



Code Compliance

CITY OF NORTH RICHLAND HILLS

FINAL NOTICE

July 24, 2024

CONEY ISLAND LP
2980 LONG PRAIRIE RD STE D
FLOWER MOUND, TX 75022

Re: Pavilion Office Park
Block 1 Lots 3-11

Dear Sir or Madam:

The City of North Richland Hills strives to be a community where all residents can enjoy the highest quality of life within safe and attractive neighborhoods. A vital component of achieving this vision is maintaining properties that meet the minimum requirements of our approved zoning codes. During an inspection of your area, I observed conditions on your property that need immediate attention.

The City of N Richland Hills requires all dumpsters to be contained in approved dumpster enclosures. The dumpsters located throughout the complex are not compliant with City Code. The ordinance reads in part:

Sec. 118-874. - Screening of outdoor refuse containers.

The following section shall apply to all refuse containers, trash dumpsters/containers, trash compactors, box compactors, and other similar containers which are used for the disposal of waste. For the purposes of this section, all such facilities shall be termed "container."

- (1) Container enclosure material and dimension standards.
 - a. Containers shall be screened on three sides using any combination of brick, stone, split-face concrete masonry unit with integral color, or other masonry materials installed in a craftsman-like manner that are a minimum of one inch thick and imbedded in a cementitious reinforced substrate. Container enclosures shall be consistent with the exterior finish of the main building in material and color.
 - b. Container enclosures shall have a minimum internal dimension of 12 feet wide by 12 feet deep and shall meet the guidelines provided in Figure I-13, article IX. For every dumpster added, an additional ten feet in width is required. One pedestrian access door or gate with spring-loaded or self-closing hinges shall be provided and shall meet the location and orientation standards provided herein.
 - c. Said enclosure shall be constructed to be the greater between a minimum of six feet or one foot in height above the container. In no case shall materials be stored higher than the screening provided.



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- d. Where possible, screening walls around service areas and/or dumpster enclosures shall be similar to or extensions of the development's architectural design.
- e. Container enclosures shall be equipped with opaque metal gates fabricated from a minimum 20 gauge metal deck supported by a frame on spring-loaded or self-closing hinges. Gates shall be capable of fully screening the area from public view when closed.

(2) Location and orientation. Containers and their enclosures shall only be allowed as an incidental use on a property, and only when located behind the building line established by the structure and not within any side or rear yard setback or any required landscaped buffer yard. Container enclosures shall be located and oriented such to minimize visual impact from adjacent properties and rights-of-way.

(3) Residential setback. Containers and their enclosures shall be set back a minimum of 25 feet from all property zoned for residential use, designated on the comprehensive land use plan for residential use, or used or subdivided for residential use.

(4) Landscape screening. When a container enclosure is located adjacent to landscape area, it shall be additionally screened by evergreen shrubs reaching a mature height between five and fifteen feet. The quantity and spread of shrubs required shall be determined by the anticipated spread of the selected evergreen shrub at full growth.

(5) Gates. Gates to any such area shall remain closed except when filling or emptying the container.

(6) Recycling containers. Recycling containers shall not be required to be screened but be set back behind all the building setback lines of the primary structure.

The goal of the Code Compliance Division is to encourage voluntary compliance and to work out a schedule for correction that is both feasible for the property owner and considerate of the surrounding community. It is suggested you work with surrounding owners/business in the complex in sharing the responsibility of the required enclosure(s) vs each building attempting to construct their own enclosure.

Please ensure you have a permit application submitted no later than **Monday August 26, 2024** in order to avoid further action by the City.

We look forward to hearing from you soon and thank you in advance for your cooperation. By working together, we will continue to make sure North Richland Hills is a place we are all proud to call home.

Respectfully,



Code Compliance

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Debbie Heizer
Code Compliance Officer

Enclosure

CC Prototype Construction LLC
6932 Main St
Frisco, Tx 75034

TX2 Mid Cities LLC
8229 Mid Cities Blvd
N Richland Hills Tx 76180

R H Bohannon LLC
8237 Mid Cities Blvd
N Richland Hills Tx 76182

JK Realty Group LLC
421 E Texas St
Grapevine Tx 76051

Figure I-13: Container Enclosure Guidelines