



AGENDA
HALTOM CITY COUNCIL REGULAR MEETING
Council Chambers, City Hall, 4801 Haltom Road
Haltom City, Texas, 76117
Work Session – 6:00 P.M. Regular Session – 7:00 P.M.
Monday, July 28, 2025

CALL TO ORDER (General Comments) 6:00 PM

EXECUTIVE SESSION

Section 551.071 – Consultation with Attorney - The City Council reserves the right to adjourn into Executive Session at any time during the course of this meeting to seek legal advice from the City Attorney about any matters listed on the agenda, open meetings, open records, code of ethics and conflicts of interest, appointments process and rules of procedure for boards and commissions, and pending or contemplated litigation or a settlement offer for the following cases:

- City of Haltom City v. Pecos HFC
- Ponderosa Mobile Home Park

Section 551.072 – Deliberation about Real Property - Deliberation regarding the purchase, exchange, lease or value of real property, and property owned or leased by the City.

Section 551.087 – Deliberation Regarding Economic Development Negotiations – Deliberation regarding financial or other incentives to a business prospect.

ANNOUNCEMENTS/EVENTS – Displayed on a Scrolling Banner during executive session.

RECONVENE TO OPEN SESSION/WORKSESSION

Review and discuss items on Agenda.

REGULAR SESSION - CALL TO ORDER - 7:00 P.M.

INVOCATION & PLEDGE OF ALLEGIANCE - Council Member Lin Thompson

VISITOR / CITIZENS FORUM

This time is for persons to address the Council on agenda items, except items scheduled for public hearings, which have separate comment periods. Speakers may also discuss matters not on the agenda. Submit a Speaker's Request Form to the City Secretary and follow instructions listed. The Council cannot discuss, debate, or take formal action on non-agenda topics presented, as doing so would violate open meetings law requirements.

REPORTS

1. 3rd Quarter Statistics - (R. Shiflett)
2. 3rd Quarter - Animal Control Services Reports - (J. Howard)

CONSENT AGENDA

3. Minutes

Consideration and/or action regarding approval of the Minutes of the July 14, 2025 Regular Meeting. (I. Rodriguez)

4. Renewal of Medical, Dental and Vision Insurance Benefits with Aetna

Consideration and/or action to renew medical, dental, and vision insurance with Aetna. (T. Beckett)

5. Ordinance No. 2025-0-23-15 Z-005-25 Rezoning and Public Hearing (2ND Reading)

Conduct a public hearing and consider an introductory ordinance and/or take action on a request by Felix Wong for a zoning change from “MF-2” Multifamily Residential District to “M-1” Industrial District for approximately 5.833 acres located in the Sarah Sawyer Survey, Abstract 1424, Tract 3A, also known as 5290 Western Center Boulevard. (G. Batchelor)

REGULAR AGENDA

CITY STAFF REPORTS

6. Economic Development (R.Briggs)

Quarterly Economic Development Department Update.

7. Emergency Management - Public Preparedness (B. Davis)

FUTURE AGENDA ITEMS

Consideration and/or possible action to approve items to be placed on future agendas.

8. ITEM(S)

BOARDS / COMMISSIONS / COMMITTEES

- APPOINTMENTS/REAPPOINTMENTS – Consider approval regarding appointments/reappointments.
- RESIGNATIONS – Consider approval of resignations.

9. Reappointment

Consider the reappoint of Joel Beeson (Place 5) to the Zoning Board of Adjustment.

EXCUSED ABSENCE OF COUNCIL MEMBERS

Consideration regarding excused absences of Council Members according to Article III, Sec. 3.07 (a), attendance requirement of the Haltom City Charter.

10. ATTENDANCE REQUIREMENT

EXECUTIVE SESSION - Reconvene to Regular Session

Take any action deemed necessary as a result of the Executive Session

11. ACTION(S) TAKEN.

ADJOURNMENT

CERTIFICATION

I, IMELDA RODRIGUEZ, CITY SECRETARY OF THE CITY OF HALTOM CITY, TEXAS, DO HEREBY CERTIFY THAT THE ABOVE AGENDA WAS POSTED ON THE OFFICIAL BULLETIN BOARDS IN CITY HALL ON THIS THE 24TH DAY OF JULY 2025, BY 5:00 P.M., WHICH IS A PLACE READILY ACCESSIBLE TO THE PUBLIC AT ALL TIMES AND THAT SAID NOTICE WAS POSTED IN ACCORDANCE WITH CHAPTER 551, TEXAS GOVERNMENT CODE.

I CERTIFY THAT THE ATTACHED NOTICE AND AGENDA OF ITEMS TO BE CONSIDERED BY THE CITY COUNCIL WAS REMOVED BY ME FROM THE CITY HALL BULLETIN BOARD ON _____ DAY OF _____, 2025.

Name: _____ Title: _____

This facility is wheelchair accessible. Handicapped parking spaces are available. Request for sign interpretative services must be made 48 hours ahead of the meeting. To make arrangements call 817-222-7754.

A handwritten signature in blue ink, appearing to read "Rodriguez", with a large, stylized initial "R" that loops around the start of the name.

