



City of North Richland Hills
Code Compliance
4301 City Point Drive
North Richland Hills, Texas 76180

Case Number: CEFENCE 2023-0296

October 13, 2023

R H BOHANNON LLC
8237 MID CITIES BLVD
NORTH RICHLAND HILLS,, TX 76182

RE: 8237 MID CITIES BLVD, North Richland Hills, TX 76182
PAVILION PARK Block 1 Lot 10

Dear R H BOHANNON LLC,

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 the property to meet the minimum requirements. During an inspection of your neighborhood, I observed condition(s) on your property that need immediate attention.

Chap. 118, Art. VIII, Sect. 118-874 Zoning - Dumpster Screen

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.

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.

Corrective Action: The dumpster screening must be installed or maintained per the city ordinance.

Please have your property brought into compliance no later than 10/27/2023. Failure to comply with this request could result in the issuance of a citation or the city may abate this violation and file a lien against this property for the cost of the abatement.



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Your voluntary cooperation in handling this matter is greatly appreciated. If you have any questions, please contact me at 817-427-6661 or by email at dheizer@nrhtx.com.

Respectfully,

A handwritten signature in black ink that reads 'Debbie Heizer'. The signature is written in a cursive, flowing style.

Debbie Heizer
Code Enforcement Officer