trash issues, parking issues(which is already a NIGHTMARE in Hometown), fights(short term means parties) and other disturbances. Hometown is a FAMILY neighborhood. There is NO reason we need to turn it into a place for short term rentals. I know the World Cup is coming, so I'm sure this is driving the urgency for this to pass. We have so many children in the neighborhood with the elementary school, NRH2O and Peppa the Pig. This poses a danger to them as well. PLEASE do not consider short term rentals for our area.

Thank you,

[redacted]

From: [redacted]
To: NRH Planning Rentals
Subject: AGAINST - Hometown Short Term Rentals
Date: Thursday, September 4, 2025 5:37:57 PM

September 4, 2025

To whom it may concern,

[redacted] proud homeowners in Hometown. We have lived in North Richland Hills for over two years and have developed a deep appreciation for our neighborhood and its community. We know our neighbors. We love our community.

Prior to moving to Hometown, we spent several years in the Mueller neighborhood of Austin, Texas. The atmosphere and character of Mueller closely resemble those of Hometown, allowing us to draw meaningful comparisons between the two areas.

During our time in Austin, we witnessed a sharp increase in property values throughout Mueller. This growth was driven by market trends and the area's rising popularity. Many outside investors purchased homes for cash and transformed them into short-term rental properties, taking advantage of Austin's status as a sought-after destination making Mueller unaffordable.

Hometown was not designed for short term rentals.

It is important to note that Hometown is already zoned for a hotel intended to accommodate visitors to North Richland Hills. To our understanding, the necessary approvals have been secured, and this project could begin at any time.

Based on our experience and longstanding connection to Hometown, we do not support the current proposal to permit short-term rentals in our neighborhood.

Regards,

[redacted]

From: [redacted]
To: NRH Planning Rentals
Subject: Short-Term Rentals Proposal
Date: Thursday, September 4, 2025 5:41:17 PM

I am adamantly opposed to any districting proposal that allows for short-term rentals in NRH.

[redacted]

From: [redacted]
To: Planning
Subject: Short-Term Rentals Proposal
Date: Thursday, September 4, 2025 5:47:49 PM

I am adamantly opposed to any districting proposal that allows for short-term rentals in NRH.

[redacted]

From: [redacted]
To: NRH Planning Rentals
Subject: NO short term rentals in Hometown East
Date: Thursday, September 4, 2025 6:20:29 PM

Good evening, Council Members. My wife and I live in Home Town East. We chose this neighborhood because of its family-focused design, quiet character, and HOA restrictions on rentals.

Since moving in, we've seen multiple homes leased, including at least one short-term rental through Airbnb. STRs bring transient tenants who lack long-term commitment, often leading to noise, turnover, and reduced accountability. This undermines both HOA rules and neighborhood stability.

We know the City is considering new short-term rental regulations. We respectfully ask that you:

Exclude HomeTown East from any permissive STR policy.

Hold STRs to the same registration and inspection requirements as long-term rentals.

Require a local contact for accountability.

HomeTown East is near schools and parks—not a tourist area. STRs don't belong in our neighborhood.

Thanks,
[redacted]

From: [redacted]
To: NRH Planning Rentals
Subject: STR REGULATION
Date: Thursday, September 4, 2025 6:21:08 PM

To introduce myself I own a Short term rental home in North Richland Hills, TX. I am a Christian, a husband, father of two, a plumber, a republican, a proud American and Texan. Me and my wonderful wife Jasmine run a licensed in home daycare out of our house in Ovilla.

The proposed regulation and zoning ban on NRH STRs aims to tell me what I can do with property I rightfully own. I find this to be a gross overstep by the local government.

Despite learning that in NRH we are represented by Republicans at every level of the political order. Hallelujah.

I am intentionally not a libertarian because I think there are more instances where regulation is necessary, but I do believe this is infringement on my property rights and my pursuit of the American dream.

I come from a poor family, and growing up we lived in our van at times on the road. From working 3 jobs to remodeling our first house, me and my wife have worked very hard to rise into the middle class.

And I intend to be a good steward of the money we have been blessed to earn. And Naturally as a tradesman, I am most comfortable investing in what I know- homes.

Our property is nice and we work hard to keep it that way and have even more improvements planned. Our guests love it and rate us five stars.

I would hate to learn that our neighbors are annoyed by our tenants. But it is our property and we have the right to rent it out. For 29 days or 31 days it should not matter it is my property.

That right still exists if I bought another property.

We pay taxes and We do not intend to be a nuisance at all and obviously want tenants that will take care of the home.

We do not allow parties or large groups.

We support local business and tourism and

strive to provide a safe and relaxing place for families to stay when a hotel is not the best option.

Me and my family always stay at an Airbnb instead of a hotel. Long term rental rates are not high enough to support our cost on this house. We bought it as a short term rental and that is the only option for us. Me and my wife are talking to many other STR owners who do not feel represented by the direction the NRH city council seems to be moving quickly in an adversarial manner against short term rental owners.

I’ve been told I’m an old soul and my views are very traditional. I imagine a home owner in an

early America trying to carve out his own American dream by turning his home into a place for people to rent out rooms to stay in. They'd call it an Inn or lodge, maybe even a bed in breakfast. It would've been their home, made into a business. This is not a new thing. No there is nothing new under the sun.

That current short term rentals are likely going to be grandfathered in is a no brainer. Frankly, it is ridiculous that I even am standing up here trying to defend my right to do what I want with this property as if the burden of proof is on me to justify why I should be able to have this business. The burden is on the city to justify why it is so necessary to restrict our rights. Why we should not be able to use our property how we want even if it happens to be in a residential zone outside of certain lines the city has drawn.

This regulation differs from my plumbing code book where gas code and water and sewer sanitary codes protect the safety and health of a community.

It differs from a law that says no smoking inside a public building, where everyone else would have to breathe in the smoke or leave.

This is even different from a hotel, where there are different safety concerns due to building and utility sizes, fire codes and evacuation speed. There are not multiple families. And we are not corporations or large businesses. We are primarily, homeowners and small businesses owners. Small time investors and beginning entrepreneurs. I believe most of us are very close to the business and know our properties like you know your own house, maybe even better. Going forward I will know all of your codes pertaining to STR as well. A corporation has a distance from their hotel. The staff is expected to be more intimately acquainted with the building. But I promise a hotel manager does not know and care for a hotel the way we do with these houses, it's a different scale and a different level of investment and personal liability. It's not just an income source or a job. It is my family's future financial success. It is a retirement plan. It's one house we carefully designed down to the hand towels and the board games. We know the quirks of the house and we know the area.

While my government may tell me that if I install a pool it must meet certain codes, they should not be able to tell me I cannot install a pool.

If I want to park my car on the street like all my neighbors can, the government may tell me the car must be operable and registered and not leaking fluids on the street, the they should not be able to tell me I cannot have cars parked on the street I pay taxes for just like my neighbors.

If I want to convert my garage for another purpose, the city may tell me it must meet the same code requirements of any other room, but the government should not be able to mandate that I then have covered parking installed in the driveway.

We are not trying to turn our single level home into the only three story house in the neighborhood.

We are not trying to run a restaurant or retail business out of the home. We are not trying to turn the home into a concert venue.

We do not intend for the activities going on inside or around the home to be any different from those of our neighbors or our own daily life if we were to reside in the house. The only

difference will be that the people come and go away. Other than that, my rental home should appear like that of any of my neighbors. People will come and go from the house. They will eat sleep and play there. they may swim in the pool and their kids may play in the yard. My guest may want to play music not to exceed the noise ordinance the same as my neighbors abide by.

My guests may have family that lives nearby and they may want to come over and swim at our pool and that is fine just as my neighbors may have guests over to their own home. However, I do not allow parties at our rental, which differs from my neighbors who all may throw parties at their house. I would still argue that I should have the same right to throw any kind of party at my rental house that my neighbor would at their house still abiding by the same local ordinance. The fact that we won't, is just to emphasize that most short term rentals actually desire to operate in a manner that is self restrained from how a long term rental or full time resident might run their house.

The Short term rental business is not a lenient one. There is little forgiveness in the market and reviews are in a way worth more than money. We do not have the luxury of building a relationship with our tenants over the course of a year. We have to be our very best every time. The yard must always be perfect, the house needs to be impeccably clean.

And unlike a house flipper, we cannot afford to put a pretty finish over the home like lipstick on a pig. If we do not actually do quality work, the utilities hidden inside the walls will become a problem down the road. A worn appliance may break down during any 4 night stay. It doesn't matter if it's been perfect all year and then broke during this one visit- that is your bad review and that guest may not have any grace or understanding. So we do our best to stay above and beyond these potential issues. No one treats their home to this standard.

Lastly the government may require that I indefinitely pay a tax just to own my property even after the property is paid off, so that I will never own my land free and clear of the government's ability to take it.

Furthermore the government will Tax me again and again and again from every direction I look even when I try and break out of this rat race by taking a risk, and starting a business that will serve others and benefit the community. Even then, the city may demand 7% of my profit that would not exist if I did not take the risk. And we say it's just the standard status quo that all the cities implement for STR owners to pay the city their rightful tax so that you can restrict us.

To be clear, the city has no inherent right to the money I produce through business, the way I have inalienable rights. But my Lord said "give to Caesar what is Caesar's" and so I do.

I encourage our elected officials to view the money collected by the taxman like a gift from the citizens you serve as I receive every breath I take as a gift from God whom I serve. It is easy to forget and take for granted cause we breathe without thinking and government collects Tax like breathing.

The point is, you've already gone too far in many instances. Stay your hand and take a moment to restrain yourself before placing these restrictions on some of your most productive and ambitious citizens.

Again please help me and all the other Texans who own STRs as part of their plan for

financial success bring this issue to the forefront to move limited regulation in a free and constitutional direction that would make our forefathers proud and set an example for Texas rental law.

Thank you for your time and God Bless.

Sincerely [redacted]

From: [redacted]
To: NRH Planning Rentals
Subject: Last thought
Date: Thursday, September 4, 2025 6:25:51 PM

Since short term rentals devalue surrounding properties I don't understand why this proposal that has such a negative impact on current
homeowners has even gotten this far.

Surely there are no benefits to our neighborhood,
only to absentee landlords.

I hope you will make your decisions based on what is best for our community.

Respectfully ,

[redacted]
NRH Hometown

Sent from AT&T Yahoo Mail for iPhone

From: [redacted]
To: NRH Planning Rentals
Subject: NRH Hometown East Zoning STRs
Date: Thursday, September 4, 2025 6:29:29 PM

Dear Zoning Comittee,

I am a parent who is highly discouraged of having yet another pass of making this neighborhood a tourist rental destination. This is a small family oriented neighborhood and one centered around a elementary school. Yet, this purposed zoning change would mean anyone could have temporary residence next to school grounds. The zones shown are not more than 500 feet away from the edge of the school grounds.

This location is not next to any major attraction, not off a highway, not next to a state park, or anything relating to tourists or vacationing. There are small parks for children, baseball fields, biking / walking trails, a local library, rec center, retirement center, city water park, and High School all right next to each other. All of these places have kids and do not even purtain to tourism, but rather foster a family community. This is why when they designed the community they called it Home Town. It's a small community with only three roads to get into tucked away from all major roads. This means the people who come thru here are usually residents.

My vote on this issue would be a strong no. You can find better suited zoning closer to areas that near major highways, business, other corporate lodging, and attractions.

A concered resident and parent,

[redacted]

From: [redacted]
To: NRH Planning Rentals
Subject: Opposition to STRs in HomeTown East
Date: Thursday, September 4, 2025 6:29:51 PM

Good evening, Council Members.

My husband and I have lived in HomeTown East for 3 years. We moved here with our two young children to capture the true neighborhood feel. Hometown has a family-focused design, quiet character, and HOA restrictions on rentals.

STRs bring transient tenants who lack long-term commitment, often leading to noise, turnover, and reduced accountability. This undermines both HOA rules and neighborhood stability.

We know the City is considering new short-term rental regulations. We respectfully ask that you:
-Exclude HomeTown East from any permissive STR policy.
- Hold STRs to the same registration and inspection requirements as long-term rentals.
- Require a local contact for accountability.

HomeTown East is near schools and park. STRs don't belong in our neighborhood.

Thank you,
[redacted]

From: [redacted]
To: NRH Planning Rentals
Cc: [redacted]
Subject: NRH Short Term Rental Rezoning- HomeTown
Date: Thursday, September 4, 2025 6:38:54 PM

Hello,

I'm writing you to oppose the STR rezoning for HomeTown neighborhood. Considering the obvious reasons of transient uptick and downgrade to the neighborhood, I'd like to add the fact we will have a hotel built by the NRH Library which will bring in more traffic to the neighborhood. Therefore increasing our safety concerns. In closing, I do not agree nor want my neighborhood (HomeTown) to be rezoned for Short Term Rentals. Thanks for your time. Be blessed.

[redacted]

Sent from Yahoo Mail for iPhone

From: [redacted]
To: NRH Planning Rentals
Subject: Short Term Rental
Date: Thursday, September 4, 2025 6:55:56 PM

I am 100% against short term rentals. Neighborhoods are made up of homeowners not renters. it's not good for the community.

[redacted]

From: [redacted]
To: NRH Planning Rentals
Subject: Oppose STR in Hometown East
Date: Thursday, September 4, 2025 7:55:39 PM

I have lived in Hometown East for a little over 3 years.
Looking at the map, my home is in the middle where STR would be approved.
Our neighborhood is near schools, walking trails and parks. Not a tourist area!
I respectively ask that you not consider
Hometown East.

Thank you.
[redacted]

Sent from the all new AOL app for iOS

From: [redacted]
To: NRH Planning Rentals
Subject: Opposition to Short-Term Rentals in HomeTown East
Date: Thursday, September 4, 2025 9:34:35 PM

Dear Planning and Zoning Committee,

I am writing to express my strong opposition to allowing Short-Term Rentals (STRs) in HomeTown East.

Our neighborhood is a residential community built on stability, safety, and connection among neighbors. Allowing transient rentals such as Airbnb or VRBO would disrupt this environment and undermine the sense of security that families, children, and long-term residents rely on. With a school and park at the center of our community, HomeTown East should remain a safe and family-focused neighborhood, not a rental destination.

Short-Term Rentals often bring increased traffic, parking issues, noise, and a lack of accountability from non-resident property owners. They can also negatively impact property values and the overall character of our neighborhood. Most importantly, they introduce constant turnover of unfamiliar visitors, which compromises the safety and peace of mind of residents—especially families with young children.

HomeTown East is not a tourist destination. It is a neighborhood where people live, raise families, and build lasting community ties. I urge you to preserve the integrity of our community by prohibiting STRs in HomeTown East.

Thank you for considering my concerns and for your commitment to protecting the character and safety of our neighborhoods.

Sincerely,

[redacted]

[redacted]

From: [redacted]
To: NRH Planning Rentals
Subject: Opposition to Short-Term Rentals in HomeTown East
Date: Friday, September 5, 2025 4:18:21 AM

To Whom It May Concern,

[redacted], residents of HomeTown East [redacted]

We are currently traveling internationally, were unaware of the meeting on September 4 and unable to attend the public hearing.

Aware of it today September 5 at 2 am CST, we are writing to make sure our voices are heard and strongly urge the City of North Richland Hills to refuse the proposition to allow short-term rentals (STRs) in our neighborhood.

HomeTown East was intentionally designed as a family-oriented residential community, with a school and park at its center.

The presence of short-term rentals such as Airbnbs and VRBOs directly undermines the safety, stability, and character of our neighborhood. STRs are better suited for tourist destinations and commercial areas - not quiet residential neighborhoods where families are raising children.

Outside of HomeTown the city already has excessive plans to house visitors with local hotels right down the street. There are plenty of apartments which can offer short term leasing.

This place is special because of the people who live here knowing each other. The precious value of our neighborhood will be lost if instead we have a rotating group of strangers.

Allowing STRs in HomeTown poses several serious concerns:

1. Safety & Security - With transient visitors frequently coming and going, it becomes difficult to ensure neighborhood safety. Residents will not know

who is living next door from week to week, creating an unnecessary security risk.

2. School & Park Proximity - Our community has a school and central park where children walk, play, and gather daily. Short-term rentals increase the likelihood of strangers in close proximity to these sensitive areas, which is inappropriate and potentially dangerous.

3. Cleanliness & Shared Responsibility - We already have challenges keeping the neighborhood clean, as many pet owners do not pick up after themselves and others leave trash on the main walkway.

People who do not feel they “own” or are a part of this neighborhood often do not take care of its public spaces.

Inviting more strangers will increase this deterioration - hurting everyone and increasing cleanup costs for the neighborhood while only benefiting the homeowners renting their properties as STRs.

Even if STR income were taxed to provide additional care, it would not prevent the long-term negative impact of strangers who have no lasting commitment to the beauty and upkeep of our shared space.

4. Neighborhood Character & Property Values - STRs disrupt the sense of community that long-term residents have built. They often bring noise, parking congestion, and higher traffic. Over time, this can reduce property values and discourage families from moving here.

The special sense of community and shared activities that make this place precious requires involved and committed neighbors. Replacing owners with investors will mean the loss of these involved and concerned citizens and the specialness of our neighborhood.

5. Not a Tourist Destination - HomeTown is not designed nor intended to be a vacation hub. It is a residential neighborhood meant to be a special community, and its zoning should continue to reflect that.

6. Congested Streets - Hometown is already lacking in parking spaces for current residents due to the high density housings (apartments, townhomes, garden homes). STR rules that allow 4 vehicles per booking would significantly impact the parking situation making our charming streets look like a parking lot and creating traffic.

For these reasons, we strongly request that you exclude HomeTown East from any zones that permit STRs. Please prioritize the well-being and safety of the families who live here and preserve the community environment we have worked hard to maintain.

Thank you for your serious consideration.

Respectfully,

[redacted]

[redacted]

Residents, HomeTown East

[redacted]

[redacted]

P.S. We return September 6, 2025 if you wish to speak with me.

From: [redacted]
To: NRH Planning Rentals
Subject: Short Term Rentals
Date: Friday, September 5, 2025 7:19:41 AM

I am writing to urge you NOT to allow short term rentals in Hometown NRH. We have lived here for the last 13 years and have enjoyed the community here. We have invested heavily in our home and plan on staying for years to come. It is a very safe neighborhood with so many retirees and families living here. We moved here from the Arlington Heights neighborhood of Fort Worth which we resided for 17 years. We experienced short term rentals during Rodeo season there and the crime shot up for our neighborhood every year. It brings noise issues, trash issues, parking issues(which is already a NIGHTMARE in Hometown), fights(short term means parties) and other disturbances. Hometown is a FAMILY neighborhood. There is NO reason we need to turn it into a place for short term rentals. I know the World Cup is coming, so I'm sure this is driving the urgency for this to pass. We have so many children in the neighborhood with the elementary school, NRH2O and Peppa the Pig. This poses a danger to them as well. PLEASE do not consider short term rentals for our area.

Sincerely,

[redacted]

From: [redacted]
To: NRH Planning Rentals
Subject: Concerning short term rentals
Date: Friday, September 5, 2025 7:54:15 AM

Dear Council/Board Members,

After reviewing the proposal regarding Airbnb rentals in our neighborhood, I would like to formally voice my concern and opposition.

Our community already faces challenges with street parking, and allowing short-term rentals would increase congestion. Your guidelines state that up to four cars may be allowed per residence, but even that number will create further parking and traffic issues. We already struggle with speeding through the neighborhood, and as a resident [redacted] I have witnessed countless near misses with pedestrians—especially with children who walk daily to the nearby elementary school.

Another significant concern is safety. Will background checks be required for Airbnb applicants to ensure the protection of our children and families? We must take every precaution to prevent individuals with dangerous backgrounds from entering our community.

I take great pride in our neighborhood and the strong sense of community we share. I have lived in a neighborhood that permitted short-term rentals in the past, and the result was a sharp increase in police calls, noise, and disturbances. I fear the same pattern would develop here.

For these reasons, I strongly reject the proposal to allow Airbnb rentals in Hometown East.

Sincerely,



From: [redacted]
To: NRH Planning Rentals
Subject: Freedom
Date: Friday, September 5, 2025 9:27:33 AM

Dear sirs, I am a resident of NRH. I like having the rules you proposed for the short term rentals. The only thing I don't like about it is that I feel as though if someone wants to turn a house in to a short term rental, as long as they comply with the rules, they should have the freedom to do so. Taking away that freedom is a step toward communism.

[redacted]

From: [redacted]
To: NRH Planning Rentals
Subject: From Blight to Beauty: Why Short-Term Rentals Can Help NRH Thrive
Date: Friday, September 5, 2025 11:36:24 AM

Dear Mayor and Council Members,

I am writing to you not only as a homeowner and resident of North Richland Hills, but also as someone who is deeply invested in the well-being, growth, and beauty of our community.

When I purchased my property, it was in very poor condition and, to my understanding, had been sitting vacant for several years. Neighbors shared that, for at least two decades prior, the house had been used as a long-term rental, often falling into disrepair. One neighbor even came forward at the Townhall meeting yesterday to share that in the last four years since I took ownership, this has been the most peace he has experienced in over 20 years of living next door. What was once an eyesore in our city has now been restored into a home that contributes positively to the neighborhood.

I believe that short-term rentals, when managed responsibly, can be a benefit to North Richland Hills. My own home is an example of how a vacant, neglected property can be transformed into a beautiful and welcoming place for visitors, while also preserving peace for neighbors. Beyond property ownership, I am a proud citizen of NRH. My children attend Birdville ISD, and my family participates actively in community events, including the Fix-It Blitz.

I want to be clear: I am not a large-scale real estate tycoon seeking to acquire dozens of homes for profit. I am a resident and small business owner who loves this city and wants to see it thrive. My goal is to invest in North Richland Hills in ways that enhance its beauty, improve neighborhoods, and provide value to the community.

I understand that the Planning and Zoning Commission is working to present regulations on short-term rentals, and I support fair and balanced regulation. However, I do not believe that zoning restrictions are the appropriate path at this time. Instead, I respectfully propose that regulations be applied for a trial period to help establish balance, allowing the city to identify and remove nuisance properties while continuing to support responsible operators who maintain safe, well-managed homes.

Finally, I urge you to consider that this issue is one that greatly impacts our community as a whole. I believe that the citizens of North Richland Hills deserve the opportunity to vote on this matter so that all voices can be heard in shaping the future of our neighborhoods.

Thank you for your time and thoughtful consideration. Please do not hesitate to reach out with any questions or concerns. I am dedicated to working with the city to find solutions that protect our neighborhoods while allowing responsible residents like myself to continue contributing positively.

[redacted]

From: [redacted]
To: NRH Planning Rentals
Subject: Opposing Short term rentals
Date: Friday, September 5, 2025 3:30:17 PM

Hi!

I would like to voice my opinion on the proposed short term rental.

I see that my neighborhood is included in one of the proposed areas. I live in a townhome in Hometown on the west side where this could possibly be allowed. My family OPPOSES this as our area is already limited on parking due to many of us not having ample driveway space to park our vehicles so we have to park on the street. I do see that there would be no street parking allowed but I do not see how this could possibly be policed/governed. Residents utilize our garages, driveways (if we have them) and the street for parking. Sometimes there is not ample room for the people who own their townhome to park near their residence. Adding more traffic, cars and people to an already congested area will just lead to more frustration and crime. It is not right for tax paying residents to be pushed out of their parking spaces and worry about more foot traffic.

Please reconsider the townhome area of Hometown as an area for short term rentals due to the already compact space and stress it will add to the area and residents!

[redacted]

Sent from my Verizon, Samsung Galaxy smartphone

From: [redacted]
To: NRH Planning Rentals
Subject: Short term rentals
Date: Saturday, September 6, 2025 9:44:02 AM

Please do not allow new short term rentals in traditional neighborhoods. Most of these neighborhoods have residents who have lived there forever and they also have lots of older people who would suffer from that. As you know, you can post whatever rules they should abide by but who will be there to be sure they do. And if they don't and the police are called, how long before they arrive? They are busy and shouldn't have to deal with something like that when there are much more important crimes they have to face. I know for us personally, we are older and live in a neighborhood that only has about 48 homes. Most of us are older just trying to live out the rest of our lives in peace and quiet. Please reconsider your decision to add traditional neighborhoods. We moved to NRH because it was a quiet place with great neighborhoods. Please don't change that.

Have a great day!
[redacted]

From: [redacted]
To: NRH Planning Rentals; Cori Reaume; Planning
Cc: [redacted]
Subject: Home Town District and Home Town East HOA zoning
Date: Sunday, September 7, 2025 2:42:23 PM
Attachments: HomeTownEastHOA-ZoningChange-HometownPlan.pdf

To City of NRH Planning Department,

Please see the attached file which is using the 2015 Town Center Regulating & Thoroughfare Plan document and is annotated to show the HOA boundaries. I received the 2015 plan via a link sent by Director Reaume in response to a question on the zoning areas for STRs.

I propose that the 365 properties that make up the developed sections of the Home Town East NRH Owners Association be treated equally with respect to the Town Center zoning.
The initial area under development in 2015 was considered NEIGHBORHOOD GENERAL.

At that time there were sections that could have been developed in the higher density NEIGHBORHOOD CENTER category. Those areas were NOT developed in that manner.

Please consider converting all property parcels within the Home Town East NRH Owners Association boundaries as shown on the attached document to NEIGHBORHOOD GENERAL category. Please reply at your earliest convenience regarding this proposal.

Respectfully,
[redacted]

[redacted]

From: [redacted]
To: NRH Planning Rentals
Subject: Short Term Rentals
Date: Saturday, September 6, 2025 5:00:44 PM

I support the regulations that the city has proposed for short term rentals. Thank you for supporting our community.

From: [redacted]
To: NRH Planning Rentals
Subject: Support Regulations
Date: Saturday, September 6, 2025 5:16:41 PM

To Whom It May Concern,
I am in support of the regulations that the city has proposed for short term rentals. I currently live at [redacted] in North Richland Hills, TX. Thanks for your time.
Sincerely,
[redacted]
Sent from my iPhone

From: [redacted]
To: NRH Planning Rentals
Subject: Short Term rentals in N Richland Hills
Date: Saturday, September 6, 2025 9:31:08 PM

To whom it may concern,

I have been a resident in N Richland Hills for more than 30 years... (When Davis was still 2 lanes most of the way...)

I am writing tonight to address the public hearing I did not know about until it has past... I would like to voice my dis-approval for N Richland Hills to allow in any fashion short-term rental property permits or similar authorization. Furthermore, I would like for N Richland Hills to maintain an ordinance preventing such property use.

I have witnessed on many occasions of these properties turn into "party houses" for people that do not respect anything or anyone around them.

I currently live in HomeTown West and most definitely do not want any short-term rental property in our neighborhood.

Thank you for your time and attention to this issue.

Respectfully,

[redacted]

From: [redacted]
To: NRH Planning Rentals
Date: Sunday, September 7, 2025 5:19:54 PM

Hi!

I'm sorry but I misunderstood the STR vote coming up tomorrow at the city council when I sent my previous email. I am in favor of restrictions to these STR but do not see how it is going to be enforced, especially the parking. I live in the townhomes affected and the street parking is already minimal as some homes don't have any driveway space and maybe only a single car garage.

If the STR's are in fact going to be limited in areas where the neighborhoods are impacted negatively, there should not be any allowed in Hometown as it is already a compact area.

Thanks for listening.

[redacted]

Sent from my Verizon, Samsung Galaxy smartphone

From: [redacted]
To: NRH Planning Rentals
Subject: A Letter to City Council: Short Term Rentals
Date: Sunday, September 7, 2025 10:50:03 PM

Hello, my name is [redacted]. I am married with three children under the age of 10 and live here locally. In addition to working full-time, my wife and I operate a STR in NRH as a way to help make ends meet financially. I attended the July Town Hall meeting (where I spoke) as well as the zoning meeting last week.

The purpose of this email is not only to voice my opposition to a ban on STRs in residential areas but also to share significant concerns regarding several of the proposed ordinances. I have outlined my thoughts and recommendations below, and I respectfully ask that they be given serious consideration.

1. Privacy and Safety Concerns

At the September 4th zoning meeting, it was noted that STR home addresses may be proposed for public disclosure. This presents significant risks:

• Safety Risks: Publicizing STR addresses could make these properties targets for theft, burglary, or even physical harm to guests, owners, and neighbors.

• Fraud Risks: Public disclosure could increase the risk of squatters exploiting vacant STR homes, leading to major issues for neighborhoods and city resources.

Recommendation: **STR registration information should be kept confidential and accessible only to city officials and enforcement staff, not the general public.**

2. Parking Ordinance – Proposed Ban on Street Parking for STRs

The proposal to prohibit STR guests from parking on the street raises significant concerns regarding both enforceability and fairness. Strict prohibition is likely to create more issues than it resolves.

Potential Issues:

• Neighbors may intentionally park in front of STR properties to trigger a violation.

• Unaffiliated individuals could park in front of a STR, resulting in unfair penalties.

• Property owners themselves park in front of their own property leading to a violation.

• STR owners could be unfairly penalized for street parking by guests staying longer than 30 days (outside the STR definition).

Recommendation: Short term renters are only permitted to park in a garage, driveway, or on street in front of STR homes. Parking in front of neighboring homes is prohibited.

3. Occupancy Limits

While occupancy limits are important, the proposed standard of two persons per bedroom plus one is overly restrictive and does not account for differences in property size and layout.

Alternative Proposal:

• Set occupancy based on room size.

• Standard bedrooms: maximum of 2 occupants +1.

• Larger bedrooms (above a defined square footage): maximum of 4 occupants.

• Compliance can be verified during the permitting process and confirmed through inspections.

4. STR Permit Fees

At the September 4 zoning meeting, it was proposed that the city charge $500 for a STR permit. While I fully support the compliance measures that permits provide, this proposed fee is excessive and burdensome compared to regional standards.

Alternative Proposal:

• $150 permit fee for STRs.

• $150 permit fee for long-term rental properties (currently there is no fee to acquire a rental permit in NRH)

• $100 yearly renewal fee for all short and long term rental properties

Supporting Context:

• Most cities in the DFW area charge between $100–$150 for STR permits.

• The highest STR permit fee in the region is Carrollton at $250, and that policy has led to litigation and strong pushback.

5. Hotel Tax

• Clarification Needed: Simply, how is it paid?

• Compliance Process: STR owners want to remain in compliance, but there is uncertainty regarding the payment process. What system or method will be established to ensure accurate reporting and remittance of the tax?

• Recommendation: Implement a streamlined, user-friendly system for tax collection and reporting, ensuring fairness and accountability.

Lastly, in the interest of transparency, there are thirty STR operators—and that number is growing daily—who are in the process of retaining legal counsel to oppose any unfair bans or ordinances the city may consider enacting. Many of these operators also plan to speak at the meeting on September 8th. After hearing the complaints from residents at the town hall, I am confident that fair rules and fair regulations can address and resolve all of the issues that were presented.

[redacted]

From: [redacted]
To: NRH Planning Rentals
Subject: Proposed Short-Term Rental
Date: Monday, September 8, 2025 7:29:50 AM
Attachments: City NRH Short-Term Rental.pdf

Good morning,
Please find attached a letter for review regarding short-term rentals.
Thank you,
[redacted]

[redacted]

September 8, 2025

North Richland Hills City Hall
Attn: Planning & Zoning Commission & City Council
4300 City Point Drive
North Richland Hills, TX 76180

Dear Sir/Madam,
I am writing to express my strong opposition that would allow short-term rentals in our neighborhood. While I understand the need for short-term rentals in our city, I believe that this would have a detrimental impact on our neighborhood.

First and foremost, short-term rentals place safety concerns with temporary guests. It's impossible to know who is coming and going and increases the risk for crime, parties, and possible dangers for families and kids. I fear that our property values could drop with the possibility of increased noise pollution, trash being left behind, and lack of accountability of the guest. Most short-term rentals come with multiple vehicles, and I feel this could lead to parking and traffic issues. In our neighborhood there are already areas where cars are parked on the street.

Furthermore, Diamond Loch is a quiet, family-oriented community. Allowing short-term rentals disrupts the character and stability we've established. I believe that short-term rentals are simply not the right fit for our neighborhood. Thank you for your attention to this matter.

Sincerely,
[redacted]

From: [redacted]
To: NRH Planning Rentals
Subject: STR ordinance concerns
Date: Monday, September 8, 2025 8:49:16 AM

Hello!

I am a STR operator in NRH and have a few concerns with the ordinance that I would like to voice. For the record, I am very much against the residential ban on STRs that is currently proposed in the ordinance. A residential ban is essentially a STR ban in NRH because the "approved areas" in your ordinance have very few reasonable opportunities for STRs. A residential ban is a city ban.

1. Public Portal showing addresses of STRs in NRH is a major concern for me. I do not understand why the city would want to make the addresses of STRs available to anyone and everyone. This poses multiple safety issues and is a violation of the property owner's right to privacy. Please note that the average vacancy rate for an STR is somewhere between 60-70%. Criminals know this and target STRs as properties that are easy to burglarize. If you post our addresses for criminals, we WILL get robbed multiple times. This creates safety concerns for our guests and for our neighbors and will cost us time, money, and resources. This is NOT safe for anyone involved.

