



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, JANUARY 13, 2025

CALL TO ORDER (General Comments)

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, and pending or contemplated litigation or a settlement offer for the following cases:

- Burkett Media v. City of Haltom City
- Flynn v. Haltom City Economic Development Corporation.
- Darrell Ford v. City of Haltom City

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 551.074 – Personnel - Deliberation appointments of board and commissions.

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

WORKSESSION - 6:45 p.m.

- Presentation: Heritage Village Development (J. Pitstick)
- Review and discuss items on the Regular Agenda of January 13, 2025

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

INVOCATION & PLEDGE OF ALLEGIANCE

Council Member Ollie Anderson

VISITOR / CITIZENS FORUM

This time is for any person to address the Council on any item that is posted on the agenda, except for items posted as public hearings which allow persons to speak when that agenda item is called. This is also the time for persons to speak to the Council about any matters that are not posted on the agenda. Please submit a completed Speaker's Request Form to the City Secretary and follow the instructions listed on the form. The Council cannot discuss, debate, or take formal action on any non-agenda issue brought forth, as it is not a posted agenda item in accordance with the open meetings law.

ANNOUNCEMENTS / EVENTS

Displayed on a scrolling banner during executive session.

PROCLAMATIONS/RECOGNITIONS

Recognition Award - Carter BloodCare, presenting an award to the Haltom City Senior Center

PRESENTATION(S)

- Contest: Neighborhood Christmas Decoration Winners – C. Pruitt
- Fundraisers: Two scholarship drives for Haltom High School girls by Haltom Chapter 982, Order of the Eastern Star. (L. Thompson)
- Gratitude: Thank you to everyone who supported the 2025 calendar sales! Proceeds included a check presentation to the Haltom City Senior Center from the Haltom City Senior Paint Class on behalf of the Haltom City Senior Paint Slingers. Sponsored by TotalEnergies E&P Barnett USA LLC. (L. Thompson).

CONSENT AGENDA

1. Minutes

Consideration and/or action regarding approval of the Minutes of the December 9, 2024, Regular Meeting. (I. Rodriguez)

2. 3. Ordinance No. O-2024-027-15 – CUP-006-24

Consideration and/or action to approve the application of David Barber for a Conditional Use Permit for Office Warehouse and for Contractor's Office (w/shop and garage) uses in the "C-3" Commercial District, containing approximately 0.73 acres of land, on Block 32, West 160' of Lot 4, 5 and 6 of the Meadow Oaks Addition – Haltom, locally known as 3227 Rita Lane. 2nd Reading. (G. Batchelor)

3. 4. Ordinance No. O-2024-028-15 – CUP-007-24

Consideration and/or action to approve the application of David Barber for a Conditional Use Permit for Office Warehouse and for Contractor's Office (w/shop and garage) uses in the "C-3" Commercial District, containing approximately 1.4348 acres of land, on Block 15, Lot 3 of the Meadow Oaks Addition – Haltom, locally known as 3220 Haltom Road. 2nd Reading. (G. Batchelor)

4. 5. Ordinance No. O-2024-029-15 – CUP-008-24

Consideration and/or action to approve the application of David Barber for a Conditional Use Permit for Office Warehouse and for Contractor's Office (w/shop and garage) uses in the "C-3" Commercial District, containing approximately 0.73 acres of land, on W126.5' of Lots 1, 2, and 3, Block 32, Meadow Oaks Addition – Haltom, locally known as 5126 Broadway Avenue. 2nd Reading. (G. Batchelor)

5. 6. Ordinance No. O-2024-025-15 – Z-003-24

Consideration and/or action to approve the application of David Barber for a zone change request from "C-4" Commercial district to "C-3" Commercial District located on Block 32, West 160' of Lot 4, 5 and 6, Meadow Oaks Addition – Haltom, being approximately 0.73 acres of land, locally known as 3227 Rita Lane. 2nd Reading. (G. Batchelor)

6. 7. Ordinance No. O-2024-026-15 – Z-004-24

Consideration and/or action to approve the application of David Barber for a zone change request from "C-2" Commercial district to "C-3" Commercial District located on Block 15, Lot 3 of the Meadow Oaks Addition – Haltom, being approximately 1.4348 acres of land, locally known as 3220 Haltom Road. 2nd Reading. (G. Batchelor)

REGULAR AGENDA

ORDINANCE(S)

7. 8. Ordinance No. – O-2024-030-15 – Z-005-24

Conduct a public hearing and consideration and/or action on the application of Joyce Engler Walters and David Engler, for a zone change request from “C-3” Commercial District to “MF-2” Multifamily Residential District located on located at the southern portion of the Alexander Hood Survey, Abstract 682, Tract 2, James M. Robinson Survey, Abstract 1346, Tract 1A & Green B. Stanley Survey, Abstract 1378, Tracts 5B1 & 5B2, being the majority of the 15.2749 acres of land and specifically 12.331 acres of land excluding the southwest corner of the tract that is currently zoned “C-3” Commercial, the property is bound by High Pointe Drive to the North, North East Loop 820 to the South, Haltom Road to the West and High Pointe Drive to the East, locally known as 4909 North East Loop 820. 1st Reading. (G. Batchelor)

RESOLUTION(S)

8. 9. Resolution No. R-2025-001-01

Conduct a public hearing and consideration and/or action regarding approval of Resolution No. R-2025-001-01 requesting a referendum on the continuation of the Haltom City Crime Control and Prevention District. (I. Rodriguez)

9. 10. Resolution No. R-2025-002-01 – May 2025 General Election

Consideration and/or action regarding approval of Resolution No. R-2025-002-01 calling for a general election to be held on May 3, 2025, for the offices of mayor, city council place 1, city council place 2, and city council place 7; approving a joint election agreement with Tarrant County; providing procedures for the conduct of the election. (I. Rodriguez)

10. Resolution No. R-2025-003-03 - Amending Fee Schedule

Consideration and/or action regarding approval of Resolution No. R-2025-003-03 amending the Fee Schedule of Appendix C of the Code of Ordinance

OTHER BUSINESS

11. Development Agreement

Consideration and/or action to approve a Facilities Agreement with the owners of Callaway Place Addition, Block 1, for the construction of a private access roadway and underlying public infrastructure within the Callaway Place Addition and the Fossil Ridge, Phase III, Addition. (G. Van Nieuwenhuize)

12. Property For Sale

Consideration and/or action regarding an offer to purchase city owned properties located at the 5000 block of Bernice Street as described in the public notices. (R. Phelps)

13. City Property

Discussion and possible action regarding city owned property, specifically located at 5024 Broadway Avenue. (R. Phelps)

CITY STAFF REPORTS

14. North Park Update - (C. Pruitt)

15. Tree Bole and Nuisance Cart Ordinance Update - (J. Steele)

FUTURE AGENDA ITEMS

16. Consideration and/or action to approve item to be placed on future agendas.

BOARDS / COMMISSIONS / COMMITTEES

17. Resignation of Boards/Commissions/Committees Members.
Consider approval of the resignations of Board/Commission/Committee Members.
— A. Fire Service Board - Francesca Gum

18. Appointment/Reappointment to Boards/Commissions/Committee Members
Consider approval regarding appointment to Boards/Commissions/Committees.

EXCUSED ABSENCE OF COUNCIL MEMBERS

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

EXECUTIVE SESSION

RECONVENE TO REGULAR SESSION

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

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 9th DAY OF JANUARY 2025, AT 12:30 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.

IMELDA B. RODRIGUEZ, CITY SECRETARY

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.

Date Posted: January 9, 2025

CITY COUNCIL MEMORANDUM

City Council Meeting:	Monday, January 13, 2025, 6:00 PM
Department:	City Secretary
Subject:	Minutes

BACKGROUND

A Regular Meeting was held on December 9, 2024, at City Hall.

FISCAL IMPACT

None.

RECOMMENDATION

Staff recommend the City Council approve the Minutes of December 9, 2024.

Attachments

[ag_120924 minutes.pdf](#)

MINUTES
HALTOM CITY COUNCIL MEETING
December 9, 2024

A Regular Meeting was held by the City Council of the City of Haltom City, Texas, on December 9, 2024, at 6:00 p.m. in the Council Chambers at City Hall, 5024 Broadway Avenue, Haltom City, Texas, 76117, with the following members present:

Mayor An Truong
Dep Mayor PT (DMPT) Don Cooper
Council Place 3 Ollie Anderson
Council Place 5 Troy Dunn

Mayor Pro Tem (MPT) Kyle Smith
Council Place 2 Kyle Hantz
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 Olson, City Attorney (CA); Imelda B. Rodriguez, City Secretary (CS); Stormy Johnson, Finance Director (FD); Bryce Davis, Emergency Management Director (EMD); Cody Phillips, Police Chief (PC); Brian Jacobs, Fire Chief (FC); Christi Pruitt, Parks and Recreation Director (PRD); Erica Gill, Library Director (LD); Bryce Davis, Autumn Permenter, City Engineer (CE); Glenna Batchelor, Planning and Community Development Director (PCDD) and Bobbi Arthur, Senior Center Supervisor (SCS).

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, nonconforming mobile home park, billboard consultation, Outfront Media settlement, future Council Workshop, Signage at Senior Center, Ponderosa MOU, Kroger Opioid Settlement and pending or contemplated litigation or a settlement offer for the following cases:

- Burkett Media v. City of Haltom City
- Flynn v. Haltom City Economic Development Corporation.
- Darrell Ford v. City of Haltom City

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 551.074 – Personnel - Deliberation appointments of board and commissions.

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

Mayor Truong called for an Executive Session at 6:01. The Executive Session ended at 7:09 p.m.

WORKSESSION – 6:45 p.m.

- Presentation of a development proposal from Nails Plus
Vu Phan, CEO and Proprietor of Nails Plus, gave a detailed presentation of his development proposal.
- Review and discuss items on the Regular Agenda of December 9, 2024

CALL TO ORDER – Mayor Truong called the meeting to order at 7:34 p.m.

INVOCATION & PLEDGE OF ALLEGIANCE – Mayor Pro Tem Kyle Hantz

VISITORS/CITIZENS FORUM

ANNOUNCEMENTS/EVENTS – CS Rodriguez read the following Announcements:

Library

- **Wrapping Supplies:** Need wrapping supplies? Pick them up at the library now through December 23, 2024.
- **Santa's Visit:** Santa will be here for photos and surprises on **Thursday, December 19, 2024**, from **3 PM to 5 PM**.

Parks and Recreation:

- **Neighborhood Decorating Contest:** Decorate your neighborhood by **December 8, 2024**! The Haltom City Beautification Board will select 18 winners from multiple categories. Winners will be recognized from **December 8–15, 2024**.

Senior Center Events:

- **Winter Car Care Presentation:** Join us for a presentation by Meinke Car Care on **Thursday, December 12, 2024, at 12 noon**. Lunch will be sponsored by Risky's BBQ.
- **Annual Christmas Dinner Party:** Celebrate the season with us on **Monday, December 23, 2024**, starting at **11 AM**. Enjoy a visit from Santa, a gift exchange, and a traditional Christmas dinner provided by Cotton Patch.
- **Frosty the Snowman Party:** Kick off the New Year fun with us on **Monday, December 30, 2024**, at **11 AM**. A Chick-fil-A lunch will be served at **12 noon**.
- **NOON Year's Eve Celebration:** Say goodbye to 2024 with our Rockabilly Band celebration on **Tuesday, December 31, 2024**, at **11 AM**. Countdown to noon with us at **11:55 AM**!
- **Tree of Thanks:** Show your support and be part of the Haltom City Senior Center by contributing to the Tree of Thanks.

Mrs. Lin Thompson addressed the Council to announce that the 2025 Calendar is now available for purchase at the Senior Center, with proceeds supporting the Senior Center's Programs and Activities.

PROCLAMATIONS/RECOGNITIONS – Bonnie Richards, Small Business Saturday, and Wally Mosely

Mayor Truong presented a proclamation to Mrs. Bonnie Richards and awarded a certificate of recognition to Mr. Wally Mosely.

REGULAR AGENDA

1. **Minutes** – Consideration and/or action regarding approval of the Minutes of the November 18, 2024, Special Meeting and November 25, 2024, Regular Meeting. **(I. Rodriguez)**

CM Dunn moved, seconded by CM Coffman, to approve minutes of November 18 and November 25, 2024, City Council Meeting. ***The vote was unanimous. Motion carried.***

ORDINANCES

2. **Ordinance No. O-2024-027-15 – CUP-006-24** - Public hearing and consider action on the application of David Barber for a Conditional Use Permit for Office Warehouse and for Contractor's Office (w/shop and garage) uses in the "C-3" Commercial District, containing approximately 0.73 acres of land, on Block 32, West 160' of Lot 4, 5 and 6 of the Meadow Oaks Addition – Haltom, locally known as 3227 Rita Lane. ***1st Reading. (G. Batchelor)***

PCDD Batchelor informed the Council that items 2 through 6 are interconnected and originate from the same applicants, encompassing three Conditional Use Permits (CUPs) and two rezoning requests. She provided additional details to ensure consistency in these matters and is recommending approval.

Mayor Truong opened the public hearings for Ordinance No. O-2024-027-15 – CUP-006-24 ; Ordinance No. O-2024-028-15 – CUP-007-24; Ordinance No. O-2024-029-15 – CUP-008-24; Ordinance No. O-2024-025-15 – Z-003-24; and Ordinance No. O-2024-026-15 – Z-004-24 at 8:03 p.m., and there were no comments from the public. Therefore, he closed the public hearing at 8:04 p.m.

