



CITY OF NORTH RICHLAND HILLS
CITY COUNCIL AGENDA
4301 CITY POINT DRIVE
NORTH RICHLAND HILLS, TX 76180
MONDAY, AUGUST 10, 2026

WORK SESSION: 5:30 PM

Held in the Council Workroom

CALL TO ORDER

1. [Discuss items from regular City Council meeting.](#)
2. [Discuss cost recovery recommendations for credit card processing fees.](#)
3. [Discuss Heart of NRH Community Appreciation Luncheon.](#)

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 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 - \(1\) Jessie Goodfellow v. City of North Richland Hills, et al, Cause No. 352-366545-25; \(2\) Bank of the West v. G.Q. Enterprises Corp., et al, Cause No. 141-376075-26, \(3\) Employment Law Claim, \(4\) Housing Finance Corporations; and \(5\) Data Center 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 governmental body and with which the governmental body is conducting economic development or deliberation of the offer of a financial or other incentive to such a business prospect \(1\) Northeast Corner of Boulevard 26 & Harwood Road, \(2\) Southwest Corner of Davis Boulevard and Smithfield Road, \(3\) 8021 and 8029 Main Street, \(4\) 5330 & 5440 Davis Boulevard, \(5\) 4517 Rufe Snow Drive and \(6\) 9009 Mid Cities.](#)

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 DELANEY

A.2 PLEDGE - MAYOR McCARTY

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

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

Monday, August 10, 2026 City Council Agenda

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- B.1 [Approve the minutes of the July 27, 2026 City Council meeting.](#)
- B.2 [Authorize the City Manager to renew an interlocal agreement with the Tarrant County Fire Marshal's Office for fire and explosion investigations.](#)
- B.3 [Consider Resolution 2026-049, appointing Jerry Tyner to the Keep North Richland Hills Beautiful Commission, Place 5 to fulfill the remainder of the unexpired term ending June 30, 2027.](#)
- C. PUBLIC HEARINGS
 - C.1 [ZC26-0170, Ordinance No. 3967, Public hearing and consideration of a request from Citadel Development Group for a special use permit for a quick service restaurant at 6051 Precinct Line Road, being 0.6741 acres described as Lot 1R2, Block 1, Northeast Crossing Addition.](#)
 - C.2 [ZC26-0169, Ordinance No. 3968, Public hearing and consideration of a request from RAA Real Estate Investing LLC for a special use permit for a secondary living unit at 8459 Shady Grove Road, being 1.319 acres described as Lot 1, Block 1, Merritt Addition.](#)
 - C.3 [ZC26-0160, Ordinance No. 3969, Public hearing and consideration of a request from Sandlin Homes LLC for a zoning change from AG \(Agricultural\), R-2 \(Single-Family Residential\), R-3 \(Single-Family Residential\), and C-2 \(Commercial\) to RI-PD \(Residential Infill Planned Development\) at 6803, 6809, 6813, 6821, and 6825 Smithfield Road, and 6744, 6746, 6748, and 6800 Hewitt Street, being 7.494 acres described as Tracts 2B, 2E, 3B, 3B1, and 3A1B, McComas Survey, Abstract 1040; Lots 1R and 2, Block 4, Mollie B Collins Addition; Lot 1, Block 1, Miranda Addition; and a portion of Lot 1, Block 1, Buzan Addition.](#)
 - C.4 [Conduct public hearing and approve Ordinance No. 3970, approving the 2026 Annual Service Plan Update to the Service and Assessment Plan, including the Assessment Rolls, for the City Point Public Improvement District](#)
- D. PLANNING AND DEVELOPMENT
 - D.1 [Ordinance No. 3971, Consideration of a request from George Gomiashvili for a variance to the distance requirements for the sale of alcohol for on-premise consumption at 6305 Precinct Line Road, being 1.232 acres described as Lot 1R, Block 2, Thompson Park Estates.](#)

E. PUBLIC WORKS

F. CITIZENS PRESENTATION

An opportunity for citizens to address the City Council on matters which are not on the agenda for consideration by the City Council. Citizens presentation is limited to items within the City's subject matter jurisdiction and may not discuss items pending before a Board or Commission. 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 and approve Resolution No. 2026-048, calling a Bond Election to be held November 3, 2026, for reconstruction of Fire Stations 2 and 3, street rehabilitation and reconstruction, reconstruction and expansion of the NRH City Services Complex, and improvements to the Library in an amount not to exceed \\$145,970,000.00.](#)

G.2 [Action setting the proposed tax rate, setting August 24, 2026 and September 14, 2026 as dates for public hearings, and placing adoption of the tax rate as an action item on the September 14, 2026 City Council meeting agenda.](#)

G.3 [Action setting August 24, 2026 and September 14, 2026 as dates for public hearings on the FY 2027 proposed budget, and placing adoption of the FY 2027 budget as an action item on the September 14, 2026 City Council meeting agenda.](#)

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 GOETZ

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, August 4, 2026 by 5:00 PM.

Alicia Richardson
City Secretary/Chief Governance Officer

TAXPAYER IMPACT STATEMENT: At this meeting the City Council will discuss the FY 2027 Proposed Budget. This budget is accessible at the City's website homepage at www.nrhtx.com. If the FY 2027 Proposed Budget is adopted as it is currently proposed, the median-valued homestead property in the City of North Richland Hills is estimated to receive a property tax bill of \$1,445.13. If a balanced budget funded at the no-new-revenue tax rate were adopted instead, that same property would receive a property tax bill of \$1,390.01. In the current fiscal year, the same property is estimated to have received a property tax bill of \$1,383.63.

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:** August 10, 2026
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:** August 10, 2026

SUBJECT: Discuss cost recovery recommendations for credit card processing fees.

PRESENTER: Stephen Barnes, Finance Director

GENERAL DESCRIPTION:

Staff will present information regarding current credit card processing fees and recommendations regarding cost recovery.

CITY COUNCIL MEMORANDUM

FROM: The Office of the City Manager **DATE:** August 10, 2026
SUBJECT: Discuss Heart of NRH Community Appreciation Luncheon
PRESENTER: Paulette Hartman, City Manager

GENERAL DESCRIPTION:

City Manager Paulette Hartman will discuss planning for the Heart of NRH Community Appreciation Luncheon, which will replace the City's annual Business Appreciation Luncheon in early December. This new format fulfills the City Council's request to honor individuals and businesses who help make NRH a better community with awards for Citizen of the Year, Volunteer of the Year, Board & Commission Member of the Year, and Business of the Year.

CITY COUNCIL MEMORANDUM

FROM: The Office of the City Manager **DATE:** August 10, 2026
SUBJECT: Approve minutes of the July 27, 2026 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 minutes of the July 27, 2026 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
JULY 27, 2026**

WORK SESSION

The City Council of the City of North Richland Hills, Texas met in work session on the 27th day of July 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
	Brianne Goetz	Place 2
	Danny Roberts	Place 3
	Billy Parks	Place 5
	Russ Mitchell	Place 6
	Kelvin Deupree	Mayor Pro Tem, Place 7
Absent:	Matt Blake	Place 4
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.

Council member Mitchell inquired about item C.1, ZC26-0162, Ordinance No. 3962. He asked staff if the applicant is buying the property or leasing the area. Mayor McCarty clarified that the applicant is leasing the area located in the parking lot.

2 DISCUSS CITY OF NORTH RICHLAND HILLS 2026 CERTIFIED TAXABLE VALUES

City Council received a presentation from Assistant City Manager Trudy Lewis on the 2026 certified property tax values, noting an overall decrease in market value of 2.7% and a 4.7% reduction in estimated net taxable value. New construction values declined by

58.5%, reflecting the city's near build-out status and contributing to lower taxable totals. Staff reported ongoing impacts from protests, lawsuits, and commercial exemptions, including substantial valuation losses resulting from litigation and newly approved business personal property exemptions. Trends show rising protest activity and greater value reductions during the protest process, despite suspended residential reappraisals since 2024. Ms. Lewis also reviewed adjustments affecting tax rate calculations, including taxable value loss, TIF changes, and the continued volatility of year-to-year values. A forecast for 2027 indicated that the resumption of residential reappraisals may trigger additional protests and further unpredictability in future tax rates. Ms. Lewis informed City Council the certified values will be provided at the July 31st Budget Work Session.

City Council and staff discussed the Tarrant Appraisal District's change in methodology for determining values and staff's meeting with bond rating agencies for the upcoming issuance of certificates of obligations.

3. REVIEW PROPOSED NOVEMBER 2026 BOND ELECTION PROPOSITION LANGUAGE

City Council received a presentation from Assistant City Manager Trudy Lewis for the proposed November 2026 bond election materials, which include four separate propositions totaling \$145,970,000 as recommended by the Capital Program Advisory Committee. Each proposition will appear individually on the ballot and will carry the required statement "THIS IS A TAX INCREASE."

Proposition A will read: "The issuance of \$26,300,000 general obligation bonds for Fire Station No. 2 and Fire Station No. 3, the acquisition of real property necessary or incidental for such purpose, and the imposition of a tax sufficient to pay the principal of and interest on the bonds and the cost of any credit agreements."

Proposition B will read: "The issuance of \$84,260,000 general obligation bonds for streets, roads, sidewalks, and other public ways, the acquisition of real property necessary or incidental for such purpose, and the imposition of a tax sufficient to pay the principal of and interest on the bonds and the cost of any credit agreements."

Proposition C will read: "The issuance of \$24,700,000 general obligation bonds for the City's services complex for public works, parks, and fleet maintenance, including the demolition or removal of any existing buildings and facilities necessary therefor or related thereto, and the imposition of a tax sufficient to pay the principal of and interest on the bonds and the cost of any credit agreements."

Proposition D will read: "The issuance of \$10,710,000 general obligation bonds for the City Library and the imposition of a tax sufficient to pay the principal of and interest on the bonds and the cost of any credit agreements."

Ms. Lewis also reviewed the election timeline, including the August 10, 2026 date to call the election and the November 3, 2026 uniform election date. She also shared that any proposition that fails is not eligible for debt issuance for three years following the election.

FUTURE AGENDA ITEM(S)

Council member Parks requested an item be placed on a future work session to discuss the city's sign ordinance and options for temporary signage on main thoroughfares. There being no opposition, an item will be placed on a future agenda.

EXECUTIVE SESSION

1. **SECTION 551.071: CONSULTATION WITH 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) JESSIE GOODFELLOW V. CITY OF NORTH RICHLAND HILLS, ET AL, CAUSE NO. 352-366545-25; (2) BANK OF THE WEST V. G.Q. ENTERPRISES CORP., ET AL, CAUSE NO. 141-376075-26, (3) EMPLOYMENT LAW CLAIM, (4) HOUSING FINANCE CORPORATIONS; AND (5) LEGAL ISSUES RELATED TO ZONING AMENDMENTS AND CLASSIFICATIONS FOR DATA CENTERS AND OTHER DEVELOPMENTS.**
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 GOVERNMENTAL BODY AND WITH WHICH THE GOVERNMENTAL BODY IS CONDUCTING ECONOMIC DEVELOPMENT OR DELIBERATION OF THE OFFER OF A FINANCIAL OR OTHER INCENTIVE TO SUCH A BUSINESS PROSPECT (1) NORTHEAST CORNER OF BOULEVARD 26 & HARWOOD ROAD, (2) SOUTHWEST CORNER OF DAVIS BOULEVARD AND SMITHFIELD ROAD, (3) 8021 AND 8029 MAIN STREET, AND (4) 9013 MID CITIES BOULEVARD.**
3. **SECTION 551.074: PERSONNEL MATTERS TO DELIBERATE THE EMPLOYMENT, EVALUATION, AND DUTIES OF PUBLIC OFFICERS OR EMPLOYEES - CITY SECRETARY/CHIEF GOVERNANCE OFFICER AND MUNICIPAL COURT JUDGE.**

Mayor McCarty announced at 5:55 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 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) Jessie Goodfellow v. City of North Richland Hills, et al, Cause No. 352-366545-25; (2) Bank of the West v. G.Q. Enterprises Corp., et al, Cause No. 141-376075-26, (3) Employment Law Claim, (4) Housing Finance Corporations; and (5) legal issues related to zoning amendments and classifications for data centers and other developments, 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 governmental body and with which the governmental body is conducting economic development or deliberation of the offer of a financial or other incentive to such a business prospect (1) Northeast Corner of Boulevard 26 & Harwood Road, (2) Southwest Corner of Davis Boulevard and Smithfield Road, (3) 8021 and 8029 Main Street, and (4) 9013 Mid Cities Boulevard and Section 551.074: Personnel Matters to deliberate the employment, evaluation, and duties of public officers or employees - City Secretary/Chief Governance Officer and Municipal Court Judge. Executive Session began at 6:01 p.m. and recessed at 7:14 p.m.

Mayor McCarty announced at 7:14 p.m. that City Council would recess to the regular City Council meeting.

REGULAR MEETING

A. CALL TO ORDER

Mayor McCarty called the meeting to order July 27, 2026 at 7:20 p.m.

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

A.1 INVOCATION

Mayor Pro Tem Deupree gave the invocation.

A.2 PLEDGE

Mayor Pro Tem Deupree led the Pledge of Allegiance to the United States and Texas flags.

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

There are no items for this category.

A.4 PUBLIC COMMENTS

Karran Martin, 5614 Westchase Drive, commented on consent agenda items B.8, Resolution No. 2026-043 and B.9, Resolution No. 2026-044.

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 MITCHELL, SECONDED BY COUNCIL MEMBER PARKS TO APPROVE CONSENT AGENDA ITEMS AS PRESENTED.

MOTION TO APPROVE CARRIED 6-0.

B.1 APPROVE THE MINUTES OF THE JUNE 22, 2026 CITY COUNCIL MEETING.

B.2 CONSIDER ORDINANCE NO. 3964, AMENDING ORDINANCE NO. 3663, A VARIANCE TO THE DISTANCE REQUIREMENTS FOR THE SALE OF ALCOHOL FOR ON-PREMISE CONSUMPTION ON 8.443 ACRES IN THE 9000 BLOCK OF MID-CITIES BOULEVARD AND DESCRIBED AS TRACT 12G, TANDY K. MARTIN SURVEY, ABSTRACT 1055, BY ADOPTING AN UPDATED EXHIBIT B.

- B.3 CONSIDER AMENDMENT NO. 2 TO THE COOPERATIVE PURCHASE CUSTOMER AGREEMENT WITH SUPERIOR FIBER & DATA SERVICES, INC. FOR THE PURCHASE OF TECHNOLOGY SOLUTIONS AND SERVICES, INCLUDING A DISTRIBUTED ANTENNA SYSTEM (DAS), AND RATIFY PREVIOUS PURCHASES UTILIZING THE INTERLOCAL PURCHASING SYSTEMS (TIPS) COOPERATIVE AGREEMENT FOR A CUMULATIVE AMOUNT NOT TO EXCEED \$625,067 THROUGH MAY 31, 2028.**
- B.4 CONSIDER APPROVING THE PURCHASE OF TECHNOLOGY SOLUTIONS, SERVICES, AND HARDWARE FROM SOCCOUR SOLUTIONS, INC., AN AUTHORIZED RESELLER FOR TD SYNEX CORPORATION, FOR \$385,200 UTILIZING A OMNIA PARTNERS COOPERATIVE CONTRACT NO. R250307.**
- B.5 CONSIDER AMENDMENT NO. 2 TO THE COOPERATIVE PURCHASE CUSTOMER AGREEMENT WITH DESIGNS THAT COMPUTE DBA VISIONALITY FOR THE PURCHASE OF AUDIO-VISUAL SOLUTIONS AND SERVICES UTILIZING THE INTERLOCAL PURCHASING SYSTEMS (TIPS) COOPERATIVE AGREEMENT FOR A CUMULATIVE AMOUNT NOT TO EXCEED \$290,000 THROUGH MAY 31, 2028.**
- B.6 AUTHORIZE AN AMENDMENT TO THE COOPERATIVE PURCHASING AGREEMENT WITH FIVE STAR FORD - NRH, THROUGH TARRANT COUNTY #F2024116, FOR THE PURCHASE OF OEM FORD SERVICE AND PARTS, INCREASING THE NOT TO EXCEED TOTAL TO \$195,000.**
- B.7 AUTHORIZE THE PURCHASE OF FOUR POLICE-EQUIPPED MOTORCYCLES, IN THE COMBINED TOTAL AMOUNT OF \$184,245.60, FROM LONGHORN HARLEY-DAVIDSON, UTILIZING BUYBOARD CONTRACT #724-23 AND APPROVE AMENDMENT NO. 2 TO THE CUSTOMER COOPERATIVE PURCHASE AGREEMENT WITH LONGHORN HARLEY-DAVIDSON AUTHORIZING THE TOTAL EXPENDITURE OF \$290,000 THROUGH NOVEMBER 30, 2026.**
- B.8 CONSIDER RESOLUTION NO. 2026-043, AUTHORIZING THE RENEWAL SUBSCRIPTIONS FOR LICENSE PLATE READER DEVICES IN THE AMOUNT OF \$60,043.36 USING FY 2026 NORTH TEXAS ANTI-GANG CENTER GRANT #2848911 FUNDS AND \$278,000 USING FY 2027 NORTH TEXAS ANTI-GANG CENTER GRANT #2848912 FUNDS, IF AWARDED, FOR A TOTAL AMOUNT OF \$338,043.36 AND AUTHORIZING THE CITY MANAGER TO EXECUTE REGIONAL ASSET TRANSFER ADDENDUMS WITH THE CITY OF PLANO TO TRANSFER THE SUBSCRIPTIONS APPROVED THEREIN.**

- B.9 CONSIDER RESOLUTION NO. 2026-044, AUTHORIZING THE RENEWAL SUBSCRIPTIONS FOR LICENSE PLATE READER DEVICES IN THE AMOUNT OF \$50,067.17 USING FY 2026 NORTH TEXAS ANTI-GANG CENTER GRANT #2848911 FUNDS AND \$93,000 USING FY 2027 NORTH TEXAS ANTI-GANG CENTER GRANT #2848912 FUNDS, IF AWARDED, FOR A TOTAL AMOUNT OF \$143,067.17 AND AUTHORIZING THE CITY MANAGER TO EXECUTE REGIONAL ASSET TRANSFER ADDENDUMS WITH THE CITY OF FORNEY TO TRANSFER THE SUBSCRIPTIONS APPROVED THEREIN.**
- B.10 CONSIDER RESOLUTION NO. 2026-045, AUTHORIZING SUBMISSION OF THE GRANT APPLICATION AND ACCEPTANCE OF ALLOCATED FUNDS, IF AWARDED, IN AN AMOUNT NOT TO EXCEED \$200,000 FOR THE FY26 COMMUNITY ORIENTED POLICING SERVICES LAW ENFORCEMENT MENTAL HEALTH AND WELLNESS ACT PROGRAM.**
- B.11 CONSIDER RESOLUTION NO. 2026-046, ESTABLISHING A POOL OF PRE-QUALIFIED PROFESSIONAL ENGINEERING AND CONSULTING FIRMS TO PROVIDE ON-CALL SERVICES.**
- B.12 CONSIDER RESOLUTION NO. 2026-047, AUTHORIZING SUBMISSION OF A GRANT APPLICATION AND ACCEPTANCE OF ALLOCATED FUNDS IF AWARDED FOR THE FY25 ASSISTANCE TO FIREFIGHTERS GRANT (AFG) PROGRAM - HAZMAT TRUCK IN THE AMOUNT OF \$1,950,000 WITH THE NEFDA MATCH BEING UP TO \$1,050,000 AND AUTHORIZE THE EXECUTION OF THE ASSOCIATED TERMS AND CONDITIONS.**
- B.13 AUTHORIZE THE CITY MANAGER TO EXECUTE A SCHOOL RESOURCE OFFICER SERGEANT SHARED SERVICES AGREEMENT WITH BIRDVILLE INDEPENDENT SCHOOL DISTRICT FOR THE 2026-2027 SCHOOL YEAR.**

C. PUBLIC HEARINGS

- C.1 ZC26-0162, ORDINANCE NO. 3962, PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM WING AVIATION LLC FOR A REVISION TO PLANNED DEVELOPMENT 35 AT 6321 BOULEVARD 26, BEING 5.267 ACRES DESCRIBED AS LOT 6, BLOCK A, RICHLAND PLAZA ADDITION. (CONTINUED FROM THE JUNE 22, 2026, CITY COUNCIL MEETING)**

APPROVED

Mayor McCarty announced that the public hearing for ZC26-0162, Ordinance No. 3962 was opened at the June 22, 2026 City Council meeting and continued to the July 27, 2026 City Council meeting.

Principal Planner Clayton Husband informed City Council the applicant is requesting a revision to Planned Development 35 for 5.267 acres located at 6321 Boulevard 26. The area is designated on the Comprehensive Land Use Plan as industrial and the current zoning is PD, planned development. Mr. Husband provided site photos of the property.

Applicant Kendal Prosack, Wing Aviation LLC, provided historical background of the company and the drone delivery process.

Mr. Husband presented staff's report. The Planning and Zoning Commission, at their May 21, 2026 meeting, recommended approval with a vote of 6-1, with one abstention.

Mayor McCarty asked the City Secretary to call on those who completed a public meeting appearance form to speak during the public hearing. Katie Bowman (BISD), 8555 Airport Freeway, spoke in support and shared that there were only certain areas the drones could be located on the property.

Mayor McCarty asked if there was anyone in the audience wishing to speak in favor or against the item to come forward. Sean Nutt, 6852 Greenleaf Drive, commented on Wing Aviation's agreement for the Walmart locations that the proposed black fence is temporary and would be changed to a different type of fencing.

There being no one else wishing to speak, Mayor McCarty closed the public hearing.

City Council, staff, and the applicant discussed the location and storage for the drones, fencing, landscaping, storage container, alternate site location for the drones, and the site plan.

Ms. Hartman commented that City Council could consider requiring a more permanent facility and fencing for the drones, like they will have to provide for the Walmart locations upon renewal of their special use permit. The City Council could also consider landscaping along Boulevard 26. The applicant has FAA requirements that limits the area where the drones can be located.

A MOTION WAS MADE BY MAYOR PRO TEM DEUPREE, SECONDED BY COUNCIL MEMBER GOETZ TO APPROVE ORDINANCE NO. 3962, AS PRESENTED.

MOTION TO APPROVE CARRIED 5-1; WITH COUNCIL MEMBER MITCHELL VOTING AGAINST.

C.2 TR26-04, ORDINANCE NO. 3965, PUBLIC HEARING TO CONSIDER AMENDMENTS TO CHAPTER 118 (ZONING), SECTIONS 118-631 AND 118-633 REGARDING DATA CENTER FACILITIES AND ADDITIONAL REGULATIONS.

APPROVED

Mayor McCarty opened the public hearing for TR26-04 Ordinance No. 3965.

Director of Planning Cori Reaume presented proposed text amendments to Sections 118-631 and 118-633 of the City's Code of Ordinances.

Mayor McCarty asked the City Secretary to call on those who completed a public meeting appearance form to speak during the public hearing.

The following individuals spoke during the public hearing: Mark Vaughn, 5901 Pedernales Ridge(support); Karran Martin, 5614 Westchase Drive, (support); Lindsey Eagan, 5601 Havana Drive (support); Yisak Worku, 4928 Blaney Avenue (support); Amber Monaghan, 7544 Field Stone Drive (support); Elizabeth Reddock, 4625 Mackey Drove (support); Mark Biggs, 6616 Victoria Avenue (support); and Lydia Mahserjian, 5610 Valhalla Drive (support).

Mayor McCarty asked if there was anyone in the audience wishing to speak in favor or against the item to come forward.

Lynn (did not provide last name or address) spoke in support.

The following individual did not speak during the public hearing but asked that their support be recorded: Marc Reddock, 4625 Mackey Drive. The city received a form in opposition to the request.

There being no one else wishing to speak, Mayor McCarty closed the public hearing.

A MOTION WAS MADE BY COUNCIL MEMBER ROBERTS, SECONDED BY COUNCIL MEMBER DELANEY TO APPROVE ORDINANCE NO. 3965, REQUIRING SUPS FOR DATA CENTERS.

MOTION TO APPROVE CARRIED 6-0.

D. PLANNING AND DEVELOPMENT

There are no items for this category.

E. PUBLIC WORKS

There are no items for this category.

F. CITIZENS PRESENTATION

Eric Zarko, 3104 Silent Creek, Hurst, Texas, with Families to Freedom shared with the City Council that the organization provides free and confidential transportation for domestic violence victims.

G. GENERAL ITEMS

G.1 APPROVE ORDINANCE NO. 3966, APPOINTING THE PRESIDING JUDGE AND ASSOCIATE JUDGES OF THE MUNICIPAL COURT OF RECORD, DIVISION 1.

APPROVED

City Council received a presentation from Assistant City Manager Trudy Lewis.

A MOTION WAS MADE BY COUNCIL MEMBER DELANEY, SECONDED BY COUNCIL MEMBER PARKS TO APPROVE ORDINANCE NO. 3966, APPOINTING THE PRESIDING JUDGE AND ASSOCIATE JUDGES OF THE MUNICIPAL COURT OF RECORD, DIVISION 1.

MOTION TO APPROVE CARRIED 6-0.

H. EXECUTIVE SESSION ITEMS

APPROVED

Mayor McCarty announced there was action necessary as the result of discussion in Executive Session pursuant to Section 551.087: Deliberation regarding economic development negotiations for 8021 and 8029 Main Street.

A MOTION WAS MADE BY COUNCIL MEMBER GOETZ, SECONDED BY COUNCIL MEMBER MITCHELL TO AUTHORIZE THE CITY MANAGER TO NEGOTIATE AND EXECUTE AN AMENDMENT TO LEASE AGREEMENT AND ALL OTHER NECESSARY DOCUMENTS WITH BACK FORTY SMOKEHOUSE, LLC, RELATED TO THE PROPERTY AT 8021 AND 8029 MAIN STREET AS DISCUSSED IN EXECUTIVE SESSION.

MOTION TO APPROVE CARRIED 6-0.

I. INFORMATION AND REPORTS

I.1 ANNOUNCEMENTS

Council member Delaney reviewed upcoming events and recognized Darren Raich, Laura Hayes, Suzy Tucker, Patrick Eversole and Jennifer Owen at the Grand Hall for receiving kudos from members of the public.

Mayor McCarty recessed the meeting at 8:48 p.m. to reconvene into Executive Session to discuss Section 551.074: Personnel Matters to deliberate the employment, evaluation, and duties of public officers or employees - City Secretary/Chief Governance Officer. Executive Session began at 8:55 p.m. and concluded at 9:37 p.m. Mayor McCarty reconvened the City Council meeting at 9:39 p.m., with the same members present. Mayor McCarty announced that there was no action required as a result of discussion in Executive Session pursuant to Section 551.074: Personnel Matters to deliberate the employment, evaluations, and duties of public officers or employees - City Secretary/Chief Governance Officer.

J. ADJOURNMENT

Mayor McCarty adjourned the meeting at 9:39 p.m.

Jack McCarty, Mayor

ATTEST:

Alicia Richardson
City Secretary/Chief Governance Officer

CITY COUNCIL MEMORANDUM

FROM: The Office of the City Manager **DATE:** August 10, 2026
SUBJECT: Authorize the City Manager to renew an interlocal agreement with the Tarrant County Fire Marshal's Office for fire and explosion investigations.
PRESENTER: Jase Smith, Assistant Fire Chief

SUMMARY:

Authorize the City Manager to renew an interlocal agreement with the Tarrant County Fire Marshal's Office for fire and explosion investigations. Execution of this agreement continues a partnership that allows participating agencies to provide mutual assistance in the investigation of fires, explosions, and suspected arson incidents.

GENERAL DESCRIPTION:

The Tarrant County Arson Task Force is a regional partnership coordinated by the Tarrant County Fire Marshal's Office that brings together certified fire investigators, fire marshals, law enforcement agencies, and other public safety partners from jurisdictions throughout Tarrant County. The Task Force provides participating agencies with specialized personnel, investigative expertise, equipment, and technical resources to assist with complex fire, explosion, and arson investigations as needed.

The Task Force is activated at the request of a participating agency when an incident requires additional investigative resources beyond those available locally. In addition to providing operational assistance, the Task Force promotes standardized investigative practices, interagency coordination, and ongoing professional training for fire investigators throughout the county.

By continuing to participate in the Tarrant County Arson Task Force, the city maintains access to a network of experienced investigators and specialized resources that enhance its ability to effectively investigate significant fire and explosion incidents while strengthening regional partnerships and public safety capabilities.

RECOMMENDATION:

Authorize the City Manager to renew an interlocal agreement with the Tarrant County Fire Marshal's Office for fire and explosion investigations.

THE STATE OF TEXAS}

COUNTY OF TARRANT}

**INTERLOCAL ASSISTANCE AGREEMENT FOR
FIRE AND EXPLOSION INVESTIGATIONS**

This agreement is entered into by and between the city, county or other governmental agency that is signatory to this agreement, all being either municipal corporations, county government, or some other political subdivision chartered or established by the Constitution of the State of Texas, hereinafter referred to as “member agencies” or “party”, and each acting through their duly authorized elected representatives.

This agreement supersedes and shall be controlling over all other interlocal agreements for fire, arson or explosion investigation between any of the member agencies, and all other such agreements are specifically repealed in whole.

WITNESSETH

WHEREAS, the governing officials of the member agencies and political subdivisions of the State of Texas, desire to secure for each member agency or political subdivision the benefits of mutual aid in the protection of life and property from fire or explosion by entering into this interlocal agreement for establishing investigative resources to conduct the origin and cause investigation of a fire or explosion and perform any latent criminal investigations resulting from said fire or explosion incident.

WHEREAS, there is a need for investigative cooperation for suspected arson cases in Tarrant County and the surrounding Counties; and

WHEREAS, the parties hereto have determined that the best possible method for attacking the crime of arson within Tarrant County and the agencies within the surrounding Counties, as undersigned hereto, is an agreement establishing such cooperation; and

WHEREAS, the parties desire to enter into this agreement to provide investigative cooperation in connection with arson or suspected arson cases; and

WHEREAS, each participating agency is authorized to perform the services contemplated for it herein;

NOW, THEREFORE, the parties do hereby agree as follows:

1. The Parties hereto execute this agreement for the purpose of providing fire and arson investigation and prosecutorial capabilities to each other as the need arises.
2. The Tarrant County Fire Marshal shall be the Coordinator of the investigative task force created by this agreement and his office shall be the central repository for the documents executing such agreements.
3. Any request for investigative assistance by one party to another party under the terms of this agreement does not obligate that party to respond if resources are not available. The availability of any officer to respond to a request for assistance shall be determined by the party responding to the request.
4. When requested by a party, any other party to this agreement shall provide available members of its arson investigation unit to assist in the origin and cause investigation of a fire or explosive incident and provide such other investigative assistance that is necessary for the prosecution of any criminal activity associated with the incident. While engaged in such activities, employees of the responding party shall be under the direction and supervision of the requesting party's officer in charge of the investigation process. However, if a member of a responding party is requested to perform a task that is in conflict with the responding party's internal policies, the responding party retains the right to advise the officer in charge that the task cannot be completed. If agreement cannot be reached on the issue, the responding party has the option of leaving the scene. Each party to this Agreement shall at all times be and remain legally responsible for the conduct of their respective fire department employees regardless of whether such employees were performing duties under this Agreement at the request of the requesting party and regardless of whether such employees were acting under the authority, direction, suggestion or orders of an officer of the requesting party. This assignment of civil liability is specifically permitted by section 791.006(a-1) of the Texas Government Code ("Code") and is intended to be different than the liability otherwise assigned under section 791.006(a) of the Code. Each party hereby waives all claims against the other Party for compensation for any loss, damage, personal injury or death occurring as a consequence of the performance of the Agreement.
5. While performing tasks under this agreement, employees of the responding party shall be vested with all fire and/or arson investigative and/or police powers of the requesting party's officer-in-charge.
6. In performing its duties under this agreement, each party will comply with all necessary Federal, State, and local laws, rules and regulations, including those relating to the disposal of property acquired from grant funds.
7. The party that regularly employs the investigative officer shall be responsible for all salary, disability and pension payments, injury or death benefits, workers compensation benefits, damages to equipment and clothing of the officer while he or she is involved in activities pursuant to this agreement, the same as though the services had been rendered

within the limits of the jurisdiction wherein he or she is regularly employed The requesting Party shall have no obligation to reimburse the responding Party for such cost.

8. In the event that any person performing services pursuant to this Agreement shall be cited as a party to any civil lawsuit, State or Federal, arising out of performance of those services, he or she shall be entitled to the same benefits that he or she would be entitled to receive if such civil action had arisen out of performance of duties as a member of the department or agency where he or she is regularly employed and in the jurisdiction of the party by which he or she is regularly employed.

9. Each party waives all claims against the other party for compensation for any loss, property damage, personal injury or death occurring as a consequence of the performance of this Agreement.

Neither member party shall be reimbursed by the other for costs incurred pursuant to this Agreement, with the exception of supplies and consumable items.

10. It is expressly understood that when an employee or volunteer of the responding member agency is performing duties under the terms of this agreement, that the person is considered to be acting in the line of duty for the purposes of 42 U.S.C.A., Section 3796; is considered to be in performance of duties within the provisions of Chapter 615, Texas Government Code and Chapter 142, Texas Local Government Code; and shall be entitled to any other benefits which accrue under law as a result of injury or death, or loss which occurs while in the line of duty.

11. A party to this agreement may withdraw from it only after providing not less than ninety (90) days written notice of same to the Tarrant County Fire Marshal who is acting as the central repository of all agreements between member agencies.

12. This Agreement shall be interpreted under the laws of the State of Texas. The venue for any lawsuit arising out of this Agreement will be the Fort Worth Division of the Northern District of Texas if the lawsuit arises in Federal Court or Tarrant County, Texas if the matter arises in State Court.

13. In case one or more of the provisions contained in this Agreement shall be for any reason held to be invalid, illegal or unenforceable in any respect, such invalidity, illegality or unenforceability shall not affect any other provision, and this Agreement shall be construed as if the invalid, illegal or unenforceable provision had never been contained in the Agreement.

14. This agreement when signed into effect by the elected official of each member agency will authorize that agency to be placed on "Member's Agency List", which will hereafter be known as Exhibit "A" and will constitute a listing of agencies whose fire and arson investigative personnel will constitute the man-power pool of Arson Task Force

Members who are in compliance with by-laws of the Tarrant County Fire and Arson Investigators Association.

15. This Agreement shall become effective between the Parties hereto on the day after it is fully executed and shall continue in effect for twelve (12) months from the effective date. This Agreement shall renew automatically for a period of one year upon the completion of the initial term and each subsequent term thereafter unless and until such time as the governing body of a Party terminates its participation prior to the date of automatic renewal or as prescribed in Section 1 of this Agreement.

ATTEST:

APPROVED:

City Secretary

Mayor

On this the _____ day of _____ 20____.

APPROVED AS TO FORM:

City Attorney

EXHIBIT “A”

List of member agencies entering into the agreement.

AGENCY	DATE
1. City of Hurst	April 29, 2003
2. City of North Richland Hills	July 26, 2004
3. Parker County Fire Marshal’s Office	August 9, 2004
4. City of Westlake	September 13, 2004
5. City of Grapevine	September 21, 2004
6. City of Keller	September 21, 2004
7. City of Mansfield	September 27, 2005
8. City of Southlake	March 7, 2006
9. DFW Airport	December 23, 2009
10. City of Grand Prairie	January 14, 2013
11. City of DeSoto	September 17, 2013
12. City of Everman	July 10, 2018
13. City of Roanoke	July 10, 2018
14. Town of Edgecliff Village	July 12, 2018
15. City of Reno	July 16, 2018
16. City of Joshua	July 19, 2018
17. City of Bedford	July 30, 2018
18. City of Saginaw	August 7, 2018
19. City of Red Oak	August 13, 2018
20. City of Haltom City	August 13, 2018
21. City of Lake Worth	August 14, 2018
22. City of Euless	August 14, 2018
23. City of Alvarado	August 20, 2018
24. City of Flower Mound	August 23, 2018
25. Tarrant County Fire Marshal’s Office	August 28, 2018
26. City of River Oaks	August 28, 2018
27. City of White Settlement	September 11, 2018
28. City of Burleson	October 1, 2018
29. City of Colleyville	October 16, 2018
30. City of Azle	October 16, 2018
31. Hood County Fire Marshal’s Office	October 23, 2018
32. City of Crowley	November 1, 2018
33. City of Dalworthington Gardens	November 15, 2018
34. City Glenn Heights	December 4, 2018
35. City of Watauga	December 17, 2018
36. City of Trophy Club	January 8, 2019
37. City of Mansfield	January 28, 2019
38. Wise County Fire Marshal’s Office	December 10, 2018
39. City of Fort Worth	July 9, 2019
40. City of Sansom Park	June 16, 2022
41. City of Decatur	September 12, 2022
42. City of Arlington	December 31, 2022
43. City of Weatherford	January 10, 2023

CITY COUNCIL MEMORANDUM

FROM: The Office of the City Manager **DATE:** August 10, 2026

SUBJECT: Consider Resolution 2026-049, appointing Jerry Tyner to the Keep North Richland Hills Beautiful Commission, Place 5 to fulfill the remainder of the unexpired term ending June 30, 2027.

PRESENTER: Alicia Richardson, City Secretary/Chief Governance Officer

SUMMARY:

The City Council is requested to consider the nomination forwarded by Council member Billy Parks to the Keep NRH Beautiful Commission.

GENERAL DESCRIPTION:

The city is in receipt of Charlie Ruiz's resignation from the Keep NRH Beautiful Commission. Council member Parks recommends Jerry Tyner be appointed to the unexpired term.

KEEP NRH BEAUTIFUL COMMISSION

Jerry Tyner (unexpired term) Place 5 Term expiring June 30, 2027

RECOMMENDATION:

Approve Resolution No. 2026-049.

RESOLUTION NO. 2026-049

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NORTH RICHLAND HILLS, TEXAS, APPOINTING A MEMBER TO THE KEEP NORTH RICHLAND HILLS BEAUTIFUL COMMISSION; ESTABLISHING TERM; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, City Council appoints members of the public to serve on various boards, commissions, and committees; and

WHEREAS, appointed members serve a three-year term, unless appointed to fulfill an unexpired term or where the terms of office for the respective board are either governed by state law, charter, or ordinance; and

WHEREAS, board members are required to adhere to the attendance policy set out in the City's Code of Ordinances; and

WHEREAS, each member serves until their successor has been duly appointed and qualified; and

WHEREAS, a vacancy exists on the Keep North Richland Hills Beautiful Commission, Place 5.

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

SECTION 1. The recitals set forth above are true and correct and are hereby incorporated into and made a part of this Resolution.

SECTION 2. The following member has been submitted for nomination and approved by a majority of the City Council.

KEEP NORTH RICHLAND HILLS BEAUTIFUL COMMISSION

Jerry Tyner (fulfill vacancy)	Place 5	June 30, 2027
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PASSED AND APPROVED on this 10th day of August, 2026.

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

CITY COUNCIL MEMORANDUM

FROM: The Office of the City Manager **DATE:** August 10, 2026

SUBJECT: ZC26-0170, Ordinance No. 3967, Public hearing and consideration of a request from Citadel Development Group for a special use permit for a quick service restaurant at 6051 Precinct Line Road, being 0.6741 acres described as Lot 1R2, Block 1, Northeast Crossing Addition.

PRESENTER: Clayton Husband, Principal Planner

SUMMARY:

On behalf of UG2 Crossing TX LP (property owner) and Slidin Thru LLC (tenant), Citadel Development Group is requesting a special use permit for a quick service restaurant on a 0.67-acre property located at 6051 Precinct Line Road.

GENERAL DESCRIPTION:

The 29,320-square foot site under consideration is located on the west side of Precinct Line Road, south of Boulevard 26. The site is located between Kohl's department store and Methodist Cardiovascular Consultants medical office. It is a vacant site currently used as a parking lot. The applicant proposes to develop a site for a new quick service restaurant, [Smalls Sliders](#), a drive-through slider restaurant.

A site plan package for the property is attached. Planned improvements to the site include construction of a new 900-square-foot building with drive-through service, a 470-square-foot covered outdoor seating area, and associated site improvements. The zoning ordinance requires special use permit approval for a quick service restaurant.

The zoning ordinance includes design standards for restaurants that provide drive-through service. The proposed construction complies with all drive-through standards except as noted below. The applicant is requesting approval of the following modified standards as part of the special use permit.

- Drive-through lanes are not permitted to be located between the building and a public street. The proposed site layout includes a drive-through lane between the building and Precinct Line Road.

Landscaped areas on the property cover 20% of the site. These areas include a 15-foot-wide landscape setback adjacent to Precinct Line Road, landscaped areas adjacent to the drive-through lane, parking lot landscaping, and buffer areas between the drive-through lane and adjacent driving aisles.

The parking area contains 35 parking spaces and vehicle stacking area for 9 cars in the drive-through lane. The site has access to Precinct Line Road and Boulevard 26 through common access easements on adjacent properties, and no additional driveway connections to either Precinct Line Road or Boulevard 26 are proposed.

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.

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:

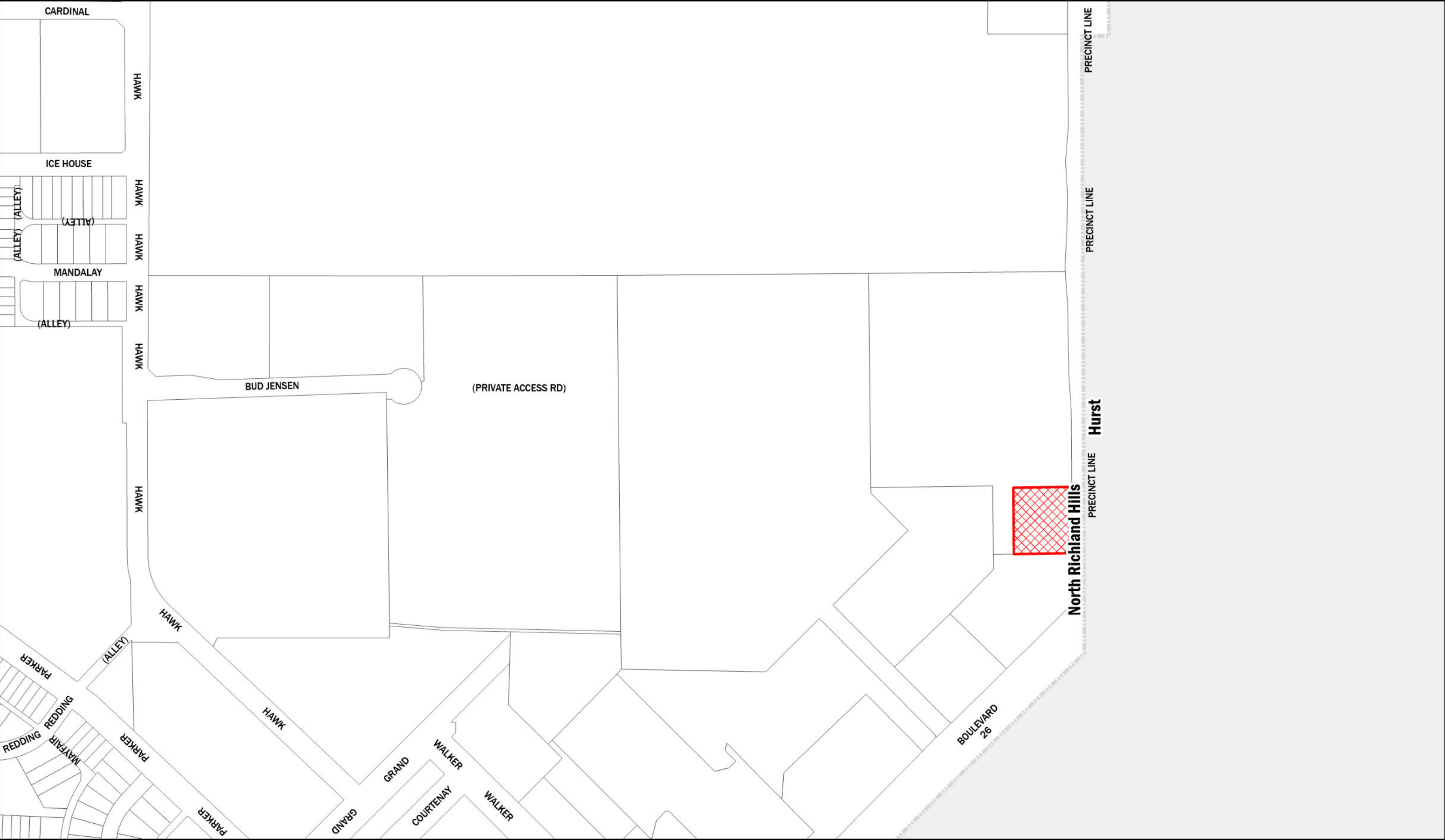
DIRECTION	ZONING	LAND USE PLAN	EXISTING LAND USE
NORTH	C-2 (Commercial)	Retail Commercial	Retail store (Kohl's)
WEST	C-2 (Commercial)	Retail Commercial	Retail shopping center
SOUTH	C-2 (Commercial)	Retail Commercial	Medical office building
EAST	GB (General Business) (City of Hurst)	N/A	Restaurant

PLAT STATUS: The property is currently platted as Lot 1R2, Block 1, Northeast Crossing Addition.

PLANNING AND ZONING COMMISSION: The Planning and Zoning Commission conducted a public hearing and considered this item at the July 16, 2026, meeting and voted 7-0 to recommend approval.

RECOMMENDATION:

Approve Ordinance No. 3967.



Prepared by Planning & Zoning Department

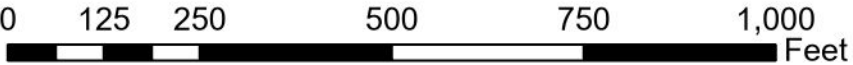
DISCLAIMER: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.





Prepared by Planning & Zoning Department

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.





PUBLIC HEARING NOTICE

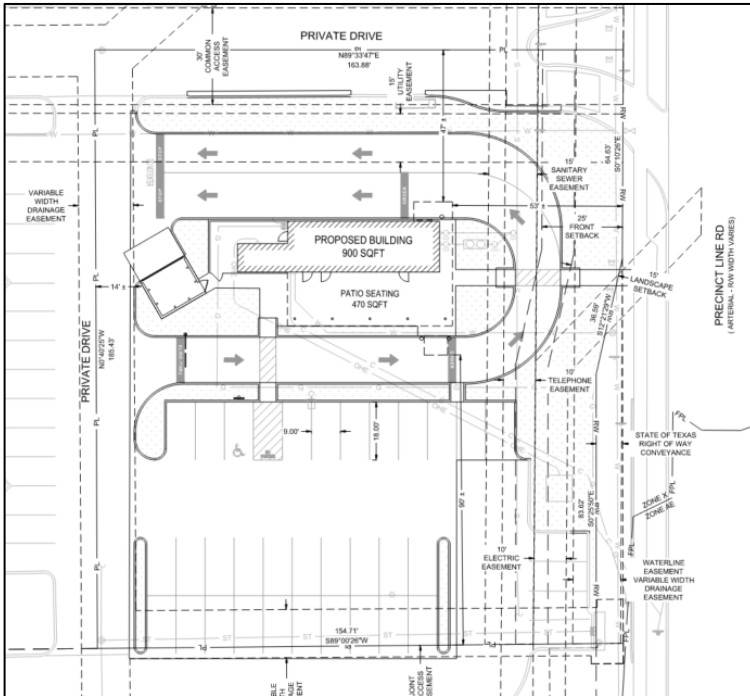
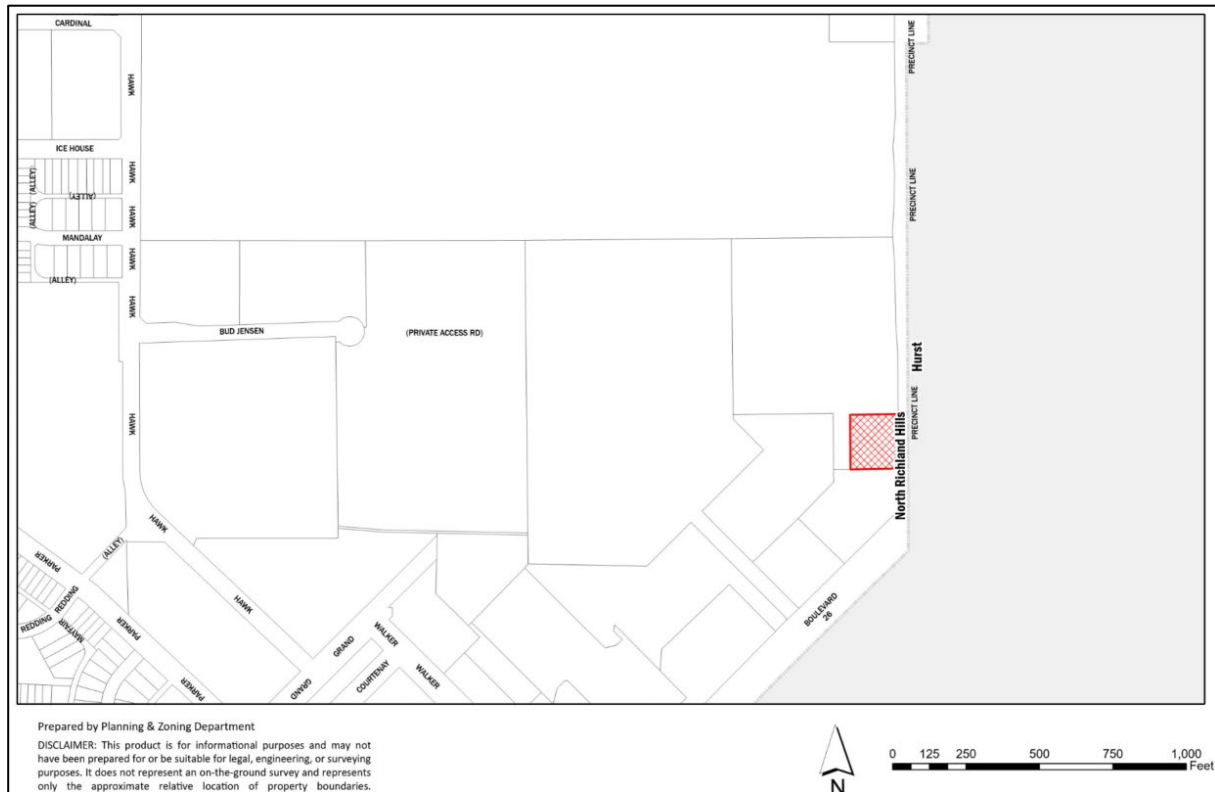
CASE: ZC26-0170

«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	Citadel Development Group
LOCATION	6051 Precinct Line Rd
REQUEST	Public hearing and consideration of a request from Citadel Development Group for a special use permit for a quick service restaurant at 6051 Precinct Line Road, being 0.6741 acres described as Lot 1R2, Block 1, Northeast Crossing Addition.
DESCRIPTION	Proposed development of a 900 SF quick service restaurant with drive-through service, outdoor seating, and associated site improvements. Proposed business is Smalls Sliders.
PUBLIC HEARING DATES	Planning and Zoning Commission 7:00 PM Thursday, July 16, 2026 City Council 7:00 PM Monday, August 10, 2026
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.



NOTIFIED PROPERTY OWNERS
ZC26-0170

OWNER	MAILING ADDRESS	CITY STATE	ZIP
CITY OF HURST COMMUNITY DEV DEPT	1505 PRECINCT LINE RD	HURST TX	76054
UG2 CROSSING TX LP	1000 FOURTH ST STE 290	SAN RAFAEL CA	94901
NORTH RICHLAND HOLDINGS LP	621 NW 53RD ST STE 125	BOCA RATON FL	33487
CH-F SR I/NORTH RICHLAND HILLS THE CROSSING LP	3819 MAPLE AVE	DALLAS TX	75219

July 2, 2026

City of North Richland Hills
Development Review Committee

RE: Zoning Case ZC26-0170
Smalls Sliders – North Richland Hills – Project Narrative
6051 Precinct Line Road

The proposed project consists of a new Smalls Sliders restaurant to be constructed on an existing paved parking area at 6051 Precinct Line Road in North Richland Hills, Texas. The site is approximately 0.67 acres and is located near the intersection of Precinct Line Road and Grapevine Highway. The development includes a 900-square-foot restaurant building with an associated drive-thru lane, parking, landscaping, utilities, drainage improvements, and other site work necessary to support the use. The project also includes approximately 470 square feet of outdoor patio seating.

Smalls Sliders is a quick-service restaurant concept specializing in made-to-order cheeseburger sliders, fries, shakes, and beverage offerings, operating in a compact format focused on drive-thru and walk-up service. The proposed restaurant will provide a convenient dining option for the surrounding community while creating new employment opportunities within North Richland Hills.

Respectfully,

A handwritten signature in black ink, appearing to read 'Zachary Mills'.

Zachary Mills, PE
Project Manager

SLIDER COMBOS



COMBO INCLUDES
WAFFLE FRIES
+ MEDIUM DRINK

2



10.89
969-1145 CAL

3



13.89
1278-1454 CAL

4



17.69
1587-1869 CAL

LARGE DRINK

KIDS COMBO

6.89 660-836 CAL

1 SLIDER, SMALL FRIES + SMALL DRINK

STACK YOUR SLIDERS

ADD BACON
+ 0.99 PER SLIDER 70 CAL/SLIDER

MAKE IT A BIGGIE SMALLS
DOUBLE MEAT + DOUBLE CHEESE
ADD 1.29 PER SLIDER 151 CAL/SLIDER



MILKSHAKES

MADE WITH REAL ICE CREAM

VANILLA 587 CAL
CHOCOLATE 787 CAL
COOKIES & CREAM 860 CAL

5.99





QUESO
2.99
320 CAL

SMAUCE®
0.49
289 CAL

SOFT DRINKS

M | 2.69 0-176 CAL L | 2.99 0-282 CAL



2,000 calories a day is used for general nutrition advice, but calorie needs vary. Nutrition nutritional information available upon request. © 2015-2016 QSR

CONSULTING ENGINEERS

Page 2 of 2



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**ORDINANCE NO. 3967
ZONING CASE ZC26-0170**

AN ORDINANCE OF THE CITY OF NORTH RICHLAND HILLS, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP BY APPROVING A SPECIAL USE PERMIT TO ALLOW A QUICK SERVICE RESTAURANT TO BE LOCATED AT 6051 PRECINCT LINE 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 owner of the property located at 6051 Precinct Line Road (the "Property") has filed an application for a special use permit for a quick service restaurant; and

WHEREAS, the Planning and Zoning Commission of the City of North Richland Hills, Texas held a public hearing on July 16, 2026, and the City Council of the City of North Richland Hills, Texas, held a public hearing on August 10, 2026, 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 quick service restaurant on 0.67 acres of property described as Lot 1R2, Block 1, Northeast Crossing Addition, commonly referred to as 6051 Precinct Line 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 zoning 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, 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 10th day of August, 2026.

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

Exhibit A – Property Description – Ordinance No. 3967 – Page 1 of 1

Special Use Permit Case ZC26-0170
Lot 1R2, Block 1, Northeast Crossing Addition
6051 Precinct Line Road, North Richland Hills, Texas

Being Lot 1R2, Block 1, Northeast Crossing Addition, according to the plat thereof recorded in Document Number D222259798, Plat Records, Tarrant County, Texas.