If the idea of the portal is to make neighbors aware that they live near a STR, just notify the neighbors. Two cities where I am licensed address this by sending a yearly notice to the neighbors which states that there is a STR as our address. This informs the needed individuals but doesn't inform the criminals of our location.

I very strongly ask you: Do not post the addresses of STRs for the public as this will increase crime for STRs and the neighbors.

2. The $500 annual fee for an STR permit is extremely high. I own STRs in 6 other DFW cities and none of them require permit fees anywhere near that high. Your fee is 2-5x higher than any other fee that I pay. This seems like an excessively high fee for STRs operators that is intended to keep STRs away instead of regulating them.

3. I will not be able to attend the meeting tonight because of family commitments, but if I were there I would read the following for the council. This is important information and I hope that the city is aware of the legal protections for STR operators in the Texas constitution.

The Texas Constitution's "due course of law" clause, found in Article 1, Section 19, protects citizens from deprivation of life, liberty, property, privileges, or immunities except through the legal processes established by law. This essentially means that any deprivation of our property rights must occur through established legal procedures and not arbitrarily or unjustly. In order to be "just" those who are proposing to take away a homeowner's constitutional right to use their property as they please must prove that the interest that the ordinance attempts to protect actually exists. In this case, we look at the concerns of the city and neighbors. Are there more city violations with STRs than other properties? Do property values decrease because of STRs? Does crime increase in the area because of the STR? Are there parties or noise violations because of the STR? For the vast majority of

STRs, none of these things have happened.

Unless the city can prove that NRH STRs cause more crime and city violations, cause property values to decline, are in worse condition than other NRH homes, and disturb the peace more than owner occupant homes, the due course of law clause protects us as property owners.

I'd like to close with an excerpt from a Presentation titled "First Principles for Regulating Short Term Rentals in Texas" by Chance Weldon of the Texas Public Policy Foundation in Austin:

If a city's ordinances are silent on the issue of STRs, then the common law presumption is that STR use in residential areas is permissible. If a city chooses to regulate STRs in ways that differ from long-term rentals, those regulations must, at a minimum, be based on evidence that STRs are creating nuisances and must be targeted to address those nuisances. Like any other common law use of property, mere antipathy towards STRs in a community is not sufficient to justify prohibition of the practice.



From: [redacted]
To: NRH Planning Rentals
Subject: STRs
Date: Monday, September 8, 2025 8:51:42 AM
Attachments: image.png

To Whom It May Concern:

My name is [redacted], and I reside in North Richland Hills--[redacted]. I am writing to ask you to reconsider your stance regarding short term rentals in residential neighborhoods. As someone who owns property in one where a short-term rental exists, I have witnessed firsthand the problems with such a situation. I believe that the problems have been delineated for the city council by other Carston Court residents at meetings I was unable to attend.

As I understand it, at the last meeting, there were STR operators that spoke against the ordinance who actually live in Dallas, Lewisville, and Ovilla. It amazes me that the voices of residents of other cities would even be considered in this situation. I am unsure of the logic behind their opposition and, of course, of any NRH councilperson's consideration of it.

I believe that STRs negatively impact the strong and vibrant community culture that pervades in North Richland Hills. Please consider this as you cast your vote this evening. Furthermore, imagine the neighborhoods in which you each personally live and if you would desire such an STR next door.

Thank you for reading this email and, more importantly, for giving prayerful consideration to this matter.

Sincerely,

[redacted]

I am presently reading *The Deeply Formed Life* by Rich Villodas.

From: [redacted]
To: NRH Planning Rentals
Subject: STR Ban & Ordinace Concerns
Date: Monday, September 8, 2025 9:28:20 AM

Hello, my name is [redacted] and I am a married mother of 3 who lives locally. My Husband and I own an operate a STR property in NRH to help make ends meet financially. We have several concerns with the ordinance that I would like to voice below. For the record, We are very much against the residential ban on STRs that is currently proposed in the ordinance. A residential ban is essentially a STR ban in NRH because the "approved areas" in your ordinance have very few reasonable opportunities for STRs. A residential ban is a city ban.

1. Public Portal showing addresses of STRs in NRH is a major concern for us. I do not understand why the city would want to make the addresses of STRs available to anyone and everyone. This poses multiple safety issues and is a violation of the property owner's right to privacy. Please note that the average vacancy rate for an STR is somewhere between 60-70%. Criminals know this and target STRs as properties that are easy to burglarize. If you post our addresses for criminals, we WILL get robbed multiple times. This creates safety concerns for our guests and for our neighbors and will cost us time, money, and resources. This is NOT safe for anyone involved.

I very strongly ask you: Do not post the addresses of STRs for the public as this will increase crime for STRs and the neighbors.

2. The $500 annual fee for an STR permit is extremely high. Your fee is 2-5x higher than any other fee in the DFW area. This seems like an excessively high fee for STRs operators that is intended to keep STRs away instead of regulating them.

3. Lastly I hope that the city is aware of the legal protections for STR operators in the Texas constitution...

The Texas Constitution's "due course of law" clause, found in Article 1, Section 19, protects citizens from deprivation of life, liberty, property, privileges, or immunities except through the legal processes established by law. This essentially means that any deprivation of our property rights must occur through established legal procedures and not arbitrarily or unjustly. In order to be "just" those who are proposing to take away a homeowner's constitutional right to use their property as they please must prove that the interest that the ordinance attempts to protect actually exists. In this case, we look at the concerns of the city and neighbors. Are there more city violations with STRs than other properties? Do property values decrease because of STRs? Does crime increase in the area because of the STR? Are there parties or noise violations because of the STR? For the vast majority of STRs, none of these things have happened.

Unless the city can prove that NRH STRs cause more crime and city violations, cause property values to decline, are in worse condition than other NRH homes, and disturb the peace more than owner occupant homes, the due course of law clause protects us as property owners.

I'd like to close with an excerpt from a Presentation titled "First Principles for Regulating Short Term Rentals in Texas" by Chance Weldon of the Texas Public Policy Foundation in

Austin:

If a city's ordinances are silent on the issue of STRs, then the common law presumption is that STR use in residential areas is permissible. If a city chooses to regulate STRs in ways that differ from long-term rentals, those regulations must, at a minimum, be based on evidence that STRs are creating nuisances and must be targeted to address those nuisances. Like any other common law use of property, mere antipathy towards STRs in a community is not sufficient to justify prohibition of the practice.

[redacted]

From: [redacted]
To: NRH Planning Rentals
Subject: STR Ban/Ordinance Concerns
Date: Monday, September 8, 2025 9:38:56 AM

We look forward to seeing everyone tonight at the meeting with City Counsil. We are in support of STR in residential areas with reasonable rules and Regulations.

Below is important information that I hope the city is aware of with regards to legal protections for STR operators in the Texas constitution.

The Texas Constitution's "due course of law" clause, found in Article 1, Section 19, protects citizens from deprivation of life, liberty, property, privileges, or immunities except through the legal processes established by law. This essentially means that any deprivation of our property rights must occur through established legal procedures and not arbitrarily or unjustly. In order to be "just" those who are proposing to take away a homeowner's constitutional right to use their property as they please must prove that the interest that the ordinance attempts to protect actually exists. In this case, we look at the concerns of the city and neighbors. Are there more city violations with STRs than other properties? Do property values decrease because of STRs? Does crime increase in the area because of the STR? Are there parties or noise violations because of the STR? For the vast majority of STRs, none of these things have happened.

Unless the city can prove that NRH STRs cause more crime and city violations, cause property values to decline, are in worse condition than other NRH homes, and disturb the peace more than owner occupant homes, the due course of law clause protects us as property owners.

I'd like to close with an excerpt from a Presentation titled "First Principles for Regulating Short Term Rentals in Texas" by Chance Weldon of the Texas Public Policy Foundation in Austin:

If a city's ordinances are silent on the issue of STRs, then the common law presumption is that STR use in residential areas is permissible. If a city chooses to regulate STRs in ways that differ from long-term rentals, those regulations must, at a minimum, be based on evidence that STRs are creating nuisances and must be targeted to address those nuisances. Like any other common law use of property, mere antipathy towards STRs in a community is not sufficient to justify prohibition of the practice.

[redacted]

From: [redacted]
To: Matt Blake; Cecille Delaney; Ricky Rodriguez; Danny Roberts; Kelvin Deupree; Billy Parks; Jack McCarty; Russ Mitchell; NRH Planning Rentals
Subject: #1 EXTREME OVERREACH in proposed STR ordinance
Date: Monday, September 8, 2025 10:17:24 AM

Hi everyone,

Following up with an official email to be included in public comments.

While I understand the goal is to give the perception of listening to certain residents who have taken time to complain about a handful of STRs in residential neighborhoods, it is important to note that the concerns identified as overall complaints about STRs has not been quantified with actual data as it pertains to NRH STRs. This was publicly acknowledged in the town hall. Also publicly acknowledged was the large number of STRs that have already been identified (200+), yet the complaints stem around a handful with a city of over 80k residents.

I have numerous videos of residential streets filled with cars on the street and personal construction equipment on my path to school each day. These are not STRs. Heaven forbid a child get hit on their way walking to school because of these owner occupied or LTR residents because the city failed to take action over a problem that is NOT exclusive or predominant in most STRs.

The example Jack provided was about a resident who drives his COMMERCIAL vehicle home from work and has to go to work in it and has trouble backing out of his driveway. While door knocking over the past two years, several homeowners complained about the bobcat parked on Mackey. Yet nothing was done. There were also residents who faced fines when they parked a work trailer in their driveway. The inconsistency of the application of consistent ordinance across the city is hugely discriminatory. Many people are operating businesses out of their home, construction, irrigation, daycares, hair salons / braiding, etc. I also drive uber so I know exactly what goes on in our town.

I would love to share a way to share all the videos from this weekend and morning on the way to school with multiple vehicles parked in streets and driveways; however, the city has not provided a way for residents to do that because of their "malware" concerns. Many have been shared on Jack's post on FB, but I obtained several more this morning on the way to school,

Additionally, allowing STRs in commercial or MF zoning is basically a joke. You want to give the appearance of allowing something when there is no practical way for anyone to do it. As you know, most apartment complexes do not allow subleasing. Additionally, what you are saying is bad for homeowners is OK for the folks you value less in apartments. In my neighborhood, the amount of work these homes would need to be compliant with the overreaching inspections and property conditions would not be feasible for any homeowner nor any investor. This is why I live in my house because it needs over 100k in renovations & that did not make sense from an investment perspective. Not to mention, it was zoned commercial and lenders would not give me the funds for a residential resale. Most of the homes in my neighborhood have this issue.

I will try to attach one video from today and hopefully it will go through, but if not I would greatly appreciate the city finding a way for people to send media since you will not allow it to

be presented in city council meetings.

Since my email is getting lengthy, I will attach a summary of each concern I have in separate emails. I would also think after the shootings around town including Malibu Jack's and the multifamily apartments, the council could spend their time to come up with solutions for the entire city versus a witch hunt.

Why is this issue being so hastily & arbitrarily pushed? Is it to help the investors around city hall get some occupancy and funds coming in to cover all the vacancies? Just wait until the occupancy and parking rules are violated there because most people can't afford $2k + a month on their own. I am not a fan of any of these occupancy or parking rules if they don't apply to all housing in our city. I also would oppose that too on the basis of property freedom.

From: [redacted]
To: NRH Planning Rentals
Subject: Approve Short-Term Rental Regulations
Date: Monday, September 8, 2025 11:48:26 AM

Greetings,

[redacted] Home Town East neighborhood (called Neighborhood Center on the proposed Short-Term Rental map. As an aside, I live in the Villas at Home Town, west of the apartments. While we are often overlooked, we are part of Home Town East and subject to the HOA covenants).

First, I viewed the Planning and Zoning Commission meeting Thursday September 4 on-line, and I was highly impressed with the efforts NRH has put into this Short-Term Rental initiative. I especially applaud that the commission acted to delete Home Town East, an HOA governed community, from the STR map. Home Town East is an award winning and NRH showcase community in which Short-Term Rentals have no place.

Second, while I personally remain opposed to STR's operated from residential neighborhoods, I now support the NRH City Council's approval of the proposed regulations. This is a thoughtful and thorough plan, with obviously much research and time invested. During this process I learned of an Airbnb short-term rental being operated in Home Town East, in blatant violation of the community covenants.

Third, after hearing the comments from some of the STR owners, with their sense of entitlement and veiled threats of litigation against the city, I urge City Council to disprove any grandfathering. These operators, who primarily live outside of NRH, did no favors to their cause. Too bad, because there were obviously some sincere operators just trying to make an honest living. All STR's need to be in compliance with the proposed regulations.

Finally, as an original owner in Home Town East with every intent to remain, I thank all city staff for their hard work and efforts to keep NRH such a great and livable community!

Thank you, with regards.

[redacted]

From:	[redacted]
To:	NRH Planning Rentals
Cc:	Jack McCarty; Cecille Delaney; Ricky Rodriguez; Danny Roberts; Matt Blake; Billy Parks; Russ Mitchell; Kelvin Deupree
Subject:	In favor of STRs and not banning them
Date:	Monday, September 8, 2025 12:32:24 PM

Hello City Council,

I was unable to attend last Thursday's meeting and I'm unable to attend today's meeting due to appointments I have had at the same time but I want to share my comments for tonights meeting.

I'm in favor of STRs and do not believe that the city should be banning citizens from using their property as an STR or even stop them from using it while they are also on vacation. I own a home in NRH and would hope that the city will not decide today to strip the ability of what I do with my home in the future. I'm a young homeowner so the possibilities are endless or well until yall end this possibility. Please uphold my property rights and the rights of my neighbors who might want to do this in the future. Some of yall campaigned on property rights, please stand behind that when yall meet today. I am for the new rules/regulations but why are we ending STRs before we even have a chance to see if the rules work?

Also before anyone says "well we have had a lot of citizens share their personal bad experience", no one is going to call the police, write into city council, reach out to the city or post in a FB group when their neighbors hosted someone who was so respectful that they didn't even really notice them. That just doesn't happen. I frequently stay in STRs and choose STR single-family homes in suburbs of the big city I'm going to so that I can stay in a house not a hotel/apartment. I have never had the cops called on me. I have never had the hosts say that their neighbor complained about me. Fox 4 news is not going to call me to run a story on my normal stay at an airbnb, where we were respectful of the neighbors so much so that they might not have even noticed me staying there. Do you see what I'm saying here? I assume that yall have experienced sitting on the council that most of the time, people are reaching out to complain.

I think a compromise for both parties would be that yall accept the new rules and regulations and do not ban STRs from any group yet. Let's see if the new rules and regulations work. We went from a city that had none at all and now we are trying to jump to banning. Can we see if we are able to find a solution prior to jumping to a ban? If we tried for six months or a year, we could see if they work and at least yall would have data to say we tried to regulate STRs in single family homes and we were unable to do so and therefore have to move to banning.

Unfortunately people who complain are always the loudest and so I'm afraid that the people in favor of STRs will not be heard. But I wanted to advocate in favor of STRs and not banning them as someone who is a citizen and is not an active STR owner and is not a realtor/investor. To advocate in favor of my property rights and the property rights or others. In favor of a compromise between both parties.

Thanks,
[redacted]

From: [redacted]
To: Jack McCarty
Cc: NRH Planning Rentals; Matt Blake; Ricky Rodriguez; Cecille Delaney; Danny Roberts; Billy Parks; Kelvin Deupree; Russ Mitchell
Subject: September 8, 2025 STR Letter to NRH Mayor & Council
Date: Monday, September 8, 2025 12:56:10 PM



To the Leaders of my town of 31 years, N Richland Hills:

The Honorable Mayor Jack McCarty, Matt Blake, Ricky Rodriguez, Cecille Delaney, Danny Roberts, Billy Parks, Kelvin Dupree, Russ Mitchell,

In 2022, my new grandblissing lived her first year in Nanny's lap, in the room her Mama was raised in. I had moved to NRH in 1994 and raised my 3 + 3 kids in my new home. Then Life Happened—FAST!

In 2008, I retired from my beloved career of 34 years as an award-winning flight-attendant; and since have become a multiple best-selling author, TV & podcast host, entrepreneur, and mostly living on Social Security and credit cards, finding myself in massive debt in the last few years. I do a LOT of stuff, generally without monetizing it, as of yet.

In May of last year, my friend had a vision on how to turn my master suite into a beautiful Airbnb, with meticulous attention to detail. With their own private entry, and no access to the rest of my house, this past year of enjoying many lovely people, has blessed me beyond measure, and helped me survive financially.

In ALL things, I look for Win/Win/Win. Frankly, I'm surprised that we are adding more and more regulations, restrictions and laws, when common courtesies, common decency and common sense should prevail. It's Government overreach, when selective groups are fighting to diminish our Constitutional Rights. ***It IS My HOME****, and it's NOT a Hotel*.

It's a place for grandparents from England to be able to visit their family in a cozy home, not a cold hotel. It's an oasis for tired travelers. And then there's the young couple going into ministry needing a base while looking for a home. Just TODAY, a couple from France arrived, excited to spend time exploring the Fort Worth area for the next 10 days.

As a mindset coach, with 71 years of observing people, as well as a personal development junkie, it seems that a lack of empathy and lots of judgment drive some of the folks rallying to upset the entire entrepreneurial spirit, those of us that only want to raise the tide, so that all of us rise. *Does it have to be all or nothing?* Can we find a way to restore discourse and neighborly respect for the good of most? I Am Outrageously Optimistic that our world is getting better, and that we can work towards that together.

Again, as my late sister Shirley Hooks, longtime owner of the Century 21 office on the Square in Granbury taught me, I always look for the win/win/win.

Let's address the few bad apples, and provide more education and support to them, without the extreme measure of banning progress. Airbnb, VRBO, Uber, AI, etc are here to stay whether you like or not. Short Term Rentals are *massively popular globally*, and trying to legislate them out completely is a long-term headache at the very least. Please choose reasonable guidelines for the good of many, and for the sake of our beautiful Constitutional Rights.

It is worth noting that we rely heavily on reviews, and that the vast majority of STR hosts cherish 5-Stars, as do the guests.

We are compelled to keep our places exceptional in order to maintain the 5-Star standard.

Safety, noise, trash, and parking seem to be the major concerns. Let's address them city-wide, not only on a handful of STR.

Also, although there are multiple online places to list on, many use Airbnb. They have a strict screening process and an insurance policy for both sides.

A $500 annual fee is excessive. A more fair & reasonable fee of $100 or $150, and applying it to Long-Term Rentals as well, would substantially increase city revenue.

No street parking in front of the house is ridiculous, impossible to fairly monitor & regulate, and most likely unconstitutional. I have a designated parking space for my guests, but the driveway isn't long enough for a second car. The entire street has cars parked on the street, as do most neighborhoods in NRH.

There are many other issues to consider, and I appreciate the time, energy and concern it takes for you to try to please such a diverse group. Thank You for all you do to keep our beautiful city running as well as it does.

Because my suite is literally in my home, I am very cautious who shares my space. Short-term rentals have been a life-saver to me in the past, and will be next month when I go to a family reunion in TN. They serve a very valuable service globally.

Smiles,

[redacted]

From: [redacted]
To: NRH Planning Rentals
Subject: Agenda item out-of-date for Town Council meeting tonight? - Public Hearing TR25-05, Ordinance No. 3922
Date: Monday, September 8, 2025 2:03:58 PM
Attachments: image.png

Good afternoon,

I attended the P&Z meeting on September 4 when the Town Center "Center" portions of the zoning map (mostly Hometown - colored in red) were discussed during the Public Hearing. A motion was later passed by the Commission to remove the TC-Center areas (ie red) from permitted use for Short-term rentals.

I see online that the documents for this agenda item for tonight's City Council meeting still include "P" for short-term rentals in the Town Center "Center" cell of the table.

Will this be corrected before the meeting? Or, updated in real-time at the meeting?

I plan to attend the meeting tonight and would appreciate an update before the meeting.

Thank you very much.

[redacted]

As shown in the graphic below, short-term rentals would be permitted in the following districts: R7-MF, C-1, C-2, Town Center Neighborhood Core, and Town Center Neighborhood Center.

	SECTION 118-631: TABLE OF PERMITTED USES																					
[#] = Conditions. Reference Section 118-633 for specific conditions to listed uses.		RESIDENTIAL DISTRICTS									NON-RESIDENTIAL DISTRICTS									TOWN CENTER			
P = Permitted by Right																							
S = Special Use Permit Required																							
[Blank] = Not Permitted																							
NP = Not Permitted																							
B = Defers to Base Zoning District																							
A = Ancillary	Conditions	RE-1 & RE-2	R-1	R-2	R-3	R-4-D	R-6-T	R-8	MH-1	R7-MF	O-1	LR	C-1	C-2	OC	I-1	I-2	U	AG	TC-Edge	TC-General	TC-Center	TC-Core
H. COMMERCIAL USES																							
Short-term rental	31									P			P	P								P	P

This allows for short-term rentals to operate in either single-family or multi-family properties within the identified zones, or in the case of C-1 and C-2, in existing legal nonconforming single-family homes.

From: [redacted]
To: Matt Blake; Ricky Rodriguez; Cecille Delaney; Danny Roberts; Billy Parks; Kelvin Deupree; Jack McCarty; Russ Mitchell; NRH Planning Rentals
Subject: Opposed to Ordinance as Drafted for STR
Date: Monday, September 8, 2025 5:26:06 PM

Concerns Regarding Proposed Short-Term Rental Ordinance

Perceived Discrimination Against Short-Term Rentals

Many items in the proposed code appear to discriminate against short-term rentals (STRs). These restrictions are not currently applied to long-term rentals (LTRs) or owner-occupied homes. If city council is genuinely concerned about the safety of residents and children, an ordinance should be drafted that applies to all property owners—not just the small minority of houses in North Richland Hills (NRH). It is extremely biased to permit one household to park on the street while denying the same privilege to neighbors simply because the city views STRs as a nuisance. Furthermore, many homes and neighborhoods have more than four cars parked in their driveways and on the streets.

Inspection and Accountability Issues

A comment was made regarding inspections and the search for unpermitted work. The reality is that there are numerous illegal room additions, improperly filed builder plans, and unpermitted garage conversions throughout the city. It is unreasonable to hold any purchaser —whether owner-occupied or investor—accountable for the actions or work of previous owners.

Unrealistic Compliance Time Frames

Additionally, the proposed 90-day time frame for compliance is not practical. The city has not been able to identify the number of owners or, according to statements made at the town hall, reach many owners. If owners have already been difficult to locate and notify in the past three months since this conversation began, a 90-day window would not be sufficient for compliance.

Concerns Over Taxpayer Resources and Lawsuits

Implementing this ordinance may lead to unnecessary legal action, which would be a waste of taxpayer time and resources. Regardless of the city's confidence in prevailing in a lawsuit, there will inevitably be lawsuits, rendering this process frivolous and costly. While most people agree that there should be registration and notification guidelines, this ordinance extends far beyond those reasonable measures.

Sincerely,

[redacted]

From: [redacted]
To: NRH Planning Rentals
Subject: Re: Short Term Rentals
Date: Wednesday, September 10, 2025 8:19:12 AM

North Richland Hills Planning and Zoning Commission
4301 City Point Drive
North Richland Hills, TX 76180

Dear Planning and Zoning Commission Members,

I would like to sincerely thank you for your decision to exclude the HomeTown neighborhood from short-term rental use. Your careful consideration of the character, safety, and long-term stability of our community is greatly appreciated.

HomeTown was designed to be a family-oriented neighborhood with a strong sense of community. Protecting it from the disruptions that short-term rentals often bring ensures that our neighborhood remains a safe, welcoming, and stable environment for residents.

I also encourage the North Richland Hills City Council to support and uphold your recommendation. Preserving the integrity of our neighborhoods is essential to maintaining the quality of life that makes our city such a desirable place to live.

Thank you again for your thoughtful leadership and dedication to serving the residents of North Richland Hills.

[redacted]

[redacted]

North Richland Hills

> On Sep 4, 2025, at 3:56 PM, Avis Sorenson <avis.sorenson@gmail.com> wrote:
>
> **North Richland Hills Planning & Zoning Commission**
> 4301 City Point Drive
> North Richland Hills, TX 76180
>
> **Re: Opposition to Short-Term Rentals in Residential Neighborhoods**
>
> Dear Commissioners,
>
> I am writing to strongly oppose any zoning changes or approvals that would allow short-term rentals in the HomeTown neighborhood. North Richland Hills is a family-centered community, and permitting these commercial lodging businesses in residential areas directly undermines the stability, safety, and integrity of our neighborhoods.
>
> Short-term rentals bring a constant turnover of visitors, creating noise, traffic, and parking problems. They erode the sense of community we value, replacing long-

term neighbors with transient guests. This revolving-door environment jeopardizes neighborhood safety and discourages families from choosing to live here.

Property values are also at risk. Potential homebuyers are less likely to purchase next to a property being used as a hotel. Meanwhile, city services—including police, fire, and code enforcement—are put under greater strain to address issues that arise from these rentals.

Residential zoning was designed to protect homeowners and families, not to accommodate businesses. Allowing STRs in our neighborhood would set a harmful precedent and negatively impact the quality of life for residents.

I respectfully urge the Planning & Zoning Commission to protect our neighborhoods by rejecting short-term rentals in residentially zoned areas. Please stand with the residents you represent and preserve the character and safety of our community.

Thank you for your time and for considering the voices of the families who live here.

Sincerely,

[redacted]

[redacted]

North Richland Hills

From: [redacted]
To: Paulette Hartman
Cc: NRH Planning Rentals; [redacted]
Subject: Opposition to Short-Term Rentals in HomeTown
Date: Wednesday, September 10, 2025 8:26:42 AM

Dear Mayor, City Manager and City Council Members,

I am writing as a concerned resident to respectfully urge you **not to approve short-term rentals in HomeTown**.

Our neighborhood was designed and built as a family-friendly, residential community. Allowing short-term rentals would disrupt the character and stability that make HomeTown such a safe and desirable place to live.

Short-term rentals can bring increased traffic, noise, parking issues, and a constant turnover of transient visitors who do not have the same vested interest in our community as permanent residents. This creates potential safety and security risks, in addition to diminishing the sense of neighborliness we have worked hard to build.

The residents of HomeTown value peace, stability, and long-term investment in our homes and community. Approving short-term rentals would undermine those values.

I respectfully ask that you preserve the integrity of our neighborhood by rejecting the proposal to allow short-term rentals in HomeTown.

Thank you for your consideration and for your continued service to our community.

Sincerely,

[redacted]

[redacted]

North Richland Hills

From: [redacted]
To: NRH Planning Rentals
Subject: Opposition to Allowing Short-Term Rentals (e.g., Airbnb) in HomeTown Neighborhood
Date: Thursday, September 11, 2025 4:14:21 PM

Dear Members of City Council,

I write as a resident of the HomeTown neighborhood in North Richland Hills to express my strong opposition to any zoning or policy changes that would permit short-term rentals (STRs) such as Airbnb, within our primarily residential community. I believe that such changes would threaten the quality of life, housing availability, safety, and character of HomeTown.

Below are reasons grounded in current conditions, city ordinances, and market data that support preserving our residential zoning as is, without allowing short-term transient lodging:

I. Local Housing Market & Property Value Concerns

- The median home value in North Richland Hills is currently around $365,000 to $371,000.
- In the HomeTown neighborhood specifically, median listing and sold home prices are approximately $428,000.
- Allowing STRs could introduce volatility in property values: frequent turnover, maintenance by non-owners, and increased wear and tear could lower the appeal or desirability for long-term homeowners.

II. Impacts on Housing Supply & Affordability

- Short-term rentals reduce the supply of housing available to permanent residents. Homes used for vacation stays or frequent transient guests are removed from the pool of long-stay housing, which can push up rents or home prices.
- Given that North Richland Hills has recently introduced a Single-Family Rental Registration Program (Ordinance 3912, effective August 1, 2025) requiring registration and inspection of single-family, duplex, and townhouse rentals, the city already recognizes the importance of regulating rentals to ensure safety and order.
- If homes become STRs rather than long-term rentals or owner-occupied, that registration and oversight may be harder to enforce, increasing the risk of neglect or code violations.

III. Noise, Security, and Community Cohesion

- Under the current Noise Ordinance for residential zoning in NRH, noise levels are strictly regulated: up to 75 decibels from 7:00 a.m. to 10:00 p.m., and 60 decibels from 10:00 p.m. to 7:00 a.m.
- Short-term guests are less likely to be familiar with neighborhood expectations regarding noise, parking, and respect for neighbors. This could lead to increased complaints, disturbances, and burden on local law enforcement or code compliance.
- The sense of community relies on stable neighbors, not temporary visitors. Frequent turnover can diminish neighborly trust, reduce oversight (e.g. noticing suspicious activity), and undermine neighborhood identity.

IV. Existing Ordinances & Definitions

- As of recent city ordinances, a "short-term rental" is defined under § 18-942 through § 18-951 of the City Code (eCode360) as any dwelling rented for less than 30 consecutive days.
- The City already requires registration of rental properties (single-family, duplex, townhouse) where the owner does not live in the property, and inspections before occupancy, under Ordinance 3912.
- Introducing STRs would likely require substantial new oversight, permitting, inspections, taxation, and monitoring to ensure compliance. These are burdensome and may strain city resources.

V. Requested Action

In light of these concerns, I respectfully urge the City Council to:

1. Reject any proposal that would allow unrestricted short-term rentals in the HomeTown neighborhood or similar residential zoning districts.
2. If STRs are to be considered, ensure they are subject to strict regulation, including:
    - A permit or license process.
    - Proof of owner or local agent responsible 24/7.
    - Limits on the number of nights per year.
    - Rules around parking, occupancy, noise, and inspection.
3. Conduct a community impact study to determine the potential effect on housing affordability, neighborhood character, and city services before approving any STR

policy changes.

Thank you for your attention to this important issue. HomeTown is a wonderful place to live in, and preserving its character and the well-being of its residents should be a priority. I would be happy to discuss further or provide additional community feedback.

[redacted]

From: [redacted]
To: NRH Planning Rentals; Planning
Subject: Re: Agenda item out-of-date for Town Council meeting tonight? - Public Hearing TR25-05, Ordinance No. 3922
Date: Thursday, September 11, 2025 8:22:11 AM
Attachments: image.png

Adding Planning to this thread in case the "rentals" inbox is not monitored on a regular basis.

Good morning,

I would appreciate a reply to my email of September 8th (below).

As of today I still see online the original zoning map with the red (Town Center) zones that were supposed to be removed from the proposed STR regulations now scheduled to be voted on at the next City Council meeting on October 13.

I attended the City Council meeting on the 8th where Cori Reaume presented the update, but the publicly available documents do not reflect the current status. My neighbors in HomeTown East who know I attended the meeting are asking me to confirm the official status.

Thank you very much, and thanks for all you do for NRH!

[redacted]

On Mon, Sep 8, 2025 at 2:03 PM [redacted] wrote:

> Good afternoon,
>
> I attended the P&Z meeting on September 4 when the Town Center "Center" portions of the zoning map (mostly Hometown - colored in red) were discussed during the Public Hearing. A motion was later passed by the Commission to remove the TC-Center areas (ie red) from permitted use for Short-term rentals.
>
> I see online that the documents for this agenda item for tonight's City Council meeting still include "P" for short-term rentals in the Town Center "Center" cell of the table.
>
> Will this be corrected before the meeting? Or, updated in real-time at the meeting?
>
> I plan to attend the meeting tonight and would appreciate an update before the meeting.
>
> Thank you very much.
> [redacted]

As shown in the graphic below, short-term rentals would be permitted in the following districts: R7-MF, C-1, C-2, Town Center Neighborhood Core, and Town Center Neighborhood Center.

	SECTION 118-631: TABLE OF PERMITTED USES																						
[#] = Conditions. Reference Section 118-633 for specific conditions to listed uses.		RESIDENTIAL DISTRICTS									NON-RESIDENTIAL DISTRICTS									TOWN CENTER			
P = Permitted by Right																							
S = Special Use Permit Required																							
[Blank] = Not Permitted																							
NP = Not Permitted																							
B = Defers to Base Zoning District																							
A = Ancillary	Conditions	RE-1 & RE-2	R-1	R-2	R-3	R-4-D	R-6-T	R-8	MH-1	R7-MF	O-1	LR	C-1	C-2	OC	I-1	I-2	U	AG	TC-Edge	TC-General	TC-Center	TC-Core
H. COMMERCIAL USES																							
Short-term rental	31									P			P	P								P	P

This allows for short-term rentals to operate in either single-family or multi-family properties within the identified zones, or in the case of C-1 and C-2, in existing legal nonconforming single-family homes.

From: [redacted]
To: NRH Planning Rentals
Subject: Short term rentals proposal
Date: Thursday, September 11, 2025 2:23:22 PM

Hello,

My name is [redacted]. I am writing to state that I support the regulations proposed by the city regarding short term rentals.