CM Lindgren moved, seconded by CM Dunn, to approve Ordinance No. O-2024-027-15 – CUP-006-24 on ***1st reading. The vote was unanimous. Motion carried.***

3. **Ordinance No. O-2024-028-15 – CUP-007-24** - Public hearing and consider action on the application of David Barber for a Conditional Use Permit for Office Warehouse and for Contractor's Office (w/shop and garage) uses in the "C-3" Commercial District, containing approximately 1.4348 acres of land, on Block 15, Lot 3 of the Meadow Oaks Addition – Haltom, locally known as 3220 Haltom Road. ***1st Reading. (G. Batchelor)***

CM Coffman moved, seconded by MPT Smith, to approve Ordinance No. O-2024-028-15 – CUP-007-24 on ***1st reading. The vote was unanimous. Motion carried.***

4. **Ordinance No. O-2024-029-15 – CUP-008-24** - Public hearing and consider action on the application of David Barber for a Conditional Use Permit for Office Warehouse and for Contractor's Office (w/shop and garage) uses in the "C-3" Commercial District, containing approximately 0.73 acres of land, on W126.5' of Lots 1, 2, and 3, Block 32, Meadow Oaks Addition – Haltom, locally known as 5126 Broadway Avenue. ***1st Reading. (G. Batchelor)***

CM Hantz moved, seconded by CM Dunn, to approve Ordinance No. O-2024-029-15 – CUP-008-24 on ***1st reading. The vote was unanimous. Motion carried.***

5. **Ordinance No. O-2024-025-15 – Z-003-24** - Public hearing and consider action on the application of David Barber for a zone change request from “C-4” Commercial district to “C-3” Commercial District located on Block 32, West 160’ of Lot 4, 5 and 6, Meadow Oaks Addition – Haltom, being approximately 0.73 acres of land, locally known as 3227 Rita Lane. **1st Reading. (G. Batchelor)**

CM Coffman moved, seconded by CM Lindgren, to approve Ordinance No. O-2024-025-15 – Z-003-24 on **1st reading. The vote was unanimous. Motion carried.**

6. **Ordinance No. O-2024-026-15 – Z-004-24** - Public hearing and consider action on the application of David Barber for a zone change request from “C-2” Commercial district to “C-3” Commercial District located on Block 15, Lot 3 of the Meadow Oaks Addition – Haltom, being approximately 1.4348 acres of land, locally known as 3220 Haltom Road. **1st Reading. (G. Batchelor)**

MPT Smith moved, seconded by CM Dunn, to approve Ordinance No. O-2024-026-15 – Z-004-24 on **1st reading. The vote was unanimous. Motion carried.**

OTHER BUSINESS

7. **380 - Development Agreement**– Consideration and/or action to accept a 380 - Development Agreement with Nails Plus. **(R. Phelps)**

CM Phelps informed the council about the agreement with Nails Plus, which had been discussed during the executive session and is now ready for action.

CM Dunn moved, seconded by MPT Smith, to approve the 380 Development Agreement with Nails Plus as proposed. **The vote was unanimous. Motion carried.**

8. **Settlement Agreement** – Consideration and/or action to approve a billboard sign agreement with Burkett Media. **(W. Olson)**

CA Olson informed the Council about the settlement agreement with Burkett Media and is recommending approval.

CM Anderson moved, seconded by DMPT Cooper, to approve the settlement agreement with Burkett Media. **The vote was unanimous. Motion carried.**

9. **Memorandum of Understanding** - Consideration and/or action regarding Memorandum of Understanding with Ponderosa Mobile Home Park. **(W. Olson)**

CA Olsen informed the Council of the details of the Memorandum of Understanding and is now ready for action.

MPT Smith moved, seconded by CM Dunn, to approve the Memorandum of Understanding with Ponderosa Mobile Home Park. **The vote was unanimous. Motion carried.**

10. **Property For Sale** – Consideration and/or action regarding an offer to purchase city owned properties located at the 5000 block of Bernice Street as described in the public notices. **(R. Phelps)**

CM Phelps stated that with the directions from the Council this item is not ready for action.

11. **Interlocal Agreement**– Consideration and/or action regarding Interlocal Agreement Renewal for Joint Crime Victim Assistant Program Crime between the cities of North Richland Hills, Haltom City and Watauga, Texas. **(C. Phillips)**

PC Phillips informed the Council of the details of the Interlocal Agreement Renewal and is recommending approval.

CM Lindgren moved, seconded by CM Coffman, to approve the Interlocal Agreement for Joint Crime Victim Assistant Program Crime between the cities of North Richland Hills, Haltom City and Watauga, Texas. ***The vote was unanimous. Motion carried.***

CITY STAFF REPORTS

12. Staff Reports – New City Hall update payments **(S. Foust)**

ACM Foust provided the Council with a comprehensive presentation covering several key topics: the forms of payment accepted, the costs associated with credit card fees, changes in customer payment behaviors, the prevalence of electronic payments (79% of payments are made electronically), the benefits of electronic payments, and potential future payment methods.

FUTURE AGENDA ITEMS

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

No future agendas items were requested.

BOARDS/COMMISSIONS/COMMITTEES

14. **Resignations of Board/Commissions/Committee Members** – Consider approval of the resignations of Board/Commission/Committee Members. There were none.

15. **Appointment/Reappointment to Boards/Commissions/Committees** – Consider approval regarding appointments to Boards/Commissions/Committees.

Mayor Truong appointed Councilwoman Ollie Anderson as the Council Contact for the Housing Authority.

By consensus of the Council, they approved the appointment of Ollie Anderson as Council Contact for the Housing Authority.

EXCUSED ABSENCE OF COUNCIL MEMBERS

16. **Attendance Requirements** – Consideration regarding excused absences of Council Members according to Article III, Sec. 3.07 (a). Attendance Requirements of the Haltom City Charter. There were no absences.

EXECUTIVE SESSION

See Posting on Page One (1) of Agenda.

RECONVENED TO REGULAR SESSION

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

ADJOURNMENT

Mayor Truong adjourned the meeting at 8:23 p.m.

RESPECTFULLY SUBMITTED BY:

APPROVED BY:

Imelda B. Rodriguez, TRMC, City Secretary

Dr. An Truong, Mayor

CITY COUNCIL MEMORANDUM

City Council Meeting:	Monday, January 13, 2025, 6:00 PM
Department:	Planning & Community Development
Subject:	3. Ordinance No. O-2024-027-15 – CUP-006-24

BACKGROUND

FISCAL IMPACT

None.

RECOMMENDATION

Recommend to approve CUP of David Barber for 3227 Rita Lane - 2nd reading.

Attachments

[Ordinance CU-006-24 - 3227 Rita.pdf](#)

ORDINANCE NO. O-2024-027-15

CASE NO. CU-006-24

AN ORDINANCE AMENDING ORDINANCE NO. O-2002-032-15, AS AMENDED, THE ZONING ORDINANCE OF THE CITY OF HALTOM CITY, TEXAS, BY APPROVING A CONDITIONAL USE PERMIT FOR OFFICE WAREHOUSE AND CONTRACTOR'S OFFICE (W/SHOP AND GARAGE) ON 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, in accordance with Section 39 of the Zoning Ordinance, the owner of property consisting of approximately 0.73 acres of land located on W160' of Lots 4, 5 and 6, Block 32, Meadow Oaks Addition-Haltom, locally known as 3227 Rita Lane (hereinafter-referenced as the "Property"), has filed an application for approval of a Conditional Use Permit for office warehouse and contractor's office (w/shop and garage) on said property; and

WHEREAS, the Planning and Zoning Commission of the City of Haltom City, Texas held a public hearing on November 12, 2024 and the City Council of the City of Haltom City, Texas held a public hearing on December 9, 2024 with respect to the Conditional Use permit described herein; and

WHEREAS, the City has complied with all requirements of Chapter 211 of the Local Government Code, and all other laws dealing with notice, publication and procedural requirements for the approval of the Conditional Use Permit.

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 approving a Conditional Use Permit for office warehouse and contractor's office (w/shop and garage) at the property consisting of approximately 0.73 acres of land located at 5126 Broadway Avenue and being more fully described as the W160' of Lots 4, 5 and 6, Block 32, Meadow Oaks Addition-Haltom, locally known as 3227 Rita Lane.

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 Conditional Use Permit as set forth above.

SECTION 3.

The use of the Property described above shall be subject to the restrictions, terms and conditions set forth in Exhibit "A" Design Standards attached hereto and shall further 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
_____, 2024.

PASSED AND APPROVED ON SECOND READING THIS _____ DAY OF
_____, 2024.

Mayor
ATTEST:

City Secretary

EFFECTIVE: _____

APPROVED AS TO FORM AND LEGALITY:

City Attorney

Exhibit "A"
Design Standards

1. Every use, or any part thereof, that is not conducted within a building completely enclosed on all sides shall be enclosed within a wall or fence a minimum of six feet and a maximum of eight feet in height. Such wall or fence shall completely screen all operations conducted within such wall or fence from observation. No exterior storage area shall encroach into any required yards.
2. The dumpsters and other refuse facilities shall be visually screened by a six-foot to eight-foot high solid fence on all sides and maintained in good repair.
3. Parking spaces must be marked and maintained to include curb stops at west property line.
4. Fire lane must be marked and maintained.
5. Parking lot must be kept maintained and free of any damage.
6. The first 15 feet of the required front yard setback, measured from the property line shall be landscaped with trees, grass, and shrubs.
7. The owner and/or agent, if any, shall be jointly and severally responsible for installing and maintaining all screening and/or landscaping in a healthy, neat, orderly and live-growing condition, and replacing it when necessary.
8. One (1) permanent attached sign shall be allowed per tenant space, not to exceed 1'x6' and installation can only be centered at overhead door.

CITY COUNCIL MEMORANDUM

City Council Meeting: Monday, January 13, 2025, 6:00 PM

Department: Planning & Community Development

Subject: 4. Ordinance No. O-2024-028-15 – CUP-007-24

BACKGROUND

FISCAL IMPACT

None.

RECOMMENDATION

Recommend to approve CUP application of David Barber of 3220 Haltom Road on 2nd reading of Ordinance.

Attachments

[Ordinance CU-007-24 - 3220 Haltom.pdf](#)

ORDINANCE NO. O-2024-028-15

CASE NO. CU-007-24

AN ORDINANCE AMENDING ORDINANCE NO. O-2002-032-15, AS AMENDED, THE ZONING ORDINANCE OF THE CITY OF HALTOM CITY, TEXAS, BY APPROVING A CONDITIONAL USE PERMIT FOR OFFICE WAREHOUSE AND CONTRACTOR'S OFFICE (W/SHOP AND GARAGE) ON 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, in accordance with Section 39 of the Zoning Ordinance, the owner of property consisting of approximately 1.4348 acres of land located on Lots 3, Block 15, Meadow Oaks Addition-Haltom, locally known as 3220 Haltom Road (hereinafter-referenced as the "Property"), has filed an application for approval of a Conditional Use Permit for office warehouse and contractor's office (w/shop and garage) on said property; and

WHEREAS, the Planning and Zoning Commission of the City of Haltom City, Texas held a public hearing on November 12, 2024 and the City Council of the City of Haltom City, Texas held a public hearing on December 9, 2024 with respect to the Conditional Use permit described herein; and

WHEREAS, the City has complied with all requirements of Chapter 211 of the Local Government Code, and all other laws dealing with notice, publication and procedural requirements for the approval of the Conditional Use Permit.

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 approving a Conditional Use Permit for office warehouse and contractor's office (w/shop and garage) at the property consisting of approximately 1.4348 acres of land located at 3220 Haltom Road and being more fully described as Lots 3, Block 15, Meadow Oaks Addition-Haltom, locally known as 3220 Haltom Road.

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 Conditional Use Permit as set forth above.

SECTION 3.

The use of the Property described above shall be subject to the restrictions, terms and conditions set forth in Exhibit "A" Design Standards attached hereto and shall further 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 _____, 2024.

PASSED AND APPROVED ON SECOND READING THIS _____ DAY OF _____, 2024.

Mayor
ATTEST:

City Secretary

EFFECTIVE: _____

APPROVED AS TO FORM AND LEGALITY:

City Attorney

Exhibit "A"
Design Standards

1. Every use, or any part thereof, that is not conducted within a building completely enclosed on all sides shall be enclosed within a wall or fence a minimum of six feet and a maximum of eight feet in height. Such wall or fence shall completely screen all operations conducted within such wall or fence from observation. No exterior storage area shall encroach into any required yards.
2. The dumpsters and other refuse facilities shall be visually screened by a six-foot to eight-foot high solid fence on all sides and maintained in good repair.
3. On both sides of each drive approach shall be an 18'x18' no parking area.
4. Parking spaces must be marked and maintained to include curb stops at west property line.
5. Fire lane must be marked and maintained.
6. Parking lot must be kept maintained and free of any damage.
7. The first 15 feet of the required front yard setback, measured from the property line shall be landscaped with trees, grass, and shrubs.
8. The owner and/or agent, if any, shall be jointly and severally responsible for installing and maintaining all screening and/or landscaping in a healthy, neat, orderly and live-growing condition, and replacing it when necessary.
9. One (1) permanent attached sign shall be allowed per tenant space, not to exceed 1'x6' and installation can only be centered at overhead door.

CITY COUNCIL MEMORANDUM

City Council Meeting: Monday, January 13, 2025, 6:00 PM

Department: Planning & Community Development

Subject: 5. Ordinance No. O-2024-029-15 – CUP-008-24

BACKGROUND

FISCAL IMPACT

None.

RECOMMENDATION

Recommend to approve the CUP application of Mr. David Barber for 5126 Broadway Ave. - 2nd reading Ordinance.

Attachments

[Pub Notice O-2024-029-15.pdf](#)

ORDINANCE NO. O-2024-029-15

CASE NO. CU-008-24

AN ORDINANCE AMENDING ORDINANCE NO. O-2002-032-15, AS AMENDED, THE ZONING ORDINANCE OF THE CITY OF HALTOM CITY, TEXAS, BY APPROVING A CONDITIONAL USE PERMIT FOR OFFICE WAREHOUSE AND CONTRACTOR'S OFFICE (W/SHOP AND GARAGE) ON 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.

SECTION 1.

Ordinance No. O-2002-032-15, as amended, is hereby amended by approving a Conditional Use Permit for office warehouse and contractor's office (w/shop and garage) at the property consisting of approximately 0.73 acres of land located at 5126 Broadway Avenue and being more fully described as the W126.5' of Lots 1, 2 and 3, Block 32, Meadow Oaks Addition-Haltom.