Exhibit B – Land Use and Development Regulations – Ordinance No. 3967 – Page 1 of 2

Special Use Permit Case ZC26-0170
Lot 1R2, Block 1, Northeast Crossing Addition
6051 Precinct Line 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 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 quick service restaurant on the property.
- B. *Site development standards.* Development of the property shall comply with the development standards of the C-1 (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. Landscaping must be installed as shown on the site plan attached as Exhibit “C.” All trees planted on site must be container-grown trees.
 - 3. The drive-through components on the site must comply with Section 118-633(26) of the zoning ordinance and the standard described below.
 - a. The drive-through lane improvements must be constructed as shown on the special use permit exhibit attached as Exhibit “C,” including pickup window, lane widths, pavement markings, and menu board locations.
- C. *Building design standards.* Building design and appearance must comply with the building elevations attached as Exhibit “C” and the standards described below.
- C. *Expiration.* The special use permit will expire three (3) years from the effective date of this ordinance. If the quick service restaurant 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.
- E. *Administrative Approval of Site Plans.* The development is subject to final approval of a site plan package. Site plans that comply with all development-related ordinances, and this Ordinance may be administratively approved by the Development Review Committee.

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;

Exhibit B – Land Use and Development Regulations – Ordinance No. 3967 – Page 2 of 2

Special Use Permit Case ZC26-0170
Lot 1R2, Block 1, Northeast Crossing Addition
6051 Precinct Line Road, North Richland Hills, Texas

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.

PROPOSED USE:

RESTAURANT WITH DRIVE THRU.

ZONING:

ZONING: C-2 COMMERCIAL

BUILDING AND LOT DATA:

LOT SIZE 29,320 S.F. = 0.67 ACRES
PROPOSED BUILDING (1 STORY) -RETAIL = 900 S.F.
OUTDOOR SEATING = 470 S.F.

PARKING REQUIREMENTS:

1 SPACE PER 150 S.F. @ 1,370 S.F. = 10 SPACES REQUIRED
PROVIDED = 35 STALLS, 34 STANDARD AND 1 ADA.

QUEUING SPACES REQUIRED = 6 SPACES
PROVIDED = 10 SPACES.

STORMWATER NOTES:

PRE-PROJECT IMPERVIOUS AREA = 26,660 S.F.
PRE-PROJECT PERVIOUS AREA = 2,660 S.F.
TOTAL = 29,320 S.F.

POST-PROJECT IMPERVIOUS AREA = 23,294 S.F.
POST-PROJECT PERVIOUS AREA = 6,195 S.F.
TOTAL = 29,489 S.F.

NOTE:

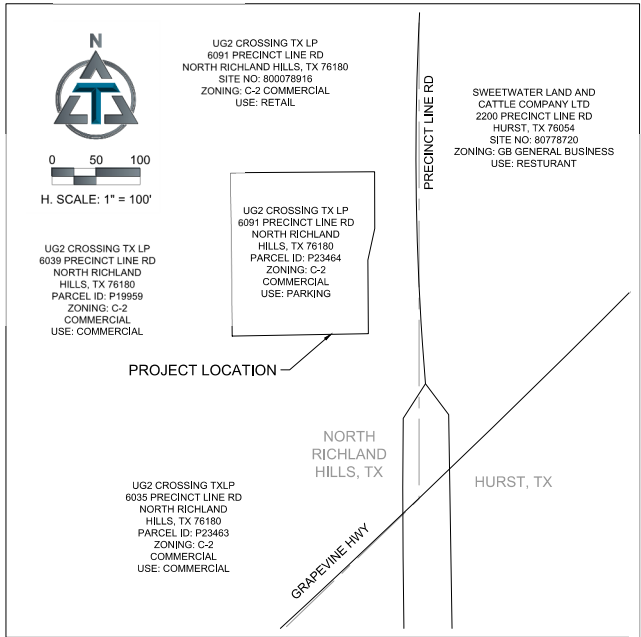
CALCULATIONS PROVIDED FOR IMPERVIOUS SURFACE LIMITS ARE THE PROPERTY LINES.

OPEN SPACE CALCULATIONS:

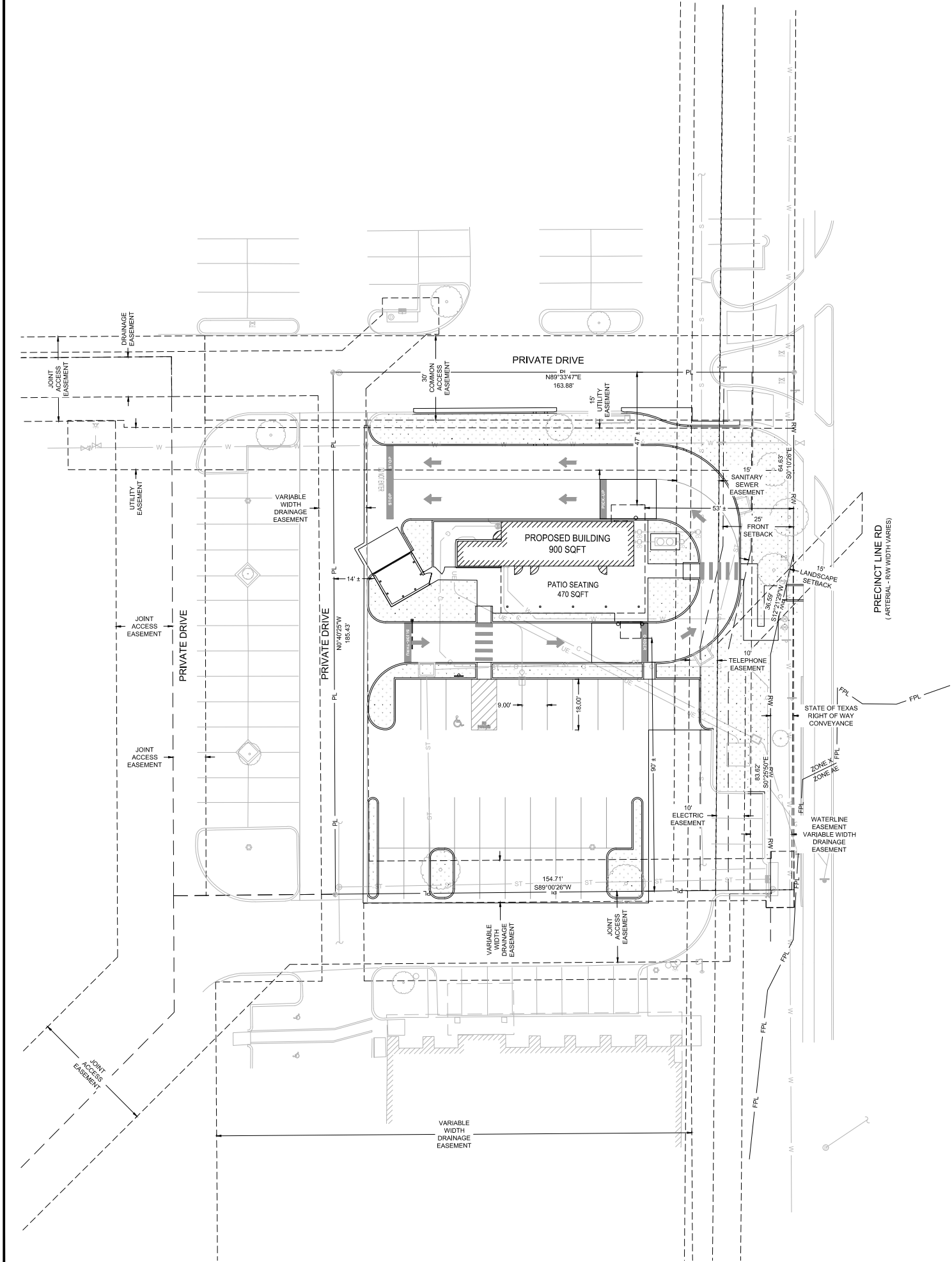
PAVEMENT = 23,294 S.F. (80%)
OPEN SPACE = 5,990 S.F. (20%)
TOTAL = 29,284 S.F. (100%)

QUANTITIES:

INTEGRATED CURB: 1,091 L.F.
LIGHT DUTY CONCRETE: 12,865 S.F.
HEAVY DUTY CONCRETE: 937 S.F.
4" CONCRETE SIDEWALK: 2,003 S.F.
TURF GRASS SOD: 5,042 S.F.
LANDSCAPING ROCK: 484 S.F.



VICINITY MAP



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Drawings and specifications are not intended for use on other projects at this site or other sites without written approval of the engineer.

FIRM LICENSE NO. 13229



ENGINEER OF RECORD:
NAME: ZACHARY REID MILLS
LICENSE NO. TX# PE-158831

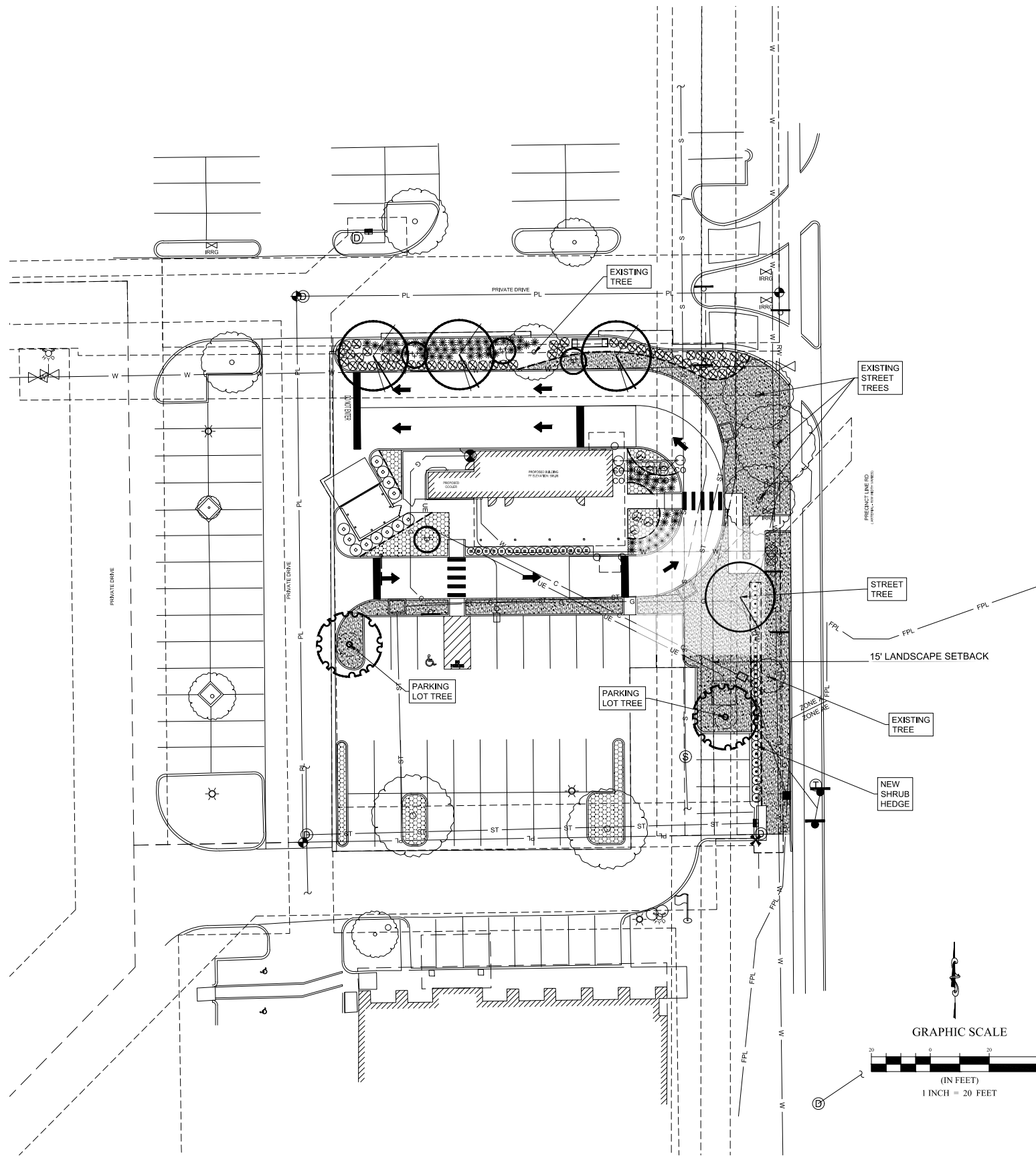
PROJECT NUMBER:
111.006

REVISION:

SMALLS SLIDERS
NORTH RICHLAND HILLS
6051 PRECINCT LINE RD
NORTH RICHLAND HILLS, TX 76180

SITE PLAN

DATE: JUNE 11, 2026



LEGEND

- | | |
|-----------------|---------------------------|
| _____ PL _____ | PROPERTY LINE |
| _____ | PROPERTY SETBACK/BUFFER |
| ----- | UTILITY EASEMENT |
| _____ S _____ | SANITARY SEWER LINE |
| _____ ST _____ | STORM SEWER LINE |
| _____ OHE _____ | OVERHEAD ELECTRIC LINE |
| _____ UE _____ | UNDERGROUND ELECTRIC LINE |
| _____ G _____ | GAS LINE |
| _____ W _____ | WATER LINE |
| _____ C _____ | COMMUNICATIONS LINE |
| _____ FO _____ | FIBER OPTIC LINE |

IRRIGATION NOTE:

ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS, AND SAID IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR.

NOTE: ALL PLANT BEDS MUST BE SEPARATED FROM LAWN AREAS BY STEEL EDGING OR OTHER HARD EDGE.

CITY OF NORTH RICHLAND HILLS LANDSCAPE TABULATIONS

SITE AREA: 29,320.19 SF (0.67 AC)

	REQUIRED	PROVIDED
LANDSCAPE AREA	15% (4,398 SF)	20.4%(5,997 SF)
LANDSCAPE SETBACK	15'	15'
	1 TREE / 50 LF (184.8/50 = 4 TREES)	3 EXISTING 1 NEW
	10 SHRUBS / 50 LF (184.8/50*10=37 SHRUBS)	37 SHRUBS
PARKING LOT SCREENING	YES	YES
PARKING LOT	1 TREE / 20 SPACES (35 SPACES/20=2 TREES)	2 TREES
	5% LANDSCAPED	YES

KEY

TREES

	2	UP	<i>Ulmus crassifolia</i>	Cedar Elm	3" Cal. Min. Cont. Grown—65 Gal. 12'—15' Height, 6'—8' Spread Specimen
	4	QT	<i>Quercus texana</i>	Texas Red Oak	3" Cal. Min. Cont. Grown—65 Gal. 12'—15' Height, 6'—8' Spread Specimen
	4	LI	<i>Lagerstroemia indica</i>	Crape Myrtle	3" Multi-Stem 6'—8' Height, 3'—6' Spread Specimen

SHRUBS

	12	ILC	Ilex cornuta 'Needle Point'	Needle Point Holly	7 Gal. Minimum 30" Minimum height at planting Spaced per plan, matching
	25	ILN	Ilex vomitoria 'Nano'	Dwarf Yaupon Holly	5-Gal Min. 24" Minimum height at planting Spaced per plan, matching
	54	HES	Hesperaloe parviflora	Red Yucca	3 Gal. Min. 18" ht. at planting Spaced per plan, matching
	72	MUH	Muhlenbergia capillaris	Pink Muhly Grass	3 Gal. Minimum 24" Minimum height at planting Spaced per plan, matching
	6	BUX	Buxus	Proven Winners Sprinter Boxwood	5-Gal Min. 24" Minimum height at planting Spaced per plan, matching
	6	LAN	Lantana camara	Lantana	3-Gal Minimum 18" ht. at planting Spaced per plan, matching

GROUNDCOVER

	1,011 SF	ROCK	RIVER ROCK		
	4,287 SF	SOD	BERMUDA GRASS SOD	BERMUDA	Solid sod Sand fill joints and provide uniform coverage within 30 days of completion

GRAPHIC SCALE

(IN FEET)
1 INCH = 20 FEET

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DATE: 05/18/2026

JOB NO: 2026-035

DRAWN: STAFF

CHECKED: CM

CM

CORTLAND
MORGAN
ARCHITECT

711 N. FIELDER RD.
ARLINGTON, TX 76012
PH: (817) 635-5696
FAX: (817) 635-5699

6051 PRECINCT LINE RD
NORTH RICHLAND HILLS, TX 76180

PRELIMINARY
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CONSTRUCTION

REVISIONS

EXTERIOR
ELEVATIONS

SHEET NUMBER

A2.1

EXTERIOR FINISH SCHEDULE			
SYMBOL	ITEM	DESCRIPTION	REMARKS
PT-1	PAINT - ORANGE	SMALLS SLIDERS SMORANGE COLOR: SMORANGE FINISH: SEMI-GLOSS	a. b. BOLLARDS
PT-2	PAINT - MIDNIGHT BRONZE	SHERWIN WILLIAMS #6991 COLOR: MIDNIGHT BRONZE FINISH: SEMI-GLOSS	a. DOORS b. CANOPY, CANOPY COLUMNS, SCREEN WALL FRAMING, TRASH ENCLOSURE GATES
MP-1	METAL PANEL - MIDNIGHT BRONZE	MBCI METAL WALL PANEL PROFILE: MASTERLINE 16 COLOR: MIDNIGHT BRONZE	a.
MP-2	METAL PANEL - ORANGE	MBCI METAL WALL PANEL PROFILE: MASTERLINE 16 COLOR: ORANGE	a. WHERE NOTED, FACIA, GUTTERS, DOWNSPOUTS b. GUTTERS, DOWNSPOUTS
MP-3	ACCENT METAL - MIDNIGHT BRONZE	MBCI METAL WALL PANEL PROFILE: FLATSTOCK COLOR: MIDNIGHT BRONZE	a. COPING, TRIM b. DOWNSPOUTS
MP-4	FIBER CEMENT WALL PANEL	NICHIHA FIBER CEMENT PROFILE: CANYONBRICK COLOR: SHALE BROWN	a. PRIMARY BUILDING FIELD
MP-5	ACCENT METAL - ORANGE	MBCI METAL WALL PANEL PROFILE: FLATSTOCK COLOR: ORANGE	d. ACCENTS
SC-1	SCREEN / SCREEN WALL	NICHIHA FIBER CEMENT PROFILE: SMOOTH COLOR: MIDNIGHT BRONZE	b. REAR OF BUILDING
SN-1	SIGNAGE	CUSTOM SIGNAGE - PERMITTED UNDER SEPERATE SIGN PERMIT & INSTALLED BY SIGN CONTRACTOR	d. WHERE INDICATED
SF-1	STOREFRONT FRAME	STOREFRONT FRAME MANUFACTURER: KAWNEER/APPROVED EQUAL SERIES: TRIFAB VERSA 451 COLOR/FINISH: ANODIZED DARK BRONZE #40	b. STOREFRONT FRAME
SF-2	STOREFRONT GLAZING	STOREFRONT GLASS MANUFACTURER: OLD CASTLE SERIES: LAMINATED L&S CONTROL COLOR: CLEAR - LOW-E	b. STOREFRONT GLASS

FINISH MATERIALS SCHEDULE NOTES:

a. PROVIDED BY OWNER AND INSTALLED BY OWNER
b. ALL MATERIALS AND WORK PROVIDED AND INSTALLED BY GENERAL CONTRACTOR.
c. PROVIDED BY OWNER AND INSTALLED BY GENERAL CONTRACTOR.
d. PROVIDED BY OWNER AND INSTALLED BY SUB-CONTRACTOR / VENDOR

EXTERIOR FINISH LEGEND	
	MASONRY BOARD (MP-5) (SC-1)
	FIBER CEMENT WALL PANEL (MP-4)
	METAL PANEL (MP-1) (MP-3)

ELEVATION KEYNOTES	
1	PRE-FINISHED FIBER CEMENT WALL PANEL (MP-4)
2	PRE-FINISHED METAL PANEL (MP-2)
3	PRE-FINISHED METAL BANDING (MP-1)
4	PARAPET COPING CAP (MP-3)
5	SMALLS SLIDERS ACCENT "S" (MP-5)
6	STEEL COLUMNS (PT-2) - REF. STRUCTURAL
7	COOLER/FREEZER SCREEN WALL (SC-1)
8	SCUPPER & DOWNSPOUT - REF. CIVIL FOR DOWNSPOUT CONNECTION TO UNDERGROUND STORM PIPE
10	WALL MOUNTED EXTERIOR LIGHT FIXTURE - REF. ELECTRICAL
11	LED ACCENT LIGHTING - REF. ELECTRICAL
12	SLIDING ORDER WINDOW - REF. WINDOW SCHEDULE
13	METAL DOOR (PT-2) - REF. DOOR SCHEDULE
15	SIGNAGE BY OTHERS (SN-1)
16	STEEL BEAMS AND PURLINS (PT-2) - REF. STRUCTURAL
17	OSCILLATING FAN MOUNTED TO STEEL COLUMN
18	METAL CANOPY
19	STOREFRONT WINDOWS, FRAME (SF-1), GLASS (SF-2) - REF. WINDOW SCHEDULE

FACADE MATERIALS AND CALCULATIONS:

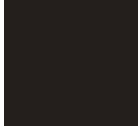
EXTERIOR CLADDING CALCULATIONS			
FRONT ELEVATION		SF	%
PRIMARY		103 SF	31%
SECONDARY		118 SF	35%
METAL		41 SF	12%
DOORS		0 SF	0%
GLAZING		72 SF	22%
TOTAL SF		334 SF	100%
PATIO SIDE		SF	%
PRIMARY		433 SF	38%
SECONDARY		559 SF	49%
METAL		50 SF	4%
DOORS		72 SF	6%
GLAZING		38 SF	3%
TOTAL SF		1,152 SF	100%



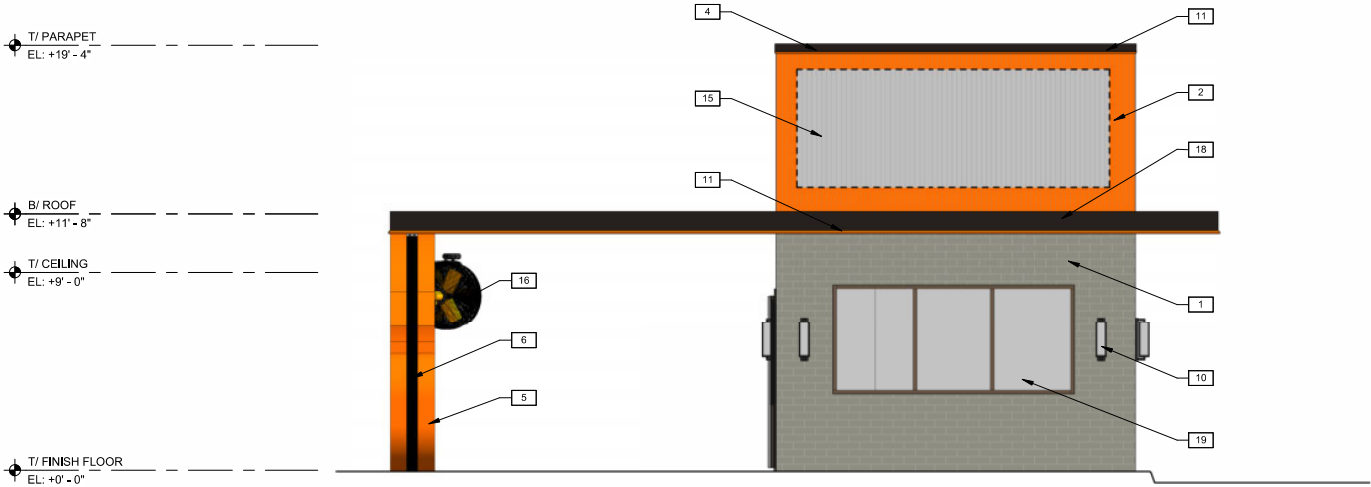
NICHIHA FIBER CEMENT
PROFILE: RIBBED
COLOR: SMORANGE



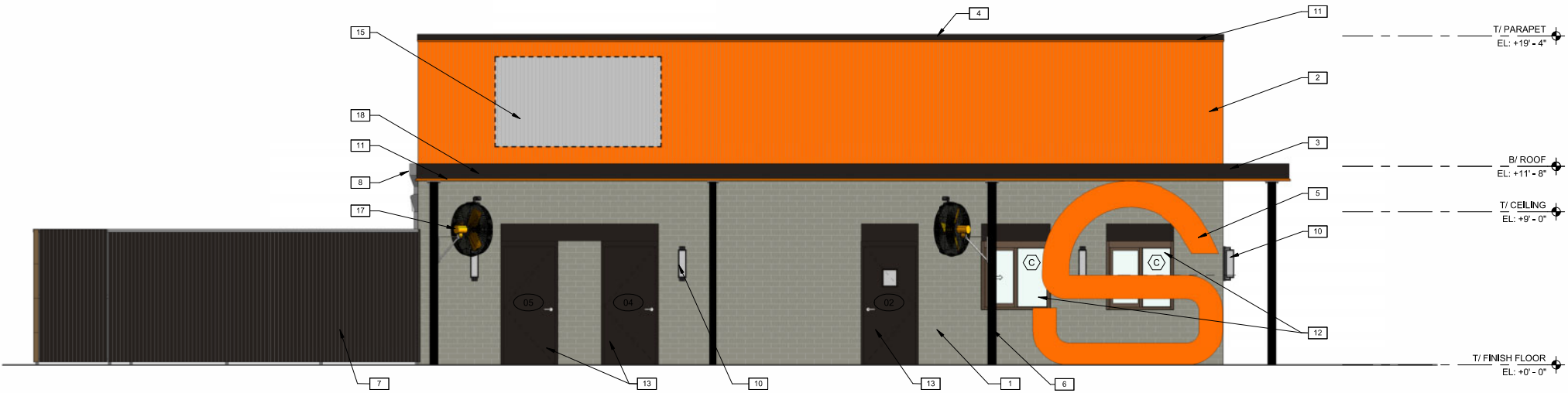
NICHIHA FIBER CEMENT
PROFILE: CANYONBRICK
COLOE: SHALE BEOWN



COPING, PARAPET AND TRIM, CANOPY
MBCI MIDNIGHT BRONZE (MP-3) (PT-2)



2 EAST ELEVATION
SCALE: 1/4" = 1'-0"



1 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

PRELIMINARY
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NOT FOR
CONSTRUCTION

EXTERIOR FINISH SCHEDULE			
SYMBOL	ITEM	DESCRIPTION	REMARKS
PT-1	PAINT - ORANGE	SMALLS SLIDERS SMORANGE COLOR: SMORANGE FINISH: SEMI-GLOSS	a. b. BOLLARDS
PT-2	PAINT - MIDNIGHT BRONZE	SHERWIN WILLIAMS #6991 COLOR: MIDNIGHT BRONZE FINISH: SEMI-GLOSS	a. DOORS b. CANOPY, CANOPY COLUMNS, SCREEN WALL FRAMING, TRASH ENCLOSURE GATES
MP-1	METAL PANEL - MIDNIGHT BRONZE	MBCI METAL WALL PANEL PROFILE: MASTERLINE 16 COLOR: MIDNIGHT BRONZE	a.
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MP-3	ACCENT METAL - MIDNIGHT BRONZE	MBCI METAL WALL PANEL PROFILE: FLATSTOCK COLOR: MIDNIGHT BRONZE	a. COPING, TRIM b. DOWNSPOUTS
MP-4	FIBER CEMENT WALL PANEL	NICHHA FIBER CEMENT PROFILE: CANYONBRICK COLOR: SHALE BROWN	a. PRIMARY BUILDING FIELD
MP-5	ACCENT METAL - ORANGE	MBCI METAL WALL PANEL PROFILE: FLATSTOCK COLOR: ORANGE	d. ACCENTS
SC-1	SCREEN / SCREEN WALL	NICHHA FIBER CEMENT PROFILE: SMOOTH COLOR: MIDNIGHT BRONZE	b. REAR OF BUILDING
SN-1	SIGNAGE	CUSTOM SIGNAGE - PERMITTED UNDER SEPERATE SIGN PERMIT & INSTALLED BY SIGN CONTRACTOR	d. WHERE INDICATED
SF-1	STOREFRONT FRAME	STOREFRONT FRAME MANUFACTURER: KAWNEER/APPROVED EQUAL SERIES: TRIFAB VERSA 451 COLOR/FINISH: ANODIZED DARK BRONZE #40	b. STOREFRONT FRAME
SF-2	STOREFRONT GLAZING	STOREFRONT GLASS MANUFACTURER: OLD CASTLE SERIES: LAMINATED L&S CONTROL COLOR: CLEAR - LOW-E	b. STOREFRONT GLASS

FINISH MATERIALS SCHEDULE NOTES:

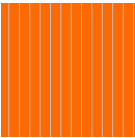
a. PROVIDED BY OWNER AND INSTALLED BY OWNER
b. ALL MATERIALS AND WORK PROVIDED AND INSTALLED BY GENERAL CONTRACTOR.
c. PROVIDED BY OWNER AND INSTALLED BY GENERAL CONTRACTOR.
d. PROVIDED BY OWNER AND INSTALLED BY SUB-CONTRACTOR / VENDOR

EXTERIOR FINISH LEGEND	
	MASONRY BOARD (MP-5) (SC-1)
	FIBER CEMENT WALL PANEL (MP-4)
	METAL PANEL (MP-1) (MP-3)

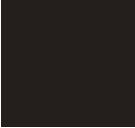
ELEVATION KEYNOTES	
1	PRE-FINISHED FIBER CEMENT WALL PANEL (MP-4)
2	PRE-FINISHED METAL PANEL (MP-2)
3	PRE-FINISHED METAL BANDING (MP-1)
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5	SMALLS SLIDERS ACCENT "S" (MP-5)
6	STEEL COLUMNS (PT-2) - REF. STRUCTURAL
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8	SCUPPER & DOWNSPOUT - REF. CIVIL FOR DOWNSPOUT CONNECTION TO UNDERGROUND STORM PIPE
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15	SIGNAGE BY OTHERS (SN-1)
17	OSCILLATING FAN MOUNTED TO STEEL COLUMN
18	METAL CANOPY

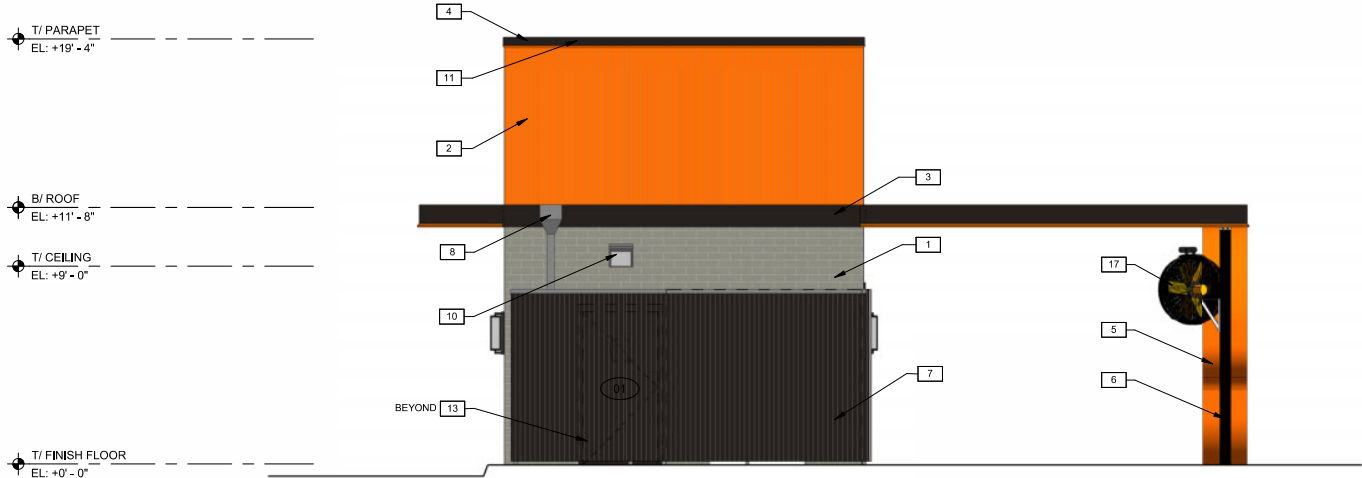
FACADE MATERIALS AND CALCULATIONS:

EXTERIOR CLADDING CALCULATIONS	
REAR ELEVATION	
	SF
PRIMARY	46 SF
SECONDARY	251 SF
METAL	39 SF
DOORS	0 SF
GLAZING	0 SF
TOTAL SF	336 SF
PICKUP SIDE	
	SF
PRIMARY	525 SF
SECONDARY	558 SF
METAL	50 SF
DOORS	0 SF
GLAZING	19 SF
TOTAL SF	1,152 SF

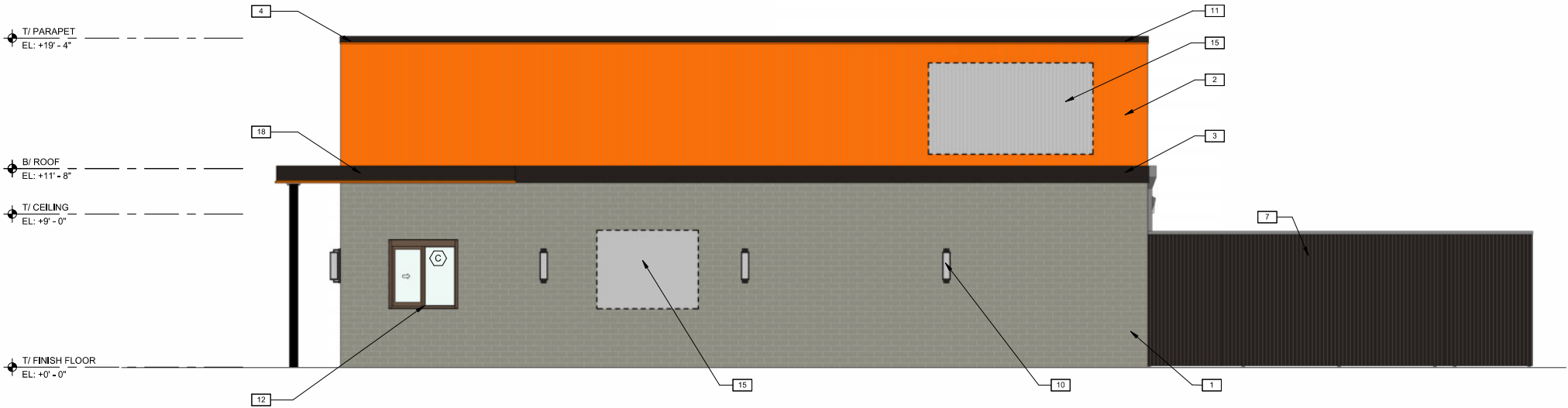








2 WEST ELEVATION



1 NORTH ELEVATION

**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
JULY 16, 2026**

C.2 ZC26-0170 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM CITADEL DEVELOPMENT GROUP FOR A SPECIAL USE PERMIT FOR A QUICK SERVICE RESTAURANT AT 6051 PRECINCT LINE ROAD, BEING 0.6741 ACRES DESCRIBED AS LOT 1R2, BLOCK 1, NORTHEAST CROSSING ADDITION.

APPROVED

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

Chair Carpenter called for the applicant to present the request.

Howard Castleberry, Citadel Development Group, 5555 N Lamar Boulevard, Suite J103, Austin; and Charlie Morrison, 2935 Harvest Hill Drive, Grapevine, presented the request.

Chair Carpenter and the applicants discussed the history of the Smalls Sliders company and the development site being in a parking lot.

Commissioner Narayana and the applicants discussed other sites that were considered for the project and outdoor seating in the patio area.

Commissioner Welborn and the applicants discussed other restaurants and traffic patterns in the area.

Vice Chair Pekurney and the applicants discussed hours of operation for the business.

Chair Carpenter and the applicants discussed the timeline for construction of the project.

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

July 16, 2026

Planning and Zoning Commission Meeting Minutes

Page 1 of 2

Chair Carpenter called for anyone wishing to speak for or against the request to come forward.

The following individuals spoke during the public hearing: Lindsey Eagan, 5601 Havana Drive (support).

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

Commissioner Narayana and Mr. Husband discussed zoning standards for restaurants with drive-through service.

Chair Carpenter and Mr. Husband discuss the elevation difference between the site and Precinct Line Road and the requirements for quick service restaurants to be considered by special use permit.

Commissioner Narayana and Mr. Husband discussed pavement design for drive through lanes.

A MOTION WAS MADE BY COMMISSIONER COMPTON, SECONDED BY COMMISSIONER LYMAN, TO APPROVE ZC26-0170. MOTION TO APPROVE CARRIED 7-0.

CITY COUNCIL MEMORANDUM

FROM: The Office of the City Manager **DATE:** August 10, 2026
SUBJECT: ZC26-0169, Ordinance No. 3968, Public hearing and consideration of a request from RAA Real Estate Investing LLC for a special use permit for a secondary living unit at 8459 Shady Grove Road, being 1.319 acres described as Lot 1, Block 1, Merritt Addition.

PRESENTER: Clayton Husband, Principal Planner

SUMMARY:

On behalf of RAA Real Estate Investing LLC (owner), Santos Catalan is requesting a special use permit for an accessory dwelling unit on 1.319 acres at 8459 Shady Grove Road.

GENERAL DESCRIPTION:

The property under consideration is a 1.319-acre lot located on the east side of Shady Grove Road, west of Fresh Meadows Road. A single-family residence is under construction on the property. The property is zoned R-2 (Single-Family Residential). The owner intends to construct an accessory dwelling unit in the rear yard. The building is intended for use as a living area and detached garage.

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 would be located approximately 45 feet away from the rear of the primary house. The dwelling unit provides 798 square-feet of living area with 477 square feet of covered porches. The unit would be a portion of a proposed detached two-car garage at the end of the driveway. The overall footprint of the structure is 1,988 square feet under roof, with an overall height of 16 feet 7 inches. 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
<u>Connection to primary residence</u> ○ Unit must be connected to primary house by a breezeway attached to the roofline	○ Building and primary house not connected
<u>Proximity to primary residence</u> ○ Unit must be within 25 feet of the primary residence	○ Building is approximately 45 feet from the primary house
<u>Maximum total floor area</u> ○ 650 square feet	○ Living area: 798 square feet ○ Covered porches: 477 square feet ○ Building footprint (under roof): 1,988 square feet
<u>Use</u> ○ 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-2 (Single-Family Residential). This district is intended to provide areas for low density development of single-family detached dwelling units which are constructed at an approximate density of 4.0 units per acre.

SURROUNDING ZONING | LAND USE:

DIRECTION	ZONING	LAND USE PLAN	EXISTING LAND USE
NORTH	R-2 (Single-Family Residential)	Low-Density Residential	Single-family residences
WEST	R-2 (Single-Family Residential)	Low-Density Residential	Single-family residences
SOUTH	R-2 (Single-Family Residential)	Low-Density Residential	Single-family residences
EAST	R-2 (Single-Family Residential)	Low-Density Residential	Single-family residences

PLAT STATUS: The property is platted as Lot 1, Block 1, Merritt Addition.



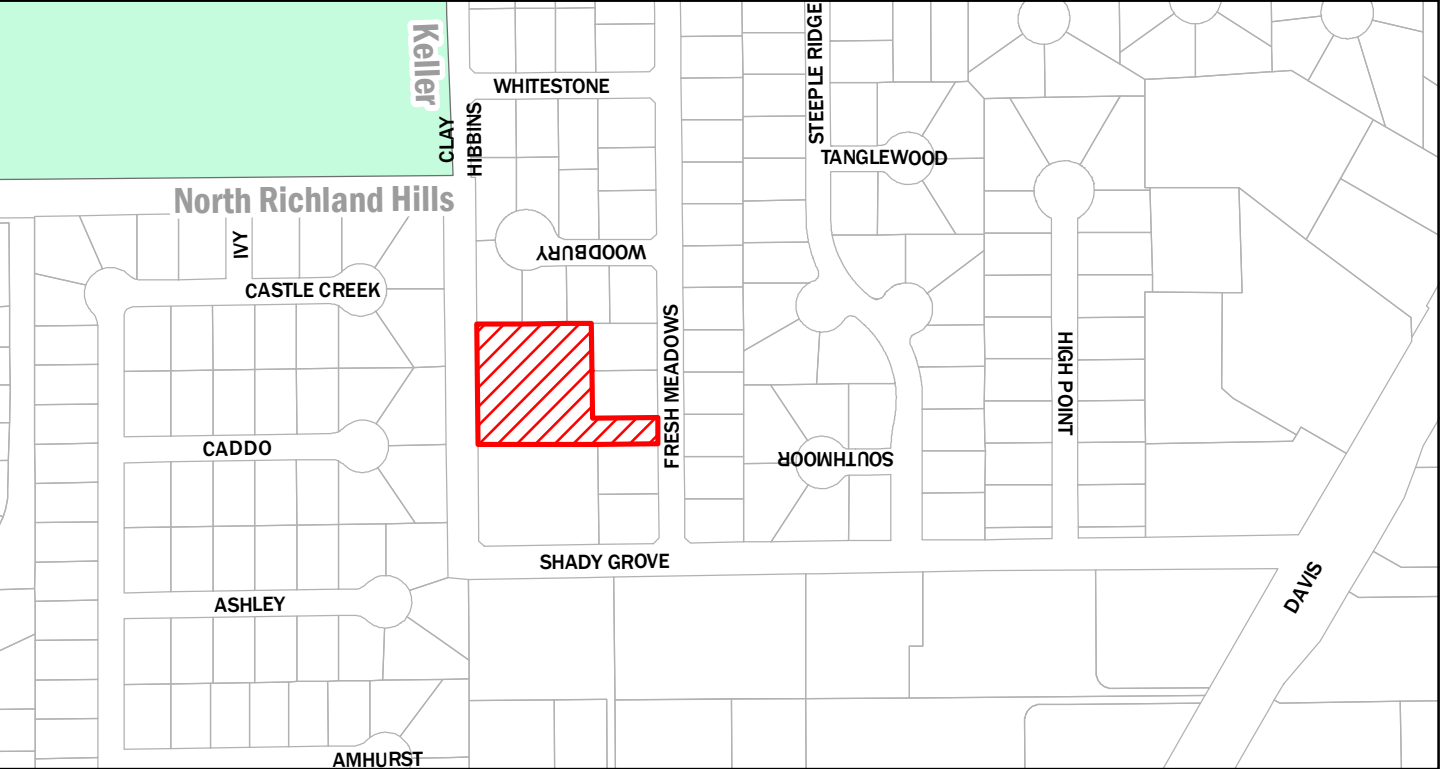
PLANNING AND ZONING COMMISSION: The Planning and Zoning Commission conducted a public hearing and considered this item at the July 16, 2026, meeting and voted 7-0 to recommend approval.

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

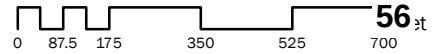
The DRC recommendation for approval of the special use permit for the accessory dwelling unit is based on previous approvals of buildings in similar contexts.

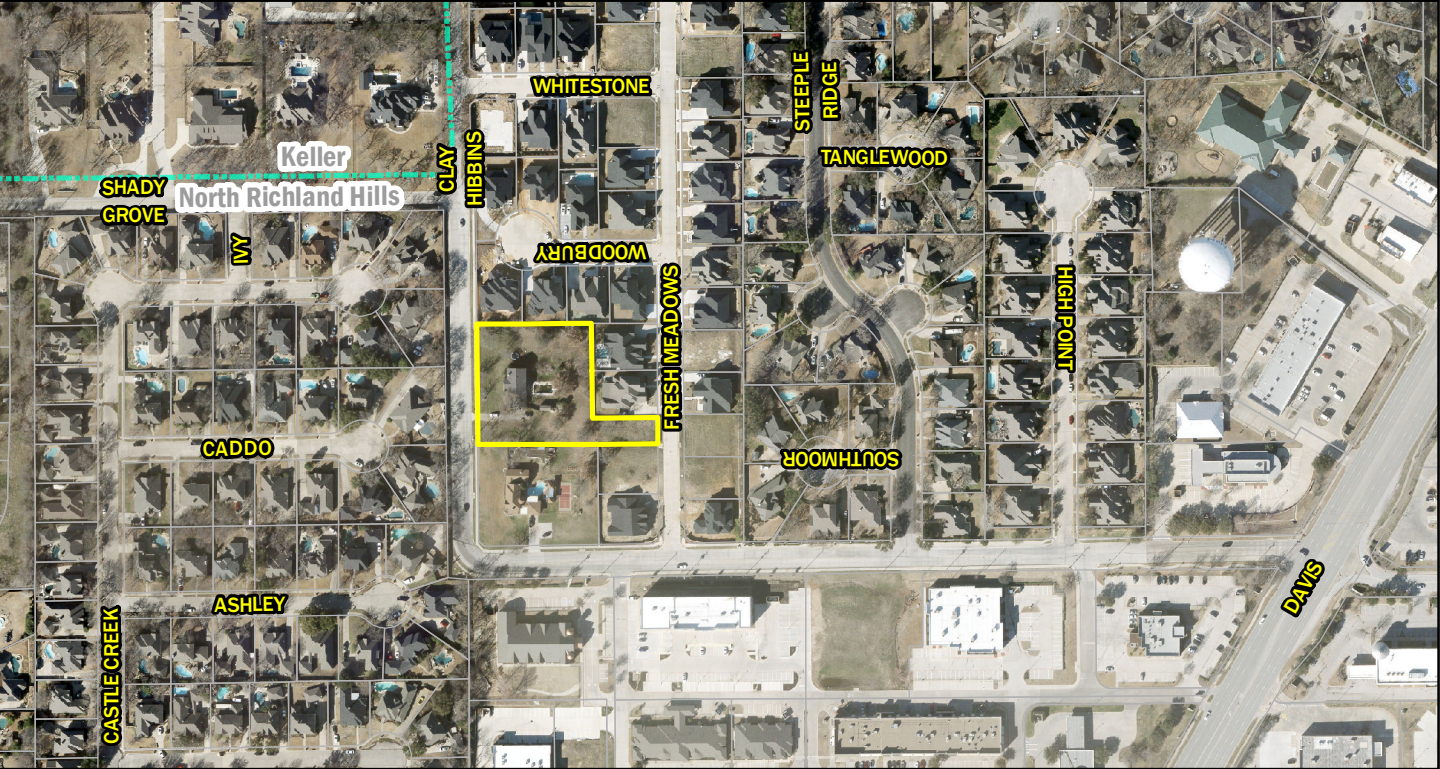
RECOMMENDATION:

Approve Ordinance No. 3968.

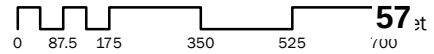


DISCLAIMER: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.





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.





PUBLIC HEARING NOTICE

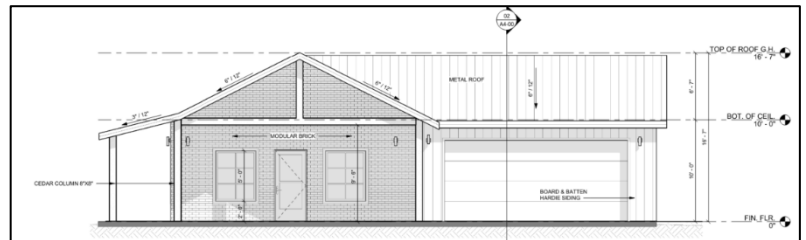
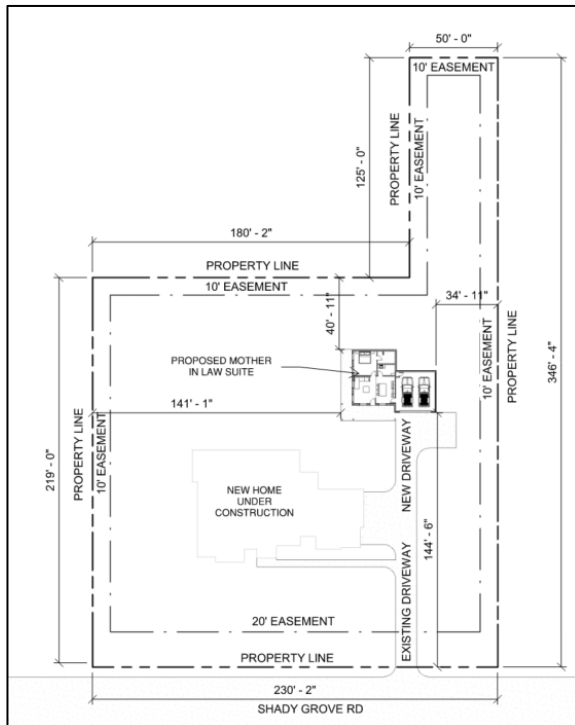
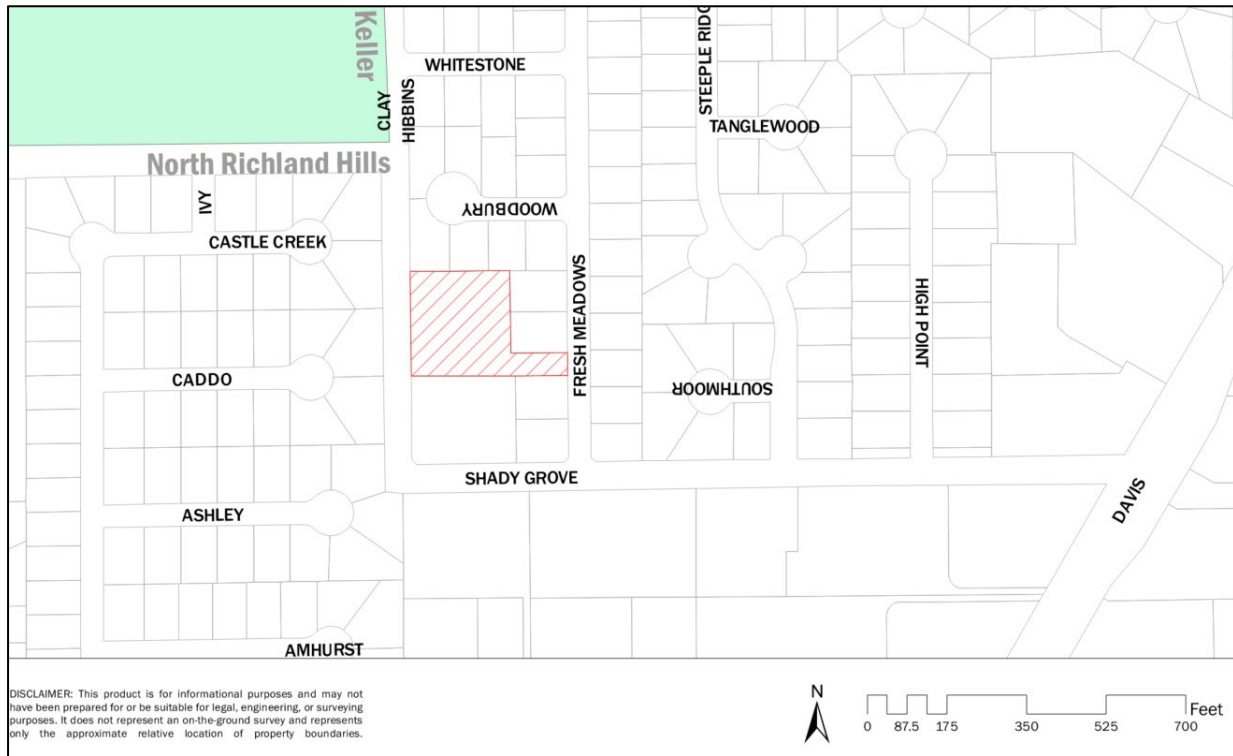
CASE: ZC26-0169

«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.

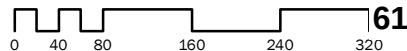
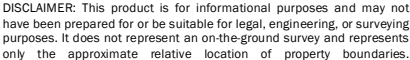
APPLICANT	RAA Real Estate Investing LLC
LOCATION	8459 Shady Grove Rd
REQUEST	Public hearing and consideration of a request from RAA Real Estate Investing LLC for a special use permit for a secondary living unit at 8459 Shady Grove Road, being 1.319 acres described as Lot 1, Block 1, Merritt Addition.
DESCRIPTION	Request for a special use permit for a secondary living unit (accessory dwelling unit). Proposed living unit is part of a detached garage. The structure is 1,988 SF feet in overall size, including 798 SF of living area, 477 SF of covered porches, and a two car garage.
PUBLIC HEARING DATES	Planning and Zoning Commission 7:00 PM Thursday, July 16, 2026 City Council 7:00 PM Monday, August 10, 2026
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.



NOTIFIED PROPERTY OWNERS
ZC26-0169

OWNER	MAILING ADDRESS	CITY STATE	ZIP
ALDARAWSHEH, DANY	417 SUNSET OAKS DR	FORT WORTH TX	76112
BETTENCOURT LIVING TRUST	8705 WOODBURY CT	NORTH RICHLAND HILLS TX	76182
BUCHANAN, CHARLES	858 MOBLEY RD	CEDAR HILL TX	75104
DAY, NATHAN P	8625 ASHLEY CT	NORTH RICHLAND HILLS TX	76182
DEAL, MICHAEL	8627 CASTLE CREEK CT	NORTH RICHLAND HILLS TX	76182
DODD, KEVIN	2601 HIGHLAND PARK CT	COLLEYVILLE TX	76034
EZZEDINE, MARIAM	8513 FRESH MEADOWS RD	NORTH RICHLAND HILLS TX	76182
FISHER, ROBERT	8620 CADDO CT	NORTH RICHLAND HILLS TX	76182
FLESCH, FORREST	8512 FRESH MEADOWS RD	NORTH RICHLAND HILLS TX	76182
FORD, ALYSSA BAEVICH	8509 SOUTHMOOR CT	NORTH RICHLAND HILLS TX	76182
GARCIA, MIGUEL	8708 WOODBURY CT	NORTH RICHLAND HILLS TX	76182
GROVE INVESTING LLC	886 PRIVATE ROAD 2546A	MERIDIAN TX	76665
HILL, BRENT JR	8620 CASTLE CREEK CT	NORTH RICHLAND HILLS TX	76182
HU, JERRY CHE JEN	8521 STEEPLE RIDGE DR	NORTH RICHLAND HILLS TX	76182
JEROME AND SHARON LESCZYNSKI FAMILY LIVING TRUST	8700 WOODBURY CT	NORTH RICHLAND HILLS TX	76182
KYEI, GEORGE ACHEAMPONG	8516 FRESH MEADOWS RD	NORTH RICHLAND HILLS TX	76182
LEACH, MELISSA	8701 WOODBURY CT	NORTH RICHLAND HILLS TX	76182
LUMPKIN, PHILLIP	8624 CASTLE CREEK CT	NORTH RICHLAND HILLS TX	76182
MAHONEY, PAUL	8624 CADDO CT	NORTH RICHLAND HILLS TX	76182
MILES, RYAN	8520 FRESH MEADOWS RD	NORTH RICHLAND HILLS TX	76182
NARY, JENNIFER	8621 CADDO CT	NORTH RICHLAND HILLS TX	76182
NASHED, OSMA FAYEZ	5412 CARIBOUR RIDGE DR	WATAUGA TX	76137
NWEKE, NNEKA IFEYINWA	8704 WOODBURY CT	NORTH RICHLAND HILLS TX	76182
ODEH, NAEL	8709 WOODBURY CT	NORTH RICHLAND HILLS TX	76182
PLUMMER, ORVILLIE	8501 FRESH MEADOWS RD	NORTH RICHLAND HILLS TX	76182
SHRESTHA, NEELAM	8500 FRESH MEADOWS RD	NORTH RICHLAND HILLS TX	76182
SLAY, H LAMAR	8463 SHADY GROVE RD	NORTH RICHLAND HILLS TX	76182
STAFFORD, CLINTON	8524 FRESH MEADOWS DR	NORTH RICHLAND HILLS TX	76182
THE LECKEY FAMILY TRUST	8625 CADDO CT	NORTH RICHLAND HILLS TX	76182
VIDEIRA, ERIKA	85178 FRESH MEADOWS RD	NORTH RICHLAND HILLS TX	76182
WALTHER, TODD	8508 SOUTHMOOR CT	NORTH RICHLAND HILLS TX	76182
YEGANEHJOO, AMIR R	8712 WOODBURY CT	NORTH RICHLAND HILLS TX	76182



**ORDINANCE NO. 3968
ZONING CASE ZC26-0169**

AN ORDINANCE OF THE CITY OF NORTH RICHLAND HILLS, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP BY APPROVING A SPECIAL USE PERMIT TO ALLOW AN ACCESSORY DWELLING UNIT TO BE LOCATED AT 8459 SHADY GROVE 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 dwelling unit (secondary living unit) for the purpose of varying from specific development standards; and

WHEREAS, the owner of the property located at 8459 Shady Grove Road (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 July 16, 2026, and the City Council of the City of North Richland Hills, Texas, held a public hearing on August 10, 2026, 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 Lot 1, Block 1, Merritt Addition, commonly referred to as 8459 Shady Grove 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 zoning 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, 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 10th day of August, 2026.