Thank you for your help in keeping our neighborhoods safe.

Sincerely,

[redacted]

From: [redacted]
To: NRH Planning Rentals
Subject: Opposition to Proposed Short-Term Rental Regulations in NRH
Date: Thursday, September 11, 2025 4:31:44 PM

Dear North Richland Hills Planning & Zoning Commission and City Council Members,

I am writing to strongly oppose the inclusion of short-term rentals in NRH under the proposed regulations. While I understand the intent to regulate STRs citywide, allowing them in established residential communities will have a significant negative impact on the safety, stability, and quality of life for NRH residents.

Key Concerns

1. **Neighborhood Character & Stability**
   NRH was designed for families and long-term residents, not as a tourist or transient rental district. STRs introduce a revolving door of visitors with no stake in the community, which undermines the sense of trust and stability that residents value.

2. **Safety & Security Risks**
   Frequent turnover of guests creates opportunities for crime, trespassing, and other unsafe activity. There are many children and families in NRH. There is an overall lack of accountability from transient renters that includes making enforcing quiet hours and parking rules much more difficult.

3. **Noise & Disruption**
   STRs are often used for parties, gatherings, or vacation stays, leading to late-night noise, parking congestion, and disruption to families. Even with quiet-hour rules, enforcement is challenging, and residents are the ones left dealing with the disturbance.

4. **Parking & Traffic Issues**
   Many homes in NRH are not equipped to handle additional cars beyond normal family use. Many of our streets are already narrow and congested. Allowing up to four vehicles per STR will worsen congestion, block driveways, and create hazards.

5. **Property Values & Long-Term Impact**
   The presence of STRs can negatively affect property values. Prospective homebuyers often avoid neighborhoods with high STR activity, preferring stable, owner-occupied communities. This will hurt NRH families who have invested in their homes long-term.

6. **NRH Is Not a Tourist Destination**
   NRH is a family-centered city with schools, parks, and children walking and playing outside. Encouraging transient rentals here fundamentally conflicts with the intended use of our residential areas.

I respectfully urge the City to prohibit short-term rentals in NRH's established single-family communities.

Thank you for your consideration and for protecting the character, safety, and quality of life in NRH.

Sincerely,

[redacted]

From: [redacted]
To: Jack McCarty
Cc: Matt Blake; Danny Roberts; Billy Parks; Kelvin Deupree; Russ Mitchell; NRH Planning Rentals; Cecille Delaney
Subject: Letter ~ Neighbor Experiencing Short Term Rentals
Date: Thursday, September 11, 2025 4:48:07 PM

[redacted]

[redacted]

[redacted]

[redacted]

September 11, 2025

The Honorable Jack McCarty

North Richland Hills City Hall
4301 City Point Drive
North Richland Hills, TX 76180
<!--[if !supportLineBreakNewLine]-->
<!--[endif]-->

Dear Mayor McCarty,

I am writing to you as a concerned resident of North Richland Hills regarding the issue of Short Term Rentals. My name is Mary Mann. As a neighbor to a Short Term Rental (STR) service, I am particularly concern about the strong conversations in banning Short Term Rentals in residential homes.

I would like, below, to share my positive experience with my neighbor's STR during the past year she's been managing it.

<!--[if !supportLists]-->- <!--[endif]-->My neighbor does a good job in screening the renters for her suite. They have been kind and respectful guest.

<!--[if !supportLists]-->- <!--[endif]-->I have never experienced or witnessed any loud or obnoxious renters.

<!--[if !supportLists]-->- <!--[endif]-->I haven't encountered any difficulties with parking.

Further, I would, therefore, like to request that the city consider the positive outcomes of Short Term Rentals as:

<!--[if !supportLists]-->- <!--[endif]-->Another source of beneficial rental options/platforms for our families traveling to or within Texas.

<!--[if !supportLists]-->- <!--[endif]-->A source of income for the owner providing the STR.

<!--[if !supportLists]-->- <!--[endif]-->The ability to offer a more personalized home like experience for renters with included amenities that other rental platforms may not offer along with a lower price.

<!--[if !supportLists]-->- <!--[endif]-->The opportunity for renters to try new locations without a long-term commitment.

<!--[if !supportLists]-->- <!--[endif]-->A healthy competition for hotels/motels or other rental platforms, among others.

I thank you for your time and attention to this important matter. I look forward to an amicable and beneficial solution from all parties involved.

Sincerely,



From: [redacted]
To: NRH Planning Rentals
Subject: STR Hometown
Date: Friday, September 12, 2025 3:28:28 PM

Sending this email again since the decision got pushed, please vote no for STR in HomeTown, our streets cannot handle it and our driveways in most areas are non existent. Nobody in hometown wants this.



From: [redacted]
To: NRH Planning Rentals
Subject: STR
Date: Saturday, September 13, 2025 5:10:04 PM

No to short term rentals in NRH, TX.

From: [redacted]
To: NRH Planning Rentals
Subject: Short Term Rental concerns
Date: Friday, September 19, 2025 4:43:59 PM

I have not previously taken the time to address this concern in writing, but after attending the council meeting on September 8, I felt the need to follow up from a neighbors perspective. We are [redacted]. The house to the west of us was purchased and turned into a short term rental. For the most part, we haven't had many significant issues. When people with kids are the renters, they are using the outside amenities during daylight hours - we have NO problem with this. Our complaint is when it is used for bachelor/bachelorette parties or all adult rentals that involve alcohol. They get drunk and loud, regularly waking us up at various times (2 am, 4 am etc.) while they are sitting in the hot tub that is on the same side as our bedroom wing. We've flashed our outside lights at them, but at that point it's virtually impossible to get back to sleep. When we did call the non-emergency line asking for extra patrols when the renters were playing beer pong in the front yard, we were told that was not a thing - we would need to call with a specific complaint. We haven't wanted to call the police for 2 reasons: 1. By the time police arrive they would have quieted down and 2. The neighbors on the other side have young children and we don't want to wake them up either.

I've been told that the owners post rules about being good neighbors, but that doesn't seem to help. I realize that they are trying to earn money by this investment, but they are not here in the middle of the night to deal with the problem.

Please let me know what next steps we need to take in regards to this issue.

[redacted]

From: [redacted]
To: NRH Planning Rentals
Subject: Request for Consideration from a NRH STR Owner
Date: Monday, September 22, 2025 2:42:43 PM

Dear Mayor and Council Members,
Humble Submission:
In 2016, at the age of 60, I made the bold decision to relocate my family from India to the United States. It meant starting life from scratch. I worked long hours, including early morning Uber shifts and a part-time job at a local restaurant — all while studying for my Texas Real Estate license. My wife worked as a babysitter and my daughter at a daycare center, as together we did everything we could to build a future here.

Still, we needed additional revenue to support our family. That is what led me to invest in a Short-Term Rental (STR). After speaking with several cities, I chose North Richland Hills because I was encouraged to operate with a rental permit and was told that if the City were ever to ban STRs, my property would typically be grandfathered in. With that assurance, we took a leap of faith, borrowing money, maxing out credit cards, and investing everything we had into creating something truly special.

Our property is unlike any other STR in the U.S., perhaps even the world: it features private tennis, pickleball, and basketball courts with an NBA-standard backboard, plus a full golfing experience with a putting green, driving net, and sand bunker, set against the backdrop of beautiful palm trees. Guests often tell us their kids never want to leave. This is more than just lodging — it's an attraction that has put North Richland Hills on the map.

Now, the proposed restrictions threaten not just my role as an STR owner, but my family's livelihood. Even occupancy limits matter. Allowing three people per bedroom plus two additional guests gives us a fair chance to meet our debt obligations and continue contributing to the local economy. Limiting it further would make survival nearly impossible.

I stand before you not only as an STR owner but as someone who poured his life, savings, and hope into this City. I respectfully urge you to consider an ordinance that balances community needs while also protecting families like mine who invested in good faith under valid permits.

Thank you for your time and consideration.

Sincerely,
[redacted]
Regards,

Sent from my iPhone

From: [redacted]
To: Matt Blake; Cecille Delaney; Ricky Rodriguez; Danny Roberts; Kelvin Deupree; Billy Parks; Jack McCarty; Russ Mitchell; NRH Planning Rentals
Subject: #2 - Multi-Family Units in NRH do not allow STR or Sub-Leases
Date: Monday, September 22, 2025 4:48:14 PM

Hi All,

I called several apartment complexes (if not all) in NRH. Many of the ones that I left a message at are Class C, meaning not very nice. The restriction of only allowing STR in MF zoning is essentially banning STR. None of the newer complexes allow tenants to rent on STR sites. None of the ones in Hometown or City Point as well.

The only 2 that allow it are owned by the same company (IRT) and only allow 120days or less.

Complex	STR
Enclave	No
Sovereign	No
IronCrest	No
Parkwyn	No
Fleetwood	No
Grayson Ridge	No
Appian	No
Abbey	No
Riata	No
Emerald Park	No
The Hills	No
Haven	No
Venue	No
Delegate	No
Skylark	No
Encore	No
Waterford on the Green	No
Wellington senior	No
Glenview Square	No
26 @ City Point	No
Wood Meadow	No
Station 121	No
Meadows	Only 120days max
Delano	Only 120days max
Glenview Garden	Closed until Tues
8500 Harwood	Left Message
Cavalli	Left Message
Davis Park	Left Message
Barrett Creek	Left Message

Haven NRH	Left Message
Diamond Loch	Left Message
Emerald Run	
Maplewood	Left Message
Davis Plaza	Left Message

From:	[redacted]
To:	Matt Blake; Cecille Delaney; Ricky Rodriguez; Danny Roberts; Kelvin Deupree; Billy Parks; Jack McCarty; Russ Mitchell; NRH Planning Rentals
Subject:	#3 STR: City of Dallas Staff Report
Date:	Monday, September 22, 2025 4:59:28 PM
Attachments:	image.png STR Data Analysis 05032021.pdf

Please see attached COD staff report showing no greater nuisance, risk or problem associated with STRs. It seems that the City of NRH council has forgotten the mission statement and vision for the city.

Just because you think you can legally do something because of PRECEDENCE in neighboring communities does NOT mean you should especially in light of the VISION, MISSION & CORE VALUES that were just written last year.

Vision Includes - BUSINESS WELCOMING. It does not say resident or voter focused ONLY.
Mission includes - BUSINESS FRIENDLY
Core Values - I believe allowing continuing operations & welcoming new operators encompasses the core values as listed below.

City Council Goals

Vision

To be the standard for transparent, resident-focused, fiscally-responsible, business-welcoming municipal government in Texas.

Mission

To promote an exceptional quality of life for our community by being resident-focused, fiscally responsible, and business-friendly.

Goals

- Drive operational excellence into every area.
- Become easier to do business with.
- Steward the public's money well.
- Be a great place to work.
- Revitalize neighborhoods and commercial corridors.
- Engage residents to enhance connection with the city and their neighbors.
- Improve safety, security, and infrastructure every day.

Core Values

- Respect
- Service
- Productivity
- Integrity
- Responsibility
- Innovation
- Teamwork

Thanks

[redacted]

[redacted]

From: [redacted]
To: Matt Blake; Cecille Delaney; Ricky Rodriguez; Danny Roberts; Kelvin Deupree; Billy Parks; Jack McCarty; Russ Mitchell; NRH Planning Rentals
Subject: NRH Residential Housing Stats - Mentioned in Public Comments
Date: Tuesday, September 23, 2025 9:20:25 AM
Attachments: Hotsheet.csv
NRH vs Tarrant _ AllTime_DOM.pdf
NRH_Inventory_Count_AllTime.pdf
NRH Sales Price _ All Time.pdf
NRH_Inventory_Supply_AllTime.pdf
NRH active listings 09232025.pdf
property-search-results-2025-09-10.xlsx

Hi all,

Here's the supporting market information I provided in the public comments section last night.

Wanted to highlight that of the 224 active listings as of today, 47% of them have had recent price drops. Almost 50% have been listed for more than 60 days & 75% over 30days. There is absolutely NO housing shortage and there's absolutely no investors making it difficult for people to buy homes in NRH.

I have attached the EXCEL export & PDF, but have pasted the results for simplicity.

	PriceDrops	108	47.0%
	total	230	
dom		Count	% of Active
	Coming Soon	6	3%
0	7	13	6%
8	30	57	25%
31	60	55	24%
61	90	47	20%
91 +		52	23%
		230	

I am including several TREND charts showing the "housing crisis" started taking off in 2012, but was exemplified during 2020-2022 primarily due to the COVID policies in other states. There are numerous articles that substantiate this.
I am trying to keep these emails short and limited to a single topic; however, these are closely tied to values.

With regard to investors raising property values, I would like to point out that those property values feed into your budget assumptions and tax revenue assumptions. Non-owner occupied properties are not eligible for any exemptions and their appraisal cap is higher than the limits allowed for properties with exemptions like homestead and/or over 65. Has anyone quantified the financial impact for the extreme scenario that all properties in NRH are now subject to homestead exemption and a reduction in property tax appraised value. What would be the loss in tax revenue if all investor owned properties were eliminated? What about 50%?

I have attached homeowner information for the property owners on Carston Court who showed up to oppose STRs but did not speak or provide any information about being near an STR or any problems. They are all neighbors of former city council member, Place 4, Mason Orr. There are NO STRs on their closed end street and would not be impacted by any STR. This sounds like another baseless claim against STRs without any type of evidence. I was truly hoping we had elected officials that based decisions and ordinance on data and evidence over emotions. It is also clear the city is more worried about "Winning a law suit verus Avoiding a law suit."

It is also further noted and affirmed by Charlie Belin Ruiz that the primary reason city council did not vote on 9.8.2025 was to appease the constituents in HOME TOWN to remove their little area from the proposed zones. I also know you have received emails from HomeTown residents in opposition to this ban.

I also drive for UBER in NRH, and none of the residents (10+) I have picked up in the last 2 weeks had ANY knowledge of this proposed ordinance. Communication methods are not sufficient. The bigger issue is the water billing for most residents. I can send you my detailed pickup log to confirm this as well. I would also like to call attention to the fact that church members seem to have more direct impact with the Mayor and City Council per the comments made during the open work session. Is the best approach for residents & property owners to visit your respective churches? Does that have more impact? Most of the general public is still waiting for statistical data to show that there is a problem with STR in NRH. The city has been unable to provide that information.

The values and positive impact that STRs bring to the community far outweigh the nuisances that were provided without any support. Very nice summary from chatgpt but doesn't include all the public comments you heard in the 9.8 meeting.

From: [redacted]
To: NRH Planning Rentals
Subject: Short term rentals
Date: Saturday, September 27, 2025 11:42:16 AM

We recently relocated to NRH from Prescott, AZ and one of the reasons was short term rentals.
They were allowed in our previous area and ruined the quiet peaceful neighborhood. Strangers changed out weekly, some had no consideration in regards to loud parties, encroaching on our parking area, bringing in ATV's etc. and driving fast on narrow rural streets where children played and people walked dogs.
If citizens bought homes in a neighborhood…that's what you expect to get. You don't expect a hotel atmosphere next or across from you. It's a lucrative business but honestly, it's not the homeowner paying the price….its the neighbors and neighborhood. It's a real shame and should not be allowed except in new areas where it's zoned that way and people purchasing homes know the circumstances.
Thank you
Sent from my iPhone

NRH Short-Term Rental Town Hall Feedback Form

[redacted]

[redacted]

d: Coventry Estates

Y / N Do you believe you have short-term rentals in your neighborhood?

Y / N Do you believe short-term rentals should be allowed in residential areas?

Please select any areas in which you believe they should be permitted:

- [ ] All single-family residential
- [ ] Town Center Neighborhood Core
- [ ] Town Center Neighborhood Center
- [ ] TOD areas
- [ ] Multi-family properties
- [x] Commercially-zoned properties

Other comments regarding zoning:

Hotels/STR should NOT BE IN residential neighborhoods

Y / N Do you have negative experiences with short-term rentals in your neighborhood?

If so, please select from options below:

- [x] Excessive cars parked on roads
- [x] Garbage overflowing or left out
- [x] Negative interactions with renters
- [x] Parties or loud groups at night
- [x] Lack of property maintenance
- [ ] Other (please share below:

Many other neg experiences. Many.

NRH Short-Term Rental Town Hall Feedback Form

(ALL FIELDS ARE OPTIONAL)

[redacted]

Address or Neighborhood: [redacted] Coventry Estates

(Y) / N Do you believe you have short-term rentals in your neighborhood?

Y / (N) Do you believe short-term rentals should be allowed in residential areas?

Please select any areas in which you believe they should be permitted:

- [ ] All single-family residential
- [ ] Town Center Neighborhood Core
- [ ] Town Center Neighborhood Center
- [ ] TOD areas
- [x] Multi-family properties
- [x] Commercially-zoned properties

Other comments regarding zoning:

STRs should not be in residential neighborhoods

(Y) / N Do you have negative experiences with short-term rentals in your neighborhood?

If so, please select from options below:

- [x] Excessive cars parked on roads
- [x] Garbage overflowing or left out
- [ ] Negative interactions with renters
- [x] Parties or loud groups at night
- [x] Lack of property maintenance
- [ ] Other (please share below:

NRH Short-Term Rental Town Hall Feedback Form

(ALL FIELDS ARE OPTIONAL)

[redacted]

Address or Neighborhood: [redacted] Coventry Estates

Y / N Do you believe you have short-term rentals in your neighborhood?

Y / N Do you believe short-term rentals should be allowed in residential areas?

Please select any areas in which you believe they should be permitted:

- [ ] All single-family residential
- [ ] Town Center Neighborhood Core
- [ ] Town Center Neighborhood Center
- [ ] TOD areas
- [x] Multi-family properties
- [x] Commercially-zoned properties

Other comments regarding zoning:

Y / N Do you have negative experiences with short-term rentals in your neighborhood?

If so, please select from options below:

- [x] Excessive cars parked on roads
- [x] Garbage overflowing or left out
- [ ] Negative interactions with renters
- [ ] Parties or loud groups at night
- [x] Lack of property maintenance
- [ ] Other (please share below:

NRH Short-Term Rental Town Hall Feedback Form

(ALL FIELDS ARE OPTIONAL)

[redacted]

Address or Neighborhood: [redacted] Sam's Field Acres

Y / N Do you believe you have short-term rentals in your neighborhood?

Y / N Do you believe short-term rentals should be allowed in residential areas?

Please select any areas in which you believe they should be permitted:

- [x] All single-family residential
- [ ] Town Center Neighborhood Core
- [ ] Town Center Neighborhood Center
- [ ] TOD areas
- [ ] Multi-family properties
- [x] Commercially-zoned properties

Other comments regarding zoning:

Y / N Do you have negative experiences with short-term rentals in your neighborhood?

If so, please select from options below:

- [x] Excessive cars parked on roads
- [x] Garbage overflowing or left out
- [ ] Negative interactions with renters
- [ ] Parties or loud groups at night
- [ ] Lack of property maintenance
- [ ] Other (please share below:

NRH Short-Term Rental Town Hall Feedback Form

(ALL FIELDS ARE OPTIONAL)

[redacted]

Address or Neighborhood: [redacted] FOUNTAINRIDGE

Y / N Do you believe you have short-term rentals in your neighborhood? i

Y / N Do you believe short-term rentals should be allowed in residential areas?

Please select any areas in which you believe they should be permitted:

- [ ] All single-family residential
- [x] Town Center Neighborhood Core
- [x] Town Center Neighborhood Center
- [x] TOD areas
- [ ] Multi-family properties
- [x] Commercially-zoned properties

Other comments regarding zoning:

Y / N Do you have negative experiences with short-term rentals in your neighborhood?

If so, please select from options below:

- [x] Excessive cars parked on roads
- [ ] Garbage overflowing or left out
- [ ] Negative interactions with renters
- [x] Parties or loud groups at night
- [x] Lack of property maintenance
- [ ] Other (please share below:

NRH Short-Term Rental Town Hall Feedback Form

(ALL FIELDS ARE OPTIONAL)

[redacted]

Address or Neighborhood: [redacted]

Y / N Do you believe you have short-term rentals in your neighborhood?

Y / N Do you believe short-term rentals should be allowed in residential areas?

Please select any areas in which you believe they should be permitted:

- [ ] All single-family residential
- [ ] Town Center Neighborhood Core
- [ ] Town Center Neighborhood Center
- [ ] TOD areas
- [ ] Multi-family properties
- [x] Commercially-zoned properties

Other comments regarding zoning:

Y / N Do you have negative experiences with short-term rentals in your neighborhood?

If so, please select from options below:

- [ ] Excessive cars parked on roads
- [ ] Garbage overflowing or left out
- [x] Negative interactions with renters
- [ ] Parties or loud groups at night
- [ ] Lack of property maintenance
- [ ] Other (please share below:

NRH Short-Term Rental Town Hall Feedback Form

(ALL FIELDS ARE OPTIONAL)

[redacted]

Address or Neighborhood: Coventry Estates

(Y) / N Do you believe you have short-term rentals in your neighborhood?

Y / (N) Do you believe short-term rentals should be allowed in residential areas?

Please select any areas in which you believe they should be permitted:

- [ ] All single-family residential
- [ ] Town Center Neighborhood Core
- [ ] Town Center Neighborhood Center
- [ ] TOD areas
- [ ] Multi-family properties
- [ ] Commercially-zoned properties

Other comments regarding zoning:

Y / N Do you have negative experiences with short-term rentals in your neighborhood?

If so, please select from options below:

- [x] Excessive cars parked on roads
- [ ] Garbage overflowing or left out
- [ ] Negative interactions with renters
- [x] Parties or loud groups at night
- [ ] Lack of property maintenance
- [ ] Other (please share below:

NRH Short-Term Rental Town Hall Feedback Form

(ALL FIELDS ARE OPTIONAL)

[redacted]

Address or Neighborhood: HOMETOWN EAST

Y / (N) Do you believe you have short-term rentals in your neighborhood?

(Y) / N Do you believe short-term rentals should be allowed in residential areas?

Please select any areas in which you believe they should be permitted:

- [ ] All single-family residential
- [ ] Town Center Neighborhood Core
- [ ] Town Center Neighborhood Center
- [ ] TOD areas
- [ ] Multi-family properties
- [ ] Commercially-zoned properties

Other comments regarding zoning:

Y / (N) Do you have negative experiences with short-term rentals in your neighborhood?

If so, please select from options below:

- [ ] Excessive cars parked on roads
- [ ] Garbage overflowing or left out
- [ ] Negative interactions with renters
- [ ] Parties or loud groups at night
- [ ] Lack of property maintenance
- [ ] Other (please share below:

NRH Short-Term Rental Town Hall Feedback Form

(ALL FIELDS ARE OPTIONAL)

[redacted]

Address or Neighborhood: 7713 Bridlewood Ct

Y (N) Do you believe you have short-term rentals in your neighborhood?

Y (N) Do you believe short-term rentals should be allowed in residential areas? NONE OF ANY KIND

Please select any areas in which you believe they should be permitted:

- [ ] All single-family residential
- [ ] Town Center Neighborhood Core
- [ ] Town Center Neighborhood Center
- [ ] TOD areas
- [ ] Multi-family properties
- [ ] Commercially-zoned properties

Other comments regarding zoning:

(Y) / N Do you have negative experiences with short-term rentals in your neighborhood?

If so, please select from options below:

- [x] Excessive cars parked on roads
- [x] Garbage overflowing or left out
- [x] Negative interactions with renters
- [x] Parties or loud groups at night
- [x] Lack of property maintenance
- [x] Other (please share below:

ILLEGAL ACTIVITY — DRUGS

NRH Short-Term Rental Town Hall Feedback Form

(ALL FIELDS ARE OPTIONAL)



Address or Neighborhood: Whispering Oaks

Y / (N) Do you believe you have short-term rentals in your neighborhood?

Y / (N) Do you believe short-term rentals should be allowed in residential areas?

Please select any areas in which you believe they should be permitted:

- [ ] All single-family residential
- [ ] Town Center Neighborhood Core
- [ ] Town Center Neighborhood Center
- [ ] TOD areas
- [ ] Multi-family properties
- [ ] Commercially-zoned properties

Other comments regarding zoning:

Y / (N) Do you have negative experiences with short-term rentals in your neighborhood?

If so, please select from options below:

- [ ] Excessive cars parked on roads
- [ ] Garbage overflowing or left out
- [ ] Negative interactions with renters
- [ ] Parties or loud groups at night
- [ ] Lack of property maintenance
- [ ] Other (please share below:

NRH Short-Term Rental Town Hall Feedback Form

(ALL FIELDS ARE OPTIONAL)

[redacted]

Address or Neighborhood: [redacted] NRH

(Y) / N Do you believe you have short-term rentals in your neighborhood?

(Y) / N Do you believe short-term rentals should be allowed in residential areas?

Please select any areas in which you believe they should be permitted:

- [x] All single-family residential
- [ ] Town Center Neighborhood Core
- [ ] Town Center Neighborhood Center
- [ ] TOD areas
- [ ] Multi-family properties
- [ ] Commercially-zoned properties

Other comments regarding zoning:

WE TRY TO BE A+ MEMBERS OF OUR COMMUNITY PROVIDING A HOME FOR GUESTS TO VISIT THE AREA. WE FEEL STRONGLY THAT RULES ARE IMPORTANT TO KEEP STR PROPERTIES UP TO EXPECTED STANDARDS.

Y / (N) Do you have negative experiences with short-term rentals in your neighborhood?

If so, please select from options below:

- [ ] Excessive cars parked on roads
- [ ] Garbage overflowing or left out
- [ ] Negative interactions with renters
- [ ] Parties or loud groups at night
- [ ] Lack of property maintenance
- [ ] Other (please share below:

NEVER HAD ANY ISSUES WITH NEIGHBORS OR GUESTS. EVERYONE FOLLOWS THE RULES + REGULATIONS ESPECIALLY WITH QUIET TIMES BETWEEN 10PM + 8AM.

NRH Short-Term Rental Town Hall Feedback Form

(ALL FIELDS ARE OPTIONAL)

[redacted]

Address or Neighborhood: [redacted] Smithfield

Y / N Do you believe you have short-term rentals in your neighborhood?

(Y) / N Do you believe short-term rentals should be allowed in residential areas?

Please select any areas in which you believe they should be permitted:

- [x] All single-family residential
- [ ] Town Center Neighborhood Core
- [ ] Town Center Neighborhood Center
- [ ] TOD areas
- [x] Multi-family properties
- [ ] Commercially-zoned properties

Other comments regarding zoning:

Multifamily areas should most definitely be allowed to operate as an STR. Multifamily properties are basically businesses by default.

Y / (N) Do you have negative experiences with short-term rentals in your neighborhood?

If so, please select from options below:

- [ ] Excessive cars parked on roads
- [ ] Garbage overflowing or left out
- [ ] Negative interactions with renters
- [ ] Parties or loud groups at night
- [ ] Lack of property maintenance
- [ ] Other (please share below:

As an STR owner in Waco, TX in a single family zone, I've never had any complaints from my neighbors over the past three years. I have cameras at entrances/exits as well as use Noiseaware.

NRH Short-Term Rental Town Hall Feedback Form

(ALL FIELDS ARE OPTIONAL)

[redacted]

Address or Neighborhood: [redacted] CARSTON Court

(Y/N) Do you believe you have short-term rentals in your neighborhood?

Y/(N) Do you believe short-term rentals should be allowed in residential areas?

Please select any areas in which you believe they should be permitted:

- [ ] All single-family residential
- [ ] Town Center Neighborhood Core
- [ ] Town Center Neighborhood Center
- [ ] TOD areas
- [ ] Multi-family properties
- [ ] Commercially-zoned properties

Other comments regarding zoning:

(Y/N) Do you have negative experiences with short-term rentals in your neighborhood?

If so, please select from options below:

- [x] Excessive cars parked on roads
- [ ] Garbage overflowing or left out
- [x] Negative interactions with renters
- [x] Parties or loud groups at night
- [x] Lack of property maintenance
- [ ] Other (please share below:

NRH Short-Term Rental Town Hall Feedback Form

(ALL FIELDS ARE OPTIONAL)

[redacted]

Address or Neighborhood: [redacted] N. R. H.

(Y) N Do you believe you have short-term rentals in your neighborhood? Next door

Y (N) Do you believe short-term rentals should be allowed in residential areas? Absolutely not

Please select any areas in which you believe they should be permitted:

- [ ] All single-family residential
- [ ] Town Center Neighborhood Core
- [ ] Town Center Neighborhood Center
- [ ] TOD areas
- [ ] Multi-family properties
- [x] Commercially-zoned properties

Other comments regarding zoning:

(Y) N Do you have negative experiences with short-term rentals in your neighborhood?

If so, please select from options below:

- [x] Excessive cars parked on roads
- [x] Garbage overflowing or left out
- [ ] Negative interactions with renters
- [x] Parties or loud groups at night
- [ ] Lack of property maintenance
- [ ] Other (please share below:

We are zoned residential, but have had to call the police to the short-term rental next door numerous times about the above checked items on the house next door over the past year. We don't understand why this is allowed in a residential zone. For the most part the house is used for parties.

NRH Short-Term Rental Town Hall Feedback Form

(ALL FIELDS ARE OPTIONAL)

[redacted]

Address or Neighborhood: [redacted]

CARSTON CT Homeowners Assc.

Y / N Do you believe you have short-term rentals in your neighborhood?

Y / N Do you believe short-term rentals should be allowed in residential areas?

Please select any areas in which you believe they should be permitted:

- [ ] All single-family residential
- [ ] Town Center Neighborhood Core
- [ ] Town Center Neighborhood Center
- [ ] TOD areas
- [ ] Multi-family properties
- [x] Commercially-zoned properties

Other comments regarding zoning:

Y / N Do you have negative experiences with short-term rentals in your neighborhood?

If so, please select from options below:

- [x] Excessive cars parked on roads
- [x] Garbage overflowing or left out
- [ ] Negative interactions with renters
- [x] Parties or loud groups at night
- [x] Lack of property maintenance
- [ ] Other (please share below:

[redacted]

NRH Short-Term Rental Town Hall Feedback Form

(ALL FIELDS ARE OPTIONAL)

[redacted]

Address or Neighborhood: CARSTON COURT

(Y) / N Do you believe you have short-term rentals in your neighborhood? Next door

Y / (N) Do you believe short-term rentals should be allowed in residential areas?

Please select any areas in which you believe they should be permitted:

- [ ] All single-family residential
- [ ] Town Center Neighborhood Core
- [ ] Town Center Neighborhood Center
- [ ] TOD areas
- [ ] Multi-family properties
- [x] Commercially-zoned properties

Other comments regarding zoning:

(Y) / N Do you have negative experiences with short-term rentals in your neighborhood?

If so, please select from options below:

- [x] Excessive cars parked on roads
- [x] Garbage overflowing or left out
- [ ] Negative interactions with renters
- [x] Parties or loud groups at night
- [ ] Lack of property maintenance barely adequate
- [ ] Other (please share below:

NRH Short-Term Rental Town Hall Feedback Form

(ALL FIELDS ARE OPTIONAL)

[redacted]

Address or Neighborhood: [redacted]

Y / (N) Do you believe you have short-term rentals in your neighborhood?

(Y) / N Do you believe short-term rentals should be allowed in residential areas?

Please select any areas in which you believe they should be permitted:

- [x] All single-family residential
- [x] Town Center Neighborhood Core
- [x] Town Center Neighborhood Center
- [x] TOD areas
- [x] Multi-family properties
- [x] Commercially-zoned properties

Other comments regarding zoning:

I don't see any real issues with STRs. All the issues I've heard are due to imagined problems rather than actual problems. With that said, if extra taxes are to be levied on STR owners, I'd like more info on what they are and why they're applied to STRs only. Thanks

Y / (N) Do you have negative experiences with short-term rentals in your neighborhood?

If so, please select from options below:

- [ ] Excessive cars parked on roads
- [ ] Garbage overflowing or left out
- [ ] Negative interactions with renters
- [ ] Parties or loud groups at night
- [ ] Lack of property maintenance
- [ ] Other (please share below:

If all other NRH city ordinances are being enforced, no special ordinances need be applied to STRs.

NRH Short-Term Rental Town Hall Feedback Form

[redacted] FIELDS ARE OPTIONAL)

Address or Neighborhood: [redacted] Carlton Ct.

[redacted]

Y / N Do you believe you have short-term rentals in your neighborhood?

Y / N Do you believe short-term rentals should be allowed in residential areas?

Please select any areas in which you believe they should be permitted:

- [ ] All single-family residential
- [ ] Town Center Neighborhood Core
- [ ] Town Center Neighborhood Center
- [ ] TOD areas
- [ ] Multi-family properties
- [ ] Commercially-zoned properties

Other comments regarding zoning:
Our neighborhood is only 15 high end custom built homes. We are also One way in + out onto Rufe Snow.

Y / N Do you have negative experiences with short-term rentals in your neighborhood?