Date Posted: July 24, 2025

Fiscal Year 2025

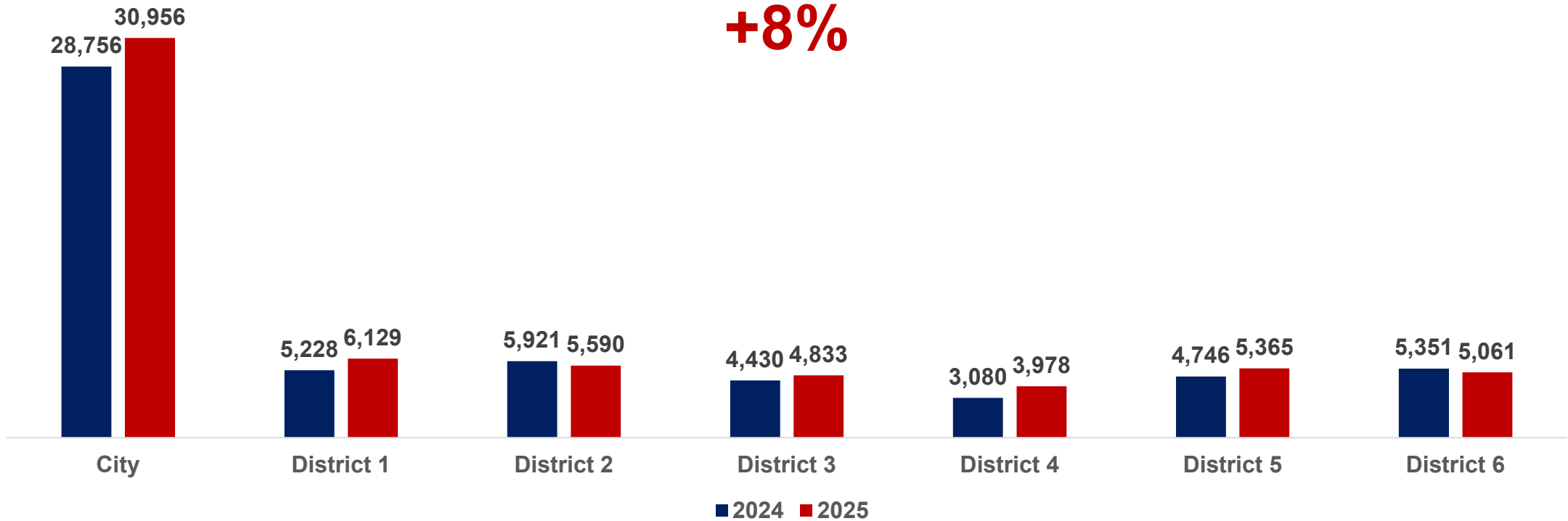
Haltom City Police Department



Year To Date Comparisons
October - July



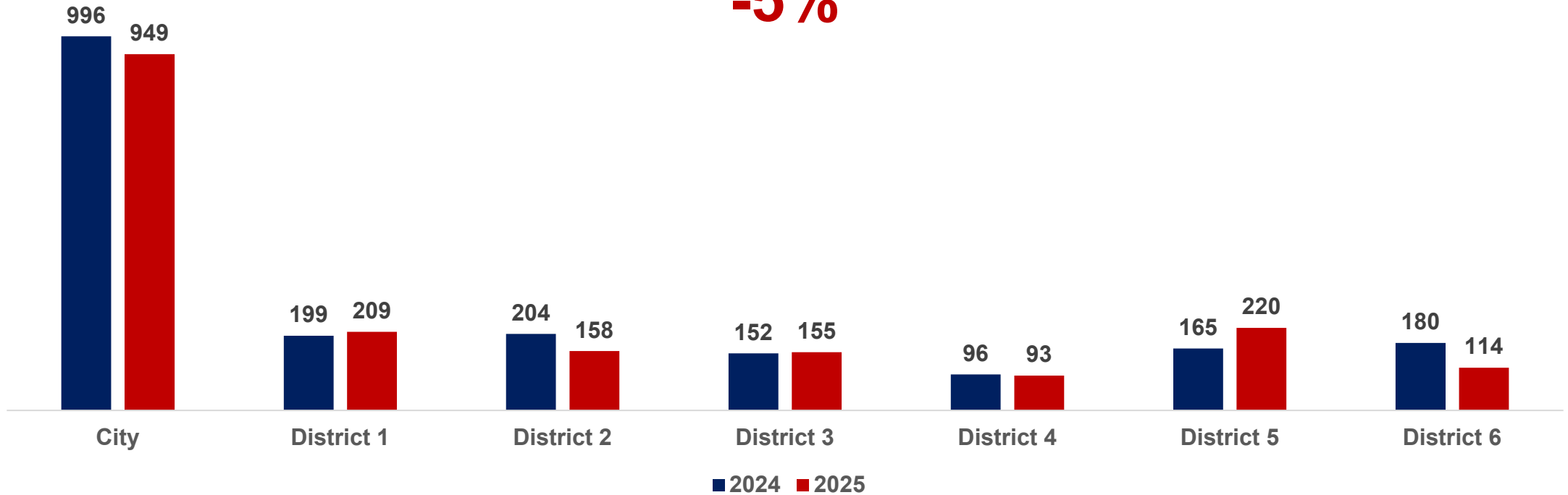
CALLS FOR SERVICE YEAR TO DATE COMPARISON





PART 1 OFFENSES YEAR TO DATE COMPARISON

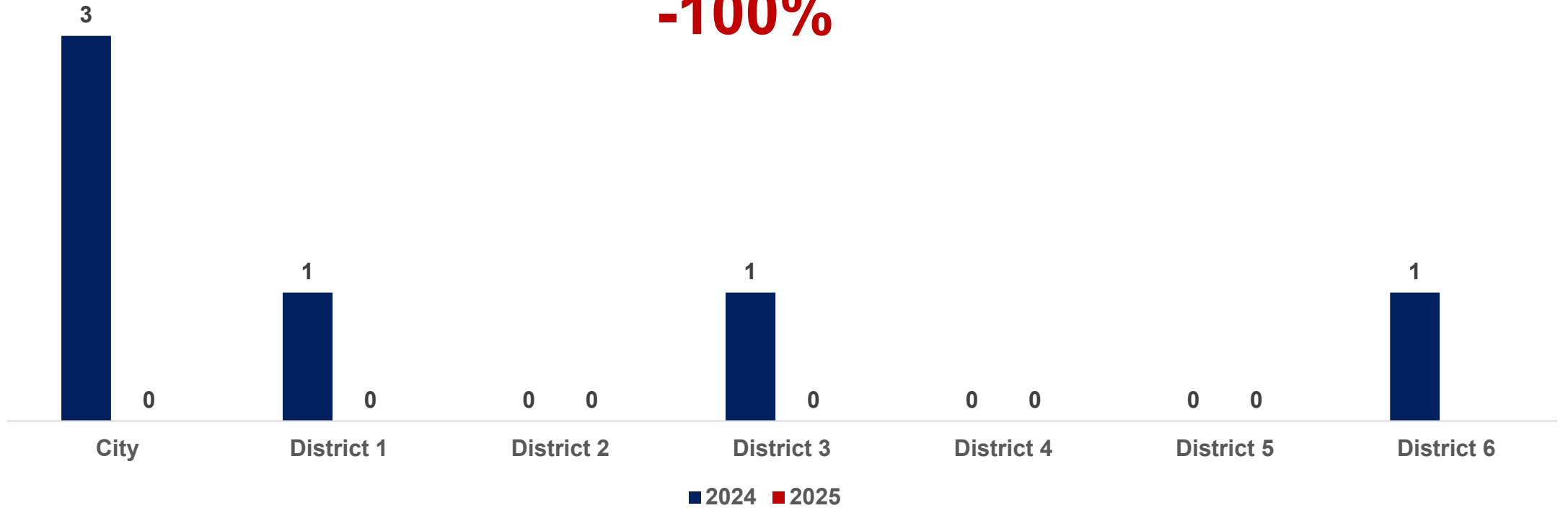
-5%





MURDER YEAR TO DATE COMPARISON

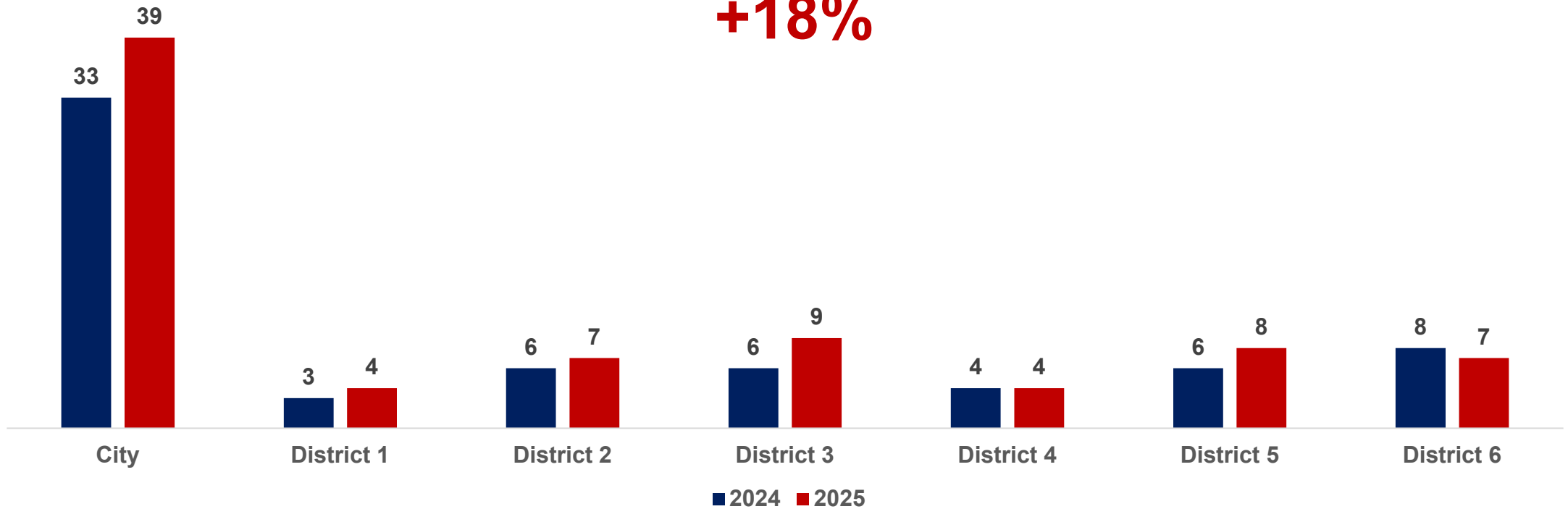
-100%





SEXUAL ASSAULT YEAR TO DATE COMPARISON

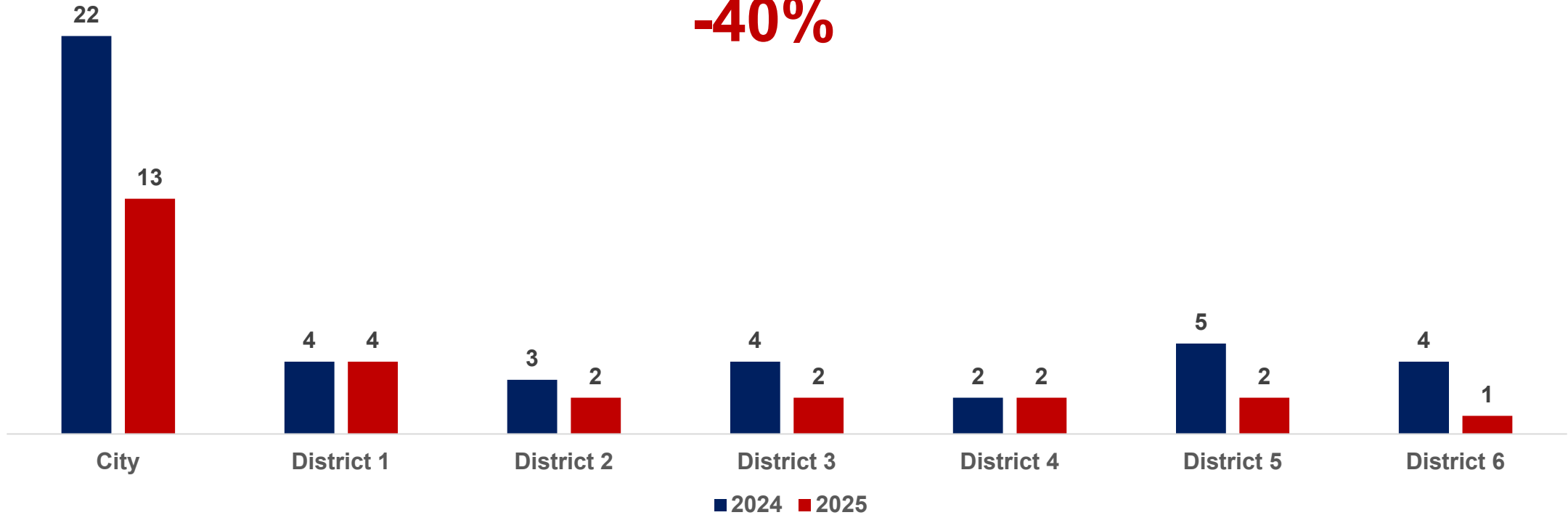
+18%





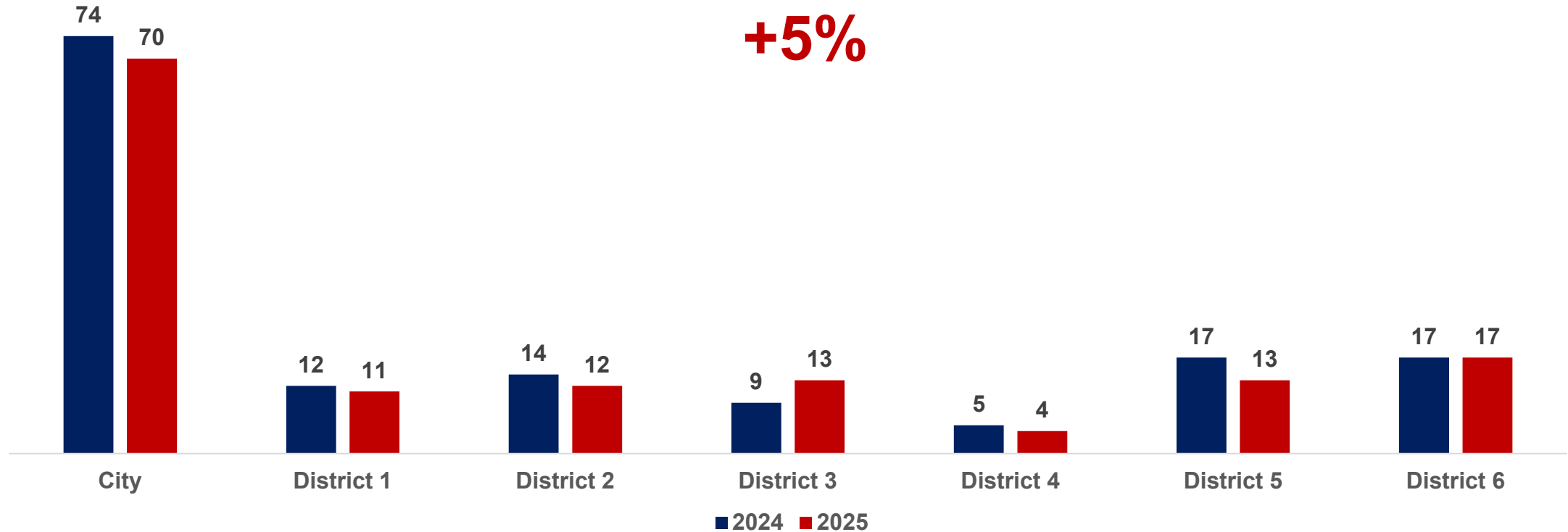
ROBBERY YEAR TO DATE COMPARISON

-40%





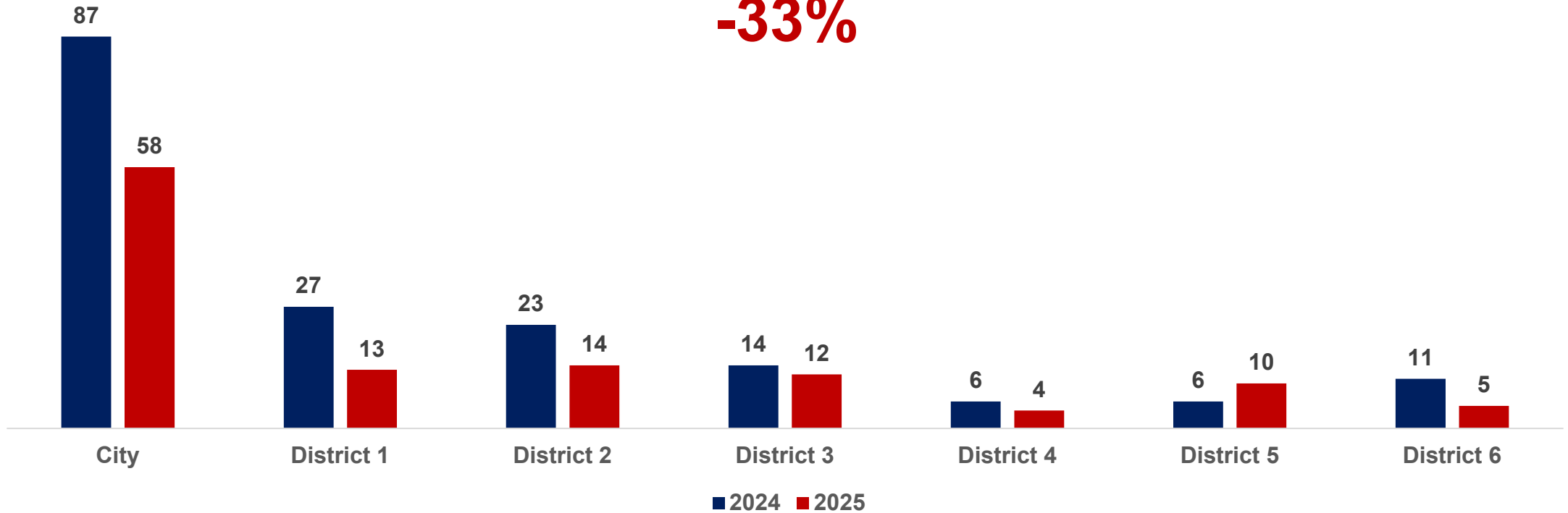
AGGRAVATED ASSAULT YEAR TO DATE COMPARISON





BURGLARY OF A BUILDING YEAR TO DATE COMPARISON

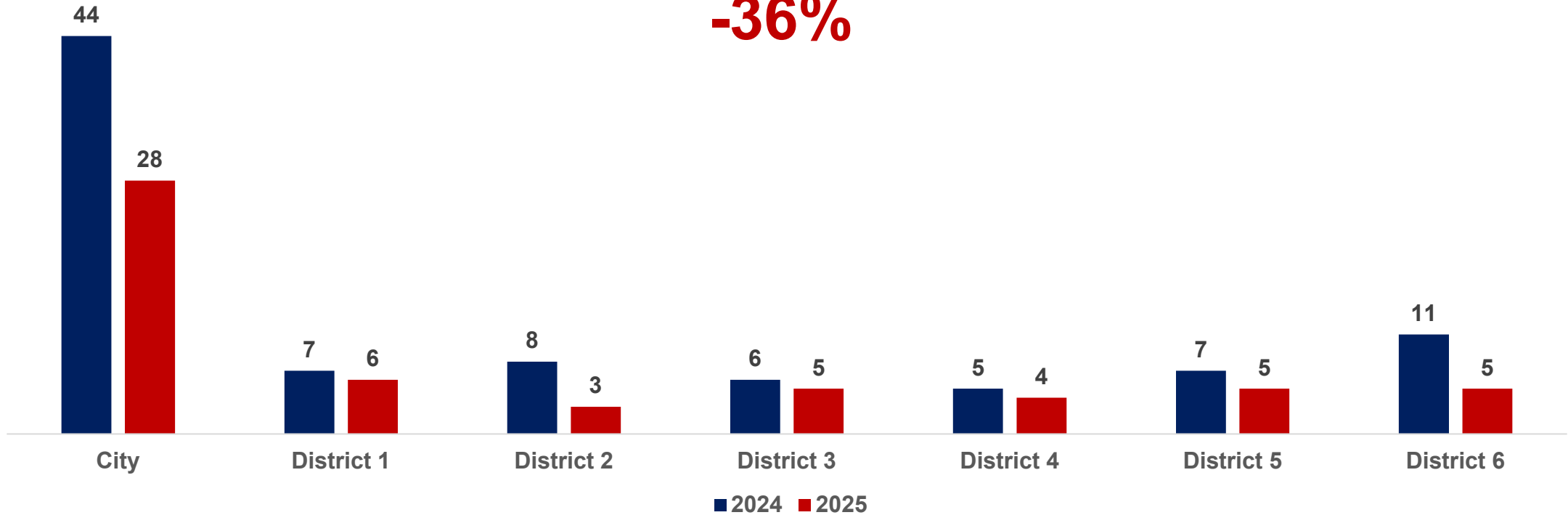
-33%





BURGLARY OF A RESIDENCE YEAR TO DATE COMPARISON

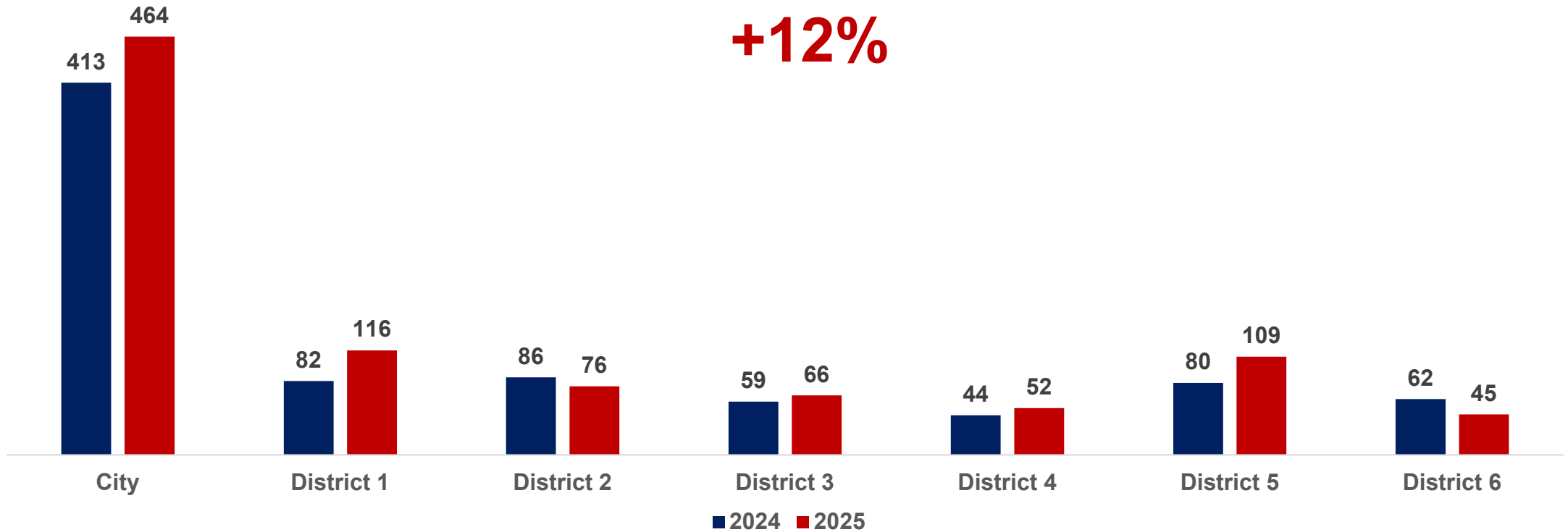
-36%





THEFT YEAR TO DATE COMPARISON

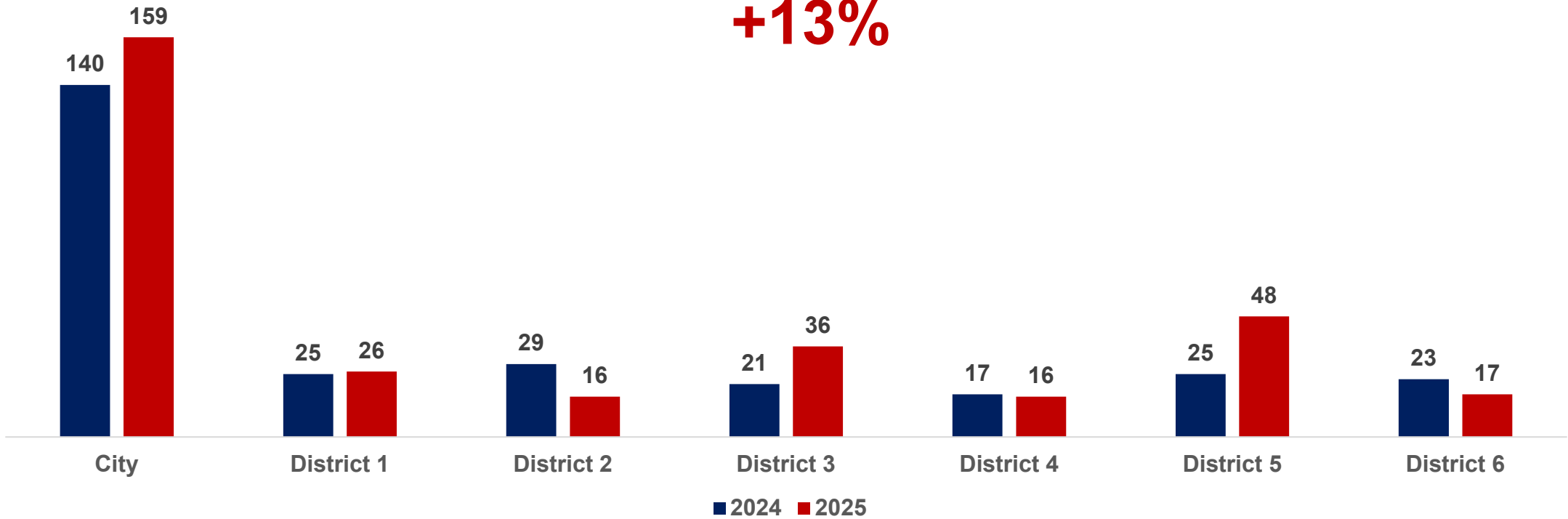