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 9th DAY OF DECEMBER 2024.

CITY COUNCIL MEMORANDUM

City Council Meeting:	Monday, January 13, 2025, 6:00 PM
Department:	Planning & Community Development
Subject:	6. Ordinance No. O-2024-025-15 – Z-003-24

BACKGROUND

FISCAL IMPACT

None.

RECOMMENDATION

Recommend to approve the zone change request by Mr. David Barber of 3227 Rita - 2nd reading Ordinance.

Attachments

[Pub Notice O-2024-025-15.pdf](#)

ORDINANCE NO. O-2024-025-15

CASE NO. Z-003-24

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.

SECTION 1.

Ordinance No. O-2002-032-15, as amended, is hereby amended by approving a rezoning from “C-4” Commercial District to “C-3” Commercial District at the property consisting of approximately 0.73 acres of land and being more fully described as the W160’ of Lots 4, 5 and 6, Block 32, Meadow Oaks Addition-Haltom, locally known as 3227 Rita Lane.

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 9th DAY OF DECEMBER 2024.

CITY COUNCIL MEMORANDUM

City Council Meeting:	Monday, January 13, 2025, 6:00 PM
Department:	Planning & Community Development
Subject:	7. Ordinance No. O-2024-026-15 – Z-004-24

BACKGROUND

FISCAL IMPACT

None.

RECOMMENDATION

Recommend to approve the zone change request of David Barber of 3220 Haltom Road - 2nd reading Ordinance.

Attachments

[Pub Notice O-2024-026-15.pdf](#)

ORDINANCE NO. O-2024-026-15

CASE NO. Z-004-24

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.

SECTION 1.

Ordinance No. O-2002-032-15, as amended, is hereby amended by approving a rezoning from “C-2” Commercial District to “C-3” Commercial District at the property consisting of approximately 1.4348 acres of land located on Lots 3, Block 15, Meadow Oaks Addition-Haltom, locally known as 3220 Haltom Road.

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 9th DAY OF DECEMBER 2024.

CITY COUNCIL MEMORANDUM

City Council Meeting: Monday, January 13, 2025, 6:00 PM

Department: Planning & Community Development

Subject: 8. Ordinance No. – O-2024-030-15 – Z-005-24

BACKGROUND

Public Hearing and consider action on the application of Joyce Engler Walters and David Engler, for a zone change request from “C-3” Commercial District to “MF-2” Multifamily Residential District located on located at the southern portion of the Alexander Hood Survey, Abstract 682, Tract 2, James M. Robinson Survey, Abstract 1346, Tract 1A & Green B. Stanley Survey, Abstract 1378, Tracts 5B1 & 5B2, being the majority of the 15.2749 acres of land and specifically 12.331 acres of land excluding the southwest corner of the tract that is currently zoned “C-3” Commercial, the property is bound by High Pointe Drive to the North, North East Loop 820 to the South, Haltom Road to the West and High Pointe Drive to the East, locally known as 4909 North East Loop 820.

On July 19, 2021, City Council held a workshop to discuss Land Use Plan and Revitalization. Part of the discussion was regarding commercial corridors and future land use of specifically 4909 North East Loop 820. City Council made the recommendation to begin the rezone process and change the use from “SF-2” – Single Family Residential district to “C-3” Commercial district.

In 2016, the City of Haltom City condemned High Pointe Drive to the north of this property and through studies provided at the time this property was considered commercial property and as part of the condemnation process the City of Haltom City paid a commercial price for the land acquired for the right of way.

City Comprehensive Land Use Plan lists this area as Retail, Office, Service Commercial and supports the proposed rezone.

The applicant was not in favor of the rezone from “SF-2” Single Family Residential to “C-3” Commercial.

The applicant has decided to request a rezone for the property from the current zoning classification of “C-3” Commercial to “MF-2” Multifamily Residential. The Comprehensive Land Use Plan “CLUP” supports the current zoning district. The CLUP would have to be amended along with the proposed rezoning request. One of the primary purposes of the CLUP is to guide the Planning and Zoning Commission and City Council with request for any proposed zone change requests. This request conflicts with what has been determined to be the desired type of use on the property.

FISCAL IMPACT

None.

RECOMMENDATION

The Planning and Zoning Commission recommended denial of Ordinance No. O-2024-030-15 with a vote of 4-0 vote at the December 10, 2024 meeting.

Attachments

[Z-005-24 Packet.pdf](#)



STAFF REPORT

CITY OF HALTOM CITY

MEETING DATE: 12/10/2024	TO: P&Z Commission	FROM: Glenna Batchelor Director of Planning and Community Development	SUBJECT: Z-005-24 4909 NE Loop 820 Rezone from "C-3" to "MF-2"
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Z-005-24

Consider action on the application of Joyce Engler Walters and David Engler, for a zone change request from "C-3" Commercial District to "MF-2" Multifamily Residential District located on located at the southern portion of the Alexander Hood Survey, Abstract 682, Tract 2, James M. Robinson Survey, Abstract 1346, Tract 1A & Green B. Stanley Survey, Abstract 1378, Tracts 5B1 & 5B2, being the majority of the 15.2749 acres of land and specifically 12.331 acres of land excluding the southwest corner of the tract that is currently zoned "C-3" Commercial, the property is bound by High Pointe Drive to the North, North East Loop 820 to the South, Haltom Road to the West and High Pointe Drive to the East, locally known as 4909 North East Loop 820.

EXISTING ZONING/LAND USE

"C-3" Commercial / Vacant Land

ADJACENT ZONING/USES

North	- "SF-2" Single Family Residential / Vacant Land
South	- "C-2" Commercial District / Vacant Land
	- "C-3" Commercial District / Vacant Land
East	- "SF-2" Single Family Residential / Vacant Land
West	- "C-2" Commercial District / Religious Institution

ANALYSIS

On July 19, 2021, City Council held a workshop to discuss Land Use Plan and Revitalization. Part of the discussion was regarding commercial corridors and future land use of specifically 4909 North East Loop 820. City Council made the recommendation to begin the rezone process and change the use from "SF-2" – Single Family Residential district to "C-3" Commercial district.

In 2016, the City of Haltom City condemned High Pointe Drive to the north of this property and through studies provided at the time this property was considered commercial property and as part of the condemnation process the City of Haltom City paid a commercial price for the land acquired for the right of way.

City Comprehensive Land Use Plan lists this area as Retail, Office, Service Commercial and supports the proposed rezone.

The applicant was not in favor of the rezone from “SF-2” Single Family Residential to “C-3” Commercial.

The applicant has decided to request a rezone for the property from the current zoning classification of “C-3” Commercial to “MF-2” Multifamily Residential. The Comprehensive Land Use Plan “CLUP” supports the current zoning district. The CLUP would have to be amended along with the proposed rezoning request. One of the primary purposes of the CLUP is to guide the Planning and Zoning Commission and City Council with request for any proposed zone change requests. This request conflicts with what has been determined to be the desired type of use on the property.

TRANSPORTATION

The site has frontage on High Pointe Drive to the north and east, NE Loop 820 to the south and Haltom Road to the west. The site is currently vacant so all drive approaches and access would be reviewed by city staff during the plan submission process. The proposed zoning change, and following development of the site, will increase the average daily trips to and from the subject site.

DRAINAGE

Based on available information the property is located in flood zone X. Any future applicant will have to work with the cities Engineering Department to address all floodplain issues.

WATER & SANITARY SEWER

Water and sanitary sewer services are available to the subject site.

FIRE PREVENTION

Fire Station #3, located at 4849 NE Loop 820, 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 intermittent streetlight surrounding the site with above ground utilities lines along NE Loop 820 while the utility lines on the north, east and west are underground.

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 Retail, Commercial, Service Commercial. The proposed zoning change district is consistent with this land use suggested by the CLUP.

NOTIFICATION

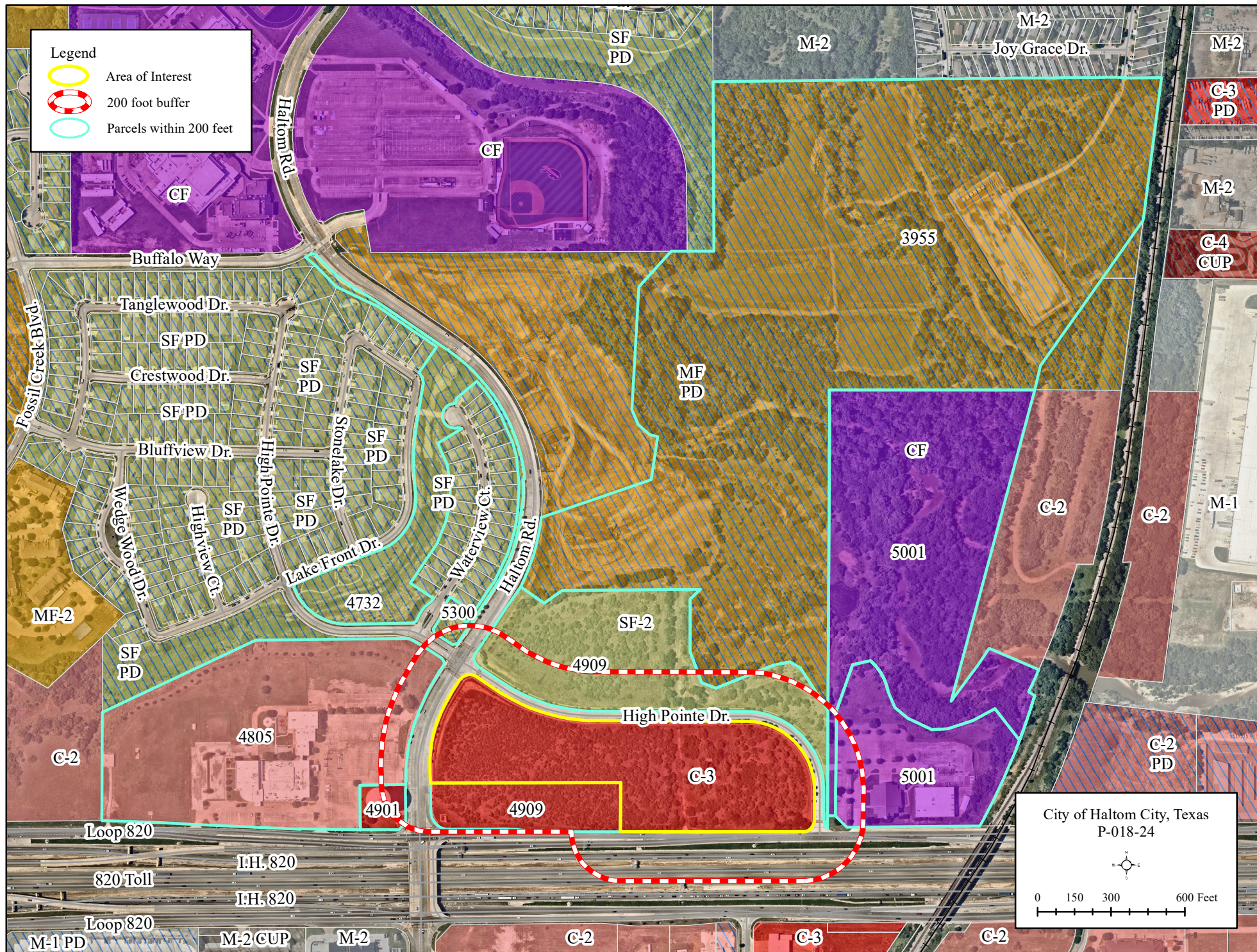
The legal notice regarding the public hearing was published in the November 21, 2024 *Fort Worth Star Telegram*.

Written notice of the request was mailed to six (6) property owners within 200' of the site on November 24, 2021.

_____ 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
5024 Broadway Avenue, Post Office Box 14246, Haltom City, Texas, 76117, 817-222-7757

APPLICATION FOR REZONING

Date: 11/12/24

File Number:

2-005-24

I, JOYCE ENGLER WATERS, DAVID ENGLER, 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: # 4969 NE LOOP 820

Legal Description: Lot: _____ Block: _____ Addition: 682 TRACT 2 1/4 1346 TA 1A
Tract: _____ Survey: ALEXANDER 11000 Abstract: 41378 TRACTS 5812 582

Current Zoning Classification: C-3 Current Use: GRAZING CATTLE

Proposed Zoning Classification: MF-2 Proposed Use: APARTMENTS

Reason for Zoning Change Request: THERE IS NO DEMAND FOR COMMERCIAL DEVELOPMENT. THERE IS DEMAND FOR APARTMENT DEVELOPMENT.

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: Joyce Engler Waters 11-8-2024
(signature of applicant) (date)
2200 STANLEY AVE Ft. Worth, TX 76106 (817) 975-7374
(address of applicant) (telephone number/Fax)
Name: [Signature] 11/8/24
(signature of owner) (date)
7707 Fannin #100, Houston 713.797.0993
(address of owner) TX 77054 (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): _____



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, JOYCE ENGLER WATERS, DAVID ENGLER (please print) the undersigned applicant hereby make application for the Rezoning of the following described property located in the City of Haltom City, Texas:

Address of Property: # 4969 NE LOOP 820

Legal Description: Lot: _____ Block: _____ Addition: 682 TRACT 2 A 1346 TR 1A
Tract: _____ Survey: ALEXANDER HOGG Abstract: 41378 TRACTS 581 & 582

Current Zoning Classification: C-3 Current Use: GRAZING CATTLE

Proposed Zoning Classification: MF-2 Proposed Use: APARTMENTS

Reason for Zoning Change Request: THERE IS NO DEMAND FOR COMMERCIAL DEVELOPMENT. THERE IS DEMAND FOR APARTMENT DEVELOPMENT.