If so, please select from options below:

- [x] Excessive cars parked on roads
- [x] Garbage overflowing or left out
- [ ] Negative interactions with renters
- [x] Parties or loud groups at night
- [ ] Lack of property maintenance
- [ ] Other (please share below:

The worst case was a party of way more than the home can handle. Also there where easy 80 plus cars parked up + down the street. The party went on well past midnight. I'd give the home owners a chance to break it up - they never came. The police had been called by several residents - They did not come till after 3am - When the party goers vived their cars + squeeked tires.

NRH Short-Term Rental Town Hall Feedback Form

(ALL FIELDS ARE OPTIONAL)

[redacted]

Address or Neighborhood: [redacted] Carston Ct.

(Y) / N Do you believe you have short-term rentals in your neighborhood?

Y / (N) Do you believe short-term rentals should be allowed in residential areas?

Please select any areas in which you believe they should be permitted:

- [ ] All single-family residential
- [ ] Town Center Neighborhood Core
- [ ] Town Center Neighborhood Center
- [ ] TOD areas
- [ ] Multi-family properties
- [ ] Commercially-zoned properties

Other comments regarding zoning:
Our neighborhood is only 15 single family homes with only one way in and out onto Bluff Snow. All the homes are custom homes + high end Builds

(Y) / N Do you have negative experiences with short-term rentals in your neighborhood?

If so, please select from options below:

- [x] Excessive cars parked on roads
- [x] Garbage overflowing or left out
- [ ] Negative interactions with renters
- [x] Parties or loud groups at night
- [ ] Lack of property maintenance
- [ ] Other (please share below:

There was a party well past midnight - I did give the homeowner a chance to come and end the party at one time close to 20 plus cars on our small court. The homeowners never showed up. Police finally came after 2am when party goers revved cars + squealed tires

NRH Short-Term Rental Town Hall Feedback Form

(ALL FIELDS ARE OPTIONAL)

[redacted]

ddress or
eighborhood: [redacted]

Y / N Do you believe you have short-term rentals in your neighborhood?

Y / N Do you believe short-term rentals should be allowed in residential areas?

Please select any areas in which you believe they should be permitted:

- [ ] All single-family residential
- [ ] Town Center Neighborhood Core
- [ ] Town Center Neighborhood Center
- [ ] TOD areas
- [ ] Multi-family properties
- [x] Commercially-zoned properties

Other comments regarding zoning:

Commercial uses belong in commercial areas.

Y / N Do you have negative experiences with short-term rentals in your neighborhood?

If so, please select from options below:

- [ ] Excessive cars parked on roads
- [ ] Garbage overflowing or left out
- [ ] Negative interactions with renters
- [ ] Parties or loud groups at night
- [ ] Lack of property maintenance
- [ ] Other (please share below:

NRH Short-Term Rental Town Hall Feedback Form

(ALL FIELDS ARE OPTIONAL)

[redacted]

Address or Neighborhood: [redacted]

(Y) / N Do you believe you have short-term rentals in your neighborhood? Y

Y / (N) Do you believe short-term rentals should be allowed in residential areas?

Please select any areas in which you believe they should be permitted:

- [N] All single-family residential
- [N] Town Center Neighborhood Core
- [N] Town Center Neighborhood Center
- [N] TOD areas
- [N] Multi-family properties
- [N] Commercially-zoned properties

Other comments regarding zoning:

(Y) / N Do you have negative experiences with short-term rentals in your neighborhood?

If so, please select from options below:

- [✓] Excessive cars parked on roads
- [ ] Garbage overflowing or left out
- [ ] Negative interactions with renters
- [✓] Parties or loud groups at night
- [ ] Lack of property maintenance
- [ ] Other (please share below:

NRH Short-Term Rental Town Hall Feedback Form

(ALL FIELDS ARE OPTIONAL)

[redacted]

Address or Neighborhood: Smithfield Acres

(Y) / N Do you believe you have short-term rentals in your neighborhood?

Y / (N) Do you believe short-term rentals should be allowed in residential areas?

Please select any areas in which you believe they should be permitted:

- [ ] All single-family residential
- [ ] Town Center Neighborhood Core
- [ ] Town Center Neighborhood Center
- [ ] TOD areas
- [ ] Multi-family properties
- [x] Commercially-zoned properties

Other comments regarding zoning:

(Y) / N Do you have negative experiences with short-term rentals in your neighborhood?

If so, please select from options below:

- [x] Excessive cars parked on roads
- [ ] Garbage overflowing or left out
- [x] Negative interactions with renters
- [x] Parties or loud groups at night
- [ ] Lack of property maintenance
- [ ] Other (please share below:

NRH Short-Term Rental Town Hall Feedback Form

(ALL FIELDS ARE OPTIONAL)

[redacted]

Address or Neighborhood: Smithfield Acres

(Y) / N Do you believe you have short-term rentals in your neighborhood?

Y / (N) Do you believe short-term rentals should be allowed in residential areas?

Please select any areas in which you believe they should be permitted:

- [ ] All single-family residential
- [ ] Town Center Neighborhood Core
- [ ] Town Center Neighborhood Center
- [ ] TOD areas
- [ ] Multi-family properties
- [x] Commercially-zoned properties

Other comments regarding zoning:

(Y) N Do you have negative experiences with short-term rentals in your neighborhood?

If so, please select from options below:

- [x] Excessive cars parked on roads
- [ ] Garbage overflowing or left out
- [x] Negative interactions with renters
- [x] Parties or loud groups at night
- [ ] Lack of property maintenance
- [ ] Other (please share below:

NRH Short-Term Rental Town Hall Feedback Form

(ALL FIELDS ARE OPTIONAL)

[redacted]

Address or Neighborhood: [redacted]

Y (N) Do you believe you have short-term rentals in your neighborhood?

Y (N) Do you believe short-term rentals should be allowed in residential areas?

Please select any areas in which you believe they should be permitted:

- [ ] All single-family residential
- [ ] Town Center Neighborhood Core
- [ ] Town Center Neighborhood Center
- [ ] TOD areas
- [ ] Multi-family properties
- [ ] Commercially-zoned properties

Other comments regarding zoning:

Y / N Do you have negative experiences with short-term rentals in your neighborhood?

If so, please select from options below:

- [x] Excessive cars parked on roads
- [x] Garbage overflowing or left out
- [ ] Negative interactions with renters
- [x] Parties or loud groups at night
- [x] Lack of property maintenance
- [ ] Other (please share below:

NRH Short-Term Rental Town Hall Feedback Form

(ALL FIELDS ARE OPTIONAL)

[redacted]

Address or Neighborhood: Forest Glenn West

Y / (N) Do you believe you have short-term rentals in your neighborhood?

Y / (N) Do you believe short-term rentals should be allowed in residential areas?

Please select any areas in which you believe they should be permitted:

- [ ] All single-family residential
- [ ] Town Center Neighborhood Core
- [ ] Town Center Neighborhood Center
- [ ] TOD areas
- [ ] Multi-family properties
- [ ] Commercially-zoned properties

Other comments regarding zoning:

Y / N Do you have negative experiences with short-term rentals in your neighborhood?

If so, please select from options below:

- [ ] Excessive cars parked on roads
- [ ] Garbage overflowing or left out
- [ ] Negative interactions with renters
- [ ] Parties or loud groups at night
- [x] Lack of property maintenance
- [ ] Other (please share below:

NRH Short-Term Rental Town Hall Feedback Form

(ALL FIELDS ARE OPTIONAL)

[redacted]

Address or Neighborhood: Old NRH

Y / (N) Do you believe you have short-term rentals in your neighborhood?

Y / N Do you believe short-term rentals should be allowed in residential areas?

Please select any areas in which you believe they should be permitted:

- [ ] All single-family residential
- [ ] Town Center Neighborhood Core
- [ ] Town Center Neighborhood Center
- [ ] TOD areas
- [ ] Multi-family properties
- [ ] Commercially-zoned properties

Other comments regarding zoning:

Depends on the regulations

Y / N Do you have negative experiences with short-term rentals in your neighborhood?

If so, please select from options below:

- [x] Excessive cars parked on roads
- [ ] Garbage overflowing or left out
- [ ] Negative interactions with renters
- [x] Parties or loud groups at night
- [x] Lack of property maintenance
- [x] Other (please share below:

Not Sure - unaware of any in our area.

See above/below for common problems - may not be related to Shortterm rentals

other: Speeding along residential roads

NRH Short-Term Rental Town Hall Feedback Form

(ALL FIELDS ARE OPTIONAL)

[redacted]

Address or Neighborhood: [redacted]

Y / N Do you believe you have short-term rentals in your neighborhood?

Y / N Do you believe short-term rentals should be allowed in residential areas?

Please select any areas in which you believe they should be permitted:

- [ ] All single-family residential
- [ ] Town Center Neighborhood Core
- [ ] Town Center Neighborhood Center
- [ ] TOD areas
- [ ] Multi-family properties
- [x] Commercially-zoned properties

Other comments regarding zoning:

Also - STR are detrimental to Families w/ Kids -- driving them out of MKT.

Y / N Do you have negative experiences with short-term rentals in your neighborhood?

If so, please select from options below:

- [ ] Excessive cars parked on roads
- [ ] Garbage overflowing or left out
- [ ] Negative interactions with renters
- [ ] Parties or loud groups at night
- [ ] Lack of property maintenance
- [ ] Other (please share below:

Parking & FAST Driving along residential streets

NRH Short-Term Rental Town Hall Feedback Form

(ALL FIELDS ARE OPTIONAL)

[redacted]

Address or Neighborhood: [redacted]

Email: _____

(Y) / N Do you believe you have short-term rentals in your neighborhood?

Y / (N) Do you believe short-term rentals should be allowed in residential areas?

Please select any areas in which you believe they should be permitted:

- [ ] All single-family residential
- [ ] Town Center Neighborhood Core
- [ ] Town Center Neighborhood Center
- [ ] TOD areas
- [/] Multi-family properties
- [/] Commercially-zoned properties

Other comments regarding zoning:

Property owners should be compensated for expected reduction in property values. State & City should distribute licensing fees & fines if imposed on STRs

Y / N Do you have negative experiences with short-term rentals in your neighborhood?

If so, please select from options below:

- [/] Excessive cars parked on roads
- [/] Garbage overflowing or left out
- [ ] Negative interactions with renters
- [/] Parties or loud groups at night
- [/] Lack of property maintenance
- [ ] Other (please share below:

NRH Short-Term Rental Town Hall Feedback Form

(ALL FIELDS ARE OPTIONAL)

[redacted]

Address or Neighborhood: [redacted] Glenann Subd.

(Y) / N Do you believe you have short-term rentals in your neighborhood?

Y / (N) Do you believe short-term rentals should be allowed in residential areas?

Please select any areas in which you believe they should be permitted:

- [ ] All single-family residential
- [ ] Town Center Neighborhood Core
- [ ] Town Center Neighborhood Center
- [ ] TOD areas
- [x] Multi-family properties
- [ ] Commercially-zoned properties

Other comments regarding zoning:

We have NO HOA & homes are being sold to these flipper/investors

We no longer know our neighbors!

Y / N Do you have negative experiences with short-term rentals in your neighborhood?

If so, please select from options below:

- [x] Excessive cars parked on roads
- [x] Garbage overflowing or left out
- [ ] Negative interactions with renters
- [x] Parties or loud groups at night
- [x] Lack of property maintenance
- [x] Other (please share below:

— Groups out in the street!!
— Too close to Smithfield Middle School
— Don't have contact info of owner
— Renters were speeding down Sherwin around Donna & Randy this Spring
— TWO homes next door to each other & advertised for large groups

NRH Short-Term Rental Town Hall Feedback Form

(ALL FIELDS ARE OPTIONAL)

[redacted]

Address or Neighborhood: GRAHAM RANCH (SINGLE FAMILY)

Y / (N) Do you believe you have short-term rentals in your neighborhood?

Y / (N) Do you believe short-term rentals should be allowed in residential areas?

Please select any areas in which you believe they should be permitted:

- [ ] All single-family residential
- [ ] Town Center Neighborhood Core
- [ ] Town Center Neighborhood Center
- [X] TOD areas TRANSIT CENTERS
- [X] Multi-family properties
- [X] Commercially-zoned properties

Other comments regarding zoning:

(*) TOD – ONLY IF W/IN 1/2 MILE OF TRANSIT CENTER AND NONE @ ALL @ SINGLE FAMILY RESIDENTIAL

(Y) / N Do you have negative experiences with short-term rentals in your neighborhood?

If so, please select from options below:

- [X] Excessive cars parked on roads
- [ ] Garbage overflowing or left out
- [ ] Negative interactions with renters
- [ ] Parties or loud groups at night
- [ ] Lack of property maintenance
- [ ] Other (please share below:

NRH Short-Term Rental Town Hall Feedback Form
(ALL FIELDS ARE OPTIONAL)

[redacted]

Address or Neighborhood: FOREST GLENN EAST

Y (N) Do you believe you have short-term rentals in your neighborhood?

Y / N Do you believe short-term rentals should be allowed in residential areas?

Please select any areas in which you believe they should be permitted:

- [ ] All single-family residential
- [ ] Town Center Neighborhood Core
- [ ] Town Center Neighborhood Center
- [ ] TOD areas
- [ ] Multi-family properties
- [x] Commercially-zoned properties

Other comments regarding zoning:

LIMIT THE NUMBER OR STR IN A NEIGHBORHOOD
PET RESTRICTIONS
CONFLICT WITH HOA RESTRICTIONS

Y (N) Do you have negative experiences with short-term rentals in your neighborhood?

If so, please select from options below:

- [ ] Excessive cars parked on roads
- [ ] Garbage overflowing or left out
- [ ] Negative interactions with renters
- [ ] Parties or loud groups at night
- [ ] Lack of property maintenance
- [ ] Other (please share below:

NRH Short-Term Rental Town Hall Feedback Form

(ALL FIELDS ARE OPTIONAL)

[redacted]

Address or Neighborhood: [redacted] Holiday Woods

Y / N Do you believe you have short-term rentals in your neighborhood?

Y / N Do you believe short-term rentals should be allowed in residential areas?

Please select any areas in which you believe they should be permitted:

- [ ] All single-family residential
- [ ] Town Center Neighborhood Core
- [ ] Town Center Neighborhood Center
- [x] TOD areas
- [x] Multi-family properties
- [x] Commercially-zoned properties

Other comments regarding zoning:

Y / N Do you have negative experiences with short-term rentals in your neighborhood?

If so, please select from options below:

- [ ] Excessive cars parked on roads
- [ ] Garbage overflowing or left out
- [ ] Negative interactions with renters
- [ ] Parties or loud groups at night
- [ ] Lack of property maintenance
- [ ] Other (please share below:

NRH Short-Term Rental Town Hall Feedback Form

(ALL FIELDS ARE OPTIONAL)

[redacted]

Address or Neighborhood: [redacted]

[redacted]

Y / N Do you believe you have short-term rentals in your neighborhood?

Y / N Do you believe short-term rentals should be allowed in residential areas?

Please select any areas in which you believe they should be permitted:

- [ ] All single-family residential
- [ ] Town Center Neighborhood Core
- [ ] Town Center Neighborhood Center
- [x] TOD areas
- [x] Multi-family properties
- [ ] Commercially-zoned properties

Other comments regarding zoning:

strict regulations need to be enforced for traffic flow, multiple cars and parties

Y / N Do you have negative experiences with short-term rentals in your neighborhood?

If so, please select from options below:

- [x] Excessive cars parked on roads
- [ ] Garbage overflowing or left out
- [ ] Negative interactions with renters
- [x] Parties or loud groups at night
- [ ] Lack of property maintenance
- [ ] Other (please share below:

NRH Short-Term Rental Town Hall Feedback Form

(ALL FIELDS ARE OPTIONAL)

[redacted]

Address or Neighborhood: [redacted]

(Y) / N Do you believe you have short-term rentals in your neighborhood? there are 9 - one is directly across the St & next door to a at home daycare

Y / N Do you believe short-term rentals should be allowed in residential areas?

Please select any areas in which you believe they should be permitted:

- [ ] All single-family residential
- [ ] Town Center Neighborhood Core
- [ ] Town Center Neighborhood Center
- [x] TOD areas
- [ ] Multi-family properties
- [x] Commercially-zoned properties

Other comments regarding zoning:

Should not be allowed within certain distance from schools, day cares - at home + state licenced. And the homes should have been inspected + if flipped must have permit for said garage conversion to bedroom (even though there are no windows in garage/bedroom

(Y) / N Do you have negative experiences with short-term rentals in your neighborhood?

If so, please select from options below:

- [Y] Excessive cars parked on roads
- [Y] Garbage overflowing or left out
- [Y] Negative interactions with renters
- [Y] Parties or loud groups at night
- [N] Lack of property maintenance
- [ ] Other (please share below:

All of the Above + police have been called.

When 1 group of adult men were leaving they bragged to my husband about picking up women in Dallas + having a great time at the Air bnb.

House at 6505 Briley has a pool, backs up to the Joanne Johnson trail + is next door to a at home daycare.

we have lived here since 1995 + have loved our neighborhood until now.

NRH Short-Term Rental Town Hall Feedback Form

(ALL FIELDS ARE OPTIONAL)

[redacted]

Address or Neighborhood: COVENTRY ESTATES

Y / N Do you believe you have short-term rentals in your neighborhood?

Y / N Do you believe short-term rentals should be allowed in residential areas?

Please select any areas in which you believe they should be permitted:

- [ ] All single-family residential
- [ ] Town Center Neighborhood Core
- [ ] Town Center Neighborhood Center
- [ ] TOD areas
- [x] Multi-family properties
- [x] Commercially-zoned properties

Other comments regarding zoning:

Y / N Do you have negative experiences with short-term rentals in your neighborhood?

If so, please select from options below:

- [x] Excessive cars parked on roads
- [ ] Garbage overflowing or left out
- [ ] Negative interactions with renters
- [x] Parties or loud groups at night
- [ ] Lack of property maintenance
- [ ] Other (please share below:

NRH Short-Term Rental Town Hall Feedback Form

[redacted] ELDS ARE OPTIONAL)

Address or Neighborhood: [redacted]

Email: _____

Y / N Do you believe you have short-term rentals in your neighborhood? yes

Y / N Do you believe short-term rentals should be allowed in residential areas? yes

Please select any areas in which you believe they should be permitted:

- [x] All single-family residential
- [x] Town Center Neighborhood Core
- [x] Town Center Neighborhood Center
- [x] TOD areas
- [x] Multi-family properties
- [x] Commercially-zoned properties

Other comments regarding zoning: all

Y / N Do you have negative experiences with short-term rentals in your neighborhood?

If so, please select from options below:

- [ ] Excessive cars parked on roads
- [ ] Garbage overflowing or left out
- [ ] Negative interactions with renters
- [ ] Parties or loud groups at night
- [ ] Lack of property maintenance
- [ ] Other (please share below:

Also - Please have your city attorney look at whether there is a way to put out a public notice which will keep people from buying while this process is going on (just to be "grandfathered" and avoid the zoning regulations

NRH Short-Term Rental Town Hall Feedback Form

(ALL FIELDS ARE OPTIONAL)

[redacted]

Address or Neighborhood: [redacted] Skylark Circle - Near Iron Horse golf course

Y / N Do you believe you have short-term rentals in your neighborhood?

Y / N ! Do you believe short-term rentals should be allowed in residential areas?

Please select any areas in which you believe they should be permitted:

- [ ] All single-family residential
- [ ] Town Center Neighborhood Core
- [ ] Town Center Neighborhood Center
- [ ] TOD areas
- [x] Multi-family properties
- [x] Commercially-zoned properties

Other comments regarding zoning:

Zoning and regulations (and enforcement) are the only ways we can protect our neighborhoods and the investments we have made in this city for years

Y / N Do you have negative experiences with short-term rentals in your neighborhood?

If so, please select from options below:

- [ ] Excessive cars parked on roads
- [ ] Garbage overflowing or left out
- [ ] Negative interactions with renters
- [ ] Parties or loud groups at night
- [ ] Lack of property maintenance
- [ ] Other (please share below:

None known but in other locations I have seen all of the above

Thank you for soliciting our input - I would ask everyone in the City to please think about what reason there is for homeowners in North Richland Hills to have less protection than homeowners in Plano, Grapevine or Fort Worth. We would ask, please, for your help on this. Thanks!

Filled out prior to meeting. Questions may have been answered

NRH Short-Term Rental Town Hall Feedback Form

(ALL FIELDS ARE OPTIONAL)

[redacted]

Address or Neighborhood: Pleasant Dream HOA [redacted]

Y / N Do you believe you have short-term rentals in your neighborhood?

Y / N Do you believe short-term rentals should be allowed in residential areas? see below

Please select any areas in which you believe they should be permitted:

- ☐ All single-family residential
- ☐ Town Center Neighborhood Core
- ☐ Town Center Neighborhood Center
- ☐ TOD areas
- ☐ Multi-family properties
- ☐ Commercially-zoned properties

Other comments regarding zoning:

What is short-term - for less than 3-6 mos, STR should not be allowed (No weekend rental)

Y / N Do you have negative experiences with short-term rentals in your neighborhood?

If so, please select from options below:

- ☐ Excessive cars parked on roads
- ☐ Garbage overflowing or left out
- ☐ Negative interactions with renters
- ☐ Parties or loud groups at night
- ☐ Lack of property maintenance
- ☐ Other (please share below:

These are potential problems, plus:

- Poor landscape maintenance
- Parking in yards or on streets (large trucks, etc)
- Too many occupants
- Potential gangs or terrorists
- Lack of owner control

Other: How will administration of this program be handled by the city?

NRH Short-Term Rental Town Hall Feedback Form

(ALL FIELDS ARE OPTIONAL)

[redacted]

Address or Neighborhood: [redacted]

Y / N Do you believe you have short-term rentals in your neighborhood?

Y / N Do you believe short-term rentals should be allowed in residential areas?

Please select any areas in which you believe they should be permitted:

- ☐ All single-family residential
- ☐ Town Center Neighborhood Core
- ☐ Town Center Neighborhood Center
- ☐ TOD areas
- ☐ Multi-family properties
- ☐ Commercially-zoned properties

Other comments regarding zoning:

Y / N Do you have negative experiences with short-term rentals in your neighborhood?

If so, please select from options below:

- ☐ Excessive cars parked on roads
- ☐ Garbage overflowing or left out
- ☐ Negative interactions with renters
- ☐ Parties or loud groups at night
- ☐ Lack of property maintenance
- ☐ Other (please share below:

None

NRH Short-Term Rental Town Hall Feedback Form

(ALL FIELDS ARE OPTIONAL)

[redacted]

Address or Neighborhood: [redacted]

(Y) / N Do you believe you have short-term rentals in your neighborhood?

Y / (N) Do you believe short-term rentals should be allowed in residential areas?

Please select any areas in which you believe they should be permitted:

- [ ] All single-family residential
- [ ] Town Center Neighborhood Core
- [ ] Town Center Neighborhood Center
- [ ] TOD areas
- [x] Multi-family properties
- [x] Commercially-zoned properties

Other comments regarding zoning:

(Y) / N Do you have negative experiences with short-term rentals in your neighborhood?

If so, please select from options below:

- [x] Excessive cars parked on roads
- [ ] Garbage overflowing or left out
- [ ] Negative interactions with renters
- [x] Parties or loud groups at night
- [x] Lack of property maintenance
- [x] Other (please share below:

Increased traffic
Don't know who's in the neighborhood

NRH Short-Term Rental Town Hall Feedback Form

[redacted] E OPTIONAL)

[redacted]

Address or Neighborhood: Briarwood

yes
(Y / N) Do you believe you have short-term rentals in your neighborhood?

NO Y / (N) Do you believe short-term rentals should be allowed in residential areas?

Please select any areas in which you believe they should be permitted:

- [ ] All single-family residential
- [ ] Town Center Neighborhood Core
- [ ] Town Center Neighborhood Center
- [ ] TOD areas
- [x] Multi-family properties
- [x] Commercially-zoned properties

Other comments regarding zoning:

Y / N Do you have negative experiences with short-term rentals in your neighborhood?

If so, please select from options below:

- [x] Excessive cars parked on roads
- [ ] Garbage overflowing or left out
- [ ] Negative interactions with renters
- [x] Parties or loud groups at night
- [x] Lack of property maintenance
- [x] Other (please share below:

INCreased traffic - Speeding
unKnown people - coming and going?
Registered and unregistered predators
People roaming @ Night - pranking residents

NRH Short-Term Rental Town Hall Feedback Form

(ALL FIELDS ARE OPTIONAL)

[redacted]

Address or Neighborhood: [redacted] Carston Court

Y / N Do you believe you have short-term rentals in your neighborhood?

Y / N Do you believe short-term rentals should be allowed in residential areas?

Please select any areas in which you believe they should be permitted:

- [ ] All single-family residential
- [ ] Town Center Neighborhood Core
- [ ] Town Center Neighborhood Center
- [ ] TOD areas
- [x] Multi-family properties
- [x] Commercially-zoned properties

Other comments regarding zoning:

We strongly support STR only being allowed in multi-family properties and commercially zoned properties, and not in single family neighborhoods. Thank you!

Y / N Do you have negative experiences with short-term rentals in your neighborhood?

If so, please select from options below:

- [x] Excessive cars parked on roads
- [x] Garbage overflowing or left out
- [x] Negative interactions with renters
- [x] Parties or loud groups at night
- [x] Lack of property maintenance
- [ ] Other (please share below:

In Carston Ct. the STR has been a very negative experience

Thank you for the forum tonight

NRH Short-Term Rental Town Hall Feedback Form

(ALL FIELDS ARE OPTIONAL)

[redacted]

Address or Neighborhood: [redacted]

(Y) / N Do you believe you have short-term rentals in your neighborhood?

Y / (N) Do you believe short-term rentals should be allowed in residential areas? NO!!!

Please select any areas in which you believe they should be permitted:

- [ ] ~~All single-family residential~~
- [ ] Town Center Neighborhood Core ?
- [ ] Town Center Neighborhood Center
- [✓] TOD areas
- [✓] Multi-family properties
- [✓] Commercially-zoned properties

Other comments regarding zoning:

The main area should be TOD

Y / N Do you have negative experiences with short-term rentals in your neighborhood?

If so, please select from options below:

- [ ] Excessive cars parked on roads
- [ ] Garbage overflowing or left out
- [ ] Negative interactions with renters
- [✓] Parties or loud groups at night
- [✓] Lack of property maintenance
- [ ] Other (please share below:

NRH Short-Term Rental Town Hall Feedback Form

(ALL FIELDS ARE OPTIONAL)

[redacted]

Address or Neighborhood: Reserve at Forest Glenn

Y / (N) Do you believe you have short-term rentals in your neighborhood?

Y / (N) Do you believe short-term rentals should be allowed in residential areas?

Please select any areas in which you believe they should be permitted:

- [ ] All single-family residential – NO
- [ ] Town Center Neighborhood Core
- [ ] Town Center Neighborhood Center
- [ ] TOD areas
- [X] Multi-family properties
- [ ] Commercially-zoned properties

Other comments regarding zoning:

(Y) / N Do you have negative experiences with short-term rentals in your neighborhood?

If so, please select from options below:

- [✓] Excessive cars parked on roads
- [ ] Garbage overflowing or left out
- [ ] Negative interactions with renters
- [✓] Parties or loud groups at night
- [✓] Lack of property maintenance
- [ ] Other (please share below:

NRH Short-Term Rental Town Hall Feedback Form

(ALL FIELDS ARE OPTIONAL)

[redacted]

ddress or
eighborhood: [redacted]

(Y) / N Do you believe you have short-term rentals in your neighborhood?

(Y) / N Do you believe short-term rentals should be allowed in residential areas?

Please select any areas in which you believe they should be permitted:

- [ ] All single-family residential
- [ ] Town Center Neighborhood Core
- [ ] Town Center Neighborhood Center
- [ ] TOD areas
- [ ] Multi-family properties
- [ ] Commercially-zoned properties

Other comments regarding zoning:
STL is great for the community when managed well.

Y / (N) Do you have negative experiences with short-term rentals in your neighborhood?

If so, please select from options below:

- [ ] Excessive cars parked on roads
- [ ] Garbage overflowing or left out
- [ ] Negative interactions with renters
- [ ] Parties or loud groups at night
- [ ] Lack of property maintenance
- [ ] Other (please share below:

Only bad neighbors!

NRH Short-Term Rental Town Hall Feedback Form

(ALL FIELDS ARE OPTIONAL)

[redacted]

Address or Neighborhood: _____

Y / N Do you believe you have short-term rentals in your neighborhood?

Y / N Do you believe short-term rentals should be allowed in residential areas?

Please select any areas in which you believe they should be permitted:

- ☐ All single-family residential
- ☐ Town Center Neighborhood Core
- ☐ Town Center Neighborhood Center
- ☐ TOD areas
- ☐ Multi-family properties
- ☐ Commercially-zoned properties

Other comments regarding zoning:

None

Y / N Do you have negative experiences with short-term rentals in your neighborhood?

If so, please select from options below:

- ☐ Excessive cars parked on roads
- ☐ Garbage overflowing or left out
- ☐ Negative interactions with renters
- ☐ Parties or loud groups at night
- ☐ Lack of property maintenance
- ☐ Other (please share below:

NRH Short-Term Rental Town Hall Feedback Form

(ALL FIELDS ARE OPTIONAL)

[redacted]

Address or Neighborhood: Coventry Place Estates

(Y) / N Do you believe you have short-term rentals in your neighborhood?

Y / (N) Do you believe short-term rentals should be allowed in residential areas?

Please select any areas in which you believe they should be permitted:

- [ ] All single-family residential
- [ ] Town Center Neighborhood Core
- [ ] Town Center Neighborhood Center
- [x] TOD areas
- [ ] Multi-family properties
- [x] Commercially-zoned properties

Other comments regarding zoning:

Can software be used to limit number of STRs in a certain neighborhood (if allowed)?

(Y) / N Do you have negative experiences with short-term rentals in your neighborhood?

If so, please select from options below:

- [x] Excessive cars parked on roads
- [x] Garbage overflowing or left out
- [ ] Negative interactions with renters
- [x] Parties or loud groups at night
- [ ] Lack of property maintenance
- [ ] Other (please share below:

Increased numbers of STRs mean less families in neighborhoods feeding our schools - already seeing declining enrollment

NRH Short-Term Rental Town Hall Feedback Form

(ALL FIELDS ARE OPTIONAL)

[redacted]

Address or Neighborhood:

[redacted]

Y / N Do you believe you have short-term rentals in your neighborhood?

Yes. I know for sure. Have spoken w/ investors.

Y / N Do you believe short-term rentals should be allowed in residential areas?

Please select any areas in which you believe they should be permitted:

- [NO] All single-family residential
- [NO] Town Center Neighborhood Core
- [NO] Town Center Neighborhood Center
- [?] TOD areas unsure
- [✓] Multi-family properties
- [✓] Commercially-zoned properties

Other comments regarding zoning:

Please limit or eliminate STRs in ALL Single Family neighborhoods.

Y / N Do you have negative experiences with short-term rentals in your neighborhood?

If so, please select from options below:

- [✓] Excessive cars parked on roads
- [✓] Garbage overflowing or left out
- [ ] Negative interactions with renters
- [✓] Parties or loud groups at night
- [✓] Lack of property maintenance
- [✓] Other (please share below:

I belive that at least one property in my neighborhood exceeds the permited number of bedrooms - which is to say rooms have been converted to create additional beds.

Thus ⇒

It is really important to me that occupancy rates are enforced.

NRH Short-Term Rental Town Hall Feedback Form

(ALL FIELDS ARE OPTIONAL)

[redacted]

Address or Neighborhood: [redacted]

(Y) / N Do you believe you have short-term rentals in your neighborhood?

Y / (N) Do you believe short-term rentals should be allowed in residential areas?

Please select any areas in which you believe they should be permitted:

- [ ] All single-family residential
- [ ] Town Center Neighborhood Core
- [ ] Town Center Neighborhood Center
- [ ] TOD areas
- [ ] Multi-family properties
- [ ] Commercially-zoned properties

Other comments regarding zoning:

(Y) / N Do you have negative experiences with short-term rentals in your neighborhood?

If so, please select from options below:

- [X] Excessive cars parked on roads
- [X] Garbage overflowing or left out
- [X] Negative interactions with renters
- [X] Parties or loud groups at night
- [X] Lack of property maintenance
- [X] Other (please share below:

Safety, transient people, fast driving, drunk driving

Low enrollment at our school, houses keep going to Rentals

~~Road use~~

NRH Short-Term Rental Town Hall Feedback Form

(ALL FIELDS ARE OPTIONAL)

[redacted]

Address or Neighborhood: [redacted]

(Y) / N Do you believe you have short-term rentals in your neighborhood?

Y / (N) Do you believe short-term rentals should be allowed in residential areas?

Please select any areas in which you believe they should be permitted:

- [ ] All single-family residential
- [ ] Town Center Neighborhood Core
- [ ] Town Center Neighborhood Center
- [x] TOD areas
- [ ] Multi-family properties
- [x] Commercially-zoned properties

Other comments regarding zoning:

(Y) / N Do you have negative experiences with short-term rentals in your neighborhood?