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

Exhibit A – Property Description – Ordinance No. 3968 – Page 1 of 1

Special Use Permit Case ZC26-0169

Lot 1, Block 1, Merritt Addition

8459 Shady Grove Road, North Richland Hills, Texas

BEING Lot 1, Block 1, Merritt Addition, an addition in Tarrant County, Texas, according to the map or plat thereof recorded in Document Number D226034780, Plat Records, Tarrant County, Texas.

Exhibit B – Land Use and Development Regulations – Ordinance No. 3968 – Page 1 of 1

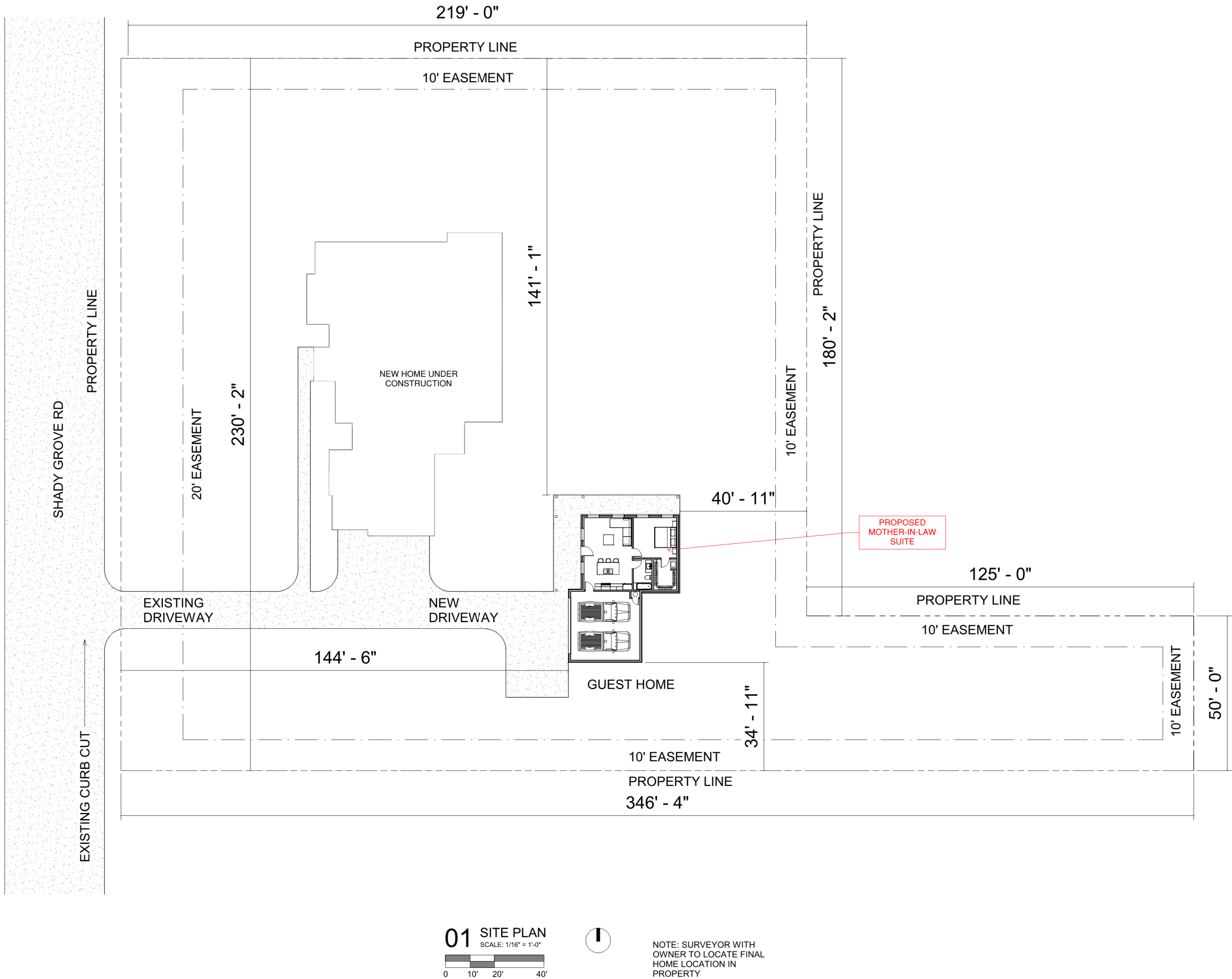
Special Use Permit Case ZC26-0169
Lot 1, Block 1, Merritt Addition
8459 Shady Grove Road, North Richland Hills, Texas

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 R-2 (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 site improvements must be constructed as shown on the site plan attached as Exhibit "C."
 - 2. The building is not required to be attached to the main house.
 - 3. The accessory dwelling unit must not exceed eight hundred (800) 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.

SITE PLAN NOTES

- 1. CONTRACTOR TO INSTALL SITE PROTECTION AS REQUIRED
- 2. CONTRACTOR TO FOLLOW ALL APPLICABLE LOCAL CODES
- 3. CONTRACTOR TO BECOME FAMILIAR WITH SITE AND SITE ACCESS
- 4. CONTRACTOR TO FILE AND OBTAIN PERMIT PRIOR TO START OF CONSTRUCTION IF REQUIRED



10440 E NORTHWEST HWY
SUITE 301
DALLAS, TX 75238
214 669 4684

PROJECT
SHADY GROVE GUEST HOME

CLIENT
RAA REAL ESTATE

PROJECT ADDRESS:
8459 SHADY GROVE RD, NORTH
RICHLAND HILLS, TX 76182.

CONTRACTOR:



VINCENT MOCTEZUMA
214-552-8131
NEWKINGDOMWHOME@GMAIL.COM



PROJECT NO: 325008

SITE PLAN

ISSUE FOR PERMIT

11/03/2025

A0-01

BUILDING PLAN NOTES

1. DIMENSIONS ARE TO FINISH WALLS

2. ALL INTERIOR LOAD-BEARING PARTITIONS TO BE 2X6 WOOD U.N.C., OTHERS 2X4. REFER STRUCTURAL.

3. EXTERIOR WALL FRAMING TO BE 2 X 6 WOOD U.N.C., REFER STRUCTURAL.

4. EACH SLEEPING ROOM SHALL HAVE AN EGRESS WINDOW W/CLEAR OPENING OF 5.7 SQUARE FEET.

5. ALL INTERIOR GYPSUM WALL BOARD TO BE 1/2" AND TO BE MOISTURE RESISTANT IN WET AREAS SUCH AS RESTROOMS AND KITCHEN AREAS.

6. ALL PENETRATIONS THROUGH DRAFT STOP IN ATTIC TO BE SEALED.

7. SITE GRADING AROUND BUILDING SHALL BE IN ACCORDANCE WITH SOILS REPORT RECOMMENDATIONS AND IBC 1803. NOTIFY DESIGNER OF DISCREPANCIES AND SLOPE AWAY FROM HOME.

8. EVERY HABITABLE ROOM MUST HAVE A SMOKE DETECTOR WITH INTEGRATED MONOXIDE DETECTION.

9. SITE GRADING TO BE MINIMAL AND REMAIN PER EXISTING GRADE. CONTRACTOR TO ENSURE POSITIVE DRAINAGE TO STREET AND AWAY FROM STRUCTURE.

10. CONTRACTOR TO INSTALL EROSION CONTROL PER CITY REQUIREMENTS

11. MATERIAL SELECTIONS BY OWNER

12. COUNTER SELECTIONS BY OWNER

13. PAINT COLOR SELECTIONS BY OWNER

14. CONTRACTOR TO PROVIDE WINDOW SPECS TO OWNER FOR OWNER APPROVAL.

15. CONTRACTOR TO PROVIDE SHOP DRAWINGS OF CABINETY FOR OWNER APPROVAL

16. LIGHTING FIXTURE SELECTIONS BY OWNER.

17. REFER TO STRUCTURAL DRAWINGS FOR FOUNDATIONS, FRAMING, FLOOR SYSTEMS, SIZES AND SPANS OF MEMBERS, BRACING AND SPECIFICATIONS.

18. COMPLY WITH ALL APPLICABLE BUILDING CODES, ORDINANCES AND REGULATIONS PERTAINING TO CONSTRUCTION.

19. CONNECT WATER, GAS AND ELECTRIC LINES TO EXISTING UTILITIES IN ACCORDANCE WITH ALL BUILDING CODES.

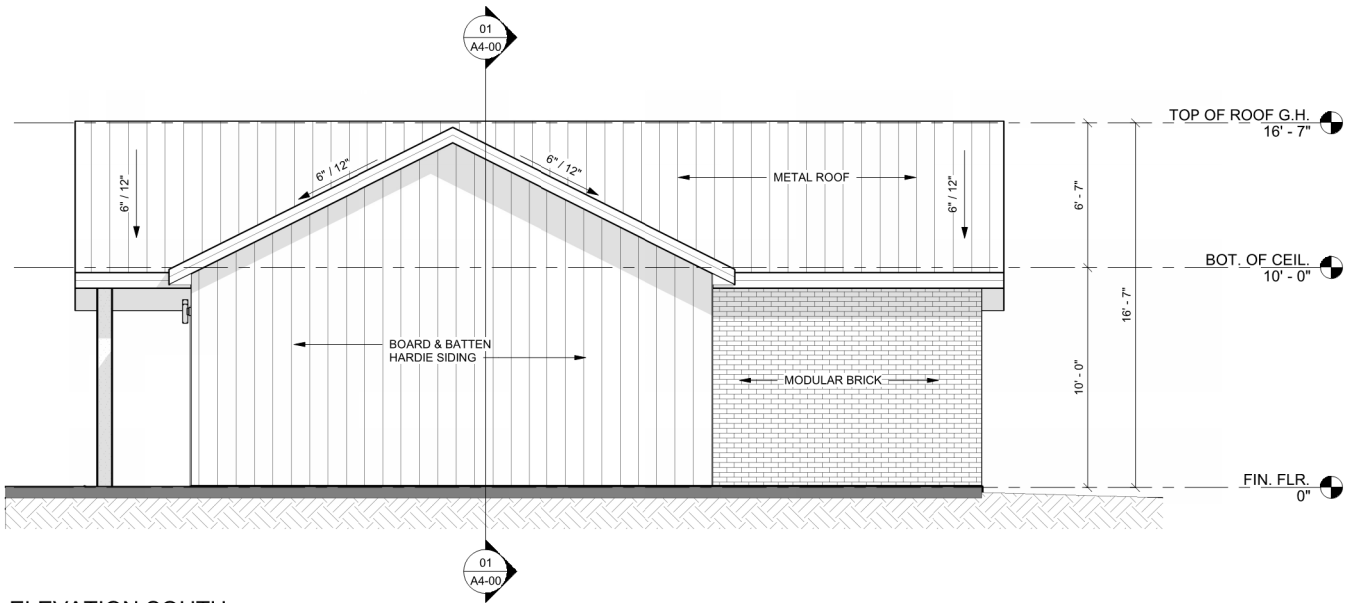
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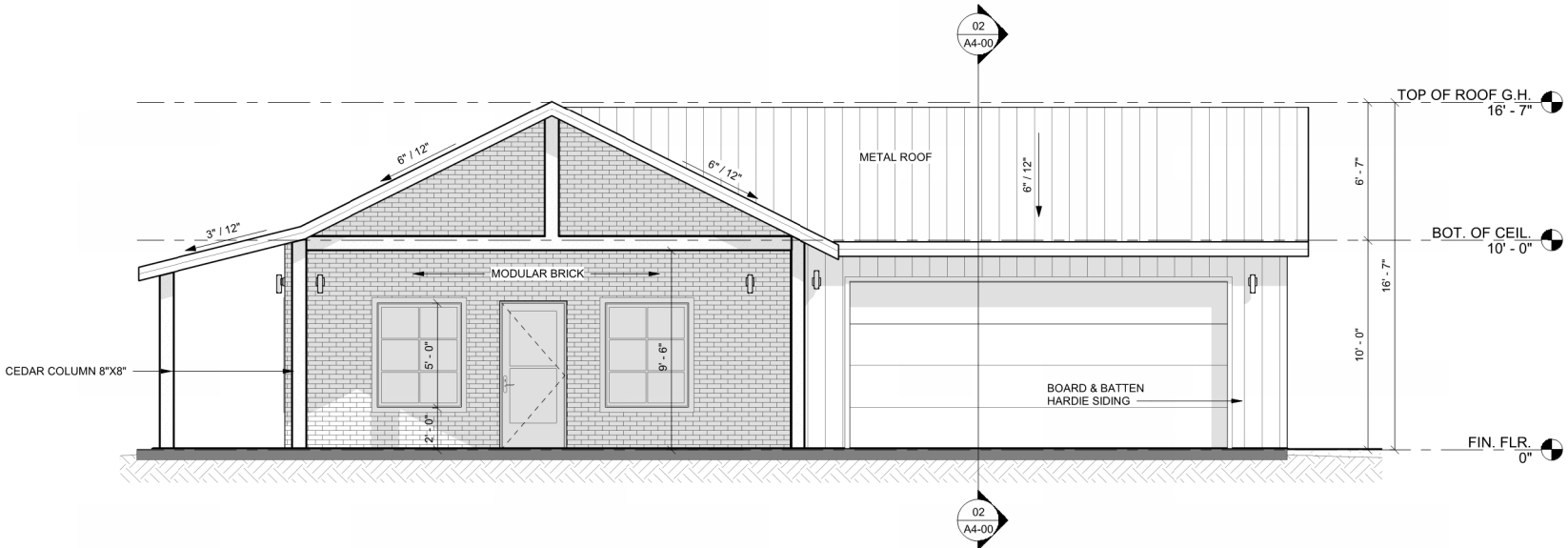
22. REFER TO ELEVATIONS FOR EXTERIOR MATERIALS

23. CONTRACTOR TO INSTALL ROOF PER MANUFACTURER SPECIFICATIONS

24. CONTRACTOR TO ENSURE ALL PARTS OF ROOF HAVE POSITIVE DRAINAGE INTO DOWNSPOT



02 ELEVATION SOUTH
SCALE: 1/4" = 1'-0"



01 ELEVATION WEST
SCALE: 1/4" = 1'-0"



10440 E NORTHWEST HWY
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NEWKINGDOMWHOME@GMAIL.COM



Santos Catalan
11/03/2025

PROJECT NO: 325008

ELEVATIONS

ISSUE FOR PERMIT

11/03/2025

A2-00

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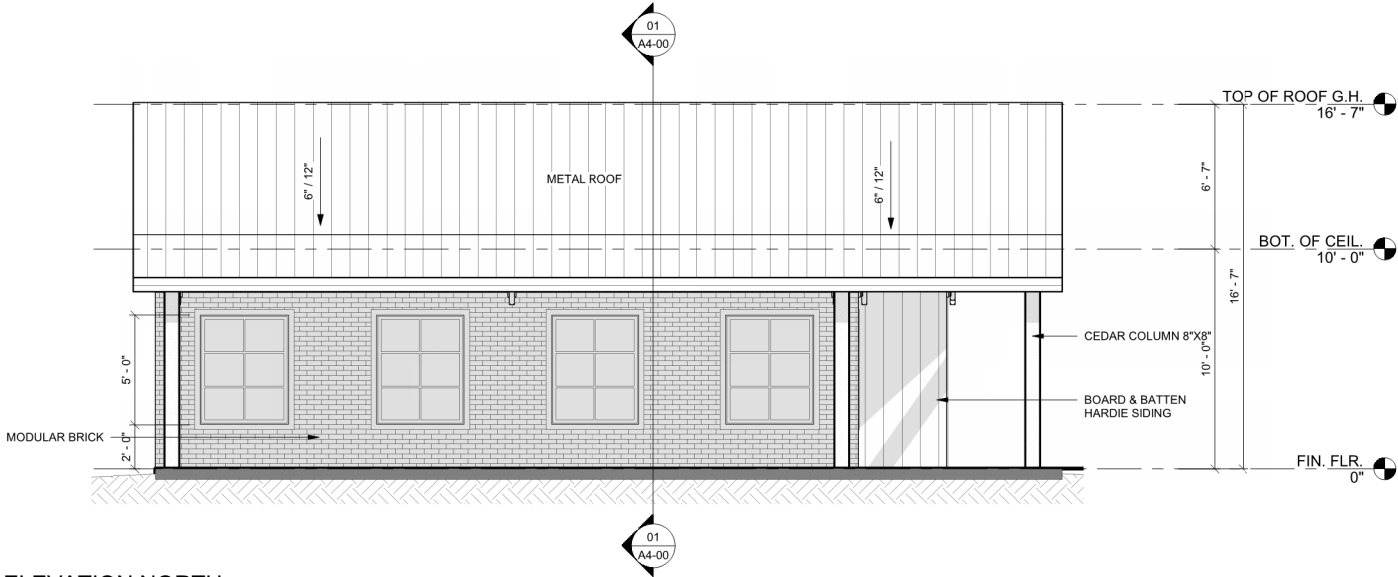
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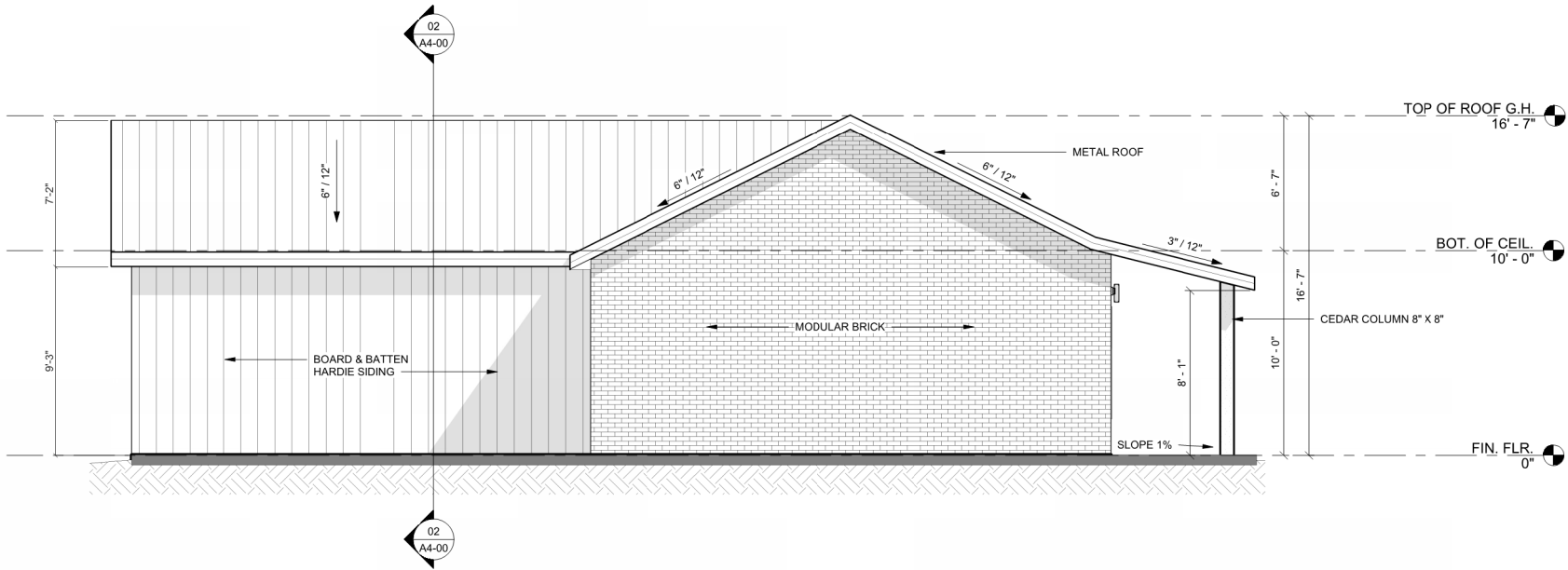
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02 ELEVATION NORTH
SCALE: 1/4" = 1'-0"



01 ELEVATION EAST
SCALE: 1/4" = 1'-0"



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Santos Catalan
11/03/2025

PROJECT NO: 325008

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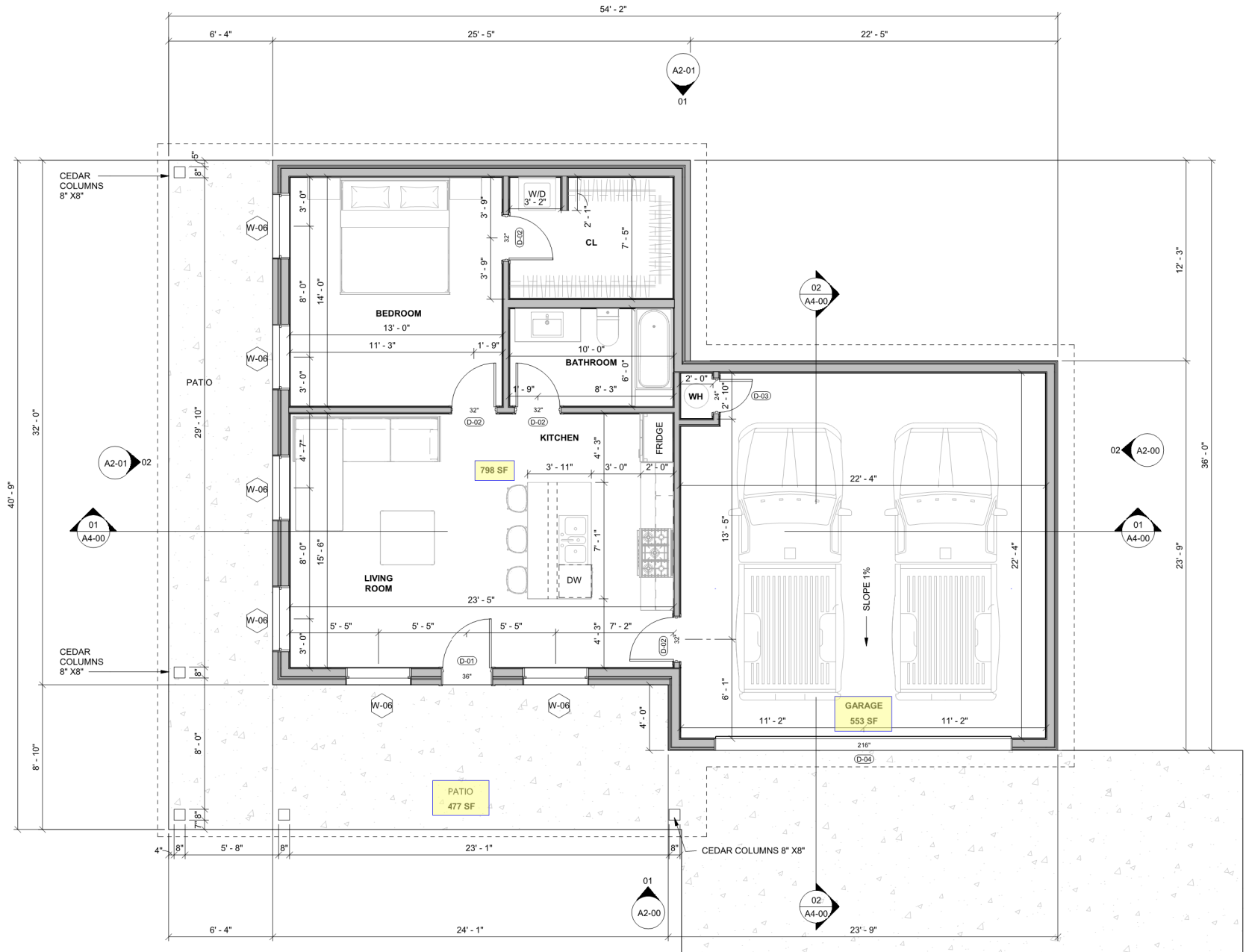
ISSUE FOR PERMIT

11/03/2025

A2-01



Santos
Catalan
11/03/2025



01 PROPOSED PLAN
SCALE: 1/4" = 1'-0"



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**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
JULY 16, 2026**

C.1 ZC26-0169 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM RAA REAL ESTATE INVESTING LLC FOR A SPECIAL USE PERMIT FOR A SECONDARY LIVING UNIT AT 8459 SHADY GROVE ROAD, BEING 1.319 ACRES DESCRIBED AS LOT 1, BLOCK 1, MERRITT ADDITION.

APPROVED

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

Chair Carpenter called for the applicant to present the request.

Santos Catalan, Studio Mas Architects, 3030 Canton Street, Dallas, presented the request.

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

Chair Carpenter and Mr. Husband discussed the standards that require special use permits for accessory dwelling units.

Commissioner Narayana and Mr. Husband discussed lot sizes and the platting history of the property.

Commissioner Compton and Mr. Husband discussed lot sizes and accessory building standards for residential estate zoning districts.

Alternate Whittaker and Mr. Husband discussed unit size and standards for accessory dwelling units.

Commissioner Narayana and Mr. Husband discussed the history of special use permit requests for accessory dwelling units.

Commissioner Lyman and Mr. Husband discussed building design and covered porches for the proposed building.

Chair Carpenter called for anyone wishing to speak for or against the request to come forward.

The following individuals spoke during the public hearing: Fabio Videira, 8517 Fresh Meadows Road (opposition); Kevin Leckie, 8625 Caddo Court; Lamar Slay, 8463 Shady Grove Road (support); and Vincent Moctezuma, 2333 Loreto Drive, Fort Worth (support).

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

Vice Chair Pekurney and Mr. Husband discussed the ownership history of the property.

Commissioner Compton and Mr. Husband discussed the process for design and inspection of grading on the property.

Chair Carpenter and Mr. Husband discussed how citizens can contact the City regarding drainage concerns in neighborhoods.

Commissioner Lyman and Mr. Husband discussed the drainage plan for the property.

Commissioner Compton and Mr. Husband discussed the zoning and use standards for using accessory dwelling units regarding.

A MOTION WAS MADE BY COMMISSIONER NARAYANA, SECONDED BY COMMISSIONER KERBY, TO APPROVE ZC26-0169. MOTION TO APPROVE CARRIED 7-0.

CITY COUNCIL MEMORANDUM

FROM: The Office of the City Manager **DATE:** August 10, 2026

SUBJECT: ZC26-0160, Ordinance No. 3969, Public hearing and consideration of a request from Sandlin Homes LLC for a zoning change from AG (Agricultural), R-2 (Single-Family Residential), R-3 (Single-Family Residential), and C-2 (Commercial) to RI-PD (Residential Infill Planned Development) at 6803, 6809, 6813, 6821, and 6825 Smithfield Road, and 6744, 6746, 6748, and 6800 Hewitt Street, being 7.494 acres described as Tracts 2B, 2E, 3B, 3B1, and 3A1B, McComas Survey, Abstract 1040; Lots 1R and 2, Block 4, Mollie B Collins Addition; Lot 1, Block 1, Miranda Addition; and a portion of Lot 1, Block 1, Buzan Addition.

PRESENTER: Cori Reaume, Director of Planning

SUMMARY:

Sandlin Homes LLC is requesting a zoning change from AG (Agricultural), R-2 (Single-Family Residential), R-3 (Single-Family Residential), and C-2 (Commercial) to RI-PD (Residential Infill Planned Development) on 7.494 acres located in the 6800 block of Smithfield Road.

GENERAL DESCRIPTION:

The property is generally located on the west side of Smithfield Road between Cortland Drive and Odell Street. The site includes several parcels of land extending between Smithfield Road and Hewitt Street. It is partially developed with single-family residences and commercial property and also includes vacant tracts.

The current zoning varies across the property from AG (Agricultural), R-2 (Single-Family Residential), R-3 (Single-Family Residential), and C-2 (Commercial). The applicant proposes to rezone the property to RI-PD (Residential Infill Planned Development).

This proposal was originally presented at the May 7, 2026 meeting where the Planning & Zoning Commission tabled action on the zoning case, requesting the applicant provide additional information and consider revisions to the proposal.

The applicant's revised site plan exhibits for the project are attached. The proposed development now includes 33 single-family lots with an overall density of 4.4 dwelling units per acre. The minimum lot size has increased from the originally proposed 5,743 to a new minimum lot size of 7,000. The average lot size has increased from the originally

proposed 7,577 square feet to a new average of 8,109 square feet. The lot sizes vary, with a few lots over 11,000 square feet, and one lot just over 12,000 square feet.

Other changes from the original proposal include the following:

- Lot widths for the westernmost lots were increased from 50' to over 60'
- A location for a possible drainage easement was identified on the north side of Terrace Drive, should the City determine that to be necessary during civil plan review.
- The building line has been increased from 20' to 25' on 14 of the lots, with another several lots including home placement that will allow for the garage to be set further back on the lot to reach a 25' distance from front of garage to sidewalk.
- The applicant has agreed to continue the sidewalk connection, assuming adequate right-of-way is obtained by the City, from the end of the development down to the crossing at Cortland, including installation of the curb ramp on the north side of Cortland.

Access to the development is from Smithfield Road and Hewitt Street. A new street, Terrace Drive, would be constructed between the two roads, similar to Cortland Drive immediately south of the project. Lots would be located on both sides of the new street. Based on public feedback in the original hearing, staff and the applicant did discuss installation of an emergency-access only gate to be constructed at one end of the new street, but several safety and congestion issues were identified that prevent this from being a feasible option.

The project incorporates approximately 14,444 square feet (0.33 acres) of open space, which makes up 4.4% of the site. The four open space lots would be located adjacent to Smithfield Road and Hewitt Street and provide areas for landscaped entries and signage.

The proposed conditions of approval for this RI-PD district are attached. Applications for rezoning to the RI-PD district 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.

There was a great deal of public opposition at the Planning & Zoning Commission hearing, primarily from those who reside in the immediate vicinity of the proposed development. The developer invited all properties within the 200' notification area to attend a neighborhood meeting held at City Hall on July 23rd. Many nearby residents attended and discussed concerns with the developer's team.

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 AG (Agricultural), R-2 (Single-Family Residential), R-3 (Single-Family Residential), and C-2 (Commercial).

PROPOSED ZONING: The proposed zoning is RI-PD Residential Infill Planned Development. The RI-PD zoning district is intended to encourage residential development of small and otherwise challenging tracts of land by offering incentives that encourage creative and inventive development scenarios. These developments are limited to residential development or redevelopment of less than ten acres.

SURROUNDING ZONING | LAND USE:

DIRECTION	ZONING	LAND USE PLAN	EXISTING LAND USE
NORTH	C-2 (Commercial) R-2 (Single-Family Residential)	Low Density Residential	Auto-related service Single-family residences
WEST	R-2 (Single-Family Residential)	Low Density Residential	Single-family residences
SOUTH	AG (Agricultural) R-3 (Single-Family Residential)	Low Density Residential	Single-family residences
EAST	R-2 (Single-Family Residential) R-3 (Single-Family Residential)	Low Density Residential	Single-family residences

PLAT STATUS: Parts of the property are platted in Mollie B Collins Addition; Miranda Addition; Buzan Addition. The remainder of the property is unplatted. Approval of a preliminary plat, public infrastructure plans, and a final plat of the property are required prior to the issuance of building permits.

PLANNING AND ZONING COMMISSION: The Planning and Zoning Commission conducted a public hearing and considered this item at the May 7 and June 18, 2026, meetings and voted 7-0 to recommend denial.

RECOMMENDATION:

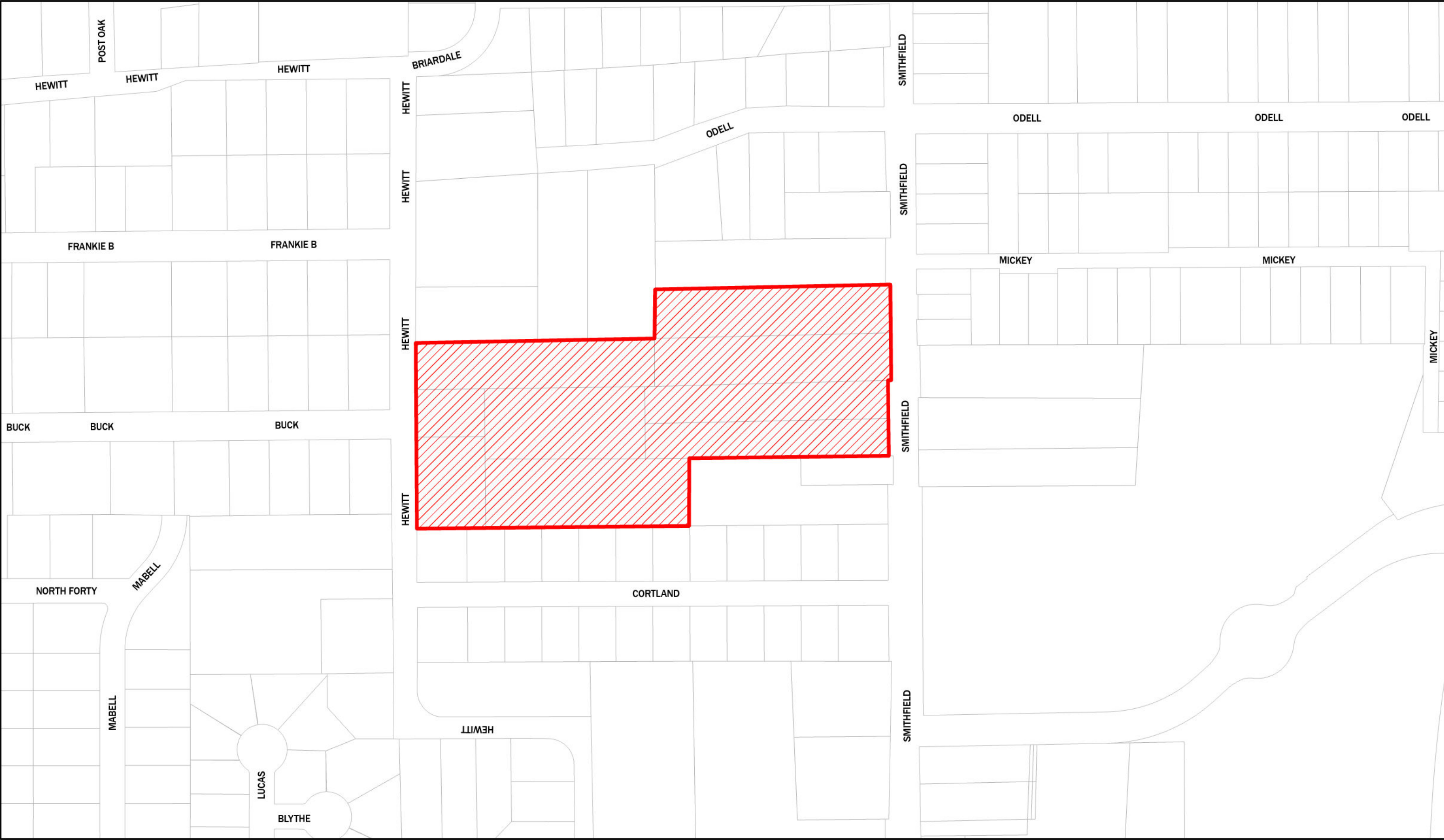
While standard practice has been to present only the Commission’s formal recommendation (for denial, as shown above), City staff felt it appropriate in this instance to provide an alternative perspective for consideration.

Staff have taken this approach based on the key considerations identified below:

- The proposed density of 4.4 dwelling units per acre aligns with the future land use plan designation of “low density residential,” which is noted generally having two to six dwelling units per acre.
- The revised site design aligns with the characteristics of the lots immediately adjacent to the south. The majority of the lots along Cortland Drive are very comparable in size – just over 8,100 square feet per lot.
- The proposed RI-PD encompasses what is now a fragmented patchwork of different zoning categories – AG, R-2, R-3, and C-2. Consolidating these tracts under a single, unified planned development helps to reduce incompatible land uses and allows for a more cohesive single-family neighborhood.
- The RI-PD tool was created by the City to address infill projects on unique or challenging tracts. It is intentionally designed to allow for slightly higher density in

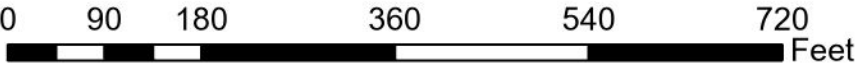
exchange for elevated development standards. The design standards included in the RI-PD include the vast majority of examples identified in the RI-PD regulations. Additionally, the applicant has agreed to expanded building setbacks or garage placement on a number of lots, and has agreed to construct off-site pedestrian sidewalk connections down to Cortland to allow for safer pedestrian access to/from Smithfield Elementary.

Given the proposal's consistency with the Future Land Use Plan, the elimination of the fragmented zoning, compatibility with the immediately-adjacent subdivision, and the higher design standards in the RI-PD, **Staff recommend approval of Ordinance 3969.**



Prepared by Planning & Zoning Department

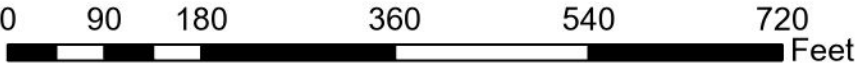
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PUBLIC HEARING NOTICE

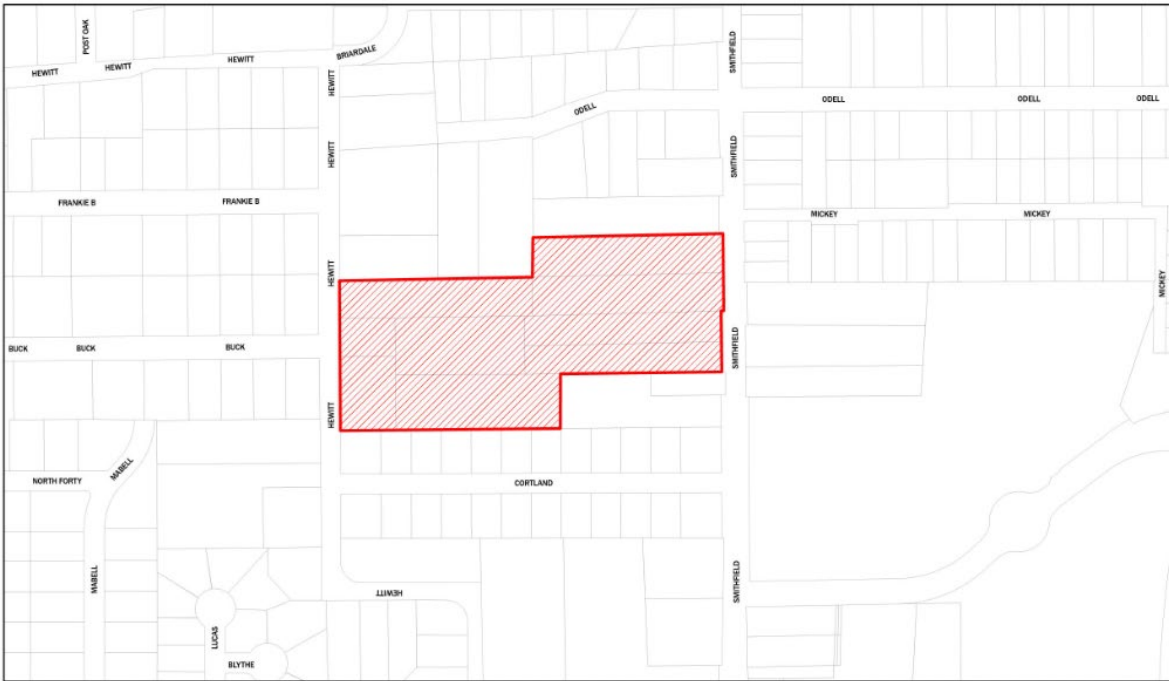
CASE: ZC26-0160

«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 **ZONING CHANGE** as shown on the attached map.

APPLICANT	Sandlin Homes LLC
LOCATION	6803, 6809, 6813, 6821, and 6825 Smithfield Road, and 6744, 6746, 6748, and 6800 Hewitt Street
REQUEST	Public hearing and consideration of a request from Sandlin Homes LLC for a zoning change from AG (Agricultural), R-2 (Single-Family Residential), R-3 (Single-Family Residential), and C-2 (Commercial) to RI-PD (Residential Infill Planned Development), being 7.494 acres described as Tracts 2B, 2E, 3B, 3B1, and 3A1B, McComas Survey, Abstract 1040; Lots 1R and 2, Block 4, Mollie B Collins Addition; Lot 1, Block 1, Miranda Addition; and a portion of Lot 1, Block 1, Buzan Addition.
DESCRIPTION	Proposed 7.494-acre single-family residential development. Site is located between Smithfield Road and Hewitt Street.
PUBLIC HEARING DATES	Planning and Zoning Commission 7:00 PM Thursday, May 7, 2026 City Council 7:00 PM Monday, June 8, 2026
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.

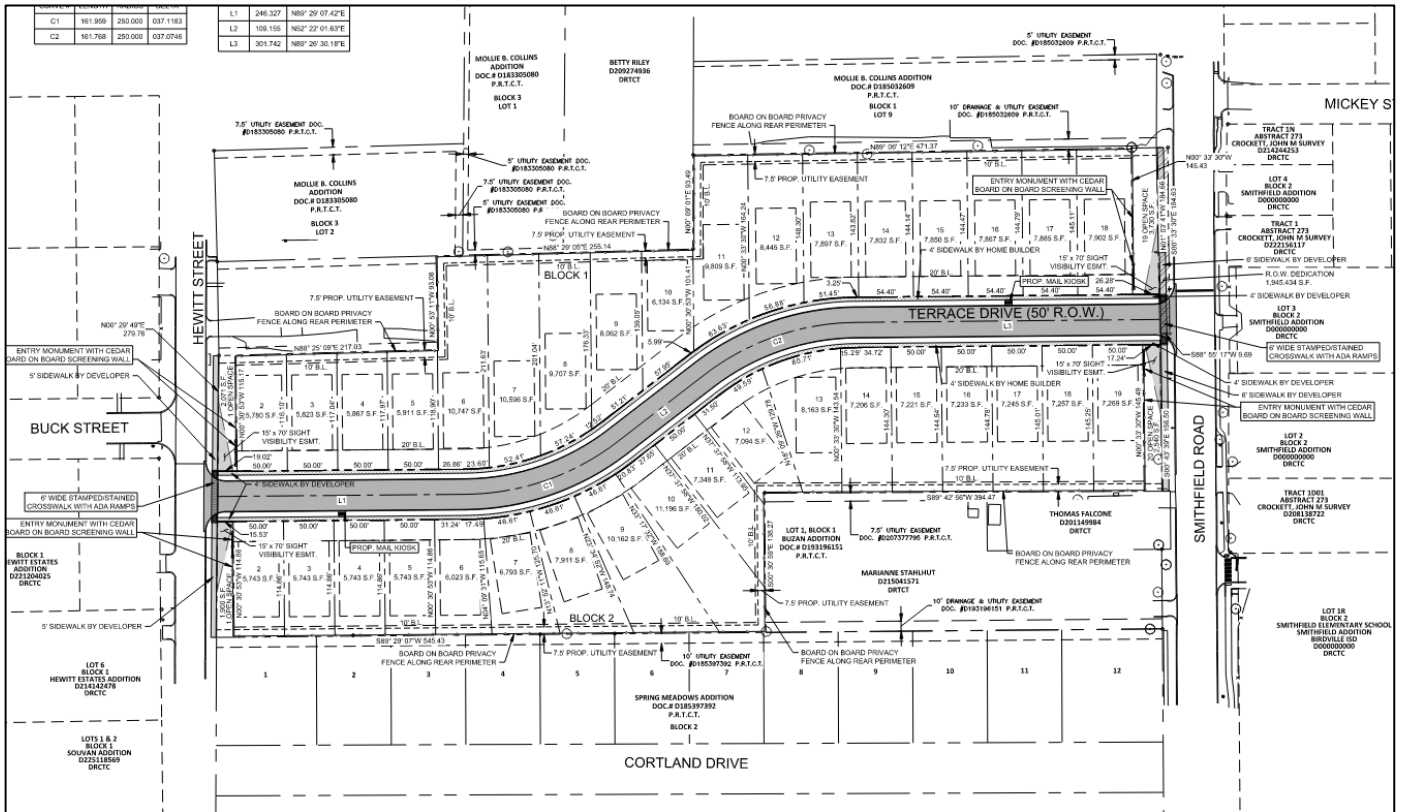


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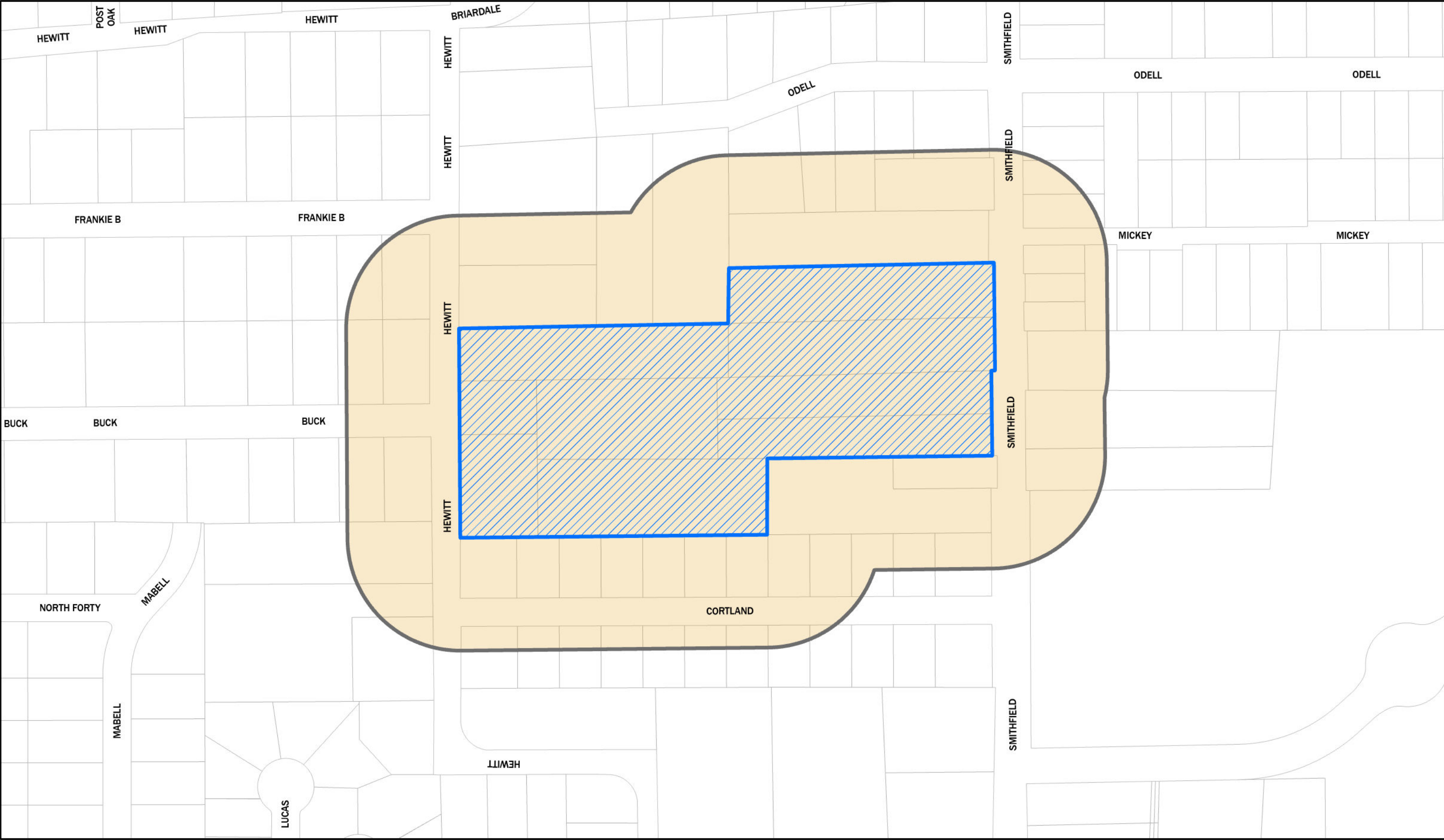


NOTIFIED PROPERTY OWNERS
ZC26-0160

OWNER	MAILING ADDRESS	CITY STATE	ZIP
6832 SMITHFIELD ROAD SERIES A OF GA WRIGHT RE INVESTMENT LLC	624 STONEGLEN DR	KELLER TX	76248
AZURE GROUP REAL ESTATE LLC	6821 SMITHFIELD RD	NORTH RICHLAND HILLS TX	76182
BARTO, THOMAS	7808 CORTLAND DR	NORTH RICHLAND HILLS TX	76182
BASS, NORIKO	7821 CORTLAND DR	NORTH RICHLAND HILLS TX	76182
BELL, KERRY R	7841 CORTLAND AVE	NORTH RICHLAND HILLS TX	76182
BILLY GRANT FALLS REVOCABLE TRUST	6804 HEWITT ST	NORTH RICHLAND HILLS TX	76182
BIRDVILLE ISD	6125 E BELKNAP ST	HALTOM CITY TX	76117
BRITTON, KELLY	7809 CORTLAND DR	NORTH RICHLAND HILLS TX	76182
CAMPBELL, JEFF	7717 BUCK ST	NORTH RICHLAND HILLS TX	76182
CHALK, TAYLOR SCOTT	7805 CORTLAND DR	NORTH RICHLAND HILLS TX	76182
CROFT, STEPHEN E	7820 ODELL ST	NORTH RICHLAND HILLS TX	76182
DALTON, PATRICIA SUE	7824 CORTLAND DR	NORTH RICHLAND HILLS TX	76182
DILSAVER, DUANE	7808 ODELL ST	NORTH RICHLAND HILLS TX	76182
ELLIOTT, EARL DEE JR	6820 SMITHFIELD RD	NORTH RICHLAND HILLS TX	76182
ELMORE, R B	7813 CARDINAL CT	NORTH RICHLAND HILLS TX	76180
FALCONE, THOMAS	6805 SMITHFIELD RD	NORTH RICHLAND HILLS TX	76182
GROSU, EMILIA	7832 ODELL ST	NORTH RICHLAND HILLS TX	76182
GUTIERREZ, SANTIAGO ARMANDO	7837 CORTLAND DR	NORTH RICHLAND HILLS TX	76182
HARSTON, GARY	6721 HEWITT ST	NORTH RICHLAND HILLS TX	76182
KELLEY, CHARLES D	7804 CORTLAND DR	NORTH RICHLAND HILLS TX	76182
KMS LIVING TRUST	7801 CORTLAND DR	NORTH RICHLAND HILLS TX	76182
LEVERTON, JUDY G	7816 ODELL ST	NORTH RICHLAND HILLS TX	76182
LOPEZ, JOSE	7716 FRANKIE B ST	NORTH RICHLAND HILLS TX	76182
MASON, BETTY JO	7712 BUCK ST	NORTH RICHLAND HILLS TX	76182
MCGREGOR, COLLIN W	7828 CORTLAND DR	NORTH RICHLAND HILLS TX	76182
MELINDA L GIBSON TRUST	1512 DOUGLAS AVE	COLLEYVILLE TX	76034
MERCER, JENNIE NICOLE	7812 CORTLAND DR	NORTH RICHLAND HILLS TX	76182
MIRANDA, ROSALIO N & MARIA	6800 HEWITT ST	NORTH RICHLAND HILLS TX	76182
MORRISON, REGENA KAY	7825 CORTLAND DR	NORTH RICHLAND HILLS TX	76182
NGUYEN, JENNIFER	6812 HEWITT ST	NORTH RICHLAND HILLS TX	76182
PALMER, TERRY	7845 COURTLAND DR	NORTH RICHLAND HILLS TX	76182
PROVIDENTIAL LAND REALTY LP	624 STONEGLEN DR	KELLER TX	76248
PURDY, JOSEPH E	7833 CORTLAND DR	NORTH RICHLAND HILLS TX	76182
RAMON, RUBIO & SYLVIA	808 MOUNTAIN RIDGE CT	LAKEVIEW TX	76135
RHEINLAENDER, ELLEN	6812 SMITHFIELD RD	NORTH RICHLAND HILLS TX	76182
RILEY, BETTY	3265 N FM 17	ALBA TX	75410
SIPE, ERIC PAUL	7829 CORTLAND DR	NORTH RICHLAND HILLS TX	76182
SLOAN, KENNITH	6816 SMITHFIELD RD	NORTH RICHLAND HILLS TX	76182
SMITH, CONSTANCE SUZANNE	6725 HEWITT ST	NORTH RICHLAND HILLS TX	76182
SMITH, GRAYSON	7820 CORTLAND DR	NORTH RICHLAND HILLS TX	76182

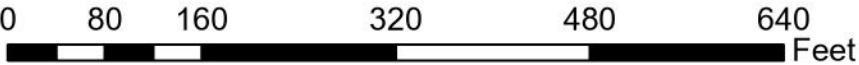
**NOTIFIED PROPERTY OWNERS
ZC26-0160**

OWNER	MAILING ADDRESS	CITY STATE	ZIP
SMITH, VICKI SUE	7800 CORTLAND DR	NORTH RICHLAND HILLS TX	76182
STAHLHUT, MARIANNE	6801 SMITHFIELD RD	NORTH RICHLAND HILLS TX	76182
TANNER, BRANDON	7817 CORTLAND DR	NORTH RICHLAND HILLS TX	76182
TEBAY, DEBBIE	7713 BUCK ST	NORTH RICHLAND HILLS TX	76182
THOMPSON, WILLIAM	7832 CORTLAND AVE	NORTH RICHLAND HILLS TX	76182
TILLOTSON, KEITH	6737 HEWITT ST	NORTH RICHLAND HILLS TX	76182
TRI DAL REAL ESTATE LTD	540 COMMERCE ST	SOUTHLAKE TX	76092
VELEZ, ANGEL MONELL	7712 FRANKIE B ST	NORTH RICHLAND HILLS TX	76182
VESTA, JAMIE	7716 BUCK ST	NORTH RICHLAND HILLS TX	76182
VILLALOBOS, DELFINO	7824 ODELL ST	NORTH RICHLAND HILLS TX	76182
VOGELSBERG, JIM R	7908 MICKEY ST	NORTH RICHLAND HILLS TX	76182
WADLE, BILLY E	7816 CORTLAND DR	NORTH RICHLAND HILLS TX	76182
WAGSTAFF, ROGER DALE	7813 CORTLAND DR	NORTH RICHLAND HILLS TX	76182
WILLIAMS, ROGER	6808 SMITHFIELD RD	NORTH RICHLAND HILLS TX	76182



Prepared by Planning & Zoning Department

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Proposed Development Narrative Smithfield Terrace

Developer and Builder Information

The property developer for Smithfield Terrace is Scott Sandlin Companies and the houses will be constructed by Sandlin Homes. Sandlin Homes is a single-family homebuilder, established in 1957. Our founder, JB Sandlin, mission was to provide affordable, quality and energy efficient homes to families. Sandlin Homes' goal is to improve the cities in which we build by providing distinct architectural designs that give appealing site lines on the streetscape. Sandlin Homes strives to be a partner that cities will be proud to promote and that citizens are proud to own. Additional supporting information about the developer and builder:

Development Information

The current property includes a portion of the Miranda Addition, a portion of the Buzan Addition, and multiple undeveloped lots. The property includes Azure Group Real Estate Tract 1, 2, and 3, Gary B. Harston Track 1, 2, and 3, a portion of Miranda Addition Block 1 Lot 1, and a portion of Buzan Addition Block 1 lot 1. All of these tracts and lots are currently zoned as a mix of residential, agricultural, and commercial.