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: Joyce Engler Waters (signature of applicant) 11-8-2024 (date)
2200 STANLEY AVE FT. WORTH, TX 76116 (address of applicant) (817) 975-7374 (telephone number/Fax)

Name: _____ (signature of owner) _____ (date)

(address of owner) _____ (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): _____

Engler Properties
4763 Barwick Drive, Ste. 105
Fort Worth, Texas 76132
Ph. (817) 336 - 7374

November ____, 2024

Via Hand Delivery

Planning and Zoning Commission and City Council
City of Haltom City, Texas
5024 Broadway Ave.
Haltom City, TX 76117

Re: Zoning Application for 12.331 Acres
4909 N.E. Loop 820
Haltom City, Texas

Dear Sirs:

Louis Engler Properties, LLC, Nettye Engler Properties, LLC, and David Engler, Trustee of the Engler Family Trust, the owners of the above Property, hereby request that the zoning on the 12.331 acre tract, shown on the survey attached hereto, be changed to MF-2, based primarily on the fact that there is no current market for commercial development of this property. Joyce Engler Walters is authorized to sign the application for the first two of the owners, and David Engler is the Trustee of the Engler Family Trust. This application is not requesting, at this time, a re-zoning of the 3.0 acres in the southwest corner of the tract, which is clearly marked on the attached survey.

No structure on the 12.331 acre tract is proposed at this time, so no building permit is requested as part of this application. Please direct any questions you have regarding this application to Phil Welsh, at 817-980-0832.

Sincerely,



Phil Welsh

PW/ssg
Enclosure

DESCRIPTION, of a 12.331 acre (537,139 square foot) tract of land situated in the James M. Robinson Survey, Abstract No. 1346, Green B. Stanley Survey, Abstract No. 1378, and Alexander Hood Survey, Abstract No. 682, City of Haltom City, Tarrant County, Texas; said tract being part of that tract of land described in General Warranty Deed to Louis Engler Properties, LLC recorded in Instrument No. D210091741 of the Official Public Records of Tarrant County, Texas; said 12.331 acre (537,139 square foot) tract being more particularly described as follows (bearing System for this survey is based on the Texas Coordinate System of 1983 (2011 adjustment), North Central Zone 4202, based on observations made on July 25, 2024 with a combined scale factor of 1.00012);

BEGINNING, at a 1/2-inch iron rod with red "GRAHAM ASSOC INC." cap found for the north end of a right-of-way corner clip at the intersection of the south right-of-way line of High Pointe Drive (a 68-foot wide right-of-way) and the north right-of-way line of Northeast Loop 820 Frontage Road (a variable width right-of-way); said point being the northwest corner of that tract of land described as Parcel 26-ROW-2 in Possession and Use Agreement for Transportation Purposes recorded in Instrument No. D213187461 of said Official Public Records;

THENCE, South 47 degrees, 55 minutes, 23 seconds West, along said corner clip and the northwest line of said Parcel 26-ROW-2, a distance of 46.07 feet to a point for corner at the south end of said corner clip; said point being in the north line of that tract of land described as Parcel No. 31 in Agreed Final Judgement recorded in Instrument No. D216069826 of said Official Public Records;

THENCE, along said north line of Northeast Loop 820 Frontage Road and said north line of Parcel No. 36, the following five (5) calls;

South 89 degrees, 23 minutes, 45 seconds West, a distance of 71.77 feet to a point for corner;

North 86 degrees, 01 minutes, 49 seconds West, a distance of 145.50 feet to a Aluminum Disk Stamped "TXDOT" found for corner;

South 89 degrees, 23 minutes, 45 seconds West, a distance of 205.85 feet to a Aluminum Disk Stamped "TXDOT" found for corner;

South 84 degrees, 39 minutes, 25 seconds West, a distance of 140.44 feet to a point for corner;

South 89 degrees, 23 minutes, 44 seconds West, a distance of 326.50 feet to a point for corner;

THENCE, North 00 degrees, 55 minutes, 55 seconds West, departing said north line of Northeast Loop 820 Frontage Road and said north line of Parcel No. 31, a distance of 232.17 feet to a point for corner;

THENCE, South 89 degrees, 04 minutes, 05 seconds West, a distance of 610.61 feet to a point for corner in the east right-of-way of Haltom Road (a variable width right-of-way); said point being the beginning of a non-tangent curve to the right;

THENCE, in a northerly direction along said curve, having a central angle of 34 degrees, 16 minutes, 39 seconds, a radius of 589.00 feet, a chord bearing and distance of North 16 degrees, 12 minutes, 24 seconds East, 347.14 feet, an arc distance of 352.37 feet to a point at the end of said curve;

THENCE, North 33 degrees, 20 minutes, 44 seconds East, a distance of 44.47 feet to a point for corner at the south end of a right-of-way corner clip at the intersection of said east line of Haltom Road and said south line of High Pointe Drive;

THENCE, North 78 degrees, 20 minutes, 44 seconds East, along said corner clip, a distance of 55.15 feet to a point for corner at the north end of said corner clip; from said point a disturbed 1/2-inch iron rod found bears South 39 degrees, 15 minutes West, a distance of 0.3 feet;

THENCE, along said south line of High Pointe Drive, the following five (5) calls;

South 56 degrees, 39 minutes, 16 seconds East, a distance of 100.00 feet to a point at the beginning of a tangent curve to the left; from said point a 1/2-inch iron rod found bears South 23 degrees, 19 minutes West, a distance of 0.4 feet;

In an easterly direction along said curve, having a central angle of 33 degrees, 11 minutes, 04 seconds, a radius of 734.00 feet, a chord bearing and distance of South 73 degrees, 14 minutes, 48 seconds East, 419.20 feet, an arc distance of 425.12 feet to a 1/2-inch iron rod with red "GRAHAM ASSOC INC." cap found at the end of said curve;

South 89 degrees, 50 minutes, 21 seconds East, a distance of 612.78 feet to a 1/2-inch iron rod with red "GRAHAM ASSOC INC." cap found at the beginning of a tangent curve to the right;

In a southeasterly direction along said curve, having a central angle of 90 degrees, 12 minutes, 36 seconds, a radius of 266.00 feet, a chord bearing and distance of South 44 degrees, 44 minutes, 04 seconds East, 376.87 feet, an arc distance of 418.81 feet to a point at the end of said curve; from said point a 1/2-inch iron rod with red "GRAHAM ASSOC INC." cap found bears South 78 degrees, 15 minutes West, a distance of 0.2 feet;

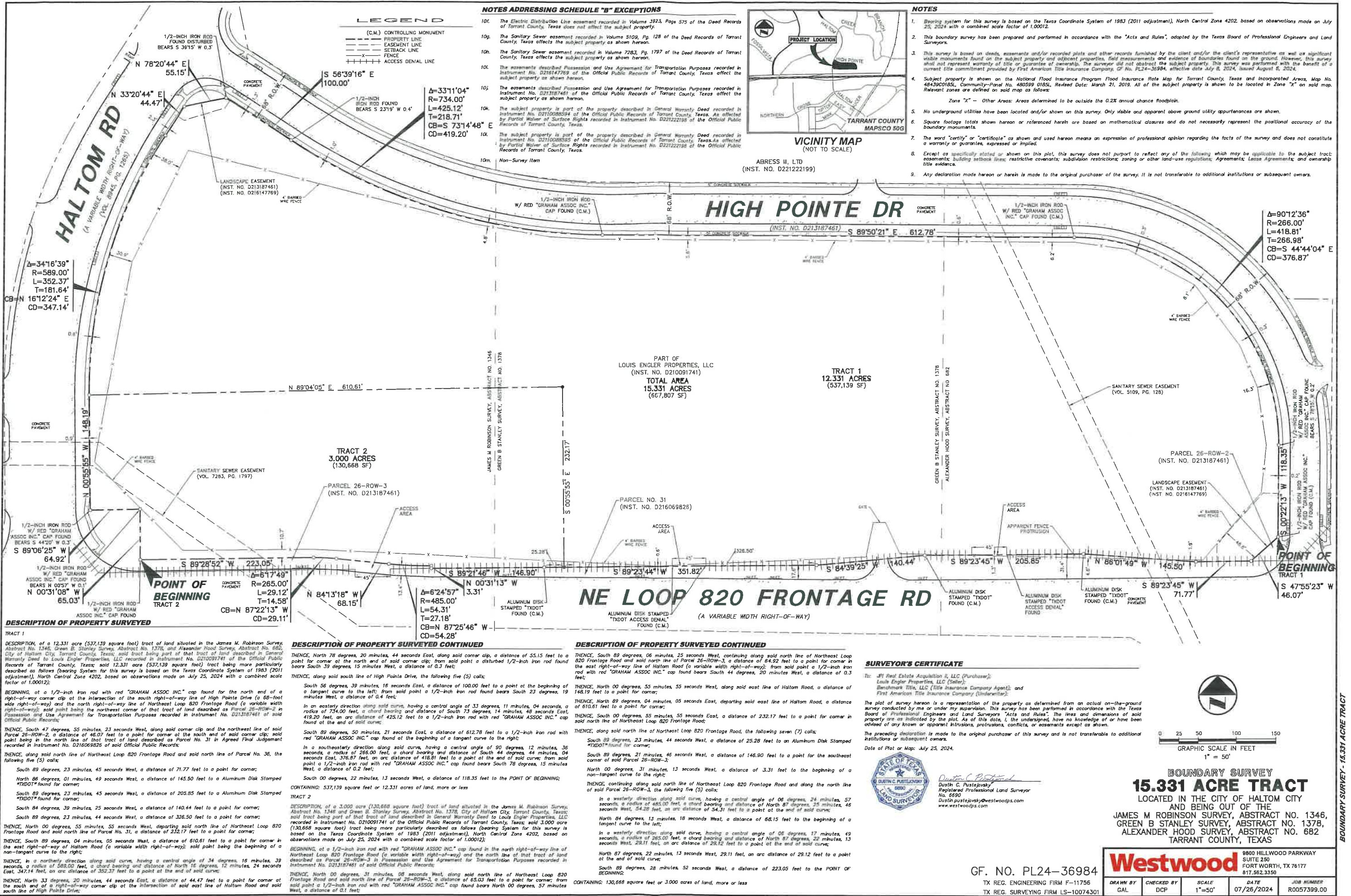
South 00 degrees, 22 minutes, 13 seconds West, a distance of 118.35 feet to the **POINT OF BEGINNING**;

CONTAINING: 537,139 square feet or 12.331 acres of land, more or less

TRACT 2

DESCRIPTION, of a 3.000 acre (130,668 square foot) tract of land situated in the James M. Robinson Survey, Abstract No. 1346 and Green B. Stanley Survey, Abstract No. 1378, City of Haltom City, Tarrant County, Texas; said tract being part of that tract of land described in General Warranty Deed to Louis Engler Properties, LLC recorded in Instrument No. D210091741 of the Official Public Records of Tarrant County, Texas; said 3.000 acre (130,668 square foot) tract being more particularly described as follows (bearing System for this survey is based on the Texas Coordinate System of 1983 (2011 adjustment), North Central Zone 4202, based on observations made on July 25, 2024 with a combined scale factor of 1.00012);

CAUSE NO. 02024, S.W. PM
N. 1057389.00, 0.00
CAUTION: SURVEY CDVA-LTA, SURVEY R0057399.00MS.DWG



ORDINANCE NO. O-2024-030-15

CASE NO. Z-005-24

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, in accordance with Section 39 of the Zoning Ordinance, the City of Haltom City has filed an application to rezone the property consisting of the majority of approximately 12.331 acres of land located on the southern portion of the Alexander Hood Survey, Abstract 682, Tract 2, James M. Robinson Survey, Abstract 1346, Tract 1A & Green B. Stanley Survey, Abstract 1378, Tracts 5B1 & 5B2, being the majority of the 15.2749 acres of land and specifically 12.331 acres of land excluding the southwest corner of the tract that is currently zoned "C-3" Commercial (the property is bound by High Pointe Drive to the North, North East

Loop 820 to the South, Haltom Road to the West and High Pointe Drive to the East) locally known as 4909 North East Loop 820, (hereinafter-referenced as the “Property”), from its present classification of “C-3” Commercial District to “MF-2” Multifamily District; and

WHEREAS, the Planning and Zoning Commission of the City of Haltom City, Texas held a public hearing on December 10, 2024 and the City Council of the City of Haltom City, Texas held a public hearing on January 13, 2024 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, and all other laws dealing with notice, publication and procedural requirements for the rezoning of the property.

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 majority of the property being approximately 12.331 acres of land located on the southern portion of the Alexander Hood Survey, Abstract 682, Tract 2, James M. Robinson Survey, Abstract 1346, Tract 1A & Green B. Stanley Survey, Abstract 1378, Tracts 5B1 & 5B2 excluding the southwest corner of the tract that is currently zone “C-3” Commercial (the property is bound by High Pointe Drive to the North, North East Loop 820 to the South, Haltom Road to the West and High Pointe Drive to the East) locally known as 4909 North East Loop 820 from its present classification of “C-3” Commercial District to “MF-2” Multifamily Residential 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
_____, 2024.

PASSED AND APPROVED ON SECOND READING THIS _____ DAY OF
_____, 2024.