+12%





BURGLARY MOTOR VEHICLE YEAR TO DATE COMPARISON

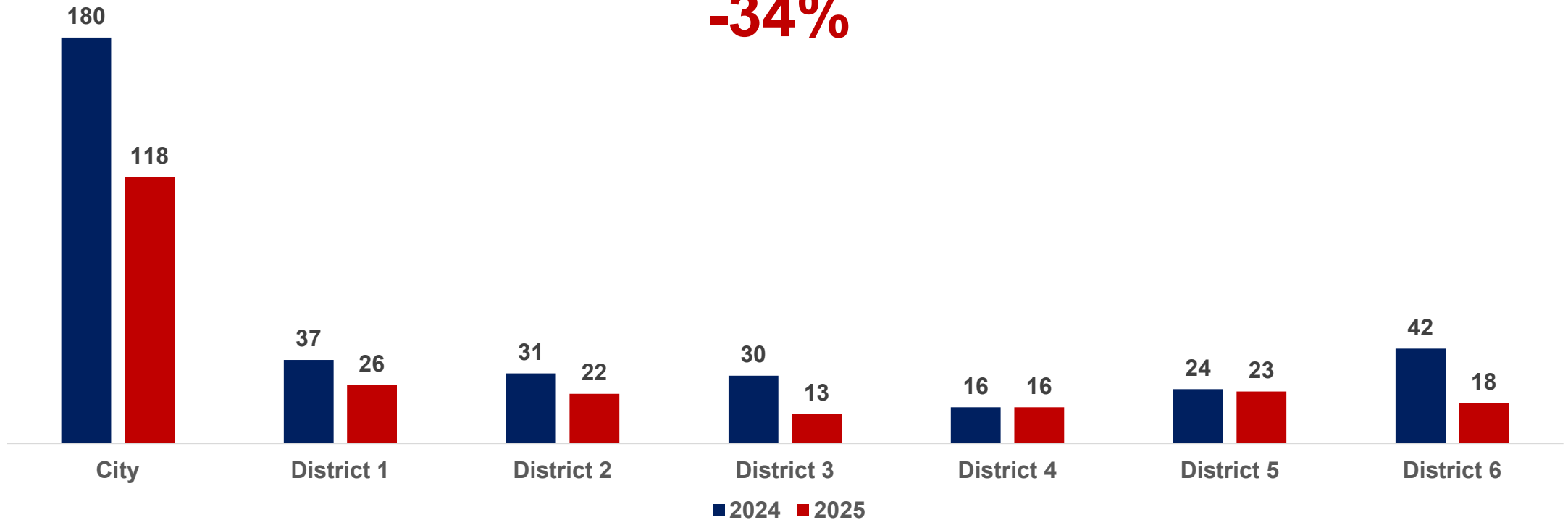
+13%





VEHICLE THEFT YEAR TO DATE COMPARISON

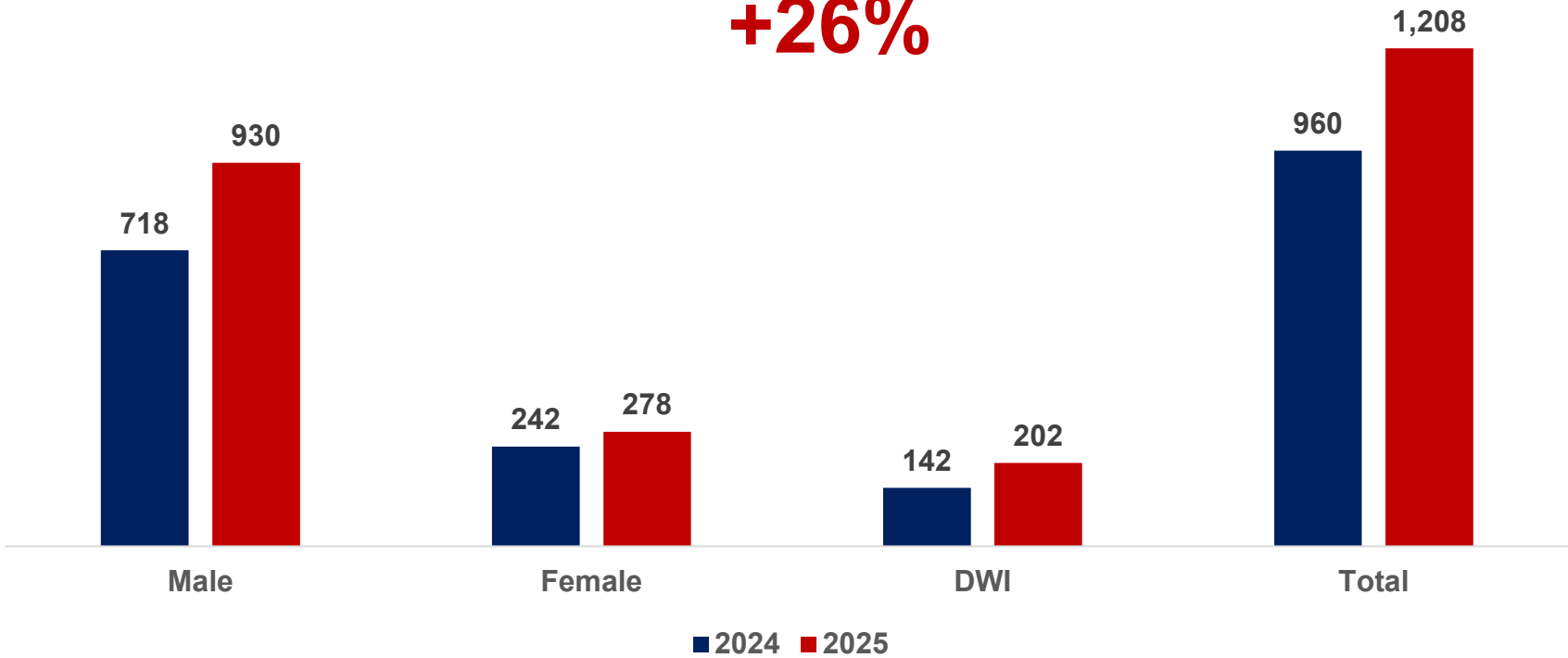
-34%





ARREST YEAR TO DATE COMPARISON

+26%



Haltom City Animal Services

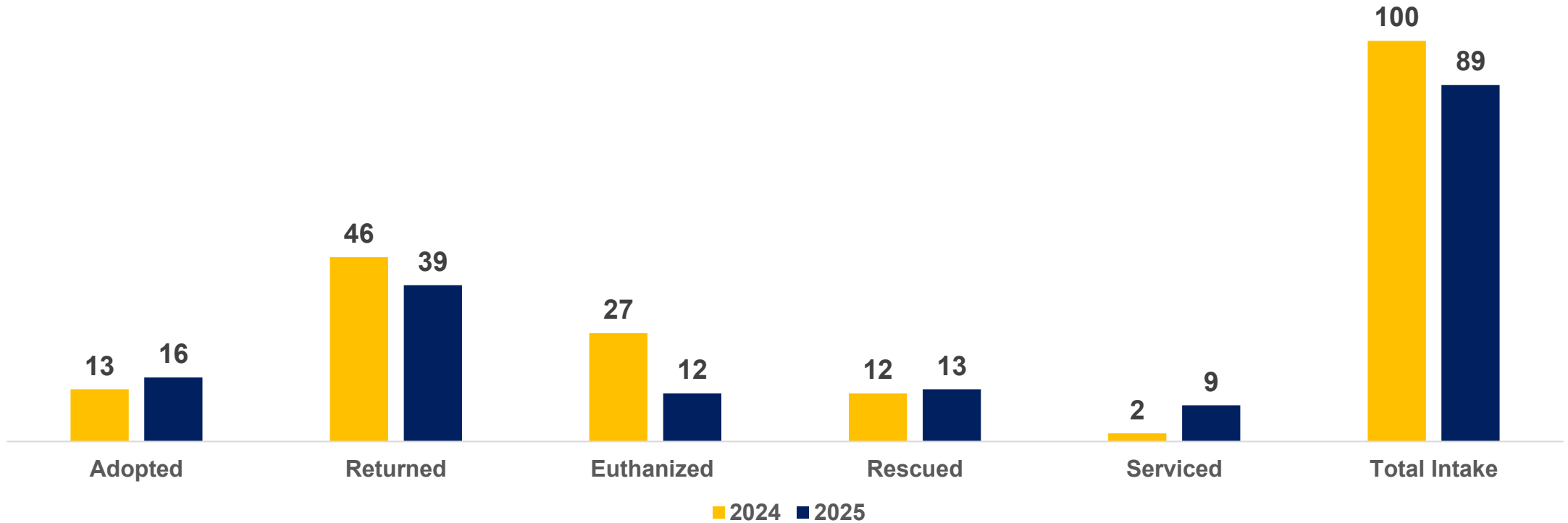
Quarter 3

April 2025 – June 2025



DOGS

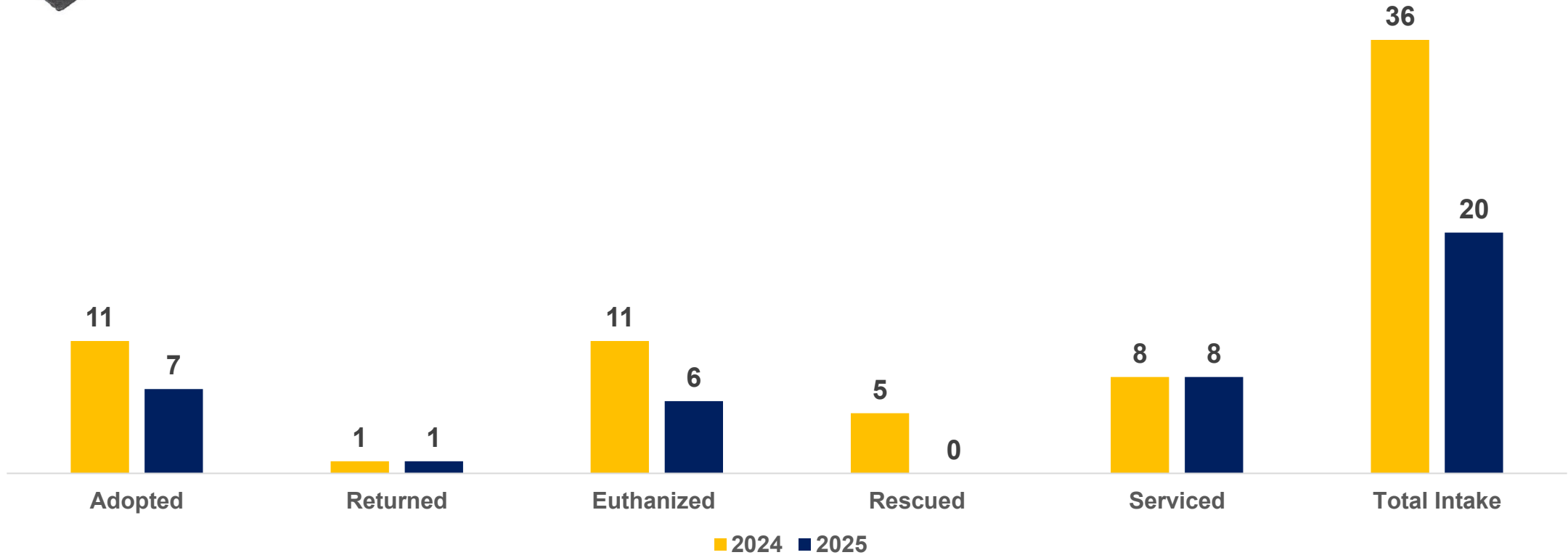
YTD Comparisons





CATS (TAME)

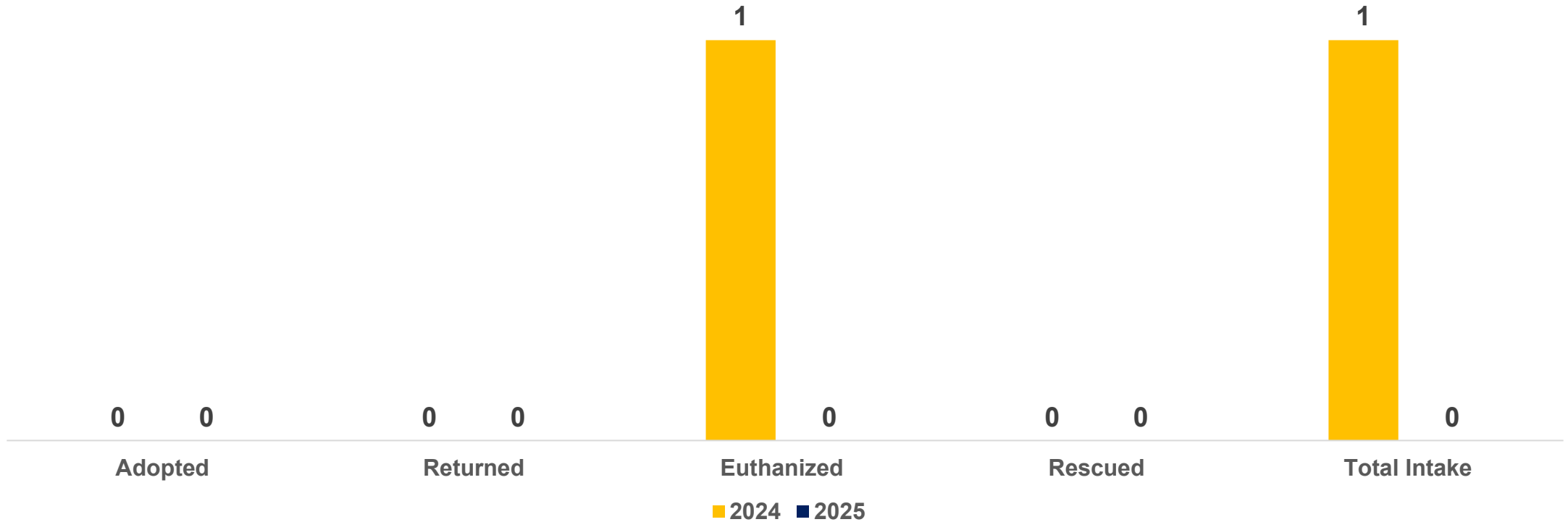
YTD Comparisons





CATS (FERAL)

YTD Comparisons

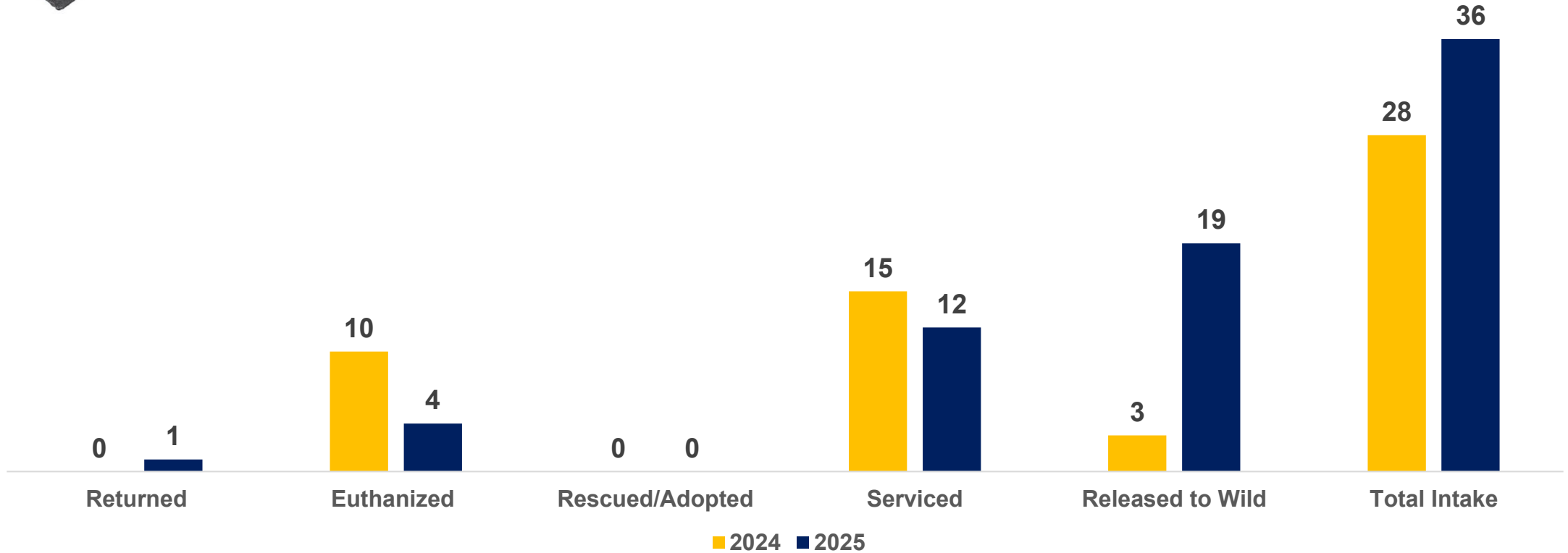




WILDLIFE

(Raccoons, Opossums, Birds, Skunks, etc.)

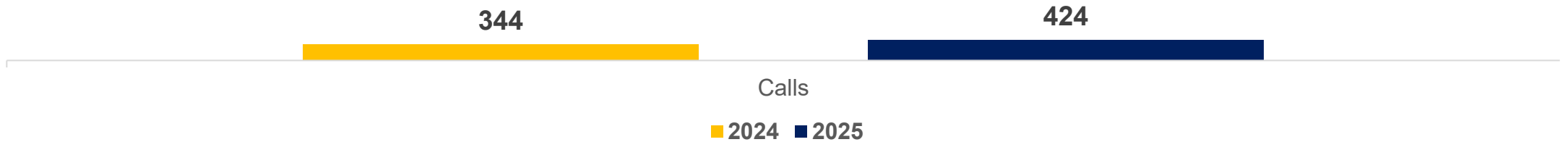
YTD Comparisons





FIELD CALLS FOR SERVICE

YTD Comparisons



CITY COUNCIL MEMORANDUM

City Council Meeting:	Monday, July 28, 2025, 6:00 PM
Department:	City Secretary
Subject:	Minutes

BACKGROUND

City Council Regular Meeting was held on July 14, 2025.

FISCAL IMPACT

None.