If so, please select from options below:

- [x] Excessive cars parked on roads
- [x] Garbage overflowing or left out
- [x] Negative interactions with renters
- [x] Parties or loud groups at night
- [ ] Lack of property maintenance
- [ ] Other (please share below:

NRH Short-Term Rental Town Hall Feedback Form

(ALL FIELDS ARE OPTIONAL)

[redacted]

Address or Neighborhood: [redacted] Coventry Place

(Y) / N Do you believe you have short-term rentals in your neighborhood?
yes. There are 4 - one lives in Israel

Y / (N) Do you believe short-term rentals should be allowed in residential areas?

Please select any areas in which you believe they should be permitted:

- [ ] All single-family residential
- [ ] Town Center Neighborhood Core
- [ ] Town Center Neighborhood Center
- [✓] TOD areas if necessary but prefer none
- [ ] Multi-family properties
- [✓] Commercially-zoned properties

Other comments regarding zoning:

(Y) / N Do you have negative experiences with short-term rentals in your neighborhood?

If so, please select from options below:

- [✓] Excessive cars parked on roads
- [✓] Garbage overflowing or left out
- [✓] Negative interactions with renters
- [✓] Parties or loud groups at night
- [✓] Lack of property maintenance
- [ ] Other (please share below:

many negative experiences with a house only available for 6 months.

I do not feel ~~confront~~ comfortable sending my children out in the neighborhood.

limits the families that can live in our area that impacts schools & community.

NRH Short-Term Rental Town Hall Feedback Form

(ALL FIELDS ARE OPTIONAL)

[redacted]

Address or Neighborhood: [redacted]

(Y)/N Do you believe you have short-term rentals in your neighborhood?

(Y)/N Do you believe short-term rentals should be allowed in residential areas? with Regulations

Please select any areas in which you believe they should be permitted:

- [ ] All single-family residential
- [ ] Town Center Neighborhood Core
- [ ] Town Center Neighborhood Center
- [ ] TOD areas
- [ ] Multi-family properties
- [ ] Commercially-zoned properties

Other comments regarding zoning:

I like the restrictions & guidelines you are talking about putting in place. I had an Airbnb for 5 years with no complaints if the owner is living near the STR they will care. Require they sign in the dispatcher. Strict monitoring is essential & will foster out the non compliant STR's

Y/(N) Do you have negative experiences with short-term rentals in your neighborhood?

If so, please select from options below:

- [ ] Excessive cars parked on roads
- [ ] Garbage overflowing or left out
- [ ] Negative interactions with renters
- [ ] Parties or loud groups at night
- [ ] Lack of property maintenance
- [ ] Other (please share below:

NRH Short-Term Rental Town Hall Feedback Form

(ALL FIELDS ARE OPTIONAL)

[redacted]

Address or Neighborhood: [redacted]

(Y) / N Do you believe you have short-term rentals in your neighborhood?

(Y) / N Do you believe short-term rentals should be allowed in residential areas?

Please select any areas in which you believe they should be permitted:

- [ ] All single-family residential
- [x] Town Center Neighborhood Core
- [ ] Town Center Neighborhood Center
- [x] TOD areas
- [ ] Multi-family properties
- [x] Commercially-zoned properties

Other comments regarding zoning:

Y / (N) Do you have negative experiences with short-term rentals in your neighborhood?

If so, please select from options below:

- [ ] Excessive cars parked on roads
- [ ] Garbage overflowing or left out
- [ ] Negative interactions with renters
- [ ] Parties or loud groups at night
- [ ] Lack of property maintenance
- [ ] Other (please share below:

NRH Short-Term Rental Town Hall Feedback Form

(ALL FIELDS ARE OPTIONAL)

[redacted]

Address or Neighborhood: [redacted]

~~Y~~ / N Not in mine Do you believe you have short-term rentals in your neighborhood?

Y / N Do you believe short-term rentals should be allowed in residential areas?

Please select any areas in which you believe they should be permitted:

- [ ] All single-family residential
- [ ] Town Center Neighborhood Core
- [ ] Town Center Neighborhood Center
- [ ] TOD areas
- [ ] Multi-family properties
- [x] Commercially-zoned properties

Other comments regarding zoning:

Y / N Do you have negative experiences with short-term rentals in your neighborhood?

If so, please select from options below:

- [ ] Excessive cars parked on roads
- [ ] Garbage overflowing or left out
- [ ] Negative interactions with renters
- [ ] Parties or loud groups at night
- [ ] Lack of property maintenance
- [ ] Other (please share below:

NRH Short-Term Rental Town Hall Feedback Form

(ALL FIELDS ARE OPTIONAL)

[redacted]

Address or Neighborhood: [redacted]

Y / N Do you believe you have short-term rentals in your neighborhood? maybe one

Y / N Do you believe short-term rentals should be allowed in residential areas?

Please select any areas in which you believe they should be permitted:

- [x] All single-family residential
- [ ] Town Center Neighborhood Core
- [ ] Town Center Neighborhood Center
- [ ] TOD areas
- [x] Multi-family properties
- [ ] Commercially-zoned properties

Other comments regarding zoning:

Y / N Do you have negative experiences with short-term rentals in your neighborhood?

If so, please select from options below:

- [ ] Excessive cars parked on roads
- [ ] Garbage overflowing or left out
- [ ] Negative interactions with renters
- [ ] Parties or loud groups at night
- [ ] Lack of property maintenance
- [ ] Other (please share below:

We have heard of Noise, trash, drugs, lowered property value and too many cars!!

NRH Short-Term Rental Town Hall Feedback Form

(ALL FIELDS ARE OPTIONAL)

[redacted]

Address or Neighborhood: [redacted]

Y (N) Do you believe you have short-term rentals in your neighborhood?

(Y) / N Do you believe short-term rentals should be allowed in residential areas?

Please select any areas in which you believe they should be permitted:

- [ ] All single-family residential
- [x] Town Center Neighborhood Core
- [x] Town Center Neighborhood Center
- [ ] TOD areas
- [x] Multi-family properties
- [x] Commercially-zoned properties

Other comments regarding zoning:

Y / (N) Do you have negative experiences with short-term rentals in your neighborhood?

If so, please select from options below:

- [x] Excessive cars parked on roads
- [x] Garbage overflowing or left out
- [x] Negative interactions with renters
- [x] Parties or loud groups at night
- [ ] Lack of property maintenance
- [ ] Other (please share below:

NRH Short-Term Rental Town Hall Feedback Form

(ALL FIELDS ARE OPTIONAL)

[redacted]

Address or Neighborhood: [redacted]

(Y) / N Do you believe you have short-term rentals in your neighborhood?

Y / N Do you believe short-term rentals should be allowed in residential areas?

Please select any areas in which you believe they should be permitted:

- [ ] All single-family residential
- [ ] Town Center Neighborhood Core
- [ ] Town Center Neighborhood Center
- [ ] TOD areas
- [ ] Multi-family properties
- [ ] Commercially-zoned properties

Other comments regarding zoning:

When I bought my home 20+ years ago, I didn't agree to live next to a hotel. My husband and I have put a lot of time and money into our home. I want to protect my investment and quality of life.

(Y) / N Do you have negative experiences with short-term rentals in your neighborhood?

If so, please select from options below:

- [x] Excessive cars parked on roads
- [ ] Garbage overflowing or left out
- [ ] Negative interactions with renters
- [x] Parties or loud groups at night
- [ ] Lack of property maintenance
- [ ] Other (please share below:

NRH Short-Term Rental Town Hall Feedback Form

(ALL FIELDS ARE OPTIONAL)

[redacted]

Address or Neighborhood: [redacted]

Y / N Do you believe you have short-term rentals in your neighborhood?

Y / N Do you believe short-term rentals should be allowed in residential areas?

Please select any areas in which you believe they should be permitted:

- [ ] All single-family residential
- [ ] Town Center Neighborhood Core
- [ ] Town Center Neighborhood Center
- [x] TOD areas
- [x] Multi-family properties
- [x] Commercially-zoned properties

Other comments regarding zoning:

I hope the city does not Grandfather any STR's in areas why they get zoned out of.

Y / N Do you have negative experiences with short-term rentals in your neighborhood?

If so, please select from options below:

- [x] Excessive cars parked on roads
- [x] Garbage overflowing or left out
- [ ] Negative interactions with renters
- [x] Parties or loud groups at night
- [ ] Lack of property maintenance
- [ ] Other (please share below:

NRH Short-Term Rental Town Hall Feedback Form

(ALL FIELDS ARE OPTIONAL)

[redacted]

Address or Neighborhood: [redacted]

(Y) / N Do you believe you have short-term rentals in your neighborhood?

Y / (N) Do you believe short-term rentals should be allowed in residential areas?

Please select any areas in which you believe they should be permitted:

- [ ] All single-family residential
- [ ] Town Center Neighborhood Core
- [ ] Town Center Neighborhood Center
- [X] TOD areas
- [ ] Multi-family properties
- [X] Commercially-zoned properties

Other comments regarding zoning:

Y / N Do you have negative experiences with short-term rentals in your neighborhood?

If so, please select from options below:

- [X] Excessive cars parked on roads
- [X] Garbage overflowing or left out
- [ ] Negative interactions with renters
- [X] Parties or loud groups at night
- [?] Lack of property maintenance
- [X] Other (please share below:

? They don't know when there are sprinkler issues.

*one of the STRs displays at the wrong location on a map. At one point showed the location of my house as the location for the STR.

Last I checked, via the map the STR shows as located in someone else's backyard

Will they need to comply with the Americans with Disabilities Act?

NRH Short-Term Rental Town Hall Feedback Form

(ALL FIELDS ARE OPTIONAL)

[redacted]

Address or Neighborhood: [redacted]

(Y) / N Do you believe you have short-term rentals in your neighborhood? 1000% Known fact Multiple!!!

Y / (N) Do you believe short-term rentals should be allowed in residential areas?

Please select any areas in which you believe they should be permitted:

- [ ] All single-family residential
- [ ] Town Center Neighborhood Core
- [ ] Town Center Neighborhood Center
- [ ] TOD areas
- [x] Multi-family properties
- [x] Commercially-zoned properties

Other comments regarding zoning:

Hotels (short term rentals) should not be in ~~neighbor~~ neighborhoods

(Y) / N Do you have negative experiences with short-term rentals in your neighborhood?

If so, please select from options below:

- [x] Excessive cars parked on roads
- [x] Garbage overflowing or left out
- [ ] Negative interactions with renters
- [x] Parties or loud groups at night
- [ ] Lack of property maintenance
- [ ] Other (please share below:

Many vehicles parked in front of my house. Late and loud comings and goings. Trash left out days before pickup. Broken furniture frequently left on curb for ~~days~~ days before pickup. Large groups of ~~strangers~~ strangers partying outside at night ~~make~~ make neighborhood feel less safe.

NRH Short-Term Rental Town Hall Feedback Form

(ALL FIELDS ARE OPTIONAL)

[redacted]

Address or Neighborhood: [redacted]

(Y) / N Do you believe you have short-term rentals in your neighborhood?

Y / (N) Do you believe short-term rentals should be allowed in residential areas?

Please select any areas in which you believe they should be permitted:

- [ ] All single-family residential
- [ ] Town Center Neighborhood Core
- [ ] Town Center Neighborhood Center
- [ ] TOD areas
- [ ] Multi-family properties
- [x] Commercially-zoned properties

Other comments regarding zoning:

(Y) / N Do you have negative experiences with short-term rentals in your neighborhood?

If so, please select from options below:

- [x] Excessive cars parked on roads
- [ ] Garbage overflowing or left out
- [ ] Negative interactions with renters
- [x] Parties or loud groups at night
- [ ] Lack of property maintenance
- [x] Other (please share below:

CARS & People AROUND-
CARS RACING Up & Down STREET
People walking through YARDS
CARS blocking entrance

NORTH RICHLAND HILLS

CITY COUNCIL MEMORANDUM

FROM: The Office of the City Manager **DATE:** October 13, 2025

SUBJECT: Consider Ordinance No. 3925, amending Chapter 18, Article XII, "Rental Housing," to adopt short-term rental regulations.

PRESENTER: Cori Reaume, Director of Planning

SUMMARY:

Revisions are proposed to the City's Rental Housing regulations to add in a new division, "Short-term Rentals," to provide for the registration of all short-term rentals, and to establish guidelines by which they must operate.

GENERAL DESCRIPTION:

Earlier this year, the City Council adopted amendments to Chapter 18, Businesses, to incorporate a new Article XII outlining regulations related to rental housing. Included with the initial adoption were regulations related to traditional long-term single-family rentals. Regulations to short-term rentals were discussed at that time, but direction was given to pursue research related to zoning regulations prior to finalizing ordinances regulating short-term rentals.

As referenced in the memorandum related to the zoning amendment, the City has conducted a great deal of research, and we have continued to revise this set of regulations based on the feedback received from the City Council, members of the public, and STR operators.

A general summary of components of the ordinance is provided below:

- Requirement for annual registration
- Initial inspection and allowance for additional inspections up to once per quarter
- Requirement for a local point of contact to respond quickly to complaints
- Limiting parking to no more than four vehicles, which must be parked on the property or on the street, immediately adjacent to the property
- Prohibiting guests in excess of established maximum occupancy of 2 per bedroom plus 1, inclusive of children
- Minimum stay requirement of 2 nights
- Requirement to comply with the noise limitations
- Requirement to maintain booking records and provide to City upon request
- Requirement to maintain compliance with hotel occupancy tax payments
- Provision for the City to revoke a permit if multiple violations are received

The regulations would be effective immediately upon adoption, though the zoning ordinance(s) outline timing for initial registration for any existing short-term rentals.

RECOMMENDATION:

Approve Ordinance No. 3925.

ORDINANCE NO. 3925

AN ORDINANCE AMENDING THE CODE OF ORDINANCES, CITY OF NORTH RICHLAND HILLS, TEXAS, BY AMENDING ARTICLE XII – RENTAL HOUSING IN CHAPTER 18, "BUSINESESES," BY ADDING A NEW DEFINITION FOR "BOARD" AS USED IN THE ARTICLE; REVISING THE DEFINITION FOR "BEDROOM"; ADDING A NEW DIVISION 3, "SHORT TERM RENTALS," SETTING FORTH REGULATIONS FOR SHORT-TERM RENTALS IN THE CITY; ADDING A NEW DIVISION 6, "ENFORCEMENT; REMEDIES," ESTABLISHING PROCESS FOR ENFORCING VIOLATIONS OF THE ARTICLE; 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, Chapter 18 of the Code of Ordinances, City of North Richland Hills, Texas, regulates businesses in operation in the City; and

WHEREAS, Article XII in Chapter 18 of the Code of Ordinances, City of North Richland Hills, Texas, regulates rental housing in the City; and

WHEREAS, in an effort to understand the impact of short-term rentals operating within the City, the City has collected extensive community input through an electronic survey, physical surveys distributed at a dedicated town hall meeting, comments made during such town hall meetings, email communications submitted, and comments made during public hearings specifically regarding short-term rentals and the regulation of same; and

WHEREAS, the City also obtained input and comments from the operators of short-term rentals through the same methods mentioned for community input, as well as through two meetings held specifically for operators to attend and provide feedback and input on short-term rentals and the regulation of same; and

WHEREAS, residents have reported adverse impacts from increased traffic, reckless driving, on-street parking congestion, loud noise, and public nuisances associated with short-term rental activity; and

WHEREAS, short-term rentals have, in certain instances, been the source of large gatherings, parties, and events incompatible with the residential character of single-family districts; and

WHEREAS, the operation of unauthorized short-term rentals in single-family neighborhoods has generated complaints regarding excessive noise, late-night disturbances, and the disruption of quiet enjoyment; and

WHEREAS, many residents stated that they did not anticipate transient lodging operations when they purchased their homes, and view such uses as incompatible with their expectations of neighborhood stability and residential character; and

WHEREAS, the frequent turnover of short-term rental occupants undermines long-term neighbor-to-neighbor relationships and erodes the fabric of the community by reducing communication, familiarity, and trust among residents; and

WHEREAS, neighborhoods have expressed concern that the continual turnover of transient occupants diminishes the sense of safety, predictability, and accountability that is characteristic of stable residential communities; and

WHEREAS, mapping and analysis of the input from residents demonstrates that the negative impacts associated with short-term rentals are widespread and concentrated in single-family neighborhoods across the City; and

WHEREAS, unregulated short-term rental activity contributes to congestion, on-street parking conflicts, and increased demand on public services; and

WHEREAS, in addition to this input, the City has reviewed data and information from other cities' experiences with short-term rentals and used all of this data and information to develop a regulatory structure; and

WHEREAS, further the American Planning Association has acknowledged that there are many reasons for regulating short-term rentals, including the potential for the transformation of peaceful residential communities into "communities of transients" where people are less interested in investing in one another's lives, the potential for knowing or unknowing violation of local rules resulting in public safety risks, noise issues, trash problems and parking problems, the so-called "party house" issues, less availability of affordable housing options and higher rents, negative impact on local service jobs, lost tax revenue, and to alleviate tension between operators and neighbors; and

WHEREAS, the City Council is also aware of many articles, stories, and examples related to the public perception of the negative impacts of short-term rentals; and

WHEREAS, the use of single-family residences by individuals for short periods of time may negatively impact the residential character of many neighborhoods by reducing communication and accountability between permanent residents by partially substituting permanent residents with transient visitors; and

WHEREAS, the regulation of the use and operation of such short-term rental property is intended to prevent the further erosion of pre-existing and stable single-family neighborhoods, and further advance the City Council's goal of creating an exceptional quality of life for the community; and

WHEREAS, the rise of substitute land uses for residential property contributes to the shortage of affordable housing, both ownership and long-term rental; and

WHEREAS, the City Council finds that regulation of short-term rentals is necessary to protect the health, safety, and welfare of residents and to prevent the public nuisances created by the operation of short-term rentals within the City; and

WHEREAS, the City Council finds that regulation of short-term rentals is necessary to safeguard the life, safety, welfare, and property of short-term rental occupants, neighborhoods, and the general public; and

WHEREAS, the City Council finds that regulation of short-term rentals is necessary to minimize the adverse impacts resulting from increased transient rental uses in neighborhoods that were planned, approved, and constructed for single-family residences; and

WHEREAS, based upon the review of community feedback and data analysis, the City Council concludes that adoption of this Ordinance is in the best interest of the City and its citizens; and

WHEREAS, the City Council concludes that the adoption of this Ordinance is in the best interest of maintaining the stability, quiet, and repose of lower-density residential districts for single-family owners; 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: Section 18-941 – Definitions, in Division 1 – In General, in Article XII – Rental Housing, in Chapter 18 – Businesses, in the Code of Ordinances, City of North Richland Hills, Texas, be amended by amending the definition for "Bedroom" and adding a definition for "Board" to read as follows:

"*Bedroom* means a room intended for sleeping purposes, which meets the requirements of a sleeping room as defined by the International Building Code (IBC), including provisions for light, ventilation, egress, and minimum room dimensions.

"*Board* means the Board of Adjustment of the City of North Richland Hills, Texas."

SECTION 2: Article XII, "Rental Housing," in Chapter 18, "Businesses," of the Code of Ordinances, City of North Richland Hills, Texas, be amended by adding a new Division 3, "Short-Term Rentals," to read as follows:

"DIVISION 3. SHORT-TERM RENTALS

Sec. 18-960. Purpose.

The purpose of this division is to establish regulations for the efficient establishment, operation, maintenance, and regulation of short-term rentals in the city by requiring a permit, providing for inspection, providing regulations, and providing for enforcement of same. This division will further serve the interests of the city by preserving the character, integrity, and stability of residential neighborhoods, ensuring the regular collection of hotel occupancy taxes, and protecting the public health and safety through the adoption of fire safety and public health and sanitation requirements, while balancing governmental interests appropriately with private property rights.

Sec. 18-961. Annual short-term rental permit; requirements.

(a) No person may operate a short-term rental, and shall not offer for rent, lease, or occupancy, a short-term rental, without a current, valid annual permit from the city.

(b) All annual permits shall expire on January 31 each year. A permit renewal application must be submitted between December 1 and January 31. If an original application is approved after December 1 and before January 31, that permit shall continue until January 31 of the following year.

(c) An application for a permit shall be submitted on the form provided by the city. Each permit application shall be accompanied by a non-refundable fee in accordance with the city's master fee schedule, as amended. If a person other than the owner of the property submits an application, the application must be accompanied by written consent of the property owner.

(d) An shall provide a floor plan and parking plan in conjunction with the permit application.

(e) A permit will not be approved unless the applicant can provide proof that hotel occupancy tax has been paid to the city for all rentals of the property or that an approved payment arrangement is in place and all payments under the arrangement are current..

(f) A permit will not be approved unless the applicant can demonstrate compliance with all of the requirements of this division.

(g) A permit application is considered complete when a completed application form and all documentation required by this division has been submitted, all registration fees have been paid, and an initial inspection has successfully passed.

(h) A permit will be issued upon satisfying all of the requirements of this section.

(i) A permit to operate a short-term rental is not transferable to another owner, operator, or location.

Sec. 18-962. Inspections.

(a) To ensure compliance with the requirements of this division, a short-term rental will be inspected as follows:

(1) An initial inspection shall be conducted after submission of an application for permit and before the permit is approved;

(2) Additional inspections may also be performed up to once per quarter to ensure compliance with this division; and

(3) An inspection may be performed any time the city receives a complaint alleging a violation of this division or of any city health and safety code.

(b) The city shall provide the applicant or permit holder notice of the inspection by personal delivery, by email communication, or by certified mail at least ten (10) days prior to the inspection. The applicant or operator shall cooperate to allow an inspection within ten (10) days of delivery of the notice.

(c) After each inspection, an inspection report shall be prepared detailing the findings of the inspection and shall note any violations of the city health and safety codes or this division. A copy of the report shall be delivered to the applicant or operator by personal delivery, by email communication, or by certified mail. When an inspection reveals any violation of the city health and safety codes or a violation of this division, the property may not be occupied or rented until all noted violations are corrected and the correction is verified through a reinspection.

(d) If an inspection identifies a violation, the first reinspection shall not require the payment of a reinspection fee. Any additional reinspection may be charged a non-refundable reinspection fee in accordance with the city's master fee schedule, as amended.

Sec. 18-963. Local Point of Contact

(a) A local point of contact must be provided and maintained for every short-term rental, including the name, mailing address, physical address, phone number, and email address. Any updates to the contact information for the local point of contact must be timely provided to the city.

(b) The local point of contact must be available to receive and respond to complaints by phone 24-hours a day.

(c) The local point of contact shall respond to a contact from the city about a complaint concerning the short-term rental or its occupants by contacting the city within sixty (60) minutes of the contact. The local point of contact shall contact the occupants to address the complaint within 60 minutes of responding to the city.

Sec. 18-964. Parking.

(a) General Requirements. All parking must be on improved surfaces and shall not overhang or impede a sidewalk.

(b) Single-family property. Parking for a short-term rental on a single-family property shall be limited to four (4) vehicles. All vehicle parking shall be limited to the garage and/or driveway of such premises, or along the curb immediately adjacent to the property. If on-street parking is not permitted on any street immediately adjacent to the property, all parking must be accommodated on the property.

(c) Multifamily property. Parking for a short-term rental on a multifamily property must comply with the parking requirements for the multifamily complex, and all parking must be accommodated in locations designated for parking for the multifamily complex.

Sec. 18-965. Maximum Occupancy

(a) The maximum occupancy rate for a short-term rental is that rate determined by the definition of maximum occupancy rate under this chapter.

(b) It shall unlawful for an operator or occupant of a short-term rental to allow or cause the maximum occupancy rate for a short-term rental to be exceeded.

(c) It shall be unlawful for any person to advertise a short-term rental for an occupancy in excess of the maximum occupancy rate established by this section.

Sec. 18-966. Minimum stay required.

It shall be unlawful for an owner or operator to rent or lease a short-term rental for less than two (2) nights.

Sec. 18-967. Noise.

It shall be unlawful for the operator or occupant of a short-term rental to cause or allow unreasonably loud, disturbing, or unnecessary noise to leave the premises in violation of Section 34-33(23) of this code.

Sec. 18-968. Record-keeping.

(a) Records of all bookings and fees collected for a short-term rental shall be maintained for a period of at least three years.

(b) Such records shall be made available to the city upon request in order to determine compliance with this division.

Sec. 18-969. Health and safety

(a) A short-term rental must comply with all applicable city health and safety codes, including but not limited to all building and fire codes.

(b) In addition to all other health and safety code requirements, the following items must be provided in a short-term rental in accordance with the requirements of the city's adopted building and fire codes:

(1) working smoke detectors;

(2) working type A fire extinguishers; and

(3) carbon monoxide detectors.

(c) The operator of a short-term rental must obtain annual independent inspections of all fire extinguishers.

Sec. 18-970. Advertisements and signage.

(a) All advertisements and listing for a short-term rental must include the assigned permit number for the permit issued under this division.

(b) It shall be unlawful to advertise a short-term rental without a current, active annual permit in accordance with this division.

(c) It shall be unlawful to post external signage on the property of a short-term rental advertising the short-term rental.

Sec. 18-971. Guest safety notification and minimum requirements.

Each operator of a short-term rental unit shall provide written guest safety information which shall be displayed at all times inside the unit near the main entrance used by guests, and shall include the following minimum information:

(1) The property address.

(2) The owner's, operators, or local point of contact's name and 24-hour local contact telephone number.

(3) Pertinent neighborhood information including, but not limited to, maximum occupancy, parking locations, and trash collection location and schedule.

(4) Quiet hours are between 10:00 p.m. and 7:00 a.m., Monday through Saturday and 10:00 p.m. and 9:00 a.m. on Sunday, as per city noise restrictions.

(5) Information to assist guests in the case of an emergency posing threats to personal safety or damage to property, including emergency and non-emergency telephone numbers for police, fire, emergency medical services, and code compliance, and instructions for obtaining severe weather, natural or manmade disaster alerts and updates.

(6) Depiction of floor plan identifying evacuation routes, including the dwelling's exits, primary evacuation routes and secondary evacuation routes.

(7) If the property allows pets, the notice must also include notice that the City requires pets to be restrained by leash or other apparatus when not contained by fence or building.

(8) A statement notifying the guest(s) that failure to comply with these regulations is a violation of city ordinance and may result in criminal prosecution and/or civil action.

Sec. 18-972. Hotel occupancy tax.

(a) The operator of a short-term rental shall submit quarterly hotel occupancy tax reports to the city and pay the hotel occupancy tax to the city for all rental fees.

(b) It shall be unlawful for a person to operate or allow the operation of a short-term rental without submitting the required hotel occupancy tax reports and paying the required hotel occupancy tax.

Sec. 18-973. General Requirements.

(a) No person shall operate a short-term rental in a manner that does not comply with all applicable city and state codes and laws.

(b) No person shall operate or allow the operation of a short-term rental with an active alarm system that has not been registered with the North Richland Hills Police Department.

(c) No person shall use or permit the use of a short-term rental unit to promote or carry out activities that are illegal or for any commercial use other than an authorized home occupation under Sec. 118-727.

(d) No person shall use or permit the use of tents, temporary structures, accessory buildings not intended for use or occupancy by guests, recreational/camper vehicles or other vehicles and outdoor areas that are not residential dwellings as short-term rentals.

Sec. 18-974. Denial of annual permit application; appeal.

(a) An application for annual permit may be denied by the chief building official if:

(1) The application contains false information, is incomplete, or is not timely supplemented at the request of the city;

(2) The applicant has prevented, refused, or impaired an inspection under this division

(3) The applicant has actively concealed any condition that presents a threat to life, health, or safety or that is a violation of any provision of this division or any city health and safety code;

(4) The short-term rental is not in compliance with minimum standards imposed by this division or by the city health and safety codes; or

(5) A permit under this division for the short-term rental has been revoked within the last twelve (12) months.

(b) The chief building official shall give written notice to the applicant if an annual permit is denied. A notice of denial shall identify the permit application, state with specificity the reason for the denial, and advise of the right to appeal the denial by quoting subsection (d). The notice shall be delivered to the applicant by personal delivery or by sending the notice by certified mail, return receipt requested, to the address on the permit application. The notice shall be deemed delivered upon personal delivery or three (3) days after being deposited with the U.S. Postal Service sent certified mail, return receipt requested, at the address for the applicant on the permit application.

(c) A denial of a permit application is effective immediately upon delivery of the notice pursuant to subsection (b).

(d) The applicant may appeal the denial of a permit to the Board . Notice of appeal must be submitted within twenty (20) calendar days from receipt of the notice denial. The notice of appeal must be submitted in writing to the Chief Building Official and the notice of appeal must identify the application, identify the property that is the subject of the application, state that the denial is being appealed to the Board of Adjustment, and state the grounds for the appeal.

Sec. 18-975. Suspension or revocation of annual permit; appeal.

(a) A permit issued under this division may be revoked or suspended by the chief building official if:

(1) After approval, an application is found to have contained false information; fail to update.

(2) Upon an inspection under this division, the short-term rental is found to have conditions that present a danger to life, health, or safety and the dangerous conditions are not timely corrected;

(3) Upon an inspection under this division, the short-term rental is found to not be in compliance with minimum standards imposed by this division or by city health or safety codes and the violations are not timely corrected;

(4) An owner or operator has prevented, refused, or impaired any inspection of the short-term rental;

(5) An owner or operator has actively concealed any condition that presents a threat to life, health, or safety or any condition that is a violation of any provision of this division or any city health and safety code;

(6) A notice of violation or order to correct, issued by the chief building official or designee, has not been complied with, and at least seven days have elapsed since the order to correct was issued;

(7) The short-term rental is deemed a dangerous building by the city pursuant to Chapter 98 of this code; or

(8) If it is determined that three (3) or more separate incidents of violation of this division have occurred related to the short-term rental within a twelve (12) month period; or

(9) If it is determined that five (5) or more separate incidents of violation of federal law, state law, or any city code have occurred related to the short-term rental within a twenty-four (24) month period.

(b) The chief building official shall give written notice to permit holder that the permit is suspended or revoked. A notice of suspension or revocation shall identify the permit, state with specificity the reason for the suspension or revocation, and advise of the right to appeal the suspension or revocation by quoting subsection (d). The notice shall be delivered to the permit holder by personal delivery or by sending the notice by certified mail, return receipt requested, to the address provided for the operator as part of the permit application. The notice shall be deemed delivered upon personal delivery or three (3) days after being deposited with the U.S. Postal Service sent certified mail, return receipt requested, at the address for the permit holder on the permit application.

(c) A suspension or revocation of a permit is effective immediately upon delivery of the notice pursuant to subsection (b).

(d) A permit holder may appeal the suspension or revocation of a permit to the Board. Notice of appeal must be submitted within twenty (20)

calendar days from receipt of the notice of the suspension or revocation. The notice of appeal must be submitted in writing to the Chief Building Official and the notice of appeal must identify the permit, identify the property that is subject to the permit, state that the suspension or revocation of the permit is being appealed to the Board, and state the grounds for the appeal.

(e) The chief building official's suspension or revocation of a permit shall be stayed during the pendency of an appeal to the Board.

Sec. 18-976. Discontinuance of Operations

(a) The owner or operator of a short-term rental who is unable, fails, or refuses to obtain a permit for operation as a short-term rental following the effective date of this division, shall discontinue the short-term rental use on or before January 31, 2025 or thirty (30) days from the notice of permit denial, whichever is later.

(b) All short-term rental uses located in zoning districts where short-term rentals uses are not permitted by right and issued a permit under this division shall discontinue the short-term rental use immediately upon the revocation of the short-term rental permit, denial of the renewal of the short-term rental permit, or failure to renew a short-term rental permit within the timeline prescribed in section 18-961. A short-term rental use that is discontinued under this subsection shall not be resumed.

(c) All short-term rental uses located in zoning districts where short-term rental uses are not permitted by right shall be subject to the abandonment provisions contained in section 118-153(i) of the city zoning ordinance. A short-term rental use abandoned under this subsection shall immediately discontinue the short-term rental use upon the effective date of the abandonment. A short-term rental use that is abandoned under this subsection shall not be resumed.

(d) It shall be a defense to any permit denial based on the abandonment of a nonconforming use that the short-term rental use was suspended, for a period of one hundred eighty (180) or more days, for repair or renovation, and the property owner:

(1) notified the city of such suspension of use before the expiration of the abandonment period described by subsection (c);

(2) files a zero-dollar hotel occupancy tax report on a quarterly basis as required by chapter 74, article IV of the code; and

(3) renews the short-term rental permit in accordance with section 18-961 of the code.

Sec. 18-977. Continuance of Operations

(a) For properties located in zoning districts where short-term rental uses are not permitted by right, the owner or operator of a property used as a short-term rental prior to October 13, 2025, that comes into compliance with the requirements of this division, including obtaining a permit and paying all hotel occupancy taxes owed for the property or otherwise entering into a payment arrangement for said taxes with City, on or before January 31, 2025, may continue to operate so long as the owner or operator maintains compliance with all the requirements of this division.