Mayor
ATTEST:

City Secretary

EFFECTIVE: _____

APPROVED AS TO FORM AND LEGALITY:

City Attorney

TAXPIN	AccountNum	Zoning	ZoningAlt	SitusAddr	MultiZonin	NumParts
13844-1-1A1	07699336	CF		5001 NE Loop 820	No	0
14567-4-1R1A-10	07389507	C-2		4805 NE Loop 820	No	0
18008M--1-09		SF	PD	4732 Lake Front Dr		0
18008M-H-1	42519401	SF	PD	5300 Waterview Ct		0
A 682-2	03925536	C-3		4909 NE Loop 820	Yes	2
A 682-2	03925536	C-3		4909 NE Loop 820	Yes	2
A 682-2C	41732022	MF	PD	3955 Haltom Rd	No	0
A 682-2E	42135972	SF-2		4909 NE Loop 820	No	0
A 682-3B04	03925587	CF		5001 NE Loop 820	No	0
A1346-1A03	04140796	C-3		4901 NE Loop 820	No	0

Owner_Name	Owner_Addr	Owner_City	Owner_Zip
FIRST BAPTIST CHURCH OF FORT W	5001 NE LOOP 820	FORT WORTH, TX	76137
GLENVIEW BAPTIST CHURCH	4805 NE LOOP 820	FORT WORTH, TX	76137
HIGH POINTE HALTOM CITY HOMEOW	14951 N DALLAS PKWY SUITE 600	DALLAS, TX	75254
BAIG, MIRZA	5300 WATERVIEW CT	FORT WORTH, TX	76137
LOUIS ENGLER PROPERTIES LLC	4763 BARWICK DR STE 105	FORT WORTH, TX	76132
LOUIS ENGLER PROPERTIES LLC	4763 BARWICK DR STE 105	FORT WORTH, TX	76132
ABRES III LTD	12720 HILLCREST RD STE 390	DALLAS, TX	75230
ABRES III LTD	12720 HILLCREST RD STE 390	DALLAS, TX	75230
ABRES III LTD	12720 HILLCREST RD STE 390	DALLAS, TX	75230
HALTOM CITY, CITY OF	PO BOX 14246	HALTOM CITY, TX	76117

LegalDescr
FIRST BAPT CHURCH OF FT WORTH Block 1 Lot 1A1
FOSSIL RIDGE ADDITION Block 4 Lot 1R1A1 & ROBINSON, JAMES M SURVEY A1346 TR 1A9A
HIGH POINTE ADDITION Block Lot 1 OPEN SPACE
HIGH POINTE ADDITION Block H Lot 1
HOOD, ALEXANDER SURVEY Abstract 682 Tract 2 A1346 TR 1A & A1378 TRS 5B1 & 5B2
HOOD, ALEXANDER SURVEY Abstract 682 Tract 2 A1346 TR 1A & A1378 TRS 5B1 & 5B2
HOOD, ALEXANDER SURVEY Abstract 682 Tract 2C A 896 TR 1 & A 1346 TR 1A1C1 & A 1378 TRS 5B1A & 5B2A
HOOD, ALEXANDER SURVEY Abstract 682 Tract 2E A1346 TRS 1A10 & 1A1C & A1378 TRS 5B1B 5B1C & 5B2B
HOOD, ALEXANDER SURVEY Abstract 682 Tract 3B04
ROBINSON, JAMES M SURVEY Abstract 1346 Tract 1A03

CITY COUNCIL MEMORANDUM

City Council Meeting: Monday, January 13, 2025, 6:00 PM

Department: Administration

Subject: 9. Resolution No. R-2025-001-01

BACKGROUND

In accordance with Chapter 363 of the Texas Local Government Code, the Crime Control and Prevention District Act, the City previously held an election whereby the voters approved the creation of the Haltom City Crime Control and Prevention District (CCPD) and the adoption of a one-quarter of one percent sales and use tax for the benefit of the CCPD.

After notice and public hearing on January 13, 2025, the City Council desires to request that the Board of the Haltom City Crime Control and Prevention District order a referendum on the continuation of the Haltom City Crime Control and Prevention District and sales tax for a period of ten (10) years.

FISCAL IMPACT

None.

RECOMMENDATION

Staff recommend the City Council approve Resolution No. R-2025-001-01, approving the resolution.

Attachments

[Resolution CCPD Continuation Referendum.pdf](#)

RESOLUTION NO. R-2025-001-01

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HALTOM CITY, TEXAS REQUESTING A REFERENDUM ON THE CONTINUATION OF THE HALTOM CITY CRIME CONTROL AND PREVENTION DISTRICT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Haltom City (“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, in accordance with Chapter 363 of the Texas Local Government Code, the Crime Control and Prevention District Act (the “Act”), the City previously held an election whereby the voters approved the creation of the Haltom City Crime Control and Prevention District (the “CCPD”) and the adoption of a one-quarter of one percent sales and use tax for the benefit of the CCPD; and

WHEREAS, pursuant to the Act the term of the Crime Control and Prevention District will expire in 2025 unless a continuation referendum is held; and

WHEREAS, Section 363.251 of the Act authorizes the City Council, after a public hearing, by resolution to request that the Board of the Haltom City Crime Control and Prevention District order a referendum on whether to continue the Crime Control and Prevention District within the City; and

WHEREAS, Section 363.2515 of the Texas Local Government Code allows a district to be continued for a period of 5, 10, 15 or 20 years; and

WHEREAS, after notice and public hearing on January 13, 2025, the City Council desires to request that the Board of the Haltom City Crime Control and Prevention District order a referendum on the continuation of the Haltom City Crime Control and Prevention District and sales tax for a period of ten (10) years.

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

SECTION 1.

The City Council of the City of Haltom City, Texas hereby requests that the Board of the Crime Control and Prevention District order a referendum on the continuation of the Haltom City Crime Control and Prevention District and sales tax for a period of ten (10) years, as authorized by Subchapter F of Chapter 363, Texas Local Government Code.

SECTION 2.

This resolution shall become effective immediately upon passage.

PASSED AND APPROVED THIS 13th DAY OF JANUARY, 2025

MAYOR

ATTEST:

CITY SECRETARY

CITY COUNCIL MEMORANDUM

City Council Meeting: Monday, January 13, 2025, 6:00 PM

Department: City Secretary

Subject: 10. Resolution No. R-2025-002-01 – May 2025 General Election

BACKGROUND

The Texas Election Code specifies that the first Saturday in May shall be a “Uniform Election Date”. The City of Haltom City will hold a General Election on May 3, 2025, to elect for the office of the Mayor and Council Places 1, 2, and 7. The places in the General Election will be for a two-year term. Currently, the resolution lists the Haltom City Senior Center and the Library as the two polling places.

Should an additional Special Election be called, the deadline for the Council to order it is February 14, 2025.

As in the past, Haltom City will hold a joint election with Tarrant County. Tarrant County owns an electronic voting system, the Hart InterCivic Verity Voting System (Version 2.5), which has been duly approved by the Secretary of State pursuant to Texas Election Code Chapter 122, as amended, and is compliant with the accessibility requirements for persons with disabilities set forth by Texas Election Code Section 61.012. The cities, towns, independent school districts, college district and water district in Tarrant County will hold elections on the uniform date of May 3, 2025; therefore, it is desirable to these entities to hold a joint election with Tarrant County Elections Administration (TCEA) to share equipment, services, supplies and administrative costs. As in previous elections conducted by TCEA, voters will have the convenience of numerous early voting sites throughout the county.

FISCAL IMPACT

Election costs will be shared between participating political subdivisions, but the County does not yet know how many entities will be participating.

RECOMMENDATION

Staff recommends the City Council approve Resolution No. R-2025-002-01, authorizing a joint election with Tarrant County and calling for the General Election to be held on May 3, 2025.

Attachments

[Resolution Calling Election.pdf](#)

RESOLUTION NO. 2025-002-01

A RESOLUTION AND ELECTION ORDER BY THE CITY COUNCIL OF THE CITY OF HALTOM CITY, TEXAS, AUTHORIZING AND CALLING FOR A GENERAL ELECTION TO BE HELD ON MAY 3, 2025, FOR THE OFFICES OF MAYOR, CITY COUNCIL PLACE 1, CITY COUNCIL PLACE 2, AND CITY COUNCIL PLACE 7; APPROVING A JOINT ELECTION AGREEMENT WITH TARRANT COUNTY; PROVIDING PROCEDURES FOR THE CONDUCT OF THE ELECTION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Haltom City, Texas (the "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, a General Election for the Mayor and City Council Members of the City of Haltom City, as set forth by the City of Haltom City Home Rule Charter and the Texas Election Code (the "Code"), is required to be held on May 3, 2025, at which time the voters will elect persons to fill the offices of the Mayor, City Council Place 1, City Council Place 2, and City Council Place 7, with all places to be elected for two-year terms; and

WHEREAS, it is the City Council's intent that the election be administered by the Tarrant County Elections Administrator in accordance with the provisions of the Code; and

WHEREAS, it is in the best interest of the citizens of Haltom City for the election to be conducted through a joint election agreement with Tarrant County; and

WHEREAS, the intention of the City Council, via adoption of this Resolution, is to call a general election; designate polling places; appoint necessary election officers; and establish procedures for conducting the election.

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

Section 1.

A General Election shall be held in the City of Haltom City on May 3, 2025, between the hours of 7:00 a.m. and 7:00 p.m., at which time the following officers will be elected:

Mayor - For a two-year term ending in May 2027, or until their successor is duly elected and qualified.

City Council Place 1 - For a two-year term ending in May 2027, or until their successor is duly elected and qualified.

City Council Place 2 - For a two-year term ending in May 2027, or until their successor is duly elected and qualified.

City Council Place 7 - For a two-year term ending in May 2027, or until their successor is duly elected and qualified.

Section 2.

Qualified persons may file as candidates for the General Election by filing an application with the City Secretary between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday, beginning Wednesday, January 15, 2025, and ending not later than 5:00 p.m. on Friday, February 14, 2025. The order in which the names of the candidates are to be printed on the ballot shall be determined by a drawing by the City Secretary. Notice of the time and place for such drawing shall be given in accordance with Chapter 52 of the Code.

Section 3.

The City Council hereby approves a joint election agreement and contract between Tarrant County and the City of Haltom City (the "Contract") for the purpose of conducting the General Election. The Contract will be forthcoming and the City Manager or their designee is authorized to execute the Contract. In the event of a conflict between this Resolution and the Contract, the Contract shall control.

Section 4.

The Election Day polling places for this joint election are designated pursuant to Section 271.003 of the Texas Election Code, and the City Council finds that the following locations can most adequately and conveniently serve the voters in this election, and that these locations will facilitate the orderly conduct of the election:

Polling Place 1 - Haltom City Senior Center, 3201 Friendly Lane, Haltom City, Texas 76117

Polling Place 2 - Haltom City Library, 4809 Haltom Road, Haltom City, Texas 76117

Further, Tarrant County will allow all voters in the City to vote at any of the polling places listed on their website in addition to the above polling places.

Section 5.

The Presiding Election Judge and Alternate Presiding Election Judge shall be appointed by Tarrant County as indicated in the Contract and authorized by Chapter 271 of the Texas Election Code.

Section 6.

The Tarrant County Elections Administrator (“Elections Administrator”) or their successor, is hereby designated as the Early Voting Clerk for the election as indicated in the Contract. Early voting by personal appearance shall commence April 22, 2025, and shall continue until April 29, 2025. On at least two weekdays during the early voting period, the location for early voting shall be open for at least twelve (12) hours as mandated by state law. The early voting main location will be at Tarrant County Elections Center, 2700 Premiere Street, Fort Worth, Texas, and the Haltom City Early Voting locations will be at the Haltom City Senior Center at 3201 Friendly Lane and the Haltom City Library at 4809 Haltom Road, Haltom City, Texas.

Section 7.

The Elections Administrator shall be responsible for the Early Voting applications and ballots. Applications for early voting by mail may be delivered to the Elections Administrator, County of Tarrant, Elections Administrator, 2700 Premier Street, Fort Worth, Texas 76111, not later than close of business on April 22, 2025, regardless of delivery method. Early voting ballots shall be mailed to the Elections Administrator at the same address. The City Secretary is directed to forward applications and ballots received to the Elections Administrator as provided in the Contract.

Section 8.

All resident qualified electors of the City shall be permitted to vote at said election and, on the day of the election, such electors shall vote at a polling place designated by Tarrant County Elections. The election shall be held in accordance with the Constitution of the State of Texas, the Code, and the City Code.

Section 9.

All expenditures necessary for the conduct of the election, the purchase of materials therefore, and the employment of all election officials are hereby authorized and shall be conducted in accordance with the Contract and the Code. The City Manager and the City Secretary, in consultation with the City Attorney, are hereby authorized and directed to take any and all actions necessary to comply with the provisions of the Code in carrying out and conducting the election, whether or not expressly authorized herein.

Section 10.

Should a runoff election be required following the canvass of the May 3, 2025 election, the Council hereby orders that a runoff election be held on Saturday, June 7, 2025. The polling place on Election Day for the runoff election shall be at the same polling places as those of the original election, and the hours of voting shall be between 7:00 a.m. and 7:00 p.m.

PASSED AND APPROVED by the City Council of the City of Haltom City, Texas
this _____ day of January, 2025.

An Truong, Mayor

ATTEST:

Imelda Rodriguez, City Secretary

CITY COUNCIL MEMORANDUM

City Council Meeting: Monday, January 13, 2025, 6:00 PM

Department: Finance

Subject: Resolution No. R-2025-003-03 - Amending Fee Schedule

BACKGROUND

The various departments of the City are responsible for collecting a wide variety of fees for permits, services, fines, and other charges that are all part of the everyday operations of municipal government. Since 2003, the fees have been incorporated into a single ordinance.

During the most recent update to the fee schedule, an administrative oversight resulted in the omission of commercial building permit fees. Although the fees themselves have not changed, their absence from the published schedule could create confusion for both staff and the public.

The attached resolution replaces Appendix C of the code, which details the fees by department and discloses the existing and proposed rates for each type of service.

FISCAL IMPACT

Staff recommends that the City Council approve Resolution No. R-2025-003-03 to adopt the FY 2024-2025 fee schedule, effective January 13, 2025.

RECOMMENDATION

Staff recommends the City Council approve Resolution No. R-2025-003-03 to adopt the 2024-2025 fee schedule effective January 13, 2025.

Attachments

[Fee schedule resolution.pdf](#)

[List of Fees 2025 update 1.13.25.pdf](#)

RESOLUTION NO. R-2025-003-03

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HALTOM CITY, TEXAS, AMENDING THE FEE SCHEDULE OF APPENDIX C OF THE CODE OF ORDINANCES, CITY OF HALTOM CITY, TEXAS.

WHEREAS, Ordinance O-2005-041-03 (“the Ordinance”) governs the fees charged by the City for goods and services provided; and

WHEREAS, Section 2 of Ordinance O-2005-041-03 specifies that Exhibit “A” to the Ordinance may be amended by a resolution of the City Council.

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

SECTION I.

The schedule attached to this resolution, hereinafter known, as Exhibit “A” shall establish the fees to be charged for the City goods and services named in the attachment.

SECTION II.