Under this new PD Development Plan, the owner is requesting approval of a 7.49-acre area of this property to be rezoned for residential use with the base zoning requirements for Single Family Residential Zoning R3. The 33 residential lots in this proposed development will vary in size with the largest lot being 12,030 sq. feet.

This request is consistent with the PD-73, which is an existing surrounding neighborhood developments. Proposed layout provides the following benefits:

- A street layout (Terrace Drive) that connects to the existing Smithfield Road west and Hewitt Street to the east. This will improve traffic circulation and emergency access.
- The proposed development will include the dedication of one open space lot of 2,072sq. feet, a second open space lot 1,900 sq. feet, a third open space lot 1,311sq. feet, and a fourth open space lot 2,540 sq. feet, for a total of 7,823 sq. feet as open space. These open space areas include a grass landscaped berm with trees. This will provide a buffer from Smithfield Road and Hewitt Street and common open areas to be utilized by the residents.
- The proposed storm drainage will connect to an existing system that is within the right-of-way of Hewitt Street, constructed within this development, and extended to collect off-site water drainage to this property.

- Proposed landscaping improvements will be constructed within the public right-of-way of the new development including the existing perimeter streets (Smithfield Road and Hewitt Street) and open spaces.
- Proposed completed 4' sidewalk connection and new ADA ramp along Smithfield Rd from the proposed development boundary to Cortland drive.
- Fencing at the neighborhood entrances will be a Masonry Screening wall and will include Entrance Feature Stone Veneer Monuments with Raised Brass Lettering.

ARLINGTON • DALLAS • FORT WORTH • HOUSTON
engineers • planners • surveyors • environmental scientists • landscape architects 2501 Avenue J,
 Suite 120 • Arlington, TX 76006 • phone 817-548-0696 • fax 817-265-8532 www.neel-schaffer.com

**ORDINANCE NO. 3969
ZONING CASE ZC26-0160**

AN ORDINANCE OF THE CITY OF NORTH RICHLAND HILLS, TEXAS AMENDING THE ZONING ORDINANCE OF THE CITY OF NORTH RICHLAND HILLS, AND THE ZONING MAP OF THE CITY OF NORTH RICHLAND HILLS, TEXAS BY REZONING 7.494 ACRES OF LAND LOCATED IN THE 6800 BLOCK OF SMITHFIELD ROAD AND 6700-6800 BLOCKS OF HEWITT STREET FROM AG (AGRICULTURAL), R-2 (SINGLE-FAMILY RESIDENTIAL), R-3 (SINGLE-FAMILY RESIDENTIAL), AND C-2 (COMMERCIAL) TO RI-PD (RESIDENTIAL INFILL PLANNED DEVELOPMENT); 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 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 containing approximately 7.494 acres of land located at 6803, 6809, 6813, 6821, and 6825 Smithfield Road, and 6744, 6746, 6748, and 6800 Hewitt Street (the "Property") has filed an application to rezone the Property from its present classification of AG (Agricultural), R-2 (Single-Family Residential), R-3 (Single-Family Residential), and C-2 (Commercial) to RI-PD (Residential Infill Planned Development); and

WHEREAS, the Planning and Zoning Commission of the City of North Richland Hills, Texas held a public hearing on May 7, 2026, and June 16, 2026, and the City Council of the City of North Richland Hills, Texas, held a public hearing on August 10, 2026, with respect to the zoning change 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 rezoning from AG (Agricultural), R-2 (Single-Family Residential), R-3 (Single-Family Residential), and C-2 (Commercial) to RI-PD (Residential Infill Planned Development) 7.494 acres of property described as Tracts 2B, 2E, 3B, 3B1, and 3A1B, McComas Survey, Abstract 1040; Lots 1R and 2, Block 4, Mollie B Collins Addition; Lot 1, Block 1, Miranda Addition; and a portion of Lot 1, Block 1, Buzan Addition, commonly referred to as 6803, 6809, 6813, 6821, and 6825 Smithfield Road, and 6744, 6746, 6748, and 6800 Hewitt Street, 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 herein approve the residential infill planned development in accordance with the requirements of the Residential Infill Planned Development (RI-PD) district 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 zoning 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 (RI-PD) Residential Infill Planned Development zoning, as set forth above.

SECTION 4: The use of the property described above shall be subject to all applicable and pertinent ordinances of the City of North Richland Hills, all applicable

regulations contained in the Building and Land Use Regulations for the R-2 (Single-Family Residential) zoning district, and the additional zoning standards as set forth in **Exhibit “B.”**

SECTION 5: The zoning district as herein established has been made in accordance with a comprehensive plan for the purpose of promoting the health, safety, morals, and general welfare of the community.

SECTION 6: 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 7: 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 8: 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 9: 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 10: 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 11: 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 10th day of August, 2026.

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

Exhibit A – Property Description – Ordinance No. 3969 – Page 1 of 2

Zoning Case ZC26-0160
Smithfield Terrace
Smithfield Road, North Richland Hills, Texas

BEING 7.494 acre tract of land situated in the John McComas Survey, Abstract Number 1040, in the City of North Richland Hills, Tarrant County, Texas, consisting of multiple platted and deeded properties that are described as follows; Azure Group Real Estate, LLC, known as tract 3, also Lot 1R and Lot 2, Block 4 Mollie B. Collins Addition as recorded under Instrument Number D207377795 Plat Records, Tarrant County, Texas (PRTCT), all aforementioned property ownership are recorded under Instrument Number D221250554 Deed Records, Tarrant County, Texas (DRTCT), also 3 tracts of land that appears to be vested in Gary B. Harston, as Independent Executor of the Estate of Sylvia M. Harston, deceased, said 3 tracts consist of Tract 1, a called 1.3 acres, Tract 2 a called 0.6 acres and a called 1.2998 acre portion of Lot 1, Block 1, Buzan Addition recorded under Instrument Number D193196151 PRTCT, also a portion of Lot 1, Block 1 Miranda Addition as recorded in Cabinet A, Slide 9915 PRTCT, as conveyed by deed to Rosalio Nunez Miranda and Maria Theresa Miranda by deed recorded in Volume 12597, Page 885 DRTCT and being described by metes and bounds as follows:

BEGINNING at a found 1/2 inch iron rod in the west line of Smithfield Road for the northeast corner of said Tract 3, Azure Group Real Estate, LLC;

THENCE South 00 degrees 33 minutes 30 seconds East, along said west line, a distance of 184.63 feet to a found 3/8 inch iron rod for the southeast corner of said Tract 3;

THENCE South 88 degrees 55 minutes 17 seconds West, continuing along said west line, a distance of 9.69 feet to a set 5/8 inch iron rod capped "Neel-Schaffer" for the northeast corner of said Mollie B. Collins Addition for corner;

THENCE South 00 degrees 43 minutes 39 seconds East, continuing along said west line, a distance of 156.50 feet to a set 5/8 inch iron rod capped "Neel-Schaffer" in the north line of a tract of land conveyed by deed to Thomas Falcone, recorded under Instrument Number D201149984 DRTCT, for the southeast corner of said Mollie B. Collins Addition;

THENCE South 89 degrees 42 minutes 56 seconds West, departing said west line and along the south line of said Mollie B. Collins Addition, a distance of 394.47 feet to a found 1/2 inch iron rod in the south line of said Mollie B. Collins Addition, same being the north line of Lot 1, Block 1, Buzan Addition, recorded under Instrument Number D193196151 PRTCT, also being the northeast corner of said Gary B. Harston Tract 3;

THENCE South 00 degrees 30 minutes 59 seconds East, departing said common line, a distance of 138.27 feet to a set 5/8 inch iron rod capped "Neel-Schaffer" in the south line of said Lot 1, Same being the north line of Spring Meadows Addition, recorded under Instrument Number D185397392 PRTCT;

Exhibit A – Property Description – Ordinance No. 3969 – Page 2 of 2

Zoning Case ZC26-0160
Smithfield Terrace
Smithfield Road, North Richland Hills, Texas

THENCE South 89 degrees 29 minutes 07 seconds West, along said common line, a distance of 545.43 feet to a set 5/8 inch iron rod capped “Neel-Schaffer” in the east line of Hewitt Street for the northwest corner of said Spring Meadows Addition, same being the southwest corner of said Gary B. Harston, Tract 2;

THENCE North 00 degrees 29 minutes 51 seconds East, along said east line, a distance of 279.76 feet to a found 1/2 inch iron rod capped “Old Town Surveying” for the northwest corner of said Gary B. Harston Tract 1, same being the southwest corner of said Lot 1, Block 1, Miranda Addition;

THENCE North 88 degrees 29 minutes 03 seconds East, departing said east line and along the north line of said Tract1, same being the south line of said Lot 1, Block 1, Miranda Addition, a distance of 217.03 feet to a set 5/8 inch iron rod capped “Neel-Schaffer”;

THENCE North 00 degrees 53 minutes 11 seconds West, departing said common line and across said Lot 1, Block 1, Miranda Addition, a distance of 93.76 feet to a set 5/8 inch iron rod capped “Neel-Schaffer” in the north line of said Lot 1, Block 1, Miranda Addition, same being the south line of Lot 2, Block 3, Mollie B. Collins Addition, recorded under Instrument Number D183305080 PRTCT;

THENCE North 88 degrees 34 minutes 55 seconds East, along said north line, a distance of 255.13 feet to a found 1/2 inch iron rod in the west line of said Azure Group Real Estate, LLC Tact 3, for the northeast corner of said Lot 1, Block 1, Miranda Addition, same being the southeast corner of a tract of land conveyed to Betty Riley, recorded under Instrument Number D209274936 DRTCT;

THENCE North 00 degrees 09 minutes 01 seconds East, along the west line of said Azure Group Real Estate, LLC Tact 3, same being the east line of said Betty Riley tract, a distance of 93.49 feet to a found 3/8 inch iron rod for the northwest corner of said Azure Group Real Estate, LLC Tact 3, same being the southwest corner of Lot 9, Block 1, Mollie B. Collins Addition, recorded under Instrument Number D185032609 PRTCT;

THENCE North 89 degrees 06 minutes 12 seconds East, along the north line of said Azure Group Real Estate, LLC Tact 3, same being the south line of said Lot 9, Block 1, Mollie B. Collins Addition, 471.37 feet to the POINT OF BEGINNING and containing 326,450.717 square feet or 7.494 acres of land.

Exhibit B – Land Use and Development Regulations – Ordinance No. ** – Page 1 of 9**

Zoning Case ZC26-0160
Smithfield Terrace
Smithfield Road, North Richland Hills, Texas

This Residential Infill Planned Development (RI-PD) District must adhere to all the conditions of the North Richland Hills Code of Ordinances, as amended, and adopt a base district of R-3 (Single-Family Residential). The following regulations must be specific to this RI-PD district. Where these regulations conflict with or overlap another ordinance, easement, covenant or deed restriction, the more stringent restriction will prevail.

A. *Permitted Land Uses.* Uses in this RI-PD are limited to those permitted in the R-3 (Single Family Residential) zoning district, as amended, and subject to the following.

1. Any land use requiring a special use permit in the R-3 (Single-Family Residential) zoning district, as amended, is only allowed if a special use permit is issued for the use.
2. Any land use prohibited in the R-3 (Single-Family Residential) zoning district, as amended, is also prohibited.

B. *Site development standards.* Development of the property must comply with the development standards of the R-3 (Single-Family Residential) zoning district unless otherwise provided below.

1. The minimum standards for lot dimensions and setbacks are as follows.

STANDARD	MINIMUM REQUIREMENT
Lot area	7,000 square feet
Lot width, interior	50 feet
Lot width, corner	50 feet
Lot depth	110 feet
Front building line	20 feet
Side building line	5 feet interior 10 feet on corner street side
Rear building line	10 feet
Rear yard open space	20%

2. The development must set aside at least three percent (4%) of the land area as common open space. All common open space areas and amenities must be owned and maintained by the homeowner's association. The common open space areas must be designed as shown on the site plan attached as Exhibit "C."
3. Fencing must be designed as shown on the site plan attached as Exhibit "C" and is subject to the following.
 - a. A six-foot tall masonry screening wall must be constructed on the rear of the open space lots adjacent to Smithfield Road. The wall must be constructed as a traditional masonry wall or a pre-cast product. Thin panel walls are prohibited.

Zoning Case ZC26-0160
Smithfield Terrace
Smithfield Road, North Richland Hills, Texas

- a. A six-foot tall wood privacy fence must be constructed on the rear of the open space lots adjacent to Hewitt Street. The fence must be a pre-stained board-on-board cedar fence with top cap and side trim, metal posts, brackets, and caps. The developer is responsible for the fence construction as part of the public improvements for the subdivision.
 - b. Privacy fences constructed on residential lots must be a pre-stained board-on-board cedar fence with top cap and side trim; metal posts, brackets, and caps. The privacy fence must not exceed eight (8) feet in height. However, where a privacy fence intersects an ornamental metal fence on an open space lot or a masonry screening wall, the privacy fence must transition to six (6) feet in height over the course of at least one fence panel.
4. Sidewalks, crosswalks, and parking areas must be designed as shown on the site plan attached as Exhibit “C” and are subject to the following.
 - a. A five-foot-wide sidewalk must be constructed adjacent to the open space lots fronting Smithfield Road. The developer is responsible for the sidewalk construction as part of the public improvements for the subdivision.
 - b. A four-foot-wide sidewalk must be constructed adjacent to the open space lots fronting Hewitt Street. The developer is responsible for the sidewalk construction as part of the public improvements for the subdivision.
 - c. A four-foot-wide sidewalk must be constructed on internal streets adjacent to all single-family residential lots. The builder is responsible for the sidewalk construction.
 - d. Crosswalks must be designed and installed as shown on the site plan attached as Exhibit “C.” All crosswalks must be at least six (6) feet wide and enhanced with a decorative stamp and stain/dye as approved by the Development Review Committee.
5. Utility construction is subject to the following.
 - a. Lateral and service lines for all franchise utilities must be placed and maintained underground. Utility pedestals and boxes may be located at the front of the residential lots.
 - b. Streetlights must be selected from Oncor’s decorative street lighting options, excluding any fiberglass poles.
 - c. No new aerial utilities or poles may be installed as a result of this development.
6. The development must include cluster mailboxes. The mailbox design must be equipped with decorative tops and pedestals. The location and design must be approved by the Development Review Committee and US Postal Service.
7. Development entry signs must be designed and installed in accordance with *Chapter 106 – Signs* of the North Richland Hills Code of Ordinances and details attached as Exhibit “C.”

Zoning Case ZC26-0160
Smithfield Terrace
Smithfield Road, North Richland Hills, Texas

8. Landscaping must be designed as shown on the landscape plan attached as Exhibit “C” and is subject to the following.
 - a. Street trees must be planted in open space lots adjacent to Smithfield Road and Hewitt Street. The trees may be spaced twenty (20) to fifty (50) feet on center, provided the average spacing is thirty (30) feet on center.
 - b. Landscaping on and adjacent to individual residential lots is subject to the following.
 - i. On all lots, at least two (2) trees must be installed. At least one (1) tree must be a Large/Canopy Tree of a hardwood species such as oak, elm, maple, or similar species at least three (3) caliper inches in size. One (1) tree may be a Small/Ornamental tree selected from the City’s Plant List.
 - ii. On all lots, one (1) street tree must be planted between the sidewalk and curb adjacent to the front of each lot. On corner lots, two (2) street trees must be planted between the sidewalk and curb adjacent to the side of each lot. The tree must be either a Bosque or an Allee elm species. The street trees must be spaced a minimum of twenty (20) feet apart and must be maintained to provide proper clearance along the sidewalk and street.
 - iii. The front yard of all lots must be landscaped with a minimum of five (5) three-gallon shrubs and five (5) one-gallon shrubs in mulched landscape beds defined by metal, concrete, stone or other border. The shrubs must include at least two different species.
 - c. All landscaped areas of each residential lot and each open space lot must be watered by an automatic underground irrigation system equipped with rain and freeze sensors. All large and ornamental trees must be on bubbler/drip irrigation on separate zones from turf grass.
 - d. The homeowner’s association is responsible for the maintenance of the landscaping and trees within all open space lots.
- C. *Building design standards.* Building design and appearance must comply with the standards described below.
 1. The minimum dwelling unit size is 2,000 square feet.
 2. The maximum structure height is thirty-eight (38) feet.
 3. The exterior wall materials of a dwelling are subject to the following.
 - a. Material changes may not occur at a front outside corner of the front elevation. Materials must wrap at least two (2) feet around the side elevation.
 4. Garages are subject to the following.
 - a. Front entry garages are permitted. The garage entry must be set back at least twenty (20) feet from the front property line.

Exhibit B – Land Use and Development Regulations – Ordinance No. ** – Page 4 of 9**

Zoning Case ZC26-0160
Smithfield Terrace
Smithfield Road, North Richland Hills, Texas

- b. The proportion of garage doors on a front building façade may not exceed fifty (50) percent of the building width.
 - c. Garage doors must feature raised or recessed panels, reveals with texture and include at least two of the following elements.
 - i. Two single garage doors.
 - ii. Decorative windows and/or hardware.
 - iii. Garage door paint or stain that is darker in color than the trim of the dwelling.
5. Driveways, porches, and lead walks are subject to the following.
 - a. Surface materials for driveways must be salt finished, aggregate pebble, paverstone, or stamped and stained concrete.
 - b. The drive approaches must not exceed forty percent (40%) of the lot width as measured at the property line.
 - c. Drive approaches are prohibited on Smithfield Road and Hewitt Street.
 - d. Lead walks and porches must feature salt finished concrete, aggregate pebble, paverstone, stamped and stained concrete, brick or stone.
6. Building roofs are subject to the following.
 - a. Roof must have a minimum pitch of 8:12 on front elevation of house, and a minimum pitch of 6:12 on the sides. Accent roofs, porch roofs, and shed roofs must be pitched 4:12 or greater.
 - b. Roofing materials must have a minimum 30-year warranty.
 - c. Three-tab shingles are prohibited.
 - d. Mansard, gambrel, chalet, and flat roofs are prohibited.
7. Building elevations and floor plans are subject to the following. The purpose of this section is to limit the effects of repetition and uniformity by requiring substantive variation and diversity in front elevations within a certain lot pattern.
 - a. The same front building elevation may not be repeated more frequently than every fourth lot.
 - b. There must be at least two (2) dwellings located between dwelling units that have the same building elevation or the same floor plan.
 - c. A dwelling is considered sufficiently differentiated when three of the following elements are satisfied:
 - i. Different number of full stories.



- ii. Change in the roofline that is at least fifty percent (50%) of the width of the front elevation.
 - iii. Change in roof pitch of at least two units of change, e.g., 6:12 pitch to 8:12 pitch.
 - iv. Inclusion or exclusion of a front porch, or change in height of a front porch roof by at least four (4) feet.
 - v. Difference in the number of dormers.
 - vi. Garages recessed or projected by at least four (4) feet.
 - vii. Change in exterior materials covering fifty percent (50%) or more of the wall coverage on the front elevation, excluding door and window openings.
 - viii. Difference in the number of windows, provided there is at least two (2) feet of separation between windows when two or more windows are present.
- d. The following elements will not be considered when evaluating the elements stated above.
- i. Change in paint or material color.
 - ii. Change in roof pitch of less than two units of change, e.g., 5:12 pitch to 6:12 pitch.
 - iii. Change in roofline of less than fifty percent (50%) of the width of the front elevation.
 - iv. Minor changes in exterior architectural features.
 - v. Same proportions of exterior features, including flipped or mirrored front elevations.
 - vi. Changes in roof material.
8. Each building must include at least five (5) of the following architectural elements.
- a. At least two distinct building materials.
 - b. Divided light or border light windows on street facing elevations, including front elevations and side elevations on corner lots.
 - c. Window molding or lintels.
 - d. Enhanced brick details, such as herringbone, rowlocks, sliced brick, cut brick haunch, etc.
 - e. Metal seam roof accents.
 - f. Louvered vents.
 - g. Cedar shutter accents that are at least one-half the width of the window.
 - h. Cast stone accents.

Zoning Case ZC26-0160
Smithfield Terrace
Smithfield Road, North Richland Hills, Texas

- i. Front porches with a minimum depth of at least six (6) feet and an area of at least sixty (60) square feet.
 - j. Cedar columns.
 - k. Dormers.
 - l. Balconies.
 - m. Eight-foot tall entry doors.
9. Each building's street-facing elevation must include the following:
- a. Decorative coach lighting fixtures at least thirteen (13) inches in height must be provided on all front elevations.
 - b. Street-facing windows must be single- or double-hung with divided light.
 - c. Brick construction must have soldier course or arch over doors and windows and along roof rake.
 - d. In masonry construction, the minimum return from the primary wall surface to the window jamb must be three inches with a trim or panning recommended.
 - e. A minimum one-foot roof overhang.
 - f. Finished or decorative soffit on roof overhang.
- D. *Property owner's association.* Each lot owner must be a mandatory member of the homeowners association (HOA). Conditions, covenants, and restrictions (CC&Rs) for all property within the RI-PD district must be recorded in the official public records of Tarrant County by the owner before a final subdivision plat may be approved, a lot sold, or a building permit issued. Conditions, covenants, and restrictions that relate to provisions required in this district must be approved by the city attorney, and they must:
- 1. Create a property owners' association with mandatory membership for each property owner.
 - 2. Establish architectural standards that are in conformity with the requirements of this RI-PD district.
 - 3. Create an architectural review committee to review development for compliance with the architectural standards and issue certificates of approval for additions and exterior remodels prior to a building permit application.
 - 4. Provide for the maintenance of the landscaping and trees within the right-of-way.
 - 5. Provide for the maintenance of all common amenities, common areas, open space lots, and associated landscaping and irrigation.
 - 6. Provide for the maintenance of fences and walls adjacent to open space lots and/or within dedicated wall easements.

Zoning Case ZC26-0160
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7. At a minimum, the conditions, covenants, and restrictions establishing and creating the mandatory property owners' association must contain and/or provide for the following:
 - a. Definitions of terms contained therein;
 - b. Provisions acceptable to the City for the establishment and organization of the mandatory property owners' association and the adoption of bylaws for the association, including provisions requiring that the owner of any lot within the applicable subdivision and any successive buyer shall automatically and mandatorily become a member of the association;
 - c. The initial term of the covenants, codes, and restrictions establishing and creating the association must be for a 50-year period and must automatically renew for successive ten-year periods, and the association may not be dissolved without the prior written consent of the City;
 - d. The right and ability of the City or its lawful agents, after due notice to the association, to remove any landscape systems, features, or elements that cease to be maintained by the association; to perform the responsibilities of the association if the association fails to do so in compliance with any provisions of the covenants, codes, and restrictions of the association or of any applicable city code or regulations; to assess the association for all costs incurred by the City in performing said responsibilities if the association fails to do so; and/or to avail itself of any other enforcement actions available to the city pursuant to state law or city codes or regulations; and
 - e. Provisions indemnifying and holding the City harmless from any and all costs, expenses, suits, demands, liabilities or damages, including attorney's fees and costs of suit, incurred or resulting from the City's removal of any landscaping, features, or elements that cease to be maintained by the association or from the city's performance of the aforementioned operation, maintenance or supervision responsibilities of the association due to the associations' failure to perform said responsibilities.
- E. *Amendments to Approved Planned Developments.* An amendment or revision to the Residential Infill Planned Development (RI-PD) 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 zoned the land to the RI-PD district.

The city manager or designee may approve minor amendments or revisions to the RI-PD 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;

Zoning Case ZC26-0160

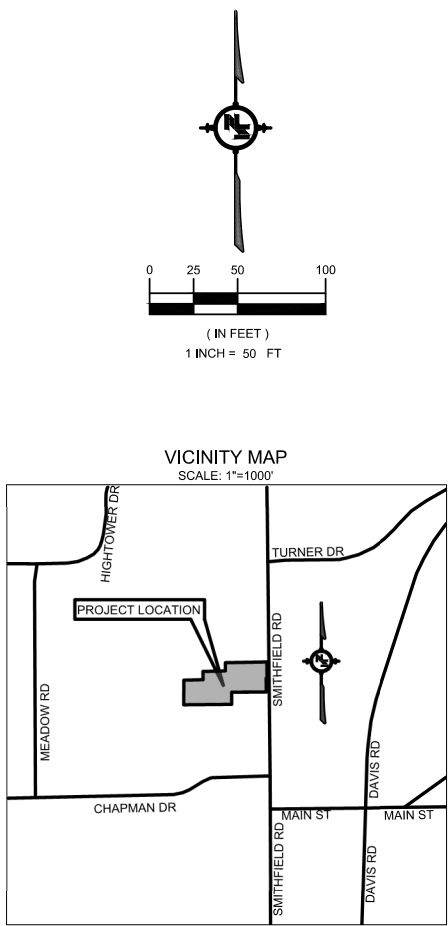
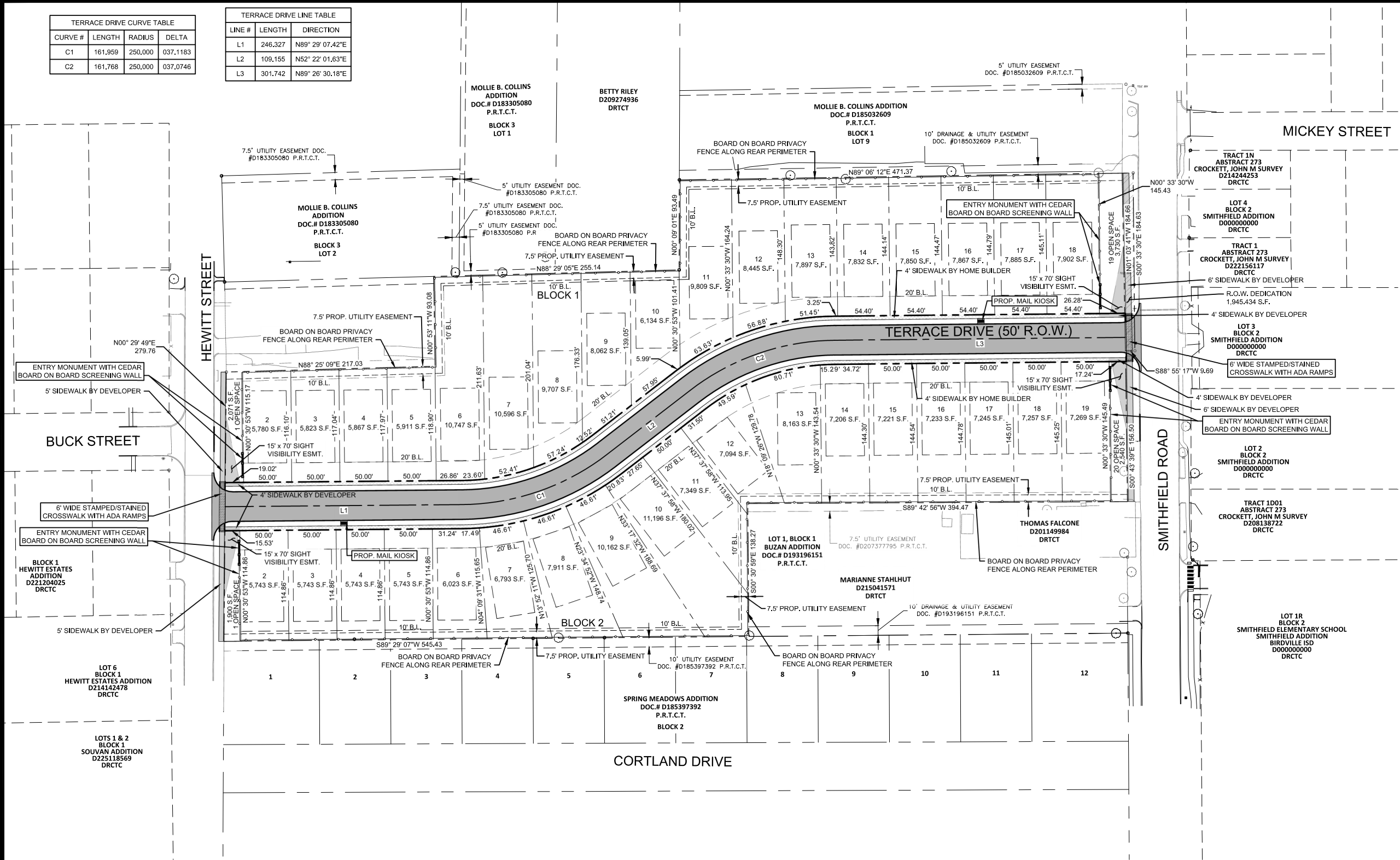
Smithfield Terrace

Smithfield Road, North Richland Hills, Texas

5. Reduce minimum yards or setbacks; or
6. Change traffic patterns.

TERRACE DRIVE CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	161.959	250,000	037.1183
C2	161.768	250,000	037.0746

TERRACE DRIVE LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	246.327	N89° 29' 07.42"E
L2	109.155	N52° 22' 01.63"E
L3	301.742	N89° 26' 30.18"E



ZONING SITE PLAN
SMITHFIELD TERRACE
LOTS 1-19, BLOCK 1 &
LOTS 1-20, BLOCK 2

BEING 7.494 acre tract of land situated in the John McComas Survey, Abstract Number 1040, in the City of North Richland Hills, Tarrant County, Texas, consisting of multiple platted and deeded properties that are described as follows; Azure Group Real Estate, LLC, known as tract 3, also Lot 1R and Lot 2, Block 4 Mollie B. Collins Addition as recorded under Instrument Number D207377795, an addition to the City of North Richland Hills, Tarrant County, Texas.

CURRENT ZONING: C-2, AG, R-2, R-3
PROPOSED ZONING: RI-PD

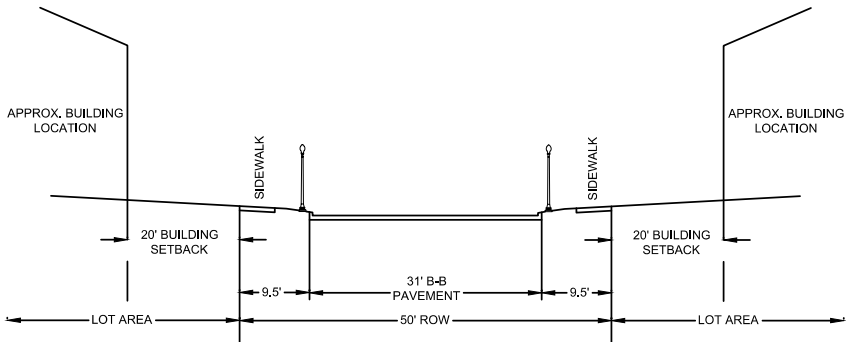
FEBRUARY 2026

XXX-XXX

SPACE UTILIZATION CHART			
SPACE TYPE	SQUARE FEET	ACRES	USE PERCENTAGE
TOTAL PROPERTY	326,422.526	7.494	100
SINGLE FAMILY (35 LOTS)	265,180.757	6.088	81.238
OPEN SPACE (4 LOTS)	10,242.516	0.235	3.138
R.O.W. DEDICATION	1,945.434	0.045	0.598
PAVED SIDEWALKS	7,847.591	0.180	2.404
PAVED STREETS	29,754.090	0.683	9.115
TOTAL PAVED AREAS	37,601.682	0.863	11.519
PARKWAY	11,446.259	0.263	3.507

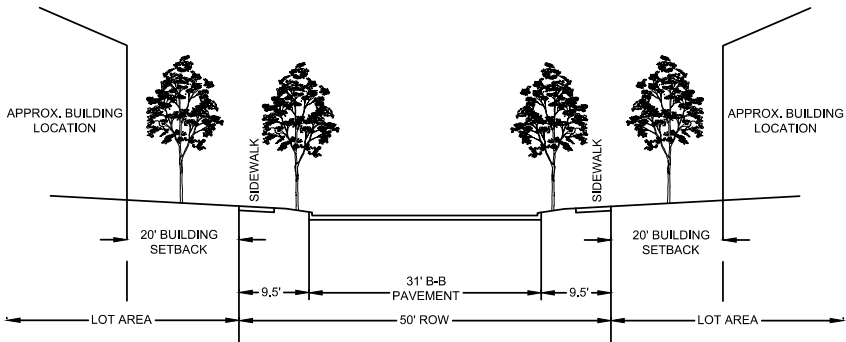
DENSITY = 35 LOTS/7.494 ACRES= 4.670 LOTS PER ACRE

DWELLING UNIT No= 35
DWELLING UNIT TYPE= SINGLE FAMILY RESIDENCE
FRONT BUILDING LINE= 20 ft.
SIDE BUILDING LINE= 5 ft. min.
REAR BUILDING LINE= 10 ft.



TYPICAL STREET STANDARDS

NOT TO SCALE



TYPICAL STREET STANDARDS - LOT TREES

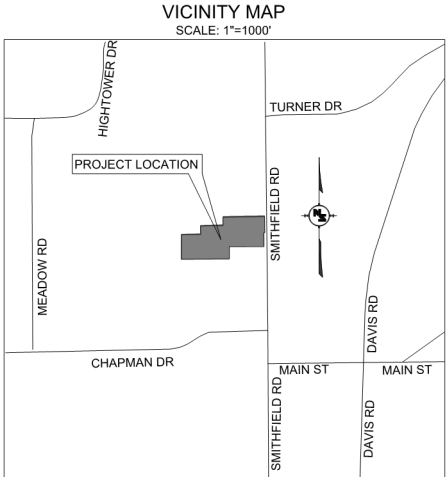
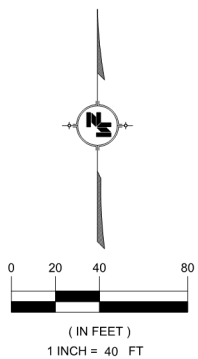
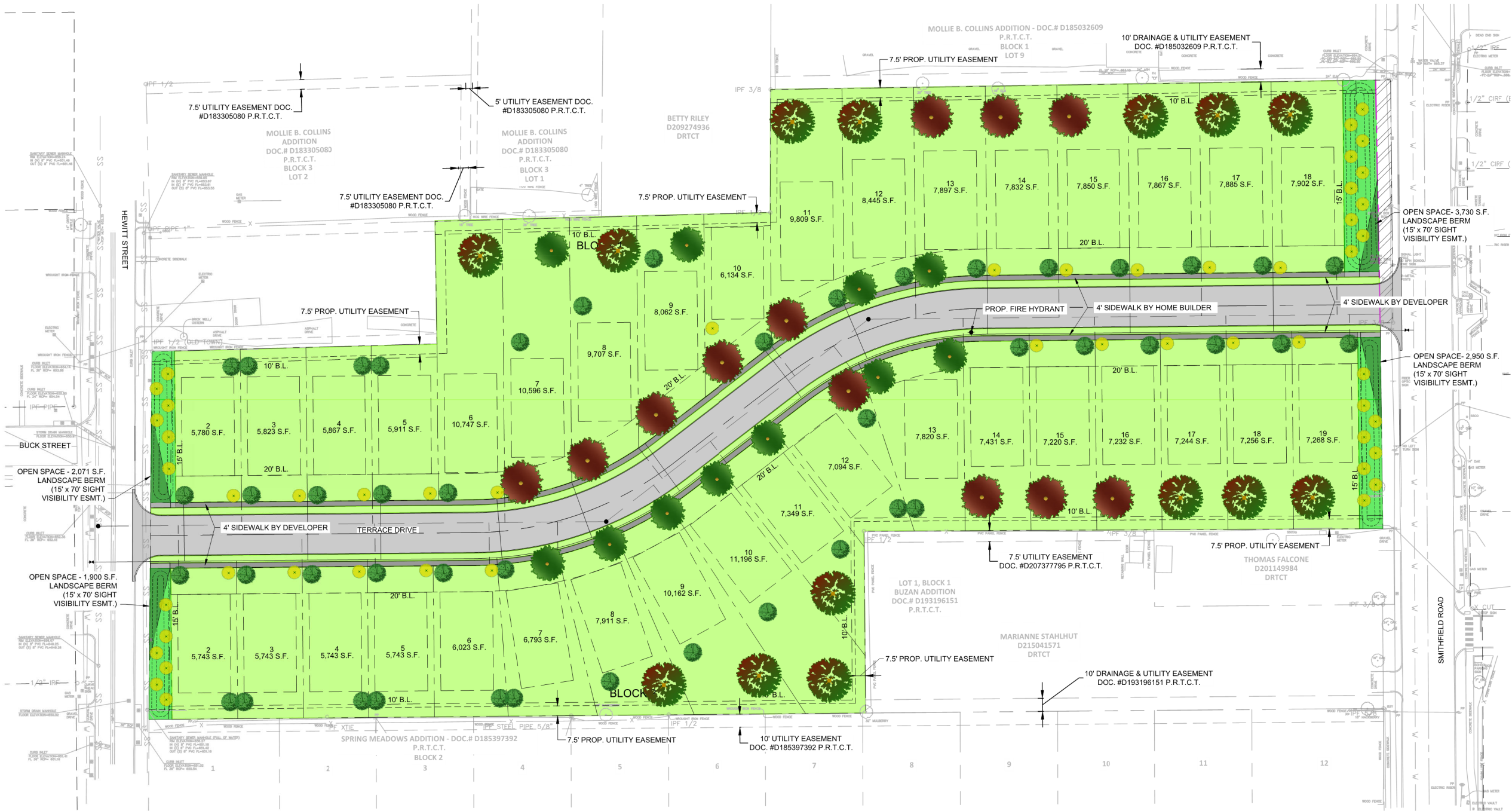
NOT TO SCALE

DEVELOPER

SANDLIN HOMES, L.L.C.
5137 DAVIS BOULEVARD
NORTH RICHLAND HILLS, TEXAS 76180
PHONE: 817-281-3509
EMAIL: phil.walters@sandlinhomes.com
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NEEL-SCHAFER, INC.
2501 Avenue J, Suite 120, Arlington, Texas 76010
CONTACT: Philip B. Walters, RPLS No. 5894
PHONE: 817-548-0696
EMAIL: phil.walters@neel-schaffer.com
TBPLS FIRM REGISTRATION NO. 10021800



PLANTING LEGEND		PLANT SIZE
	PANICLED GOLDENRAIN TREE <i>Koeleruteria paniculata</i>	3" CAL.
	TEXAS RED OAK (NATIVE) <i>Quercus buckleyi</i>	3" CAL.
	LACEBARK ELM <i>Ulmus parvifolia</i>	3" CAL.
	OKLAHOMA REDBUD (NATIVE) <i>Cercis canadensis var. texensis</i>	3" CAL.
	LITTLE GEM MAGNOLIA <i>Magnolia grandiflora</i> ('Little Gem')	3" CAL.

- NOTES:
- ALL SINGLE FAMILY RESIDENTIAL PROPERTIES SHALL PROVIDE A MINIMUM OF (3) - 3" CALIPER TREES OF A SPECIES FOUND ON THE APPROVED PLANT LIST FOUND IN SECTION 114-77 OF THE CITY OF NORTHLAND HILLS, TX LAND DEVELOPMENT CODE. PLANTING SELECTIONS ARE BASED OFF OF THIS CODE. AT LEAST ONE SUCH TREE MUST BE LOCATED IN FRONT OF THE REQUIRED FRONT BUILDING LINE.
 - ALL LANDSCAPE WITHIN SIGHT VISIBILITY TRIANGLES SHALL COMPLY WITH THE VISIBILITY TRIANGLE REQUIREMENTS AS STATED IN THE CITY CODE. NO TREES SHALL BE PLANTED IN WITHIN THE SIGHT VISIBILITY TRIANGLES.
 - VERIFY ALL UTILITY LOCATIONS PRIOR TO EXCAVATION OR TRENCHING
 - ALL WATER METERS, FIRE HYDRANTS, VALVES, MANHOLES AND CLEANOUTS ON OR ADJACENT TO THE SUBJECT PROPERTY MUST REMAIN ACCESSIBLE FOR MAINTENANCE DURING CONSTRUCTION AND UPON COMPLETION OF NECESSARY GRADING AND LANDSCAPING. THE EXISTING FACILITIES SHOULD BE ADJUSTED TO FINAL GRADE, ABOVE THE FINISHED GRADE OF ALL LANDSCAPE PRIOR TO THE COMPLETION OF THE WORK.
 - ALL EXISTING UTILITIES AND UNDERGROUND FACILITIES THAT ARE INDICATED AND SHOWN ON THESE PLANS ARE APPROXIMATE, AND ARE BASED ON SURVEY INFORMATION. ALL UTILITIES SHALL BE FIELD VERIFIED AND LOCATED PRIOR TO ANY EXCAVATION OR BORING ACTIVITIES.
 - IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY LOCATION OF UTILITIES PRIOR TO CONSTRUCTION
 - THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGED OR DESTROYED UTILITY LINES DURING CONSTRUCTION

SPACE UTILIZATION CHART			
SPACE TYPE	SQUARE FEET	ACRES	USE PERCENTAGE
TOTAL PROPERTY	326,450.718	7.494	100
SINGLE FAMILY (37 LOTS)	265,209.417	6.088	81.240
OPEN SPACE	10,242.107	0.235	3.137
PAVED SIDEWALKS	7,847.652	0.180	N/A
PAVED STREETS	31,852.985	0.731	9.757
TOTAL PAVED AREAS	39,700.637	0.911	12.161

DENSITY = 37 LOTS/7.494 ACRES= 4.937 LOTS PER ACRE

DWELLING UNIT No= 37
DWELLING UNIT TYPE= SINGLE FAMILY RESIDENCE

FRONT BUILDING LINE= 20 ft.
SIDE BUILDING LINE = 5 ft. min.
REAR BUILDING LINE= 10 ft.

LANDSCAPE PLAN SMITHFIELD TERRACE

BEING 7.494 acre tract of land situated in the John McComas Survey, Abstract Number 1040, in the City of North Richland Hills, Tarrant County, Texas, consisting of multiple platted and deeded properties that are described as follows: Azure Group Real Estate, LLC, known as tract 3, also Lot 1R and Lot 2, Block 4 Mollie B. Collins Addition as recorded under Instrument Number D20737795 Plat Records, Tarrant County, Texas (PRTCT)

CURRENT ZONING: O-1
PROPOSED ZONING: RI-PD
FEBRUARY 2026

OWNER

SANDLIN HOMES, L.L.C.
5137 DAVIS BOULEVARD
NORTH RICHLAND HILLS, TEXAS 76180
817-281-3509
scott@sandlinhomes.com

NEEL-SCHAFFER
Solutions you can build upon

NEEL-SCHAFFER, INC.
2501 Avenue J, Suite 120, Arlington, Texas 76006
CONTACT: Philip B. Wolters, RPLS No. 5894
PHONE: 817-548-0696
EMAIL: phil.wolters@neel-schaffer.com
TBPLS FIRM REGISTRATION NO. 10021800

**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
MAY 7, 2026**

- C.1 ZC26-0160 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM SANDLIN HOMES LLC FOR A ZONING CHANGE FROM AG (AGRICULTURAL), R-2 (SINGLE-FAMILY RESIDENTIAL), R-3 (SINGLE-FAMILY RESIDENTIAL), AND C-2 (COMMERCIAL) TO RI-PD (RESIDENTIAL INFILL PLANNED DEVELOPMENT) AT 6803, 6809, 6813, 6821, AND 6825 SMITHFIELD ROAD, AND 6744, 6746, 6748, AND 6800 HEWITT STREET, BEING 7.494 ACRES DESCRIBED AS TRACTS 2B, 2E, 3B, 3B1, AND 3A1B, MCCOMAS SURVEY, ABSTRACT 1040; LOTS 1R AND 2, BLOCK 4, MOLLIE B COLLINS ADDITION; LOT 1, BLOCK 1, MIRANDA ADDITION; AND A PORTION OF LOT 1, BLOCK 1, BUZAN ADDITION.**

TABLED

Vice Chair Carpenter stated since they are related items on the same property, items C.1 and D.1 would be presented together, but the Commission would take action on each one separately.

Vice Chair Carpenter introduced the item, opened the public hearing, and called for Planning Director Cori Reaume to introduce the request. Ms. Reaume introduced the request.

Vice Chair Carpenter called for the applicant to present the request.

Jody Boyd, representing Sandlin Homes, 5137 Davis Boulevard, North Richland Hills, Texas, presented the request

Alternate Kerby and Mr. Boyd discussed the proposed lot sizes.

Commissioner Narayana and Mr. Boyd discussed the possibility of adding additional open space and the orientation of lots in the project.

Commissioner McMahon and Mr. Boyd discussed the proposed zoning standards.

Vice Chair Carpenter called for Ms. Reaume to present the staff report. Ms. Reaume

May 07, 2026

Planning and Zoning Commission Meeting Minutes

Page 1 of 4

presented the staff report.

Vice Chair Carpenter and Ms. Reaume discussed screening requirements for the subdivision.

Commissioner Narayana and Ms. Reaume discussed open space requirements and drainage.

Commissioner McMahon and Ms. Reaume discussed the R-2 district standards in relation to this project.

Commissioner Pekurney and Ms. Reaume discussed the intent of the RI-PD zoning district and the approval process for the application.

Vice Chair Carpenter and Ms. Reaume discussed setback standards and the purpose of the RI-PD zoning district.

Commissioner McMahon and Ms. Reaume discussed the process for recommending additional development conditions for a zoning application.

Commissioner Pekurney and Ms. Reaume traffic analysis requirements for zoning applications.

Vice Chair Carpenter and Mr. Frohman discussed streetscape standards and access for emergency service vehicles.

Commissioner Narayana, Mr. Frohman, and Ms. Reaume discussed the requirements for drainage studies.

Vice Chair Carpenter called for anyone wishing to speak for or against the request to come forward.

The following individuals spoke during the public hearing: Matthew Riley, 7812 Odell Street (opposition); Bill Falls, 6744 Hewitt Street (opposition); Eric Sipe, 7209 Cortland Drive (opposition); Jeff Campbell, 7717 Buck Street (opposition); David Crumpler, 7521 Frankie B Street (opposition); James Davis, 7621 Frankie B Street (opposition); Allen Willis, 7613 Buck Street (opposition); Natalie Gary, 7509 Buck Street (opposition); Chelsea Stevens, 7529 Buck Street (opposition); Jonathan Holland, 7689 April Court (opposition); J.R. McCumber 6709 Hewitt Street (opposition); Tracy Davis, 6717 Hewitt Street (opposition); Amy Brown, 7005

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Smithfield Road (opposition); Gary Harston, 6721 Hewitt Street (support); Tracy Preskenis, 7700 Buck Street (opposition); Jim Morgan, 7601 Frankie B Street (opposition); Clete Rheinlander, 6812 Smithfield Road (opposition); John Cope, 6724 Meadow Road (opposition); Mitchell Kempe, 7804 Briardale Court (opposition); Lewis Fausak, 7540 Buck Street (opposition); Vicki Smith, 7800 Cortland Drive (support); Dwayne Leslie, 7524 Frankie B Street (opposition); Kerrie Tillotson, 6737 Hewitt Street (opposition); Janice Daw, 7600 Frankie B Street (opposition); Andrew Stahlhut, 6801 Smithfield Road (opposition); Marianne Stahlhut, 6801 Smithfield Road (opposition); Thomas Falcone, 6805 Smithfield Road (opposition); Jose Lopez, Hewitt Street (opposition); Thomas Riddle, 6962 Crabtree Lane (opposition); Bobby Gomez, 7714 Sable Lane (support); Debbie Turnage, 7015 Douglas Lane (opposition); Matt Wilson, 7609 Buck Street (opposition); David Zimmerman, 7521 Buck Street (opposition); Tracy Bennet, 3825 Scruggs Drive (opposition); and Allie Goodell, 6913 Briardale (opposition).

The following individuals did not speak during the public hearing but asked that their position be recorded: Angela Fincher, 7517 Buck Street (opposition); Michael Fincher, 7517 Buck Street (opposition); Martin Rojas, 7104 Smithfield Road (opposition); Scott Geyer, 7825 Odell Street (opposition); Patricia Geyer, 7805 Odell Street (opposition); Wilbur Stewart, 7108 Smithfield Road (opposition); Steve Prekenis, 7700 Buck Street (opposition); Sherry Joiner, 7713 Frankie B Street (opposition); E.J. Campbell, 7717 Buck Street (opposition); Jose Vazquez, 7709 Buck Street (opposition); Don Vesta, 7716 Buck Street (opposition); Jamie Vesta, 7716 Buck Street (opposition); Rachel Willis, 7613 Buck Street (opposition); Patricia Dalton, 7824 Cortland Drive (opposition); Regena Morrison, 7825 Cortland Drive (opposition); Sarah Purdy, 7833 Cortland Drive (opposition); Maria Lopez, 7716 Frankie B Street (opposition); Peter Wilson, 7609 Buck Street (opposition); Keith Tillotson, 6737 Hewitt Street (opposition); Tammy Wilson, 7609 Buck Street (opposition); Michael Maddock, 7225 Plumwood Drive (opposition); Michelle Maddock, 7225 Plumwood Drive (opposition); Shawna Zimmerman, 7521 Buck Street (opposition); Debbie Tebay, 7713 Buck Street (opposition); Susan Diller, 9051 Amundson Drive (opposition); Mike Diller, 9051 Amundson Drive (opposition); Andrew Reznak, 6925 Briardale Drive (opposition); Sandra Villalobos, 7824 Odell Street (opposition); Gabriel Grosu, 7832 Odell Street (opposition); Bethanie Cope, 6724 Meadow Road (opposition); Dushyant Dass , 8405 Revenue Way (opposition); Lauren Fausak, 7540 Buck Street (opposition); Bhavna Gupta, 8405 Revenue Way (opposition); Jodie Roundy, 6605 Dewsbury Street (opposition); Delfino Villalobos, 7824 Odell Street (opposition); and Joe Purdy, 7833 Cortland Drive.

Vice Chair Carpenter called for anyone wishing to speak for or against the request to

come forward. There being no one else wishing to speak, Vice Chair Carpenter closed the public hearing.

Commissioner McMahon and Ms. Reaume discussed the open space requirements in comparison to another project by the applicant.

Commissioner Narayana and Ms. Reaume discussed the context of the surrounding neighborhoods and general area.

Vice Chair Carpenter and Ms. Reaume discussed the electric power capacity and demand.

Vice Chair Carpenter and Mr. Husband discussed tree preservation standards.

Alternate Kerby and Ms. Reaume discussed the process of postponing action on the request to a future meeting date.

Commissioner McMahon and Mr. Frohman discussed right-of-way requirements and future plans for Smithfield Road.

Vice Chair Carpenter and Mr. Frohman discussed the existing conditions of Hewitt Street.

Commissioner McMahon and Ms. Reaume discussed front-yard utilities.

Commissioner Pekurney and the applicant discussed the design of the project and how it fits into the existing character of the area.

A MOTION WAS MADE BY COMMISSIONER MCMAHON, SECONDED BY ALTERNATE KERBY TO TABLE ZC26-0160 TO THE JUNE 18, 2026, MEETING. MOTION TO TABLE CARRIED 6-0.

**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
JUNE 18, 2026**

- C.1 ZC26-0160 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM SANDLIN HOMES LLC FOR A ZONING CHANGE FROM AG (AGRICULTURAL), R-2 (SINGLE-FAMILY RESIDENTIAL), R-3 (SINGLE-FAMILY RESIDENTIAL), AND C-2 (COMMERCIAL) TO RI-PD (RESIDENTIAL INFILL PLANNED DEVELOPMENT) AT 6803, 6809, 6813, 6821, AND 6825 SMITHFIELD ROAD, AND 6744, 6746, 6748, AND 6800 HEWITT STREET, BEING 7.494 ACRES DESCRIBED AS TRACTS 2B, 2E, 3B, 3B1, AND 3A1B, MCCOMAS SURVEY, ABSTRACT 1040; LOTS 1R AND 2, BLOCK 4, MOLLIE B COLLINS ADDITION; LOT 1, BLOCK 1, MIRANDA ADDITION; AND A PORTION OF LOT 1, BLOCK 1, BUZAN ADDITION.**

RECOMMENDED FOR DENIAL

Chair Stamps stated Item C.1 was tabled at the May 7, 2026, meeting, and stated before the Commission can discuss the item, it must be removed from the table, which requires a motion and vote.

A motion was made by Vice Chair Carpenter, seconded by Alternate Kerby, to remove Item C.1, ZC26-0160, from the table for discussion. Motion carried 7-0.

Chair Stamps introduced the item, opened the public hearing, and called for Planning Director Cori Reaume to introduce the request. Mrs. Reaume introduced the request

Chair Stamps called for the applicant to present the request.

Scott Sandlin, representing Sandlin Homes, 5137 Davis Boulevard, North Richland Hills, Texas, presented the request.

Vice Chair Carpenter and the applicant discussed open space requirements and the practicality of designing an open space median in the street.

Chair Stamps called for Ms. Reaume to present the staff report. Ms. Reaume presented the staff report.

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Chair Stamps and Ms. Reaume discussed the width of the street compared to Cortland Drive.

Commissioner McMahon and Ms. Reaume discussed minimum lot sizes and rear garage locations.

Chair Stamps, Commissioner McMahon and Ms. Reaume discussed the required development standards for residential infill planned developments in relation to the R-2 zoning requirements.

Commissioner Narayana and Ms. Reaume discussed lot depths, rear garage locations, and lot orientation on the street.

Chair Stamp called for anyone wishing to speak for or against the request to come forward.

The following individuals spoke during the public hearing: J.R. McCumber, 6709 Hewitt Street (opposition); Eric Sipe, 7829 Cortland Drive (opposition); Alicia Morrison, 7829 Cortland Drive (opposition); Jeff Campbell, 7717 Buck Street (opposition); Bill Falls, 6804 Hewitt Street (opposition); Lewis Fausak, 7540 Buck Street (opposition); Lauren Fausak, 7540 Buck Street (opposition); Jim Morgan, 7601 Frankie B Street (opposition); James Davis, 7621 Frankie B Street (opposition); Steve Preskenis, 7700 Buck Street (opposition); David Crumpler, 7521 Frankie B Street (opposition); Dwayne Leslie, 7524 Frankie B Street (opposition); Natalie Gary, 7509 Buck Street (opposition); Bobby Gomez, 7714 Sable Lane (support); Rachel Willis, 7613 Buck Street (opposition); Thomas Falcone, 6805 Smithfield Road (opposition); Marianne Stahlhut, 6801 Smithfield Road (opposition); Tammy Wilson, 7609 Buck Street (opposition); Matt Wilson, 7609 Buck Street (opposition); Tracy Preskenis, 7700 Buck Street (opposition); and Jamie Stickler, 6719 Hewitt Street (opposition).

The following individuals did not speak during the public hearing but asked that their position be recorded: Angela Fincher, 7517 Buck Street (opposition); Michael Fincher, 7517 Buck Street (opposition); Eric Skinner, 7000 Briardale Drive (opposition); Michelle Maddock, 7532 Buck Street (opposition); Michael Maddock, 7532 Buck Street (opposition); Janice Daw, 7600 Frankie B Street (opposition); Sherry Joiner, 7713 Buck Street (opposition); Eli Stickler, 6719 Hewitt Street (opposition); Richard Chitwood, 7621 Hewitt Street (opposition); Judy Vander Horck, 7621 Hewitt Street (opposition); Linda Hamen, 6908 Post Oak Drive (no position).

