

**§ 54-409. Definitions.**

In this article:

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

City means the City of North Richland Hills, Texas.

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

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

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

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

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

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

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

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

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

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

**§ 54-410. Designation of a residential permit parking zone.**

A residential permit parking zone may be established in any neighborhood in the Town Center or the TOD zoning districts or other Urban Village that meets the following criteria:

- (a) Presence of an established home owner's association and/or HOA management company authorized to enforce the CC&Rs of the community, whose governing body meets at least once a quarter, and whose majority of home owners meet at least once annually;
- (b) Presence of an agreement between the city and the HOA and/or management company to administer a residential permit parking program;
- (c) Presence of a non-single family residential use or park/open space on the same block or within three hundred feet (300') as measured from the front property line of single family

residence to the property line of the non-residential use along a public sidewalk;

- (d) Presence of on-street parking.

**§ 54-411. Residential parking permit required.**

- (a) Permit required. It shall be unlawful to stop, stand or park a motor vehicle in a residential permit parking zone without a valid residential parking permit properly displayed on the rearview mirror, windshield or the dashboard of the vehicle. Any person who meets the eligibility requirements may apply for a residential parking permit. Such application shall be submitted in accordance with section 54-413 of this article.
- (b) Authority. The Association shall, pursuant to a Residential Permitting Parking Agreement approved by the City, have authority to issue permits for residential parking within the zone.
- (c) Eligibility. A person is eligible to apply for a residential parking permit if he or she:
- (1) Owns or leases a motor vehicle;
  - (2) Possesses a valid drivers' license;
  - (3) Resides within the residential permit parking zone; and
  - (4) Pays the applicable fee for the permit.
- The city shall have the discretion to deny any application for a permit that does not meet the eligibility criteria, is not in compliance with the agreement or that poses a potential threat to the public, health or safety of the citizens of the city.
- (d) Number of permits issued. A maximum of three (3) permits may be issued per residence within the residential permit parking zone. A permit may be replaced in the event the permit is lost, stolen or the vehicle is sold.
- (e) Expiration. The time for expiration of a permit shall be agreed upon by the city and the home owner's association and set forth in the residential permitting parking agreement.
- (f) Display. The permit shall be conspicuously displayed in the vehicle for easy visibility in a manner and location approved by the city and the association.
- (g) Parking authorized. A permit shall authorize the holder to stop, stand, or park a motor vehicle in the residential permit parking zone with a valid, properly displayed permit, as authorized by the permit, unless such stopping, standing or parking is prohibited or restricted by laws or regulations other than as established in this article.
- (h) Registered owner. The registered owner of the motor vehicle is presumed to be the person who left the vehicle stopped, standing or parked at the time and place the offense occurred.
- (i) Fees. Fees for residential parking permits shall be set forth in Appendix A, Fee Schedule,

and are subject to annual modifications as determined by the city.

**§ 54-412. No residential parking permit required.**

No residential parking permit shall be required for any of the following:

- (1) Vehicles parking in the zone for the sole purpose of drop off and/or pick up of students attending any public or private school within the Zone between the hours of 7:30 a.m. and 8:30 a.m. and 2:45 p.m. and 3:45 p.m.
- (2) Visibly marked business vehicles, while within the course and scope of business, and the vehicle is:
  - (a) A service vehicle;
  - (b) A delivery vehicle;
  - (c) Driven by a sales representative of the business;
  - (d) A construction vehicle; or
  - (e) A trade vehicle (builders, plumbers, etc.)
- (3) Individuals sharing religious messages; or
- (4) Vehicles parked in spaces designated for business parking.
- (5) Visibly marked City of North Richland Hills vehicles, while in the course and scope of city business; or
- (6) Emergency vehicles, while in the course and scope of providing emergency services.

**§ 54-413. Residential permitting parking agreement.**

- (a) The home owner's association shall be required to enter into a residential permitting parking agreement with the city to manage an approved residential permit parking zone program.
- (b) The agreement shall be in the form designated and approved by the city.
- (c) The HOA must be authorized to enforce the CC&Rs and the residential permitting parking agreement by the residents of the zone.
- (d) The agreement shall designate the types of residential parking permits that may be issued for the designated zone, including but not limited to, resident parking, temporary parking, guest parking, or special event parking.
- (e) The agreement shall designate and describe the boundary of the zone, including the names of all streets within the zone, the total number of parking spaces designated on each street within the zone, a map depicting the boundary of zone, and any additional

information required by the city to fully describe the zone. As an example "the west side of Bridge street between Ice House Drive and Madrid Street (35 spaces)."

- (f) The city manager shall be authorized to enter into a residential permitting parking agreement in accordance with this article.
- (g) The agreement shall be filed with the city secretary, and a memorandum of the agreement shall be filed in the real property records of Tarrant County by the Association.

**§ 54-414. Responsibilities of the home owner's association.**

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

**§ 54-415. Enforcement; revocation.**

- (a) The city's planning department and police department shall have enforcement authority for this article.
- (b) The city may issue citations or revoke the permit of any person who is found to be in violation of the laws regulating parking in a residential permit parking zone. If the HOA issues permits, the City reserves the right to provide notice to the HOA to revoke any issued permit, pursuant to an active Agreement.
- (c) Immobilization is hereby authorized of any vehicle parked in a residential permit parking zone without a valid residential parking permit, including booting and towing, at the sole cost and expense of the owner of the vehicle.