Attachment:

Minutes

Attachments

[071425.pdf](#)

MINUTES
HALTOM CITY COUNCIL REGULAR MEETING
July 14, 2025

A Regular Meeting was held by the City Council of the City of Haltom City, Texas, on Monday, July 14, 2025, at 6:00 p.m. in the Council Chambers at City Hall, 4801 Haltom Road, Haltom City, Texas, 76117, with the following members present:

Mayor An Truong
Deputy Mayor Pro Tem Kyle Hantz
Council Place 3 Ollie Anderson
Council Place 5 Troy Dunn

Mayor Pro Tem Don Cooper
Council Place 1 Lin Thompson
Council Place 4 Scott Lindgren
Council Place 6 Dana Coffman

Absent: None

Staff Present: Rex Phelps, City Manager (CM); Sidonna Foust, Assistant City Manager (ACM); Wayne Olsen, City Attorney (CA); Imelda B. Rodriguez, City Secretary (CS); Alicia Santos, Assistant City Secretary (ACS); Stormy Johnson, Finance Director, (FDO); Hikmat Qaddoura, Budget Manager (BM); Brian Jacobs, Fire Chief (FC); Ronald Foreman, Police Captain (PC); Toni Beckett, Human Resources Director (HRD); Glenna Batchelor, Planning and Community Development Director (PCDD); Dave Klopfenstein, IT Director (ITD); Gregory Van Nieuwenhuize, Public Works Director (PWD), and Nicholas L. Ballard, Communications & Marketing Specialist (CMS).

CALL TO ORDER (General Comments) 6:01 PM

EXECUTIVE SESSION

Section 551.071 – Consultation with Attorney - The City Council reserves the right to adjourn into Executive Session at any time during the course of this meeting to seek legal advice from the City Attorney about any matters listed on the agenda, open meetings, open records, Peoples Cemetery maintenance responsibilities, amusement machine ordinance, code of ethics and conflicts of interest, appointment process and rules of procedure for boards and commissions, and pending or contemplated litigation or a settlement offer for the following cases:

- City of Haltom City v. Pecos HFC
- Maria Rosales v. City of Haltom City
- Ponderosa Mobile Home Park

Section 551.072 –Real Property - Deliberation regarding the purchase, exchange, lease or value of real property, and property owned or leased by the City.

Section 551.087 –Economic Development – Regarding financial or other incentives to a business

ANNOUNCEMENTS/EVENTS Displayed on a Scrolling Banner during Executive Session.

RECONVENE TO OPEN SESSION/WORK SESSION

Review and discuss items on the Regular Agenda.

REGULAR SESSION - CALL TO ORDER - 7:11 P.M.

INVOCATION & PLEDGE OF ALLEGIANCE – Mayor Pro Tem Don Cooper

Invocation by Paster Maxine Madlopha (Oasis Community Worship Center)

VISITOR / CITIZENS FORUM

This time is for persons to address the Council on agenda items, except items scheduled for public hearings, which have separate comment periods. Speakers may also discuss matters not on the agenda. Submit a Speaker's Request Form to the City Secretary and follow the listed instructions. The Council cannot discuss, debate, or take formal action on non-agenda topics presented, as doing so would violate open meetings law requirements.

PRESENTATION(S)

Provide preliminary Fiscal Year (FY) 2025-2026 Budget.

CM Phelps informed that the preliminary budget was provided to City Council in preparation of the budget workshop.

CONSENT AGENDA

1. Minutes

Consideration and/or action regarding the approval of the Minutes of June 23, 2025, Regular Meeting. (I. Rodriguez)

2. Ordinance No. O-2025-022-15 CU-002-25 2ND Reading

Consideration and/or action on the application of Ryan Kim for a Conditional Use Permit for Commercial Amusement (indoors) in the "C-3" Commercial District, Lot 1, Block 1, Haltom City Pickleball Addition, bring approximately 3.588 acres of land, locally known as 5100 Haltom Road. - 2NDReading (G. Batchelor)

3. City Code of Ordinances - ICodes and NEC Updates 2ND Readings

Consideration and/or action to approve the adoption of the following ordinances:

Ordinance No. O-2025-011-15 International Building Code

Ordinance No. O-2025-012-15 International Energy Conservation Code

Ordinance No. O-2025-013-15 International Existing Building Code

Ordinance No. O-2025-015-15 International Fuel Gas Code

Ordinance No. O-2025-016-15 International Mechanical Code

Ordinance No. O-2025-017-15 International Plumbing Code

Ordinance No. O-2025-018-15 International Property Maintenance Code

Ordinance No. O-2025-019-15 International Residential Code

Ordinance No. O-2025-020-15 International Swimming Pool and Spa Code

Ordinance No. O-2025-021-15 National Electrical Code

2ND Reading. (G. Batchelor)

4. Designated Officer or Employee (DOE)

Consideration and/or action to approve the designation of Tarrant County Tax Assessor/Collector Rick D. Barnes as Designated Officer or Employee (DOE) for purposes of calculating city tax rates. (S. Johnson)

CM Lindgren moved to approve consent items 1, 2, 3, and 4, seconded by **CM Coffman**. The

vote was unanimous. Motion carried.

REGULAR AGENDA

5. Ordinance No. 2025-0-23-15 Z-005-25 Rezoning and Public Hearing (1st Reading)
Conduct a public hearing and consider an introductory ordinance and/or take action on a request by Felix Wong for a zoning change from “MF-2” Multifamily Residential District to “M-1” Industrial District for approximately 5.833 acres located in the Sarah Sawyer Survey, Abstract 1424, Tract 3A, also known as 5290 Western Center Boulevard. (G. Batchelor)

PCCD Batchelor informed the Council on the details of the rezoning and answered questions from the Council.

Mayor Truong opened the public hearing at 7:29 p.m. There being no public comment, the public hearing closed at 7:30 p.m.

CA Olsen clarified that approving this rezone would approve the comprehensive land use plan also.

CM Dunn moved to approve Item 5 on the 1st readings, seconded by **DMPT Hantz**. **The vote was unanimous. Motion carried.**

6. Resolution No. R-2025-011-01 Suspend Oncor Electric Rate Change Effective July 31, 2025.
Consideration and/or action to approve a resolution to suspend Oncor Electric Delivery Company’s proposed rate change effective July 31, 2025, to allow time for review; authorize cooperation with the Steering Committee of Cities Served by Oncor to retain legal/consulting services, negotiate with Oncor, and pursue litigation or appeals if needed. (S. Johnson)

FD Johnson informed the Council of the details of the resolution and answered questions from the Council.

CM Anderson moved to approve Item 6, seconded by **CM Coffman**. **The vote was unanimous. Motion carried.**

7. Easement and Right-of-Way Dedication
Consideration and/or action to dedicate a public Utility Easement and Right-of-Way at/around the old City Hall site. (G. Van Nieuwenhuize)

PWD Van Nieuwenhuize informed the Council of the details of the Easement and Right-of-Way.

CM Lindgren moved to approve Item 7, seconded by **CM Anderson**. **The vote was unanimous. Motion carried.**

FUTURE AGENDA ITEMS

Consideration and/or possible action to approve items to be placed in future agendas.

8. Item(s) None

BOARDS/COMMISSIONS/COMMITTEES

- APPOINTMENTS/REAPPOINTMENTS – Consider approval regarding appointments/reappointments.
- RESIGNATIONS – Consider approval of resignations.

9. Appointment

Consider approval regarding the appointment of John Woolley to the Zoning Board of Adjustment (ZBA) Place 2.

DMPT Hantz moved to appoint John Woolley (Place 2), seconded by **CM Coffman**. **The vote was unanimous. Motion carried.**

10. Appointment

Consider approval regarding the appointment of Kristi Jordan to the Planning and Zoning Commission (P&Z) Alternate Position 1.

CM Thompson moved to appoint Kristi Jordan (Alternate Position 1), seconded by **CM Dunn**. **The vote was unanimous. Motion carried.**

11. Reappointment

Consider approval regarding the reappointment of Andree LeMaster to the Beautification Board Place 1.

CM Thompson moved to reapprove Andree LeMaster (Place 1), seconded by **DMPT Hantz**. **The vote was unanimous. Motion carried.**

EXCUSED ABSENCE OF COUNCIL MEMBERS - Consideration regarding excused absences of Council Members according to Article III, Sec. 3.07 (a). Attendance Requirements of the Haltom City Charter.

12. Attendance Requirements

EXECUTIVE SESSION – Reconvene to Regular Session – Take any action deemed necessary as a result of Executive Session.

13. Action(s) taken.

ADJOURNMENT

Mayor Truong adjourned the meeting at 7:40 p.m.

APPROVED BY:

RESPECTFULLY SUBMITTED BY:

Dr. An Truong, Mayor

Imelda B. Rodriguez, City Secretary

CITY COUNCIL MEMORANDUM/RESOLUTION

City Council Meeting: Monday, July 28, 2025, 6:00 PM

Department: Human Resources

Subject: Renewal of Medical, Dental and Vision Insurance Benefits with Aetna

BACKGROUND

Annually the City reviews the benefits provided to employees to maintain a competitive benefits strategy designed to retain and recruit employees. Since October 2021, Aetna has provided medical, dental and vision insurance benefits. Negotiations to renew for the upcoming fiscal year would result in an 8.75% increase to the medical premiums but no increase to dental and vision premiums. One component driving the rate increase relates to the City's increase in claims paid compared to premiums paid. This will be the first increase in medical premiums since October 2023.

Aetna's original 9.5% renewal would be reduced if the City offers employee paid voluntary products (cancer, accident, etc.) through Aetna. Colonial currently provides these voluntary products, but only seven employees participate. These employees will be allowed to keep those products, but Aetna will begin offering voluntary products effective October 1, 2025. This move provides an opportunity for employees who want to purchase voluntary products to supplement the medical insurance provided by the City while reducing the overall premium increase.

Open enrollment along with employee meetings and our annual health fair will be held in August. This year's enrollment will be passive with no action necessary unless a change is needed by the employee.

The City pays 100% of the cost for employee only coverage for medical and vision; employees can choose between two dental plans - one provided at no cost to the employee. The City contributes 60% toward dependent coverage for both medical and dental, which helps keep dependent premiums more affordable for families.

The FY26 rates below show the medical increase with the impact on employees; with the dental and vision rates which are not changing.

Medical	Total Monthly Cost	Monthly Employee Cost	Monthly Employee Increase
Employee Only	\$1,069.32	\$0.00	\$0.00
Employee/Spouse	\$2,460.24	\$556.37	\$44.77
Employee/Children	\$1,925.30	\$342.39	\$27.55
Employee/Family	\$2,995.20	\$770.35	\$61.98

Dental DHMO	Total Monthly Cost	Monthly Employee Cost
Employee Only	\$11.63	\$0.00
Employee/Spouse	\$23.31	\$4.67
Employee/Children	\$25.37	\$5.50
Employee/Family	\$43.24	\$12.64
Dental DPPO	Total Monthly Cost	Monthly Employee Cost
Employee Only	\$34.67	\$11.00
Employee/Spouse	\$73.26	\$30.84
Employee/Children	\$86.12	\$35.98
Employee/Family	\$132.92	\$54.70

FISCAL IMPACT

The proposed FY26 budget includes funds to cover the medical insurance increase as well as costs associated with providing dental and vision benefits to participants.

RECOMMENDATION

Staff recommends the City Council authorize the renewal of medical, dental and vision insurance with Aetna and the addition of employee paid voluntary products through Aetna.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HALTOM CITY:

That the above stated Staff recommendations are hereby approved and authorized.

PASSED AND APPROVED at a regular meeting of the City Council of the City of Haltom City, Texas this 28th day of July 2025, at which meeting a quorum was present, held in accordance with the provisions of V.T.C.A., Government Code, §551.001 *et seq.*

APPROVED

ATTEST:

Dr. An Truong, Mayor

Imelda B. Rodriguez, City Secretary

APPROVED AS TO FORM:

Wayne Olson, City Attorney



STAFF REPORT

CITY OF HALTOM CITY

MEETING DATE: 06/24/25	TO: P&Z Commission	FROM: Glenna Batchelor Director of Planning and Community Development	SUBJECT: Z-005-25 5290 Western Center Rezone from "MF-2" to "M-1"
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Z-005-25

Consider action on the application of Felix Wong for a zone change from "MF-2" Multifamily Residential District to "M-1" Industrial District located on the Sarah Sawyer Survey, Abstract 1424, Tract 3A, being approximately 5.833 acres of land, locally known as 5290 Western Center Boulevard.

EXISTING ZONING/LAND USE

"MF-2" Multifamily Residential / Oil Well Site

ADJACENT ZONING/USES

North	- "MF-2" Multifamily Residential / Vacant
South	- "M-2" Heavy Industrial District / Manufacture Homes
East	- "M-1" Industrial District / Vacant/Industrial
West	- "MF-2" Multifamily Residential / Vacant

ANALYSIS

The applicant requests to rezone the subject site from "MF-2" Multifamily Residential to "M-1" Industrial to construct an industrial building at the property. The site is approximately 5.833 acres of land.

The applicant has indicated they intend to build a metal building that is between 10,000 – 12,000 square feet. The building would be occupied by future industrial tenants or uses permitted by the "M-1" Industrial District.

The Comprehensive Land Use Plan lists the property as Parks and Open Space which does not support the applicants request for the zone change. The ordinance is proposing to change the Comprehensive Land Use Plan to Industrial to better align with the request in the event it is approved.

There is an easement that runs through an adjacent property that will grant access to 5290 Western Center Drive. The property does not have any right of way access. There is a copy of the access easement in the packet.

TRANSPORTATION

The site has no right of way frontage but has access through an adjacent property granted by an access easement. The proposed zoning change, and following development of the site, will increase the average daily trips to and from the subject site due to the site currently being vacant.

DRAINAGE

Based on available information the property is mostly located in flood zone X.

WATER & SANITARY SEWER

The developer will have to extend water and sanitary sewer services to the subject site.

FIRE PREVENTION

Fire Station #3 provides protection to this site. The estimated fire response time is in keeping with the City's recommended standards.

FRANCHISE UTILITIES & STREET LIGHTS

There are utility poles on the west side of Rusk Street with Street Lights collocated intermittently on the poles.

ROUGH PROPORTIONALITY DETERMINATION

The developer is responsible for 100% of all paving, water, sanitary sewer, and drainage infrastructure needed to support the development in accordance with the City's design criteria.

COMPREHENSIVE LAND USE PLAN

The City's Comprehensive Land Use Plan (CLUP) designates the subject site as Parks and Open Space. The proposed zoning change district is not consistent with this land use suggested by the CLUP. The ordinance proposal includes an amendment to change the property to Industrial District.

NOTIFICATION

The legal notice regarding the public hearing was published in the June 5, 2025 *Tarrant County Commercial Record*.

Written notice of the request was mailed to Twenty-one (21) property owners within 200' of the site on June 11, 2025.

_____ In Favor / No Objections

_____ Opposed

_____ Returned to Sender

ATTACHMENTS

1. GIS Aerial Map
2. Application
3. Zoning Exhibit
4. Draft Ordinance
5. List of Property Owners within 200'

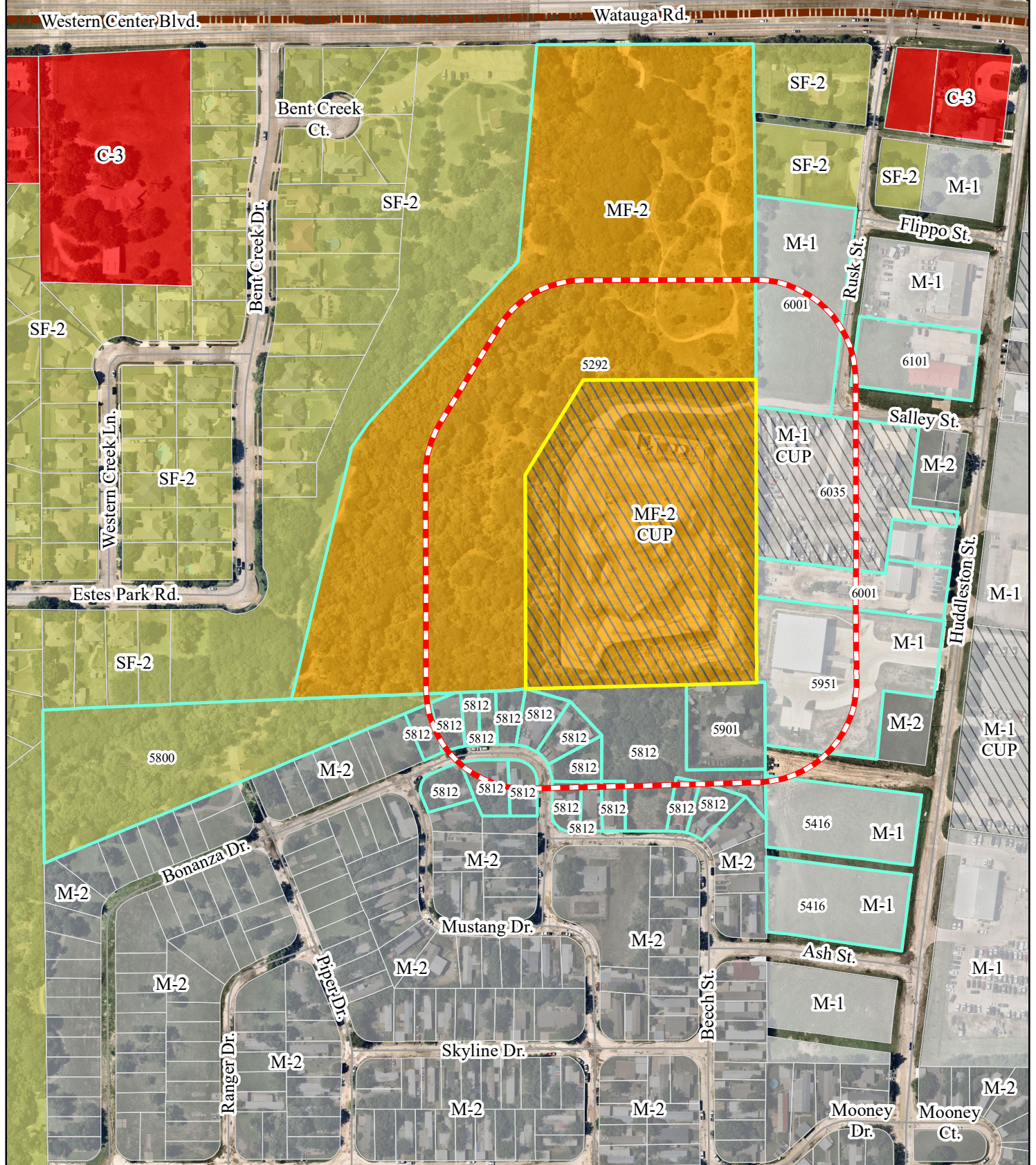
City of Haltom City, Texas
Z-005-25



0 100 200 400 Feet

Legend

- Area of Interest
- 200 foot buffer
- City Limits
- Parcels within 200 feet





CITY OF HALTOM CITY, TEXAS
5024 Broadway Avenue, Post Office Box 14246, Haltom City, Texas, 76117, 817-222-7757