Appendix C of the Code of Ordinances, City of Haltom City, Texas is hereby amended to read as shown in the attached and incorporated Exhibit “A” hereto.

SECTION III.

This resolution shall be effective for all services rendered and products sold effective October 1, 2024.

APPROVED this 13th day of January 2025.

An Truong
Mayor

Attest:

Art Camacho
City Secretary



FY2024-2025 Fee Schedule

ALL Departments

Effective 10/01/2024

Update since
8/19/2024 in red
CC last approved
08-19-2024

Dept	Type	Description	Charge Per	Rate 2025
ADMINISTRATIVE CHARGES				
	Copies/ Public Records			
		Audio Cassette		
			Per Cassette	
				\$2.50
		Certified Copy		
			Each Certification (Plus additional cost of document)	
				\$5.00
		Computer CD (when available)		
			Per CD	
				\$1.00
		Computer Diskette (when available)		
			Per Diskette	
				\$1.00
		DVD Duplication of Council Meeting/Open Record		

Dept	Type	Description	Charge Per	Rate 2025
ADMINISTRATIVE CHARGES	Copies/ Public Records	DVD Duplication of Council Meeting/Open Record	Per Meeting/Open Record	
				\$3.00
		DVD Duplication of Program not Council Meeting/Open Record		
			Per Duplication of Program not Council Meeting/Open Record	
				\$15.00
		Paper Copy - Larger than 8 ½ x 14 (If two sides, counts as two copies)		
			Per side of paper	
				\$0.50
		Paper Copy - Standard Size 8 ½ x 11 or 8 ½ x 14 (Eleven or More Pages) If two sides, counts as two copies		
			Per side of paper	
				\$0.10
		Paper Copy - Standard Size 8 ½ x 11 or 8 ½ x 14 (One to Ten Pages) If two sides, counts as two copies.		
			Per side of paper	
				\$0.10
		Personnel Charge For Research		
			Per Hour	

Dept	Type	Description	Charge Per	Rate 2025
ADMINISTRATIVE	Copies/ Public Records	Personnel Charge For Research	Per Hour	\$15.00
		VHS Duplication of Council Meeting/Open Record		
			Per Meeting/Open Record	
				\$2.50
		VHS Duplication of Program not Council Meeting/Open Record		
			Per Duplication of Program not Council Meeting/Open Record	
				\$8.00
	Microfiche/ Microfilm			
		Paper Copy - Standard Size 8 ½ x 11 or 8 ½ x 14		
			Per Page	
				\$0.10
	Notary Fees			
		Acknowledgements, Certified Copies, Jurat's, Oaths and Affirmations, Proof of Acknowledgement		
			Per Document	
				\$10.00
		Protests		
			Per Document	
				\$5.00

Dept	Type	Description	Charge Per	Rate 2025
ADMINISTRATIVE CHAI	Notary Fees	Protests		
ANIMAL SERVICES				
	Adoption/ Surrender			
		Adoption		
			Per Animal	
				\$65.00
		Deceased Animal Pickup - From Citizen - Large Animal Over 30 pounds)		
			Per Animal	
				\$10.00
		Deceased Animal Pickup - From Citizen - Small Animal (Less than 30 pounds)		
			Per Animal	
				\$10.00
		Deceased Animal Pickup - From Veterinarian		
			Per Animal	
				\$10.00
		Surrender Fee All Species		
			Per Animal (must have rabies vaccine)	
				\$75.00
		Surrender Fee All Species -		
			Bite Investigation	
				\$150.00

Dept	Type	Description	Charge Per	Rate 2025
ANIMAL SERVICES	Adoption/ Surrender	Surrender Fee All Species -		
	Offense Fees			
		Boarding Fee All Species		
			Per Day Per Animal (in addition to impound fee)	
				\$10.00
		Impoundment of Stray Animal - 1st Offense		
			Per Animal	
				\$30.00
		Impoundment of Stray Animal - 2nd Offense		
			Per Animal	
				\$60.00
		Impoundment of Stray Animal - Each Additional Offense		
			Per Animal	
				\$100.00
		Quarantine All Species (Incremental increase in fee for each additional quarantine)		
			Per Day Per Animal	
				\$30.00
	Trap Rental Fees			
		City Animal Licensing Fee - Altered (Required minimum age 4 months and older)		
			Per Animal	

Dept	Type	Description	Charge Per	Rate 2025
ANIMAL SERVICES	Trap Rental Fees	City Animal Licensing Fee - Altered (Required minimum age 4 months and older)	Per Animal	\$7 / Senior Citizens \$0
		City Animal Licensing Fee - Replace tag (Required minimum age 4 months and older)	Per Animal	\$5 / Senior Citizens \$0
		City Animal Licensing Fee - Un-altered (Required minimum age 4 months and older)	Per Animal	\$15 / Senior Citizens \$0
		Trap (Refundable Fee)	Per Animal	\$60.00
	CITY SECRETARY			
	Documents	Emergency Management Plan (Annexes Only)	Per Plan + Per Page	\$15 + 0.10 per page
		Emergency Management Plan (Basic Only) - Paper Copy	Per Plan + Per Page	

Dept	Type	Description	Charge Per	Rate 2025
CITY SECRETARY	Documents	Emergency Management Plan (Basic Only) - Paper Copy	Per Plan + Per Page	\$15 + 0.10 per page
		Emergency Management Plan (Basic Plan and/or Annexes) Per CD when available		
		CD (Computer Disk)		\$5.00
	Faxing Fee - Open Records Requests			
		Local Number	Per Page - Local	\$1.00
		Long Distance Number (U. S. Mail will be used on open records requests that have a long distance fax telephone number)	Mailed - Long Distance	\$0.00
	License and Permits			
		Alcohol Permit Late Fee	Late Fee	

Dept	Type	Description	Charge Per	Rate 2025
				Additional 10% per number of month late until paid in full. Permits that are more than 90 days overdue will be void and required to reapply.
CITY SECRETARY	License and Permits	Alcohol Permit Late Fee	Late Fee	
		Alcohol Permit: BE - On Premise Beer Retailers		
			A. First Year	500
			B. Every year thereafter first year	375
		Alcohol Permit: BG - Wine and Beer Retailers On Premise		
			A. First Year	500
			B. Every year thereafter first year	

Dept	Type	Description	Charge Per	Rate 2025
CITY SECRETARY	License and Permits	Alcohol Permit: BG - Wine and Beer Retailers On first year		375
		Alcohol Permit: BQ - Wine and Beer Off Premise Permit		
			Per Year	\$30.00
		Amusement Machine License		
			After 3rd Inspection, each time	\$50.00
			Five Machines or More	\$300.00
			Four Machines or Less	\$100.00
			Inspection for Permit- 2nd & 3rd Time	\$25.00
			Late Fee for Permit Renewal	

Dept	Type	Description	Charge Per	Rate 2025
				\$5/day; After 90 days permit will be recinded until next calender year
CITY SECRETARY	License and Permits	Amusement Machine License	Late Fee for Permit Renewal	
		Amusement Machine License - Inspection		
			Inspection for Permit-1st Time	
				\$0.00
		Food Certificate: Q Permit Type Certificate		
			Annual	
				\$37.50
		Food Certificate: RM or MB Certificate		
			A. 1st year Annual Renewal	
				1125
			B. 2nd year Annual Renewal	
				750
			C. Subsequent Annual Renewal	
				375
		Occupation Tax Annual License		

Dept	Type	Description	Charge Per	Rate 2025
CITY SECRETARY	License and Permits	Occupation Tax Annual License	Per Amusement	
			Machine	
				\$15 or 25% of
				the amount of
				the annual
				occupation
				tax charged by
				the State
		Pool Hall		
			Annual License Per Table	
				\$15.00
		Solicitor's Permit		
			Annual Permit	
				\$100.00
ENGINEERING				
	Gas Drilling and Production			
	Fees			
		Amended Permit Fee		
			Per well head	
				\$1,000.00
		Annual Permit Fee		
			Per well head	
				\$2,000.00

Dept	Type	Description	Charge Per	Rate 2025
ENGINEERING	Gas Drilling and Production	Blanket Permit Fee		
			Per well head	
				\$10,000.00
		Drilling Permit Fee		
			Per well head	
				\$10,000.00
		Inspections		
			Per well head	
				Actual Cost
		Operator Transfer Fee		
			Per well head	
				\$1,000.00
		Seismic Service Fee		
			Per well head	
				\$500.00
		Technical Advisor		
			Per well head	
				Actual Cost
ENVIRONMENTAL SERVICES				
	Food Program Fees (Fees Paid Directly to Tarrant County)			
	Adjunct Operation			

Dept	Type	Description	Charge Per	Rate 2025
ENVIRONMENTAL SERVICES	Food Program Fees (Fees Paid Directly to Tarrant County)	Adjunct Operation	Food Service (per independent operation)	\$500.00
			Food Store ≤ 5000 sq. ft (per independent operation)	\$500.00
			Food Store ≥ 5000 sq. ft (per independent operation)	\$600.00
		Catering Operation	Per establishment	\$700.00
		Child Care Food Service	Per establishment	\$500.00
		Commissary	No food prep	\$400.00
			With food prep	\$600.00

Dept	Type	Description	Charge Per	Rate 2025
ENVIRONMENTAL SERVICES	Food Program Fees (Fees Paid Directly to Tarrant	Contractual Inspection - School Districts (avg \$150 per site visite) *no fee increase		
			Reinspection Fee	
				\$150.00
		Duplicate Permits *no fee increase		
			Reinspection Fee	
				\$15.00
		Farmers Market		
			Reinspection Fee	
				\$100.00
		Food Court		
			Per establishment	
				\$600.00
		Food Service		
			A. ≤ 500 sq. ft	
			\$	400.00
			B. > 500≤1500 sq. ft	
			\$	500.00
			C. >1500≤3000 sq. ft	
			\$	600.00
			D. >3000≤6000 sq. ft	
			\$	700.00

Dept	Type	Description	Charge Per	Rate 2025
ENVIRONMENTAL	Food Program Fees (Fees	Food Service	E. >6000 sq. ft	
			\$	800.00
		Food Store		
			> 5000 sq. ft	
				\$800.00
			≤ 5000 sq. ft	
				\$600.00
		Late Fee (The late fee increases 10% for each 30 day block until permit fee and late fee is paid. Permits that are more than 90 days overdue will be void and required to reapply.)		
			From 1-30 days	
				10% of fee owed
			From 31-60 days	
				20% of fee owed
		Mobile Units		
			Open and/or food prep	
				\$600.00
			Prepackaged food only	
				\$400.00

Dept	Type	Description	Charge Per	Rate 2025
ENVIRONMENTAL	Food Program Fees (Fees	Mobile Units	Push Carts	
				\$600.00
		Plan Review		
			<1500 sq ft or below	
				\$100.00
			>1500 sq ft or above	
				\$200.00
		Required/Requested Reinspection Fee		
			Reinspection Fee	
				\$75.00
		School Cafeterai with Contract		
			Reinspection Fee	
				\$250.00
		Temporary Food Establishment 1-5 Days *no fee increase		
			Reinspection Fee	
				\$35.00
		Temporary Food Establishment 6-14 Days		
			Reinspection Fee	
				\$70.00
	Industrial User Wastewater Discharge Permitting Fees			

Dept	Type	Description	Charge Per	Rate 2025
ENVIRONMENTAL SERVICES	Industrial User Wastewater Discharge Permitting Fees	Administrative fee (see Haltom City's Enforcement Response Plan) City of Fort Worth Pretreatment Contract fees which vary depending on compliance and changes to industrial facility (plus additional Haltom City Administrative Fees)		
			Per compliance issue	\$200.00
		Haltom City Significant Industrial User (City of Fort Worth Pretreatment Contract fees which vary depending on compliance and changes to industrial facility (plus additional Haltom City Administrative Fees)		
			Annual Fee	\$500.00
	Permits and Inspections			
		Annual Permit		
			Per Pool	\$315.00
		Backflow Tester Registration		
			For One Year	\$100.00
		Late Fee (The late fee increases 10% for each 30 day block until permit fee and late fee is paid.Permits that are more than 90 days overdue will be void and required to reapply.)		