(b) For properties located in zoning districts where short-term rental uses are not permitted by right, a short-term rental permit for a property operating pursuant to authority in subsection (a) may be transferred subject to the following regulations:

1. A permit transfer shall be required upon transfer of more than fifty percent (50%) of the ownership interest in any short-term rental, including any such transfer of interest in a legal entity owning a short-term rental.
2. The new owner must submit a new permit application in accordance with section 18-961 within 90 days, beginning on the date of closing on the property or, in the absence of a closing date, other effective date of the transfer of interest.
3. In the event the new owner fails to submit a short-term rental permit application within the time period identified in subsection (a), the short-term rental use must be discontinued immediately, and the short-term rental permit shall not be transferred or issued.

Secs. 18-978—18-995. Reserved."

SECTION 3: Article XII, "Rental Housing," in Chapter 18, "Businesses," in the Code of Ordinances, City of North Richland Hills, Texas, is amended to add a new Division 6, "Enforcement; Remedies," to read as follows:

"DIVISION 4. RESERVED

DIVISION 5. RESERVED

DIVISION 6. ENFORCEMENT; REMEDIES

Sec. 18-996. Order to correct.

Upon inspection of rental property or any rental unit, the Chief Building Official or designee may issue a notice of violation or order to correct any violations found during an inspection, requiring the owner, landlord, or operator to correct any violation of any provision of this article or of any city health and safety code. The chief building official or designee may establish a time within which a specified violation must be corrected, and repairs be made. An order to correct may be revised, amended, or

extended by the chief building official as may be appropriate under the circumstances.

Sec. 18-997. Appeal of administrative action.

(a) An owner or operator may appeal to the Board alleging error in any order, requirement, decision, or determination made by the chief building official or an administrative official in the enforcement of this article. Notice of appeal must be submitted to the Board within twenty (20) calendar days from service of the order, requirement, decision, or determination. The notice of appeal must be submitted in writing to the Chief Building Official and the notice of appeal must identify the application or permit at issue, identify the property that is subject of the application or permit at issue, state that the action is being appealed to the Board of Adjustment, describe the action being appealed, and state the alleged error in the action.

(b) An order, requirement, decision, or determination of the chief building official or an administrative official in the enforcement of this article is deemed to be received on the date that it is personally delivered to the owner or operator or three (3) days after it is deposited with the U.S. Postal Service, sent certified mail, return receipt requested and addressed to the address on the application or permit.

Sec. 18-998. Appeal hearing.

(a) The Board may hear and decide an appeal that alleges error in an order, requirement, decision, or determination made by the chief building official or an administrative official in the enforcement of this article or an appeal from the denial of a permit application or suspension or revocation of a permit under this article.

(b) The Board shall schedule a hearing as soon as practicable upon the timely filing of an appeal, but the hearing shall be scheduled no sooner than ten (10) days and no more than thirty (30) days after the appeal is filed. Notice of the date, time, and location of the hearing shall be delivered to the appellant, the owner or operator, and the chief building official by personal delivery or by depositing the notice with the U.S. Postal Service, sent certified mail, return receipt requested, addressed to the address on the notice of appeal, the permit application, or the permit, as applicable. The notice of the hearing shall be deemed to be delivered upon personal delivery or three (3) days after being deposited with the U.S. Postal Service in accordance with this subsection.

(c) The owner, property manager, operator, chief building official, and any other interested persons may attend and present evidence at the hearing. Any party may be represented by an agent or attorney in the hearing.

(d) An appeal before the Board must be heard by at least 75 percent of the members. A simple majority vote of members present shall be enough to take action, but a concurring vote of 75 percent of the members of the Board is necessary to reverse an order, requirement, decision, or determination of an administrative official. The Board shall promptly render a decision based on the merits of the appeal and the evidence presented at the hearing, and the decision of the Board shall be filed in the office of the Board. The Board's decision shall be final and binding.

(e) An appellant who seeks judicial review of the Board's determination on appeal must do so in accordance with the Section 118-97 of this code. All of the provisions of Chapter 118 of this code shall apply to an appeal of a Board determination made under this article.

Sec. 18-999. Enforcement; remedies; penalties.

(a) This article may be enforced, and the requirements of this article must be met, by owners of rental properties, short-term rentals, and hotels and motels, as well as any person occupying, in control of, or responsible for management of the property, including but not limited to landlords, operators, managing agents, property managers, and occupants. Enforcement against one shall not preclude enforcement of the same violation against another.

(b) The remedies provided for in this article are nonexclusive. The city may, at its option, pursue the remedies provided for in this article as well as any and all other remedies available to the city at law or in equity.

(c) Any person, firm, or association violating any provision of this article relating to the registration and permitting of rental properties, short-term rentals, and hotels and motels shall be punished by a fine not exceeding $500.00. All other violations of any provision of this article, including the continued operation of a rental property, short-term rental, or a hotel or motel following revocation of a permit, shall be punished by a fine not exceeding $2,000.00.

(d) It is the intent of the city in adopting this article that the provisions of this article govern fire safety and public health and sanitation.

(e) Violations of the provisions of this article are deemed strict liability offenses. No intent need be pleaded or proven in the prosecution of any offense or violation of any provision of this article.

(f) Each day in which a violation of any provision of this article occurs or continues to exist shall be deemed to be a separate offense.**"**

SECTION 4: 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 5: 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 6: Any person, firm, or corporation violating any provision of the Code of Ordinances, City of North Richland Hills, Texas, as amended hereby shall be deemed guilty of a misdemeanor and upon final conviction thereof fined in an amount not to exceed Two Thousand Dollars ($2,000.00). Each day any such violation shall be allowed to continue shall constitute a separate violation and punishable hereunder.

SECTION 7: 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 short-term rentals or other single family rentals 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 8: 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 9: This Ordinance shall be in full force and effect upon publication as required by law.

AND IT IS SO ORDAINED.

PASSED AND APPROVED on the 13th day of October, 2025.

CITY OF NORTH RICHLAND HILLS

By:_____
Jack McCarty, Mayor

ATTEST:

_____
Alicia Richardson
City Secretary/Chief Governance Officer

APPROVED AS TO FORM AND LEGALITY:

_____
Bradley A. Anderle, City Attorney

APPROVED AS TO CONTENT:

_____
Cori Reaume, Director of Planning

NORTH RICHLAND HILLS

CITY COUNCIL MEMORANDUM

FROM: The Office of the City Manager **DATE:** October 13, 2025

SUBJECT: Consider Ordinance No. 3926, amending the Code of Ordinances Appendix A, Fee Schedule to establish fees related to short-term rentals

PRESENTER: Cori Reaume, Director of Planning

SUMMARY:

The purpose of this item is to amend the fee schedule to adopt an annual permit application fee for short-term rentals.

GENERAL DESCRIPTION:

The short-term rental management program will require a number of operational expenditures including staff monitoring and enforcement, acceptance and processing of permits, inspections of the properties, and software expenses related to the registration, monitoring, and collection of hotel occupancy taxes for short-term rentals. To adequately fund this program, it is necessary for each property to pay a reasonable annual permit fee to support its operation.

The proposed fee of $450 is based on the projected cost of the program's operation and the projected number of short-term rentals that may operate within the community. The proposed fee is also in line with many other communities' annual registration fees for short-term rentals. This amount was slightly reduced from a previously proposed $500, due to reduction in projected costs in the annual short-term rental management software.

A summary of other communities' fees is provided below:

Arlington	$500		Denton	$100		Grapevine	$500
Bedford	$400		Fort Worth	$150		Lewisville	$400
Dallas	$404		Grand Prairie	$480		Plano	$300

In addition to establishing an annual permit fee for short-term rentals, this ordinance amends the City's fee schedule to include a reinspection fee. The reinspection fee applies only in cases where a violation has been identified during inspection, and the deficiency remains uncorrected at the time of the first scheduled reinspection.

RECOMMENDATION:

Approve Ordinance 3926.

ORDINANCE NO. 3926

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NORTH RICHLAND HILLS, TEXAS, AMENDING APPENDIX A, FEE SCHEDULE OF THE CODE OF ORDINANCES, CITY OF NORTH RICHLAND HILLS, TEXAS, TO INCLUDE FEES RELATED TO SHORT-TERM RENTALS; PROVIDING A PENALTY; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES AND REPEAL OF CONFLICTING PROVISIONS; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A PENALTY; PROVIDING FOR PUBLICATION; PROVIDING AN EFFECTIVE DATE; AND PROVIDING A TERMINATION DATE.

WHEREAS, the City of North Richland Hills ("City") is a home rule city 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 registration of short-term rentals provides essential information to the City to ensure compliance with health, safety, and zoning requirements, while protecting the welfare of residents and visitors; and

WHEREAS, the administration and enforcement of short-term rental regulations imposes costs on the City, including staff time for processing applications, monitoring compliance, responding to complaints, and conducting inspections; and

WHEREAS, it is in the interest of the public health, safety, and welfare that these costs be offset by a registration fee assessed to the owners and operators of short-term rentals; and

WHEREAS, the City Council finds that the registration fee is fair, reasonable, and necessary to preserve the integrity and character of the community while maintaining fiscal responsibility.

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

SECTION 1: The City Council hereby finds the recitals above to be true and correct, and such recitals are hereby incorporated into this Ordinance as if written herein.

SECTION 2: Appendix A “Fee Schedule” to the Code of Ordinances, City of North Richland Hills, Texas, shall be amended by amending the table of fees as authorized by Chapter 18 “Businesses” to add the following:

Location in Code	Description	Fee
Section 18-961	Short-term rental annual permit application	$450.00
Section 18-962	Short-term rental reinspection fee	$100.00

SECTION 3: This Ordinance shall be cumulative of all provisions of the Code of Ordinances, City of North Richland Hills, Texas, except where the provisions of this Ordinance are in direct conflict with the provisions of such ordinances and such Code, in which event conflicting provisions of such ordinances and such Code are hereby repealed.

SECTION 4: 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 in the Code of Ordinances, City of North Richland Hills, Texas, 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 5: It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs, and sections of this Ordinance are severable, and if any phrase, clause, sentence, paragraph, or section of this Ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs, and sections of this Ordinance, since the same would have been enacted by the City Council without the incorporation in this Ordinance of any such unconstitutional phrase, clause, sentence, paragraph, or section.

SECTION 6: This Ordinance shall be in full force and effect from and after its passage.

AND IT IS SO ORDAINED.

PASSED AND APPROVED on this 13th day of October, 2025.

CITY OF NORTH RICHLAND HILLS

_____
Jack McCarty, Mayor

ATTEST:

_____
Alicia Richardson
City Secretary/Chief Governance Officer

APPROVED AS TO FORM AND LEGALITY:

_____
Bradley A. Anderle, City Attorney

APPROVED AS TO CONTENT:

_____
Cori Reaume, Director of Planning

CITY COUNCIL MEMORANDUM

FROM: The Office of the City Manager **DATE:** October 13, 2025

SUBJECT: Approve Resolution No. 2025-042, nominating candidate(s) for the Tarrant Appraisal District Board of Directors.

PRESENTER: Paulette Hartman, City Manager

SUMMARY:

Consider the nomination of one or more individuals as candidates for the Tarrant Appraisal District Board of Directors.

GENERAL DESCRIPTION:

The Tarrant Appraisal District (TAD) Board of Directors (Board) includes a total of nine positions comprised of three individuals elected by citizens and five individuals appointed by taxing jurisdictions. The Tax Assessor Collector serves as an ex-officio member. North Richland Hills has been notified that the terms of office for two of the appointed members of the TAD Board will expire on December 31, 2025.

The first step in electing a new board is the nomination of candidates. Each voting unit *may* nominate one candidate for each of the two positions to be filled. The nominations must be made in an open meeting of the City Council and submitted to the Chief Appraiser in the form of a resolution before October 15, 2025. The nominations provided to the Chief Appraiser should include each nominee's name, address, and a current resume. To be eligible to serve as a director, the nominees must have resided in Tarrant County for at least two years immediately preceding January 1, 2026.

The Property Tax Code provides the following individuals are ineligible to serve as voting members of the Board:

- An employee of TAD during the preceding three years;
- An individual who served as a voting member of the Board for all or part of five terms since January 1, 2022;
- An individual who is an employee of a taxing unit that participates in TAD unless the individual is also a member of the governing body or an elected official of a taxing unit that participates in the District;
- An individual who, directly or through a business entity has a substantial interest, is a party to a contract with TAD or a taxing unit that participates in the District, if the contract relates to the performance of any activity governed by the Property Tax Code;

- An individual who has engaged in the business of appraising property for compensation for use in proceedings under the Property Tax Code at any time during the preceding three years;
- An individual who has engaged in the business of representing property owners for compensation in proceedings under the Property Tax Code in Tarrant County at any time during the preceding three years;
- An individual who is related by blood or marriage to an individual who is engaged in the business of appraising property for compensation for use in proceedings under the Property Tax Code or of representing property owners for compensation in proceedings under the Property Tax Code in Tarrant County, if the relationship is within the 1st or 2nd degrees on the following chart;

Degrees of Consanguinity and Affinity

1st DEGREE	2nd DEGREE	3rd DEGREE
By Consanguinity • Parents • Children **By Affinity** • Spouses of relatives listed under first degree consanguinity • Spouse • Spouse's parents • Spouse's children • Stepparents • Stepchildren	**By Consanguinity** • Grandparents • Grandchildren • Brothers & sisters **By Affinity** • Spouses of relatives listed by second degree consanguinity • Spouse's grandparents • Spouse's grandchildren • Spouse's brothers & sisters	**By Consanguinity** • Great grandparents • Great grandchildren • Nieces & nephews • Aunts & uncles **By Affinity** • No prohibitions

- An individual who owns property on which delinquent taxes have been owed to a taxing unit for more than 60 days after the date the individual knew or should have known of the delinquency unless the delinquent taxes, penalty, and interest are being paid under an installment plan or a suit to collect the delinquent taxes is deferred or abated.

Once the nomination process is completed, the city will receive a ballot listing all nominees before October 30, 2025. The City Council will then have until December 14, 2025, to cast its votes by resolution and submit them to the Chief Appraiser. The two nominees receiving the highest vote totals will be elected and take office for a two-year term beginning January 1, 2026.

Taxing entities are allocated a specific number of votes for the election of the TAD Board based on the taxes imposed in 2024. For this election, the City of North Richland Hills will have a total of 16 votes out of 2,000 to be cast.

The City Council can nominate a total of two (2) individuals to serve on the Board of Directors. Staff seeks direction from the City Council regarding any desired nominations to the Tarrant Appraisal District Board of Directors.

RECOMMENDATION:

Approve Resolution No. 2025-042, nominating candidate(s) for the Tarrant County Appraisal District Board of Directors.

RESOLUTION NO. 2025-042

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NORTH RICHLAND HILLS, TEXAS, NOMINATING CANDIDATES FOR THE TARRANT APPRAISAL DISTRICT BOARD OF DIRECTORS

WHEREAS, the term of service for two members of the Tarrant Appraisal District Board of Directors will end on December 31, 2025; and

WHEREAS, an election to select new members to the Board of Directors will be conducted October 29, 2025 through December 14, 2025; and

WHEREAS, each taxing unit within the district may nominate one candidate for each of the two positions to be placed on the ballot for consideration during said election; and.

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

SECTION 1. The preambles to this Resolution are hereby adopted in their entirety and incorporated herein as though set forth in full herein.

SECTION 2. The North Richland Hills City Council nominates the following for consideration on the ballot of the Tarrant Appraisal District Board of Directors election to be held on October 29, 2025 through December 14, 2025.

1. Michael S. Alfred
2. _____

SECTION 3. This Resolution shall be effective from and after its passage.

PASSED AND APPROVED on this 13th day of October, 2025.

CITY OF NORTH RICHLAND HILLS

_____
Jack McCarty, Mayor

ATTEST:

_____
Alicia Richardson
City Secretary/Chief Governance Officer

APPROVED AS TO FORM AND LEGALITY:

_____
Bradley A. Anderle, City Attorney

APPROVED AS TO CONTENT:

_____
Chase Fosse, Director of Budget & Research

Joe Don Bobbitt
Executive Director
Chief Appraiser

September 2, 2025

Presiding Officer
Entity in Tarrant County

RE: Nomination and Appointment to TAD Board of Directors

Dear Presiding Officer:

The current terms of two appointed members of the Tarrant Appraisal District Board of Directors will expire on December 31, 2025. As required by Section 6.03 of the Property Tax Code, the first step in appointing voting members for the term beginning January 1, 2026, is calculating the number of votes to which the participating taxing units are entitled (see enclosure).

This year, the Conservation/Reclamation districts are participating according to Section 6.03(c) of the Property Tax Code which states, "Conservation and reclamation districts are not entitled to vote unless at least one conservation and reclamation district in the district delivers to the chief appraiser a written request to nominate and vote on the board of directors by June 1 of each odd-numbered year."

We received written request from the Tarrant Regional Water District on May 23rd, 2025. The other eligible districts in Tarrant County are Far North Fort Worth MUD, Karis MMD, Live Oak Creek MUD, Trophy Club MUD and Viridian MMD. These nominations are under an earlier timeline, and one nomination has been made. These entities participate in the voting process on the regular timeline.

The **next step** is nomination of other candidates. Taxing units are not required to submit any nominations but, if they choose to do so, the **nominations may be made only by a resolution adopted by the governing body and the presiding officer of the governing body must submit the names of the nominees to TAD *BEFORE* October 15, 2025, which means the nominations must be received by our office no later than October 14, 2025.**

To be eligible to serve as a voting member of the Board of Directors, an individual must have resided in Tarrant County for at least two years immediately preceding January 1, 2026. An individual who is otherwise eligible is not ineligible because he or she is a member of the government body of a taxing unit. Texas law restricts eligibility and conduct of members of governmental bodies such as appraisal districts' board of directors. In consultation with your attorneys, please review the Property Tax Code and other applicable laws carefully for the details of those restrictions, including definitions of "substantial interest", "business entity", "deferred", "abated", and other terms used below and for the potential criminal consequences of violating certain restrictions. In summary, the Property Tax Code provides that the following are ineligible to serve as voting members of the Board of Directors:

- An individual who has been an employee of the Tarrant Appraisal District at any time during the preceding three years;

- An individual who has served as a voting member of the Board of Directors for all or part of five terms since January 1, 2022
- An individual who is an employee of a taxing unit that participates in Tarrant Appraisal District unless the individual is also a member of the governing body or an elected official of a taxing unit that participates in the District;
- An individual who, directly or through a business entity in which he or she has a substantial interest, is a party to a contract with Tarrant Appraisal District or a taxing unit that participates in the District, if the contract relates to the performance of any activity governed by the Property Tax Code;
- An individual who has engaged in the business of appraising property for compensation for use in proceedings under the Property Tax Code at any time during the preceding three years;
- An individual who has engaged in the business of representing property owners for compensation in proceedings under the Property Tax Code in Tarrant County at any time during the preceding three years;
- An individual who is related by blood or marriage to an individual who is engaged in the business of appraising property for compensation for use in proceedings under the Property Tax Code or of representing property owners for compensation in proceedings under the Property Tax Code in Tarrant County, if the relationship is within the 1st or 2nd degrees on the following chart;

Degrees of Consanguinity and Affinity

1st DEGREE	2nd DEGREE	3rd DEGREE
By Consanguinity • Parents • Children **By Affinity** • Spouses of relatives listed under first degree consanguinity • Spouse • Spouse's parents • Spouse's children • Stepparents • Stepchildren	**By Consanguinity** • Grandparents • Grandchildren • Brothers & sisters **By Affinity** • Spouses of relatives listed by second degree consanguinity • Spouse's grandparents • Spouse's grandchildren • Spouse's brothers & sisters	**By Consanguinity** • Great grandparents • Great grandchildren • Nieces & nephews • Aunts & uncles **By Affinity** • No prohibitions

- an individual who owns property on which delinquent taxes have been owed to a taxing unit for more than 60 days after the date the individual knew or should have known of the delinquency unless the delinquent taxes, penalty, and interest are being paid under an installment plan or a suit to collect the delinquent taxes is deferred or abated.

When submitting nominations to jwooddell@tad.org, please include the full name of each candidate, his or her complete residence address, and a current biography. From timely submitted nominations, the ballot will be distributed before October 30th to each taxing unit entitled to participate in the appointment process, which may be summarized as follows:

before October 01, 2025	Chief Appraiser calculates numbers of votes and notifies taxing units
before October 15, 2025	Governing bodies of taxing units nominate candidates by resolution and send names to Chief Appraiser
before October 30, 2025	Chief Appraiser prepares ballot and sends it to taxing units
before December 15, 2025 for most taxing units but see the different requirements in section 6.03(k-1) that applies only to "each taxing unit entitled to cast at least five percent of the total votes", which in this appointment cycle means 100 or more votes on the enclosed list	Governing bodies of taxing units determine their votes by resolution and send votes to Chief Appraiser
before December 31, 2025	Chief Appraiser counts votes, determines which 2 candidates received the most votes, and submits results to taxing units
January 01, 2026	new term begins

Copies of the Nomination Letter, the Ballot Letter, and the Results Letter and enclosures will be posted at www.tad.org/Board-Appointment-Process for your convenience. Entity nominations, nominee biographies, and entity votes will be uploaded as submitted. Please bookmark this communication tool in lieu of PIA requests. If you have any questions, please call 817.284.0024.

Sincerely,

Joe Don Bobbitt
Executive Director/Chief Appraiser

JDB:jw
Enclosure: Voting Allotment

Michael S. Alfred
Attorney

malfred@verislaw.net
214.402.7719



BACKGROUND:
Lived in Tarrant County since 2003, residing in Fort Worth and Arlington for over 10 years, and then living in Colleyville since 2016. Born in Borger, Texas and is a Fifth Generation Texan. Scholarship baseball player at Blinn Junior College in Brenham, Texas from 1990-91. Graduated from University of Texas at Austin in 1995.

PROFESSIONAL EXPERIENCE & QUALIFICATIONS:
Graduated cum laude from Southern Methodist University School of Law in 2000. Law clerk from 2000-2001 for the Honorable John H. McBryde, United States District Court, Northern District of Texas, Fort Worth Division.

From 2001 to 2004, was an associate attorney in Dallas office for Thompson & Knight, LLP. From 2004 to 2019, was an associate and then partner for Hallett & Perrin, PC, specializing in large, complex business cases. In January 2023, started his own law firm, VerisLaw, PLLC, which has offices in Colleyville and Austin, Texas.

Texas Super Lawer Since 2020. In 2011, was a Texas Super Lawyers – Rising Star. Designated by Martindale-Hubbel as BV Distinguished and Peer Review Rated for having the highest ethical standards.

COMMUNITY INVOLVEMENT:
Tarrant Appraisal District Board Member – 2024-2025
Board Member for Tarrant County Bar Association, Construction Division 2025
Attends both Legacy Church of Christ in North Richland Hills and The Hills Church in Keller, Texas. Actively involved with youth sports in Colleyville since 2017. Was a candidate in the May 2024 election for Place 2 on the Board of Trustees for the Grapevine Colleyville Independent School District.

CITY COUNCIL MEMORANDUM

FROM: The Office of the City Manager **DATE:** October 13, 2025

SUBJECT: Consider a Professional Services Agreement for the Open Rewards Shop Local Program to Bludot Technologies, Inc. in an amount not to exceed $104,740.

PRESENTER: Craig Hulse, Director of Economic Development

SUMMARY:

Year after year, citizen surveys consistently show that food service establishments, particularly restaurants—are the most desired type of business. We recognize that current economic conditions, especially inflation, have impacted both the food service industry and consumers' wallets. The purpose of this agenda item is to consider an agreement with Bludot Technologies, Inc. to provide their cloud-based software to support the second year of the City's popular Restaurant Rewards Program.

GENERAL DESCRIPTION:

Bludot's Open Rewards is a mobile application that tracks purchases within the community when users upload their receipts. Funded through the City's Promotional Fund, the program rewards a percentage of each customer's purchase via their preferred payout method (e.g., Venmo, PayPal, check, etc.).

This contract is necessary to support the Restaurant Rewards Program, which is scheduled to run from January 1 to April 30, 2026, offering 10% cash back on all purchases made at NRH food service establishments. No action is required from participating restaurants, as all administration is handled by Bludot.

The sole-source platform subscription is $4,740, and the City will provide a rewards fund not to exceed $100,000, which will be held in a Bludot account for distribution. Any unused funds at the end of the program will be returned to the City, with the option to extend the program until the funds are fully expended.

Open Rewards Subscription:	$4,740
Rewards Fund:	Not to Exceed $100,000
Total:	$104,740

RECOMMENDATION:

Approve a Professional Services Agreement with Bludot Technologies, Inc. in an amount not to exceed $104,740.

bludot

City of North Richland Hills, TX
4301 City Point Drive
North Richland Hills, TX 76180 US

Date: Aug 11, 2025

Kelly Vaughn
kvaughn@nrhtx.com

Description	Price
Bludot Open Rewards - Subscription Process all rewards earning and redeeming requests from customers including receipts processing, rewards issuing, payout issuing, and validation. Answer all customer support queries via email, text, and call as needed.	$4,740.00 USD / year
Bludot Open Rewards - Program Fund The program fund used to issue rewards points to shoppers.	$100,000.00 USD

Annual subtotal	$4,740.00
Total	**$4,740.00**

This SaaS Services Agreement ("Agreement") is entered into between Bludot Technologies Inc. ("Company") and the Customer listed above ("Customer"). This Agreement applies to and incorporates the above Order Form as well as Bludot Terms and Conditions. There shall be no force or effect to any different terms of any related purchase order or similar form even if signed by the parties after the date hereof.

CITY OF NORTH RICHLAND HILLS

_____
Paulette Hartman, City Manager

_____
Date:

ATTEST:

_____
Alicia Richardson
City Secretary/Chief Governance Officer

APPROVED AS TO FORM AND LEGALITY:

_____
Bradley Anderle, City Attorney

Bludot Technologies Inc.

Countersignature

9/26/2025

Sophia Zheng

[redacted]

Bludot Technologies Inc.
650 Castro St Ste 120 #96003
Mountain View, CA 94041
United States

Terms and Conditions

1. ACCEPTANCE OF TERMS

Thank you for using Bludot Technologies Inc. ("Company")'s products, services, websites, and apps which are branded as "Bludot", "Bludot Directory", or "Open Rewards" (collectively "Services").
Company provides its Services to you through its website located at https://bludot.io (the "Site"), including all subdomains such as https://open.bludot.io, https://app.bludot.io, and https://rewards.bludot.io application programming interface (the "API"), or any mobile application (the "Mobile App", together with the Site and the API, the "Application"), subject to this Terms and Conditions agreement ("Agreement"). You ("Customer") indicate your acceptance of this Agreement by clicking or tapping on a button indicating your acceptance of this Agreement, by executing a document that references them, or by using the Services. If you are entering into this Agreement on behalf of a company, business or other legal entity, you represent that you have the authority to bind such entity and its affiliates to this Agreement, in which case the terms "you", "your", or "Customer" shall refer to such entity and its affiliates.

2. SERVICES AND SUPPORT

2.1 The "Services" means (a) the Application, (b) all software (including the Software, as defined below), data, reports, text, images, sounds, video, and content made available through any of the foregoing (collectively referred to as the "Content") and all modifications thereto.
2.2 Company reserves the right to alter the Services at any time. Company may provide, from time to time, enhancements to the Services which are added to the Services under this Agreement at no additional cost ("Enhancements"). Company may also provide, from time to time, additional features to the Services which may, but are not required to, be added to the Services under this Agreement at an additional cost ("Optional Features"). The parties understand and agree that access to and use of such Optional Features will be subject to both payment of the applicable fees therefor as well as additional or different terms and conditions applicable to such Optional Features.
2.3 Subject to the terms hereof, Company will provide Customer with reasonable technical support services in accordance with Company's standard practice.

3. RESTRICTIONS AND RESPONSIBILITIES

3.1 Customer will not, directly or indirectly: reverse engineer, decompile, disassemble or otherwise attempt to discover the source code, object code or underlying structure, ideas, know-how or algorithms relevant to the Services or any software, documentation or data related to the Services ("Software"); modify, translate, or create derivative works based on the Services or any Software (except to the extent expressly permitted by Company or authorized within the Services); use the Services or any Software for timesharing or service bureau purposes or otherwise for the benefit of a third; or remove any proprietary notices or labels.
3.2 Further, Customer may not remove or export from the United States or allow the export or re-export of the Services, Software or anything related thereto, or any direct product thereof in violation of any restrictions, laws or regulations of the United States Department of Commerce, the United States Department of Treasury Office of Foreign Assets Control, or any other United States or foreign agency or authority. As defined in FAR section 2.101, the Software and documentation are "commercial items" and according to DFAR section 252.227 7014(a)(1) and (5) are deemed to be "commercial computer software" and "commercial computer software documentation." Consistent with DFAR section 227.7202 and FAR section 12.212, any use modification, reproduction, release, performance, display, or disclosure of such commercial software or commercial software documentation by the U.S. Government will be governed solely by the terms of this Agreement and will be prohibited except to the extent expressly permitted by the terms of this Agreement.

3.3 Customer represents, covenants, and warrants that Customer will use the Services only in compliance with Company's standard published policies then in effect (the "Policy") and all applicable laws and regulations. Customer hereby agrees to indemnify and hold harmless Company against any damages, losses, liabilities, settlements and expenses (including without limitation costs and attorneys' fees) in connection with any claim or action that arises from an alleged violation of the foregoing or otherwise from Customer's use of Services to the extent permitted by law. Although Company has no obligation to monitor Customer's use of the Services, Company may do so and may prohibit any use of the Services it believes may be (or alleged to be) in violation of the foregoing.
Customer shall be responsible for obtaining and maintaining any equipment and ancillary services needed to connect to, access or otherwise use the Services, including, without limitation, modems, hardware, servers, software, operating systems, networking, web servers and the like (collectively, "Equipment"). Customer shall also be responsible for maintaining the security of the Equipment, Customer account, passwords (including but not limited to administrative and user passwords) and files, and for all uses of Customer account or the Equipment with or without Customer's knowledge or consent.

4. CONFIDENTIALITY; PROPRIETARY RIGHTS

4.1 Each party (the "Receiving Party") understands that the other party (the "Disclosing Party") has disclosed or may disclose business, technical or financial information relating to the Disclosing Party (hereinafter referred to as "Proprietary Information" of the Disclosing Party). Proprietary Information of Company includes non-public information regarding features, functionality and performance of the Service. Proprietary Information of Customer includes non-public data provided by Customer to Company to enable the provision of the Services ("Customer Data"). The Receiving Party agrees: (i) to take reasonable precautions to protect such Proprietary Information, and (ii) not to use (except in performance of the Services or as otherwise permitted herein) or divulge to any third person any such Proprietary Information. The Disclosing Party agrees that the foregoing shall not apply with respect to any information that the Receiving Party can document (a) is or becomes generally available to the public, or (b) was in its possession or known by it prior to receipt from the Disclosing Party, or (c) was rightfully disclosed to it without restriction by a third party, or (d) was independently developed without use of any Proprietary Information of the Disclosing Party or (e) is required to be disclosed by law.
4.2 Customer shall own all right, title and interest in and to the Customer Data. Company shall own and retain all right, title and interest in and to (a) the Services and Software, all improvements, enhancements or modifications thereto, (b) any software, applications, inventions or other technology developed in connection with Implementation Services or support, and (c) all intellectual property rights related to any of the foregoing.
Notwithstanding anything to the contrary, Company shall have the right to collect and analyze data and other information relating to the provision, use and performance of various aspects of the Services and related systems and technologies (including, without limitation, information concerning Customer Data and data derived therefrom), and Company will be free (during and after the term hereof) to (i) use such information and data to improve and enhance the Services and for other development, diagnostic and corrective purposes in connection with the Services and other Company offerings, and (ii) disclose such data solely in aggregate or other de-identified form in connection with its business.
4.4 Company may collect information from third party services via integrations you initiate ("Connected Account Data"). Connected Account Data may be stored and processed by Company after an integration is disconnected for the purpose of providing the Services. Connected Account Data is maintained for the duration your organization's account is active.

4.5 Customer is a Government entity under the laws of the State of Texas and all documents or information held or maintained by Customer are subject to disclosure under the Texas Public Information Act, Chapter 552 of the Texas Government Code (the "Act"). To the extent any provision in the Agreement attempts to prevent the disclosure of information that is subject to public disclosure under federal or Texas law, including any provision that prohibits disclosure of the terms and conditions of the Agreement, such provision is invalid. Any such requirement in the Agreement shall be null and void, is hereby deleted from the Agreement and shall have no force or effect.