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stated); Colleen Press, 7800 Mockingbird Lane #49 (opposition); Andrea Canepa, 8600 Cato Drive (no position stated); Allen Willis, 7613 Buck Street (opposition); Tracy Davis, 6717 Hewitt Street (opposition); Patricia Dalton, 7824 Cortland Drive (opposition); Regena Morrison, 7825 Cortland Drive (opposition); John Lubke, 7701 Frankie B Street (opposition); Georgeanna Lubke, 7701 Frankie B Street (opposition); Jamie Vesta, 7716 Buck Street (opposition); Don Vesta, 7716 Buck Street (opposition); Patricia Geyer, 7825 Odell Street (opposition); and Scott Geyer, 7825 Odell Street (opposition).

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

Chair Stamps and Ms. Reaume discussed the intent and purpose of residential infill planned developments and its use in this area as opposed to a standard zoning district.

Commissioner Narayana and Ms. Reaume discussed development standards associated with the proposed project.

Commissioner McMahon and Ms. Reaume discussed R-2 zoning standards versus the residential infill planned development standards.

Vice Chair Carpenter, Mr. Frohman, and Ms. Reaume discussed traffic analysis conducted for the project.

Commissioner Pekurney and Ms. Reaume discuss the flexibility of the residential infill planned development standards.

Commissioner McMahon and Ms. Reaume discuss the plat submissions related to the project.

Commissioner Narayana, Mr. Frohman, and Ms. Reaume discussed drainage patterns in the area and the effect on the project.

Chair Stamps and the applicant discussed preliminary engineering and grading design for the project.

Alternate Whittaker discussed the context of the project for the area and traffic comments brought up during the hearing.

Vice Chair Carpenter discussed the density and lot sizes of adjacent neighborhoods compared to the proposed project and revisions to the project design.

Commissioner McMahon discussed lot sizes compared to adjacent neighborhoods and traffic and drainage issues associated with the area.

Alternate Kerby discussed residential infill planned development and R-2 zoning standards.

Commissioner Narayana discussed the purpose and use of planned development districts for residential development and the differences between the first and revised layout.

Commissioner Welborn discussed the density of the project compared to the area and the viability of a homeowner's association for a small development.

Chair Stamps discussed development patterns in the area.

A MOTION WAS MADE BY COMMISSIONER MCMAHON, SECONDED BY ALTERNATE KERBY TO DENY ZC26-0160. MOTION TO DENY CARRIED 7-0.

CITY COUNCIL MEMORANDUM

FROM: The Office of the City Manager **DATE:** August 10, 2026
SUBJECT: Public hearing to discuss, consider, and act upon Ordinance No. 3970, approving the 2026 Annual Service Plan Update for the City Point Public Improvement District
PRESENTER: Craig Hulse, Director Economic Development

SUMMARY:

City Council is being asked to conduct a public hearing and consider an ordinance approving the Annual Service Plan Update to the Service and Assessment Plan, including the Assessment Rolls, for the City Point Public Improvement District in accordance with Chapter 372, Texas Local Government Code, as amended; and providing an effective date.

GENERAL DESCRIPTION:

The area surrounding City Hall, known as City Point, is the former location of North Hills Mall which closed its doors in 2004. The owner of the mall – a limited partnership out of California – was unsuccessful in revitalizing the property and in 2007 the building was demolished.

In late 2018, the City approached Centurion American about a mixed-use development for the property. After a collaborative and public process, City Council approved the rezoning of the 52-acre property into a Planned Development, called “City Point”. The plan includes 364 single family homes, 300 multi-family units, 60,000 square feet of commercial space and an upscale hotel.

At the request of the property owner, on September 9, 2019 City Council approved the creation of the City Point Public Improvement District (PID) to facilitate the construction of public improvements to expedite the timing and enhance the quality of development. A PID is a designated area where property owners pay a special assessment for public improvements and services within that area. The services must benefit the district area and are supplemental to services already provided by the city.

Pursuant to the provisions of Chapter 372 of the Texas Local Government Code (PID Act), on December 9, 2019, the City Council passed Ordinance No. 3625 and Ordinance No. 3526, which approved the Service and Assessment Plan for the PID and levied assessments against the assessable properties within Improvement Zone A and Improvement Zone B of the PID, respectively.

Once approved, PID Bonds were then issued by the City Point Public Improvement District to cover the cost of roads, water lines, sanitary sewer lines, storm drainage, landscaping and open space amenities. The repayment of PID Bonds are provided by the property owners within the PID over a 30-year period.

Pursuant to the Act, the Service and Assessment Plan, including the Assessment Rolls, must be updated and approved annually by the City Council in an Annual Service Plan Update. The update is then forwarded on to the Tarrant Tax Assessor-Collector by September 1 of each year for inclusion in each property's tax bill. P3Works, the City's PID Administrator, has prepared the Annual Service Plan Update included in your meeting agenda packet.

RECOMMENDATION:

Approve Ordinance No. 3970, accepting the Annual Service Plan Update to the Service and Assessment Plan, including the Assessment Rolls, for the City Point Public Improvement District.

ORDINANCE NO. 3970

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NORTH RICHLAND HILLS, TEXAS, APPROVING THE ANNUAL SERVICE PLAN UPDATE TO THE SERVICE AND ASSESSMENT PLAN, INCLUDING THE ASSESSMENT ROLLS, FOR THE CITY POINT PUBLIC IMPROVEMENT DISTRICT IN ACCORDANCE WITH CHAPTER 372, TEXAS LOCAL GOVERNMENT CODE, AS AMENDED; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on September 9, 2019, after notice and a public hearing in the manner required by law, the City Council (the "City Council") of the City of North Richland Hills, Texas (the "City") passed and approved Resolution No. 2019-035 authorizing the creation of City Point Public Improvement District (the "District") for the City Point project; and

WHEREAS, on December 9, 2019, after notice and a public hearing in the manner required by law, the City Council passed Ordinance No. 3625 and Ordinance No. 3626 approving the "City Point Service and Assessment Plan," including the Assessment Rolls attached to the Service and Assessment Plan for Improvement Zone A and Improvement Zone B (the "Assessment Rolls"), dated December 9, 2019 (the "Service and Assessment Plan") and levied the Assessments on property within District in accordance with the Assessment Rolls for the purposes of financing the public improvements (the "Authorized Improvements") undertaken for the benefit of such property; and

WHEREAS, Chapter 372, Texas Local Government Code (as amended, the "PID Act") requires the Service and Assessment Plan to be reviewed and updated annually for the purposes of determining the annual budget for the Authorized Improvements; and

WHEREAS, the City Council has received the "City Point Public Improvement District 2026 Annual Service Plan Update" (the "Annual Service Plan Update") which includes the updated Assessment Rolls and now desires to proceed with the adoption of this Ordinance which approves and adopts the Annual Service Plan Update and updated Assessment Rolls for District as required by the PID Act.

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

Section 1. Terms. Terms not otherwise defined herein are defined in the Service and Assessment Plan.

Section 2. Findings. The recitals and findings in the recitals of this Ordinance are hereby found and determined to be true and correct and constitute the legislative findings and determinations of the City Council.

- Section 3.** Assessment Plan. The Annual Service Plan Update, including the updated Assessment Rolls contained therein, in the form attached as “**Exhibit A**” is hereby approved and the same is incorporated as part of this Ordinance as if fully set forth in the body of this Ordinance.
- Section 4.** Severability. If any provision, section, subsection, sentence, clause, or phrase of this Ordinance, or the application of same to any person or set of circumstances, is for any reason held to be unconstitutional, void, or invalid, the validity of the remaining portions of this Ordinance or the application to other persons or sets of circumstances shall not be affected thereby, it being the intent of the governing body of the City in adopting this Ordinance that no portion hereof, or provision or regulation contained herein, shall become inoperative or fail by reason of any unconstitutionality, voidness, or invalidity of any other portion hereof, and all provisions of this Ordinance are declared to be severable for that purpose.
- Section 5.** Filing in Land Records. The City Secretary is directed to cause a copy of this Ordinance, including the 2026 Annual Service Plan Update, to be recorded in the real property records of Tarrant County, Texas, and to be posted with the City’s budget on the City’s website on or before August 17, 2026. The City Secretary is further directed to similarly file and post each Annual Service Plan Update approved by the City Council, with each such filing and posting to occur within seven days of the date each respective Annual Service Plan Update is approved.
- Section 6.** Effective Date. This Ordinance shall take effect immediately from and after its passage in accordance with applicable law.

PASSED AND APPROVED on this 10th day of August 2026.

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:

Craig Hulse, Director of Economic Development

Exhibit A
Annual Service Plan Update

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CITY POINT PUBLIC IMPROVEMENT DISTRICT 2026 ANNUAL SERVICE PLAN UPDATE

AUGUST 10, 2026

INTRODUCTION

Capitalized terms used in this 2026 Annual Service Plan Update not otherwise defined herein shall have the meanings set forth in the 2019 City Point Public Improvement District Service and Assessment Plan (the “SAP”).

The District was created pursuant to the PID Act by Resolution No. 2019-035 on September 9, 2019 by the governing body of the City (the “Governing Body”) to finance certain Authorized Improvements for the benefit of the property in the District.

On December 9, 2019, the Governing Body approved the SAP for the District by adopting Ordinance No. 3625 and Ordinance No. 3626, which approved the levy of Assessments for Assessed Property within the District and approved the Improvement Zone A Assessment Roll and Improvement Zone B Assessment Roll, respectively.

On June 22, 2020, the Governing Body approved the 2020 Annual Service Plan Update by adopting Resolution No. 2020-026, which updated the Assessment Rolls for 2020.

On August 9, 2021, the Governing Body approved the 2021 Annual Service Plan Update by adopting Ordinance No. 3705, which updated the Assessment Rolls for 2021.

On August 8, 2022, the Governing Body approved the 2022 Annual Service Plan Update by adopting Ordinance No. 3750, which updated the Assessment Rolls for 2022.

On August 14, 2023, the Governing Body approved the 2023 Annual Service Plan Update by adopting Ordinance No. 3803, which updated the Assessment Rolls for 2023.

On August 12, 2024, the Governing Body approved the 2024 Annual Service Plan Update by adopting Ordinance No. 3860, which updated the Assessment Rolls for 2024.

On August 11, 2025, the Governing Body approved the 2025 Annual Service Plan Update by adopting Ordinance No. 3918, which updated the Assessment Rolls for 2025.

The SAP identified the Authorized Improvements to be constructed for the benefit of the Assessed Property within the District, the costs of the Authorized Improvements, the indebtedness to be incurred for the Authorized Improvements, and the manner of assessing the property in the District for the costs of the Authorized Improvements. Pursuant to the PID Act, the SAP must be reviewed and updated annually. This document is the Annual Service Plan Update for 2026.

The Governing Body also adopted each Assessment Roll identifying the Assessments on Parcels of Assessed Property within the District, based on the method of assessment identified in the SAP. This 2026 Annual Service Plan Update also updates the Assessment Rolls for 2026.

PARCEL SUBDIVISION

- The final plat of City Point Addition Blocks 12 Thru 19 was filed and recorded with the County as instrument number D221353100 on December 3, 2021.
- The final plat of City Point Addition Blocks 3 Thru 11 was filed and recorded with the County as instrument number D221353856 on December 3, 2021.
- The final plat of City Point Addition Blocks 1 and 20 Thru 22 was filed and recorded with the County as instrument number D221353959 on December 6, 2021.

See **Exhibit C** for the Lot Type classification map.

LOT AND HOME SALES

Current ownership within the District is based on information provided by the Developer and available information and is subject to change as development occurs and property is conveyed. Updated ownership and development information for Assessments securing PID Bonds may be available through continuing disclosure filings accessible via the Municipal Securities Rulemaking Board's Electronic Municipal Market Access ("EMMA") by searching for the District. For Assessments securing reimbursement obligations to the Developer, the summary of current ownership within the property securing such Assessment is based on information provided by the Developer and other publicly available records. See **Exhibit D** for buyer disclosures.

AUTHORIZED IMPROVEMENTS

A summary of the Authorized Improvements, including the original estimated costs of the Authorized Improvements and allocation of such costs, is provided in the SAP. The Authorized Improvements and estimated costs as described in the SAP are for Assessment purposes and do not represent a guarantee of construction timing or Actual Costs.

Information regarding the status of Authorized Improvements, including construction progress, estimated completion timing, and budget information, including any updates to the original estimates of costs, may be available through continuing disclosure filings accessible via EMMA by searching for the District. Such information may be updated from time to time.

OUTSTANDING ASSESSMENT

Improvement Zone A

Improvement Zone A has an outstanding Assessment of \$2,118,194.69, which is less than the debt service due on the outstanding Improvement Zone A Bonds due to Prepayment of Assessment for which Improvement Zone A Bonds have not yet been redeemed.

Improvement Zone B

Improvement Zone B has an outstanding Assessment of \$5,145,557.49, which is less than the debt service due on the outstanding Improvement Zone B Bonds due to Prepayment of Assessment for which Improvement Zone B Bonds have not yet been redeemed.

Information for Assessments securing PID Bonds may be available through continuing disclosure filings accessible via EMMA website by searching for the District. For Assessments securing reimbursement obligations to the Developer, the summary of current construction status within the property securing such Assessment is based on information provided by the Developer and other publicly available records. A debt service schedule is attached as **Exhibit B-1** and **Exhibit B-2**.

TIRZ ANNUAL CREDIT

The TIRZ No. 3 Annual Credit Amount shall only be applied, as further described in the SAP.

The TIRZ No. 3 Annual Credit Amount by Parcel is included in the corresponding Improvement Zone A Assessment Roll attached hereto as **Exhibit A-1**.

ANNUAL INSTALLMENT DUE 1/31/2027

Improvement Zone A

- **Principal and Interest** – The total principal and interest required for the Improvement Zone A Annual Installment is shown below.
 - **TIRZ Credit** - The principal and interest credit from the TIRZ No. 3 Fund for the Improvement Zone A Annual Installment is calculated on a per lot basis as shown in the Assessment Roll.

- **Additional Interest** – Additional Interest is collected and deposited into an account of the Reserve Fund. The Additional Interest is calculated in accordance with the governing documents, resulting in Improvement Zone A Annual Installment as shown below.

Improvement Zone A		
Due January 31, 2027		
Principal	\$	100,000.00
Interest		117,618.76
TIRZ No. 3 Annual Credit Amount		(60,481.90)
Additional Interest		10,600.00
Annual Collection Costs		23,885.88
Total Annual Installment	\$	191,622.74

- **Annual Collection Costs** – The cost of administering the District shall be paid for on a pro rata basis by each Parcel based on the amount of outstanding Assessment remaining on the Parcel. The total Annual Collection Costs budgeted for the Improvement Zone A Annual Installment is shown below.

Annual Collection Costs Breakdown	
Improvement Zone A	
P3Works Administration	\$ 14,702.64
City Auditor	739.81
Filing Fees	295.93
County Collection	295.93
PID Trustee Fees	4,500.00
Dissemination Agent	3,500.00
P3Works Dev/Issuer CDA Review	2,645.00
Collection Cost Maintenance Balance	5,000.00
Less CCMB Credit from Prior Years	(9,293.43)
Arbitrage Calculation	1,500.00
Total Administrative Costs	\$ 23,885.88

Improvement Zone B

- **Principal and Interest** – The total principal and interest required for the Improvement Zone B Annual Installment is shown below.
- **Additional Interest** – Additional Interest is collected and deposited into an account of the Reserve Fund. The Additional Interest is calculated in accordance with the governing documents, resulting in Improvement Zone B Annual Installment as shown below.

Improvement Zone B		
Due January 31, 2027		
Principal	\$	115,000.00
Interest		272,750.00
Additional Interest		25,800.00
Annual Collection Costs		51,644.28
Total Annual Installment	\$	465,194.28

- **Annual Collection Costs** – The cost of administering the District shall be paid for on a pro rata basis by each Parcel based on the amount of outstanding Assessment remaining on the Parcel. The total Annual Collection Costs budgeted for the Improvement Zone B Annual Installment is shown below.

Annual Collection Costs Breakdown Improvement Zone B		
P3Works Administration	\$	34,981.00
City Auditor		1,760.19
Filing Fees		704.07
County Collection		704.07
PID Trustee Fees		4,500.00
Dissemination Agent		3,500.00
P3Works Dev/Issuer CDA Review		2,645.00
Collection Cost Maintenance Balance		5,000.00
Less CCMB Credit from Prior Years		(3,650.05)
Arbitrage Calculation		1,500.00
Total Administrative Costs	\$	51,644.28

PREPAYMENT OF ASSESSMENTS

Information regarding any full or partial Prepayments of the Assessments are reflected in the corresponding Assessment Roll.

EXTRAORDINARY OPTIONAL REDEMPTIONS

Information relating to any redemptions, including extraordinary optional redemption of any PID Bonds, may be available through continuing disclosure filings accessible via EMMA website by searching for the District.

SERVICE PLAN – FIVE YEAR BUDGET FORECAST

The PID Act requires the annual indebtedness and projected costs for the Authorized Improvements to be reviewed and updated in the Annual Service Plan Update, and the projection shall cover a period of not less than five years, and is included below:

Improvement Zone A						
Annual Installment Due		1/31/2027	1/31/2028	1/31/2029	1/31/2030	1/31/2031
Principal		\$ 100,000.00	\$ 105,000.00	\$ 115,000.00	\$ 115,000.00	\$ 125,000.00
Interest		117,618.76	112,368.76	106,856.26	100,818.76	94,781.26
TIRZ No. 3 Annual Credit Amount ^[a]		(60,481.90)	-	-	-	-
	(1)	\$ 157,136.86	\$ 217,368.76	\$ 221,856.26	\$ 215,818.76	\$ 219,781.26
Additional Interest	(2)	\$ 10,600.00	\$ 10,100.00	\$ 9,575.00	\$ 9,000.00	\$ 8,425.00
Annual Collection Costs	(3)	\$ 23,885.88	\$ 27,212.90	\$ 27,757.15	\$ 28,312.30	\$ 28,878.54
Total Annual Installment Due	(4) = (1) + (2) + (3)	\$ 191,622.74	\$ 254,681.66	\$ 259,188.41	\$ 253,131.06	\$ 257,084.80

Improvement Zone B						
Annual Installment Due		1/31/2027	1/31/2028	1/31/2029	1/31/2030	1/31/2031
Principal		\$ 115,000.00	\$ 125,000.00	\$ 125,000.00	\$ 130,000.00	\$ 135,000.00
Interest		272,750.00	267,143.76	261,050.00	254,956.26	248,618.76
	(1)	\$ 387,750.00	\$ 392,143.76	\$ 386,050.00	\$ 384,956.26	\$ 383,618.76
Additional Interest	(2)	\$ 25,800.00	\$ 25,225.00	\$ 24,600.00	\$ 23,975.00	\$ 23,325.00
Annual Collection Costs	(3)	\$ 51,644.28	\$ 49,770.22	\$ 50,765.62	\$ 51,780.93	\$ 52,816.55
Total Annual Installment Due	(4) = (1) + (2) + (3)	\$ 465,194.28	\$ 467,138.98	\$ 461,415.62	\$ 460,712.19	\$ 459,760.31

Footnotes:

[a] The TIRZ No. 3 Revenue generated by each Lot shall be applied to the principal and interest portion of the Annual Installment, up to the Maximum TIRZ No. 3 Annual Credit Amount. The TIRZ No. 3 Annual Credit Amount shall be updated each year in the Annual Service Plan Update as TIRZ No. 3 Revenue is generated.

ASSESSMENT ROLL

The list of current Parcels or Lots within the District, the corresponding total Assessments, and current Annual Installment are shown on the corresponding Assessment Roll attached hereto as **Exhibit A-1** and **Exhibit A-2**. The Annual Installment due on each Parcel or Lot may be updated to reflect prepayments and/or redemptions paid prior to the Annual Installment being billed to the owner of the Parcel or Lot. The Parcels or Lots of Assessed Property shown on the corresponding Assessment Roll will receive the bills for the 2026 Annual Installments which will be delinquent if not paid by January 31, 2027. The Parcel IDs shown within an Assessment Roll are subject to change based on the final certified rolls provided by the County prior to billing.

ADDITIONAL INFORMATION

If the owner of a Parcel claims that an error has been made in any Assessment Roll required by the SAP, a prior Annual Service Plan Update, or this 2026 Annual Service Plan Update, the owner's sole and exclusive remedy shall be to submit a written notice of error to the Administrator (at admin@p3-works.com) by December 1st of the year in connection with the approval of such year's Annual Service Plan Update. Otherwise, the owner shall be deemed to have unconditionally approved and accepted the Annual Service Plan Update. The Administrator shall provide a written response to the Governing Body and the owner not later than 30 days after receipt of such written notice of error by the Administrator. The Governing Body shall consider the owner's notice of error and the Administrator's response at a public meeting, and, not later than 30 days after closing such meeting, the Governing Body shall make a final determination as to whether an error has been made. If the Governing Body determines that an error has been made, the Governing Body shall take such corrective action as is authorized by the PID Act, this 2026 Annual Service Plan Update, the applicable Assessment Ordinance, the applicable Indenture, or as otherwise authorized by the discretionary power of the Governing Body. The determination by the Governing Body as to whether an error has been made, and any corrective action taken by the Governing Body shall be final and binding on the owner and the Administrator.

EXHIBIT A-1 – IMPROVEMENT ZONE A ASSESSMENT ROLL

Parcel ID ^[b]	Lot Type	Notes	Outstanding Assessment	Annual Installment before TIRZ		Annual Installment Due 1/31/2027
				Credit	TIRZ Credit	
6904297	Non-Benefited		\$0.00	\$0.00	\$0.00	\$0.00
42850027	Non-Benefited		\$0.00	\$0.00	\$0.00	\$0.00
42850035	Lot Type SF3		\$1,923.69	\$227.58	(\$219.03)	\$8.55
42850043	Lot Type SF3		\$1,923.69	\$227.58	(\$219.03)	\$8.55
42850051	Lot Type SF3		\$1,923.69	\$227.58	(\$219.03)	\$8.55
42850060	Lot Type SF3		\$1,923.69	\$227.58	(\$219.03)	\$8.55
42850078	Lot Type SF3		\$1,923.69	\$227.58	(\$219.03)	\$8.55
42850086	Lot Type SF3		\$1,923.69	\$227.58	(\$219.03)	\$8.55
42850094	Lot Type SF3		\$1,923.69	\$227.58	(\$219.03)	\$8.55
42850108	Lot Type SF3		\$1,923.69	\$227.58	(\$219.03)	\$8.55
42850116	Lot Type SF3		\$1,923.69	\$227.58	(\$219.03)	\$8.55
42850124	Lot Type SF3		\$1,923.69	\$227.58	(\$219.03)	\$8.55
42850132	Lot Type SF3		\$1,923.69	\$227.58	(\$219.03)	\$8.55
42850141	Lot Type SF3		\$1,923.69	\$227.58	(\$219.03)	\$8.55
42850159	Lot Type SF3		\$1,923.69	\$227.58	(\$219.03)	\$8.55
42850167	Lot Type SF3		\$1,923.69	\$227.58	(\$219.03)	\$8.55
42850175	Lot Type SF3		\$1,923.69	\$227.58	(\$219.03)	\$8.55
42850183	Lot Type SF3		\$1,923.69	\$227.58	(\$219.03)	\$8.55
42850191	Lot Type SF3		\$1,923.69	\$227.58	(\$219.03)	\$8.55
42850213	Non-Benefited		\$0.00	\$0.00	\$0.00	\$0.00
42850221	Lot Type SF3		\$1,923.69	\$227.58	(\$219.03)	\$8.55
42850230	Lot Type SF3		\$1,923.69	\$227.58	(\$219.03)	\$8.55
42850248	Lot Type SF3		\$1,923.69	\$227.58	(\$219.03)	\$8.55
42850256	Lot Type SF3		\$1,923.69	\$227.58	(\$219.03)	\$8.55
42850264	Lot Type SF3		\$1,923.69	\$227.58	(\$219.03)	\$8.55
42850272	Lot Type SF3		\$1,923.69	\$227.58	(\$219.03)	\$8.55
42850281	Lot Type SF3		\$1,923.69	\$227.58	(\$61.16)	\$166.42
42850299	Lot Type SF3		\$1,923.69	\$227.58	(\$96.06)	\$131.52
42850302	Lot Type SF3		\$1,923.69	\$227.58	(\$219.03)	\$8.55
42850311	Lot Type SF3		\$1,923.69	\$227.58	(\$219.03)	\$8.55
42850329	Non-Benefited		\$0.00	\$0.00	\$0.00	\$0.00
42850337	Lot Type SF3		\$1,923.69	\$227.58	(\$219.03)	\$8.55
42850345	Lot Type SF3		\$1,923.69	\$227.58	(\$219.03)	\$8.55
42850353	Lot Type SF3		\$1,923.69	\$227.58	(\$48.25)	\$179.33
42850361	Lot Type SF3		\$1,923.69	\$227.58	(\$219.03)	\$8.55
42850370	Lot Type SF3		\$1,923.69	\$227.58	(\$219.03)	\$8.55

Parcel ID ^[b]	Lot Type	Notes	Outstanding Assessment	Annual Installment before TIRZ		Annual Installment Due 1/31/2027
				Credit	TIRZ Credit	
42850388	Lot Type SF3		\$1,923.69	\$227.58	(\$168.83)	\$58.75
42850396	Lot Type SF3		\$1,923.69	\$227.58	(\$219.03)	\$8.55
42850400	Lot Type SF3		\$1,923.69	\$227.58	(\$219.03)	\$8.55
42850418	Lot Type SF3		\$1,923.69	\$227.58	(\$219.03)	\$8.55
42850426	Lot Type SF3		\$1,923.69	\$227.58	(\$219.03)	\$8.55
42850434	Lot Type SF3		\$1,923.69	\$227.58	(\$219.03)	\$8.55
42850442	Lot Type SF3		\$1,923.69	\$227.58	(\$150.32)	\$77.26
42850451	Non-Benefited		\$0.00	\$0.00	\$0.00	\$0.00
42850469	Lot Type SF3		\$1,923.69	\$227.58	(\$219.03)	\$8.55
42850477	Lot Type SF3		\$1,923.69	\$227.58	(\$219.03)	\$8.55
42850485	Lot Type SF3		\$1,923.69	\$227.58	(\$219.03)	\$8.55
42850493	Lot Type SF3		\$1,923.69	\$227.58	(\$219.03)	\$8.55
42850507	Lot Type SF3		\$1,923.69	\$227.58	(\$219.03)	\$8.55
42850515	Lot Type SF3		\$1,923.69	\$227.58	(\$219.03)	\$8.55
42850591	Lot Type SF1		\$1,716.53	\$203.07	(\$61.16)	\$141.91
42850604	Lot Type SF1		\$1,716.53	\$203.07	(\$61.16)	\$141.91
42850612	Lot Type SF1		\$1,716.53	\$203.07	(\$61.16)	\$141.91
42850621	Lot Type SF1		\$1,716.53	\$203.07	(\$61.16)	\$141.91
42850639	Lot Type SF1		\$1,716.53	\$203.07	(\$61.16)	\$141.91
42850647	Lot Type SF1		\$1,716.53	\$203.07	(\$61.16)	\$141.91
42850655	Lot Type SF1		\$1,716.53	\$203.07	(\$61.16)	\$141.91
42850663	Lot Type SF1		\$1,716.53	\$203.07	(\$61.16)	\$141.91
42850671	Lot Type SF1		\$1,716.53	\$203.07	(\$61.16)	\$141.91
42850680	Lot Type SF1		\$1,716.53	\$203.07	(\$61.16)	\$141.91
42850698	Lot Type SF1		\$1,716.53	\$203.07	(\$61.16)	\$141.91
42850701	Lot Type SF1		\$1,716.53	\$203.07	(\$61.16)	\$141.91
42850710	Lot Type SF1		\$1,716.53	\$203.07	(\$61.16)	\$141.91
42850728	Lot Type SF1		\$1,716.53	\$203.07	(\$61.16)	\$141.91
42850736	Lot Type SF1		\$1,716.53	\$203.07	(\$61.16)	\$141.91
42850744	Lot Type SF1		\$1,716.53	\$203.07	(\$61.16)	\$141.91
42850752	Lot Type SF1		\$1,716.53	\$203.07	(\$61.16)	\$141.91
42850761	Lot Type SF1		\$1,716.53	\$203.07	(\$61.16)	\$141.91
42850779	Lot Type SF1		\$1,716.53	\$203.07	(\$61.16)	\$141.91
42850787	Lot Type SF1		\$1,716.53	\$203.07	(\$61.16)	\$141.91
42850795	Lot Type SF1		\$1,716.53	\$203.07	(\$61.16)	\$141.91
42850809	Lot Type SF1		\$1,716.53	\$203.07	(\$61.16)	\$141.91
42850817	Lot Type SF1		\$1,716.53	\$203.07	(\$61.16)	\$141.91
42850825	Lot Type SF1		\$1,716.53	\$203.07	(\$61.16)	\$141.91
42850833	Lot Type SF1		\$1,716.53	\$203.07	(\$61.16)	\$141.91

Parcel ID ^[b]	Lot Type	Notes	Outstanding Assessment	Annual Installment before TIRZ		Annual Installment Due 1/31/2027
				Credit	TIRZ Credit	
42850841	Lot Type SF1	[d]	\$1,716.53	\$203.07	(\$61.16)	\$141.91
42850850	Lot Type SF1		\$1,716.53	\$203.07	(\$61.16)	\$141.91
42850868	Lot Type SF1		\$1,716.53	\$203.07	(\$61.16)	\$141.91
42850876	Lot Type SF1		\$1,716.53	\$203.07	(\$61.16)	\$141.91
42850884	Lot Type SF1		\$1,716.53	\$203.07	(\$61.16)	\$141.91
42850892	Lot Type SF1		\$1,716.53	\$203.07	(\$61.16)	\$141.91
42850906	Lot Type SF1		\$1,716.53	\$203.07	(\$61.16)	\$141.91
42850914	Lot Type SF1		\$1,716.53	\$203.07	(\$61.16)	\$141.91
42850922	Lot Type SF1		\$1,716.53	\$203.07	(\$61.16)	\$141.91
42850931	Lot Type SF1		\$1,716.53	\$203.07	(\$61.16)	\$141.91
42850949	Lot Type SF1		\$1,716.53	\$203.07	(\$61.16)	\$141.91
42850957	Lot Type SF1		\$1,716.53	\$203.07	(\$61.16)	\$141.91
42850965	Lot Type SF1		\$1,716.53	\$203.07	(\$61.16)	\$141.91
42850973	Lot Type SF1		\$1,716.53	\$203.07	(\$61.16)	\$141.91
42850981	Lot Type SF2		\$1,805.31	\$213.58	(\$61.16)	\$152.42
42850990	Lot Type SF2		\$1,805.31	\$213.58	(\$205.55)	\$8.03
42851007	Lot Type SF2		\$1,805.31	\$213.58	(\$205.55)	\$8.03
42851015	Lot Type SF2		\$1,805.31	\$213.58	(\$205.55)	\$8.03
42851023	Lot Type SF2		\$1,805.31	\$213.58	(\$205.55)	\$8.03
42851031	Lot Type SF2		\$1,805.31	\$213.58	(\$205.55)	\$8.03
42851040	Lot Type SF2		\$1,805.31	\$213.58	(\$205.55)	\$8.03
42851058	Lot Type SF2		\$1,805.31	\$213.58	(\$205.55)	\$8.03
42851066	Lot Type SF2		\$1,805.31	\$213.58	(\$205.55)	\$8.03
42851074	Lot Type SF2		\$1,805.31	\$213.58	(\$205.55)	\$8.03
42851082	Lot Type SF2		\$1,805.31	\$213.58	(\$205.55)	\$8.03
42851091	Lot Type SF2		\$1,805.31	\$213.58	(\$205.55)	\$8.03
42851104	Lot Type SF2		\$0.00	\$0.00	\$0.00	\$0.00
42851112	Lot Type SF2		\$1,805.31	\$213.58	(\$205.55)	\$8.03
42851121	Lot Type SF2		\$1,805.31	\$213.58	(\$205.55)	\$8.03
42851139	Lot Type SF2		\$1,805.31	\$213.58	(\$205.55)	\$8.03
42851147	Lot Type SF2		\$1,805.31	\$213.58	(\$205.55)	\$8.03
42851155	Lot Type SF2		\$1,805.31	\$213.58	(\$205.55)	\$8.03
42851163	Lot Type SF2		\$1,805.31	\$213.58	(\$205.55)	\$8.03
42851171	Lot Type SF1		\$1,716.53	\$203.07	(\$61.16)	\$141.91
42851180	Lot Type SF1		\$1,716.53	\$203.07	(\$61.16)	\$141.91
42851198	Lot Type SF1		\$1,716.53	\$203.07	(\$61.16)	\$141.91
42851201	Lot Type SF1		\$1,716.53	\$203.07	(\$61.16)	\$141.91
42851210	Lot Type SF1		\$1,716.53	\$203.07	(\$61.16)	\$141.91
42851228	Lot Type SF1		\$1,716.53	\$203.07	(\$61.16)	\$141.91

Parcel ID ^[b]	Lot Type	Notes	Outstanding Assessment	Annual Installment before TIRZ		Annual Installment Due 1/31/2027
				Credit	TIRZ Credit	
42851236	Lot Type SF1		\$1,716.53	\$203.07	(\$61.16)	\$141.91
42851244	Lot Type SF1		\$1,716.53	\$203.07	(\$61.16)	\$141.91
42851252	Lot Type SF1		\$1,716.53	\$203.07	(\$61.16)	\$141.91
42851261	Lot Type SF1		\$1,716.53	\$203.07	(\$61.16)	\$141.91
42851279	Lot Type SF1		\$1,716.53	\$203.07	(\$61.16)	\$141.91
42851287	Lot Type SF1		\$1,716.53	\$203.07	(\$61.16)	\$141.91
42851295	Lot Type SF1		\$1,716.53	\$203.07	(\$61.16)	\$141.91
42851309	Lot Type SF1		\$1,716.53	\$203.07	(\$61.16)	\$141.91
42851317	Lot Type SF1		\$1,716.53	\$203.07	(\$61.16)	\$141.91
42851325	Lot Type SF1		\$1,716.53	\$203.07	(\$173.30)	\$29.77
42851333	Lot Type SF1		\$1,716.53	\$203.07	(\$158.91)	\$44.16
42851341	Lot Type SF1		\$1,716.53	\$203.07	(\$142.58)	\$60.49
42851350	Lot Type SF1		\$1,716.53	\$203.07	(\$163.79)	\$39.28
42851368	Lot Type SF1		\$1,716.53	\$203.07	(\$173.30)	\$29.77
42851376	Non-Benefited		\$0.00	\$0.00	\$0.00	\$0.00
42851384	Lot Type SF2		\$1,805.31	\$213.58	(\$61.16)	\$152.42
42851392	Lot Type SF2		\$1,805.31	\$213.58	(\$61.16)	\$152.42
42851406	Lot Type SF2		\$1,805.31	\$213.58	(\$61.16)	\$152.42
42851414	Lot Type SF2		\$1,805.31	\$213.58	(\$205.55)	\$8.03
42851422	Lot Type SF2		\$1,805.31	\$213.58	(\$61.16)	\$152.42
42851431	Lot Type SF1		\$1,716.53	\$203.07	(\$195.44)	\$7.63
42851449	Lot Type SF1		\$1,716.53	\$203.07	(\$195.44)	\$7.63
42851457	Lot Type SF1		\$1,716.53	\$203.07	(\$195.44)	\$7.63
42851465	Lot Type SF1		\$1,716.53	\$203.07	(\$195.44)	\$7.63
42851473	Lot Type SF1		\$1,716.53	\$203.07	(\$195.44)	\$7.63
42851481	Lot Type SF1		\$1,716.53	\$203.07	(\$195.44)	\$7.63
42851490	Lot Type SF1		\$1,716.53	\$203.07	(\$195.44)	\$7.63
42851503	Lot Type SF1		\$1,716.53	\$203.07	(\$195.44)	\$7.63
42851511	Lot Type SF1		\$1,716.53	\$203.07	(\$195.44)	\$7.63
42851520	Lot Type SF1		\$1,716.53	\$203.07	(\$195.44)	\$7.63
42851538	Lot Type SF1		\$1,716.53	\$203.07	(\$195.44)	\$7.63
42851546	Lot Type SF1		\$1,716.53	\$203.07	(\$195.44)	\$7.63
42851554	Lot Type SF1		\$1,716.53	\$203.07	(\$195.44)	\$7.63
42851562	Lot Type SF1		\$1,716.53	\$203.07	(\$195.44)	\$7.63
42851571	Lot Type SF1		\$1,716.53	\$203.07	(\$195.44)	\$7.63
42851589	Lot Type SF1		\$1,716.53	\$203.07	(\$195.44)	\$7.63
42851597	Lot Type SF1		\$1,716.53	\$203.07	(\$195.44)	\$7.63
42851601	Lot Type SF1		\$1,716.53	\$203.07	(\$195.44)	\$7.63
42851619	Lot Type SF1		\$1,716.53	\$203.07	(\$195.44)	\$7.63

Parcel ID ^[b]	Lot Type	Notes	Outstanding Assessment	Annual Installment before TIRZ		Annual Installment Due 1/31/2027
				Credit	TIRZ Credit	
42851627	Lot Type SF1		\$1,716.53	\$203.07	(\$195.44)	\$7.63
42851635	Lot Type SF1		\$1,716.53	\$203.07	(\$195.44)	\$7.63
42851643	Lot Type SF1		\$1,716.53	\$203.07	(\$195.44)	\$7.63
42851651	Lot Type SF1		\$1,716.53	\$203.07	(\$195.44)	\$7.63
42851660	Lot Type SF1		\$1,716.53	\$203.07	(\$195.44)	\$7.63
42851678	Lot Type SF1		\$1,716.53	\$203.07	(\$195.44)	\$7.63
42851686	Lot Type SF1		\$1,716.53	\$203.07	(\$61.16)	\$141.91
42851694	Lot Type SF1		\$1,716.53	\$203.07	(\$61.16)	\$141.91
42851708	Lot Type SF1		\$1,716.53	\$203.07	(\$61.16)	\$141.91
42851716	Lot Type SF1		\$1,716.53	\$203.07	(\$61.16)	\$141.91
42851724	Lot Type SF1		\$1,716.53	\$203.07	(\$61.16)	\$141.91
42851732	Lot Type SF1		\$1,716.53	\$203.07	(\$61.16)	\$141.91
42851741	Lot Type SF1		\$1,716.53	\$203.07	(\$61.16)	\$141.91
42851759	Lot Type SF1		\$1,716.53	\$203.07	(\$61.16)	\$141.91
42851767	Lot Type SF1		\$1,716.53	\$203.07	(\$61.16)	\$141.91
42851775	Lot Type SF1		\$1,716.53	\$203.07	(\$61.16)	\$141.91
42851783	Lot Type SF1		\$1,716.53	\$203.07	(\$61.16)	\$141.91
42851791	Lot Type SF1		\$1,716.53	\$203.07	(\$61.16)	\$141.91
42851805	Lot Type SF1		\$1,716.53	\$203.07	(\$61.16)	\$141.91
42851813	Lot Type SF1		\$1,716.53	\$203.07	(\$61.16)	\$141.91
42851821	Lot Type SF1		\$1,716.53	\$203.07	(\$61.16)	\$141.91
42851830	Lot Type SF1		\$1,716.53	\$203.07	(\$61.16)	\$141.91
42851848	Lot Type SF1		\$1,716.53	\$203.07	(\$61.16)	\$141.91
42851856	Non-Benefited		\$0.00	\$0.00	\$0.00	\$0.00
42851864	Non-Benefited		\$0.00	\$0.00	\$0.00	\$0.00
42851872	Lot Type SF1		\$1,716.53	\$203.07	(\$195.44)	\$7.63
42851881	Lot Type SF1		\$1,716.53	\$203.07	(\$195.44)	\$7.63
42851899	Lot Type SF1		\$1,716.53	\$203.07	(\$195.44)	\$7.63
42851902	Lot Type SF1		\$1,716.53	\$203.07	(\$195.44)	\$7.63
42851911	Lot Type SF1		\$1,716.53	\$203.07	(\$195.44)	\$7.63
42851929	Lot Type SF1		\$1,716.53	\$203.07	(\$195.44)	\$7.63
42851937	Lot Type SF1		\$1,716.53	\$203.07	(\$195.44)	\$7.63
42851945	Lot Type SF1		\$1,716.53	\$203.07	(\$195.44)	\$7.63
42851953	Lot Type SF1		\$1,716.53	\$203.07	(\$195.44)	\$7.63
42851961	Lot Type SF1		\$1,716.53	\$203.07	(\$195.44)	\$7.63
42851970	Non-Benefited		\$0.00	\$0.00	\$0.00	\$0.00
42851988	Lot Type SF1		\$1,716.53	\$203.07	(\$195.44)	\$7.63
42851996	Lot Type SF1		\$1,716.53	\$203.07	(\$195.44)	\$7.63
42852003	Lot Type SF1		\$1,716.53	\$203.07	(\$195.44)	\$7.63

Parcel ID ^[b]	Lot Type	Notes	Outstanding Assessment	Annual Installment before TIRZ		Annual Installment Due 1/31/2027
				Credit	TIRZ Credit	
42852011	Lot Type SF1		\$1,716.53	\$203.07	(\$195.44)	\$7.63
42852020	Lot Type SF1		\$1,716.53	\$203.07	(\$195.44)	\$7.63
42852038	Lot Type SF1		\$1,716.53	\$203.07	(\$195.44)	\$7.63
42852046	Lot Type SF1		\$1,716.53	\$203.07	(\$195.44)	\$7.63
42852054	Lot Type SF1		\$1,716.53	\$203.07	(\$164.03)	\$39.04
42852062	Lot Type SF1		\$1,716.53	\$203.07	(\$154.05)	\$49.02
42852071	Lot Type SF1		\$1,716.53	\$203.07	(\$146.89)	\$56.18
42852089	Lot Type SF1		\$1,716.53	\$203.07	(\$163.76)	\$39.31
42852097	Lot Type SF1		\$1,716.53	\$203.07	(\$108.92)	\$94.15
42852101	Lot Type SF1		\$1,716.53	\$203.07	(\$161.96)	\$41.11
42852119	Lot Type SF2		\$1,805.31	\$213.58	(\$205.55)	\$8.03
42852127	Lot Type SF2		\$1,805.31	\$213.58	(\$205.55)	\$8.03
42852135	Lot Type SF2		\$1,805.31	\$213.58	(\$205.55)	\$8.03
42852143	Lot Type SF2		\$1,805.31	\$213.58	(\$205.55)	\$8.03
42852151	Lot Type SF2		\$1,805.31	\$213.58	(\$205.55)	\$8.03
42852160	Lot Type SF2		\$1,805.31	\$213.58	(\$205.55)	\$8.03
42852178	Lot Type SF2		\$1,805.31	\$213.58	(\$205.55)	\$8.03
42852186	Lot Type SF2		\$1,805.31	\$213.58	(\$205.55)	\$8.03
42852194	Lot Type SF2		\$1,805.31	\$213.58	(\$205.55)	\$8.03
42852208	Lot Type SF2		\$1,805.31	\$213.58	(\$205.55)	\$8.03
42852216	Lot Type SF2		\$1,805.31	\$213.58	(\$205.55)	\$8.03
42852224	Lot Type SF2		\$1,805.31	\$213.58	(\$205.55)	\$8.03
42852232	Non-Benefited		\$0.00	\$0.00	\$0.00	\$0.00
42852241	Lot Type Commercial		\$404,630.05	\$48,231.55	(\$111.68)	\$48,119.87
42852259	Non-Benefited		\$0.00	\$0.00	\$0.00	\$0.00
42852267	Non-Benefited		\$0.00	\$0.00	\$0.00	\$0.00
42852453	Lot Type Commercial		\$666,341.38	\$79,427.31	(\$161.74)	\$79,265.57
42852461	Non-Benefited		\$0.00	\$0.00	\$0.00	\$0.00
42852470	Lot Type SF1		\$1,716.53	\$203.07	(\$195.44)	\$7.63
42852488	Lot Type SF1		\$1,716.53	\$203.07	(\$195.44)	\$7.63
42852496	Lot Type SF1		\$1,716.53	\$203.07	(\$195.44)	\$7.63
42852500	Lot Type SF1		\$1,716.53	\$203.07	(\$195.44)	\$7.63
42852518	Lot Type SF1		\$1,716.53	\$203.07	(\$195.44)	\$7.63
42852526	Lot Type SF1		\$1,716.53	\$203.07	(\$195.44)	\$7.63
42852534	Lot Type SF1		\$1,716.53	\$203.07	(\$195.44)	\$7.63
42852542	Lot Type SF1		\$1,716.53	\$203.07	(\$149.11)	\$53.96
42852551	Lot Type SF1		\$1,716.53	\$203.07	(\$195.44)	\$7.63
42852569	Lot Type SF1		\$1,716.53	\$203.07	(\$195.44)	\$7.63
42852577	Lot Type SF1		\$1,716.53	\$203.07	(\$195.44)	\$7.63

Parcel ID ^[b]	Lot Type	Notes	Outstanding Assessment	Annual Installment before TIRZ		Annual Installment Due 1/31/2027
				Credit	TIRZ Credit	
42852585	Lot Type SF1		\$1,716.53	\$203.07	(\$195.44)	\$7.63
42852593	Lot Type SF1		\$1,716.53	\$203.07	\$0.00	\$203.07
42852607	Lot Type SF1		\$1,716.53	\$203.07	(\$195.44)	\$7.63
42852615	Lot Type SF1		\$1,716.53	\$203.07	(\$195.44)	\$7.63
42852623	Lot Type SF1		\$1,716.53	\$203.07	(\$195.44)	\$7.63
42852631	Lot Type SF1		\$1,716.53	\$203.07	(\$195.44)	\$7.63
42852640	Lot Type SF1		\$1,716.53	\$203.07	(\$195.44)	\$7.63
42852658	Lot Type SF1		\$1,716.53	\$203.07	(\$195.44)	\$7.63
42852666	Lot Type SF2		\$1,805.31	\$213.58	(\$205.55)	\$8.03
42852674	Lot Type SF2		\$1,805.31	\$213.58	(\$205.55)	\$8.03
42852682	Lot Type SF2		\$1,805.31	\$213.58	(\$205.55)	\$8.03
42852691	Lot Type SF2		\$1,805.31	\$213.58	(\$205.55)	\$8.03
42852704	Lot Type SF2		\$1,805.31	\$213.58	(\$205.55)	\$8.03
42852712	Lot Type SF2		\$1,805.31	\$213.58	(\$205.55)	\$8.03
42852721	Lot Type SF2		\$1,805.31	\$213.58	(\$205.55)	\$8.03
42852739	Lot Type SF2		\$1,805.31	\$213.58	(\$205.55)	\$8.03
42852747	Lot Type SF2		\$1,805.31	\$213.58	(\$205.55)	\$8.03
42852755	Lot Type SF2		\$1,805.31	\$213.58	(\$205.55)	\$8.03
42852763	Lot Type SF2		\$1,805.31	\$213.58	\$0.00	\$213.58
42852771	Lot Type SF2		\$1,805.31	\$213.58	(\$205.55)	\$8.03
42852780	Lot Type SF2		\$1,805.31	\$213.58	(\$205.55)	\$8.03
42852798	Lot Type SF2		\$1,805.31	\$213.58	(\$205.55)	\$8.03
42852801	Lot Type SF2		\$1,805.31	\$213.58	(\$205.55)	\$8.03
42852810	Lot Type SF2		\$1,805.31	\$213.58	(\$205.55)	\$8.03
42852828	Lot Type SF2		\$1,805.31	\$213.58	(\$205.55)	\$8.03
42852836	Non-Benefited		\$0.00	\$0.00	\$0.00	\$0.00
42852844	Non-Benefited		\$0.00	\$0.00	\$0.00	\$0.00
42852852	Non-Benefited		\$0.00	\$0.00	\$0.00	\$0.00
42852861	Non-Benefited		\$0.00	\$0.00	\$0.00	\$0.00
42852879	Non-Benefited		\$0.00	\$0.00	\$0.00	\$0.00
42852887	Lot Type SF2		\$1,805.31	\$213.58	(\$205.55)	\$8.03
42852895	Lot Type SF2		\$1,805.31	\$213.58	(\$205.55)	\$8.03
42852909	Lot Type SF2		\$1,805.31	\$213.58	(\$205.55)	\$8.03
42852917	Lot Type SF2		\$1,805.31	\$213.58	(\$205.55)	\$8.03
42852925	Lot Type SF2		\$1,805.31	\$213.58	(\$205.55)	\$8.03
42852933	Lot Type SF2		\$1,805.31	\$213.58	(\$205.55)	\$8.03
42852941	Lot Type SF2		\$1,805.31	\$213.58	(\$205.55)	\$8.03
42852950	Lot Type SF2		\$1,805.31	\$213.58	(\$205.55)	\$8.03
42852968	Lot Type SF2		\$1,805.31	\$213.58	(\$205.55)	\$8.03

Parcel ID ^[b]	Lot Type	Notes	Outstanding Assessment	Annual Installment before TIRZ		Annual Installment Due 1/31/2027
				Credit	TIRZ Credit	
42852976	Lot Type SF2		\$1,805.31	\$213.58	(\$205.55)	\$8.03
42852984	Lot Type SF2		\$1,805.31	\$213.58	(\$205.55)	\$8.03
42852992	Lot Type SF2		\$1,805.31	\$213.58	(\$205.55)	\$8.03
42853000	Lot Type SF2		\$1,805.31	\$213.58	(\$205.55)	\$8.03
42853018	Lot Type SF2		\$1,805.31	\$213.58	(\$205.55)	\$8.03
42853026	Lot Type SF2		\$1,805.31	\$213.58	(\$205.55)	\$8.03
42853034	Lot Type SF2		\$1,805.31	\$213.58	(\$205.55)	\$8.03
42853042	Lot Type SF2		\$1,805.31	\$213.58	(\$205.55)	\$8.03
42853051	Lot Type SF2		\$1,805.31	\$213.58	(\$205.55)	\$8.03
42853069	Lot Type SF2		\$1,805.31	\$213.58	(\$205.55)	\$8.03
42853077	Lot Type SF2		\$1,805.31	\$213.58	(\$205.55)	\$8.03
42853085	Lot Type SF2		\$1,805.31	\$213.58	(\$205.55)	\$8.03
42853093	Lot Type SF2		\$1,805.31	\$213.58	(\$205.55)	\$8.03
42853107	Lot Type SF2		\$1,805.31	\$213.58	(\$205.55)	\$8.03
42853115	Lot Type SF2		\$1,805.31	\$213.58	(\$205.55)	\$8.03
42853123	Lot Type SF2		\$1,805.31	\$213.58	(\$205.55)	\$8.03
42853131	Lot Type SF2		\$1,805.31	\$213.58	(\$205.55)	\$8.03
42853140	Lot Type SF2		\$1,805.31	\$213.58	(\$205.55)	\$8.03
42853158	Lot Type SF2		\$1,805.31	\$213.58	(\$205.55)	\$8.03
42853174	Lot Type SF2		\$1,805.31	\$213.58	(\$205.55)	\$8.03
42853182	Lot Type SF2		\$1,805.31	\$213.58	(\$205.55)	\$8.03
42853191	Lot Type SF2		\$1,805.31	\$213.58	(\$205.55)	\$8.03
42853204	Lot Type SF2		\$1,805.31	\$213.58	(\$205.55)	\$8.03
42853212	Lot Type SF2		\$1,805.31	\$213.58	(\$205.55)	\$8.03
42853221	Lot Type SF2		\$1,805.31	\$213.58	(\$205.55)	\$8.03
42853239	Lot Type SF2		\$1,805.31	\$213.58	(\$205.55)	\$8.03
42853247	Lot Type SF2		\$1,805.31	\$213.58	(\$205.55)	\$8.03
42853255	Lot Type SF2		\$1,805.31	\$213.58	(\$205.55)	\$8.03
42853263	Lot Type SF2		\$1,805.31	\$213.58	(\$205.55)	\$8.03
42853271	Lot Type SF2		\$1,805.31	\$213.58	(\$205.55)	\$8.03
42853301	Lot Type SF1		\$1,716.53	\$203.07	(\$195.44)	\$7.63
42853310	Lot Type SF1		\$1,716.53	\$203.07	(\$195.44)	\$7.63
42853328	Lot Type SF1		\$1,716.53	\$203.07	(\$195.44)	\$7.63
42853336	Lot Type SF1		\$1,716.53	\$203.07	\$0.00	\$203.07
42853344	Lot Type SF1		\$1,716.53	\$203.07	(\$195.44)	\$7.63
42853352	Lot Type SF1		\$1,716.53	\$203.07	(\$195.44)	\$7.63
42853361	Lot Type SF1		\$1,716.53	\$203.07	(\$195.44)	\$7.63
42853379	Lot Type SF1		\$1,716.53	\$203.07	\$0.00	\$203.07
42853387	Lot Type SF1		\$1,716.53	\$203.07	(\$195.44)	\$7.63

Parcel ID ^[b]	Lot Type	Notes	Outstanding Assessment	Annual Installment before TIRZ		Annual Installment Due 1/31/2027
				Credit	TIRZ Credit	
42853395	Lot Type SF1	[c]	\$1,716.53	\$203.07	(\$195.44)	\$7.63
42853409	Lot Type SF1		\$1,716.53	\$203.07	(\$195.44)	\$7.63
42853417	Lot Type SF1		\$1,716.53	\$203.07	(\$195.44)	\$7.63
42853425	Lot Type SF1		\$1,716.53	\$203.07	(\$195.44)	\$7.63
42853433	Non-Benefited		\$0.00	\$0.00	\$0.00	\$0.00
42853441	Non-Benefited		\$0.00	\$0.00	\$0.00	\$0.00
42853450	Non-Benefited		\$0.00	\$0.00	\$0.00	\$0.00
42853468	Non-Benefited		\$0.00	\$0.00	\$0.00	\$0.00
42853476	Non-Benefited		\$0.00	\$0.00	\$0.00	\$0.00
42853484	Non-Benefited		\$0.00	\$0.00	\$0.00	\$0.00
42853492	Lot Type Commercial		\$404,028.57	\$48,159.85	(\$111.55)	\$48,048.30
42853506	Non-Benefited		\$0.00	\$0.00	\$0.00	\$0.00
42853514	Lot Type SF1		\$1,716.53	\$203.07	(\$195.44)	\$7.63
42853522	Lot Type SF1		\$1,716.53	\$203.07	(\$195.44)	\$7.63
42853531	Lot Type SF1		\$1,716.53	\$203.07	(\$195.44)	\$7.63
42853549	Lot Type SF1		\$1,716.53	\$203.07	\$0.00	\$203.07
42853557	Lot Type SF1		\$1,716.53	\$203.07	(\$195.44)	\$7.63
42853565	Lot Type SF1		\$1,716.53	\$101.54	(\$97.72)	\$3.82
42853573	Lot Type SF1		\$1,716.53	\$203.07	(\$195.44)	\$7.63
42853581	Lot Type SF1		\$1,716.53	\$203.07	(\$195.44)	\$7.63
42853590	Lot Type SF1		\$1,716.53	\$203.07	(\$195.44)	\$7.63
42853603	Lot Type SF1		\$1,716.53	\$203.07	(\$195.44)	\$7.63
42853611	Lot Type SF1		\$1,716.53	\$203.07	(\$195.44)	\$7.63
42853620	Lot Type SF1		\$1,716.53	\$203.07	\$0.00	\$203.07
42853638	Lot Type SF1		\$1,716.53	\$203.07	(\$195.44)	\$7.63
42853646	Lot Type SF1		\$1,716.53	\$203.07	(\$195.44)	\$7.63
42853654	Lot Type SF1		\$1,716.53	\$203.07	(\$195.44)	\$7.63
42853662	Lot Type SF1		\$1,716.53	\$203.07	(\$195.44)	\$7.63
42853671	Lot Type SF1		\$1,716.53	\$203.07	(\$195.44)	\$7.63
42853689	Lot Type SF1		\$1,716.53	\$203.07	(\$195.44)	\$7.63
42853697	Lot Type SF1		\$1,716.53	\$203.07	(\$195.44)	\$7.63
42853701	Lot Type SF1		\$1,716.53	\$203.07	(\$195.44)	\$7.63
42853719	Lot Type SF1		\$1,716.53	\$203.07	(\$195.44)	\$7.63
42853727	Lot Type SF1		\$1,716.53	\$203.07	(\$195.44)	\$7.63
42853735	Lot Type SF1		\$1,716.53	\$203.07	(\$195.44)	\$7.63
42853743	Lot Type SF1		\$1,716.53	\$203.07	(\$195.44)	\$7.63
42853751	Lot Type SF1		\$1,716.53	\$203.07	(\$195.44)	\$7.63
42853760	Lot Type SF1		\$1,716.53	\$203.07	(\$195.44)	\$7.63
42853778	Lot Type SF1		\$1,716.53	\$203.07	(\$195.44)	\$7.63

Parcel ID ^[b]	Lot Type	Notes	Outstanding Assessment	Annual Installment before TIRZ		Annual Installment Due 1/31/2027
				Credit	TIRZ Credit	
42853786	Lot Type SF1		\$1,716.53	\$203.07	(\$195.44)	\$7.63
42853794	Lot Type SF1		\$1,716.53	\$203.07	(\$195.44)	\$7.63
42853808	Lot Type SF1		\$1,716.53	\$203.07	(\$195.44)	\$7.63
42853816	Lot Type SF1		\$1,716.53	\$203.07	(\$195.44)	\$7.63
42853824	Lot Type SF1		\$1,716.53	\$203.07	(\$195.44)	\$7.63
42853832	Lot Type SF1		\$1,716.53	\$203.07	(\$195.44)	\$7.63
42853841	Lot Type SF1		\$1,716.53	\$203.07	\$0.00	\$203.07
42853859	Lot Type SF1		\$1,716.53	\$203.07	(\$195.44)	\$7.63
42853867	Lot Type SF1		\$1,716.53	\$203.07	(\$195.44)	\$7.63
42853875	Lot Type SF1		\$1,716.53	\$203.07	(\$195.44)	\$7.63
42853883	Lot Type SF1		\$1,716.53	\$203.07	(\$195.44)	\$7.63
42853891	Lot Type SF1		\$1,716.53	\$203.07	(\$195.44)	\$7.63
42853905	Lot Type SF1		\$1,716.53	\$203.07	(\$195.44)	\$7.63
42853913	Lot Type SF1		\$1,716.53	\$203.07	(\$195.44)	\$7.63
42853921	Lot Type SF2		\$1,805.31	\$213.58	(\$205.55)	\$8.03
42853930	Lot Type SF2		\$1,805.31	\$213.58	(\$205.55)	\$8.03
42853948	Lot Type SF2		\$1,805.31	\$213.58	(\$205.55)	\$8.03
42853956	Lot Type SF2		\$1,805.31	\$213.58	(\$205.55)	\$8.03
42853964	Lot Type SF2		\$1,805.31	\$213.58	(\$205.55)	\$8.03
42853972	Lot Type SF2		\$1,805.31	\$213.58	(\$205.55)	\$8.03
42853981	Lot Type SF2		\$1,805.31	\$213.58	(\$205.55)	\$8.03
42853999	Lot Type SF2		\$1,805.31	\$213.58	(\$205.55)	\$8.03
42854006	Lot Type SF2		\$1,805.31	\$213.58	(\$205.55)	\$8.03
42854014	Lot Type SF2		\$1,805.31	\$213.58	(\$205.55)	\$8.03
42854022	Lot Type SF2		\$1,805.31	\$213.58	(\$205.55)	\$8.03
42854031	Lot Type SF2		\$1,805.31	\$213.58	(\$205.55)	\$8.03
42854049	Lot Type SF2		\$1,805.31	\$213.58	(\$205.55)	\$8.03
42854057	Lot Type SF2		\$1,805.31	\$213.58	(\$205.55)	\$8.03
42854065	Lot Type SF2		\$1,805.31	\$213.58	(\$205.55)	\$8.03
42854073	Lot Type SF2		\$1,805.31	\$213.58	(\$205.55)	\$8.03
42854081	Lot Type SF2		\$1,805.31	\$213.58	(\$205.55)	\$8.03
42854090	Lot Type SF2		\$1,805.31	\$213.58	(\$205.55)	\$8.03
42854103	Lot Type SF2		\$1,805.31	\$213.58	(\$205.55)	\$8.03
42854111	Lot Type SF2		\$1,805.31	\$213.58	(\$205.55)	\$8.03
42854120	Lot Type SF2		\$1,805.31	\$213.58	(\$205.55)	\$8.03
42854138	Lot Type SF2		\$1,805.31	\$213.58	(\$205.55)	\$8.03
42854146	Lot Type SF2		\$1,805.31	\$213.58	(\$205.55)	\$8.03
42854154	Lot Type SF2		\$1,805.31	\$213.58	(\$205.55)	\$8.03
42854162	Lot Type SF2		\$1,805.31	\$213.58	(\$61.16)	\$152.42

Parcel ID ^[b]	Lot Type	Notes	Outstanding Assessment	Annual Installment before TIRZ		Annual Installment Due 1/31/2027
				Credit	TIRZ Credit	
42854171	Lot Type SF2		\$1,805.31	\$213.58	(\$61.16)	\$152.42
42854189	Non-Benefited		\$0.00	\$0.00	\$0.00	\$0.00
42854197	Non-Benefited		\$0.00	\$0.00	\$0.00	\$0.00
42854201	Non-Benefited		\$0.00	\$0.00	\$0.00	\$0.00
42996773	Lot Type SF1		\$1,716.53	\$203.07	(\$195.44)	\$7.63
42996803	Lot Type SF2		\$1,805.31	\$213.58	(\$205.55)	\$8.03
42996811	Lot Type SF2		\$1,805.31	\$213.58	(\$205.55)	\$8.03
43122283	Lot Type SF3		\$1,923.69	\$227.58	(\$61.16)	\$166.42
43224418	Lot Type SF1	[c]	\$1,716.53	\$101.54	(\$97.72)	\$3.82
Total			\$2,118,194.69	\$251,911.28	(\$60,481.90)	\$191,429.38

Footnotes:

[a] Totals may not match the total Outstanding Assessment or Annual Installment due to rounding.