APPLICATION FOR REZONING

Date: _____	File Number: _____
--------------------	---------------------------

I, Mark Buskuhl of Ninebird Properties LLC, the undersigned applicant hereby make application for the
(please print)
Rezoning of the following described property located in the City of Haltom City, Texas:

Address of Property: 5290 Western Center Blvd

Legal Description: Lot: _____ Block: _____ Addition: _____

Tract: 3A Survey: Sarah Sawyer Abstract: 1424

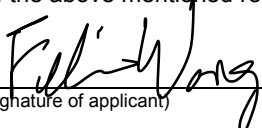
Current Zoning Classification: MF-2 **Current Use:** Vacant

Proposed Zoning Classification: M-1 **Proposed Use:** Industrial

Reason for Zoning Change Request: For future industrial use of the property permitted by M-1

Has a Design Review Conference (DRC) been held on this property? ☒ Yes ☐ No **Date:** _____

The undersigned hereby certifies that the above named subdivision and accompanying data is true and correct. All provisions of laws and ordinances governing this zoning change request will be complied with whether specified herein or not. The scheduling of this application on the agenda of the Planning & Zoning Commission for consideration does not presume the approval of the above mentioned request.

Name: 
(signature of applicant)

5/19/25
(date)

2604 Aberdeen Dr, Arlington TX 76015
(address of applicant)

(817) 800-9976
(telephone number/Fax)

Name: 
(signature of owner)

5/19/25
(date)

1400 Preston Rd #400, Plano TX 75093
(address of owner)

(214) 284-8894
(telephone number/Fax)

FOR CITY USE ONLY

Application Fee \$300.00 **Received By:** _____ **Receipt Number:** _____

Accepted for Completeness by: Staff Signature: _____ **Date:** _____

EVENT

DATE

ACTION

P & Z Action: _____

City Council First Reading (if applicable): _____

City Council Second Reading (if applicable): _____

REZONING CHECKLIST

Complete Application

Fee Paid (for rezoning request)

Survey or Site Plan in 11x17 size format. If submitting 24x36 prints, 3 copies must be submitted of all Site Plans are prints.

Detailed letter of intent on company letterhead (where applicable) addressed to the Planning and Zoning Commission and City Council.

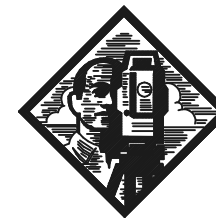
Drawing of proposed structure with detailed measurements in 11x17 size format.

Completed Building permit application with contractor information, work to be performed, material and cost estimates (If applicable). **NOT APPLICABLE**

Picture(s)

Must have signature, address & phone number of applicant and property owner..

**** All applications will first be reviewed by Staff and then taken before the Planning and Zoning Commission and City Council. IF approved by the City Council, then a building permit or Certificate of Occupancy will need to be obtained either by applicant and/or a licensed contractor. A separate fee is charged for the building permit.**



Coombs Land Surveying, Inc.

P.O. Box 6160 Fort Worth, Texas 76115

(817) 920-7600

T.B.P.L.S. FIRM No. 10111800

CLS JOB No. 24-0104

GF No. NONE

* N O T E *

ALL SUBJECT PROPERTY BOUNDARY LINE BEARINGS AND DISTANCES ARE DEED & ACTUAL UNLESS OTHERWISE NOTED HEREON.

* N O T E *

NO PORTION OF THIS PROPERTY LIES WITHIN A 100-YEAR FLOOD BOUNDARY LINE ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP FOR TARRANT COUNTY, TEXAS, COMMUNITY PANEL No. 48439C0185 L, MAP EFFECTIVE MARCH 21, 2019.

BASIS OF BEARINGS: WEST BOUNDARY LINE OF DENMAN ENTERPRISE TRACT PER DEED RECORDED IN CC# D218078993, O.P.R.T.C.T.

IRF DENOTES IRON ROD FOUND

IRS DENOTES IRON ROD SET

W/O RANGE PLASTIC CAP STAMPED

R. W. COOMBS RPLS 5294

C.M. DENOTES CONTROLLING MONUMENT

LEGAL DESCRIPTION

BEING a tract of land located in the SARAH SAWYER SURVEY, ABSTRACT No. 1424, City of Haltom City, Tarrant County, Texas, being all that certain tract of land described in deed to Ninebird Properties, LLC, recorded in Clerk's File No. D222091139 of the Official Public Records of Tarrant County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8-inch iron rod found with yellow plastic cap stamped "CARTER & BURGESS" at the Southeast corner of said Ninebird Tract, being the Northeast corner of that certain tract of land described in deed to Louis H. Stabler and wife, Teresa A. Stabler, recorded in Volume 9584, Page 2308 of the Deed Records of Tarrant County, Texas and lying in the West boundary line of Lot 1R, Block 31, Watauga Addition, an addition to the City of Haltom City, Texas, according to the plat recorded in Clerk's File No. D219014078 of the Official Public Records of Tarrant County, Texas;

THENCE S 87° 27' 10" W, 441.69 feet along the South boundary line of said Ninebird Tract with the North boundary line of said Stabler Tract and the North boundary line of that certain tract of land described in deed to Skyline Mobile Home Park, recorded in Volume 6030, Page 531 of the Deed Records of Tarrant County, Texas to a 1/2-inch iron rod found with yellow plastic cap stamped "LANDES" at the Southwest corner of said Ninebird Tract, being the most Southerly Southeast corner of that certain tract of land described in deed to the City of Haltom City, Texas, recorded in Clerk's File No. D211064201 of the Official Public Records of Tarrant County, Texas;

THENCE along the common boundary line between said Ninebird Tract and said City of Haltom City Tract as follows:

N 00° 16' 07" W, 426.65 feet to a 1/2-inch iron rod found with yellow plastic cap stamped "LANDES";

N 31° 21' 38" E, 223.39 feet to a 1/2-inch iron rod found with yellow plastic cap stamped "LANDES" at the Northwest corner of said Ninebird Tract;

N 89° 43' 46" E, at 321.87 feet passing a 1/2-inch iron rod found with yellow plastic cap stamped "LANDES" and continuing in all a total distance of 324.47 feet to a point at the Northeast corner of said Ninebird Tract, lying in the West boundary line of that certain tract of land described in deed to Denman Enterprise, Inc., recorded in Clerk's File No. D218078993 of the Official Public Records of Tarrant County, Texas, lying S 00° 10' 25" E, 373.83 feet from a 1/2-inch iron rod found at the Northwest corner thereof;

THENCE S 00° 10' 25" E, at 25.26 feet passing a 1/2-inch iron rod set with orange plastic cap stamped "R. W. COOMBS RPLS 5294" at the Northwest corner of that certain Easement Agreement for Roadway to Saddle Barnett Resources, LLC, recorded in Clerk's File No. D218078994 of the Official Public Records of Tarrant County, Texas and continuing in all a total distance of 49.46 feet along the West boundary line of said Denman Tract and the West line of said Easement to a 1/2-inch iron rod found with yellow plastic cap stamped "LANDES" at the Southwest corner of said Denman Tract and said Easement, being the Northwest corner of Lot 1, Block 1, Denman Addition, an addition to the City of Haltom City, Texas, according to the plat recorded in Clerk's File No. D218137452 of the Official Public Records of Tarrant County, Texas and from which a 1000 nail found bears S 51° 13' 15" W, 0.39 feet;

THENCE S 00° 14' 55" E, 549.84 feet to the PLACE OF BEGINNING, containing 5.907 acres (257,293 square feet) of land.

SURVEYOR'S CERTIFICATE

TO MARK BUSKUHLE AND NINEBIRD PROPERTIES, LLC:

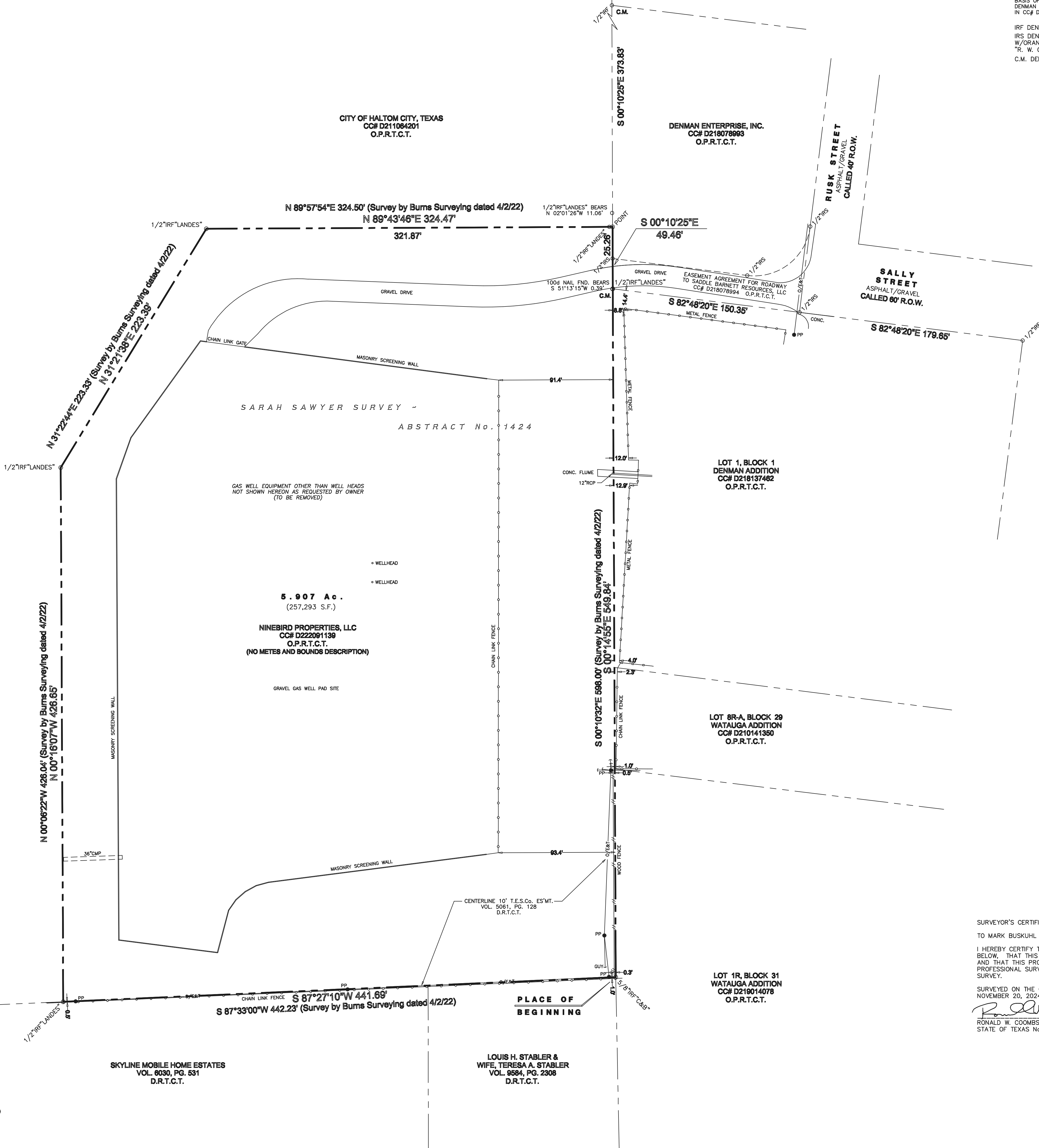
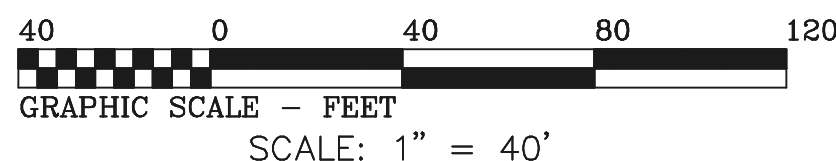
I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND ON THE DATE SPECIFIED BELOW, THAT THIS MAP CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION II SURVEY.

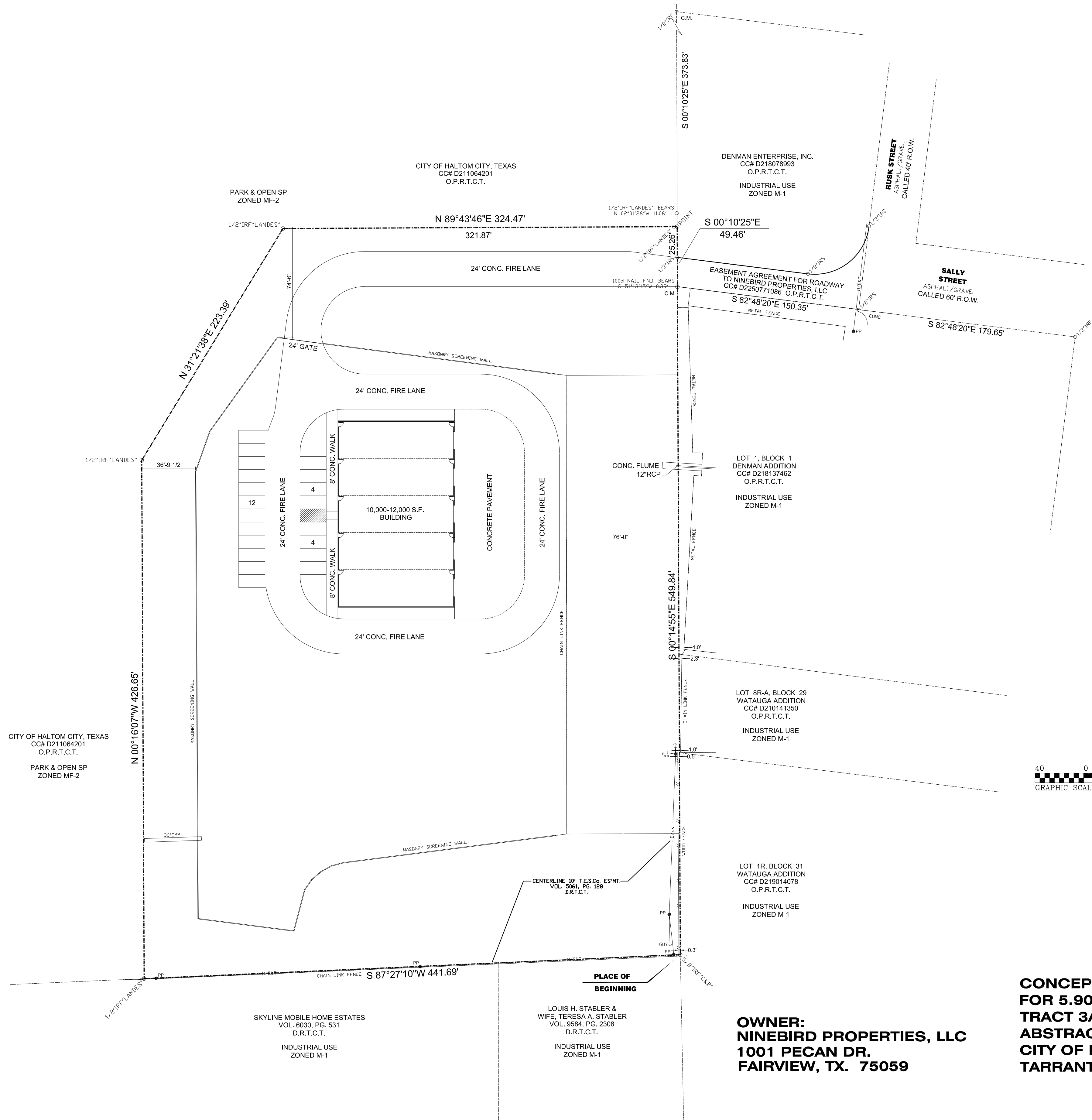
SURVEYED ON THE GROUND
NOVEMBER 20, 2024

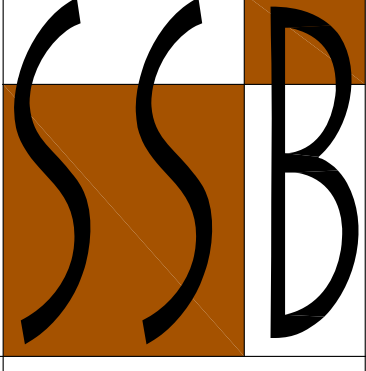
RONALD W. COOMBS, R.P.L.S.
STATE OF TEXAS No. 5294



Survey plat of
5.907 ACRES OF LAND
Located in the
Sarah Sawyer Survey,
Abstract No. 1424
City of Haltom City,
Tarrant County, Texas