Dept	Type	Description	Charge Per	Rate 2025
ENVIRONMENTAL	Permits and Inspections	Late Fee (The late fee increases 10% for each 30	From 1-30 days	10% of fee owed
			From 31-60 days	20% of fee owed
			From 61-90 days	30% of fee owed
			Liquid Waste Transport Fee	
			1st Vehicle	\$200.00
			Each Additional Vehicle	\$170.00
			Plan Review and Opening Inspection	
			Per Pool	\$200.00
		Public (not for single family residential) Swimming Pool, Spa & Interactive Water Feature Fees	Per Pool	

Dept	Type	Description	Charge Per	Rate 2025
				(Fees Paid Directly to Tarrant County)
ENVIRONMENTAL SERVICES	Permits and Inspections	Public (not for single family residential) Swimming Pool, Spa & Interactive Water Feature Fees	Per Pool	
		Required Reinspection	Per Event	\$75.00
		Test Booklet	Per Booklet	\$20.00
		Trip Ticket Book Liquid Waste Transport	Per Book	\$20.00
	Shopping Cart recovery	Shopping Cart Recovery	Per Cart	\$50.00
	Wastewater Sampling Fees	Biochemical Oxygen Demand Sampling Fee	Per Sample	\$55.00
		Cyanide Grab Sampling Fee	Per Sample	

Dept	Type	Description	Charge Per	Rate 2025
ENVIRONMENTAL	Wastewater Sampling Fees	Cyanide Grab Sampling Fee	Per Sample	\$50.00
		Metals Composite Sampling Fee.		
			Per Sample	
				\$255.00
		Oil/Grease and Cyanide Grab Sampling Fee		
			Per Sample	
				\$80.00
		Total Suspended Solids Sampling Fee		
			Per Sample	
				\$40.00
		Total Toxic Organics Grab Sampling Fee		
			Per Sample	
				\$615.00
FINANCE				
	Bound Hardcopy			
		Annual Audit		
			Per Copy	
				\$40.00
		Budget		
			Per Copy	
				\$40.00
	Fee			
		Credit card convenience fee		

Dept	Type	Description	Charge Per	Rate 2025
FINANCE	Fee	Credit card convenience fee	Per transaction	\$2.50
FIRE DEPARTMENT				
	Automatic Fire Sprinkler Systems			
		Automatic Fire Sprinkler Systems		
			1 to 19 heads	
				\$100.00
			20 or more	
				\$125.00
			Per floor	
				(blank)
			Plus	
				\$50.00
	Fire Alarm Systems			
		Initiating Devices		
			2-5 initiating devices	
				\$100.00
			6 or more initiating devices	
				\$125.00
			Plus per floor	

Dept	Type	Description	Charge Per	Rate 2025
FIRE DEPARTMENT	Fire Alarm Systems	Initiating Devices	Plus per floor	\$45.00
	Fire Code Permits	To obtain the entire list of tables with a description of each individual permit, refer to the 2018 International Fire Code.		
			Per Permit (Maximum charge per facility \$165 regardless of number of permits at one location)	
				\$55.00
	Fire Hydrant Flow Test	Test	Per Test	
				\$75.00
	Fire Protection Contractor's Fee	Annual Renewal	Per	No Charge
		Initial	Per	No Charge
	Fireworks	Fireworks Display		

Dept	Type	Description	Charge Per	Rate 2025
FIRE DEPARTMENT	Fireworks	Fireworks Display	Per Event	
				\$300.00
	Inspection Fee			
		Re-Inspection Fee (After 3rd visit if no compliance)Refer to The Uniform Administrative Code, 1997 Ed., published by International Conference of Building Officials. (Adopted as the official administrative code of the City.) Ordinance No. 0-98-055-18		
			Per Occurrence	
				(blank)
	Multi-Family Safety Inspections			
		Annual Fee		
			Per Dwelling Unit	
				\$14.00
	Open Burning			
		Open Burning		
			Per Event	
				\$300.00
	Plan Review			
		Plan Review		
			Per Plan	
				\$250.00

Dept	Type	Description	Charge Per	Rate 2025
FIRE DEPARTMENT	Pre-engineered Extinguishing System			
	Existing System			
			Per System	
				\$100.00
	New System			
			Per System	
				\$150.00
	Stand-by/Fire Watch Personnel			
	Stand-by/Fire Watch Personnel			
			Per Hour	
				\$45.00
Standpipe Installation				
	New			
		Per Riser		
			\$100.00	
Standpipe Testing				
	Required every 5 years			
		Per Riser		
			\$50.00	
	Temporary membrane structures, tents and canopies			

Dept	Type	Description	Charge Per	Rate 2025
FIRE DEPARTMENT	Temporary membrane structures, tents and	Temporary membrane structures, tents and canopies	Per	
				\$175.00
HALTOM CITY WATER AND SEWER IMPACT FEES				
	A. 3/4" Water Meter			
		3/4" Water Meter		
			Per Meter	
				1166.54
		Wastewater from 3/4" Water Meter		
			Per Meter	
				2115.33
	B. 5/8" Water Meter			
		5/8" Water Meter		
			Per Meter	
				1166.54
		Wastewater from 5/8" Water Meter		
			Per Meter	
				2115.33
	C. 1" Water Meter			
		1" Water Meter		
			Per Meter	

Dept	Type	Description	Charge Per	Rate 2025
HALTOM CITY	C. 1" Water Meter	1" Water Meter	Per Meter	1948.11
		Wastewater from 1" Water Meter		
			Per Meter	3532.61
	D. 2" Water Meter			
		2" Water Meter		
			Per Meter	6217.64
		Wastewater from 2" Water Meter		
			Per Meter	11074.74
	E. 4" Water Meter			
		4" Water Meter		
			Per Meter	19446.14
		Wastewater from 4" Water Meter		
			Per Meter	35262.63
	F. 6" Water Meter			
		6" Water Meter		
			Per Meter	38880.63
		Wastewater from 6" Water Meter		

Dept	Type	Description	Charge Per	Rate 2025
HALTOM CITY	F. 6" Water Meter	Wastewater from 6" Water Meter	Per Meter	
				70504.11
	G. 8" Water Meter	8" Water Meter	Per Meter	
				62211.34
	Wastewater from 8" Water Meter		Per Meter	
				112810.81
	H. 10" Water Meter	10" Water Meter	Per Meter	
				89438.27
	Wastewater from 10" Water Meter		Per Meter	
				162182.72
LIBRARY				
Fax, Copy and Print Fees - Patron Personal Documents	B&W printing / copying (coin operated copiers or computer printers)			
			Per page	
				\$0.10

Dept	Type	Description	Charge Per	Rate 2025
LIBRARY	Fax, Copy and Print Fees - Patron Personal	COLOR printing / copying (coin operated copiers or computer printers)	Per page	\$0.50
		Faxing Fee – Local and long distance (Continental US only) – send or receive	Per page	\$1.00
	Fees			
		Initial Library Card	Per Card	No Charge
		Interlibrary Loan Borrowing Fees	Per Item, Per Day	No Charge
		Lost Material	Per Item	Cost of Item
		Overdue Material (including books, audio and video cassettes, DVDs etc.)	Per Item, Per Day	No Charge
		Replacement Card	Per Card	

Dept	Type	Description	Charge Per	Rate 2025
LIBRARY	Fees	Replacement Card	Per Card	\$2.00
	Meeting Room Deposit			
		Reservation /Cleaning Deposit - Refundable		
			Per Event	\$50.00
	Meeting Room Usage Charges			
		1/2 Room w/ Kitchenette - nonresident per hour (2 hour minimum)		
			Per Event	\$30.00
		1/2 Room w/ Kitchenette - resident per hour (2 hour minimum)		
			Per Event	\$20.00
		1/2 Room w/o Kitchenette - nonresident per hour (2-hour minimum)		
			Per Event	\$25.00
		1/2 Room w/o Kitchenette - resident per hour (2-hour minimum)		
			Per Event	\$15.00
		Board room (deposit applies)		

Dept	Type	Description	Charge Per	Rate 2025
LIBRARY	Meeting Room Usage	Board room (deposit applies)	Per Event	No Charge
		Business Rate: 1/2 Room w/ Kitchenette - nonresident per hour (2 hour minimum)	Per Event	\$60.00
		Business Rate: 1/2 Room w/ Kitchenette - resident per hour (2 hour minimum)	Per Event	\$40.00
		Business Rate: 1/2 Room w/o Kitchenette - nonresident per hour (2-hour minimum)	Per Event	\$50.00
		Business Rate: Full Room - nonresident per hour (2 hour minimum)	Per Event	\$100.00
		Business Rate: Full Room - resident per hour (2 hour minimum)	Per Event	\$60.00
		Business Rate: 1/2 Room w/o Kitchenette - resident per hour (2-hour minimum)		

Dept	Type	Description	Charge Per	Rate 2025
LIBRARY	Meeting Room Usage	Business Rate: 1/2 Room w/o Kitchenette - resident	Per Event	
				\$30.00
		Full Room - nonresident per hour (2 hour minimum)		
			Per Event	
				\$50.00
		Full Room - resident per hour (2 hour minimum)		
			Per Event	
				\$30.00
	Miscellaneous Charges			
		Carrying Case		
			Per Item	
				\$10.00
		Chromebook Replacement		
			Per Item	
				\$328.00
		DVD/CD/CDBOOK Artwork		
			Per Item	
				\$1.00
		DVD/CD/CDBOOK Replacement Case		
			Per Item	
				\$5.00

Dept	Type	Description	Charge Per	Rate 2025
LIBRARY	Miscellaneous Charges	DVD/CD/CDBOOK Sleeve		
			Per Item	
				\$0.25
		Earbuds		
			Per Item	
				\$2.00
		Flash Drive		
			Per Item	
				\$6.50
		Kit Replacement Case		
			Per Item	
				\$20.00
		Missing Part		
			Per Item	
				Cost of Item
		Mobile Hot Spot Device replacement		
			Per Item	
				\$100.00
		Plastic Bag Replacement		
			Per Item	
				\$2.00
		Plastic Book Jacket Replacement		
			Per Item	

Dept	Type	Description	Charge Per	Rate 2025
LIBRARY	Miscellaneous Charges	Plastic Book Jacket Replacement	Per Item	\$1.00
		Tablet Device Replacement		
			Per Item	
				\$100.00
		USB Type-C Charging Cable & AC Adapter		
			Per Item	
				\$24.00
PARKS AND RECREATION				
	Disc Golf Course Rentals: Rentals do not designate "exclusive" use of course, funds will go into Park Donation fund for course improvements			
		Fundraiser/Non-profit		
			Per Event	
				\$25.00
		Mini-Tournament		
			Per Mini Tournament	
				\$25.00
		Port-a-potty		
			Each	
				\$100.00
		Sanctioned Tournament		

Dept	Type	Description	Charge Per	Rate 2025
PARKS AND	Rentals do not designate	Sanctioned Tournament	Per Tournament	
				\$50.00
	Gym Rental			
		Adult Gym Rental Resident		
			Per Hour	
				\$75.00
		Gym Cleaning Deposit (not necessary for practices only)		
			Per Event	
				\$100.00
		Tournament Fee - Full Day (9am to 5pm)		
			Per Tournament/Per gym	
				\$250.00
		Youth Gym Rental Resident		
			Per Hour	
				\$50.00
	Gym Use			
		Basketball Gym and Game Room Pass for Non-Resident (unlimited visits) 1 Year Membership - Annual Renewal		
			Per Year	
				\$50.00

Dept	Type	Description	Charge Per	Rate 2025
PARKS AND RECREATION	Gym Use	Basketball Gym and Game Room Pass for Residents Membership - Haltom City Resident or Business Owner- Annual Renewal		
			Per Visit	
				\$5.00
		One-Day Basketball Gym and Game Room Pass for Non-Resident		
			Per Visit	
				\$5.00
		Replacement Card		
			Per replacement	
				\$5.00
	Park and Ball Field Rental			
		Ball Field Rental With Lights - Per hour (2-Hour Minimum)		
			Per hour (2-Hour Minimum)	
				\$25.00
		Ball Field Rental Without Lights		
			Per hour (2-Hour Minimum)	
				\$20.00
		Light Key Deposit - Refundable (Cash Only)		
			Per Event	

Dept	Type	Description	Charge Per	Rate 2025
PARKS AND	Park and Ball Field Rental	Light Key Deposit - Refundable (Cash Only)	Per Event	\$40.00
		Tournament Fee (With Lights) - Full Day (8:00 am - 11:00 pm)		
			Per Tournament/Per Field	
				\$150.00
	Park Facility Fees and Deposits			
		Restroom Key Deposit - Refundable (Cash Only)		
			Per Event	
				\$40.00
		Shelter Reservations		
			Per hour (2-Hour Minimum)	
				\$20.00
		Tennis Courts		
			Per Court	
				No Charge
	Recreation Center Room Rental			
		Multi-Purpose Room Cleaning Deposit - Refundable		
			Per Event	
				\$75.00

Dept	Type	Description	Charge Per	Rate 2025
PARKS AND RECREATION	Recreation Center Room Rental	Multi-Purpose Room Cleaning Deposit - Refundable		
		Multi-Purpose Room Resident		
			Per Hour	
				\$50.00
		Room Rental for Non-profit groups		
			Per Event	
				No Charge
		Single Room Cleaning Deposit - Refundable		
			Per Event	
				\$50.00
		Single Room Resident		
			Per Hour	
				\$30.00
	Staffing fee (after hours rental)			
		Per Hour		
			\$25.00	
PERMIT FEES				
	Building Code Fees			
		A Certificate of Occupancy		
			Initial New Business Permit or any change in use or ownership	
				\$100.00
		A/C Contractor License		

Dept	Type	Description	Charge Per	Rate 2025
PERMIT FEES	Building Code Fees	A/C Contractor License	Initial	
				\$100.00
			Renewal Annually	
				\$50.00
		General Contractor Registration	Initial	
				\$100.00
			Renewal Annually	
				\$50.00
		Irrigation License	Initial	
				\$100.00
			Renewal Annually	
				\$50.00
		Journeyman Electrician License	Initial	
				\$25.00
			Renewal Annually	
				\$15.00
		Master Electrician License	Initial	
				\$100.00

Dept	Type	Description	Charge Per	Rate 2025
PERMIT FEES	Building Code Fees	Master Electrician License		
			Renewal Annually	
				\$50.00
		Mechanical Contractor License		
			Initial	
				\$100.00
			Renewal Annually	
				\$50.00
			Street Contractor License	
		Initial		
			\$100.00	
		Renewal Annually		
			\$50.00	
	Building Permit Fees - Commercial (Includes building, sign, commercial fence, commercial paving, and similar construction)			
To obtain these fees in their entirety, refer to The Uniform Administrative Code, 1997 Edition, published by the International Conference of Building Officials. (Adopted as the official administrative code of Haltom City.) See Ordinance No. 0-98-055-18.				
			A. Valuation \$1 to \$500	

Dept	Type	Description	Charge Per	Rate 2025
PERMIT FEES	Building Permit Fees - Commercial (Includes building, sign, commercial)	To obtain these fees in their entirety, refer to The Uniform Administrative Code, 1997 Edition, published by the International Conference of Building Officials. (Adopted	A. Valuation \$1 to \$500	Base Fee \$23.50 + Over Base Fee \$0.0
			B. Valuation \$501 to \$2,000	
				Base Fee \$23.50 + Over Base Fee \$3.32 per \$100
			C. Valuation \$2,001 to \$25,000	
				Base Fee \$73.30 + Over Base Fee \$15.26 per \$1000
			D. Valuation \$25,001 to \$50,000	
				Base Fee \$424.28 + Over Base Fee \$11.10 per \$1,000
			E. Valuation \$50,001 to \$100,000	