[b] Property IDs per Tarrant County Central Appraisal District. Preliminary and subject to change.

[c] Undivided interest of property located at 4421 Union Street, North Richland Hills, TX, billed 50% to property ID 42853565, and 50% to property ID 43224418.

[d] Property ID has prepaid their Assessment in full.

[e] TIRZ No. 3 Annual Credit Amount will be calculated annually as described in Section V.F of the Service and Assessment Plan. The Annual Installment due on each Parcel or Lot may be updated to reflect prepayments and/or redemptions paid prior to the Annual Installment being billed to the owner of the Parcel or Lot.

EXHIBIT A-2 – IMPROVEMENT ZONE B ASSESSMENT ROLL

			Improvement Zone B ^{[a],[e]}	
Parcel ID ^[b]	Lot Type	Notes	Outstanding	Annual
			Assessment	Installment Due 1/31/2027
4236599	Non-Benefited		\$0.00	\$0.00
41343212	Non-Benefited		\$0.00	\$0.00
42850027	Non-Benefited		\$0.00	\$0.00
42850035	Lot Type SF3		\$15,389.56	\$1,387.86
42850043	Lot Type SF3		\$15,389.56	\$1,387.86
42850051	Lot Type SF3		\$15,389.56	\$1,387.86
42850060	Lot Type SF3		\$15,389.56	\$1,387.86
42850078	Lot Type SF3		\$15,389.56	\$1,387.86
42850086	Lot Type SF3		\$15,389.56	\$1,387.86
42850094	Lot Type SF3		\$15,389.56	\$1,387.86
42850108	Lot Type SF3		\$15,389.56	\$1,387.86
42850116	Lot Type SF3		\$15,389.56	\$1,387.86
42850124	Lot Type SF3		\$15,389.56	\$1,387.86
42850132	Lot Type SF3		\$15,389.56	\$1,387.86
42850141	Lot Type SF3		\$15,389.56	\$1,387.86
42850159	Lot Type SF3		\$15,389.56	\$1,387.86
42850167	Lot Type SF3		\$15,389.56	\$1,387.86
42850175	Lot Type SF3		\$15,389.56	\$1,387.86
42850183	Lot Type SF3		\$15,389.56	\$1,387.86
42850191	Lot Type SF3		\$15,389.56	\$1,387.86
42850213	Non-Benefited		\$0.00	\$0.00
42850221	Lot Type SF3		\$15,389.56	\$1,387.86
42850230	Lot Type SF3		\$15,389.56	\$1,387.86
42850248	Lot Type SF3		\$15,389.56	\$1,387.86
42850256	Lot Type SF3		\$15,389.56	\$1,387.86
42850264	Lot Type SF3		\$15,389.56	\$1,387.86
42850272	Lot Type SF3		\$15,389.56	\$1,387.86
42850281	Lot Type SF3		\$15,389.56	\$1,387.86
42850299	Lot Type SF3		\$15,389.56	\$1,387.86
42850302	Lot Type SF3		\$15,389.56	\$1,387.86
42850311	Lot Type SF3		\$15,389.56	\$1,387.86
42850329	Non-Benefited		\$0.00	\$0.00
42850337	Lot Type SF3		\$15,389.56	\$1,387.86
42850345	Lot Type SF3		\$15,389.56	\$1,387.86
42850353	Lot Type SF3		\$15,389.56	\$1,387.86

			Improvement Zone B ^{[a],[e]}	
Parcel ID ^[b]	Lot Type	Notes	Outstanding	Annual
			Assessment	Installment Due 1/31/2027
42850361	Lot Type SF3		\$15,389.56	\$1,387.86
42850370	Lot Type SF3		\$15,389.56	\$1,387.86
42850388	Lot Type SF3		\$15,389.56	\$1,387.86
42850396	Lot Type SF3		\$15,389.56	\$1,387.86
42850400	Lot Type SF3		\$15,389.56	\$1,387.86
42850418	Lot Type SF3		\$15,389.56	\$1,387.86
42850426	Lot Type SF3		\$15,389.56	\$1,387.86
42850434	Lot Type SF3		\$15,389.56	\$1,387.86
42850442	Lot Type SF3		\$15,389.56	\$1,387.86
42850451	Non-Benefited		\$0.00	\$0.00
42850469	Lot Type SF3		\$15,389.56	\$1,387.86
42850477	Lot Type SF3		\$15,389.56	\$1,387.86
42850485	Lot Type SF3		\$15,389.56	\$1,387.86
42850493	Lot Type SF3		\$15,389.56	\$1,387.86
42850507	Lot Type SF3		\$15,389.56	\$1,387.86
42850515	Lot Type SF3		\$15,389.56	\$1,387.86
42850591	Lot Type SF1		\$13,732.22	\$1,238.40
42850604	Lot Type SF1		\$13,732.22	\$1,238.40
42850612	Lot Type SF1		\$13,732.22	\$1,238.40
42850621	Lot Type SF1		\$13,732.22	\$1,238.40
42850639	Lot Type SF1		\$13,732.22	\$1,238.40
42850647	Lot Type SF1		\$13,732.22	\$1,238.40
42850655	Lot Type SF1		\$13,732.22	\$1,238.40
42850663	Lot Type SF1		\$13,732.22	\$1,238.40
42850671	Lot Type SF1		\$13,732.22	\$1,238.40
42850680	Lot Type SF1		\$13,732.22	\$1,238.40
42850698	Lot Type SF1		\$13,732.22	\$1,238.40
42850701	Lot Type SF1		\$13,732.22	\$1,238.40
42850710	Lot Type SF1		\$13,732.22	\$1,238.40
42850728	Lot Type SF1		\$13,732.22	\$1,238.40
42850736	Lot Type SF1		\$13,732.22	\$1,238.40
42850744	Lot Type SF1		\$13,732.22	\$1,238.40
42850752	Lot Type SF1		\$13,732.22	\$1,238.40
42850761	Lot Type SF1		\$13,732.22	\$1,238.40
42850779	Lot Type SF1		\$13,732.22	\$1,238.40
42850787	Lot Type SF1		\$13,732.22	\$1,238.40
42850795	Lot Type SF1		\$13,732.22	\$1,238.40
42850809	Lot Type SF1		\$13,732.22	\$1,238.40

			Improvement Zone B ^{[a],[e]}	
Parcel ID ^[b]	Lot Type	Notes	Outstanding	Annual
			Assessment	Installment Due 1/31/2027
42850817	Lot Type SF1		\$13,732.22	\$1,238.40
42850825	Lot Type SF1		\$13,732.22	\$1,238.40
42850833	Lot Type SF1		\$13,732.22	\$1,238.40
42850841	Lot Type SF1		\$13,732.22	\$1,238.40
42850850	Lot Type SF1		\$13,732.22	\$1,238.40
42850868	Lot Type SF1		\$13,732.22	\$1,238.40
42850876	Lot Type SF1		\$13,732.22	\$1,238.40
42850884	Lot Type SF1		\$13,732.22	\$1,238.40
42850892	Lot Type SF1		\$13,732.22	\$1,238.40
42850906	Lot Type SF1		\$13,732.22	\$1,238.40
42850914	Lot Type SF1		\$13,732.22	\$1,238.40
42850922	Lot Type SF1		\$13,732.22	\$1,238.40
42850931	Lot Type SF1		\$13,732.22	\$1,238.40
42850949	Lot Type SF1		\$13,732.22	\$1,238.40
42850957	Lot Type SF1		\$13,732.22	\$1,238.40
42850965	Lot Type SF1		\$13,732.22	\$1,238.40
42850973	Lot Type SF1		\$13,732.22	\$1,238.40
42850981	Lot Type SF2		\$14,442.51	\$1,302.45
42850990	Lot Type SF2		\$14,442.51	\$1,302.45
42851007	Lot Type SF2		\$14,442.51	\$1,302.45
42851015	Lot Type SF2		\$14,442.51	\$1,302.45
42851023	Lot Type SF2		\$14,442.51	\$1,302.45
42851031	Lot Type SF2		\$14,442.51	\$1,302.45
42851040	Lot Type SF2		\$14,442.51	\$1,302.45
42851058	Lot Type SF2		\$14,442.51	\$1,302.45
42851066	Lot Type SF2		\$14,442.51	\$1,302.45
42851074	Lot Type SF2		\$14,442.51	\$1,302.45
42851082	Lot Type SF2		\$14,442.51	\$1,302.45
42851091	Lot Type SF2		\$14,442.51	\$1,302.45
42851104	Lot Type SF2	[d]	\$0.00	\$0.00
42851112	Lot Type SF2		\$14,442.51	\$1,302.45
42851121	Lot Type SF2		\$14,442.51	\$1,302.45
42851139	Lot Type SF2		\$14,442.51	\$1,302.45
42851147	Lot Type SF2		\$14,442.51	\$1,302.45
42851155	Lot Type SF2		\$14,442.51	\$1,302.45
42851163	Lot Type SF2		\$14,442.51	\$1,302.45
42851171	Lot Type SF1		\$13,732.22	\$1,238.40
42851180	Lot Type SF1		\$13,732.22	\$1,238.40

			Improvement Zone B ^{[a],[e]}	
Parcel ID ^[b]	Lot Type	Notes	Outstanding	Annual
			Assessment	Installment Due 1/31/2027
42851198	Lot Type SF1		\$13,732.22	\$1,238.40
42851201	Lot Type SF1		\$13,732.22	\$1,238.40
42851210	Lot Type SF1		\$13,732.22	\$1,238.40
42851228	Lot Type SF1		\$13,732.22	\$1,238.40
42851236	Lot Type SF1		\$13,732.22	\$1,238.40
42851244	Lot Type SF1		\$13,732.22	\$1,238.40
42851252	Lot Type SF1		\$13,732.22	\$1,238.40
42851261	Lot Type SF1		\$13,732.22	\$1,238.40
42851279	Lot Type SF1		\$13,732.22	\$1,238.40
42851287	Lot Type SF1		\$13,732.22	\$1,238.40
42851295	Lot Type SF1		\$13,732.22	\$1,238.40
42851309	Lot Type SF1		\$13,732.22	\$1,238.40
42851317	Lot Type SF1		\$13,732.22	\$1,238.40
42851325	Lot Type SF1		\$13,732.22	\$1,238.40
42851333	Lot Type SF1		\$13,732.22	\$1,238.40
42851341	Lot Type SF1		\$13,732.22	\$1,238.40
42851350	Lot Type SF1		\$13,732.22	\$1,238.40
42851368	Lot Type SF1		\$13,732.22	\$1,238.40
42851376	Non-Benefited		\$0.00	\$0.00
42851384	Lot Type SF2		\$14,442.51	\$1,302.45
42851392	Lot Type SF2		\$14,442.51	\$1,302.45
42851406	Lot Type SF2		\$14,442.51	\$1,302.45
42851414	Lot Type SF2		\$14,442.51	\$1,302.45
42851422	Lot Type SF2		\$14,442.51	\$1,302.45
42851431	Lot Type SF1		\$13,732.22	\$1,238.40
42851449	Lot Type SF1		\$13,732.22	\$1,238.40
42851457	Lot Type SF1		\$13,732.22	\$1,238.40
42851465	Lot Type SF1		\$13,732.22	\$1,238.40
42851473	Lot Type SF1		\$13,732.22	\$1,238.40
42851481	Lot Type SF1		\$13,732.22	\$1,238.40
42851490	Lot Type SF1		\$13,732.22	\$1,238.40
42851503	Lot Type SF1		\$13,732.22	\$1,238.40
42851511	Lot Type SF1		\$13,732.22	\$1,238.40
42851520	Lot Type SF1		\$13,732.22	\$1,238.40
42851538	Lot Type SF1		\$13,732.22	\$1,238.40
42851546	Lot Type SF1		\$13,732.22	\$1,238.40
42851554	Lot Type SF1		\$13,732.22	\$1,238.40
42851562	Lot Type SF1		\$13,732.22	\$1,238.40

			Improvement Zone B ^{[a],[e]}	
Parcel ID ^[b]	Lot Type	Notes	Outstanding	Annual
			Assessment	Installment Due 1/31/2027
42851571	Lot Type SF1		\$13,732.22	\$1,238.40
42851589	Lot Type SF1		\$13,732.22	\$1,238.40
42851597	Lot Type SF1		\$13,732.22	\$1,238.40
42851601	Lot Type SF1		\$13,732.22	\$1,238.40
42851619	Lot Type SF1		\$13,732.22	\$1,238.40
42851627	Lot Type SF1		\$13,732.22	\$1,238.40
42851635	Lot Type SF1		\$13,732.22	\$1,238.40
42851643	Lot Type SF1		\$13,732.22	\$1,238.40
42851651	Lot Type SF1		\$13,732.22	\$1,238.40
42851660	Lot Type SF1		\$13,732.22	\$1,238.40
42851678	Lot Type SF1		\$13,732.22	\$1,238.40
42851686	Lot Type SF1		\$13,732.22	\$1,238.40
42851694	Lot Type SF1		\$13,732.22	\$1,238.40
42851708	Lot Type SF1		\$13,732.22	\$1,238.40
42851716	Lot Type SF1		\$13,732.22	\$1,238.40
42851724	Lot Type SF1		\$13,732.22	\$1,238.40
42851732	Lot Type SF1		\$13,732.22	\$1,238.40
42851741	Lot Type SF1		\$13,732.22	\$1,238.40
42851759	Lot Type SF1		\$13,732.22	\$1,238.40
42851767	Lot Type SF1		\$13,732.22	\$1,238.40
42851775	Lot Type SF1		\$13,732.22	\$1,238.40
42851783	Lot Type SF1		\$13,732.22	\$1,238.40
42851791	Lot Type SF1		\$13,732.22	\$1,238.40
42851805	Lot Type SF1		\$13,732.22	\$1,238.40
42851813	Lot Type SF1		\$13,732.22	\$1,238.40
42851821	Lot Type SF1		\$13,732.22	\$1,238.40
42851830	Lot Type SF1		\$13,732.22	\$1,238.40
42851848	Lot Type SF1		\$13,732.22	\$1,238.40
42851856	Non-Benefited		\$0.00	\$0.00
42851864	Non-Benefited		\$0.00	\$0.00
42851872	Lot Type SF1		\$13,732.22	\$1,238.40
42851881	Lot Type SF1		\$13,732.22	\$1,238.40
42851899	Lot Type SF1		\$13,732.22	\$1,238.40
42851902	Lot Type SF1		\$13,732.22	\$1,238.40
42851911	Lot Type SF1		\$13,732.22	\$1,238.40
42851929	Lot Type SF1		\$13,732.22	\$1,238.40
42851937	Lot Type SF1		\$13,732.22	\$1,238.40
42851945	Lot Type SF1		\$13,732.22	\$1,238.40

			Improvement Zone B ^{[a],[e]}	
Parcel ID ^[b]	Lot Type	Notes	Outstanding	Annual
			Assessment	Installment Due 1/31/2027
42851953	Lot Type SF1		\$13,732.22	\$1,238.40
42851961	Lot Type SF1		\$13,732.22	\$1,238.40
42851970	Non-Benefited		\$0.00	\$0.00
42851988	Lot Type SF1		\$13,732.22	\$1,238.40
42851996	Lot Type SF1		\$13,732.22	\$1,238.40
42852003	Lot Type SF1		\$13,732.22	\$1,238.40
42852011	Lot Type SF1		\$13,732.22	\$1,238.40
42852020	Lot Type SF1		\$13,732.22	\$1,238.40
42852038	Lot Type SF1		\$13,732.22	\$1,238.40
42852046	Lot Type SF1		\$13,732.22	\$1,238.40
42852054	Lot Type SF1		\$13,732.22	\$1,238.40
42852062	Lot Type SF1		\$13,732.22	\$1,238.40
42852071	Lot Type SF1		\$13,732.22	\$1,238.40
42852089	Lot Type SF1		\$13,732.22	\$1,238.40
42852097	Lot Type SF1		\$13,732.22	\$1,238.40
42852101	Lot Type SF1		\$13,732.22	\$1,238.40
42852119	Lot Type SF2		\$14,442.51	\$1,302.45
42852127	Lot Type SF2		\$14,442.51	\$1,302.45
42852135	Lot Type SF2		\$14,442.51	\$1,302.45
42852143	Lot Type SF2		\$14,442.51	\$1,302.45
42852151	Lot Type SF2		\$14,442.51	\$1,302.45
42852160	Lot Type SF2		\$14,442.51	\$1,302.45
42852178	Lot Type SF2		\$14,442.51	\$1,302.45
42852186	Lot Type SF2		\$14,442.51	\$1,302.45
42852194	Lot Type SF2		\$14,442.51	\$1,302.45
42852208	Lot Type SF2		\$14,442.51	\$1,302.45
42852216	Lot Type SF2		\$14,442.51	\$1,302.45
42852224	Lot Type SF2		\$14,442.51	\$1,302.45
42852232	Lot Type Multifamily	[d]	\$0.00	\$0.00
42852241	Non-Benefited		\$0.00	\$0.00
42852259	Non-Benefited		\$0.00	\$0.00
42852267	Non-Benefited		\$0.00	\$0.00
42852453	Non-Benefited		\$0.00	\$0.00
42852461	Non-Benefited		\$0.00	\$0.00
42852470	Lot Type SF1		\$13,732.22	\$1,238.40
42852488	Lot Type SF1		\$13,732.22	\$1,238.40
42852496	Lot Type SF1		\$13,732.22	\$1,238.40
42852500	Lot Type SF1		\$13,732.22	\$1,238.40

			Improvement Zone B ^{[a],[e]}	
Parcel ID ^[b]	Lot Type	Notes	Outstanding	Annual
			Assessment	Installment Due 1/31/2027
42852518	Lot Type SF1		\$13,732.22	\$1,238.40
42852526	Lot Type SF1		\$13,732.22	\$1,238.40
42852534	Lot Type SF1		\$13,732.22	\$1,238.40
42852542	Lot Type SF1		\$13,732.22	\$1,238.40
42852551	Lot Type SF1		\$13,732.22	\$1,238.40
42852569	Lot Type SF1		\$13,732.22	\$1,238.40
42852577	Lot Type SF1		\$13,732.22	\$1,238.40
42852585	Lot Type SF1		\$13,732.22	\$1,238.40
42852593	Lot Type SF1		\$13,732.22	\$1,238.40
42852607	Lot Type SF1		\$13,732.22	\$1,238.40
42852615	Lot Type SF1		\$13,732.22	\$1,238.40
42852623	Lot Type SF1		\$13,732.22	\$1,238.40
42852631	Lot Type SF1		\$13,732.22	\$1,238.40
42852640	Lot Type SF1		\$13,732.22	\$1,238.40
42852658	Lot Type SF1		\$13,732.22	\$1,238.40
42852666	Lot Type SF2		\$14,442.51	\$1,302.45
42852674	Lot Type SF2		\$14,442.51	\$1,302.45
42852682	Lot Type SF2		\$14,442.51	\$1,302.45
42852691	Lot Type SF2		\$14,442.51	\$1,302.45
42852704	Lot Type SF2		\$14,442.51	\$1,302.45
42852712	Lot Type SF2		\$14,442.51	\$1,302.45
42852721	Lot Type SF2		\$14,442.51	\$1,302.45
42852739	Lot Type SF2		\$14,442.51	\$1,302.45
42852747	Lot Type SF2		\$14,442.51	\$1,302.45
42852755	Lot Type SF2		\$14,442.51	\$1,302.45
42852763	Lot Type SF2		\$14,442.51	\$1,302.45
42852771	Lot Type SF2		\$14,442.51	\$1,302.45
42852780	Lot Type SF2		\$14,442.51	\$1,302.45
42852798	Lot Type SF2		\$14,442.51	\$1,302.45
42852801	Lot Type SF2		\$14,442.51	\$1,302.45
42852810	Lot Type SF2		\$14,442.51	\$1,302.45
42852828	Lot Type SF2		\$14,442.51	\$1,302.45
42852836	Non-Benefited		\$0.00	\$0.00
42852844	Non-Benefited		\$0.00	\$0.00
42852852	Non-Benefited		\$0.00	\$0.00
42852861	Non-Benefited		\$0.00	\$0.00
42852879	Non-Benefited		\$0.00	\$0.00
42852887	Lot Type SF2		\$14,442.51	\$1,302.45

			Improvement Zone B ^{[a],[e]}	
Parcel ID ^[b]	Lot Type	Notes	Outstanding	Annual
			Assessment	Installment Due 1/31/2027
42852895	Lot Type SF2		\$14,442.51	\$1,302.45
42852909	Lot Type SF2		\$14,442.51	\$1,302.45
42852917	Lot Type SF2		\$14,442.51	\$1,302.45
42852925	Lot Type SF2		\$14,442.51	\$1,302.45
42852933	Lot Type SF2		\$14,442.51	\$1,302.45
42852941	Lot Type SF2		\$14,442.51	\$1,302.45
42852950	Lot Type SF2		\$14,442.51	\$1,302.45
42852968	Lot Type SF2		\$14,442.51	\$1,302.45
42852976	Lot Type SF2		\$14,442.51	\$1,302.45
42852984	Lot Type SF2		\$14,442.51	\$1,302.45
42852992	Lot Type SF2		\$14,442.51	\$1,302.45
42853000	Lot Type SF2		\$14,442.51	\$1,302.45
42853018	Lot Type SF2		\$14,442.51	\$1,302.45
42853026	Lot Type SF2		\$14,442.51	\$1,302.45
42853034	Lot Type SF2		\$14,442.51	\$1,302.45
42853042	Lot Type SF2		\$14,442.51	\$1,302.45
42853051	Lot Type SF2		\$14,442.51	\$1,302.45
42853069	Lot Type SF2		\$14,442.51	\$1,302.45
42853077	Lot Type SF2		\$14,442.51	\$1,302.45
42853085	Lot Type SF2		\$14,442.51	\$1,302.45
42853093	Lot Type SF2		\$14,442.51	\$1,302.45
42853107	Lot Type SF2		\$14,442.51	\$1,302.45
42853115	Lot Type SF2		\$14,442.51	\$1,302.45
42853123	Lot Type SF2		\$14,442.51	\$1,302.45
42853131	Lot Type SF2		\$14,442.51	\$1,302.45
42853140	Lot Type SF2		\$14,442.51	\$1,302.45
42853158	Lot Type SF2		\$14,442.51	\$1,302.45
42853174	Lot Type SF2		\$14,442.51	\$1,302.45
42853182	Lot Type SF2		\$14,442.51	\$1,302.45
42853191	Lot Type SF2		\$14,442.51	\$1,302.45
42853204	Lot Type SF2		\$14,442.51	\$1,302.45
42853212	Lot Type SF2		\$14,442.51	\$1,302.45
42853221	Lot Type SF2		\$14,442.51	\$1,302.45
42853239	Lot Type SF2		\$14,442.51	\$1,302.45
42853247	Lot Type SF2		\$14,442.51	\$1,302.45
42853255	Lot Type SF2		\$14,442.51	\$1,302.45
42853263	Lot Type SF2		\$14,442.51	\$1,302.45
42853271	Lot Type SF2		\$14,442.51	\$1,302.45

			Improvement Zone B ^{[a],[e]}	
Parcel ID ^[b]	Lot Type	Notes	Outstanding	Annual
			Assessment	Installment Due 1/31/2027
42853301	Lot Type SF1		\$13,732.22	\$1,238.40
42853310	Lot Type SF1		\$13,732.22	\$1,238.40
42853328	Lot Type SF1		\$13,732.22	\$1,238.40
42853336	Lot Type SF1		\$13,732.22	\$1,238.40
42853344	Lot Type SF1		\$13,732.22	\$1,238.40
42853352	Lot Type SF1		\$13,732.22	\$1,238.40
42853361	Lot Type SF1		\$13,732.22	\$1,238.40
42853379	Lot Type SF1		\$13,732.22	\$1,238.40
42853387	Lot Type SF1		\$13,732.22	\$1,238.40
42853395	Lot Type SF1		\$13,732.22	\$1,238.40
42853409	Lot Type SF1		\$13,732.22	\$1,238.40
42853417	Lot Type SF1		\$13,732.22	\$1,238.40
42853425	Lot Type SF1		\$13,732.22	\$1,238.40
42853433	Non-Benefited		\$0.00	\$0.00
42853441	Non-Benefited		\$0.00	\$0.00
42853450	Non-Benefited		\$0.00	\$0.00
42853468	Non-Benefited		\$0.00	\$0.00
42853476	Non-Benefited		\$0.00	\$0.00
42853484	Lot Type Multifamily	[d]	\$0.00	\$0.00
42853492	Non-Benefited		\$0.00	\$0.00
42853506	Non-Benefited		\$0.00	\$0.00
42853514	Lot Type SF1		\$13,732.22	\$1,238.40
42853522	Lot Type SF1		\$13,732.22	\$1,238.40
42853531	Lot Type SF1		\$13,732.22	\$1,238.40
42853549	Lot Type SF1		\$13,732.22	\$1,238.40
42853557	Lot Type SF1		\$13,732.22	\$1,238.40
42853565	Lot Type SF1	[c]	\$13,732.22	\$619.20
42853573	Lot Type SF1		\$13,732.22	\$1,238.40
42853581	Lot Type SF1		\$13,732.22	\$1,238.40
42853590	Lot Type SF1		\$13,732.22	\$1,238.40
42853603	Lot Type SF1		\$13,732.22	\$1,238.40
42853611	Lot Type SF1		\$13,732.22	\$1,238.40
42853620	Lot Type SF1		\$13,732.22	\$1,238.40
42853638	Lot Type SF1		\$13,732.22	\$1,238.40
42853646	Lot Type SF1		\$13,732.22	\$1,238.40
42853654	Lot Type SF1		\$13,732.22	\$1,238.40
42853662	Lot Type SF1		\$13,732.22	\$1,238.40
42853671	Lot Type SF1		\$13,732.22	\$1,238.40

			Improvement Zone B ^{[a],[e]}	
Parcel ID ^[b]	Lot Type	Notes	Outstanding	Annual
			Assessment	Installment Due 1/31/2027
42853689	Lot Type SF1		\$13,732.22	\$1,238.40
42853697	Lot Type SF1		\$13,732.22	\$1,238.40
42853701	Lot Type SF1		\$13,732.22	\$1,238.40
42853719	Lot Type SF1		\$13,732.22	\$1,238.40
42853727	Lot Type SF1		\$13,732.22	\$1,238.40
42853735	Lot Type SF1		\$13,732.22	\$1,238.40
42853743	Lot Type SF1		\$13,732.22	\$1,238.40
42853751	Lot Type SF1		\$13,732.22	\$1,238.40
42853760	Lot Type SF1		\$13,732.22	\$1,238.40
42853778	Lot Type SF1		\$13,732.22	\$1,238.40
42853786	Lot Type SF1		\$13,732.22	\$1,238.40
42853794	Lot Type SF1		\$13,732.22	\$1,238.40
42853808	Lot Type SF1		\$13,732.22	\$1,238.40
42853816	Lot Type SF1		\$13,732.22	\$1,238.40
42853824	Lot Type SF1		\$13,732.22	\$1,238.40
42853832	Lot Type SF1		\$13,732.22	\$1,238.40
42853841	Lot Type SF1		\$13,732.22	\$1,238.40
42853859	Lot Type SF1		\$13,732.22	\$1,238.40
42853867	Lot Type SF1		\$13,732.22	\$1,238.40
42853875	Lot Type SF1		\$13,732.22	\$1,238.40
42853883	Lot Type SF1		\$13,732.22	\$1,238.40
42853891	Lot Type SF1		\$13,732.22	\$1,238.40
42853905	Lot Type SF1		\$13,732.22	\$1,238.40
42853913	Lot Type SF1		\$13,732.22	\$1,238.40
42853921	Lot Type SF2		\$14,442.51	\$1,302.45
42853930	Lot Type SF2		\$14,442.51	\$1,302.45
42853948	Lot Type SF2		\$14,442.51	\$1,302.45
42853956	Lot Type SF2		\$14,442.51	\$1,302.45
42853964	Lot Type SF2		\$14,442.51	\$1,302.45
42853972	Lot Type SF2		\$14,442.51	\$1,302.45
42853981	Lot Type SF2		\$14,442.51	\$1,302.45
42853999	Lot Type SF2		\$14,442.51	\$1,302.45
42854006	Lot Type SF2		\$14,442.51	\$1,302.45
42854014	Lot Type SF2		\$14,442.51	\$1,302.45
42854022	Lot Type SF2		\$14,442.51	\$1,302.45
42854031	Lot Type SF2		\$14,442.51	\$1,302.45
42854049	Lot Type SF2		\$14,442.51	\$1,302.45
42854057	Lot Type SF2		\$14,442.51	\$1,302.45

			Improvement Zone B ^{[a],[e]}	
Parcel ID ^[b]	Lot Type	Notes	Outstanding	Annual
			Assessment	Installment Due 1/31/2027
42854065	Lot Type SF2		\$14,442.51	\$1,302.45
42854073	Lot Type SF2		\$14,442.51	\$1,302.45
42854081	Lot Type SF2		\$14,442.51	\$1,302.45
42854090	Lot Type SF2		\$14,442.51	\$1,302.45
42854103	Lot Type SF2		\$14,442.51	\$1,302.45
42854111	Lot Type SF2		\$14,442.51	\$1,302.45
42854120	Lot Type SF2		\$14,442.51	\$1,302.45
42854138	Lot Type SF2		\$14,442.51	\$1,302.45
42854146	Lot Type SF2		\$14,442.51	\$1,302.45
42854154	Lot Type SF2		\$14,442.51	\$1,302.45
42854162	Lot Type SF2		\$14,442.51	\$1,302.45
42854171	Lot Type SF2		\$14,442.51	\$1,302.45
42854189	Non-Benefited		\$0.00	\$0.00
42854197	Non-Benefited		\$0.00	\$0.00
42854201	Non-Benefited		\$0.00	\$0.00
42996773	Lot Type SF1		\$13,732.22	\$1,238.40
42996803	Lot Type SF2		\$14,442.51	\$1,302.45
42996811	Lot Type SF2		\$14,442.51	\$1,302.45
43122283	Lot Type SF3		\$15,389.56	\$1,387.86
43224418	Lot Type SF1	[c]	\$13,732.22	\$619.20
Total			\$5,145,557.49	\$464,036.78

Footnotes:

[a] Totals may not match the total Outstanding Assessment or Annual Installment due to rounding.

[b] Property IDs per Tarrant County Central Appraisal District. Preliminary and subject to change.

[c] Undivided interest of property located at 4421 Union Street, North Richland Hills, TX, billed 50% to property ID 42853565, and 50% to property ID 43224418.

[d] Property ID has prepaid their Assessment in full.

[e] The Annual Installment due on each Parcel or Lot may be updated to reflect prepayments and/or redemptions paid prior to the Annual Installment being billed to the owner of the Parcel or Lot.

EXHIBIT B-1 – IMPROVEMENT ZONE A DEBT SERVICE SCHEDULE

DEBT SERVICE REQUIREMENTS

The following table sets forth the anticipated debt service requirements for the Bonds:

<u>Year Ending (September 1)</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2020	-	\$99,079.65	\$99,079.65
2021	\$70,000.00	142,106.26	212,106.26
2022	80,000.00	138,693.76	218,693.76
2023	80,000.00	134,793.76	214,793.76
2024	85,000.00	130,893.76	215,893.76
2025	85,000.00	126,750.00	211,750.00
2026	95,000.00	122,606.26	217,606.26
2027	100,000.00	117,618.76	217,618.76
2028	105,000.00	112,368.76	217,368.76
2029	115,000.00	106,856.26	221,856.26
2030	115,000.00	100,818.76	215,818.76
2031	125,000.00	94,781.26	219,781.26
2032	130,000.00	87,750.02	217,750.02
2033	140,000.00	80,437.52	220,437.52
2034	150,000.00	72,562.52	222,562.52
2035	160,000.00	64,125.00	224,125.00
2036	170,000.00	55,125.00	225,125.00
2037	180,000.00	45,562.50	225,562.50
2038	195,000.00	35,437.52	230,437.52
2039	210,000.00	24,468.76	234,468.76
2040	225,000.00	12,656.26	237,656.26
Total	<u>\$2,615,000.00</u>	<u>\$1,905,492.35</u>	<u>\$4,520,492.35</u>

EXHIBIT B-2 – IMPROVEMENT ZONE B DEBT SERVICE SCHEDULE

City Point - North Richland Hills General Obligation Refunding Bonds, Series 2022 As of 06/22/2022			
Year Ending Sep	Debt Service		
	Principal	Interest	Total
2022	\$ 95,000	\$ 296,563	\$ 391,563
2023	100,000	292,288	392,288
2024	105,000	287,788	392,788
2025	110,000	283,063	393,063
2026	110,000	278,113	388,113
2027	115,000	272,750	387,750
2028	125,000	267,144	392,144
2029	125,000	261,050	386,050
2030	130,000	254,956	384,956
2031	135,000	248,619	383,619
2032	140,000	241,531	381,531
2033	150,000	234,181	384,181
2034	155,000	226,306	381,306
2035	165,000	218,169	383,169
2036	175,000	209,506	384,506
2037	180,000	200,319	380,319
2038	190,000	190,869	380,869
2039	200,000	180,894	380,894
2040	210,000	170,394	380,394
2041	230,000	159,369	389,369
2042	245,000	147,006	392,006
2043	255,000	133,838	388,838
2044	270,000	120,131	390,131
2045	285,000	105,619	390,619
2046	300,000	90,300	390,300
2047	315,000	74,175	389,175
2048	335,000	57,244	392,244
2049	355,000	39,238	394,238
2050	375,000	20,156	395,156
Totals	\$ 5,680,000	\$ 5,561,575	\$ 11,241,575

EXHIBIT C – LOT TYPE CLASSIFICATION MAP

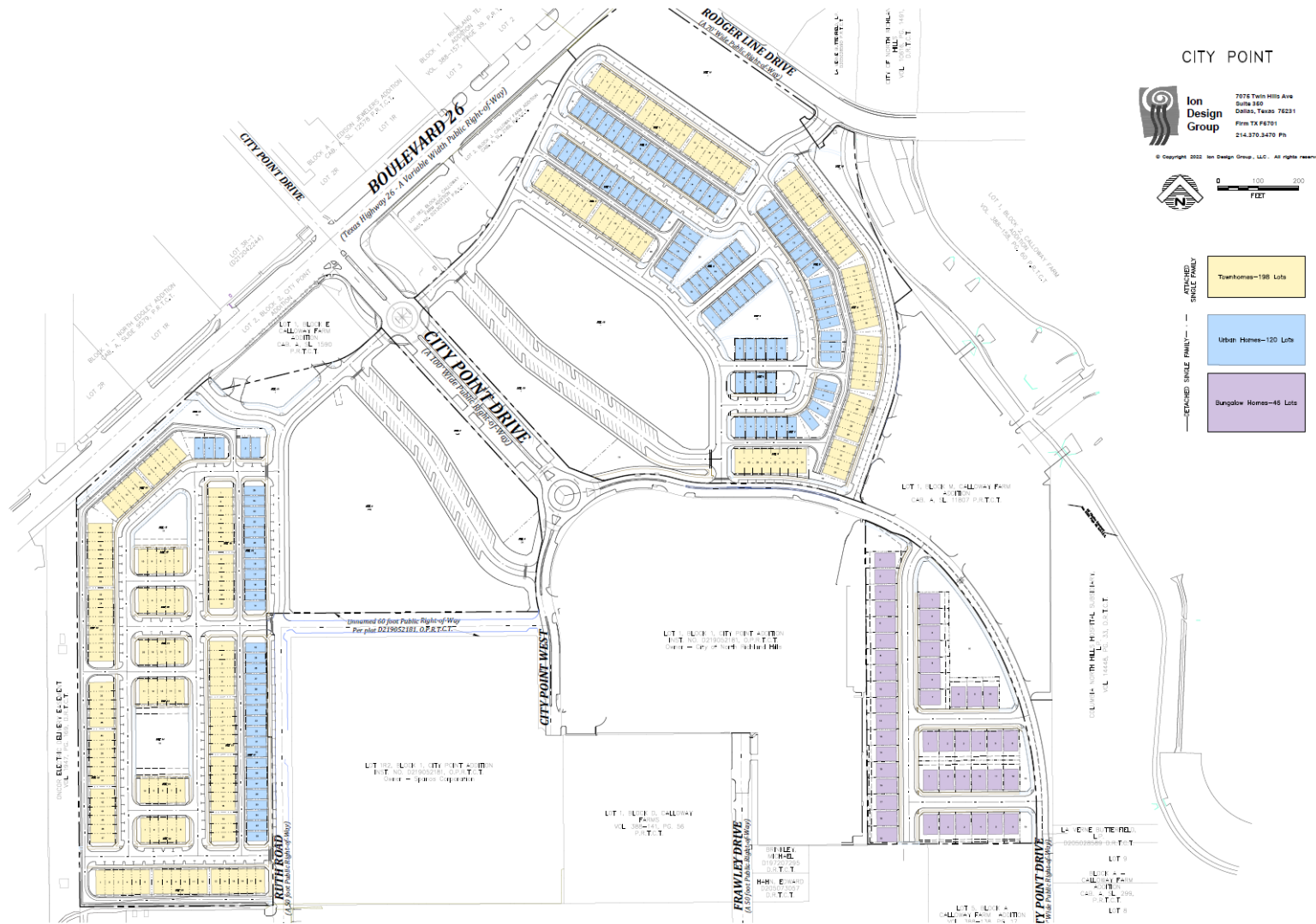


EXHIBIT D – BUYER DISCLOSURES

Buyer disclosures for the following Lot Types are found in this Exhibit:

- Lot Type SF1
- Lot Type SF2
- Lot Type SF3
- Lot Type Commercial

CITY POINT PUBLIC IMPROVEMENT DISTRICT – LOT TYPE SF1 – BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.0035), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

- 1) under a court order or foreclosure sale;
- 2) by a trustee in bankruptcy;
- 3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
- 4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
- 5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
- 6) from one co-owner to another co-owner of an undivided interest in the real property;
- 7) to a spouse or a person in the lineal line of consanguinity of the seller;
- 8) to or from a governmental entity; or
- 9) of only a mineral interest, leasehold interest, or security interest

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

AFTER RECORDING¹ RETURN TO:

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
CITY OF NORTH RICHLAND HILLS, TEXAS
CONCERNING THE FOLLOWING PROPERTY

STREET ADDRESS

LOT TYPE SF1 PRINCIPAL ASSESSMENT: \$15,448.75

As the purchaser of the real property described above, you are obligated to pay assessments to City of North Richland Hills, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within ***City Point Public Improvement District*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from the City of North Richland Hills. The exact amount of each annual installment will be approved each year by the North Richland Hills City Council in the annual service plan update for the district. More information about the assessments, including the amounts and due dates, may be obtained from the City of North Richland Hills.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

¹ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Tarrant County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

² To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

§

§

COUNTY OF _____

§

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]³

³ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Tarrant County.

[The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

§

§

COUNTY OF _____

§

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]⁴

⁴ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Tarrant County.

ANNUAL INSTALLMENTS – LOT TYPE SF1

Installment Due 1/31	Improvement Zone A		Improvement Zone B		Additional Interest	Annual Collection Costs	Total Annual Installment ^{[a],[b]}
	Principal	Interest	Principal	Interest			
2027	\$ 79.84	\$ 95.26	\$ 306.05	\$ 725.86	\$ 77.24	\$ 157.22	\$ 1,441.47
2028	\$ 79.84	\$ 91.07	\$ 332.66	\$ 710.95	\$ 75.31	\$ 154.92	\$ 1,444.74
2029	\$ 93.14	\$ 86.87	\$ 332.66	\$ 694.73	\$ 73.25	\$ 158.02	\$ 1,438.68
2030	\$ 93.14	\$ 81.98	\$ 345.97	\$ 678.51	\$ 71.12	\$ 161.18	\$ 1,431.91
2031	\$ 106.45	\$ 77.09	\$ 359.27	\$ 661.64	\$ 68.93	\$ 164.40	\$ 1,437.79
2032	\$ 106.45	\$ 71.11	\$ 372.58	\$ 642.78	\$ 66.60	\$ 167.69	\$ 1,427.21
2033	\$ 106.45	\$ 65.12	\$ 399.19	\$ 623.22	\$ 64.20	\$ 171.04	\$ 1,429.23
2034	\$ 119.76	\$ 59.13	\$ 412.50	\$ 602.26	\$ 61.68	\$ 174.47	\$ 1,429.79
2035	\$ 133.06	\$ 52.39	\$ 439.11	\$ 580.61	\$ 59.01	\$ 177.95	\$ 1,442.15
2036	\$ 133.06	\$ 44.91	\$ 465.72	\$ 557.56	\$ 56.15	\$ 181.51	\$ 1,438.92
2037	\$ 146.37	\$ 37.42	\$ 479.03	\$ 533.10	\$ 53.16	\$ 185.14	\$ 1,434.23
2038	\$ 159.68	\$ 29.19	\$ 505.64	\$ 507.96	\$ 50.03	\$ 188.85	\$ 1,441.35
2039	\$ 172.98	\$ 20.21	\$ 532.26	\$ 481.41	\$ 46.71	\$ 192.62	\$ 1,446.19
2040	\$ 186.29	\$ 10.48	\$ 558.87	\$ 453.47	\$ 43.18	\$ 196.48	\$ 1,448.76
2041	\$ -	\$ -	\$ 612.10	\$ 424.13	\$ 39.45	\$ 171.82	\$ 1,247.50
2042	\$ -	\$ -	\$ 652.01	\$ 391.23	\$ 36.39	\$ 175.26	\$ 1,254.89
2043	\$ -	\$ -	\$ 678.63	\$ 356.18	\$ 33.13	\$ 178.76	\$ 1,246.70
2044	\$ -	\$ -	\$ 718.55	\$ 319.70	\$ 29.74	\$ 182.34	\$ 1,250.33
2045	\$ -	\$ -	\$ 758.47	\$ 281.08	\$ 26.15	\$ 185.99	\$ 1,251.68
2046	\$ -	\$ -	\$ 798.38	\$ 240.31	\$ 22.35	\$ 189.71	\$ 1,250.76
2047	\$ -	\$ -	\$ 838.30	\$ 197.40	\$ 18.36	\$ 193.50	\$ 1,247.57
2048	\$ -	\$ -	\$ 891.53	\$ 152.34	\$ 14.17	\$ 197.37	\$ 1,255.41
2049	\$ -	\$ -	\$ 944.76	\$ 104.42	\$ 9.71	\$ 201.32	\$ 1,260.21
2050	\$ -	\$ -	\$ 997.98	\$ 53.64	\$ 4.99	\$ 205.34	\$ 1,261.96
Total	\$ 1,716.53	\$ 822.24	\$ 13,732.22	\$ 10,974.50	\$ 1,101.04	\$ 4,312.91	\$ 32,659.43

Footnotes:

[a] Annual Installment includes both Single Family Tracts allocable share of Improvement Zone A Annual Installment and Improvement Zone B Annual Installment. The total Annual Installment does not reflect the TIRZ No. 3 Annual Credit Amount.

[b] The figures shown above are estimates only and subject to change in annual service plan update. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

CITY POINT PUBLIC IMPROVEMENT DISTRICT – LOT TYPE SF2 – BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.0035), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

- 1) under a court order or foreclosure sale;
- 2) by a trustee in bankruptcy;
- 3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
- 4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
- 5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
- 6) from one co-owner to another co-owner of an undivided interest in the real property;
- 7) to a spouse or a person in the lineal line of consanguinity of the seller;
- 8) to or from a governmental entity; or
- 9) of only a mineral interest, leasehold interest, or security interest

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

AFTER RECORDING¹ RETURN TO:

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
CITY OF NORTH RICHLAND HILLS, TEXAS
CONCERNING THE FOLLOWING PROPERTY

STREET ADDRESS

LOT TYPE SF2 PRINCIPAL ASSESSMENT: \$16,247.82

As the purchaser of the real property described above, you are obligated to pay assessments to City of North Richland Hills, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within ***City Point Public Improvement District*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from the City of North Richland Hills. The exact amount of each annual installment will be approved each year by the North Richland Hills City Council in the annual service plan update for the district. More information about the assessments, including the amounts and due dates, may be obtained from the City of North Richland Hills.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

¹ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Tarrant County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

² To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

§

§

COUNTY OF _____

§

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]³

³ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Tarrant County.

[The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

§

§

COUNTY OF _____

§

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]⁴

⁴ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Tarrant County.

ANNUAL INSTALLMENTS – LOT TYPE SF2

Installment Due 1/31	Improvement Zone A		Improvement Zone B		Additional Interest	Annual Collection Costs	Total Annual Installment ^{[a],[b]}
	Principal	Interest	Principal	Interest			
2027	\$ 83.97	\$ 100.18	\$ 321.88	\$ 763.41	\$ 81.24	\$ 165.35	\$ 1,516.03
2028	\$ 83.97	\$ 95.78	\$ 349.87	\$ 747.72	\$ 79.21	\$ 162.93	\$ 1,519.47
2029	\$ 97.96	\$ 91.37	\$ 349.87	\$ 730.66	\$ 77.04	\$ 166.19	\$ 1,513.09
2030	\$ 97.96	\$ 86.22	\$ 363.86	\$ 713.61	\$ 74.80	\$ 169.52	\$ 1,505.97
2031	\$ 111.96	\$ 81.08	\$ 377.86	\$ 695.87	\$ 72.49	\$ 172.91	\$ 1,512.16
2032	\$ 111.96	\$ 74.78	\$ 391.85	\$ 676.03	\$ 70.04	\$ 176.36	\$ 1,501.03
2033	\$ 111.96	\$ 68.49	\$ 419.84	\$ 655.46	\$ 67.52	\$ 179.89	\$ 1,503.16
2034	\$ 125.95	\$ 62.19	\$ 433.84	\$ 633.42	\$ 64.87	\$ 183.49	\$ 1,503.75
2035	\$ 139.95	\$ 55.10	\$ 461.82	\$ 610.64	\$ 62.07	\$ 187.16	\$ 1,516.74
2036	\$ 139.95	\$ 47.23	\$ 489.81	\$ 586.39	\$ 59.06	\$ 190.90	\$ 1,513.35
2037	\$ 153.94	\$ 39.36	\$ 503.81	\$ 560.68	\$ 55.91	\$ 194.72	\$ 1,508.42
2038	\$ 167.94	\$ 30.70	\$ 531.80	\$ 534.23	\$ 52.62	\$ 198.61	\$ 1,515.90
2039	\$ 181.93	\$ 21.25	\$ 559.79	\$ 506.31	\$ 49.12	\$ 202.59	\$ 1,520.99
2040	\$ 195.93	\$ 11.02	\$ 587.78	\$ 476.92	\$ 45.41	\$ 206.64	\$ 1,523.70
2041	\$ -	\$ -	\$ 643.76	\$ 446.06	\$ 41.49	\$ 180.71	\$ 1,312.02
2042	\$ -	\$ -	\$ 685.74	\$ 411.46	\$ 38.28	\$ 184.32	\$ 1,319.80
2043	\$ -	\$ -	\$ 713.73	\$ 374.60	\$ 34.85	\$ 188.01	\$ 1,311.19
2044	\$ -	\$ -	\$ 755.71	\$ 336.24	\$ 31.28	\$ 191.77	\$ 1,315.00
2045	\$ -	\$ -	\$ 797.70	\$ 295.62	\$ 27.50	\$ 195.61	\$ 1,316.42
2046	\$ -	\$ -	\$ 839.68	\$ 252.74	\$ 23.51	\$ 199.52	\$ 1,315.45
2047	\$ -	\$ -	\$ 881.66	\$ 207.61	\$ 19.31	\$ 203.51	\$ 1,312.10
2048	\$ -	\$ -	\$ 937.64	\$ 160.22	\$ 14.90	\$ 207.58	\$ 1,320.35
2049	\$ -	\$ -	\$ 993.62	\$ 109.82	\$ 10.22	\$ 211.73	\$ 1,325.39
2050	\$ -	\$ -	\$ 1,049.60	\$ 56.42	\$ 5.25	\$ 215.97	\$ 1,327.23
Total	\$ 1,805.31	\$ 864.77	\$ 14,442.51	\$ 11,542.15	\$ 1,157.99	\$ 4,535.99	\$ 34,348.71

Footnotes:

[a] Annual Installment includes both Single Family Tracts allocable share of Improvement Zone A Annual Installment and Improvement Zone B Annual Installment. The total Annual Installment does not reflect the TIRZ No. 3 Annual Credit Amount.

[b] The figures shown above are estimates only and subject to change in annual service plan update. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

CITY POINT PUBLIC IMPROVEMENT DISTRICT – LOT TYPE SF3 – BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.0035), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

- 1) under a court order or foreclosure sale;
- 2) by a trustee in bankruptcy;
- 3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
- 4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
- 5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
- 6) from one co-owner to another co-owner of an undivided interest in the real property;
- 7) to a spouse or a person in the lineal line of consanguinity of the seller;
- 8) to or from a governmental entity; or
- 9) of only a mineral interest, leasehold interest, or security interest

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

AFTER RECORDING¹ RETURN TO:

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
CITY OF NORTH RICHLAND HILLS, TEXAS
CONCERNING THE FOLLOWING PROPERTY

STREET ADDRESS

LOT TYPE SF3 PRINCIPAL ASSESSMENT: \$17,313.25

As the purchaser of the real property described above, you are obligated to pay assessments to City of North Richland Hills, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within ***City Point Public Improvement District*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from the City of North Richland Hills. The exact amount of each annual installment will be approved each year by the North Richland Hills City Council in the annual service plan update for the district. More information about the assessments, including the amounts and due dates, may be obtained from the City of North Richland Hills.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

¹ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Tarrant County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

² To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

§

§

COUNTY OF _____

§

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]³

³ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Tarrant County.