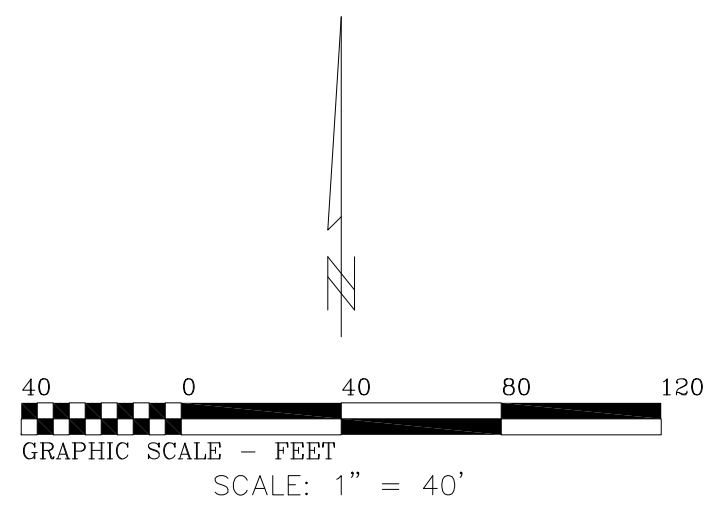




DESIGNS, INC.
SHERI BUMGARDNER
sherl@ssbdesigns.com
1301 E. DEBBIE LN.
SUITE 102-PMB 31
MANSFIELD, TX 76063
PH: (817)300-7052

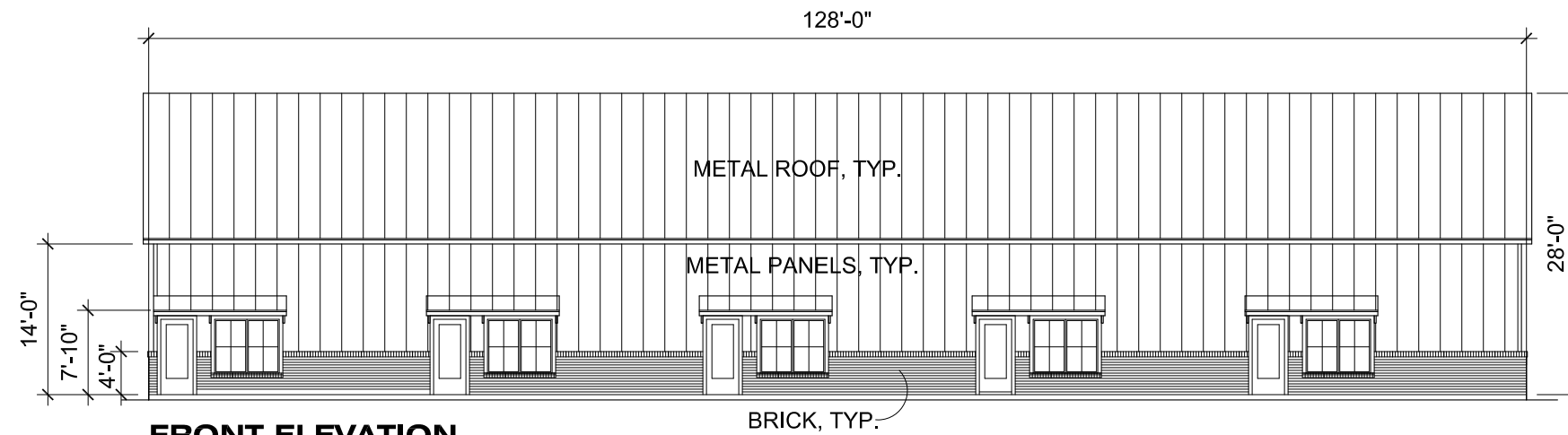
PAGE 1 OF 1
5-4-25

SITE PLAN
SCALE: 1"=50'



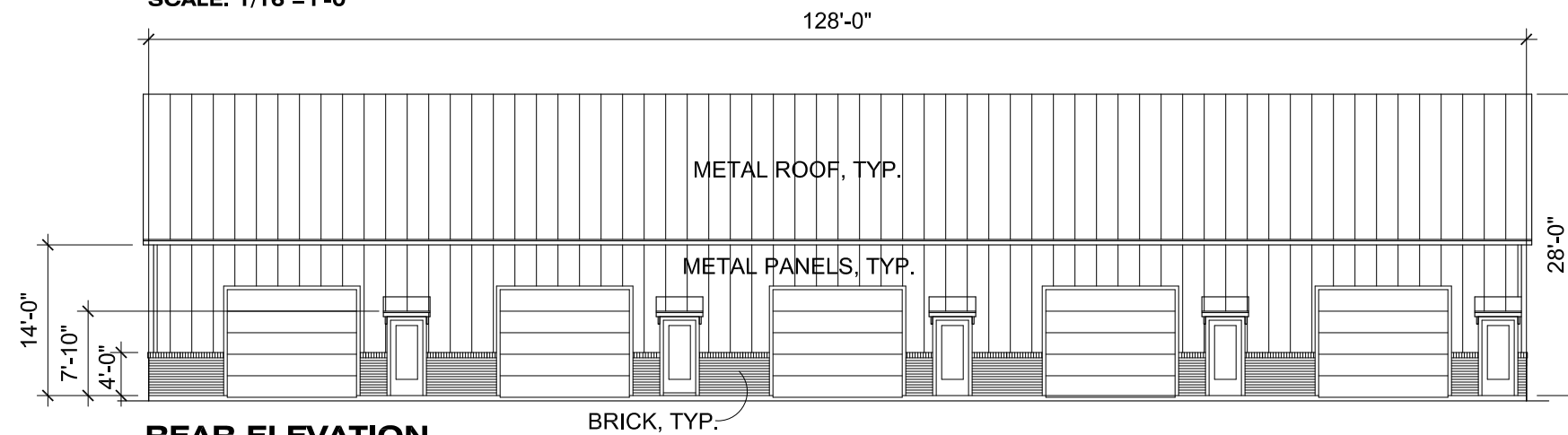
OWNER:
NINEBIRD PROPERTIES, LLC
1001 PECAN DR.
FAIRVIEW, TX. 75059

CONCEPT PLAN
FOR 5.907 ACRES
TRACT 3A, SARAH SAWYER SURVEY,
ABSTRACT NO. 1424
CITY OF HALTOM CITY
TARRANT COUNTY, TX



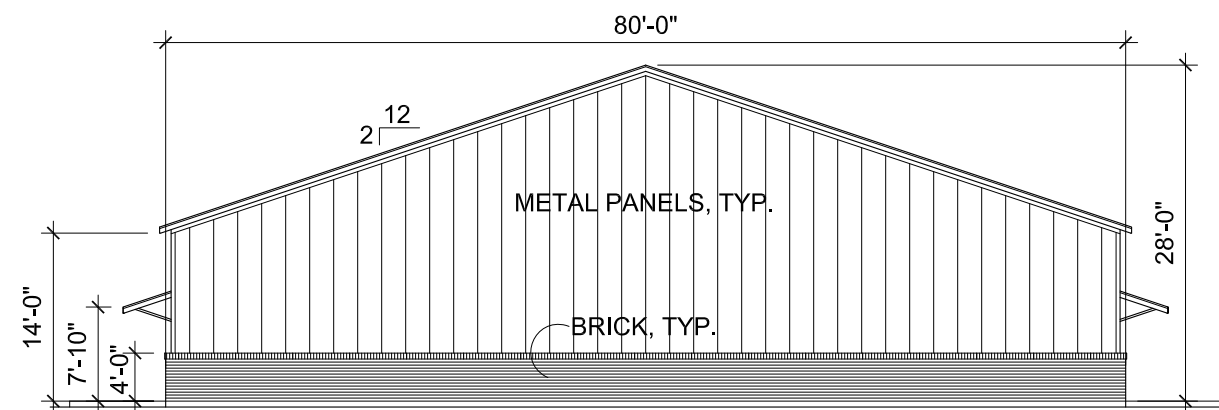
FRONT ELEVATION

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



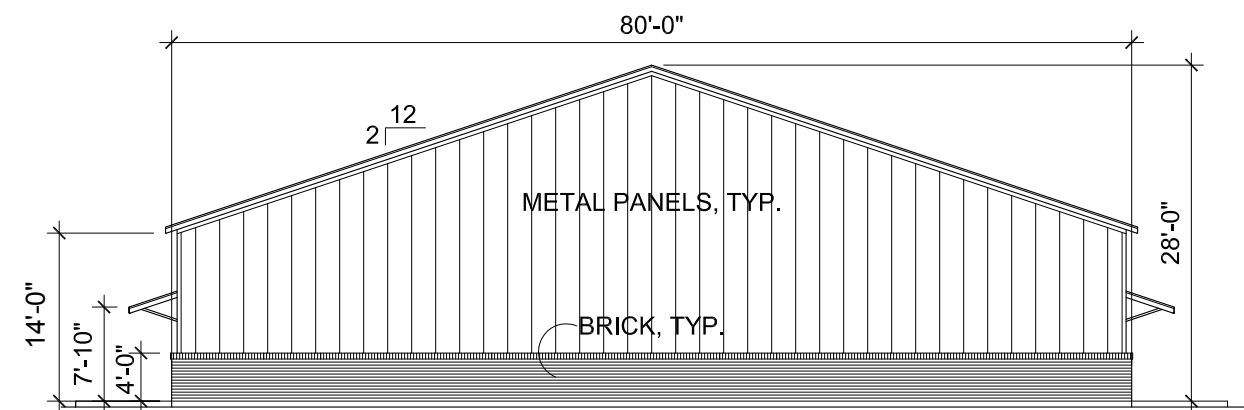
REAR ELEVATION

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



RIGHT ELEVATION

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



LEFT ELEVATION

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



DESIGNS, INC.

SHERI BUMGARDNER
sheri@ssbdesigns.com
1301 E. DEBBIE LN.
SUITE 102-PMB 31
MANSFIELD, TX 76063
PH: (817)300-7052

PAGE 1 OF 1
5-19-25

**CONCEPT BUILDING ELEVATIONS
FOR 5.907 ACRES
TRACT 3A, SARAH SAWYER SURVEY,
ABSTRACT NO. 1424
CITY OF HALTOM CITY
TARRANT COUNTY, TX**

**OWNER:
NINEBIRD PROPERTIES, LLC
1001 PECAN DR.
FAIRVIEW, TX. 75059**

**NINEBIRD PROPERTY
1400 PRESTON ROAD #400
PLANO TX 75093
www.ninebp.com**

To: Haltom City City Council and Planning & Zoning Commission

Subject: Letter of Intent for zoning change request from MF-2 to M-1
on 5.9 acres, being Tract 3A out the Sarah Sawyer Survey, Abstract No. 4124

Development Description

The zoning change is intended to accommodate initially a shell building between 10,000 to 12,000 square feet. The building would be occupied by future industrial tenants or uses permitted by the M-1, Industrial Zoning District. The development will be served by city utilities and accessed via a 24' wide driveway/fire lane located at the intersection of Rusk Street and Sally Street. It would be compatible with the existing industrial uses, and the abutting city open spaces would be protected by the existing 6' high masonry screening walls.

PICTURES OF THE PROPERTY



LEGAL DESCRIPTION

BEING a tract of land located in the SARAH SAWYER SURVEY, ABSTRACT No. 1424, City of Haltom City, Tarrant County, Texas, being al that certain tract of land described in deed to Ninebird Properties, LLC, recorded in Clerk's File No. D222091139 of the Official Public Records of Tarrant County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8-inch iron rod found with yellow plastic cap stamped "CARTER & BURGESS" AT THE Southeast corner of said Ninebird Tract, being the Northeast corner of that certain tract of land described in deed to Louis H. Stabler and wife, Teresa A. Stabler, recorded in Volume 9584, Page 2308 of the Deed Records of Tarrant County, Texas and lying in the West boundary line of Lot 1R, Block 31, Watauga Addition, an addition to the City of Haltom City, Texas, according to the plat recorded in Clerk's File No. D219014078 of the Official Public Records of Tarrant County, Texas;

THENCE S 87° 27' 10" W, 441.69 feet along the South boundary line of said Ninebird Tract with the North boundary line of said Stabler Tract and the North boundary line of that certain tract of land described in deed to Skyline Mobile Home Park, recorded in Volume 6030, Page 531 of the Deed Records of Tarrant County, Texas to a ½-inch iron rod found with yellow plastic cap stamped "LANDES" at the Southwest corner of said Ninebird Tract, being the most Southerly Southeast corner of that certain tract of land described in deed to the City of Haltom City, Texas, recorded in Clerk's File No. D211064201 of the Official Public Records of Tarrant County, Texas;

THENCE along the common boundary line between said Ninebird Tract and said City of Haltom City Tract as follows:

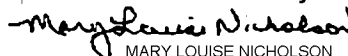
N 00° 16' 07" W, 426.65 feet to a ½-inch iron rod found with yellow plastic cap stamped "LANDES";

N 31° 21' 38" E, 223.39 feet to a ½-inch iron rod found with yellow plastic cap stamped "LANDES" at the Northwest corner of said Ninebird Tract;

N 89° 43' 46" E, at 321.87 feet passing a ½-inch iron rod found with yellow plastic cap stamped "LANDES" and continuing in all a total distance of 324.47 feet to a point at the Northeast corner of said Ninebird Tract, lying in the West boundary line of that certain tract of land described in deed to Denman Enterprise, Inc., recorded in Clerk's File No. D218078993 of the Official Public Records of Tarrant County, Texas, lying S 00° 10' 25" E, 373.83 feet from a ½-inch iron rod found at the Northwest corner thereof;

THENCE S 00° 10' 25" E, at 25.26 feet passing a ½-inch iron rod set with orange plastic cap stamped "R. W. COOMBS RPLS 5294" at the Northwest corner of that certain Easement Agreement for Roadway to Saddle Barnett Resources, LLC, recorded in Clerk's File No. D218078994 of the Official Public Records of Tarrant County, Texas and continuing in all a total distance of 49.46 feet along the West boundary line of said Denman Tract and the West line of said Easement to a ½-inch iron rod found with yellow plastic cap stamped "LANDES" at the Southwest corner of said Denman Tract and said Easement, being the Northwest corner of Lot 1, Block 1, Denman Addition, an addition to the City of Haltom City, Texas, according to the plat recorded in Clerk's File No. D218137462 of the Official Public Records of Tarrant County, Texas and from which a 100D nail found bears S 51° 13' 15" W, 0.39 feet;

THENCE S 00° 14' 55" E, 549.84 feet to the PLACE OF BEGINNING, containing 5.907 acres (257,293 square feet) of land.


MARY LOUISE NICHOLSON
COUNTY CLERK

Affidavit

Date: April 21, 2025

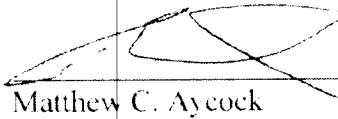
Affiant: Matthew C. Aycock

Affiant on oath swears that the following statement is true and is within the personal knowledge of Affiant:

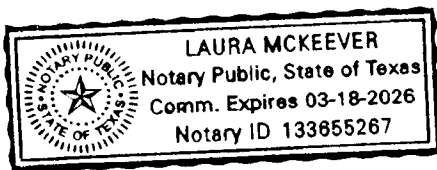
Affiant is a licensed Texas Attorney (SBOT 24057748) and filed suit on behalf of Ninebird Properties, LLC and against Denman Enterprises, Inc. on February 18, 2025 in the 153rd Judicial District of Tarrant County, Texas, seeking an Easement by Necessity.