5. PAYMENT OF FEES 5.1 To the extent the Services or any portion thereof is made available for any fee, Customer will be required to make payment according to the selected subscription tier. Such subscription tier may include the option to prepay for access to the Services before it begins or to receive an invoice for payment after use of the Services has begun. Additional information on our subscription tier is available in the Order Form. In the case that the subscription tier selected by Customer involves recurring payments, Customer authorizes Company to bill the provided payment instrument on a periodic basis in accordance with the terms of the applicable subscription tier until termination of Customer account. 5.2 If Customer's use of the Services requires payment of additional fees (per the terms of this Agreement), Customer shall be billed for such usage and Customer agrees to pay the additional fees in the manner provided herein. Company reserves the right to change the Fees or applicable charges and to institute new charges and Fees at the end of the Initial Service Term or then current renewal term, upon thirty (30) days prior notice to Customer. If Customer believes that Company has billed Customer incorrectly, Customer must contact Company no later than 60 days after the closing date on the first billing statement in which the error or problem appeared, in order to receive an adjustment or credit. Inquiries should be directed to Company's customer support department. 5.3 All fees invoiced by Company must be received within thirty (30) days after the invoice date. Customer agrees that unless otherwise set forth in this Agreement, all fees paid and payable to Company under this Agreement shall be non-refundable. Unpaid amounts are subject to a finance charge of 1.5% per month on any outstanding balance, or the maximum permitted by law, whichever is lower, plus all expenses of collection and may result in immediate termination of Service. Customer shall be responsible for all taxes associated with Services other than U.S. taxes based on Company's net income. 5.4 In the case that Customer utilizes the Open Rewards program, Customer will provide a rewards fund in an amount decided by Customer. The rewards fund will be held in an account that Company will manage to distribute the rewards that consumers earn as part of their participation in the program. Any funds still remaining at the conclusion of the program will be returned to Customer.

6. TERM AND TERMINATION

6.1 To the extent the Services or any portion thereof is made available for any fee, subject to earlier termination as provided below, this Agreement is for the Initial Service Term as specified in the Order Form, and shall be automatically renewed for additional periods of the same duration as the Initial Service Term (collectively, the "Term"), unless either party requests termination at least thirty (30) days prior to the end of the then-current term.

6.2 In addition to any other remedies it may have, either party may also terminate this Agreement upon thirty (30) days' notice, if the other party materially breaches any of the terms or conditions of this Agreement. If any payment is due, Customer will pay in full for the Services up to and including the last day on which the Services are provided. Upon any termination, Company will make all Customer Data available to Customer for electronic retrieval for a period of thirty (30) days. All sections of this Agreement which by their nature should survive termination will survive termination, including, without limitation, accrued rights to payment, confidentiality obligations, warranty disclaimers, and limitations of liability.

7. WARRANTY AND DISCLAIMER

Company shall use reasonable efforts consistent with prevailing industry standards to maintain the Services in a manner which minimizes errors and interruptions in the Services and shall perform the Services in a professional and workmanlike manner. Services may be temporarily unavailable for scheduled maintenance or for unscheduled emergency maintenance, either by Company or by third-party providers, or because of other causes beyond Company's reasonable control, but Company shall use reasonable efforts to provide advance notice in writing or by e-mail of any scheduled service disruption. HOWEVER, COMPANY DOES NOT WARRANT THAT THE SERVICES WILL BE UNINTERRUPTED OR ERROR FREE; NOR DOES IT MAKE ANY WARRANTY AS TO THE RESULTS THAT MAY BE OBTAINED FROM USE OF THE SERVICES. EXCEPT AS EXPRESSLY SET FORTH IN THIS SECTION, THE SERVICES ARE PROVIDED "AS IS" AND COMPANY DISCLAIMS ALL WARRANTIES, EXPRESS OR IMPLIED, INCLUDING, BUT NOT LIMITED TO, IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE AND NON-INFRINGEMENT.

8. INDEMNITY

Company shall hold Customer harmless from liability to third parties resulting from infringement by the Services of any United States patent or any copyright or misappropriation of any trade secret, provided Company is promptly notified of any and all threats, claims and proceedings related thereto and given reasonable assistance and the opportunity to assume sole control over defense and settlement; Company will not be responsible for any settlement it does not approve in writing. The foregoing obligations do not apply with respect to portions or components of the Services (i) not supplied by Company, (ii) made in whole or in part in accordance with Customer specifications, unless Company knew or should have known that such specifications would result in an infringement or misappropriation, (iii) that are modified after delivery by Company, (iv) combined with other products, processes or materials where the alleged infringement relates to such combination, (v) where Customer continues allegedly infringing activity after being notified thereof or after being informed of modifications that would have avoided the alleged infringement, or (vi) where Customer's use of the Services is not strictly in accordance with this Agreement. If, due to a claim of infringement, the Services are held by a court of competent jurisdiction to be or are believed by Company to be infringing, Company may, at its option and expense (a) replace or modify the Services to be non-infringing provided that such modification or replacement contains substantially similar features and functionality, (b) obtain for Customer a license to continue using the Services, or (c) if neither of the foregoing is commercially practicable, terminate this Agreement and Customer's rights hereunder and provide Customer a refund of any prepaid, unused fees for the Services.

9. LIMITATION OF LIABILITY

NOTWITHSTANDING ANYTHING TO THE CONTRARY, EXCEPT FOR BODILY INJURY OF A PERSON, COMPANY AND ITS SUPPLIERS (INCLUDING BUT NOT LIMITED TO ALL EQUIPMENT AND TECHNOLOGY SUPPLIERS), OFFICERS, AFFILIATES, REPRESENTATIVES, CONTRACTORS AND EMPLOYEES SHALL NOT BE RESPONSIBLE OR LIABLE WITH RESPECT TO ANY SUBJECT MATTER OF THIS AGREEMENT OR TERMS AND CONDITIONS RELATED THERETO UNDER ANY CONTRACT, NEGLIGENCE, STRICT LIABILITY OR OTHER THEORY: (A) FOR ANY MATTER BEYOND COMPANY'S REASONABLE CONTROL; OR (B) FOR ANY AMOUNTS THAT, TOGETHER WITH AMOUNTS ASSOCIATED WITH ALL OTHER CLAIMS, EXCEED THE FEES PAID BY CUSTOMER TO COMPANY FOR THE SERVICES UNDER THIS AGREEMENT IN THE 24 MONTHS PRIOR TO THE ACT THAT GAVE RISE TO THE LIABILITY, IN EACH CASE, WHETHER OR NOT COMPANY HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES.

10. MISCELLANEOUS

10.1 If any provision of this Agreement is found to be unenforceable or invalid, that provision will be limited or eliminated to the minimum extent necessary so that this Agreement will otherwise remain in full force and effect and enforceable. This Agreement is not assignable, transferable or sublicensable by Customer except with Company's prior written consent. Company may transfer and assign any of its rights and obligations under this Agreement without consent. This Agreement is the complete and exclusive statement of the mutual understanding of the parties and supersedes and cancels all previous written and oral agreements, communications and other understandings relating to the subject matter of this Agreement, and that all waivers and modifications must be in a writing signed by both parties, except as otherwise provided herein. No agency, partnership, joint venture, or employment is created as a result of this Agreement and Customer does not have any authority of any kind to bind Company in any respect whatsoever. In any action or proceeding to enforce rights under this Agreement, the prevailing party will be entitled to recover costs and attorneys' fees. Customer shall only be liable for attorneys' fees for breach of this Agreement to the extent such attorneys' fees are reasonable and necessary and equitable and just as authorized by Section 271.153 of the Texas Local Government Code. To the extent the Agreement requires Customer to pay attorneys' fees for any action contemplated or taken, or to incur penalties or liquidated damages in any amount not authorized by Section 271.153, any such requirement shall be null and void, is hereby deleted from the Agreement and shall have no force or effect. All notices under this Agreement will be in writing and will be deemed to have been duly given when received, if personally delivered; when receipt is electronically confirmed, if transmitted by facsimile or e-mail; the day after it is sent, if sent for next day delivery by recognized overnight delivery service; and upon receipt, if sent by certified or registered mail, return receipt requested. This Agreement shall be governed by the laws of the State of Texas without regard to its conflict of laws provisions. Customer agrees to reasonably cooperate with Company to serve as a reference account upon request.

10.2 Competitive Procurement Selection Process. The competitive procurement selection process by which Customer contracts with Company may be acknowledged and used by other government entities to replace their respective competitive procurement selection process for RFP purposes such that other government entities may contract with Company for the same or substantially similar product(s) or service(s) without undergoing a separate competitive procurement selection process.

10.3 Piggy-Back Contracting. The terms, conditions, and prices of this contract executed between Customer and Company may be used by other government entities to contract with Company for the same or substantially similar product(s) and service(s) under either the same or a separate contract.

CERTIFICATE OF INTERESTED PARTIES

FORM 1295

Complete Nos. 1 - 4 and 6 if there are interested parties.
Complete Nos. 1, 2, 3, 5, and 6 if there are no interested parties.

OFFICE USE ONLY
CERTIFICATION OF FILING

Certificate Number:
2025-1365944

Date Filed:
09/19/2025

Date Acknowledged:

1 Name of business entity filing form, and the city, state and country of the business entity's place of business.

Bludot Technologies Inc
Mountain View, CA United States

2 Name of governmental entity or state agency that is a party to the contract for which the form is being filed.

City of North Richland Hills, TX

3 Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the services, goods, or other property to be provided under the contract.

Open Rewards ShopLocal Program
Bludot Open Rewards Subscription

4 Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
		Controlling	Intermediary
Zheng, Sophia	Mountain View, CA United States	X	

5 Check only if there is NO Interested Party. ☐

6 UNSWORN DECLARATION

My name is Sophia Zheng, and my date of birth is [redacted].

My address is 650 Castro St Ste 120 #96003, Mountain View (city), CA (state), 94041 (zip code), US (country).

I declare under penalty of perjury that the foregoing is true and correct.

Executed in Santa Clara County, State of CA, on the 19 day of September (month), 20 25 (year).

Signature of authorized agent of contracting business entity
(Declarant)

CITY COUNCIL MEMORANDUM

FROM: The Office of the City Manager **DATE:** October 13, 2025

SUBJECT: Consider Award of Bid 25-034 to Relief Services for Veterinary Practitioners (RSVP) for Veterinarian Services for a one-year contract with four additional one-year renewal options and authorize the City Manager to execute the contract for an annual amount not to exceed $76,000.

PRESENTER: Stefanie Martinez, Managing Director

SUMMARY:

City Council is being asked to consider and award Bid 25-034 to Relief Services for Veterinary Practitioners (RSVP) for Veterinarian Services at the Animal Adoption Center and authorize the City Manager to execute the contract for an annual amount not to exceed $76,000 for the contract period of one year, with four (4) one-year renewal options.

GENERAL DESCRIPTION:

The City of North Richland Hills Animal Adoption Center is required by State law to have all adopted animals spayed or neutered and rabies vaccinated at the time of adoption.

Since FY17 the Neighborhood Services Department has constracted with an area veterinarian for in-house spay/neuter surgeries, rabies vaccination and wellness care for animals in our custody, instead of outsourcing these procedures to local veterinarians which included transporting the animals to and from the veterinarian's office. The change to an in-house contract veterinarian has resulted in costs savings and improved efficiency.

The proposed contract with RSVP would provide a veterinarian at the cost of $1,200/day and a veterinarian technician to provide an in-house vet services at the Animal Rescue and Adoption Center for $34/hour in addition to the annual Drug Enforcement Administration license usage fee of $800. Animal Services estimates 10-15 animals a week require spay/neuter surgeries, and a veterinarian would be able to accomplish this amount 1-day a week. Other costs incurred would be for supplies, equipment and medication. Even though the veterinarian services would be for in-house animals only, the Center could use the contract veterinarian for the low-cost rabies vaccinations, city license and microchip clinics we provide to the public on an increased basis from the currently provided twice/year schedule.

As long as funds are appropriated in the city's annual budget each year, North Richland Hills would be able to take advantage of the available pricing for the current contract year, as well as the four (4) one-year renewals.

Since 2017, RSVP has been the dedicated provider of veterinary services for the Animal Adoption Center. Although our fees have seen a steady increase since that time, these increases remain below what it would cost to return to the practice of transporting the animals to a local vet to perform these services.

Bid No.	Veterinary Cost (Shift)	% Increase	Veterinary Technician Cost (Hour)	% Increase
18-002	$695	-	$25	-
21-005	$875	21%	$31	19%
25-034	$1,200	27%	$34	9%

By continuing our partnership, we can ensure the animals at the center receive consistent, high-quality care while also managing costs effectively.

It is important to note that the North Richland Hills Animal Services Division has seen its live release rate increase every year, for the past 8 years, and has not euthanized a healthy, adoptable dog or cat during that period of time. Only dogs and cats with severe illness, injury, and/or behavioral challenges that pose a risk to public health and/or safety are euthanized. In FY13 the Animal Services live release rate was 58.4%. That rate increased in FY21 when Animal Services recorded its highest ever live release rate of 96.7%. This FY25 Animal Services had a live release rate is 96.5%.

RECOMMENDATION:

Award Bid 25-034 to Relief Services for Veterinary Practitioners (RSVP) for Veterinarian Services at the Animal Adoption and Rescue Center and authorize the City Manager to execute the one-year contract for an annual amount not to exceed $76,000, with four additional one-year renewal options.

NRH
NORTH RICHLAND HILLS

PURCHASING DEPARTMENT

REQUEST FOR PROPOSAL

25-034

VETERINARIAN SERVICES

BIDS DUE FRIDAY, SEPTEMBER 12, 2025

BY 11:00 A.M.

Contents

INVITATION TO BID 3
GENERAL CONDITIONS 4
MINIMUM INSURANCE REQUIREMENTS 10
NON-COLLUSION AFFIDAVIT OF BIDDER 21
BID CERTIFICATION 22
COMPLIANCE WITH HOUSE BILL 1295 23
FOR DISADVANTAGED BUSINESS ENTERPRISES ONLY 24
CONFLICT OF INTEREST QUESTIONNAIRE 25
CONTRACT CHANGES GRID 28
CONFIDENTIALITY OF PROPRIETARY INFORMATION 29
SPECIFICATIONS 30

INVITATION TO BID

The City of North Richland Hills is accepting sealed bids from all interested parties for:

- Bid Number: 25-034
- Bid Type: REQUEST FOR PROPOSAL
- Bid Name: VETERINARIAN SERVICES
- Bid Due Date: Friday, September 12, 2025
- Bid Due Time: 11:00 A.M. Central Standard Time
- Deadline for questions:
  Date: Tuesday, September 09, 2025
  Time: 12:00 P.M. Central Standard Time

DOCUMENTS MUST BE SUBMITTED ELECTRONICALLY VIA:

www.publicpurchase.com

No oral explanation in regards to the meaning of the specifications will be made, and no oral instructions will be given after the pre-bid meeting and before the award of the contract. Requests from interested vendors for additional information or interpretation of the information included in the specifications should be directed in writing as a question related to this bid on Public Purchase and the question will be answered on Public Purchase. All addendums will also be posted to Public Purchase. It will be the vendor's responsibility to check all information related to this bid on Public Purchase before submitting a response.

The City of North Richland Hills reserves the right to reject in part or in whole all bids submitted, and to waive any technicalities for the best interest of the City of North Richland Hills.

GENERAL CONDITIONS

In submitting this bid, the Bidder understands and agrees to be bound by the following terms and conditions. These terms and conditions shall become a part of the purchase order or contract and will consist of the invitation to bid, specifications, the responsive bid and the contract with attachments, together with any additional documents identified in the contract and any written change orders approved and signed by a city official with authority to do so. All shall have equal weight and be deemed a part of the entire contract. If there is a conflict between contract documents, the provision more favorable to the City shall prevail.

1. BID TIME

It shall be the responsibility of each Bidder to ensure his/her bid are submitted to the Public Purchase website on or before **11:00 A.M.** Friday, September 12, 2025.. The official time shall be determined by the Public Purchase Website. The Public Purchase Website will NOT allow bid responses to be uploaded after the closing time.

All attached bid documents are to be returned completely filled out, totaled, and signed. The City of North Richland Hills will not accept any bid documents other than the attached.

2. WITHDRAWING BIDS/PROPOSALS/QUOTES

Bids may be withdrawn at any time prior to the official opening; request for non-consideration of bids must be made in writing to the Purchasing Manager and received prior to the time set for opening bids. The bidder warrants and guarantees that his/her bid has been carefully reviewed and checked and that it is in all things true and accurate and free of mistakes. Bidder agrees that a bid price may not be withdrawn or canceled by the bidder for a period of ninety (90) days following the date designated for the receipt of bids.

3. IRREGULAR BIDS/PROPOSALS/QUOTES

Bids will be considered irregular if they show any omissions, alterations of form, additions, or conditions not called for, unauthorized alternate bids, or irregularities of any kind. However, the City of North Richland Hills reserves the right to waive any irregularities and to make the award in the best interest of the City.

4. REJECTION/DISQUALIFICATION

Bidders will be disqualified and/or their bids rejected, among other reasons, for any of the specific reasons listed below:

a) Bid received after the time set for receiving bids as stated in the advertisement;
b) Reason for believing collusion exists among the Bidders;
c) Bid containing unbalanced value of any item; bid offering used or reconditioned equipment;
d) Where the bidder, sub-contractor or supplier is in litigation with the City of North Richland Hills or where such litigation is contemplated or imminent;
e) Uncompleted work which in the judgment of the City will prevent or hinder the prompt completion of additional work, or having defaulted on a previous contract;
f) Lack of competency as revealed by reference checks, financial statement, experience and equipment, questionnaires, or qualification statement;
g) Bid containing special conditions, clauses, alterations, items not called for or irregularities of any kind, which in the Owner's opinion may disqualify the Bidder.

However, the City of North Richland Hills reserves the right to waive any irregularities and to make the award in the best interest of the City of North Richland Hills.

5. BID EVALUATION

Award of bid, if it be awarded, will be made to the lowest responsible bidder or may be awarded to the bidder that offers the goods and/or services at the *best value* for the City (Texas Local Government Code, 252.043). In determining the best value the City will consider the following:

a) The purchase price; terms and discounts; delivery schedule;
b) The reputation of the bidder and of the bidder's goods or services;
c) The quality of the bidders' goods or services;
d) The extent to which the bidder's goods or services meet the City specifications and needs;
e) The bidder's past relationship with the City;
f) Total long term cost to the city to acquire the bidder's goods or services;
g) Any relevant criteria specifically listed in the specifications;
h) Compliance with all State and local laws, General Conditions and Specifications;
i) Results of testing, if required;
j) Warranty and/or guarantee, maintenance requirements and performance data of the product requested;
k) City's evaluation of the bidder's ability to perform to specifications.

6. AWARD OF BID

The bid award will be made within sixty (60) days after the opening of bids. No award will be made until after investigations are made as to the responsibilities of the best bidder.

The City of North Richland Hills reserves the right to award bids whole or in part when deemed to be in the best interest of the City. Bidder shall state on bid form if their bid is "all or none", otherwise it shall be considered as agreeing to this section.

Information contained in submitted bid documents shall not be available for inspection until after the award has been made by the City Council. Requests for this information must be submitted in writing.

7. ASSIGNMENT

The successful bidder may not assign his/her rights and duties under an award without the written consent of the North Richland Hills City Manager. Such consent shall not relieve the assignor of liability in the event of default by his assignee.

8. SUBSTITUTIONS/EXCEPTIONS

Exceptions/variations from the specifications may be acceptable provided such variations, in each instance, is noted and fully explained in writing and submitted with bid. NO substitutions or changes in the specifications shall be permitted after award of bid without prior written approval by the Purchasing Manager.

9. DELIVERY/ACCEPTANCE

The delivery date is an important factor of this bid and shall be considered during the evaluation process. The City considers delivery time the period elapsing from the time the order is placed until the City receives the order at the specified delivery location. All

material shall be delivered F.O.B. City of North Richland Hills to the address specified at the time of order. Acceptance by the City of North Richland Hills of any delivery shall not relieve the Contractor of any guarantee or warranty, expressed or implied, nor shall it be considered an acceptance of material not in accordance with the specifications thereby waiving the City of North Richland Hills right to request replacement of defective material or material not meeting specifications.

10. NOTICE OF DELAYS

Whenever the contractor encounters any difficulty which is delaying or threatens to delay timely performance, written notice shall immediately be given to the Purchasing Manager, stating all relevant information. Such notice shall not in any way be construed as a waiver by the City of any rights or remedies to which it is entitled by law. Delays in performance and/or completion may result in cancellation of agreement.

11. SALES TAX

The City of North Richland Hills is exempt from Federal Excise and State sales tax; therefore tax must not be added to bid.

12. TIE BIDS

In the event of a tie bid, State Law provides the bid or contract shall be awarded to the local bidder. In cases where a local bidder is not involved, tie bids shall be awarded by drawing lots at the City Council meeting, or as otherwise directed by the Mayor.

13. BRAND NAME OR EQUAL

If items are identified by a "brand name" description, such identification is intended to be descriptive, not restrictive, and is to indicate the quality and characteristics of products that will be satisfactory. As used in this clause, the term "brand name" includes identification of products by make and model.

Such products must be clearly identified in the bid as an equal product and published specifications of the equal products offered must be included with the bid reply.

Bids offering equal products will be considered for award if determined by the Purchasing Manager and the user department to be equal in all material respects to the brand name products referenced. The decision of acceptable "equal" items or variations in the specifications will solely be the City of North Richland Hills. Unless the bidder clearly indicates in his/her bid that he is offering an "equal" product, his bid shall be considered as offering the brand name product referenced in the invitation for bids.

14. REFERENCES

A minimum of three (3) references, preferably located within the Dallas/Fort Worth Metroplex, must be submitted with each bid. Company name, contact and phone number must be included with each reference.

15. PROHIBITION AGAINST PERSONAL FINANCIAL INTEREST IN CONTRACTS

No employee of the City of North Richland Hills shall have a direct or indirect financial interest in any proposed or existing contract, purchase, work, sale or service to or by the City (CMA-074, Standards of Conduct, Section IV).

16. TERMINATION/NON PERFORMANCE

Continuing non-performance of the vendor in terms of Specifications shall be a basis for the termination of the contract by the City. The City of North Richland Hills reserves the right to enforce the performance of this contract in any manner prescribed by law or deemed to be in the best interest of the City in the event of breach or default of this contract. The City reserves the right to terminate the contract immediately in the event the successful bidder fails to 1.) Meet delivery schedules or, 2.) Otherwise not perform in accordance with these specifications.

Breach of contract or default authorizes the City to award to another bidder, and/or purchase elsewhere and charge the full increase in cost and handling to the defaulting successful bidder.

The contract may be terminated by either party upon written thirty (30) days' notice prior to cancellation without cause.

17. ATTORNEYS FEES

Neither party to this contract shall be entitled to attorney fees for any matter arising under this contract, whether for additional work, breach of contract, or other claim for goods, services, or compensation. All claims for attorney's fees are hereby WAIVED.

18. INDEMNITY

City shall not be liable or responsible for, and shall be saved and held harmless by Contractor from and against any and all suits, actions, losses, damages, claims, or liability of any character, type, or description, including claims for copyright and patent infringement, and including all expenses of litigation, court costs, and attorney's fees for injury or death to any person, or injury to any property, received or sustained by any person or persons or property, arising out of, or occasioned by, directly or indirectly, the performance of Contractor under this agreement, including claims and damages arising in part from the negligence of City, without; however, waiving any governmental immunity available to the CITY under Texas law and without waiving any defenses of the parties under Texas law. The provisions of this indemnification are solely for the benefit of the parties hereto and not intended to create or grant any rights, contractual or otherwise, to any other person or entity.

It is the expressed intent of the parties to this Agreement that the indemnity provided for in this section is an indemnity extended by Contractor to indemnify and protect City from the consequences of City's own negligence, provided, however, that the indemnity provided for in this section shall apply only when the negligent act of City is a contributory cause of the resultant injury, death, or damage, and shall have no application when the negligent act of City is the sole cause of the resultant injury, death, or damage, unmixed with the legal fault of another person or entity. Contractor further agrees to defend, at its own expense, and on behalf of City and in the name of City, any claim or litigation brought in connection with any such injury, death, or damage.

The Contractor will secure and maintain Contractual Liability insurance to cover this indemnification agreement that will be primary and noncontributory as to any insurance maintained by the City for its own benefit, including self-insurance.

19. PERFORMANCE AND PAYMENT BONDS

In the event the total contract amount exceeds $100,000, the Contractor shall be required to execute a performance bond in the amount of one hundred (100) percent of the total contract price; if the total contract amount exceeds $50,000 the contractor shall be required to execute a payment bond in the amount of one hundred (100) percent of the total contact price, each in standard forms for this purpose, guaranteeing faithful performance of work and guaranteeing payment to all persons supply labor and materials or furnishing any equipment in the execution of the contract. It is agreed that this contract shall not be in effect until such performance and payment bonds are furnished and approved by the City of North Richland Hills. No exceptions to this provision allowed.

Unless otherwise approved in writing by the City of North Richland Hills, the surety company underwriting the bonds shall be acceptable according to the latest list of companies holding certificates of authority from the Secretary of the Treasury of the United States.

Attorneys-in-fact who sign bid bonds or contract bonds must file with each bond a certified and current copy of their power of attorney.

20. INTERLOCAL AGREEMENT

Successful bidder agrees to extend prices and terms to all entities who have entered into or will enter into joint purchasing interlocal cooperation agreements with the City of North Richland Hills.

[ ] Yes, we agree [X] No, we do not agree

21. ELECTRONIC PROCUREMENT

The City of North Richland Hills has adopted policies and procedures complying with Local Government Code Section 252.0415, Section 271.906 and Section 2155.062. The City of North Richland Hills may receive submittals in electronic form in response to procurement requests. However, a bid that is submitted non-electronically by the due date and time will be accepted and then entered electronically by Purchasing after the bid opening.

22. COMPLIANCE WITH SB 89:

Vendor agrees per HB 89 of the 85th Texas Legislative Session, and in accordance with Chapter 2270 of the Texas Government Code, vendor has not and shall not boycott Israel at any time while providing products or services to the City of North Richland Hills.

[X] Yes, we agree [ ] No, we do not agree

23. COMPLIANCE WITH SB 252:

Vendor agrees per SB 252 of the 85th Texas Legislative Session, and in accordance with Chapter 2252 of the Texas Government Code, vendor shall not do business with Iran, Sudan or a foreign terrorist organization while providing products or services to the City of North Richland Hills.

[X] Yes, we agree [ ] No, we do not agree *

* By selecting no, vendor certifies that it is affirmatively excluded from the federal sanctions regime by the United States government and is not subject to the contract prohibition under Section 2252.154 of the Texas Government Code. Vendor shall provide sufficient documentation to the City of such exclusion prior to award of any contract for goods or services.

24. ETHICS AND COMPLIANCE POLICY

The City's Ethics and Compliance Policy can be found at The City of North Richland Hills Purchasing Division webpage - Or you may request a copy from the Purchasing Division. Acknowledgment - The City of North Richland Hills' Internal Ethics and Compliance Policy has been made available to me. I understand the expectations of ethical behavior and compliance with the law, and agree to adhere to the City's ethics policies.

https://www.nrhtx.com/DocumentCenter/View/389/Code-of-Ethics---PDF?bidId

[X] I agree
[ ] I do not agree

25. DEPARTMENT OF TRANSPORTATION (TXDOT) RELATED BIDS

"The City of North Richland Hills, in accordance with the provisions of Title VI of the Civil Rights Act of 1964 (78 Stat. 252, 42 U.S.C. §§ 2000d to 2000d-4) and the Regulations, hereby notifies all bidders that it will affirmatively ensure that any contract entered into pursuant to this advertisement, disadvantaged business enterprises will be afforded full and fair opportunity to submit bids in response to this invitation and will not be discriminated against on the grounds of race, color, or national origin in consideration for an award." Due care and diligence has been used in preparation of this information, and it is believed to be substantially correct. However, the responsibility for determining the full extent of the exposure and the verification of all information presented herein shall rest solely with the bidder. The City of North Richland Hills and its representatives will not be responsible for any errors or omissions in these specifications, nor for the failure on the part of the proposer to determine the full extent of the exposures.

MINIMUM INSURANCE REQUIREMENTS

Contractors performing work on City property or public right-of-way for the City of North Richland Hills shall provide the City a certificate of insurance evidencing the coverages and coverage provisions identified herein. Contractors shall provide the City evidence that all subcontractors performing work on the project have the same types and amounts of coverages as required herein or that the subcontractors are included under the contractor's policy. The City, at its own discretion, may require a certified copy of the policy.

All insurance companies and coverages must be authorized by the Texas Department of Insurance to transact business in the State of Texas and must be acceptable to the City of North Richland Hills.

The following guidelines are designed to show the most common minimum insurance requirements for standard contracts and agreements with the City. Non-standard agreements may require additional coverage and/or higher limits. Coverage Amounts required for non-standard agreements to be determined by the department and the City Manager.

General Contracts for Services:
Service work, and general maintenance agreements, etc.

- ☐ Commercial General Liability
- ☐ Automobile Liability
- ☐ Workers' Compensation & Employer's Liability
- ☐ Payment and Maintenance Bond (if applicable)

See Exhibit A for insurance language to include in general contracts for services

Professional Services:
Consultants or other professionals including: accountants, attorneys, architects, engineers, medical professionals, medical services, etc.

- ☐ Commercial General Liability
- ☐ Automobile Liability
- ☐ Workers' Compensation & Employer's Liability
- ☐ Professional Liability or equivalent Errors & Omissions (appropriate to Contractor's profession)

See Exhibit B for insurance language to include in professional services contracts

Construction:
Building contractors for construction projects.

- ☐ Commercial General Liability
- ☐ Automobile Liability
- ☐ Workers' Compensation & Employer's Liability
- ☐ Professional Liability (if applicable for design function)

- ☐ Builder's Risk (required for new or existing property under construction)
- ☐ Payment and Maintenance Bond (if applicable)

See Exhibit C for insurance language to include in construction contracts

Information Technology/Network Access Services:
For the purchasing and installation of technology-related software and equipment or contracting services that support, maintain or interact with the CITY'S technology systems.

- ☐ Commercial General Liability
- ☐ Automobile Liability
- ☐ Workers' Compensation & Employer's Liability
- ☐ Professional Liability (if applicable)
- ☐ Cyber Liability

See Exhibit D for insurance language to include in IT/network access services agreements

Standard Minimum Required Insurance Coverage

Insurance Type	Limit	Provision
Commercial General Liability	$1,000,000 Each Occurrence $2,000,000 Aggregate	City to be listed as additional insured and provided 30-day notice of cancellation or material change in coverage
	For Construction Projects: $2,000,000 Each Occurrence $4,000,000 Aggregate	
Automobile Liability	$1,000,000 Combined Single Limit	
Workers' Compensation	Texas Statutory Requirements	Waiver of subrogation in favor of City
Employer's Liability	$500,000 injury - each accident $500,000 disease - each employee $500,000 disease - policy limit	
Professional Liability (or equivalent Errors & Omissions coverage appropriate to the Contractor's profession)	$1,000,000 Each Occurrence	
Builder's Risk (required for new or existing property under construction)	100% Value	
Cyber Liability	$1,000,000 Each Occurrence	
Payment/Maintenance Bonds	In accordance with Chapter 2253 of the Texas Government Code	

EXHIBIT A

GENERAL CONTRACTS FOR SERVICES

For the duration of this Agreement, CONTRACTOR shall maintain the following minimum insurance which shall protect CONTRACTOR, its subcontractors, its sub-consultants and CITY from claims for injuries, including accidental death, as well as from claims for property damage which may arise from the performance of work under this Agreement.

A. Workers' Compensation and Employer's Liability Insurance:

Workers' Compensation	Texas Statutory
Employer's Liability	$500,000 injury - each accident
	$500,000 disease - each employee
	$500,000 disease - policy limit

B. Commercial General Liability:

On an "occurrence" basis, including, property damage, bodily injury, products and completed operations and personal & advertising injury with limits no less than $1,000,000 per occurrence and $2,000,000 aggregate.

C. Automobile Liability:

Covering any auto, or if CONTRACTOR has no owned autos, covering hired and non-owned autos with a Combined Single Limit no less than $1,000,000 per accident for bodily injury and property damage.

Insurance limits can be met with a combination of primary and excess/umbrella coverage.

The CITY, its officers, officials and employees are to be covered as "Additional Insured" on the commercial general liability and automobile liability policies as respects liability arising out of activities performed by or on behalf of the CONTRACTOR.

A waiver of subrogation in favor of the CITY, its officers, officials and employees shall be contained in the Workers' Compensation insurance policy.

Policies of insurance shall not be cancelled non-renewed, terminated, or materially changed unless and until thirty (30) days' notice has been given to CITY.

All insurance shall be issued by responsible insurance companies eligible to do business in the State of Texas and having an A.M. Best Financial rating of A- VI or better.

CONTRACTOR shall furnish the CITY certificates of insurance affecting coverage required. The certificates for each insurance policy are to be signed by a person authorized by that insurer to bind coverage on its behalf. Certificates of Insurance must be submitted on a form approved by the Texas Department of Insurance.