[The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

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DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

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COUNTY OF _____

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The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]⁴

⁴ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Tarrant County

ANNUAL INSTALLMENTS – LOT TYPE SF3

Installment Due 1/31	Improvement Zone A		Improvement Zone B		Additional Interest	Annual Collection Costs	Total Annual Installment ^{[a],[b]}
	Principal	Interest	Principal	Interest			
2027	\$ 89.47	\$ 106.75	\$ 342.98	\$ 813.47	\$ 86.57	\$ 176.19	\$ 1,615.44
2028	\$ 89.47	\$ 102.06	\$ 372.81	\$ 796.75	\$ 84.40	\$ 173.62	\$ 1,619.11
2029	\$ 104.39	\$ 97.36	\$ 372.81	\$ 778.57	\$ 82.09	\$ 177.09	\$ 1,612.31
2030	\$ 104.39	\$ 91.88	\$ 387.72	\$ 760.40	\$ 79.71	\$ 180.63	\$ 1,604.72
2031	\$ 119.30	\$ 86.40	\$ 402.63	\$ 741.50	\$ 77.25	\$ 184.24	\$ 1,611.32
2032	\$ 119.30	\$ 79.69	\$ 417.55	\$ 720.36	\$ 74.64	\$ 187.93	\$ 1,599.46
2033	\$ 119.30	\$ 72.98	\$ 447.37	\$ 698.44	\$ 71.95	\$ 191.69	\$ 1,601.73
2034	\$ 134.21	\$ 66.27	\$ 462.28	\$ 674.95	\$ 69.12	\$ 195.52	\$ 1,602.35
2035	\$ 149.12	\$ 58.72	\$ 492.11	\$ 650.68	\$ 66.14	\$ 199.43	\$ 1,616.20
2036	\$ 149.12	\$ 50.33	\$ 521.93	\$ 624.85	\$ 62.93	\$ 203.42	\$ 1,612.58
2037	\$ 164.04	\$ 41.94	\$ 536.85	\$ 597.45	\$ 59.57	\$ 207.49	\$ 1,607.33
2038	\$ 178.95	\$ 32.71	\$ 566.67	\$ 569.26	\$ 56.07	\$ 211.64	\$ 1,615.30
2039	\$ 193.86	\$ 22.65	\$ 596.49	\$ 539.51	\$ 52.34	\$ 215.87	\$ 1,620.73
2040	\$ 208.77	\$ 11.74	\$ 626.32	\$ 508.19	\$ 48.39	\$ 220.19	\$ 1,623.61
2041	\$ -	\$ -	\$ 685.97	\$ 475.31	\$ 44.22	\$ 192.56	\$ 1,398.06
2042	\$ -	\$ -	\$ 730.71	\$ 438.44	\$ 40.79	\$ 196.41	\$ 1,406.34
2043	\$ -	\$ -	\$ 760.53	\$ 399.17	\$ 37.13	\$ 200.34	\$ 1,397.17
2044	\$ -	\$ -	\$ 805.27	\$ 358.29	\$ 33.33	\$ 204.35	\$ 1,401.23
2045	\$ -	\$ -	\$ 850.00	\$ 315.01	\$ 29.30	\$ 208.43	\$ 1,402.75
2046	\$ -	\$ -	\$ 894.74	\$ 269.32	\$ 25.05	\$ 212.60	\$ 1,401.71
2047	\$ -	\$ -	\$ 939.48	\$ 221.22	\$ 20.58	\$ 216.85	\$ 1,398.14
2048	\$ -	\$ -	\$ 999.13	\$ 170.73	\$ 15.88	\$ 221.19	\$ 1,406.93
2049	\$ -	\$ -	\$ 1,058.78	\$ 117.02	\$ 10.89	\$ 225.61	\$ 1,412.30
2050	\$ -	\$ -	\$ 1,118.43	\$ 60.12	\$ 5.59	\$ 230.13	\$ 1,414.26
Total	\$ 1,923.69	\$ 921.47	\$ 15,389.56	\$ 12,299.01	\$ 1,233.92	\$ 4,833.43	\$ 36,601.08

Footnotes:

[a] Annual Installment includes both Single Family Tracts allocable share of Improvement Zone A Annual Installment and Improvement Zone B Annual Installment. The total Annual Installment does not reflect the TIRZ No. 3 Annual Credit Amount.

[b] The figures shown above are estimates only and subject to change in annual service plan update. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

CITY POINT PUBLIC IMPROVEMENT DISTRICT – LOT TYPE COMMERCIAL PER ACRE – BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.0035), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

- 1) under a court order or foreclosure sale;
- 2) by a trustee in bankruptcy;
- 3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
- 4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
- 5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
- 6) from one co-owner to another co-owner of an undivided interest in the real property;
- 7) to a spouse or a person in the lineal line of consanguinity of the seller;
- 8) to or from a governmental entity; or
- 9) of only a mineral interest, leasehold interest, or security interest

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

AFTER RECORDING¹ RETURN TO:

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
CITY OF NORTH RICHLAND HILLS, TEXAS
CONCERNING THE FOLLOWING PROPERTY

STREET ADDRESS

LOT TYPE COMMERCIAL PER ACRE PRINCIPAL ASSESSMENT: \$334,156.45

As the purchaser of the real property described above, you are obligated to pay assessments to City of North Richland Hills, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within ***City Point Public Improvement District*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from the City of North Richland Hills. The exact amount of each annual installment will be approved each year by the North Richland Hills City Council in the annual service plan update for the district. More information about the assessments, including the amounts and due dates, may be obtained from the City of North Richland Hills.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

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[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

² To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

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§

COUNTY OF _____

§

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]³

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STATE OF TEXAS

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COUNTY OF _____

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Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]⁴

⁴ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Tarrant County.

ANNUAL INSTALLMENTS – LOT TYPE COMMERCIAL PER ACRE

Installment Due 1/31	Principal	Interest	Additional Interest	Annual Collection Costs	Total Annual Installment ^{[a],[b]}
2027	\$ 15,858.27	\$ 18,537.19	\$ 1,670.78	\$ 3,764.92	\$ 39,831.16
2028	\$ 16,991.01	\$ 17,704.63	\$ 1,591.49	\$ 4,289.32	\$ 40,576.45
2029	\$ 18,123.74	\$ 16,812.60	\$ 1,506.54	\$ 4,375.11	\$ 40,817.99
2030	\$ 18,123.74	\$ 15,861.10	\$ 1,415.92	\$ 4,462.61	\$ 39,863.37
2031	\$ 19,256.47	\$ 14,909.61	\$ 1,325.30	\$ 4,551.86	\$ 40,043.24
2032	\$ 20,389.21	\$ 13,826.43	\$ 1,229.02	\$ 4,642.90	\$ 40,087.56
2033	\$ 22,654.67	\$ 12,679.54	\$ 1,127.07	\$ 4,735.76	\$ 41,197.04
2034	\$ 23,787.41	\$ 11,405.22	\$ 1,013.80	\$ 4,830.47	\$ 41,036.89
2035	\$ 24,920.14	\$ 10,067.17	\$ 894.86	\$ 4,927.08	\$ 40,809.26
2036	\$ 27,185.61	\$ 8,665.41	\$ 770.26	\$ 5,025.63	\$ 41,646.91
2037	\$ 28,318.34	\$ 7,136.22	\$ 634.33	\$ 5,126.14	\$ 41,215.04
2038	\$ 30,583.81	\$ 5,543.32	\$ 492.74	\$ 5,228.66	\$ 41,848.53
2039	\$ 32,849.28	\$ 3,822.98	\$ 339.82	\$ 5,333.23	\$ 42,345.31
2040	\$ 35,114.75	\$ 1,975.21	\$ 175.57	\$ 5,439.90	\$ 42,705.43
Total	\$ 334,156.45	\$ 158,946.63	\$ 14,187.49	\$ 66,733.60	\$ 574,024.17

Footnotes:

[a] The total Annual Installment does not reflect the TIRZ No. 3 Annual Credit Amount.

[b] The figures shown above are estimates only and subject to change in annual service plan update. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

CITY COUNCIL MEMORANDUM

FROM: The Office of the City Manager **DATE:** August 10, 2026

SUBJECT: Ordinance No. 3971, Consideration of a request from George Gomiashvili for a variance to the distance requirements for the sale of alcohol for on-premise consumption at 6305 Precinct Line Road, being 1.232 acres described as Lot 1R, Block 2, Thompson Park Estates.

PRESENTER: Clayton Husband, Principal Planner

SUMMARY:

Citizens NRH Joint Venture is the owner of a 1.232 acre commercial property located at the southwest corner of Precinct Line Road and Mid-Cities Boulevard. An existing tenant in the building, Burattino Brick Oven Pizza, is seeking approval of a variance to [Section 6-31 \(Alcoholic Beverages Establishments\)](#) of the Code of Ordinances regarding the distance requirements from schools, churches, and hospitals for the sale of alcohol for on-premise consumption.

GENERAL DESCRIPTION:

The subject property is a multitenant retail building located at southwest corner of Precinct Line Road and Mid-Cities Boulevard. The site is immediately east of the parking lot for Birdville High School and northeast of the BISD Fine Arts and Athletics Complex.

Burattino Brick Oven Pizza is a restaurant tenant in the building and located in suite 303. The owner applied with the Texas Alcoholic Beverage Commission for a Wine and Malt Beverage Retailer's Permit (BG) to authorize the sale of wine and beer at the restaurant. However, the application cannot be certified by the City since the property is located within 300 feet of a public school. The site and Birdville High School share a common property line.

Section 6-31 of the Code of Ordinances prohibits the sale of alcoholic beverages within 300 feet of any church, public or private school, or public hospital. The distance between businesses and public schools is measured from property line to property line. While the school building is located over 900 feet from the restaurant building, the properties are located within 300 feet of each other and the restaurant building is adjacent to the school parking lot.

The restaurant owner is requesting a variance to the distance standard, and a letter is attached detailing the reasoning for the request. As authorized by Section 6-31 of the NRH Code of Ordinances and Section 109.33(e) of the Texas Alcoholic Beverage Code, City Council may allow variances to the regulations if it is determined that enforcement of the regulation in a particular instance is not in best interest of the public, constitutes waste

or inefficient use of land or other resources, creates an undue hardship on an applicant for a license or permit, does not serve its intended purpose, is not effective or necessary, or for any other reason, after consideration of the health, safety, and welfare of the public and the equities of the situation, City Council determines is in the best interest of the community.

Pursuant to Section 6-31(c) of the NRH Code of Ordinances, notice of the application was provided to officials of Birdville ISD prior to official filing with the City. A copy of the notice is attached. In September 2020, similar variances were approved for the Berry Creek Village development located on the north side of Mid-Cities Boulevard across from Birdville High School.

The attached ordinance for consideration includes the following conditions associated with the variance to the alcohol distance requirements.

1. The property is authorized to be permitted for the sale of alcoholic beverages within three hundred (300) of a public school for on-premise consumption and off-premise consumption in sealed containers sold with food orders. The sale of alcohol for other off-premise consumption, such as convenience stores, beer and wine stores, or similar businesses, is not authorized.
2. The variance to the alcohol distance requirements is valid only for a Wine and Malt Beverage Retailer's Permit (BG) permit type issued by the Texas Alcoholic Beverage Commission.
3. The variance to the alcohol distance standards specifically excludes the Mixed Beverage Permit (MB) and Mixed Beverage Late Hours Permit (LB) permit types issued by the Texas Alcoholic Beverage Commission.
4. The variance to the alcohol distance requirements is valid for subsequent renewals of alcohol permits on the property.
5. The variance to the alcohol distance requirements is not transferable to another location or otherwise transferable to another entity that will have ownership interest in the property without prior approval of City Council, which such approval may be withheld in the City's sole discretion.

RECOMMENDATION:

Consider Ordinance 3971.

May 11, 2026

Members of the City Council
City of North Richland Hills
4301 City Point Drive
North Richland Hills, TX 76180

Re: Variance Request under § 6-31(e) — Burattino Brick Oven Pizza, 6305 Precinct Line Rd, Suite 300

Dear Members of the City Council,

We respectfully request a variance under § 6-31(e) of the City Code to permit the sale of wine and malt beverages at Burattino Brick Oven Pizza, 6305 Precinct Line Rd, Suite 300. The City Secretary refused certification of our TABC application (App ID 596001) on April 9, 2026, due to proximity to Birdville High School under § 6-31(a)(1).

About Burattino

Burattino Brick Oven Pizza is a family sit-down pizzeria serving California-style brick oven pizza. We opened in North Richland Hills in February 2026 under the Burattino brand, originally established in California. Our operating entity is Cornerstone Venture Holdings LLC.

Our business is straightforward: we serve pizza to seated dining customers and to families ordering takeout and delivery, the latter through third-party services such as Uber Eats. Our customer base is predominantly local families, and children are a significant part of our daily clientele.

Why a Variance Is Appropriate Here

Section 6-31 was written to keep businesses primarily focused on alcohol — liquor stores, bars, brewpubs, and similar establishments — at a distance from schools. That is the public interest the rule protects. Burattino does not fit that profile:

- We are a sit-down pizzeria. Every alcohol sale, whether on-premise or to-go, will accompany a food order. We will not operate as a bar.
- We are applying for a Wine and Malt Beverage permit only. No spirits, no hard liquor.
- Our projected 2026 revenue mix is approximately 91% food / 9% alcohol (\$1,000,000 food / \$100,000 alcohol).
- Our operating hours are standard family-dining hours.

The portion of the Birdville campus immediately abutting our property is the stadium and parking lot, not classroom buildings or areas where minors are present during school hours. Burattino is, in substance, exactly the type of restaurant § 6-31(h) was written to accommodate near schools — the exception simply does not extend to public schools under the current ordinance. The intent of the rule is not served by treating a family pizzeria the same as a liquor store.

On-Premise and Off-Premise Sales

Our requested variance covers both on-premise consumption and off-premise sales (sealed containers sold with food orders for customer pickup or delivery via third-party services). We respectfully note that off-premise sales are particularly consistent with the protective purpose of § 6-31: the alcoholic beverage physically leaves the vicinity of the school and is consumed elsewhere. In our model, off-premise alcohol sales will consist exclusively of sealed wine or malt beverage packages accompanying a customer's food order — not standalone alcohol sales. Delivery would be handled by

third-party services holding a TABC Consumer Delivery Permit (CD).

Precedent

The Council previously granted a variance under § 6-31(e) for the Berry Creek Village development in 2020, involving restaurants approximately 125 feet from the same Birdville High School campus. Our request is similar in nature — a sit-down, food-primary restaurant operating under tight conditions — with the addition of off-premise sales narrowly tied to food orders, as described above.

Conditions We Propose

To keep this variance narrowly tailored, we are prepared to operate under the following conditions:

1. Wine and malt beverages only — no spirits or other alcoholic beverages.
2. All alcohol sales tied to a food order — no standalone alcohol sales, on-premise or off-premise.
3. Off-premise sales limited to sealed, original-container packages sold only as part of a customer food order.
4. Alcohol delivery handled exclusively by third-party services holding a TABC Consumer Delivery Permit (CD).
5. Alcohol revenue capped at 25% of total gross revenue (projected 9%).
6. On-premise alcohol served only to seated dining customers — no bar seating sales.
7. Operating hours not later than 11:00 PM nightly.
8. Full TABC server training and ID verification for all staff handling alcohol.

Closing

We have been operating in North Richland Hills since February 2026 and our customer base is anchored by local families. We respectfully ask the Council to grant a variance under § 6-31(e) on the grounds that enforcement of § 6-31(a)(1) in our case does not serve the intended purpose of the ordinance, creates undue hardship on our business, and is not effective or necessary given the nature of our operations.

We are happy to attend the Council meeting in person, answer any questions, and provide any additional documentation the Council or staff may request.

Thank you for your consideration.

Sincerely,



George Gomiashvili

President, Cornerstone Venture Holdings LLC
DBA Burattino Brick Oven Pizza
6305 Precinct Line Rd, Suite 300
North Richland Hills, TX 76180
817-576-4334





Document reference ID : 596001

Licensing Application Summary

You must review your application and confirm that the information displayed here is correct. Select **Review and Confirm** to continue and make the payment. If the information is not correct, select **Back** to return to the application, edit the data as needed and finalize the submission. If you need to store the application packet for your records, select **Download**.

Application ID:	596001
Applicant Name:	Cornerstone Venture Holdings LLC
License Type applied for:	Wine and Malt Beverage Retailer’s On-Premise Permit (BG)

Entity Information

Business Structure:	Limited liability company
FEIN/SSN Number:	392993225
Member Managed or Manager Managed:	Member Managed
Historically Underutilized Business:	No
Veteran-owned business:	No
Fraternal Owned:	No
Secretary of State Filing Number:	806104021
Date Filed:	7/1/2025
Filing State:	TX

Primary Business Entity Contact Information

Legal First Name:	Georgii
Legal Middle Name:	Gomiashvili
Email Address:	
Phone Number:	323-381-3724

Initial Application Information

Authority Type:

I am a principal or authorized user with binding authority

Prefix:

Mr

Legal First Name:

Georgii

Legal Last Name:

Gomiashvili

Email Address:

Phone Number:

323-381-3724

Principal Parties

Principal Parent Entity	Principal Party	Role	Ownership %	Action
Cornerstone Venture Holdings LLC	Tamaz Gomiashvili	Manager and/or Officer, Member	60	Added

Basic Business information

Business/Trade Name: Burattino Brick Oven Pizza

Business Type Restaurant

Location's Phone Numbers

Business Phone Number 817-576-4334

Location Address

Address: 6305 Precinct Line Rd, North Richland Hills, TX, United States, Tarrant 76180

Is your location within city limits? Yes

Mailing Address Information

Address: 6305 Precinct Line Rd, North Richland Hills, TX, United States, Tarrant 76180

Measurement Information

Measuring from the public entrance of your location along street lines and directly across intersections, will your location be within 1,000 feet of the nearest property line of a public or private school? Yes

Is a residential address or established neighborhood association located within 300 feet of any property line of your premises? No

Do you anticipate alcoholic beverage sales to be 75% or more of the gross revenue of the business applying for a license/permit in this application? No

Will your business be located within 300 feet, as measured in a straight line, from the nearest point on a property line of a residence, church, school, hospital, day-care facility, or social service facility? No

Section 11.52 or 69.15 of the Alcoholic Beverage Code requires you to give notice to all tenants or property owners affected in the 300 feet area that an application has been made within 5 days after filing this application. TABC’s licensing division will request a copy of the notice before completing the processing of your application. Do you understand and agree to follow this requirement? Yes

Location Additional Information

Is the proposed location in a hotel or motel?	No
Alcohol percentage	Up to 17%

Sixty Day Sign Requirements

Posted the 60 day sign: Yes

Date Posted: 3/31/2026

Projected Sales Information

Sales Year: 2026

Alcohol Sale: \$100,000.00

Food Sales: \$1,000,000.00

Total Sales: \$1,100,000.00

Property Ownership

Do you, the applicant, own the land, building, and/or warehouse at this proposed licensed location? No

Are you operating under? Lease

Franchise Agreement

Do you or anyone else at the location operate under a franchise agreement? Yes

As required under Section 109.53, do you maintain exclusive control of ALL phases of the purchase, sale, service and brands of alcoholic beverages? Yes

Are there any agreements, exclusive of a franchise agreement, which involve alcohol in any way? No

Shared premise information

Do you share the premises with another business entity? No

Property Ownership Details

Property Type	Property Ownership Type	Entity Name
Building	Owner	Colleyville 3809, LLC

Location Diagram

Will the license or permit embrace the entire location address? Yes



CERTIFICATE OF CITY SECRETARY FOR: (MB, BG & BE)

Section 11.37 & 61.37

Not later than the 30th day after the date a prospective applicant for a license or permit requests certification, the city secretary or clerk shall certify whether the location or address given in the request is in a wet area and whether the sale of alcoholic beverages for which the license or permit is sought is prohibited by ordinance.

I hereby certify on this _____ day of _____, _____, that the location for which the license/permit is sought is inside the boundaries of this city or town, in a **"wet"** area for such license/permit, and not prohibited by charter or ordinance in reference to the sale of such alcoholic beverages.

- ☐ **MB** Mixed Beverage Permit
- ☐ **MB/FB** Mixed Beverage Restaurant Permit with Food and Beverage Certificate
(MB must also hold a Food and Beverage Certificate)
- ☐ **BG/FB** Wine and Beer Retailer's Permit with Food and Beverage Certificate
(BG must also hold a Food and Beverage Certificate)
- ☐ **BG** Wine and Beer Retailer's Permit - **Election for given location was held for:**
 - ☐ legal sale of beer/wine (17%) on-premise **AFTER** Sept. 1, 1999
 - ☐ legal sale of beer/wine (14%) on-premise **BEFORE** Sept. 1, 1999
- ☐ **BE** Beer Retail Dealer's On-Premise License
- ☐ **BE/FB** Retail Dealer's On-Premise License with **required** Food and Beverage Certificate

OR

☐ I hereby refuse on this _____ day of _____, 20_____ to certify this location.

SIGN HERE

City Secretary/Clerk

_____, TEXAS
City

SEAL



CERTIFICATE OF COUNTY CLERK FOR: (MB, BG & BE)

Section 11.37 & 61.37

Not later than the 30th day after the date a prospective applicant for a license or permit requests certification, the city secretary or clerk shall certify whether the location or address given in the request is in a wet area and whether the sale of alcoholic beverages for which the license or permit is sought is prohibited by ordinance.

I hereby certify on this _____ day of _____, _____, that the location for which the license/permit is sought is in a **"wet"** and is not prohibited by any valid order of the Commissioner's Court.

- ☐ **MB** Mixed Beverage Permit
- ☐ **MB/FB** Mixed Beverage Restaurant Permit with Required Food and Beverage Certificate
- ☐ **BG/FB** Wine and Beer Retailer's Permit with Required Food and Beverage Certificate
- ☐ **BG** Wine and Beer Retailer's Permit - **Election for given location was held for:**
 - ☐ legal sale of beer/wine (17%) on-premise **AFTER** Sept. 1, 1999
 - ☐ legal sale of beer/wine (14%) on-premise **BEFORE** Sept. 1, 1999
- ☐ **BE** Beer Retail Dealer's On-Premise License
- ☐ **BE/FB** Retail Dealer's On-Premise License with **required** Food and Beverage Certificate

OR

☐ I hereby refuse on this _____ day of _____, 20_____ to certify this location.

SIGN HERE

County Clerk

County

S E A L



COMPTROLLER OF PUBLIC ACCOUNTS CERTIFICATES

I hereby certify on this _____ day of _____, _____, the applicant holds or has applied for and satisfies all legal requirements for the issuance of a Sales Tax Permit under the Limited Sales, Excise and Use Tax Act or the applicant as of this date is not required to hold a Sales Tax Permit.

Sales Tax Permit Number _____

Outlet Number _____

Print Name of Comptroller Employee _____

Print Title of Comptroller Employee _____

SIGN HERE

Comptroller Representative

_____, TEXAS
City

SEAL

**PUBLISHER'S AFFIDAVIT**

Name of newspaper	
City, County	
Dates notice published in daily/weekly newspaper (MM/DD/YYYY)	
<i>Publisher or designee certifies attached notice was published in newspaper stated on dates shown</i>	
Signature of publisher or designee	
Sworn to and subscribed before me on this date	
Signature of Notary Public	
S E A L	
ATTACH PRINTED COPY OF THE NOTICE	

May 27, 2026

Dr. Gayle Stinson
Superintendent of Schools
Birdville Independent School District
6125 East Belknap Street
Haltom City, TX 76117

Re: Notice of TABC Application and Variance Request — Burattino Brick Oven Pizza, 6305 Precinct Line Rd, Suite 300, North Richland Hills, TX 76180

Dear Dr. Stinson,

Pursuant to City of North Richland Hills Code § 6-31(c), this letter serves as written notice to Birdville Independent School District of the following:

Cornerstone Venture Holdings LLC, operating as Burattino Brick Oven Pizza at 6305 Precinct Line Rd, Suite 300, North Richland Hills, TX 76180, has submitted an application to the Texas Alcoholic Beverage Commission for a Wine and Malt Beverage Retailer's On-Premise Permit (BG), TABC Application ID 596001.

The premises is located within 300 feet of Birdville High School. We have submitted a formal request to the North Richland Hills City Council for a variance under § 6-31(e) to permit on-premise and off-premise sale of wine and malt beverages at this location, tied to food orders.

Business Description

Burattino Brick Oven Pizza is a family sit-down pizzeria serving California-style brick oven pizza. We opened in North Richland Hills in February 2026. Our projected revenue mix is approximately 91% food and 9% alcohol. We are seeking a Wine and Malt Beverage permit only — no spirits or hard liquor.

Public Hearing

The variance request will be heard by the North Richland Hills City Council on:

Monday, August 10, 2026, at 7:00 PM
North Richland Hills City Council Chamber
City Hall — 4301 City Point Drive
North Richland Hills, TX 76180

Members of the District are welcome to attend, observe, or provide input at the hearing. If the District has any questions or wishes to discuss our application in advance, we would welcome the opportunity.

Thank you for your attention to this matter.

Sincerely, 

George Gomiashvili
President, Cornerstone Venture Holdings LLC
DBA Burattino Brick Oven Pizza
6305 Precinct Line Rd, Suite 300
North Richland Hills, TX 76180
817-576-4334
gg@burattinopizza.com

ORDINANCE NO. 3971

AN ORDINANCE OF THE CITY OF NORTH RICHLAND HILLS, TEXAS AUTHORIZING A VARIANCE TO THE DISTANCE REQUIREMENTS FOR THE SALE OF ALCOHOLIC BEVERAGES FOR ON-PREMISE CONSUMPTION ON 1.232 ACRES LOCATED AT 6305 PRECINCT LINE ROAD, PURSUANT TO CHAPTER 6, ARTICLE II, SECTION 6-31, OF THE CODE OF ORDINANCES OF THE CITY OF NORTH RICHLAND HILLS; 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, Section 6-31(e) of the North Richland Hills Code of Ordinances authorizes the City Council to grant variances from the alcohol distance requirements prescribed by Section 6-31 (Sale of alcoholic beverages prohibited near churches, schools, etc.) of the Code of Ordinances, City of North Richland Hills, Texas; and

WHEREAS, Citizens NRH Joint Venture, the owner of 1.232 acres of property located at 6305 Precinct Line Road, and the tenant, Cornerstone Venture Holdings LLC, DBA Burattino Brick Oven Pizza, have submitted a request to permit on-premise consumption of alcohol pursuant to specific permits allowed the Texas Alcoholic Beverage Code, and is requesting a variance to the alcohol distance standards for the property; and

WHEREAS, the City Council, after consideration of the health, safety, and welfare of the public and the equities of the situation, finds that the enforcement of the alcohol distance requirements in this particular instance is not in the best interest of the public; constitutes waste or inefficient use of land or other resources; creates an undue hardship on an applicant for an alcohol permit; does not serve its intended purpose; and is not effective or necessary; and

WHEREAS, the City Council desires to grant the alcohol distance variance;

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

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:** The City Council hereby grants and authorizes a variance to the alcohol distance requirements prescribed by Section 6-31 of the Code of Ordinances, North Richland Hills, Texas for property located at 6305 Precinct Line Road, as described in **Exhibit “A,”** attached hereto and incorporated herein (the “Property”), subject to the restrictions and conditions set forth and described in in **Exhibit “B,”** (Restrictions and Conditions on Variance) attached hereto and incorporated for all purposes.
- SECTION 3:** This variance may be revoked by the City Council in the event the applicant is found to be in violation of this Ordinance, Chapter 6 of the North Richland Hills Code, or the Texas Alcoholic Beverage Code.
- SECTION 4:** 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 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 Chapter 6 of the Code of Ordinance of the City of North Richland Hills as amended hereby shall be deemed guilty of a misdemeanor and upon final conviction thereof fined in an amount not to exceed Five Hundred Dollars (\$500.00). Each day any such violation shall be allowed to continue shall constitute a separate violation and 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 in the Code of Ordinances of the City of North Richland Hills 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 this 10th day of August, 2026.

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, Planning Director

Exhibit A – Property Description – Ordinance No. 3971 – Page 1 of 1

Lot 1R, Block 2, Thompson Park Estates
6305 Precinct Line Road, North Richland Hills, Texas

BEING Lot 1R, Block 2, Thompson Park Estates, an addition in Tarrant County, Texas, according to the map or plat thereof recorded in Cabinet A, Slide 4439, Plat Records, Tarrant County, Texas.

Exhibit B – Restrictions and Conditions on Variance – Ordinance No. 3971 – Page 1 of 1

Lot 1R, Block 2, Thompson Park Estates
6305 Precinct Line Road, North Richland Hills, Texas

A variance to the alcohol distance requirements authorized by Section 6-31 of the North Richland Hills Code of Ordinances for property located at 6305 Precinct Line Road is granted subject to the following conditions:

1. The property is authorized to be permitted for the sale of alcoholic beverages within three hundred (300) of a public school for on-premise consumption and off-premise consumption in sealed containers sold with food orders. The sale of alcohol for other off-premise consumption, such as convenience stores, beer and wine stores, or similar businesses, is not authorized.
2. The variance to the alcohol distance requirements is valid only for a Wine and Malt Beverage Retailer's Permit (BG) permit type issued by the Texas Alcoholic Beverage Commission.
3. The variance to the alcohol distance standards specifically excludes the Mixed Beverage Permit (MB) and Mixed Beverage Late Hours Permit (LB) permit types issued by the Texas Alcoholic Beverage Commission.
4. The variance to the alcohol distance requirements is valid for subsequent renewals of alcohol permits on the property.
5. The variance to the alcohol distance requirements is not transferable to another location or otherwise transferable to another entity that will have ownership interest in the property without prior approval of City Council, which such approval may be withheld in the City's sole discretion.

CITY COUNCIL MEMORANDUM

FROM: The Office of the City Manager **DATE:** August 10, 2026

SUBJECT: Consider and approve Resolution No. 2026-048, calling a Bond Election to be held November 3, 2026, for reconstruction of Fire Stations 2 and 3, street rehabilitation and reconstruction, reconstruction and expansion of the NRH City Services Complex, and improvements to the Library in an amount not to exceed \$145,970,000.00.

PRESENTER: Trudy Lewis, Assistant City Manager

SUMMARY:

The purpose of this item is to consider a resolution calling for a special election to be held November 3, 2026, for the consideration of general obligation bonds to fund projects recommended by the 2025 Capital Programs Advisory Committee (CPAC). The CPAC met from August 2025 through May 2026 and has completed its recommendations to the City Council regarding proposed capital projects. The committee's recommendation is to hold an election in November of this year to seek voter approval for funding that would support reconstruction of Fire Stations 2 and 3, street rehabilitation and reconstruction, reconstruction and expansion of the NRH City Services Complex, and improvements to the Library. This recommendation was reviewed with the City Council during the June 22, 2026, City Council Meeting.

GENERAL DESCRIPTION:

The CPAC was appointed by the City Council on June 23, 2025, and consisted of 31 community members representing a broad range of neighborhoods, industries, and civic interests. The committee was led by Tito Rodriguez who served as the Chair and Richard Davis served as the Vice Chair. Between August 2025 and May 2026, the committee held 15 publicly posted meetings across multiple city facilities, all recorded and available to the public. These meetings were designed to provide committee members with detailed operational insights, data analysis, long-range financial forecasts, and hands-on facility tours.

Throughout their work, the committee engaged in a comprehensive and transparent evaluation process that included reviewing pavement condition data, facility assessments, and surveys. They also devoted significant time to financial and debt planning by studying tax rate impacts, projected inflation, soft costs, long-term debt

schedules, and alternative funding strategies to understand how each project would affect the city's financial position over the next decade. Their meetings encouraged open discussion among committee members and included opportunities for public participation during posted sessions. The committee also used periodic surveys of its members to help refine project priorities and ensure alignment with community expectations.

During the June 22, 2026, formal City Council meeting, the Chair and Vice Chair of the 2025 CPAC presented the committee's formal recommendations for proposed projects to be included in the 2026 Bond Election. At that same meeting, the City Council voted to receive the recommendations as presented.

The purpose of this item is to consider a resolution calling for a special election to be held November 3, 2026 for the consideration of up to \$149,970,000 in general obligation bonds for funding that would support reconstruction of Fire Stations 2 and 3, street rehabilitation and reconstruction, reconstruction and expansion of the NRH City Services Complex, and improvements to the Library as recommended by the CPAC.

RECOMMENDATION:

Approve Resolution No. 2026-048.

RESOLUTION NO. 2026-048

A RESOLUTION CALLING A SPECIAL ELECTION FOR THE PURPOSE OF AUTHORIZING THE ISSUANCE OF GENERAL OBLIGATION BONDS, TO BE HELD IN THE CITY OF NORTH RICHLAND HILLS, TEXAS ON NOVEMBER 3, 2026; MAKING PROVISION FOR THE CONDUCT OF A BOND ELECTION; PROVIDING A SEVERABILITY CLAUSE; RESOLVING OTHER MATTERS INCIDENT AND RELATED TO SUCH ELECTION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council (the “City Council”) of the CITY OF NORTH RICHLAND HILLS, TEXAS (the “City”), located in Tarrant County, Texas (the “County”), hereby finds and determines that an election (the “Election”) should be held to determine whether the City Council shall be authorized to issue general obligation bonds of the City in the amounts and for the purposes hereinafter identified.

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

SECTION 1. The Election shall be held in the CITY OF NORTH RICHLAND HILLS, TEXAS on November 3, 2026 (“Election Day”), which is a uniform election date under the Texas Election Code, as amended, and is not less than 78 days nor more than 90 days from the date of the adoption of this resolution (the “Resolution”), for the purpose of submitting the following propositions to the qualified voters of the City:

City of North Richland Hills, Texas Proposition A
THIS IS A TAX INCREASE

“Shall the City Council of the City of North Richland Hills, Texas be authorized to issue general obligation bonds of the City in the aggregate principal amount of \$26,300,000 for the purpose of designing, acquiring, demolishing, constructing, reconstructing, renovating, improving, expanding, and equipping Fire Station No. 2 and Fire Station No. 3 and the acquisition of land, easements, rights-of-way, and other real property interests necessary therefor or incidental thereto, such bonds to mature serially or otherwise over a period not to exceed forty (40) years from their date of issuance, to be sold in one or more series at any price or prices and to bear interest at any rate or rates (fixed, floating, variable or otherwise) as shall be determined within the discretion of the City Council under laws in effect at the time of issuance; and shall the City Council be authorized to levy and pledge, and cause to be assessed and collected, annual ad valorem taxes, within the limitations prescribed by law, on all taxable property in the City sufficient to pay the annual interest on the bonds and to create a sinking fund to pay the bonds at maturity and to pay the cost of any credit agreements executed in connection with the bonds?”

City of North Richland Hills, Texas Proposition B
THIS IS A TAX INCREASE

“Shall the City Council of the City of North Richland Hills, Texas be authorized to issue general obligation bonds of the City in the aggregate principal amount of \$84,260,000 for the purpose of designing, acquiring, constructing, renovating, improving, upgrading, extending, expanding, and equipping streets, roads, thoroughfares, bridges, intersections and other public ways, including participation in joint projects with federal, state, and local public entities and agencies, and related curb, gutter, sidewalk, trail, pedestrian and bicycle access, screening walls, streetscape, signage, beautification, accessibility improvements, drainage and utility infrastructure improvements, computerized signalization and monitoring equipment and other traffic controls, street lighting, noise abatement, demolition, repair, and rebuilding of existing streets, completing necessary or incidental utility replacement and relocation, and drainage in connection with the foregoing, and the acquisition of land, easements, rights-of-way, and other real property interests necessary therefor or incidental thereto, such bonds to mature serially or otherwise over a period not to exceed forty (40) years from their date of issuance, to be sold in one or more series at any price or prices and to bear interest at any rate or rates (fixed, floating, variable or otherwise) as shall be determined within the discretion of the City Council under laws in effect at the time of issuance; and shall the City Council be authorized to levy and pledge, and cause to be assessed and collected, annual ad valorem taxes, within the limitations prescribed by law, on all taxable property in the City sufficient to pay the annual interest on the bonds and to create a sinking fund to pay the bonds at maturity and to pay the cost of any credit agreements executed in connection with the bonds?”

City of North Richland Hills, Texas Proposition C
THIS IS A TAX INCREASE

“Shall the City Council of the City of North Richland Hills, Texas be authorized to issue general obligation bonds of the City in the aggregate principal amount of \$24,700,000 for the purpose of designing, acquiring, constructing, improving, furnishing, and equipping the City’s services complex for public works, parks, and fleet maintenance (including the demolition or removal of any existing buildings and facilities necessary therefor or related thereto), such bonds to mature serially or otherwise over a period not to exceed forty (40) years from their date of issuance, to be sold in one or more series at any price or prices and to bear interest at any rate or rates (fixed, floating, variable or otherwise) as shall be determined within the discretion of the City Council under laws in effect at the time of issuance; and shall the City Council be authorized to levy and pledge, and cause to be assessed and collected, annual ad valorem taxes, within the limitations prescribed by law, on all taxable property in the City sufficient to pay the annual interest on the bonds and to create a sinking fund to pay the bonds at maturity and to pay the cost of any credit agreements executed in connection with the bonds?”

City of North Richland Hills, Texas Proposition D
THIS IS A TAX INCREASE

“Shall the City Council of the City of North Richland Hills, Texas be authorized to issue general obligation bonds of the City in the aggregate principal amount of \$10,710,000 for the purpose of designing, acquiring, constructing, improving, renovating, expanding, furnishing, and equipping the City Library, such bonds to mature serially or otherwise over a period not to exceed forty (40) years from their date of issuance, to be sold in one or more series at any price or prices and to bear interest at any rate or rates (fixed, floating, variable or otherwise) as shall be determined within the discretion of the City Council under laws in effect at the time of issuance; and shall the City Council be authorized to levy and pledge, and cause to be assessed and collected, annual ad valorem taxes, within the limitations prescribed by law, on all taxable property in the City sufficient to pay the annual interest on the bonds and to create a sinking fund to pay the bonds at maturity and to pay the cost of any credit agreements executed in connection with the bonds?”

SECTION 2. The City Council authorizes the Mayor, the City Manager, the City Secretary, or their respective designees, to negotiate and enter into one or more joint election agreements and/or similar contracts or agreements (collectively, the “Contract”) with the County, acting by and through the Tarrant County Elections Administrator (the “Administrator”). The Mayor, or his designee, is hereby authorized to execute the Contract and any other necessary contract(s) and agreements, joint or otherwise, with the Administrator, or any other public entity, for the purpose of having the County furnish all or any portion of the election services and equipment needed by the City to conduct the Election. The contract document and election services provided therein shall conform to Chapter 31, Subchapter D, of the Texas Election Code and all other applicable statutes and laws.

A. The polling places for this Election are shown in **Exhibit A**, which is attached hereto and incorporated herein by reference as a part of this Resolution for all purposes. **Exhibit A** shall be modified to include additional or different Election Day polling places designated by the Administrator and to conform to the Contract. The election officers and maximum number of clerks for each polling place shall be determined and appointed in accordance with the Contract.

B. On Election Day, the polls shall be open from 7:00 a.m. to 7:00 p.m.

C. The locations, dates and times for early voting for this Election shall be as shown in **Exhibit B**, which is attached hereto and incorporated herein by reference as a part hereof for all purposes. In addition, temporary branch polling places may be authorized and used for early voting as established by the Administrator. **Exhibit B** may be modified to include any changes to early voting designated by the Administrator and to conform to the Contract and the City Secretary is authorized to make any conforming corrections or revisions to Exhibit B.

Additional early voting locations may be designated by the Administrator. Clint A. Ludwig, Tarrant County Elections Administrator, is hereby appointed early voting clerk and shall appoint and designate deputy clerks for early voting in accordance with the Contract. For purposes of processing ballots cast in early voting, the election officers for the early voting ballot board for this Election shall be appointed and designated in accordance with the provisions of the Contract.

The Central Counting Station for the tabulation and counting of ballots for this Election shall be located at the Tarrant County Elections Department, 2700 Premier Street, Fort Worth, Texas 76111, and the Manager, Tabulation Supervisor, Presiding Judge and Alternate Presiding Judge at the Central Counting Station shall be appointed and designated in accordance with the provisions of the Contract.

The Manager and Presiding Judge of the Central Counting Station may appoint clerks to serve at such Station, as provided by Section 127.006 of the Texas Election Code, as amended.

SECTION 3. A voting system or systems meeting the standards and requirements of the Texas Election Code, as amended, is hereby adopted and approved for early voting by personal appearance and by mail and for Election Day voting.

SECTION 4. The official ballot shall be prepared in accordance with the Texas Election Code, as amended, so as to permit voters to vote “FOR” or “AGAINST” the aforesaid propositions which shall appear on the ballot substantially as follows:

City of North Richland Hills, Texas Proposition A
THIS IS A TAX INCREASE

“The issuance of \$26,300,000 general obligation bonds for Fire Station No. 2 and Fire Station No. 3, the acquisition of real property necessary or incidental for such purpose, and the imposition of a tax sufficient to pay the principal of and interest on the bonds and the cost of any credit agreements”

City of North Richland Hills, Texas Proposition B
THIS IS A TAX INCREASE

“The issuance of \$84,260,000 general obligation bonds for streets, roads, sidewalks, and other public ways, the acquisition of real property necessary or incidental for such purpose, and the imposition of a tax sufficient to pay the principal of and interest on the bonds and the cost of any credit agreements”

City of North Richland Hills, Texas Proposition C
THIS IS A TAX INCREASE

“The issuance of \$24,700,000 general obligation bonds for the City’s services complex for public works, parks, and fleet maintenance, including the demolition

or removal of any existing buildings and facilities necessary therefor or related thereto, and the imposition of a tax sufficient to pay the principal of and interest on the bonds and the cost of any credit agreements”

City of North Richland Hills, Texas Proposition D
THIS IS A TAX INCREASE

“The issuance of \$10,710,000 general obligation bonds for the City Library and the imposition of a tax sufficient to pay the principal of and interest on the bonds and the cost of any credit agreements”

SECTION 5. All resident qualified voters of the City shall be permitted to vote at the Election, and on Election Day, such voters shall vote at the designated polling places. The Election shall be held and conducted in accordance with the provisions of the Texas Election Code, as amended, Chapters 1251 and 1331 of the Texas Government Code, and as may be required by other applicable law. To the extent required by law, all materials and proceedings relating to the Election shall be printed in English, Spanish, and Vietnamese.

SECTION 6. Notice of the Election, including Spanish and Vietnamese translations thereof, shall be published on the same day in each of two successive weeks in a newspaper of general circulation in the City, the first of these publications to appear in such newspaper not more than 30 days, and not less than 14 days, prior to Election Day. Moreover, a substantial copy of this Resolution and each voter information document attached as **Exhibit C**, including Spanish and Vietnamese translations thereof, shall be posted (i) at City Hall not less than 21 days prior to Election Day; (ii) at three additional public places within the City not less than 21 days prior to Election Day, (iii) in a prominent location at each polling place on Election Day and during early voting, and (iv) in a prominent location on the City’s internet website not less than 21 days prior to Election Day. A sample ballot shall be posted on the City’s internet website not less than 21 days prior to Election Day.

SECTION 7. As required by and in accordance with Section 3.009(b)(5) and (7) through (9) of the Texas Election Code, the City, as of the date of this Resolution, had outstanding an aggregate principal amount of debt equal to \$109,200,000; the aggregate amount of the interest owed on such City debt obligations, through respective maturity, totaled \$26,744,134; and the City levied an ad valorem debt service tax rate for its outstanding debt obligations of \$0.150895 per \$100 of taxable assessed valuation. Based on the bond market conditions on the date of the adoption of this Resolution, the City estimates an ad valorem debt service tax rate of \$0.1750 per \$100 of taxable assessed valuation if the bonds that are subject of the Election are approved and are issued (taking into account the outstanding City bonds, the assumed issuance of previously authorized but unissued voted bonds and the bonds that are the subject of this Election, but no other future bond authorizations of the City). The bonds that are the subject of this Election shall mature serially or otherwise over a specified number of years (not more than 40

years from their date), in accordance with applicable Texas law, though the City estimates that, based on current bond market conditions, such bonds will amortize over a 20-year period from their respective date of issue. The foregoing estimated tax rate and amortization period are only estimates, provided for Texas statutory compliance, and do not serve as a cap on any City ad valorem tax rate or the amortization period for bonds that are the subject of this Election.

SECTION 8. The City Council authorizes the Mayor, the City Manager, the City Attorney, the City Secretary, or their respective designees to make such corrections, modifications or changes to this Resolution or the Exhibits hereto that are necessary for compliance with applicable Texas or federal law or to carry out the intent of the City Council, as evidenced herein. To the extent that any duty or obligation of the City, in general, or any City official, in particular, is properly delegated to the County pursuant to the Contract, then the County's carrying out those duties and obligations on the City's behalf pursuant to the terms of such Contract shall be binding upon the City and are hereby determined by the City Council to be evidence of the City's compliance with the provisions of applicable Texas law concerning the Election relative to the same, unless such delegation of duties or obligations is otherwise prohibited by law. By incorporating all essential terms necessary for a joint election agreement, this Resolution is intended to satisfy Section 271.002(d) of the Texas Election Code, as amended, without further action of the City Council. To the extent needed or desirable, the Administrator is hereby appointed joint custodian of voted ballots for the purposes of Section 31.096, as amended, Texas Election Code.

SECTION 9. It is officially found, determined, and declared that the meeting at which this Resolution is adopted was open to the public and public notice of the time, place, and subject matter of the public business to be considered at such meeting, including this Resolution, was given, all as required by Chapter 551, as amended, Texas Government Code.

SECTION 10. It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs, and sections of this Resolution are severable, and, if any phrase, clause, sentence, paragraph, or section of this Resolution or the application thereof to any person or circumstance shall be held to be unconstitutional or invalid, such unconstitutionality or invalidity shall not affect the remainder of this Resolution and the application of such provision to other persons and circumstances shall nevertheless be valid, and this City Council hereby declares that this Resolution would have been enacted without such unconstitutional or invalid provision.

SECTION 11. Pursuant to the provisions of Section 1201.028, as amended, Texas Government Code, this Resolution shall be effective immediately upon adoption on the date shown below.

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PASSED AND APPROVED on the 10th day of August, 2026.

**CITY OF NORTH RICHLAND HILLS,
TEXAS**

Jack McCarty, Mayor

ATTEST:

Alicia Richardson, City Secretary

(CITY SEAL)

APPROVED AS TO FORM AND LEGALITY:

Bradley A. Anderle, City Attorney

[Signature Page to City of North Richland Hills, Texas Resolution Calling a Bond Election]

Exhibit A

ELECTION DAY POLLING INFORMATION*

Election Day: Tuesday, November 3, 2026

Election Day Polling Locations open from 7 a.m. to 7 p.m.

Presiding Judge(s) and Alternate(s): to be determined by the Elections Administrator

Tarrant County participates in the Countywide Polling Place program under Section 43.007, as amended, Texas Election Code. Registered voters will be able to cast their Election Day ballots at any of the voting locations identified below and on Tarrant County's website at: <https://www.tarrantcountytx.gov/en/elections.html>.

Countywide Polling Place Lugar de Votación del Condado Địa Điểm Bỏ Phiếu Toàn Quận	Address Dirección Địa Chỉ	City and Zip Ciudad y Código Thành Phố và Mã Bưu Điện
Gary Fickes Northeast Courthouse	645 Grapevine Highway	Hurst, 76054
North Richland Hills City Hall	4301 City Point Drive	North Richland Hills, 76180
North Richland Hills Public Library – Community Room	9015 Grand Avenue	North Richland Hills, 76180

Preliminary, subject to change. If any locations are changed, this will be reflected on the Tarrant County elections website at: <https://www.tarrantcountytx.gov/en/elections.html>.

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Exhibit B

EARLY VOTING LOCATIONS, DATES, AND HOURS

Early voting begins October 19, 2026 and ends on October 30, 2026.

Early Voting Clerk: Clint A. Ludwig, 2700 Premier Street, Fort Worth, Texas 76111

Presiding Judges of the Early Voting Ballot Boards: to be determined by the Elections Administrator.

Voters entitled to vote an early ballot by personal appearance may do so at any Early Voting site within the county of their residence.

Dates	Times
[October 19-23, Monday – Friday	8:00 a.m. – 5:00 p.m.
October 24, Saturday	7:00 a.m. – 7:00 p.m.
October 25, Sunday	10:00 a.m. – 4:00 p.m.
October 26-30, Monday – Friday	7:00 a.m. – 7:00 p.m.]

Location (Ubicación) (Địa điểm)	Address (Dirección) (Địa chỉ)	City (Ciudad) (Thành phố)	Zip Code (Código postal) (Mã Bưu Điện)
Tarrant County Elections Center (Main Early Voting Location)	2700 Premier Street	Fort Worth	76111
Gary Fickes Northeast Courthouse	645 Grapevine Highway	Hurst	76054
North Richland Hills City Hall	4301 City Point Drive	North Richland Hills	76180

Early Voting by Mail

Applications for voting by mail should be received (not postmarked) no later than the close of business (5:00 p.m.) on October 23, 2026. Applications should be sent to:

Early Voting Clerk
Tarrant County Elections Administration
P.O. Box 961011, Fort Worth, Texas 76161-0011; or
2700 Premier Street, Fort Worth, Texas 76111-3011 (contract carrier)
fax: (817) 850-2344
email: votebymail@tarrantcountytexas.gov

If an application for ballot by mail is faxed or emailed (or if a federal postcard application is faxed), the applicant must also mail the original application so that the early voting clerk receives the original no later than four business days after receiving the emailed or faxed copy.

Exhibit C

VOTER INFORMATION DOCUMENT

☐ FOR	<u>City of North Richland Hills, Texas Proposition A</u> THIS IS A TAX INCREASE
☐ AGAINST	“The issuance of \$26,300,000 general obligation bonds for Fire Station No. 2 and Fire Station No. 3, the acquisition of real property necessary or incidental for such purpose, and the imposition of a tax sufficient to pay the principal of and interest on the bonds and the cost of any credit agreements”

principal of debt obligations to be authorized	\$26,300,000
estimated interest for the debt obligations to be authorized presuming an interest rate of 5.00%	\$15,300,000
estimated combined principal and interest required to pay on time and in full the debt obligations to be authorized	\$41,600,000
as of the date the election was ordered, principal of all outstanding debt obligations	\$109,200,000
as of the date the election was ordered, the estimated remaining interest on all outstanding debt obligations	\$26,744,134
as of the date the election was ordered, estimated combined principal and interest required to pay on time and in full all outstanding debt obligations	\$135,944,134
estimated maximum annual increase in the amount of taxes on a residence homestead with an appraised value of \$100,000 to repay the debt obligations to be authorized, if approved	\$4.50
This figure assumes (i) the proposed debt obligations will be issued in three (3) series of bonds; (ii) the amortization of the City’s outstanding debt obligations and each series of proposed debt obligations of 18 years and 20 years, respectively; (iii) no annual growth in the future appraised values within the City; (iv) an assumed interest rate on the proposed debt obligations of 5.00%; and (v) tax collections at a rate of 100.00% annually.	

The estimates contained in this Voter Information Document are (i) based on certain assumptions (including the major assumptions listed above) and derived from projections obtained from the City’s financial advisor, (ii) subject to change to the extent that actual facts, circumstances and conditions prevailing at the time that the debt obligations are issued differ from such assumptions and projections, (iii) provided solely in satisfaction of the requirements of Section 1251.052, Texas Government Code, and for no other purpose, without any assurance that such projections will be realized, and (iv) not intended to (and expressly do not) give rise to a contract with voters or limit the authority of the City Council to issue debt obligations on behalf of the City in accordance with the Proposition set forth in the bond election resolution.

VOTER INFORMATION DOCUMENT

☐ FOR	<u>City of North Richland Hills, Texas Proposition B</u> THIS IS A TAX INCREASE
☐ AGAINST	“The issuance of \$84,260,000 general obligation bonds for streets, roads, sidewalks, and other public ways, the acquisition of real property necessary or incidental for such purpose, and the imposition of a tax sufficient to pay the principal of and interest on the bonds and the cost of any credit agreements”

principal of debt obligations to be authorized	\$84,260,000
estimated interest for the debt obligations to be authorized presuming an interest rate of 5.00%	\$49,016,000
estimated combined principal and interest required to pay on time and in full the debt obligations to be authorized	\$133,276,000
as of the date the election was ordered, principal of all outstanding debt obligations	\$109,200,000
as of the date the election was ordered, the estimated remaining interest on all outstanding debt obligations	\$26,744,134
as of the date the election was ordered, estimated combined principal and interest required to pay on time and in full all outstanding debt obligations	\$135,944,134
estimated maximum annual increase in the amount of taxes on a residence homestead with an appraised value of \$100,000 to repay the debt obligations to be authorized, if approved This figure assumes (i) the proposed debt obligations will be issued in ten (10) series of bonds; (ii) the amortization of the City’s outstanding debt obligations and each series of proposed debt obligations of 18 years and 20 years, respectively; (iii) no annual growth in the future appraised values within the City; (iv) an assumed interest rate on the proposed debt obligations of 5.00%; and (v) tax collections at a rate of 100.00% annually.	\$14.43

The estimates contained in this Voter Information Document are (i) based on certain assumptions (including the major assumptions listed above) and derived from projections obtained from the City’s financial advisor, (ii) subject to change to the extent that actual facts, circumstances and conditions prevailing at the time that the debt obligations are issued differ from such assumptions and projections, (iii) provided solely in satisfaction of the requirements of Section 1251.052, Texas Government Code, and for no other purpose, without any assurance that such projections will be realized, and (iv) not intended to (and expressly do not) give rise to a contract with voters or limit the authority of the City Council to issue debt obligations on behalf of the City in accordance with the Proposition set forth in the bond election resolution.

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VOTER INFORMATION DOCUMENT

☐ FOR	<u>City of North Richland Hills, Texas Proposition C</u> THIS IS A TAX INCREASE
☐ AGAINST	“The issuance of \$24,700,000 general obligation bonds for the City’s services complex for public works, parks, and fleet maintenance, including the demolition or removal of any existing buildings and facilities necessary therefor or related thereto, and the imposition of a tax sufficient to pay the principal of and interest on the bonds and the cost of any credit agreements”

principal of debt obligations to be authorized	\$24,700,000
estimated interest for the debt obligations to be authorized presuming an interest rate of 5.00%	\$14,372,250
estimated combined principal and interest required to pay on time and in full the debt obligations to be authorized	\$39,072,250
as of the date the election was ordered, principal of all outstanding debt obligations	\$109,200,000
as of the date the election was ordered, the estimated remaining interest on all outstanding debt obligations	\$26,744,134
as of the date the election was ordered, estimated combined principal and interest required to pay on time and in full all outstanding debt obligations	\$135,944,134
estimated maximum annual increase in the amount of taxes on a residence homestead with an appraised value of \$100,000 to repay the debt obligations to be authorized, if approved This figure assumes (i) the proposed debt obligations will be issued in three (3) series of bonds; (ii) the amortization of the City’s outstanding debt obligations and each series of proposed debt obligations of 18 years and 20 years, respectively; (iii) no annual growth in the future appraised values within the City; (iv) an assumed interest rate on the proposed debt obligations of 5.00%; and (v) tax collections at a rate of 100.00% annually.	\$4.23

The estimates contained in this Voter Information Document are (i) based on certain assumptions (including the major assumptions listed above) and derived from projections obtained from the City’s financial advisor, (ii) subject to change to the extent that actual facts, circumstances and conditions prevailing at the time that the debt obligations are issued differ from such assumptions and projections, (iii) provided solely in satisfaction of the requirements of Section 1251.052, Texas Government Code, and for no other purpose, without any assurance that such projections will be realized, and (iv) not intended to (and expressly do not) give rise to a contract with voters or limit the authority of the City Council to issue debt obligations on behalf of the City in accordance with the Proposition set forth in the bond election resolution.