Affiant obtained a Default Judgment against Denman Enterprises, Inc. granting the Easement by Necessity on April 17, 2025 (attached hereto for reference).

This Affidavit is being recorded for the purpose of placing this easement in the Real Property Records of Tarrant County, Texas.


Matthew C. Aycock

SUBSCRIBED AND SWORN TO before me on April 21, 2025, by Matthew C. Aycock.




Notary Public, State of Texas

153-362096-25

FILED
TARRANT COUNTY
4/10/2025 12:32 PM
THOMAS A. WILDER
DISTRICT CLERK

CAUSE NO. 153-362096-25

NINEBIRD PROPERTIES, LLC	§	IN THE DISTRICT COURT
	§	
VS.	§	153rd JUDICIAL DISTRICT
	§	
DENMAN ENTERPRISES, INC.	§	OF TARRANT COUNTY, TEXAS
	§	
	§	

ORDER GRANTING DEFAULT JUDGMENT

On this day, the Court considered the Plaintiff's Motion for Default Judgment filed by Ninebird Properties, LLC. The Court, having considered the motion, the pleadings on file, and the evidence presented, is of the opinion that the motion should be GRANTED.

IT IS THEREFORE ORDERED, ADJUDGED, AND DECREED that Ninebird Properties, LLC is granted a default judgment against Defendant Denman Enterprises, Inc.

IT IS FURTHER ORDERED that an easement by necessity is granted to Ninebird Properties, LLC over and across the property described in Exhibit P-1, referred to as the Easement Tract, for the benefit of the property described in Exhibit P-2, referred to as the Dominant Estate. This easement shall run with the land.

IT IS FURTHER ORDERED that Ninebird Properties, LLC is awarded monetary relief in accordance with the Plaintiff's Original Petition.

IT IS FURTHER ORDERED that Ninebird Properties, LLC is awarded reasonable attorney's fees and costs in the amount of \$3,500.00.

IT IS FURTHER ORDERED that Ninebird Properties, LLC is entitled to such other and further relief as may be justly warranted.

SIGNED this 17th day of April, 2025.



JUDGE PRESIDING

Automated Certificate of eService

This automated certificate of service was created by the eFiling system. The filer served this document via email generated by the eFiling system on the date and to the persons listed below. The rules governing certificates of service have not changed. Filers must still provide a certificate of service that complies with all applicable rules.

Allison Baum on behalf of Matthew Aycock
Bar No. 24057748
abaum@prattaycock.com
Envelope ID: 99514493
Filing Code Description: Proposed Order
Filing Description: Proposed Order
Status as of 4/10/2025 12:43 PM CST

Case Contacts

Name	BarNumber	Email	TimestampSubmitted	Status
MATTHEW C.AYCOCK		maycock@prattaycock.com	4/10/2025 12:32:36 PM	SENT
Allison Baum		abaum@prattaycock.com	4/10/2025 12:32:36 PM	SENT

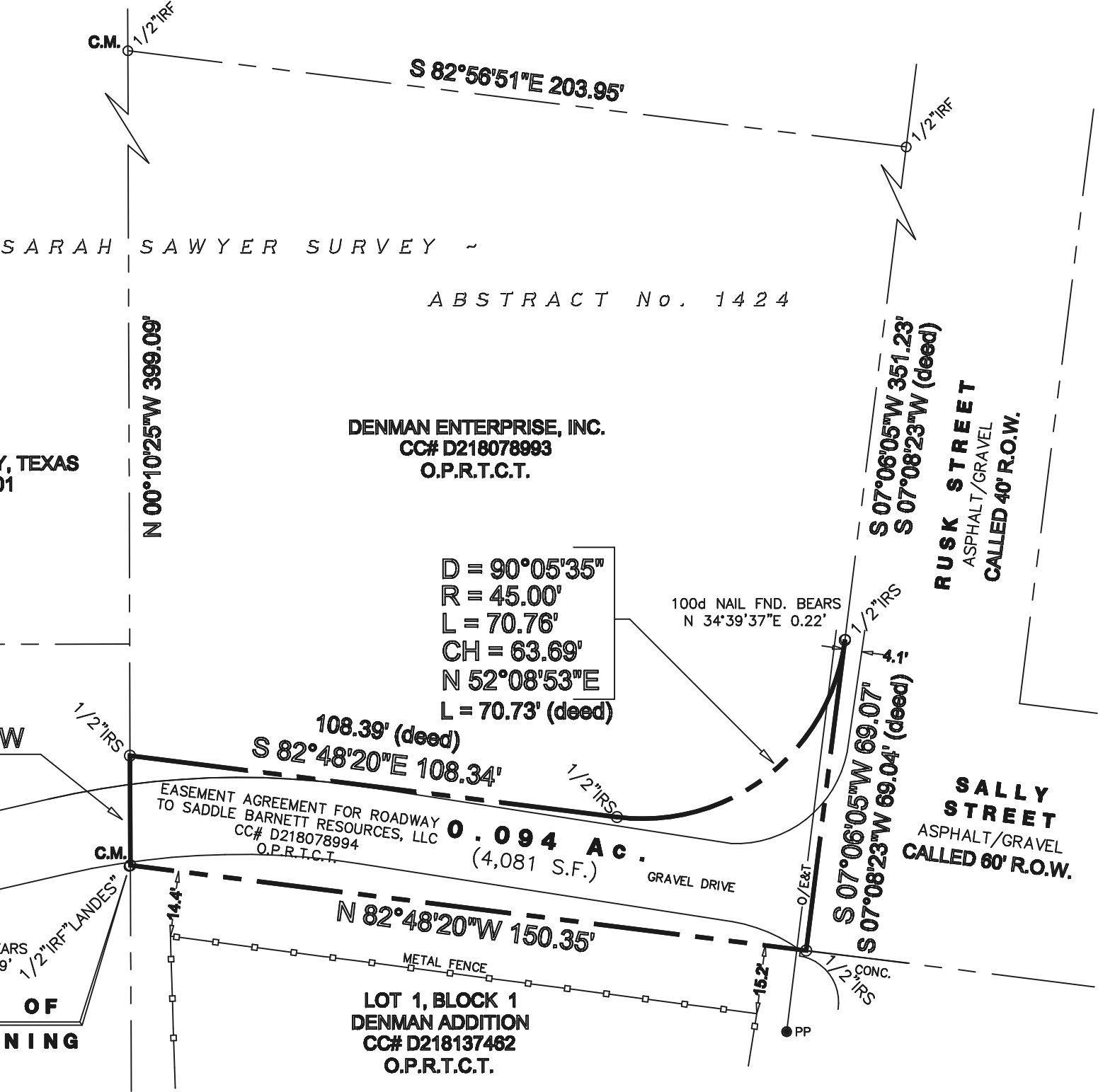
Survey plat of
0.094 ACRE OF LAND
Located in the
Sarah Sawyer Survey,
Abstract No. 1424
City of Haltom City
Tarrant County, Texas

BASIS OF BEARINGS: WEST BOUNDARY LINE OF
SUBJECT PROPERTY PER DEED RECORDED IN
CLERK'S FILE No. D218078993, O.P.R.T.C.T.

IRF DENOTES IRON ROD FOUND
IRS DENOTES IRON ROD SET
W/ORANGE PLASTIC CAP STAMPED
"R. W. COOMBS RPLS 5294"
C.M. DENOTES CONTROLLING MONUMENT

CITY OF HALTOM CITY, TEXAS
CC# D211064201
O.P.R.T.C.T.

* N O T E *
NO PORTION OF THIS PROPERTY
LIES WITHIN A 100-YEAR FLOOD
BOUNDARY LINE ACCORDING TO
THE NATIONAL FLOOD INSURANCE
PROGRAM'S FLOOD INSURANCE
RATE MAP FOR TARRANT COUNTY,
TEXAS, COMMUNITY PANEL No.
48439C0185 L, MAP EFFECTIVE
MARCH 21, 2019.



NINEBIRD PROPERTIES, LLC
CC# D222091139
O.P.R.T.C.T.



SURVEYOR'S CERTIFICATE
TO MARK BUSKUHL AND DENMAN ENTERPRISE, INC.:
I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND ON THE DATE SPECIFIED
BELOW, THAT THIS MAP CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY
AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT TEXAS SOCIETY OF
PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION II
SURVEY.
SURVEYED ON THE GROUND
NOVEMBER 20, 2024
RONALD W. COOMBS, R.P.L.S.
STATE OF TEXAS No. 5294



Coombs Land Surveying, Inc.
P. O. Box 6160 Fort Worth, Texas 76115
(817) 920-7600
T.B.P.L.S. FIRM No. 10111800
CLS JOB No. 24-0104
GF No. NONE

* N O T E *
ALL SUBJECT PROPERTY BOUNDARY
LINE BEARINGS AND DISTANCES ARE
DEED & ACTUAL UNLESS OTHERWISE
NOTED HEREON.

LEGAL DESCRIPTION
BEING a tract of land located in the SARAH SAWYER SURVEY,
ABSTRACT No. 1424, City of Haltom City, Tarrant County, Texas,
being a portion of that certain tract of land described in deed to
Denman Enterprise, Inc., recorded in Clerk's File No. D218078993 of
the Official Public Records of Tarrant County, Texas and being all
that certain tract described in Easement Agreement For Roadway
recorded in Clerk's File No. D218078994 of the Official Public
Records of Tarrant County, Texas more particularly described by
metes and bounds as follows:
BEGINNING at a 1/2-inch iron rod found with yellow plastic cap
stamped "LANDES" at the Southwest corner of said Denman Tract
and said Easement, being the Northwest corner of Lot 1, Block 1,
Denman Addition, an addition to the City of Haltom City, Texas,
according to the plat recorded in Clerk's File No. D218137462 of the
Official Public Records of Tarrant County, Texas and lying in the
East boundary line of that certain tract of land described in deed to
Ninebird Properties, LLC, recorded in Clerk's File No. D222091139 of
the Official Public Records of Tarrant County, Texas and from which
a 100D nail found bears S 51° 13' 15" W, 0.39 feet;
THENCE N 00° 10' 25" W, 24.20 feet along the common boundary
line between said Denman Tract and said Ninebird Tract with the
West line of said Easement to a 1/2-inch iron rod set with orange
plastic cap stamped "R. W. COOMBS RPLS 5294" at the Northwest
corner of said Easement, from which a 1/2-inch iron rod found at
the Northwest corner of said Denman Tract bears N 00° 10' 25" W,
399.09 feet;
THENCE along the North line of said Easement as follows:
S 82° 48' 20" E, 108.34 feet to a 1/2-inch iron rod set with
orange plastic cap stamped "R. W. COOMBS RPLS 5294" at the
Beginning of a Curve to the Left;
NORTHEASTERLY, 70.76 feet along said Curve to the Left, having a
radius of 45.00 feet, a central angle of 90° 05' 35" and a chord
bearing N 52° 08' 53" E, 63.69 feet to a 1/2-inch iron rod set with
orange plastic cap stamped "R. W. COOMBS RPLS 5294" at the End
of said Curve, from which a 100d nail found bears N 34° 39' 37" E,
0.22 feet, said iron rod being the Northeast corner of said
Easement and lying in the West right-of-way line of Rusk Street,
being the East boundary line of aforesaid Denman Tract and lying S
07° 06' 05" W, 351.23 feet from a 1/2-inch iron rod found at the
Northeast corner of said Denman Tract;
THENCE S 07° 06' 05" W, 69.07 feet along the East boundary line
of said Denman Tract, being the West line of said Easement and
said right-of-way line to a 1/2-inch iron rod set with orange
plastic cap stamped "R. W. COOMBS RPLS 5294" at the Southeast
corner of said Denman Tract and said Easement, lying in the North
boundary line of aforesaid Lot 1, Block 1, Denman Addition;
THENCE N 82° 48' 20" W, 150.35 feet along the common boundary
line between said Denman Tract and said Denman Addition with the
South line of said Easement to the PLACE OF BEGINNING, containing
0.094 Acre (4,081 square feet) of land.

SCALE: 1" = 30'

EXHIBIT "P-1"

BEING A 0.094 ACRE TRACT OF LAND LOCATED IN THE SARAH SAWYER SURVEY, ABSTRACT NO. 1424, CITY OF HALTOM CITY, TARRANT COUNTY, TEXAS, BEING ALL OF A CALLED 1.709 ACRE TRACT OF LAND AS DESCRIBED IN THE QUITCLAIM DEED TO AA WRECKER SERVICE, FILED FOR RECORD IN COUNTY CLERK'S INSTRUMENT NO. D218041534, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS (OPRTCT), SAID 0.094 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH CAPPED IRON ROD FOUND STAMPED "W.W. WARD" AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF SALLY STREET, A 60-FOOT PUBLIC RIGHT-OF-WAY, AND THE WEST RIGHT-OF-WAY LINE OF RUSK STREET, A 45-FOOT RIGHT-OF-WAY AT THIS POINT, SAME BEING THE SOUTHEAST CORNER OF SAID CALLED 1.709 ACRE TRACT OF LAND, SAID BEGINNING POINT HAVING A NAD83 TEXAS COORDINATE SYSTEM POSITION (GRID) OF N:6997550.8 E:2346926.1 (BEARINGS & COORDINATE VALUES SHOWN HEREON ARE IN REFERENCE TO THE NAD83 - TEXAS COORDINATE SYSTEM - NORTH CENTRAL ZONE, 4202, BASED ON GPS OBSERVATIONS UTILIZING THE LEICA GPS REFERENCE NETWORK;

THENCE NORTH 82 DEGREES 48 MINUTES 20 SECONDS WEST, ALONG THE SOUTH LINE OF SAID CALLED 1.709 ACRE TRACT OF LAND, A DISTANCE OF 150.35 FEET, TO A 1/2 INCH CAPPED IRON ROD FOUND STAMPED "LANDES & ASSOC" FOR THE SOUTHWEST CORNER OF SAID CALLED 1.709 ACRE TRACT OF LAND, AND BEING ON THE EAST LINE OF A CALLED 19.738 ACRE TRACT OF LAND (REMAINDER PORTION) AS DESCRIBED IN THE QUITCLAIM DEED TO DORIS ANN MARTIN, TRUSTEE OF THE DORIS ANN MARTIN REVOCABLE LIVING TRUST, FILED FOR RECORD IN COUNTY CLERK'S INSTRUMENT NO. D207423307, OPRTCT, SAID POINT HAVING A NAD83 TEXAS COORDINATE SYSTEM POSITION (GRID) OF N:6997569.7 E:2346777.0;

THENCE NORTH 00 DEGREES 10 MINUTES 25 SECONDS WEST, ALONG THE WEST LINE OF SAID CALLED 1.709 ACRE TRACT OF LAND, A DISTANCE OF 24.20 FEET, TO A POINT FOR CORNER, FROM WHICH A 5/8 INCH CAPPED IRON ROD FOUND STAMPED "MYCOSKIE MCINNIS" FOR THE NORTHWEST CORNER OF SAID CALLED 1.709 ACRE TRACT OF LAND, BEARS NORTH 00 DEGREES 10 MINUTES 25 SECONDS WEST, A DISTANCE OF 350.94 FEET;

THENCE SOUTH 82 DEGREES 48 MINUTES 20 SECONDS EAST, OVER AND ACROSS SAID CALLED 1.709 ACRE TRACT OF LAND, A DISTANCE OF 108.39 FEET, AND BEING AT THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 45.00 FEET;

THENCE NORTHEASTERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 52 DEGREES 10 MINUTES 02 SECONDS, AN ARC LENGTH OF 70.73 FEET, AND HAVING A LONG CHORD WHICH BEARS NORTH 52 DEGREES 10 MINUTES 02 SECONDS EAST, A CHORD LENGTH OF 63.67 FEET, TO A POINT FOR CORNER ON THE WEST RIGHT-OF-WAY LINE OF AFOREMENTIONED RUSK STREET;

THENCE SOUTH 07 DEGREES 08 MINUTES 23 SECONDS WEST, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 69.04 FEET, TO THE POINT OF BEGINNING, AND CONTAINING 0.094 ACRES (4,081 SQUARE FEET) OF LAND, MORE OR LESS.