Payment and Maintenance Bonds (if applicable): CONTRACTOR shall procure Payment and Maintenance Bonds as applicable and in accordance with Chapter 2253 of the Texas Government Code.

EXHIBIT B

PROFESSIONAL SERVICES

For the duration of this Agreement, CONTRACTOR shall maintain the following minimum insurance which shall protect CONTRACTOR, its subcontractors, its sub-consultants and CITY from claims for injuries, including accidental death, as well as from claims for property damage which may arise from the performance of work under this Agreement.

A. Workers' Compensation and Employer's Liability Insurance:

Workers' Compensation	Texas Statutory
Employer's Liability	$500,000 injury - each accident
	$500,000 disease - each employee
	$500,000 disease - policy limit

B. Commercial General Liability:

On an "occurrence" basis, including, property damage, bodily injury, products and completed operations and personal & advertising injury with limits no less than $1,000,000 per occurrence and $2,000,000 aggregate.

C. Automobile Liability:

Covering any auto, or if CONTRACTOR has no owned autos, covering hired and non-owned autos with a Combined Single Limit no less than $1,000,000 per accident for bodily injury and property damage.

D. Professional Liability (Errors and Omissions)

CONTRACTOR shall maintain Professional Liability (or equivalent) errors and omissions insurance appropriate to the CONTRACTOR'S profession, VETERINARIAN SERVICES, with a limit no less than $1,000,000 per occurrence or claim.

Insurance limits can be met with a combination of primary and excess/umbrella coverage.

The CITY, its officers, officials and employees are to be covered as "Additional Insured" on the commercial general liability and automobile liability policies as respects liability arising out of activities performed by or on behalf of the CONTRACTOR.

A waiver of subrogation in favor of the CITY, its officers, officials and employees shall be contained in the Workers' Compensation insurance policy.

Policies of insurance shall not be cancelled non-renewed, terminated, or materially changed unless and until thirty (30) days' notice has been given to CITY.

All insurance shall be issued by responsible insurance companies eligible to do business in the State of Texas and having an A.M. Best Financial rating of A- VI or better.

CONTRACTOR shall furnish the CITY certificates of insurance affecting coverage required. The certificates for each insurance policy are to be signed by a person authorized by that insurer to bind coverage on its behalf. Certificates of Insurance must be submitted on a form approved by the Texas Department of Insurance.

EXHIBIT C

CONSTRUCTION

For the duration of this Agreement, CONTRACTOR shall maintain the following minimum insurance which shall protect CONTRACTOR, its subcontractors, its sub-consultants and CITY from claims for injuries, including accidental death, as well as from claims for property damage which may arise from the performance of work under this Agreement.

A. Workers' Compensation and Employer's Liability Insurance:

Workers' Compensation	Texas Statutory
Employer's Liability	$500,000 injury - each accident
	$500,000 disease - each employee
	$500,000 disease - policy limit

B. Commercial General Liability:

On an "occurrence" basis, including, property damage, bodily injury, products and completed operations and personal & advertising injury with limits no less than $2,000,000 per occurrence and $4,000,000 aggregate.

C. Automobile Liability:

Covering any auto, or if CONTRACTOR has no owned autos, covering hired and non-owned autos with a Combined Single Limit no less than $1,000,000 per accident for bodily injury and property damage.

D. Professional Liability (if contract involves design work)

CONTRACTOR shall maintain Professional Liability (or equivalent) errors and omissions insurance appropriate to the CONTRACTOR'S profession, with a limit no less than $1,000,000 per occurrence or claim

E. Builder's Risk

CONTRACTOR shall maintain Builder's Risk Insurance providing All-Risk (Special Perils) coverage in an amount equal to one hundred percent (100%) of the completed value of the project in question and no coinsurance penalty provisions. The policy shall list the CITY as loss payee as their interests may appear.

Insurance limits can be met with a combination of primary and excess/umbrella coverage.

The CITY, its officers, officials and employees are to be covered as "Additional Insured" on the commercial general liability and automobile liability policies as respects liability arising out of activities performed by or on behalf of the CONTRACTOR.

A waiver of subrogation in favor of the CITY, its officers, officials and employees shall be contained in the Workers' Compensation insurance policy.

Policies of insurance shall not be cancelled non-renewed, terminated, or materially changed unless and until thirty (30) days' notice has been given to CITY.

All insurance shall be issued by responsible insurance companies eligible to do business in the State of Texas and having an A.M. Best Financial rating of A- VI or better.

CONTRACTOR shall furnish the CITY certificates of insurance affecting coverage required. The certificates for each insurance policy are to be signed by a person authorized by that insurer to bind coverage on its behalf. Certificates of Insurance must be submitted on a form approved by the Texas Department of Insurance.

Payment and Maintenance Bonds (if applicable): CONTRACTOR shall procure Payment and Maintenance Bonds as applicable and in accordance with Chapter 2253 of the Texas Government Code.

EXHIBIT D

INFORMATION TECHNOLOGY/NETWORK ACCESS SERVICES

For the duration of this Agreement, CONTRACTOR shall maintain the following minimum insurance which shall protect CONTRACTOR, its subcontractors, its sub-consultants and CITY from claims for injuries, including accidental death, as well as from claims for property damage which may arise from the performance of work under this Agreement.

A. Workers' Compensation and Employer's Liability Insurance:

Workers' Compensation	Texas Statutory
Employer's Liability	$500,000 injury - each accident
	$500,000 disease - each employee
	$500,000 disease - policy limit

B. Commercial General Liability:

On an "occurrence" basis, including, property damage, bodily injury, products and completed operations and personal & advertising injury with limits no less than $1,000,000 per occurrence and $2,000,000 aggregate.

C. Automobile Liability:

Covering any auto, or if CONTRACTOR has no owned autos, covering hired and non-owned autos with a Combined Single Limit no less than $1,000,000 per accident for bodily injury and property damage.

D. Professional Liability (Errors and Omissions)

If appropriate for CONTRACTOR'S work, CONTRACTOR shall maintain Professional Liability (or equivalent) errors and omissions insurance appropriate to the CONTRACTOR'S profession, with a limit no less than $1,000,000 per occurrence or claim.

E. Cyber Liability

CONTRACTOR shall maintain cyber liability (or equivalent) insurance. Such insurance shall provide limits of no less than $1,000,000 per occurrence. Coverage shall be sufficiently broad to respond to the duties and obligations as undertaken by the CONTRACTOR.

Insurance limits can be met with a combination of primary and excess/umbrella coverage.

The CITY, its officers, officials and employees are to be covered as "Additional Insured" on the commercial general liability and automobile liability policies as respects liability arising out of activities performed by or on behalf of the CONTRACTOR.

A waiver of subrogation in favor of the CITY, its officers, officials and employees shall be contained in the Workers' Compensation insurance policy.

Policies of insurance shall not be cancelled non-renewed, terminated, or materially changed unless and until thirty (30) days' notice has been given to CITY.

All insurance shall be issued by responsible insurance companies eligible to do business in the State of Texas and having an A.M. Best Financial rating of A- VI or better.

CONTRACTOR shall furnish the CITY certificates of insurance affecting coverage required. The certificates for each insurance policy are to be signed by a person authorized by that insurer to bind coverage on its behalf. Certificates of Insurance must be submitted on a form approved by the Texas Department of Insurance.

Other Insurance Requirements - To Be Included As Applicable

CONTRACTORs who serve or distribute liquor:

Liquor Legal Liability - CONTRACTOR shall maintain Liquor Legal Liability coverage covering the selling, serving, or furnishing of any alcoholic beverage performed by CONTRACTOR, or on its behalf. Such insurance shall provide limits of no less than $1,000,000.00 per occurrence.

CONTRACTORs who hold long-term leases:

Property Insurance – LESSEE shall maintain Property Insurance against all risks of loss to any improvements or betterments, at full replacement cost with no coinsurance penalty provision. The CITY shall be added as a Loss Payee to the policy as interests may appear.

CONTRACTOR's whose work involves chemicals or otherwise has a pollution exposure:

Contractors' Pollution Liability (or equivalent) – CONTRACTOR shall maintain Contractors' Pollution Liability with limits no less than $1,000,000.00 per occurrence or claim and $2,000,000 policy aggregate.

CONTRACTORs who take possession of City or public vehicles (e.g., parking lots operators, auto repair shops):

Garage Keepers Liability (or equivalent) – CONTRACTOR shall maintain Garage Keepers Liability or equivalent coverage for applicable property while in the CONTRACTOR'S care, custody or control. Coverage must include Comprehensive and Collision coverage. Such insurance shall provide limits equal to no less than the total value of CITY or public property in the CONTRACTOR'S care, custody and control at any one time.

CONTRACTORs who own and operate unmanned aircraft (drones):

UAS Liability (or equivalent) - CONTRACTOR shall procure and maintain for the duration of the contract insurance against claims for injuries to persons or damage to property which may arise from or in connection with the ownership, maintenance or use of Unmanned Aerial Systems (Drones). Coverage must include limits no less than $1,000,000 per occurrence and $2,000,000 aggregate.

A PURCHASE ORDER WILL NOT BE ISSUED WITHOUT EVIDENCE OF INSURANCE.

513

NON-COLLUSION AFFIDAVIT OF BIDDER

State of Texas County of Denton

Monica Hughes verifies that:
(Name)

(1) He/She is owner, partner, officer, representative, or agent of RSVP Services LLC, has submitted the attached bid: (Company Name)

(2) He/She is fully informed in respect to the preparation, contents and circumstances in regard to attached bid;

(3) Neither said bidder nor any of its officers, partners, agents or employees has in any way colluded, conspired or agreed, directly or indirectly with any other bidder, firm or person to submit a collusive or sham bid in connection with attached bid and the price or prices quoted herein are fair and proper.

SIGNATURE

Silas Shumway
PRINTED NAME

Subscribed and sworn to before me this
9th Day of September 2025.

Notary ID: 135200636
NOTARY PUBLIC in and for

Denton County, Texas.

My commission expires: 12-11-2028

SILAS SHUMWAY
Notary Public, State of Texas
Comm. Expires 12-11-2028
Notary ID 135200636

THIS FORM MUST BE COMPLETED, NOTARIZED AND SUBMITTED WITH BID

BID CERTIFICATION

The Undersigned, in submitting this bid, represents and certifies:

a. He/she is fully informed regarding the preparation, contents and circumstances of the attached bid;

b. He/she proposes to furnish all equipment/service at the prices quoted herein and bid is in strict accordance with the conditions and specifications stated herein;

c. There will be at no time a misunderstanding as to the intent of the specifications or conditions to be overcome or pleaded after the bids are opened;

d. He/she is an equal opportunity employer, and will not discriminate with regard to race, color, national origin, age or sex in the performance of this contract.

e. The undersigned hereby certifies that he/she has read, understands and agrees that acceptance by the City of North Richland Hills of the bidder's offer by issuance of a purchase order will create a binding contract. Further, he/she agrees to fully comply with documentary forms herewith made a part of this specific procurement.

COMPANY: RSVP SERVICES LLC

ADDRESS: 320 EAGLE DRIVE, STE 210

CITY, STATE & ZIP: DENTON, TX 76201

TELEPHONE: 940-395-1486

FAX: —

EMAIL: MONICA.HUGHES@4RSVP.COM

SIGNATURE: Monica Hughes

PRINTED NAME: MONICA HUGHES

DATE: 9-9-2025

COMPLIANCE WITH HOUSE BILL 1295

In 2015, the Texas Legislature adopted House Bill 1295, which added section 2252.908 of the Government Code. The law states that a governmental entity may not enter into certain contracts with a business entity unless the business entity submits a disclosure of interested parties to the governmental entity at the time the business entity submits the signed contract to the governmental entity.

The law applies only to a contract of a governmental entity that either (1) requires an action or vote by the governing body of the entity or agency before the contract may be signed or (2) has a value of at least $1 million. The disclosure requirement applies to a contract entered into on or after January 1, 2016.

The Texas Ethics Commission has adopted rules necessary to implement the law, prescribed the disclosure of interested parties form, and posted a copy of the form on the commission's website.

Filing Process:
The commission has made available on its website a new filing application that must be used to file Form 1295. A business entity must:

1) Use the application to enter the required information on Form 1295,
2) Print a copy of the completed form, which will include a certification of filing that will contain a unique certification number.
3) Contract Number should be the Bid/RFP Number and Bid Title.
4) Sign the printed copy of the form (an authorized agent of the business entity must sign),
5) Either include your personal information or have the form notarized,
6) File the completed Form 1295 with the certification of filing with the governmental body with which the business entity is entering into the contract.

The governmental entity must notify the commission, using the commission's filing application, of the receipt of the filed Form 1295 with the certification of filing not later than the 30th day after the date the contract binds all parties to the contract. The commission will post the completed Form 1295 to its website within seven business days after receiving notice from the governmental entity.

Information regarding how to use the filing application may be found at
https://www.ethics.state.tx.us/resources/FAQs/FAQ_Form1295.php

FOR DISADVANTAGED BUSINESS ENTERPRISES ONLY

Disadvantaged Business Enterprises (DBE) are encouraged to participate in the City of North Richland Hills bid process. Representatives from DBE Companies should identify themselves as such and submit a copy of their Certification.

The City of North Richland Hills recognizes the certifications of both the State of Texas Building and Procurement Commission HUB Program and the North Central Texas Regional Certification Agency. All companies seeking information concerning DBE certification are urged to contact:

Texas Building and Procurement Commission
Statewide HUB Program
1711 San Jacinto Blvd., Austin TX 78701-1416
P O Box 13186, Austin, TX 78711-3186
(512) 463-5872
http://www.window.state.tx.us/procurement/prog/hub/hub-certification/

North Central Texas
Regional Certification Agency
624 Six Flags Drive, Suite 216
Arlington, Texas 76011
(817) 640-0606
https://nctrca.org/dbe-certification/

If your company is already certified, attach a copy of your certification to this form and return as part of your packet.

Company Names: N/A

Representative: _____

Address: _____

City, State, Zip: _____

Telephone No. _____ **Fax No.** _____

Email address: _____

INDICATE ALL THAT APPLY:

_____**Minority-Owned Business Enterprise**
_____**Women-Owned Business Enterprise**
_____**Disadvantaged Business Enterprise**

CONFLICT OF INTEREST QUESTIONNAIRE

Pursuant to Chapter 176 of the Texas Local Government Code, a person, or agent of a person, who contracts or seeks to contract for the sale or purchase of property, goods, or services with the City of North Richland Hills must file a completed conflict of interest questionnaire. The conflict of interest questionnaire must be filed with the City Secretary of the City of North Richland Hills no later than the seventh business day after the person or agent begins contract discussions or negotiations with the City of North Richland Hills or submits to the City of North Richland Hills an application, response to a request for proposal or bid, correspondence, or another writing related to a potential agreement with the City of North Richland Hills. An updated conflict of interest questionnaire must be filed in accordance with Chapter 176 of the Local Government Code. An offense under Chapter 176 is a Class C misdemeanor.

The Conflict of Interest Questionnaire is included as part of this document and can be found at:

https://www.ethics.state.tx.us/data/forms/conflict/CIQ.pdf

CONFLICT OF INTEREST QUESTIONNAIRE

FORM CIQ

For vendor doing business with local governmental entity

This questionnaire reflects changes made to the law by H.B. 23, 84th Leg., Regular Session.

This questionnaire is being filed in accordance with Chapter 176, Local Government Code, by a vendor who has a business relationship as defined by Section 176.001(1-a) with a local governmental entity and the vendor meets requirements under Section 176.006(a).

By law this questionnaire must be filed with the records administrator of the local governmental entity not later than the 7th business day after the date the vendor becomes aware of facts that require the statement to be filed. *See* Section 176.006(a-1), Local Government Code.

A vendor commits an offense if the vendor knowingly violates Section 176.006, Local Government Code. An offense under this section is a misdemeanor.

OFFICE USE ONLY

Date Received

1 **Name of vendor who has a business relationship with local governmental entity.**

RSVP SERVICES LLC

2 ☐ **Check this box if you are filing an update to a previously filed questionnaire.** (The law requires that you file an updated completed questionnaire with the appropriate filing authority not later than the 7th business day after the date on which you became aware that the originally filed questionnaire was incomplete or inaccurate.)

3 **Name of local government officer about whom the information is being disclosed.**

N/A

Name of Officer

4 **Describe each employment or other business relationship with the local government officer, or a family member of the officer, as described by Section 176.003(a)(2)(A). Also describe any family relationship with the local government officer. Complete subparts A and B for each employment or business relationship described. Attach additional pages to this Form CIQ as necessary.**

A. Is the local government officer or a family member of the officer receiving or likely to receive taxable income, other than investment income, from the vendor?

☐ Yes ☒ No

B. Is the vendor receiving or likely to receive taxable income, other than investment income, from or at the direction of the local government officer or a family member of the officer AND the taxable income is not received from the local governmental entity?

☐ Yes ☒ No

5 **Describe each employment or business relationship that the vendor named in Section 1 maintains with a corporation or other business entity with respect to which the local government officer serves as an officer or director, or holds an ownership interest of one percent or more.**

6 ☐ Check this box if the vendor has given the local government officer or a family member of the officer one or more gifts as described in Section 176.003(a)(2)(B), excluding gifts described in Section 176.003(a-1).

7 Monica Vaughn

Signature of vendor doing business with the governmental entity

9-9-2025

Date

CONFLICT OF INTEREST QUESTIONNAIRE
For vendor doing business with local governmental entity

A complete copy of Chapter 176 of the Local Government Code may be found at http://www.statutes.legis.state.tx.us/Docs/LG/htm/LG.176.htm. For easy reference, below are some of the sections cited on this form.

Local Government Code § 176.001(1-a): "Business relationship" means a connection between two or more parties based on commercial activity of one of the parties. The term does not include a connection based on:

(A) a transaction that is subject to rate or fee regulation by a federal, state, or local governmental entity or an agency of a federal, state, or local governmental entity;

(B) a transaction conducted at a price and subject to terms available to the public; or

(C) a purchase or lease of goods or services from a person that is chartered by a state or federal agency and that is subject to regular examination by, and reporting to, that agency.

Local Government Code § 176.003(a)(2)(A) and (B):

(a) A local government officer shall file a conflicts disclosure statement with respect to a vendor if:

***

(2) the vendor:

(A) has an employment or other business relationship with the local government officer or a family member of the officer that results in the officer or family member receiving taxable income, other than investment income, that exceeds $2,500 during the 12-month period preceding the date that the officer becomes aware that

(i) a contract between the local governmental entity and vendor has been executed; or

(ii) the local governmental entity is considering entering into a contract with the vendor;

(B) has given to the local government officer or a family member of the officer one or more gifts that have an aggregate value of more than $100 in the 12-month period preceding the date the officer becomes aware that:

(i) a contract between the local governmental entity and vendor has been executed; or

(ii) the local governmental entity is considering entering into a contract with the vendor.

Local Government Code § 176.006(a) and (a-1)

(a) A vendor shall file a completed conflict of interest questionnaire if the vendor has a business relationship with a local governmental entity and:

(1) has an employment or other business relationship with a local government officer of that local governmental entity, or a family member of the officer, described by Section 176.003(a)(2)(A);

(2) has given a local government officer of that local governmental entity, or a family member of the officer, one or more gifts with the aggregate value specified by Section 176.003(a)(2)(B), excluding any gift described by Section 176.003(a-1); or

(3) has a family relationship with a local government officer of that local governmental entity.

(a-1) The completed conflict of interest questionnaire must be filed with the appropriate records administrator not later than the seventh business day after the later of:

(1) the date that the vendor:

(A) begins discussions or negotiations to enter into a contract with the local governmental entity; or

(B) submits to the local governmental entity an application, response to a request for proposals or bids, correspondence, or another writing related to a potential contract with the local governmental entity; or

(2) the date the vendor becomes aware:

(A) of an employment or other business relationship with a local government officer, or a family member of the officer, described by Subsection (a);

(B) that the vendor has given one or more gifts described by Subsection (a); or

(C) of a family relationship with a local government officer.

CONTRACT CHANGES GRID

The Contractor has the obligation to review all documents that make up the contract documents in their entirety and include any objections or requests for modifications to the Terms and Conditions, or any of the Contract Documents, in the Contract Changes Grid included with the Notice to Bidders. No changes or modifications will be made to the contract documents unless such changes are set forth in the Contract Changes Grid, submitted to the City along with the Contractor's proposal, and agreed to by the City.

CONTRACT CHANGES GRID

Proposed Contractor/Bidder _____ ("Contractor" or "Bidder"), submits the following modifications to the City's Standard _____ ("Agreement") requesting changes to such provisions be accepted by the City and incorporated into the Agreement. Contractor understands and acknowledges that the City is under no obligation to accept the modification(s) proposed by Contractor; however, the City agrees to negotiate in good faith in consideration of Contractor's request, subject to legal requirements, City policies and advice of the City Attorney.

Section / Page	**Term, Condition or Specification**	**Exception/Proposed Modification**	**Disposition (For City of NRH Use Only)**
			City Response: ____ Accepted ____ Not Accepted ____ Modified

CONFIDENTIALITY OF PROPRIETARY INFORMATION

During the evaluation process of this RFP, to the extent permitted by law, the City of North Richland Hills will maintain all contents of the Proposers' responses and discussions related to the Proposers' proposals as confidential. The City will treat all proposals as confidential until negotiations are completed, the successful Proposer has been selected, and a contract has been awarded. During the evaluation process, the City intends to disseminate information submitted by all Proposers to selected staff, any consultants employed by the City, and the evaluation committee, as the City deems appropriate in its sole discretion. Such staff, consultants, and committee members shall maintain the Proposers' information as confidential to the extent permitted by law. All materials submitted in response to this RFP shall become the property of the City of North Richland Hills and will not be returned. After a Proposer is selected and the contract is awarded, all submissions shall be subject to release in accordance with Texas Government Code Chapter 552, the Texas Public Information Act (the "Act").

If a Proposer does not desire proprietary information in the proposal to be disclosed, it is required to identify all proprietary information in the proposal prior to submission of the proposal to the City. The identification shall be done by individually marking each page with the words "Proprietary Information" on which such proprietary information is found. If the Proposer fails to identify such information as proprietary, the Proposer agrees by submission of its proposal that those sections shall be deemed non-proprietary and made available to the public upon request as authorized by law upon completion of the RFP process and award of contract.

Proposers are advised that the City, to the extent permitted by law, will protect the confidentiality of their proposals. Proposers shall consider the implications of the Act, particularly after the RPF process has ceased and a contract has been awarded. If a public information request is made for a Proposer's response following award of a contract, proprietary information submitted in an RFP process may only be withheld from public disclosure pursuant to Section 552.1101 of the Act. A determination as to whether Section 552.1101 applies will not be decided by the City of North Richland Hills, but by the Office of the Attorney General of the State of Texas. In the event a request for public information is made, the City will notify the Proposer, and the Proposer is required to request an opinion as to the confidentiality and proprietary nature of the information from the Attorney General pursuant to Section 552.305 of the Act. The City is not authorized to make the request on the Proposer's behalf.

SPECIFICATIONS

1.0 PURPOSE OF SOLICITATIONS

The City of North Richland Hills invites submittals from qualified businesses and agencies interested in providing contractual veterinary services for the Animal Adoption and Rescue Center.

The mission of the Animal Adoption and Rescue Center is to provide safe neighborhoods for people and their pets. The Center strives to:

1.1 Enforce City ordinances and state laws in order to protect the community and their pets from animal related issues.

1.2 Promote responsible pet ownership through education, enforcement, and legislation.

1.3 Provide a safe haven for lost, unwanted, and homeless pets entering the Center, return lost pets to their owners, re-home pets into loving, permanent homes, and provide veterinarian care, treatment, and disease prevention measures, in order to protect the health of the Center's pets and reduce pet overpopulation with pre-adoption spay/neuter procedures and services.

2.0 SCOPE OF SERVICES

2.1 Performs spay/neuter surgery, recovery, discharge and any other operations and activities of veterinarians.

2.2 Performs visual inspections, examinations and treatments at all levels of care of animals brought into or held in the Center and ensure the overall health and care of each animal.

2.3 Provides rabies and core vaccinations for adopted and reclaimed animals.

2.4 Provide a qualified veterinarian technician to assist the contract veterinarian with surgical assistance, including but not limited to; verifying surgery schedule with City staff, retrieving animal from in-house assigned cage or kennel, prepping animals for surgery, cleaning, disinfecting and sterilizing surgical equipment, preparing surgical packs, assisting the veterinarian during the surgical process, post-op care and treatment of animals, assist veterinarian on instructing City staff with post-surgery care needs for each animal, cleaning and disinfecting surgery room during and after surgeries, and updating daily medical procedures in Center's animal management software.

2.5 Allows the City to rabies vaccinate adoptable and reclaimed animals with their presence on the property.

2.6 Allows the City to rabies vaccinate during City-sponsored low-cost rabies vaccination and registration clinics with their presence on the property.

2.7 The City will supply the spay/neuter facilities; including the pre-op area, surgical equipment and supplies, surgical suite, post-op area, and parking.

2.8 Provide the use of the veterinary clinic, organization, or veterinarian's DEA license to the City, in order to obtain needed drugs and controlled substances for use during spay/neuter surgeries and prescribed treatments for all levels of care of animals held at the Center under the direct control, supervision and administration of the contract veterinarian. The DEA registrant is responsible for all required documentation, accounting, inventory control, and record keeping as required by the DEA, the Texas Department of Public Safety, and/or the Texas Veterinarian Medical Association to ensure compliance and good standing in order to maintain a current and valid DEA license. The City will reimburse the cost of initial and/or renewal registration of registrants DEA license, registered and authorized for use at the Center.

2.9 Provides emergency veterinary services and/or treatment to animals as required.

2.10 Assists with investigations of animal cruelty, testifying in court and administrative hearings, and assist the public in animal care and regulation issues.

2.11 Assist the Animal Services manager in the development and implementation of policies which impact animals and, indirectly, human health.

2.12 Conduct an annual inspection of the Center to determine whether it complies with the requirements of the Texas Health and Safety Code, Chapter 823 and Chapter 829. The veterinarian shall file copies of the veterinarian's report with the Animal Services manager and with the Texas Department of State Health Services on forms prescribed by the department.

2.13 Coordinates the planning of the daily activities of the veterinary function to ensure efficient and effective operation.

2.14 Works within the Center's animal management software on scheduling, documentation of medical treatments, vaccinations, and medications performed, on-going treatment schedules for post-op and sick/injured animals for staff to follow in periods between veterinarian scheduled days of service and any other records required by the Center to properly administer the medical function of the operations in conjunction with the Center and field functions.

2.15 Conforms to all surgical standards as dictated by the Texas Veterinary Medical Practice Act.

3.0 BACKGROUND OF THE ANIMAL ADOPTION AND RESCUE CENTER

The current Animal Adoption and Rescue Center facility opened in May 2015. The Center is located at 7301 Iron Horse Blvd, North Richland Hills, Texas 76180. The Center will have a surgery room with one table, pre-op and recovery cages, spay/neuter equipment and supplies and a computer for veterinarian staff.

In Fiscal Year 2024, the Animal Adoption and Rescue Center handled 1,262 animals. The Center adopted 401 dogs and 242 cats. Pet owners reclaimed another 337 dogs and 482 cats. It is estimated that less than 20% of the animals handled were already spayed or neutered at the time of entry into the Center. It is the intention of the City to perform in-house spay/neuter services for all adopted pets, decreasing or eliminating the need to have spay/neuter surgeries out-sourced.

4.0 OPTIONS UNDER CONSIDERATION

The City of North Richland Hills will consider any of the options listed below or variations thereof:

4.1 Veterinary clinic or organization that would provide (a) veterinary services and (b) spay/neuter services, to include a veterinarian and veterinarian technician for 8 hours a week for a monthly fee of $____.__$.

4.2 Veterinary clinic or organization that would provide a veterinarian and veterinarian technician on a per shift basis of $1200.00 (VET ONLY) or a per hour basis of $34.00 (TECH ONLY).

5.0 CONTRACT TERM

The term of the contract is expected to be one year, with four one-year options for renewal that are dependent on performance and funding.

6.0 SELECTION PROCEDURE

The qualifications will be evaluated based on the evaluation criteria set forth below. After a veterinarian/vendor has been selected, the City will negotiate a satisfactory contract with the veterinarian/vendor. If a satisfactory contract cannot be negotiated with the first ranked veterinarian/vendor, the City will begin negotiation with the second ranked veterinarian/vendor, and so forth, until a satisfactory contract is negotiated or the City determines to re-solicit the RFP.

A committee consisting of City personnel and others deemed fit by the City to assist in the selection process will review the qualifications and recommend the most qualified veterinarian/vendor. The City intends to select a veterinarian/vendor on the basis of these submittals. However, based upon the number of submittals received and the committee's review, the City, at its discretion, may request either interviews or formal presentations from a short list of selected veterinarians/vendors.

The committee will use the following criteria in the selection process:

1. Experience and ability of veterinarian/vendor and staff	15
2. Demonstrates ability to provide scope of service	30
3. Ability to provide a veterinarian technician and DEA license	25
4. References	10
5. Cost of services to be provided	20

RSVP Service LLC References for Bid for 25-034 Veterinarian Services

Reference 1
City of Grapevine
Kristina Valentine, CAWA
Animal Services Manager
500 Shady Brook Dr.
Grapevine, TX 76051
817.410.3370
GrapevineAnimalServices.org
Veterinarians, Veterinary Technicians, DEA

Reference 2
City of Irving
Dee Johnson | Animal Services Manager
Irving Police Department |Animal Services
4140 Valley View Lane Irving, TX 75038
P: (972) 721-2258 C: (469) 261-9975
deejohnson@IrvingTX.gov | cityofirving.org
Veterinarians, Veterinary Technicians, DEA

Reference 3
City of Denton
Morgan Stumbaugh
Shelter Operations Manager
Animal Services
3717 N Elm St, Denton, TX 76207
Morgan.Stumbaugh@cityofdenton.com
(940) 349-7594
Veterinarians, Veterinary Technicians, DEA

CERTIFICATE OF INTERESTED PARTIES

FORM 1295

Complete Nos. 1 - 4 and 6 if there are interested parties.
Complete Nos. 1, 2, 3, 5, and 6 if there are no interested parties.

OFFICE USE ONLY
CERTIFICATION OF FILING

Certificate Number:
2025-1369029

Date Filed:
09/26/2025

Date Acknowledged:

1 Name of business entity filing form, and the city, state and country of the business entity's place of business.

RSVP Services LLC
Denton , TX United States

2 Name of governmental entity or state agency that is a party to the contract for which the form is being filed.

City of North Richland Hills

3 Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the services, goods, or other property to be provided under the contract.

25-034 Veterinarian Services
Veterinary team staffing

4 Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
		Controlling	Intermediary

5 Check only if there is NO Interested Party. [X]

6 UNSWORN DECLARATION

My name is MONICA HUGHES, and my date of birth is [redacted].

My address is 320 EAGLE SUITE 210, DENTON (city), TX (state), 76201 (zip code), USA (country).

I declare under penalty of perjury that the foregoing is true and correct.

Executed in DENTON County, State of TEXAS, on the 1 day of OCT (month), 2025 (year).

Monica Hughes
Signature of authorized agent of contracting business entity
(Declarant)

NORTH RICHLAND HILLS

CITY COUNCIL MEMORANDUM

FROM: The Office of the City Manager **DATE:** October 13, 2025

SUBJECT: Announcements

PRESENTER:

GENERAL DESCRIPTION:

At each Council meeting a member of the governing body announces upcoming events in the City and recognizes an employee that exemplifies the City's core values.

Announcements:
Fall at the Hall continues with more family-friendly events on the City Hall Plaza. Join us this Saturday, October 18, for a screening of the movie Hocus Pocus. Seating will start at 6 p.m. and the movie begins at dusk, around 7 p.m. Then come back on Saturday, October 25 for the Pumpkin Point Fall Festival from 5 to 8 p.m. with carnival-style games, crafts, a costume parade, and more. Visit the City's website or contact the Parks Department for details.

Volunteers will be working across North Richland Hills this Saturday, October 18, for the annual Neighborhood Initiative Fix It Blitz. This event assists neighbors in need with exterior home repairs and yard work. If you see volunteers working in your neighborhood, be sure to stop and tell them thank you. To learn more about this program, visit the city's website or contact the Neighborhood Services Department.

Early voting for the Nov. 4 election starts Monday, October 20 and continues through Friday, October 31. North Richland Hills voters will decide on 6 amendments to the City Charter, 17 amendments to the State Constitution and the Texas Senate District 9 race. North Richland Hills City Hall and the Northeast Tarrant County Courthouse are early voting locations. You can find more information on the City's website.

Kudos Korner:
Every Council Meeting, we spotlight our employees for the great things they do. Tonight we recognize:

Stephanie East in Neighborhood Services – A business owner took time to leave a 5-star review online after calling Stephanie with questions regarding health regulations. She stated that Stephanie was very helpful and nice. "She instructed me on how I can renew my food handler license. I really appreciate her for taking the time to assist me." Keep up the great work!