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VOTER INFORMATION DOCUMENT

☐ FOR	<u>City of North Richland Hills, Texas Proposition D</u> THIS IS A TAX INCREASE
☐ AGAINST	“The issuance of \$10,710,000 general obligation bonds for the City Library and the imposition of a tax sufficient to pay the principal of and interest on the bonds and the cost of any credit agreements”

principal of debt obligations to be authorized	\$10,710,000
estimated interest for the debt obligations to be authorized presuming an interest rate of 5.00%	\$6,231,250
estimated combined principal and interest required to pay on time and in full the debt obligations to be authorized	\$16,941,250
as of the date the election was ordered, principal of all outstanding debt obligations	\$109,200,000
as of the date the election was ordered, the estimated remaining interest on all outstanding debt obligations	\$26,744,134
as of the date the election was ordered, estimated combined principal and interest required to pay on time and in full all outstanding debt obligations	\$135,944,134
estimated maximum annual increase in the amount of taxes on a residence homestead with an appraised value of \$100,000 to repay the debt obligations to be authorized, if approved	\$1.83
This figure assumes (i) the proposed debt obligations will be issued in one (1) series of bonds; (ii) the amortization of the City’s outstanding debt obligations and the proposed debt obligations of 18 years and 20 years, respectively; (iii) no annual growth in the future appraised values within the City; (iv) an assumed interest rate on the proposed debt obligations of 5.00%; and (v) tax collections at a rate of 100.00% annually.	

The estimates contained in this Voter Information Document are (i) based on certain assumptions (including the major assumptions listed above) and derived from projections obtained from the City’s financial advisor, (ii) subject to change to the extent that actual facts, circumstances and conditions prevailing at the time that the debt obligations are issued differ from such assumptions and projections, (iii) provided solely in satisfaction of the requirements of Section 1251.052, Texas Government Code, and for no other purpose, without any assurance that such projections will be realized, and (iv) not intended to (and expressly do not) give rise to a contract with voters or limit the authority of the City Council to issue debt obligations on behalf of the City in accordance with the Proposition set forth in the bond election resolution.

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CITY COUNCIL MEMORANDUM

FROM: The Office of the City Manager **DATE:** August 10, 2026

SUBJECT: Action setting the proposed tax rate, setting August 24, 2026, and September 14, 2026, as dates for public hearings, and placing adoption of the tax rate as an action item on the September 14, 2026, City Council meeting agenda.

PRESENTER: Chase Fosse, Director of Budget & Research

SUMMARY:

The City Council is requested to set dates for public hearings on the proposed tax rate of \$0.555144 per \$100 of taxable valuation on August 24, 2026, and September 14, 2026. The City Council is also requested to vote to place the adoption of the tax rate as an action item on the September 14, 2026, City Council agenda.

GENERAL DESCRIPTION:

After completion of this year's FY 2027 Budget Work Session, it is necessary to begin the process of establishing a tax rate for the next fiscal year as required by the City Charter and State law. In accordance with the City Council's direction at the Budget Work Session, staff is proposing a tax rate of \$0.555144 per \$100 of taxable valuation as part of the proposed budget. This is a rate below the Voter Approval Rate calculated for Tax Year 2026. The Voter Approval Rate is the maximum rate the City can adopt without holding an election to seek voter approval of the rate. Since the proposed tax rate is below the Voter Approval Rate, no election is required.

State law allows City Council to adopt a tax rate lower than the rate proposed, but the adopted rate cannot be higher.

As required by Section 26.04(c) of the Tax Code, after submittal of the appraisal roll to the governing body, the designated city officer shall calculate the No-New-Revenue tax rate and Voter-Approval tax rate. The Tax Year 2026 No-New-Revenue tax rate is \$0.533968 per \$100 of taxable valuation. The Tax Year 2026 Voter-Approval tax rate is \$0.560313 per \$100 of taxable valuation. The tax rate calculation worksheet has been included as an attachment to this agenda item.

Per Section 26.05(d) of the Tax Code, the City Council cannot adopt a tax rate that exceeds the lower of the No-New-Revenue or Voter-Approval tax rates until a public hearing has been held on the proposed tax rate. To promote transparency and provide additional opportunities for public engagement, staff is proposing to hold two public hearings on the tax rate. The first public hearing would be held on Monday, August 24, 2026, at 7:00 PM, with the second public hearing on Monday, September 14, 2026, at



7:00 PM, both at North Richland Hills City Hall in the 3rd floor City Council Chambers, 4301 City Point Drive, North Richland Hills, Texas. A copy of the public hearing notice that will be provided in the City's newspaper of record and on the City's website has been included as an attachment to this agenda item.

Per Section 26.065 of the Tax Code, the City must also publish a notice of the public hearing on Citicable. A copy of this notice has been included as an attachment to this agenda item.

State law also requires that the City Council vote to place the adoption of the tax rate on a future City Council agenda as an action item. The proposed date for this vote is Monday, September 14, 2026, at 7:00 PM. This vote would appear as an action item on the agenda for the City Council meeting.

RECOMMENDATION:

Approve setting the proposed tax rate, setting August 24, 2026, and September 14, 2026, as dates for public hearings, and placing adoption of the tax rate as an action item on the September 14, 2026, City Council meeting agenda.

NOTICE OF PUBLIC HEARING ON TAX INCREASE

PROPOSED TAX RATE	<u>\$0.555144</u> per \$100
NO-NEW-REVENUE TAX RATE	<u>\$0.533968</u> per \$100
VOTER-APPROVAL TAX RATE	<u>\$0.560313</u> per \$100

The no-new-revenue tax rate is the tax rate for the 2026 tax year that will raise the same amount of property tax revenue for the City of North Richland Hills from the same properties in both the 2025 tax year and the 2026 tax year.

The voter-approval tax rate is the highest tax rate that the City of North Richland Hills may adopt without holding an election to seek voter approval of the rate.

The proposed tax rate is greater than the no-new-revenue tax rate. This means that the City of North Richland Hills is proposing to increase property taxes for the 2026 tax year.

A public hearing on the proposed tax rate will be held on Thursday, September 14, 2026, at 7:00pm at the City Hall City Council Chambers, 4301 City Point Drive, North Richland Hills, Texas.

The proposed tax rate is not greater than the voter-approval tax rate. As a result, the City of North Richland Hills is not required to hold an election at which voters may accept or reject the proposed tax rate. However, you may express your support for or opposition to the proposed tax rate by contacting the members of the City Council of the City of North Richland Hills at their offices or by attending the public hearing mentioned above.

Your taxes owed under any of the tax rates mentioned above can be calculated as follows:

Property tax amount = tax rate x taxable value of your property / 100

Vote to Consider the Proposed Tax Year 2026 Tax Rate:

Voting FOR the proposal:

Voting AGAINST the proposal:

Present and not voting:

Absent:

Visit [Texas.gov/PropertyTaxes](https://www.texas.gov/PropertyTaxes) to find a link to your local property tax database on which you can easily access information regarding your property taxes, including information about proposed tax rates and scheduled public hearings of each entity that taxes your property.

The 86th Texas Legislature modified the manner in which the voter-approval tax rate is calculated to limit the rate of growth of property taxes in the state.

The following table compares the taxes imposed on the average residence homestead by the City of North Richland Hills last year to the taxes proposed to be imposed on the average residence homestead by the City of North Richland Hills this year:

	TY 2025	TY 2026	Change
Total tax rate (per \$100 of value)	\$0.497841	\$0.555144	Increase of \$0.057303 per \$100, or 11.51%
Average homestead taxable value	\$285,147	\$281,489	Decrease of 1.28%
Tax on Average Homestead	\$1,419.58	\$1,562.67	Increase of \$143.09, or 10.08%
Total tax levy on all properties	\$43,308,412	\$45,202,445	Increase of \$1,894,033, or 4.37%

For assistance with tax calculations, please contact the tax assessor for the City of North Richland Hills at 817-884-1100 or taxoffice@tarrantcountytx.gov, or visit <https://www.tarrantcountytx.gov/en/tax.html> for more information.

NOTICE OF BUDGET AND TAX RATE PUBLIC HEARINGS

Public hearings on the city's proposed tax rate and proposed budget will be held in the City Council Chambers on the 3rd floor of City Hall, located at 4301 City Point Drive in North Richland Hills, Texas, at the below stated times:

Monday, August 24, 2026

- 7:00 PM, City Budget
- 7:00 PM, City Tax Rate

Monday, September 14, 2026

- 5:00 PM, Parks & Recreation Facilities Development Corp. Budget
- 5:15 PM, Crime Control & Prevention District Budget
- 7:00 PM, City Budget
- 7:00 PM, City Tax Rate

The proposed budget is available to view on the City's website (www.nrhtx.com), at the NRH Library, and at the City Secretary's Office at City Hall. The City Council is scheduled to formally adopt a budget and set the tax rate on Monday, September 14, 2026, at 7:00 PM. during the regularly scheduled City Council meeting on the 3rd floor of City Hall, located at 4301 City Point Drive, North Richland Hills, Texas.

2026 Tax Rate Calculation Worksheet

Taxing Units Other Than School Districts or Water Districts

Form 50-856

North Richland Hills

(817) 427-6167

Taxing Unit Name

Phone (area code and number)

4301 City Point Drive, North Richland Hills, TX 76180

www.nrhtx.com

Taxing Unit's Address, City, State, ZIP Code

Taxing Unit's Website Address

GENERAL INFORMATION: Tax Code Section 26.04(c) requires an officer or employee designated by the governing body to calculate the no-new-revenue (NNR) tax rate and voter-approval tax rate for the taxing unit. These tax rates are expressed in dollars per \$100 of taxable value calculated. The calculation process starts after the chief appraiser delivers to the taxing unit the certified appraisal roll and the estimated values of properties under protest. The designated officer or employee shall certify that the officer or employee has accurately calculated the tax rates and used values shown for the certified appraisal roll or certified estimate. The officer or employee submits the rates to the governing body by Aug. 7 or as soon thereafter as practicable.

School districts do not use this form, but instead use Comptroller Form 50-859 *Tax Rate Calculation Worksheet, School District without Chapter 313 and JETI Agreements* or Comptroller Form 50-884 *Tax Rate Calculation Worksheet, School District with Chapter 313 and JETI Agreements*.

Water districts as defined under Water Code Section 49.001(1) do not use this form, but instead use Comptroller Form 50-858 *Water District Voter-Approval Tax Rate Worksheet for Low Tax Rate and Developing Districts* or Comptroller Form 50-860 *Developed Water District Voter-Approval Tax Rate Worksheet*.

The Comptroller's office provides this worksheet to assist taxing units in determining tax rates. The information provided in this worksheet is offered as technical assistance and not legal advice. Taxing units should consult legal counsel for interpretations of law regarding tax rate preparation and adoption.

Taxing units must include a hyperlink to a document that evidences the accuracy of each entry in the worksheet other than an entry making a mathematical calculation.¹ Source materials must contain data for all worksheets used, including supplemental worksheets.

Insert hyperlink:

<https://www.nrhtx.com/taxfiles>

SECTION 1: No-New-Revenue Tax Rate

The NNR tax rate enables the public to evaluate the relationship between taxes for the prior year and for the current year based on a tax rate that would produce the same amount of taxes (no new taxes) if applied to the same properties that are taxed in both years. When appraisal values increase, the NNR tax rate should decrease.

The NNR tax rate for a county is the sum of the NNR tax rates calculated for each type of tax the county levies.

While uncommon, it is possible for a taxing unit to provide an exemption for only maintenance and operations taxes. In this case, the taxing unit will need to calculate the NNR tax rate separately for the maintenance and operations tax and the debt tax, then add the two components together.

Line	No-New-Revenue Tax Rate Worksheet	Amount/Rate
1.	Prior year total taxable value. Enter the amount of the prior year taxable value on the prior year tax roll today. Include any adjustments since last year's certification; exclude Tax Code Section 25.25(d) one-fourth and one-third over-appraisal corrections from these adjustments. Exclude any property value subject to an appeal under Chapter 42 as of July 25 (will add undisputed value in Line 6). This total includes the taxable value of homesteads with tax ceilings (will deduct in Line 2) and the captured value for tax increment financing (adjustment is made by deducting TIF taxes, as reflected in Line 17). ²	\$ 9,031,579,656
2.	Prior year tax ceilings. Counties, cities and junior college districts. Enter the prior year total taxable value of homesteads with tax ceilings. These include the homesteads of homeowners age 65 or older or disabled. Other taxing units enter 0. If your taxing unit adopted the tax ceiling provision last year or a prior year for homeowners age 65 or older or disabled, use this step. ³	\$ 1,806,094,361
3.	Preliminary prior year adjusted taxable value. Subtract Line 2 from Line 1.	\$ 7,225,485,295
4.	Prior year total adopted tax rate.	\$ 0.497841 /\$100
5.	Prior year taxable value lost because court appeals of ARB decisions reduced the prior year's appraised value. A. Original prior year ARB values: \$ 1,450,915,859 B. Prior year values resulting from final court decisions: - \$ 1,222,912,580 C. Prior year value loss. Subtract B from A. ⁴	 \$ 228,003,279

¹ Tex. Tax Code §§5.07(g)(4) and 26.04(d-1)

² Tex. Tax Code §26.012(14)

³ Tex. Tax Code §26.012(14)

⁴ Tex. Tax Code §26.012(13)

Line	No-New-Revenue Tax Rate Worksheet	Amount/Rate
6.	Prior year taxable value subject to an appeal under Chapter 42, as of July 25. A. Prior year ARB certified value: \$ 158,761,269 B. Prior year disputed value: - \$ 23,814,192 C. Prior year undisputed value. Subtract B from A. ⁵	\$ 134,947,077
7.	Prior year Chapter 42 related adjusted values. Add Line 5C and Line 6C.	\$ 362,950,356
8.	Prior year taxable value, adjusted for actual and potential court-ordered adjustments. Add Line 3 and Line 7.	\$ 7,588,435,651
9.	Prior year taxable value of property in territory the taxing unit deannexed after Jan. 1 of the prior year. Enter the prior year value of property in deannexed territory. ⁶	\$ 0
10.	Prior year taxable value lost because property first qualified for an exemption in the current year. If the taxing unit increased an original exemption, use the difference between the original exempted amount and the increased exempted amount. Do not include value lost due to freeport, goods-in-transit, temporary disaster exemptions. Note that lowering the amount or percentage of an existing exemption in the current year does not create a new exemption or reduce taxable value. A. Absolute exemptions. Use prior year market value: \$ 111,865 B. Partial exemptions. Current year exemption amount or current year percentage exemption times prior year value: + \$ 110,223,083 C. Value loss. Add A and B. ⁷	\$ 110,334,948
11.	Prior year taxable value lost because property first qualified for agricultural appraisal (1-d or 1-d-1), timber appraisal, recreational/scenic appraisal or public access airport special appraisal in the current year. Use only properties that qualified for the first time in the current year; do not use properties that qualified in the prior year. A. Prior year market value: \$ 0 B. Current year productivity or special appraised value: - \$ 0 C. Value loss. Subtract B from A. ⁸	\$ 0
12.	Total adjustments for lost value. Add Lines 9, 10C and 11C.	\$ 110,334,948
13.	Prior year captured value of property in a TIF. Enter the total value of the prior year captured appraised value of property taxable by a taxing unit in a tax increment financing zone for which the prior year taxes were deposited into the tax increment fund. ⁹ If the taxing unit has no captured appraised value in line 18D, enter 0.	\$ 157,345,308
14.	Prior year total value. Subtract Line 12 and Line 13 from Line 8.	\$ 7,320,755,395
15.	Adjusted prior year total levy. Multiply Line 4 by Line 14 and divide by \$100.	\$ 36,445,721
16.	Taxes refunded for years preceding the prior tax year. Enter the amount of taxes refunded by the taxing unit for tax years preceding the prior tax year. Types of refunds include court decisions, Tax Code Section 25.25(b) and (c) corrections and Tax Code Section 31.11 payment errors. Do not include refunds for the prior tax year. This line applies only to tax years preceding the prior tax year. ¹⁰	\$ 836,718
17.	Adjusted prior year levy with refunds. Add Lines 15 and 16. ¹¹	\$ 37,282,439

⁵ Tex. Tax Code §26.012(13)⁶ Tex. Tax Code §26.012(15)⁷ Tex. Tax Code §26.012(15)⁸ Tex. Tax Code §26.012(15)⁹ Tex. Tax Code §26.03(c)¹⁰ Tex. Tax Code §26.012(13)¹¹ Tex. Tax Code §26.012(13) and (15)

Line	No-New-Revenue Tax Rate Worksheet	Amount/Rate
18.	Total current year taxable value on the current year certified appraisal roll today. This value includes only certified values or certified estimate of values and includes the total taxable value of homesteads with tax ceilings (will deduct in Line 20). These homesteads include homeowners age 65 or older or disabled.¹² A. Certified values: \$ 8,738,947,213 B. Counties: Include railroad rolling stock values certified by the Comptroller's office: + \$ 0 C. Pollution control and energy storage system exemption: Deduct the value of property exempted for the current tax year for the first time as pollution control or energy storage system property: - \$ 32,829 D. Tax increment financing: Deduct the current year captured appraised value of property taxable by a taxing unit in a tax increment reinvestment zone for which the current year taxes will be deposited into the tax increment fund. Do not include any new property value that will be included in Line 24 below.¹³ Adjustments to the taxable value must be calculated separately for each reinvestment zone using Form 50-110.¹⁴ Enter the total from Form 50-110 - \$ 150,192,235 E. Total current year value. Add A and B, then subtract C and D.	\$ 8,588,722,149
19.	Total value of properties under protest or not included on certified appraisal roll.¹⁵ A. Current year taxable value of properties under protest. The chief appraiser certifies a list of properties still under ARB protest. The list shows the appraisal district's value and the taxpayer's claimed value, if any, or an estimate of the value if the taxpayer wins. For each of the properties under protest, use the lowest of these values. Enter the total value under protest.¹⁶ \$ 99,163,568 B. Current year value of properties not under protest or included on certified appraisal roll. The chief appraiser gives taxing units a list of those taxable properties that the chief appraiser knows about but are not included in the appraisal roll certification. These properties also are not on the list of properties that are still under protest. On this list of properties, the chief appraiser includes the market value, appraised value and exemptions for the preceding year and a reasonable estimate of the market value, appraised value and exemptions for the current year. Use the lower market, appraised or taxable value (as appropriate). Enter the total value of property not on the certified roll.¹⁷ + \$ 6,100,000 C. Total value under protest or not certified. Add A and B.	\$ 105,263,568
20.	Current year tax ceilings. Counties, cities and junior colleges enter current year total taxable value of homesteads with tax ceilings. These include the homesteads of homeowners age 65 or older or disabled. Other taxing units enter 0. If your taxing unit adopted the tax ceiling provision in the prior year or a previous year for homeowners age 65 or older or disabled, use this step.¹⁸	\$ 1,670,125,067
21.	Anticipated contested value. Affected taxing units enter the contested taxable value for all property that is subject to anticipated substantial litigation.¹⁹ An affected taxing unit is wholly or partly located in a county that has a population of less than 500,000 and is located on the Gulf of Mexico.²⁰ If completing this line, the taxing unit must include supporting documentation in Section 9.²¹ Taxing units that are not affected, enter 0.	\$ 0
22.	Current year total taxable value. Add Lines 18E and 19C, then subtract Lines 20 and 21.²²	\$ 7,023,860,650
23.	Total current year taxable value of properties in territory annexed after Jan. 1, of the prior year. Include both real and personal property. Enter the current year value of property in territory annexed.²³	\$ 0
24.	Total current year taxable value of new improvements and new personal property located in new improvements. New means the item was not on the appraisal roll in the prior year. An improvement is a building, structure, fixture or fence erected on or affixed to land. New additions to existing improvements may be included if the appraised value can be determined. New personal property in a new improvement must have been brought into the taxing unit after Jan. 1, of the prior year and be located in a new improvement. New improvements do include property on which a tax abatement agreement has expired for the current year.²⁴	\$ 41,718,916

¹² Tex. Tax Code §§26.012(6) and 26.04(c-2)¹³ Tex. Tax Code §26.03(c)¹⁴ Tex. Tax Code §26.03(e)¹⁵ Tex. Tax Code §26.01(c) and (d)¹⁶ Tex. Tax Code §26.01(c)¹⁷ Tex. Tax Code §26.01(d)¹⁸ Tex. Tax Code §26.012(6)(B)¹⁹ Tex. Tax Code §§26.012(6)(C) and 26.012(1-b)²⁰ Tex. Tax Code §26.012(1-a)²¹ Tex. Tax Code §26.04(d-3)²² Tex. Tax Code §26.012(6)²³ Tex. Tax Code §26.012(17)²⁴ Tex. Tax Code §26.012(17)

Line	No-New-Revenue Tax Rate Worksheet	Amount/Rate
25.	Total adjustments to the current year taxable value. Add Lines 23 and 24.	\$ 41,718,916
26.	Adjusted current year taxable value. Subtract Line 25 from Line 22.	\$ 6,982,141,734
27.	Current year NNR tax rate. Divide Line 17 by Line 26 and multiply by \$100. ²⁵	\$ 0.533968 /\$100
28.	COUNTIES ONLY. Add together the NNR tax rates for each type of tax the county levies. The total is the current year county NNR tax rate. ²⁶	\$ /\$100

Voter Approval Tax Rate

The voter-approval tax rate is the highest tax rate that a taxing unit may adopt without holding an election to seek voter approval of the tax rate. The type of taxing unit will determine the rate components that apply to a taxing unit's overall voter-approval tax rate.

The voter-approval tax rate for a county is the sum of the voter-approval tax rates calculated for each type of tax the county levies. In most cases the voter-approval tax rate exceeds the no-new-revenue tax rate, but occasionally decreases in a taxing unit's debt service will cause the NNR tax rate to be higher than the voter-approval tax rate.

SECTION 2: Maintenance and Operations (M&O) and Debt Tax Rate Worksheet

This section calculates two components of the voter-approval tax rate:

- Maintenance and Operations (M&O) Tax Rate:** The M&O portion is the tax rate that is needed to raise the same amount of taxes that the taxing unit levied in the prior year plus the applicable percentage allowed by law. This rate accounts for such things as salaries, utilities and day-to-day operations.
- Debt Rate:** The debt rate includes the minimum dollar amount required to be paid toward debt service for the current year.²⁷ This rate accounts for principal and interest on bonds and other debt secured by property tax revenue.

Line	M&O and Debt Tax Rate Worksheet	Amount/Rate
29.	Prior year M&O tax rate. Enter the prior year M&O tax rate.	\$ 0.346946 /\$100
30.	Prior year taxable value, adjusted for actual and potential court-ordered adjustments. Enter the amount in Line 8 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 7,588,435,651
31.	Total prior year M&O levy. Multiply Line 29 by Line 30 and divide by \$100.	\$ 26,327,773
32.	Adjusted prior year levy for calculating NNR M&O rate. A. M&O taxes refunded for years preceding the prior tax year. Enter the amount of M&O taxes refunded in the preceding year for taxes before that year. Types of refunds include court decisions, Tax Code Section 25.25(b) and (c) corrections and Tax Code Section 31.11 payment errors. Do not include refunds for tax year 2025. This line applies only to tax years preceding the prior tax year..... + \$ 566,464 B. Prior year taxes in TIF. Enter the amount of taxes paid into the tax increment fund for a reinvestment zone as agreed by the taxing unit. If the taxing unit has no current year captured appraised value in Line 18D, enter 0..... - \$ 245,656 C. Prior year transferred function. If discontinuing all of a department, function or activity and transferring it to another taxing unit by written contract, enter the amount spent by the taxing unit discontinuing the function in the 12 months preceding the month of this calculation. If the taxing unit did not operate this function for this 12-month period, use the amount spent in the last full fiscal year in which the taxing unit operated the function. The taxing unit discontinuing the function will subtract this amount in D below. The taxing unit receiving the function will add this amount in D below. Other taxing units enter 0. +/- \$ 0 D. Prior year M&O levy adjustments. Subtract B from A. For taxing unit with C, subtract if discontinuing function and add if receiving function..... \$ 320,808 E. Add Line 31 to 32D.	\$ 26,648,581
33.	Adjusted current year taxable value. Enter the amount in Line 26 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 6,982,141,734
34.	Current year NNR M&O rate (unadjusted). Divide Line 32E by Line 33 and multiply by \$100.	\$ 0.381667 /\$100

²⁵ Tex. Tax Code §26.04(c)

²⁶ Tex. Tax Code §26.04(d)

²⁷ Tex. Tax Code §26.012(3)

Line	M&O and Debt Tax Rate Worksheet	Amount/Rate
35.	Rate adjustment for state criminal justice mandate. ²⁸ A. Current year state criminal justice mandate. Enter the amount spent by a county in the previous 12 months providing for the maintenance and operation cost of keeping inmates in county-paid facilities after they have been sentenced. Do not include any state reimbursement received by the county for the same purpose. \$ <u>0</u> B. Prior year state criminal justice mandate. Enter the amount spent by a county in the 12 months prior to the previous 12 months providing for the maintenance and operation cost of keeping inmates in county-paid facilities after they have been sentenced. Do not include any state reimbursement received by the county for the same purpose. Enter zero if this is the first time the mandate applies. - \$ <u>0</u> C. Subtract B from A and divide by Line 33 and multiply by \$100..... \$ <u>0.000000</u> /\$100 D. Enter the rate calculated in C. If not applicable, enter 0.	\$ <u>0.000000</u> /\$100
36.	Rate adjustment for indigent health care expenditures. ²⁹ A. Current year indigent health care expenditures. Enter the amount paid by a taxing unit providing for the maintenance and operation cost of providing indigent health care for the period beginning on July 1, of the prior tax year and ending on June 30, of the current tax year, less any state assistance received for the same purpose..... \$ <u>0</u> B. Prior year indigent health care expenditures. Enter the amount paid by a taxing unit providing for the maintenance and operation cost of providing indigent health care for the period beginning on July 1, 2024 and ending on June 30, 2025, less any state assistance received for the same purpose..... - \$ <u>0</u> C. Subtract B from A and divide by Line 33 and multiply by \$100..... \$ <u>0.000000</u> /\$100 D. Enter the rate calculated in C. If not applicable, enter 0.	\$ <u>0.000000</u> /\$100
37.	Rate adjustment for county indigent defense compensation. ³⁰ A. Current year indigent defense compensation expenditures. Enter the amount paid by a county to provide appointed counsel for indigent individuals and fund the operations of a public defender's office under Article 26.044, Code of Criminal Procedure for the period beginning on July 1, of the prior tax year and ending on June 30, of the current tax year, less any state grants received by the county for the same purpose..... \$ <u>0</u> B. Prior year indigent defense compensation expenditures. Enter the amount paid by a county to provide appointed counsel for indigent individuals and fund the operations of a public defender's office under Article 26.044, Code of Criminal Procedure for the period beginning on July 1, 2024 and ending on June 30, 2025, less any state grants received by the county for the same purpose. \$ <u>0</u> C. Subtract B from A and divide by Line 33 and multiply by \$100..... \$ <u>0.000000</u> /\$100 D. Multiply B by 0.05 and divide by Line 33 and multiply by \$100..... \$ <u>0.000000</u> /\$100 E. Enter the lesser of C and D. If not applicable, enter 0.	\$ <u>0.000000</u> /\$100
38.	Rate adjustment for county hospital expenditures. ³¹ A. Current year eligible county hospital expenditures. Enter the amount paid by the county or municipality to maintain and operate an eligible county hospital for the period beginning on July 1, of the prior tax year and ending on June 30, of the current tax year. \$ <u>0</u> B. Prior year eligible county hospital expenditures. Enter the amount paid by the county or municipality to maintain and operate an eligible county hospital for the period beginning on July 1, 2024 and ending on June 30, 2025. \$ <u>0</u> C. Subtract B from A and divide by Line 33 and multiply by \$100..... \$ <u>0.000000</u> /\$100 D. Multiply B by 0.08 and divide by Line 33 and multiply by \$100..... \$ <u>0.000000</u> /\$100 E. Enter the lesser of C and D, if applicable. If not applicable, enter 0.	\$ <u>0.000000</u> /\$100

²⁸ Tex. Tax Code §26.044²⁹ Tex. Tax Code §26.0441³⁰ Tex. Tax Code §26.0442³¹ Tex. Tax Code §26.0443

Line	M&O and Debt Tax Rate Worksheet	Amount/Rate
39.	Rate adjustment for defunding municipality. This adjustment only applies to a municipality that is considered to be a defunding municipality for the current tax year under Chapter 109, Local Government Code. Chapter 109, Local Government Code only applies to municipalities with a population of more than 250,000 and includes a written determination by the Office of the Governor. See Tax Code Section 26.0444 for more information. A. Amount appropriated for public safety in the prior year. Enter the amount of money appropriated for public safety in the budget adopted by the municipality for the preceding fiscal year. \$ <u>0</u> B. Expenditures for public safety in the prior year. Enter the amount of money spent by the municipality for public safety during the preceding fiscal year \$ <u>0</u> C. Subtract B from A and divide by Line 33 and multiply by \$100 \$ <u>0.000000</u> / \$100 D. Enter the rate calculated in C. If not applicable, enter 0.	\$ <u>0.000000</u> / \$100
40.	Adjusted current year NNR M&O rate. Add Lines 34, 35D, 36D, 37E, and 38E. Subtract Line 39D.	\$ <u>0.381667</u> / \$100
41.	Adjustment for prior year sales tax specifically to reduce property taxes. Cities, counties and hospital districts that collected and spent additional sales tax on M&O expenses in the prior year should complete this line. These entities will deduct the sales tax gain rate for the current year in Section 3. Other taxing units, enter zero. A. Enter the amount of additional sales tax collected and spent on M&O expenses in the prior year, if any. Counties must exclude any amount that was spent for economic development grants from the amount of sales tax spent \$ <u>0</u> B. Divide Line 41A by Line 33 and multiply by \$100 \$ <u>0.000000</u> / \$100 C. Add Line 41B to Line 40.	\$ <u>0.381667</u> / \$100
42.	Current year voter-approval M&O rate. Enter the rate as calculated by the appropriate scenario below. Special Taxing Unit. If the taxing unit qualifies as a special taxing unit, multiply Line 41C by 1.08. - or - Other Taxing Unit. If the taxing unit does not qualify as a special taxing unit, multiply Line 41C by 1.035.	\$ <u>0.395025</u> / \$100
D42.	Disaster Line 42 (D42): Current year voter-approval M&O rate for taxing unit affected by disaster declaration. ³² If the taxing unit is located in an area declared a disaster area and at least one person is granted an exemption under Tax Code Section 11.35 for property located in the taxing unit, the governing body may direct the person calculating the voter-approval tax rate to calculate a rate equal to the lesser of: A. The voter-approval tax rate calculated in the manner provided for a special taxing unit. Multiply line 41C by 1.08 ³³ \$ <u>0.000000</u> / \$100 - or - B. The voter-approval M&O tax rate calculated in the manner provided for a taxing unit other than a special taxing unit plus the disaster relief rate. ³⁴ Complete Section 5 through Line 68 to complete D42(B). a. Enter the disaster relief cost. \$ <u>0</u> b. Disaster relief rate. Divide Line D42(B)(a) by Line 26 and multiply by 100 \$ <u>0.000000</u> / \$100 c. Add Line D42(B)(b) to Line 42 \$ <u>0.000000</u> / \$100 d. Enter the current year unused increment rate from Line 68 \$ <u>0.000000</u> / \$100 e. Add Line D42(c) to Line D42(d). \$ <u>0.000000</u> / \$100 The taxing unit shall continue to calculate the voter-approval tax rate in this manner until the earlier of: 1) the first year in which total taxable value on the certified appraisal roll exceeds the total taxable value of the tax year in which the disaster occurred; or 2) the third tax year after the tax year in which the disaster occurred. C. Enter Line D42(A) if less than Line D42(B)(e). If Line D42(B)(e) is less than line D42(A), enter Line D42(B)(c). ³⁵ If the taxing unit does not qualify, do not complete Disaster Line 42 (Line D42).	\$ <u>0.000000</u> / \$100

³² Tex. Tax Code §26.042³³ Tex. Tax Code §26.042(a-2)(1)³⁴ Tex. Tax Code §§26.042(a-1) and 26.042(a-2)(2)³⁵ Tex. Tax Code §26.042(a-2)

Line	M&O and Debt Tax Rate Worksheet	Amount/Rate
43.	Total current year debt to be paid with property taxes and additional sales tax revenue. Debt means the interest and principal that will be paid on debts that: (1) are paid by property taxes; (2) are secured by property taxes; (3) are scheduled for payment over a period longer than one year; and (4) are not classified in the taxing unit's budget as M&O expenses. A. Debt also includes contractual payments to other taxing units that have incurred debts on behalf of this taxing unit, if those debts meet the four conditions above. Include only amounts that will be paid from property tax revenue. Do not include appraisal district budget payments. If the governing body of a taxing unit authorized or agreed to authorize a bond, warrant, certificate of obligation, or other evidence of indebtedness on or after Sept. 1, 2021, verify if it meets the amended definition of debt before including it here. ³⁶ Enter debt amount \$ 16,467,900 B. Subtract unencumbered fund amount used to reduce total debt. - \$ 0 C. Subtract certified amount spent from sales tax to reduce debt (enter zero if none) - \$ 0 D. Subtract amount paid from other resources - \$ 4,250,107 E. Adjusted debt. Subtract B, C and D from A. \$ 12,217,793	
44.	Certified prior year excess debt collections. Enter the amount certified by the collector. ³⁷	\$ 1,619,082
45.	Adjusted current year debt. Subtract Line 44 from Line 43E.	\$ 10,598,711
46.	Current year anticipated collection rate. A. Enter the current year anticipated collection rate certified by the collector. ³⁸ 100.00 % B. Enter the prior year actual collection rate. 100.21 % C. Enter the 2024 actual collection rate. 98.30 % D. Enter the 2023 actual collection rate. 98.12 % E. If the anticipated collection rate in A is lower than actual collection rates in B, C and D, enter the lowest collection rate from B, C and D. If the anticipated rate in A is higher than at least one of the rates in the prior three years, enter the rate from A. Note that the rate can be greater than 100%. ³⁹ 100.00 %	
47.	Current year debt adjusted for collections. Divide Line 45 by Line 46E.	\$ 10,598,711
48.	Current year total taxable value. Enter the amount on Line 22 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 7,023,860,650
49.	Current year debt rate. Divide Line 47 by Line 48 and multiply by \$100.	\$ 0.150895 /\$100
50.	Current year voter-approval M&O rate plus current year debt rate. Add Lines 42 and 49.	\$ 0.545920 /\$100
D50.	Disaster Line 50 (D50): Current year voter-approval M&O and debt tax rate for taxing unit affected by disaster declaration. Complete this line if the taxing unit calculated the voter-approval M&O tax rate in the manner provided by Line D42. Add Line D42(C) and 49.	\$ 0.000000 /\$100
51.	COUNTIES ONLY. Add together the voter-approval M&O and debt tax rates for each type of tax the county levies. The total is the current year county voter-approval M&O and debt tax rate.	\$ _____ /\$100

³⁶ Tex. Tax Code §26.012(7)³⁷ Tex. Tax Code §§26.012(10) and 26.04(b)³⁸ Tex. Tax Code §26.04(b)³⁹ Tex. Tax Code §26.04(h), (h-1) and (h-2)

SECTION 3: Adjustments for Additional Sales Tax to Reduce Property Taxes

Cities, counties and hospital districts may levy a sales tax specifically to reduce property taxes. Local voters by election must approve imposing or abolishing the additional sales tax. If approved, the taxing unit must reduce its NNR and voter-approval tax rates to offset the expected sales tax revenue.

This section should only be completed by a county, city or hospital district that is required to adjust its NNR tax rate and/or voter-approval tax rate because it adopted the additional sales tax.

Line	Additional Sales and Use Tax Worksheet	Amount/Rate
52.	Taxable Sales. For taxing units that adopted the sales tax in November of the prior tax year or May of the current tax year, enter the Comptroller's estimate of taxable sales for the previous four quarters. ⁴⁰ Estimates of taxable sales may be obtained through the Comptroller's Allocation Historical Summary webpage. Taxing units that adopted the sales tax before November of the prior year, enter 0.	\$ 0
53.	Estimated sales tax revenue. Counties exclude any amount that is or will be spent for economic development grants from the amount of estimated sales tax revenue. ⁴¹ Taxing units that adopted the sales tax in November of the prior tax year or in May of the current tax year. Multiply the amount on Line 52 by the sales tax rate (.01, .005 or .0025, as applicable) and multiply the result by .95. ⁴² - or - Taxing units that adopted the sales tax before November of the prior year. Enter the sales tax revenue for the previous four quarters. Do not multiply by .95.	\$ 0
54.	Current year total taxable value. Enter the amount from Line 22 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 7,023,860,650
55.	Sales tax adjustment rate. Divide Line 53 by Line 54 and multiply by \$100.	\$ 0.000000 / \$100
56.	Current year NNR tax rate, unadjusted for sales tax. ⁴³ Enter the rate from Line 27 or 28, as applicable, on the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 0.533968 / \$100
57.	Current year NNR tax rate, adjusted for sales tax. Taxing units that adopted the sales tax in November the prior tax year or in May of the current tax year. Subtract Line 55 from Line 56. Skip to Line 58 if you adopted the additional sales tax before November of the prior tax year.	\$ 0.533968 / \$100
58.	Current year voter-approval tax rate, unadjusted for sales tax. ⁴⁴ Enter the rate from Line 50, Line D50 (disaster) or Line 51 (counties) as applicable, of the <i>M&O and Debt Tax Rate Worksheet</i> .	\$ 0.545920 / \$100
59.	Current year voter-approval tax rate, adjusted for sales tax. Subtract Line 55 from Line 58.	\$ 0.545920 / \$100

SECTION 4: Adjustment for Pollution Control

A taxing unit may raise its rate for M&O funds used to pay for a facility, device or method for the control of air, water or land pollution. This includes any land, structure, building, installation, excavation, machinery, equipment or device that is used, constructed, acquired or installed wholly or partly to meet or exceed pollution control requirements. The taxing unit's expenses are those necessary to meet the requirements of a permit issued by the Texas Commission on Environmental Quality (TCEQ). The taxing unit must provide the tax assessor with a copy of the TCEQ letter of determination that states the portion of the cost of the installation for pollution control.

This section should only be completed by a taxing unit that uses M&O funds to pay for a facility, device or method for the control of air, water or land pollution.

Line	Adjustment for Pollution Control Requirements Worksheet	Amount/Rate
60.	Certified expenses from the Texas Commission on Environmental Quality (TCEQ). Enter the amount certified in the determination letter from TCEQ. ⁴⁵ The taxing unit shall provide its tax assessor-collector with a copy of the letter. ⁴⁶	\$ 0
61.	Current year total taxable value. Enter the amount from Line 22 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 7,023,860,650
62.	Additional rate for pollution control. Divide Line 60 by Line 61 and multiply by \$100.	\$ 0.000000 / \$100
63.	Current year voter-approval tax rate, adjusted for pollution control. Add Line 62 to one of the following lines (as applicable): Line 50, Line D50 (disaster), Line 51 (counties) or Line 59 (taxing units with the additional sales tax).	\$ 0.545920 / \$100

⁴⁰ Tex. Tax Code §26.041(d)

⁴¹ Tex. Tax Code §26.041(i)

⁴² Tex. Tax Code §26.041(d)

⁴³ Tex. Tax Code §26.04(c)

⁴⁴ Tex. Tax Code §26.04(c)

⁴⁵ Tex. Tax Code §26.045(d)

⁴⁶ Tex. Tax Code §26.045(i)

SECTION 5: Unused Increment Rate

The unused increment rate is the rate equal to the sum of the prior 3 years Foregone Revenue Amounts divided by the current taxable value.⁴⁷ The Foregone Revenue Amount for each year is equal to that year's adopted tax rate subtracted from that year's voter-approval tax rate adjusted to remove the unused increment rate multiplied by that year's current total value.⁴⁸

The difference between the adopted tax rate and adjusted voter-approval tax rate is considered zero in the following scenarios:

- a tax year in which a taxing unit affected by a disaster declaration calculates the tax rate under Tax Code Section 26.042;⁴⁹
- a tax year in which the municipality is a defunding municipality, as defined by Tax Code Section 26.0501(a);⁵⁰ or
- after Jan. 1, 2022, a tax year in which the comptroller determines that the county implemented a budget reduction or reallocation described by Local Government Code Section 120.002(a) without the required voter approval.⁵¹

This section should only be completed by a taxing unit that does not meet the definition of a special taxing unit.⁵²

Line	Unused Increment Rate Worksheet	Amount/Rate
64.	Year 3 Foregone Revenue Amount. Subtract the 2025 unused increment rate and 2025 actual tax rate from the 2025 voter-approval tax rate. Multiply the result by the 2025 current total value	
	A. Voter-approval tax rate (Line 69)	\$ 0.511490 /\$100
	B. Unused increment rate (Line 68)	\$ 0.008747 /\$100
	C. Subtract B from A	\$ 0.502743 /\$100
	D. Adopted Tax Rate	\$ 0.497841 /\$100
	E. Subtract D from C	\$ 0.004902 /\$100
	F. 2025 Total Taxable Value (Line 61)	\$ 7,406,924,525
	G. Multiply E by F and divide the results by \$100. If the number is less than zero, enter zero.	\$ 363,087
65.	Year 2 Foregone Revenue Amount. Subtract the 2024 unused increment rate and 2024 actual tax rate from the 2024 voter-approval tax rate. Multiply the result by the 2024 current total value	
	A. Voter-approval tax rate (Line 68)	\$ 0.493021 /\$100
	B. Unused increment rate (Line 67)	\$ 0.008959 /\$100
	C. Subtract B from A	\$ 0.484062 /\$100
	D. Adopted Tax Rate	\$ 0.489389 /\$100
	E. Subtract D from C	\$ -0.005327 /\$100
	F. 2024 Total Taxable Value (Line 60)	\$ 7,458,331,196
	G. Multiply E by F and divide the results by \$100. If the number is less than zero, enter zero.	\$ 0
66.	Year 1 Foregone Revenue Amount. Subtract the 2023 unused increment rate and 2023 actual tax rate from the 2023 voter-approval tax rate. Multiply the result by the 2023 current total value	
	A. Voter-approval tax rate (Line 67)	\$ 0.498348 /\$100
	B. Unused increment rate (Line 66)	\$ 0.000000 /\$100
	C. Subtract B from A	\$ 0.498348 /\$100
	D. Adopted Tax Rate	\$ 0.489389 /\$100
	E. Subtract D from C	\$ 0.008959 /\$100
	F. 2023 Total Taxable Value (Line 60)	\$ 7,232,012,277
	G. Multiply E by F and divide the results by \$100. If the number is less than zero, enter zero.	\$ 647,915
67.	Total Foregone Revenue Amount. Add Lines 64G, 65G and 66G	\$ 1,011,002
68.	2026 Unused Increment Rate. Divide Line 67 by Line 22 of the No-New-Revenue Rate Worksheet. Multiply the result by 100	\$ 0.014393 /\$100
69.	Total 2026 voter-approval tax rate. Add Line 68 to one of the following lines (as applicable): Line 50, Line D50 (only if Line D42(B) was used), Line 51 (counties), Line 59 (taxing units with additional sales tax) or Line 63 (taxing units with pollution)	\$ 0.560313 /\$100

⁴⁷ Tex. Tax Code §26.013(b)

⁴⁸ Tex. Tax Code §26.013(a)(1-a), (1-b), and (2)

⁴⁹ Tex. Tax Code §26.04(c)(2)(A) and 26.042(a)

⁵⁰ Tex. Tax Code §26.0501(a) and (c)

⁵¹ Tex. Local Gov't Code §120.007(d)

⁵² Tex. Local Gov't Code §26.04(c)(2)(B)

SECTION 6: De Minimis Rate

The de minimis rate is the rate equal to the sum of the no-new-revenue maintenance and operations rate, the rate that will raise \$500,000, and the current debt rate for a taxing unit.⁵³

This section should only be completed by a taxing unit that is a municipality of less than 30,000 or a taxing unit that does not meet the definition of a special taxing unit.⁵⁴

Line	De Minimis Rate Worksheet	Amount/Rate
70.	Adjusted current year NNR M&O tax rate. Enter the rate from Line 40 of the <i>M&O and Debt Tax Rate Worksheet</i> .	\$ 0.000000 /\$100
71.	Current year total taxable value. Enter the amount on Line 22 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 0
72.	Rate necessary to impose \$500,000 in taxes. Divide \$500,000 by Line 71 and multiply by \$100.	\$ 0.000000 /\$100
73.	Current year debt rate. Enter the rate from Line 49 of the <i>M&O and Debt Tax Rate Worksheet</i> .	\$ 0.000000 /\$100
74.	De minimis rate. Add Lines 70, 72 and 73.	\$ 0.000000 /\$100

SECTION 7: Adjustment for Emergency Revenue Rate

In the tax year after the end of the disaster calculation time period detailed in Tax Code Section 26.042(a), a taxing unit that calculated its voter-approval tax rate in the manner provided for a special taxing unit due to a disaster must calculate its emergency revenue rate and reduce its voter-approval tax rate for that year.⁵⁵

This section will apply to a taxing unit other than a special taxing unit that:

- directed the designated officer or employee to calculate the voter-approval tax rate of the taxing unit in the manner provided for a special taxing unit in the prior year; and
- the current year is the first tax year in which the total taxable value of property taxable by the taxing unit as shown on the appraisal roll for the taxing unit submitted by the assessor for the taxing unit to the governing body exceeds the total taxable value of property taxable by the taxing unit on January 1 of the tax year in which the disaster occurred or the disaster occurred four years ago.

Note: This section does not apply if a taxing unit is continuing to calculate its voter-approval tax rate in the manner provided for a special taxing unit because it is still within the disaster calculation time period detailed in Tax Code Section 26.042(a) because it has not met the conditions in Tax Code Section 26.042(a)(1) or (2).

Line	Emergency Revenue Rate Worksheet	Amount/Rate
75.	2025 adopted tax rate. Enter the rate in Line 4 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 0.497841 /\$100
76.	Adjusted 2025 voter-approval tax rate. Use the taxing unit's Tax Rate Calculation Worksheets from the prior year(s) to complete this line. ⁵⁶ If a disaster occurred in 2025 and the taxing unit calculated its 2025 voter-approval tax rate using a multiplier of 1.08 on Disaster Line 42 (D42) of the 2025 worksheet due to a disaster, complete the applicable sections or lines of <i>Form 50-856-a, Adjusted Voter-Approval Tax Rate for Taxing Units in Disaster Area Calculation Worksheet</i> . - or - If a disaster occurred prior to 2025 for which the taxing unit continued to calculate its voter-approval tax rate using a multiplier of 1.08 on Disaster Line 42 (D42) in 2025, complete form 50-856-a, <i>Adjusted Voter-Approval Tax Rate for Taxing Units in Disaster Area Calculation Worksheet</i> to recalculate the voter-approval tax rate the taxing unit would have calculated in 2025 if it had generated revenue based on an adopted tax rate using a multiplier of 1.035 in the years following the disaster. ⁵⁷ Enter the final adjusted 2025 voter-approval tax rate from the worksheet.	\$ 0.000000 /\$100
77.	Increase in 2025 tax rate due to disaster. Subtract Line 76 from Line 75.	\$ 0.000000 /\$100
78.	Adjusted 2025 taxable value. Enter the amount in Line 14 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 7,320,755,395
79.	Emergency revenue. Multiply Line 77 by Line 78 and divide by \$100.	\$ 0
80.	Adjusted current year taxable value. Enter the amount in Line 26 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 6,982,141,734
81.	Emergency revenue rate. Divide Line 79 by Line 80 and multiply by \$100. ⁵⁸	\$ 0.000000 /\$100
82.	Current year voter-approval tax rate, adjusted for emergency revenue. Subtract Line 81 from one of the following lines (as applicable): Line 50, Line D50 (disaster), Line 51 (counties), Line 59 (taxing units with the additional sales tax), Line 63 (taxing units with pollution control) or Line 69 (taxing units with the unused increment rate).	\$ 0.560313 /\$100

⁵³ Tex. Tax Code §26.012(8-a)

⁵⁴ Tex. Tax Code §26.063(a)(1)

⁵⁵ Tex. Tax Code §26.042(b)

⁵⁶ Tex. Tax Code §26.042(c)

⁵⁷ Tex. Tax Code §26.042(b)

⁵⁸ Tex. Tax Code §26.042(b)

SECTION 8: Total Tax Rate

Indicate the applicable total tax rates as calculated above.

No-new-revenue tax rate. \$ 0.533968 /\$100

As applicable, enter the current year NNR tax rate from: Line 27, Line 28 (counties), or Line 57 (adjusted for sales tax).

Indicate the line number used: 27**Voter-approval tax rate.** \$ 0.560313 /\$100

As applicable, enter the current year voter-approval tax rate from: Line 50, Line D50 (disaster), Line 51 (counties), Line 59 (adjusted for sales tax), Line 63 (adjusted for pollution control), Line 69 (adjusted for unused increment), or Line 82 (adjusted for emergency revenue).

Indicate the line number used: 69**De minimis rate.** \$ 0.000000 /\$100

If applicable, enter the current year de minimis rate from Line 74.

SECTION 9: Addendum

An affected taxing unit that enters an amount described by Tax Code Section 26.012(6)(C) in line 21 must include the following as an addendum:

1. Documentation that supports the exclusion of value under Tax Code Section 26.012(6)(C); and
2. Each statement submitted to the designated officer or employee by the property owner or entity as required by Tax Code Section 41.48(c)(2) for that tax year.

Insert hyperlinks to supporting documentation:

SECTION 10: Taxing Unit Representative Name and SignatureEnter the name of the person preparing the tax rate as authorized by the governing body of the taxing unit. By signing below, you certify that you are the designated officer or employee of the taxing unit and have accurately calculated the tax rates using values that are the same as the values shown in the taxing unit's certified appraisal roll or certified estimate of taxable value, in accordance with requirements in the Tax Code.⁵⁹**print
here** ➡

Stephen Barnes

Printed Name of Taxing Unit Representative

**sign
here** ➡*Stephen Barnes*

Taxing Unit Representative

8-3-2026

Date

⁵⁹ Tex. Tax Code §26.04(c-2) and (d-2)

CITY COUNCIL MEMORANDUM

FROM: The Office of the City Manager **DATE:** August 10, 2026
SUBJECT: Action setting August 24, 2026, and September 14, 2026, as dates for public hearings on the FY 2027 proposed budget, and placing adoption of FY 2027 budget as an action item on the September 14, 2026, City Council meeting agenda.
PRESENTER: Chase Fosse, Director of Budget & Research

SUMMARY:

The City Council is requested to set dates for public hearings on the FY 2027 proposed budget on August 24, 2026, and September 14, 2026. The City Council is also requested to vote to place the adoption of the FY 2027 budget as an action item on the September 14, 2026, Council agenda.

GENERAL DESCRIPTION:

After completion of this year's FY 2027 Budget Work Session, it is necessary to begin the process of adopting a budget for the next fiscal year as required by the City Charter and State law. The Fiscal Year 2027 Proposed Budget will raise more total property taxes than last year's budget by \$1,894,033 or 4.37%, and of that amount \$231,600 is tax revenue to be raised from new property added to the tax roll this year.

As required by Section 102.006 of the Local Government Code, the governing body of a municipality shall hold a public hearing on the proposed budget. To promote transparency and provide additional opportunities for public engagement, staff are proposing holding two public hearings on the proposed budget. The first public hearing would be held on Monday, August 24, 2026, at 7:00 PM, with the second public hearing on Monday, September 14, 2026, at 7:00 PM, both at North Richland Hills City Hall in the 3rd floor City Council Chambers, 4301 City Point Drive, North Richland Hills, Texas. A copy of the public hearing notice that will be provided in the City's newspaper of record has been included as an attachment to this agenda item.

RECOMMENDATION:

Approve setting August 24, 2026, and September 14, 2026, as dates for public hearings on the FY 2027 proposed budget and place adoption of the FY 2027 budget as an action item on the September 14, 2026, City Council meeting agenda.

NOTICE OF BUDGET PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN that the City Council of the City of North Richland Hills will hold two public hearings on the Proposed Fiscal Year 2027 Budget.

- The first public hearing will be held at 7:00 PM on Monday, August 24, 2026, at the North Richland Hills City Hall City Council Chambers, 4301 City Point Drive, North Richland Hills, Texas.
- The second public hearing will be held at 7:00 PM on Monday, September 14, 2026, at the North Richland Hills City Hall City Council Chambers, 4301 City Point Drive, North Richland Hills, Texas.

The Fiscal Year 2026 Proposed Budget will raise more total property taxes than last year's budget by \$1,894,033 or 4.37%, and of that amount \$231,600 is tax revenue to be raised from new property added to the tax roll this year.

If the FY 2027 Proposed Budget is adopted as it is currently proposed, the median-valued homestead property in the City of North Richland Hills is estimated to receive a property tax bill of \$1,445.13. If a balanced budget funded at the no-new-revenue tax rate were adopted instead, that same property would receive a property tax bill of \$1,390.01. In the current fiscal year, the same property is estimated to have received a property tax bill of \$1,383.63.

Members of the public are encouraged to review the proposed budget information, and attend the hearing to express their views.

The increase in total property taxes indicated in this notice is subject to modification in accordance with Tax Code 26.012(10), 26.012(6), and 26.03(c).

The proposed budget is available for review and inspection in the office of the City Secretary at City Hall between the hours of 8:00 a.m. and 5:00 p.m. Monday through Friday. The proposed budget is also available at the City of North Richland Hills Public Library, Monday through Saturday, and on the City's website online at www.nrhtx.com.

CITY COUNCIL MEMORANDUM

FROM: The Office of the City Manager **DATE:** August 10, 2026
SUBJECT: Announcements
PRESENTER:

GENERAL DESCRIPTION:

Announcements:

NRH Animal Services is waiving pet adoption fees throughout the month of August in support of the national “Clear the Shelters” campaign. A wide variety of dogs and cats are available for adoption. Stop by the shelter or visit their website for more information.

Learn CPR and save a life! The NRH Fire Department holds CPR training once each month. The next class will be on Wednesday, Aug. 12 from 8 a.m. to noon. Space is limited. Please register in advance at nrhtx.com/cpr.

The NRH Budget Roadshow is coming up on:

- Thursday, August 13 in the City Hall lobby from 6 to 7 p.m.; and
- Saturday, August 22 at Kindred Coffee from 8:30 to 9:30 a.m.

Drop by either time to learn about the City’s proposed budget and tax rate, ask questions and share your feedback.

Kudos Korner:

Every Council Meeting, we spotlight our employees for the great things they do. Tonight we recognize:

Courtney Kincaid, Marcy Tannahill and Kori Talfa at the Library – A patron recently shared her appreciation for the Digitize It Station that lets people convert old media, like VHS tapes, to a digital format. She said she’s incredibly grateful to have this free resource, since professional digitizing wasn’t in her budget. She recently surprised her mother and brother with digitized family videos, and it meant a great deal to them. Thank you to Courtney, Marcy, and Kori for creating the Digitize It Station and making moments like this possible.