EXHIBIT "P-2"

A called 5.83 acre tract, being a part of a 19.738 acre tract described as:

Being a tract of land situated in the Sarah Sawyer Survey, Abst. No. 1424, Tarrant County, Texas, and being a portion of the tract described by deed to Fossil River, Ltd., and recorded in Volume 11630, Page 1168, County Deed Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a 5/8" iron rod with plastic cap stamped "Carter & Burgess" found at the intersection of the Easterly line of the said Goliad Savings and Loan Association tract with the Southerly ROW line of Western Center Blvd. (formerly Watauga-Smithfield Road) as recorded in Volume 8974, Page 445, Deed Records, Tarrant County, Texas;

Thence S 00 deg. 23°13" W, 1261.74 feet along the Easterly line of the said Goliad Savings and Loan Association to a 5/8" iron rod with plastic cap stamped "Carter & Burgess" found in the Northerly line of a tract conveyed to Willie Crittenden by deed recorded in Volume 6751, Page 2426, Deed Records, Tarrant County, Texas;

Thence S 88 deg. 03°53" W, 940.16 feet along the Northerly line of the said Crittenden tract and

Thence N 05 deg. 33°51" E, 436.91 feet continuing along the Easterly line of said Lot 16, Block 3 of the Bent Creek Estates, to a found "Y" cut scribed in concrete in the Southerly ROW line of Western Center Blvd.;

Thence N 89 deg. 32°16" E, 56.14 feet along the Southerly ROW line of Western Center Blvd. to a found 5/8" iron rod with plastic cap stamped "Carter & Burgess;

Thence S 88 deg. 03°40" E, 389.40 feet along the Southerly ROW of Western Center Blvd. to the POINT OF BEGINNING and containing 859806 square feet or 19.738 acres of land more or less.

ORDINANCE NO. O-2025-023-15

CASE NO. Z-005-25

AN ORDINANCE AMENDING ORDINANCE NO. O-2002-032-15, AS AMENDED, THE ZONING ORDINANCE OF THE CITY OF HALTOM CITY, TEXAS, BY CHANGING THE ZONING CLASSIFICATION OF CERTAIN PROPERTY IN THE CITY OF HALTOM CITY, TEXAS; AND REVISING THE OFFICIAL ZONING MAP IN ACCORDANCE THEREWITH; 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 IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Haltom City is a home rule city acting under its charter adopted by the electorate pursuant to Article XI, Section 5, of the Texas Constitution and Chapter 9 of the Local Government Code; and

WHEREAS, the City Council of the City of Haltom City heretofore adopted Ordinance No. O-2002-032-15, as amended, the Zoning Ordinance of the City of Haltom City, Texas, which Ordinance 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 determined that an amendment to the future land use map, as provided herein, redesignating the above described property from Parks and Open Space District to Industrial is appropriate and is in accordance with the growth goals, objectives, and planning principles set forth in the Comprehensive Land Use Plan; and

WHEREAS, in accordance with Section 39 of the Zoning Ordinance, the owner of property consisting of approximately 5.833 acres of land located on Abstract 1424, Tract 3A, of the Sarah Sawyer survey, being approximately 5.833 acres, locally known as 5290 Western

Center Boulevard (Tarrant Appraisal Account Number 04467337) to amend the existing zoning from “MF-2” Multifamily Residential District to “M-1” Industrial District.

WHEREAS, the Planning and Zoning Commission of the City of Haltom City, Texas held a public hearing on June 24, 2025 and the City Council of the City of Haltom City, Texas held a public hearing on July 14, 2025 with respect to the Zoning Change described herein; and

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HALTOM CITY, TEXAS, THAT:

SECTION 1.

Ordinance No. O-2002-032-15, as amended, is hereby amended by rezoning the property being a 5.833 acre tract of land out of the Sarah Sawyer survey, Abstract 1424, Tract 3A, City of Haltom City, Tarrant County, Texas (the “Property”), from its present classification of “MF-2” Multifamily Residential District to “M-1” Industrial District.

SECTION 2.

The official zoning map of the City of Haltom City is hereby amended and the City Secretary is directed to revise the zoning map to reflect the zoning classification as set forth above.

SECTION 3.

The use of the Property described above shall be subject to all the applicable regulations contained in the Zoning Ordinance and all other applicable and pertinent ordinances of the City of Haltom City, Texas.

SECTION 4.

This Ordinance shall be cumulative of all provisions of ordinances and of the Code of Ordinances of the City of Haltom City, Texas (1998), as amended, except where 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 who violates, disobeys, omits, neglects or refuses to comply with or who resists the enforcement of any of the provisions of this Ordinance shall be fined not more than Two Thousand Dollars (\$2,000.00) for each offense. Each day that a violation is permitted to exist shall constitute a separate offense.

SECTION 7.

All rights and remedies of the City of Haltom City, Texas, are expressly saved as to any and all violations of the provisions of Ordinance No. O-2002-032-15 or any ordinances

governing zoning that have accrued at the time of the effective date of this Ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances, same shall not be affected by this Ordinance but may be prosecuted until final disposition by the courts.

SECTION 8.

The City Secretary of the City of Haltom City, Texas, is hereby directed to publish in the official newspaper of the City of Haltom City, Texas, the caption, Section 1, penalty clause, publication clause and effective date clause of this Ordinance one (1) time within ten (10) days after the first reading of this Ordinance as required by Section 10.01 of the Charter of the City of Haltom City, Texas.

SECTION 9.

This Ordinance shall be in full force and effect from and after its passage and publication as required by law, and it is so ordained.

PASSED AND APPROVED ON FIRST READING THIS _____ DAY OF
_____, 2025.

PASSED AND APPROVED ON SECOND READING THIS _____ DAY OF
_____, 2025.

Mayor
ATTEST:

City Secretary

EFFECTIVE: _____

APPROVED AS TO FORM AND LEGALITY:

City Attorney

TAXPIN	AccountNum	Zoning	ZoningAlt	SitusAddr	Owner Name
A1424-3A	04467337	MF-2	CUP	5290 Western Center Blvd	NINEBIRD PROPERTIES LLC
45135-31-1R1	42974931	M-1		5951 Huddleston St	MMGC PROPERTIES LLC
32209-1-1	42930811	M-1		5416 Elm St	LINEAR TRAFFIC MARKINGS LLC
38725C--196	00607363	M-2		5812 Bonanza Dr # 196	CERA, CLAUDIA
45135-27-1	03301672	M-1		6001 Rusk St	DENMAN ENTERPRISE INC
9668G-1-1	42439351	M-1	CUP	6035 Huddleston St	DENMAN, DON
38725C--A-09	06336639	M-2		5812 Bonanza Dr	SKYLINE MOBIL HOMEOWNERS ASSN
38725C--203	00607452	M-2		5812 Bonanza Dr # 203	DELGADO, SALVADOR
38725C--199	00607401	M-2		5812 Bonanza Dr # 199	LOPEZ, RAMON
38725C--202	00607444	M-2		5812 Bonanza Dr # 202	SHEFFIELD, DONALD
38725C--215	00607584	M-2		5812 Bonanza Dr # 215	NARVAEZ, JOSE
38725C--197	00607371	M-2		5812 Bonanza Dr # 197	QUINTERO, MARIA
38725C--200	00607428	M-2		5812 Bonanza Dr # 200	PONCE, JOSE LUIS
38725C--204	00607460	M-2		5812 Bonanza Dr # 204	RIVAS, HUMBERTO
38725C--40	00605662	M-2		5812 Bonanza Dr # 040	BURTON, DOYLE EDWARD EST
38725C--41	00605670	M-2		5812 Bonanza Dr # 041	NOCE, PETER D
A1424-4A	04176235	M-2		5901 Rusk St	STABLER, LOUIS H
45135-29-8RA	41514726	M-1		6001 Huddleston St	ALWIN, STEPHEN
45135-28-2R	07612877	M-1		6101 Huddleston St	DOMANI VBS PROPERTIES LLC
38725C--198	00607398	M-2		5812 Bonanza Dr # 198	RUBIO, CRISANTO A
38725C--201	00607436	M-2		5812 Bonanza Dr # 201	ALCANTAR, RAMOS
38725C--192	00607320	M-2		5812 Bonanza Dr # 192	HALTOM CITY, CITY OF
38725C--193	00607339	M-2		5812 Bonanza Dr # 193	HALTOM CITY, CITY OF
38725C--194	00607347	M-2		5812 Bonanza Dr # 194	HALTOM CITY, CITY OF
38725C--195	00607355	M-2		5812 Bonanza Dr # 195	HALTOM CITY, CITY OF
38725C--B-09	41589831	SF-2		5800 Bonanza Dr	HALTOM CITY, CITY OF
A1424-3A03	41540468	MF-2		5292 Western Center Blvd	HALTOM CITY, CITY OF

[illegible]

LegalDescr
SAWYER, SARAH SURVEY Abstract 1424 Tract 3A
WATAUGA ADDITION Block 31 Lot 1R1
PERUNA MANAGEMENT ADDITION Block 1 Lot 1
SKYLINE MOBILE HOME ESTATES UNIT 196 & .004 CE
WATAUGA ADDITION Block 27 Lot 1 - 4 & 7 - 10 & CLOSED ALLEY ABST 1424 TRS 2A & 2B
DENMAN ADDN - HALTOM CITY Block 1 Lot 1
SKYLINE MOBILE HOME ESTATES Lot A COMMON AREA SECTION 23.18 NOMINAL VALUE
SKYLINE MOBILE HOME ESTATES UNIT 203 & .004 CE 1980 MELODY 14 X 70 ID#
SKYLINE MOBILE HOME ESTATES UNIT 199 & .004 CE 1970 MARIETTA 14 X 70 ID#TXS0544182 MARLETTE
SKYLINE MOBILE HOME ESTATES UNIT 202 & .004 CE 2007 CLAYTON 18 X 76 LB# HWC0380806 35WCH18763EH07
SKYLINE MOBILE HOME ESTATES UNIT 215 & .004 CE 1972 14 X 60 ID#
SKYLINE MOBILE HOME ESTATES UNIT 197 & .004 CE 1983 MELODY 14 X 76 LB# TEX0260019 EXECUTIVE MANSION
SKYLINE MOBILE HOME ESTATES UNIT 200 & .004 CE 1976 ROKER DEEFIELD 14 X 68 LB# TXS0597487 DEERFIELD
SKYLINE MOBILE HOME ESTATES UNIT 204 & .004 CE 2008 CLAYTON 16 X 76 LB# HWC0391359 SIERRA VISTA
SKYLINE MOBILE HOME ESTATES UNIT 40 & .004 CE 1995 OAKWOOD 16 X 76 LB# TEX0529972 OAKWOOD
SKYLINE MOBILE HOME ESTATES UNIT 41 & .004 CE 2003 CLAYTON 16 X 68 LB# HWC0342104 SARAT
SAWYER, SARAH SURVEY Abstract 1424 Tract 4A
WATAUGA ADDITION Block 29 Lot 8RA
WATAUGA ADDITION Block 28 Lot 2R
SKYLINE MOBILE HOME ESTATES UNIT 198 & .004 CE
SKYLINE MOBILE HOME ESTATES UNIT 201 & .004 CE
SKYLINE MOBILE HOME ESTATES UNIT 192 & .004 CE
SKYLINE MOBILE HOME ESTATES UNIT 193 & .004 CE
SKYLINE MOBILE HOME ESTATES UNIT 194 & .004 CE
SKYLINE MOBILE HOME ESTATES UNIT 195 & .004 CE
SKYLINE MOBILE HOME ESTATES Lot B COMMON REC AREA
SAWYER, SARAH SURVEY Abstract 1424 Tract 3A03

ORDINANCE NO. O-2025-023-15

CASE NO. Z-005-25

AN ORDINANCE AMENDING ORDINANCE NO. O-2002-032-15, AS AMENDED, THE ZONING ORDINANCE OF THE CITY OF HALTOM CITY, TEXAS, BY CHANGING THE ZONING CLASSIFICATION OF CERTAIN PROPERTY IN THE CITY OF HALTOM CITY, TEXAS; AND REVISING THE OFFICIAL ZONING MAP IN ACCORDANCE THEREWITH; 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 IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE.

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WHEREAS, the City Council has determined that an amendment to the future land use map, as provided herein, redesignating the above described property from Parks and Open Space District to Industrial is appropriate and is in accordance with the growth goals, objectives, and planning principles set forth in the Comprehensive Land Use Plan; and

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Center Boulevard (Tarrant Appraisal Account Number 04467337) to amend the existing zoning from “MF-2” Multifamily Residential District to “M-1” Industrial District.

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SECTION 4.

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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 who violates, disobeys, omits, neglects or refuses to comply with or who resists the enforcement of any of the provisions of this Ordinance shall be fined not more than Two Thousand Dollars (\$2,000.00) for each offense. Each day that a violation is permitted to exist shall constitute a separate offense.

SECTION 7.

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governing zoning that have accrued at the time of the effective date of this Ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances, same shall not be affected by this Ordinance but may be prosecuted until final disposition by the courts.

SECTION 8.

The City Secretary of the City of Haltom City, Texas, is hereby directed to publish in the official newspaper of the City of Haltom City, Texas, the caption, Section 1, penalty clause, publication clause and effective date clause of this Ordinance one (1) time within ten (10) days after the first reading of this Ordinance as required by Section 10.01 of the Charter of the City of Haltom City, Texas.

SECTION 9.

This Ordinance shall be in full force and effect from and after its passage and publication as required by law, and it is so ordained.

PASSED AND APPROVED ON FIRST READING THIS _____ DAY OF
_____, 2025.

PASSED AND APPROVED ON SECOND READING THIS _____ DAY OF
_____, 2025.

Mayor
ATTEST:

City Secretary

EFFECTIVE: _____

APPROVED AS TO FORM AND LEGALITY:

City Attorney

CITY COUNCIL MEMORANDUM

City Council Meeting: Monday, July 28, 2025, 6:00 PM

Department: Administration

Subject: Economic Development (R.Briggs)

BACKGROUND

Economic Development Department Quarterly Update.

FISCAL IMPACT

None.

RECOMMENDATION

None.

Attachments

[EconDev FY25 Q3 Update.pdf](#)



HALTOM CITY

Economic Development

Local Economic Report FY25-Q3 City Economic Profile

Resident Population: 46,073

Average Household Income: \$72,708

Cert. of Occ. FY25-Q3: 76 (185 FYTD)

Daytime Population: 40,271

Average Home Sale Price: \$270k

Commercial Permits, Q3: 35 (124 FYTD)

Industrial

Total:
10m SF

New Inventory
700k SF

Retail

Total:
2.4m SF

New Inventory
2.4m SF

Office

Total:
405k SF

New Inventory
0 SF

Hotel

Inventory:
333 Rooms

New Inventory
0 Rooms

BRE

57

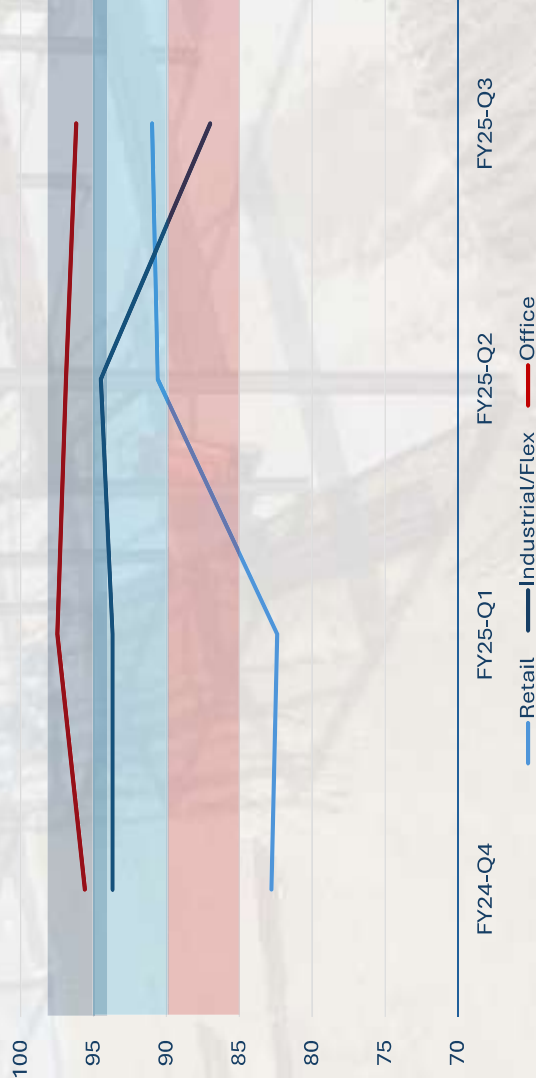
Business Visits

1,012

ABL Invites

**Website
Update**

Occupancy Rates



Recruitment

3

Site Packages

22

RFI Responses

43

**Stakeholder
Meetings**

CITY COUNCIL MEMORANDUM

City Council Meeting: Monday, July 28, 2025, 6:00 PM

Department: Emergency Management

Subject: Emergency Management - Public Preparedness (B. Davis)

BACKGROUND

FISCAL IMPACT

None.

RECOMMENDATION

CITY COUNCIL MEMORANDUM

City Council Meeting:	Monday, July 28, 2025, 6:00 PM
Department:	City Secretary
Subject:	ITEM(S)

BACKGROUND

FISCAL IMPACT

None.

RECOMMENDATION