Dept	Type	Description	Charge Per	Rate 2025
PERMIT FEES	Building Permit Fees - Commercial (Includes building, sign, commercial fence, commercial paving, and similar construction)	To obtain these fees in their entirety, refer to The Uniform Administrative Code, 1997 Edition, published by the International Conference of Building Officials. (Adopted as the official administrative code of Haltom City.) See Ordinance No. 0-98-055-18.	E. Valuation \$50,001 to \$100,000	Base Fee \$701.78 + Over Base Fee \$7.63 per \$1,000
			F. Valuation \$100,001 to \$500,000	Base Fee \$1,083.28 + Over Base Fee \$6.10 per \$1,000
			G. Valuation \$500,001 to \$1,000,000	Base Fee \$3,523.28 + Over Base Fee \$5.18 per \$1,000
			H. Valuation over \$1,000,000	Base Fee \$6,118.46 + Over Base Fee \$3.98 per \$1,000

Dept	Type	Description	Charge Per	Rate 2025
PERMIT FEES	Building Permit Fees - Residential	To obtain these fees in their entirety, refer to The Uniform Administrative Code, 1997 Edition, published by the International Conference of Building Officials. (Adopted as the official administrative code of Haltom City.) See Ordinance No. 0-98-055-18.		
		Accessory Building		
			\$100.00	
		Addition		
			\$0.75/sf	
		Carport		
			\$0.50/sf	
		Flatwork		
			\$100.00	
		Foundation Repair		
			\$175.00	
		New Residential		
			\$0.75/sf	
		Pool - above ground		
			\$100.00	
	Pool - in ground			

Dept	Type	Description	Charge Per	Rate 2025
PERMIT FEES	Building Permit Fees -	To obtain these fees in their entirety, refer to The	Pool - in ground	\$500.00
			Remodel	
				\$300.00
			Roof	
				\$175.00
			Siding	
				\$175.00
			Solar System	
				\$300.00
			Windows	
				\$175.00
	Cemetery Fees			
		Grave Inspection		
			Per individual	
				\$65.00
		Permit Fee For Erecting a Memorial		
			Per individual	
				\$47.50
		Saturday or Sunday Grave Inspection		
			Per individual	
				\$120.00

Dept	Type	Description	Charge Per	Rate 2025
PERMIT FEES	Mechanical Permit Fees -	To obtain these fees in their entirety, refer to The Uniform Administrative Code, 1997 Edition, published by the International Conference of Building Officials. (Adopted as the official administrative code of Haltom City.) See Ordinance No. 0-98-055-18.		
	Base Fee			
			Per	\$27.50
	Miscellaneous Permits and Fees	Contractor Fire Sprinkler Connection Tap Fee	Per Connection	\$100.00
		Demolition Permit	Per unit	\$100.00
		Garage Sale Permit (Maximum of Four (4) Sales Per Calendar Year)	Per Sale	\$7.00
		Grass Cutting Administrative Cost	Per Lot/Tract	\$250.00

Dept	Type	Description	Charge Per	Rate 2025
PERMIT FEES	Miscellaneous Permits and Fees	Grass Cutting Hourly Rate (in addition to administrative cost)	Per Lot	\$65.00
			Per Tract	\$80.00
		Irrigation System Permit	Per System	\$140.00
		Mobile Home Inspections	Per Month Per Trailer	\$2.00
		Reinspection Fee	Each	\$75.00
		Residential Fence Permit (30" minimum height)	Per Fence	\$50.00
		Special Events Permits - Per Event	Per Event	\$40.00
	Plan Review Fee			

Dept	Type	Description	Charge Per	Rate 2025
		To obtain these fees in their entirety, refer to The Uniform Administrative Code, 1997 Edition, published by the International Conference of Building Officials. (Adopted as the official administrative code of Haltom City.) See Ordinance No. 0-98-055-18.		
PERMIT FEES	Plan Review Fee		Per Plan	65% of Permit Fee
	Plumbing Permit Fees - Base Fee			
		To obtain these fees in their entirety, refer to The Uniform Administrative Code, 1997 Edition, published by the International Conference of Building Officials. (Adopted as the official administrative code of Haltom City.) See Ordinance No. 0-98-055-18.		
			Per	\$27.50
	Public Works Fees Related to Building Permits or Public Infrastructure Construction			
		Abandoning/Vacating of Easement and/or Right of Way (If not part of plat)	Per Easement or Right of Way	

Dept	Type	Description	Charge Per	Rate 2025
PERMIT FEES	Public Works Fees Related	Abandoning/Vacating of Easement and/or Right of	Per Easement or Right of	\$250.00
		Asphalt Street Cut		
			Per Cut	\$900.00
		Concrete Street Cut		
			Per Cut	\$5,000.00
		Driveway Approach Permit		
			Per Approach	\$35.00
		Driveway Approach Subsequent Inspections		
			Per Inspection	\$10.00
		Public Infrastructure Construction Outside of Regular Work Hours		
			Per hour (minimum 2 hours)	\$90.00
		Safe Pathways Fund (payment in lieu of sidewalk construction)		
			Per Linear Foot	\$35.00
		Salvaged Fire Hydrant		

Dept	Type	Description	Charge Per	Rate 2025
PERMIT FEES	Public Works Fees Related	Salvaged Fire Hydrant	Per unit	
				\$100.00
		Speed Humps Installed		
			Per/Each location	
				\$750.00
		Speed Humps Removed		
			Per/Each location	
				\$500.00
		Street Bore (for water service between water main and water meter)		
			Per Bore	
				\$1,000.00
	Site Plan Review Fee			
		To obtain these fees in their entirety, refer to The Uniform Administrative Code, 1997 Edition, published by the International Conference of Building Officials. (Adopted as the official administrative code of Haltom City.) See Ordinance No. 0-98-055-18.		
			Per Site	
				No Charge

PLANNING AND
 COMMUNITY
 DEVELOPMENT

Dept	Type	Description	Charge Per	Rate 2025
PLANNING AND COMMUNITY	Application and Variance Fees			
		Application For Conditional Use Permit (Non- Refundable)		
			Per Application	
				\$300.00
		Application for Platting - Commercial (Non- Refundable)		
			Per Application	
				\$300.00
		Application For Platting - Residential (Non- Refundable)		
			Per Application	
				\$300.00
		Application For Rezoning (Non-Refundable)		
			Per Application	
				\$300.00
		Application For Special Exception - Zoning Board of Adjustment		
			Per Application	
				\$300.00
		Application for Variance - Masonry Ordinance		
			Per Application	
				\$300.00

Dept	Type	Description	Charge Per	Rate 2025	
PLANNING AND COMMUNITY	Application and Variance Fees	Application for Variance - Sign Board of Appeals	Per Application	\$300.00	
			Application For Variance - Zoning Board of Adjustment	Per Application	\$300.00
			Council Variance (Non-Refundable)	Per council review/meeting	\$300.00

Dept	Type	Description	Charge Per	Rate 2025
PLANNING AND COMM	Landscape Fees	Payment into Parkland Dedication Fund in lieu of required shrub		
		Payment into Parkland Dedication Fund in lieu of required tree		
			Per Tree	
				\$500.00
	Miscellaneous Fees			
		Comprehensive Land Use Plan - Available at www.haltomcitytx.com		
			Per Ordinance	
				No Charge
		Sign Ordinance (Available at www.haltomcitytx.com)		
			Per Ordinance	
				No Charge
		Subdivision Ordinance (Available at www.haltomcitytx.com)		
			Per Ordinance	
				No Charge
		Zoning Map (Available at www.haltomcitytx.com)		
			Per Map	
				No Charge
		Zoning Ordinance (Available at www.haltomcitytx.com)		
			Per Ordinance	

Dept	Type	Description	Charge Per	Rate 2025
PLANNING AND	Miscellaneous Fees	Zoning Ordinance (Available at	Per Ordinance	No Charge
		Zoning Verification Letter		
			Per Verification	\$50.00
POLICE DEPARTMENT				
	Miscellaneous Fees	Accident Report	Per Accident	\$6.00
		Alarm Permit - Commercial - Annual Renewal	Per Year	\$50.00
		Alarm Permit - Residential - Annual Renewal	Per Year	\$25.00
		False Alarm Response	Per Response After Five False Alarms in a 12 Month Period	\$50.00
		Incident Report	Per Incident	\$4.00

Dept	Type	Description	Charge Per	Rate 2025
POLICE DEPARTMENT	Miscellaneous Fees	Incident Report		
PUBLIC INFRASTRUCTURE CONSTRUCTION PLAN REVIEW AND INSPECTION				
	Adminstrative Processing and Miscellaneous Services: Facilites Agreement Preparation			
		Construction Plan Review Rate		
			Lump Sum	
				\$200.00
	Adminstrative Processing and Miscellaneous Services: Pre/Final Walkthrough			
		Construction Plan Review Rate		
			Each	
				\$100.00
		Inspection Rate		
			Each	
				\$200.00

Dept	Type	Description	Charge Per	Rate 2025
PUBLIC INFRASTRUCTURE CONSTRUCTION PLAN REVIEW AND INSPECTION	Adminstrative Processing and Miscellaneous Services: Preconstruction Meeting			
		Construction Plan Review Rate		
			Each	
				\$100.00
	Inspection Rate			
		Inspection Rate		
			Each	
				\$200.00
	Floodplain Development Activities: FDP Initial Submittal (Commercial)			
		Floodplain Development Activities: FDP Initial Submittal (Commercial)		
			Each	
				\$100.00
	Floodplain Development Activities: FDP Initial Submittal (Residential)			
		Floodplain Development Activities: FDP Initial Submittal (Residential)		
			Each	
				\$50.00

Dept	Type	Description	Charge Per	Rate 2025
PUBLIC INFRASTRUCT	Floodplain Development Activ	Development Activities: FDP Initial Submittal (Residential)		
	Floodplain Development Activities: FEMA Submittal Review (CLOMR)			
		Floodplain Development Activities: FEMA Submittal Review (CLOMR)		
			Each	
				\$100.00
	Floodplain Development Activities: FEMA Submittal Review (LOMR)			
		Floodplain Development Activities: FEMA Submittal Review (LOMR)		
			Each	
				\$100.00
	Floodplain Development Activities: Hydraulic Model Review			
		Floodplain Development Activities: Hydraulic Model Review		
			Each	
				\$200.00
	Sanitary Sewer: Existing Manhole Connection			
		Construction Plan Review Rate		

Dept	Type	Description	Charge Per	Rate 2025
PUBLIC	Sanitary Sewer: Existing	Construction Plan Review Rate	Each	\$3.20
		Inspection Rate	Each	\$51.15
		Construction Plan Review Rate	Per Linear Foot	\$0.50
		Inspection Rate	Per Linear Foot	\$2.00
	Sanitary Sewer: Gravity Pipe (10" DIA AND LESS)	Construction Plan Review Rate	Per Linear Foot	\$0.60
		Inspection Rate	Per Linear Foot	\$4.00
		Construction Plan Review Rate	Per Linear Foot	\$0.60
		Inspection Rate	Per Linear Foot	\$4.00
	Sanitary Sewer: Gravity Pipe (MORE THAN 10")	Construction Plan Review Rate	Per Linear Foot	\$0.60
		Inspection Rate	Per Linear Foot	\$4.00
		Construction Plan Review Rate	Per Linear Foot	\$0.60
		Inspection Rate	Per Linear Foot	\$4.00
	Sanitary Sewer: Install Deep Manhole (Depth >10Ft)	Construction Plan Review Rate	Per Linear Foot	\$0.60
		Inspection Rate	Per Linear Foot	\$4.00
		Construction Plan Review Rate	Per Linear Foot	\$0.60
		Inspection Rate	Per Linear Foot	\$4.00

Dept	Type	Description	Charge Per	Rate 2025
PUBLIC	Sanitary Sewer: Install	Construction Plan Review Rate		
			Each	
				\$6.45
		Inspection Rate		
			Each	
				\$231.25
	Sanitary Sewer: Install New Manhole	Construction Plan Review Rate		
			Each	
				\$3.20
		Inspection Rate		
			Each	
				\$127.95
	Sanitary Sewer: Private Service Connection	Construction Plan Review Rate		
			Each	
				\$0.30
		Inspection Rate		
			Each	
				\$20.00
	Sidewalk: Concrete Flatwork			

Dept	Type	Description	Charge Per	Rate 2025
PUBLIC	Sidewalk: Concrete	Construction Plan Review Rate		
			Per Cubic Yard	
				\$0.10
		Inspection Rate		
			Per Cubic Yard	
				\$40.90
	Sidewalk: Pedestrian Ramp	Construction Plan Review Rate		
			Each	
				\$5.65
		Inspection Rate		
			Each	
				\$217.50
	Sidewalk: Sidewalk	Construction Plan Review Rate		
			Per Square Foot	
				\$0.25
		Inspection Rate		
			Per Square Foot	
				\$2.00
	Site Grading and Drainage: Grading and Drainage <5 acres			

Dept	Type	Description	Charge Per	Rate 2025
PUBLIC	Site Grading and Drainage:	Construction Plan Review Rate		
			Flat	
				\$250.00
		Inspection Rate		
			Flat	
				\$250.00
	Site Grading and Drainage: Grading and Drainage ≥5 acres	Construction Plan Review Rate		
			Flat	
				\$500.00
		Inspection Rate		
			\$/Acres	
				\$500.00
	Storm Drainage: Concrete Flume	Construction Plan Review Rate		
			Per Square Yard	
				\$3.00
		Inspection Rate		
			Per Square Yard	
				\$4.00

Dept	Type	Description	Charge Per	Rate 2025
PUBLIC INFRASTRUCTURE CONSTRUCTION	Storm Drainage: Connect to Existing Structure			
		Construction Plan Review Rate		
			Each	
				\$2.35
		Inspection Rate		
			Each	
				\$150.00
	Storm Drainage: Earthen Channel			
		Construction Plan Review Rate		
			Per Square Yard	
				\$3.35
		Inspection Rate		
			Per Square Yard	
				\$2.00
	Storm Drainage: End Structure			
		Construction Plan Review Rate		
			Each	
				\$6.05
		Inspection Rate		
			Each	
				\$204.70

Dept	Type	Description	Charge Per	Rate 2025
PUBLIC INFRASTRUCT	Storm Drainage: End Structure	Inspection Rate		
	Storm Drainage: Injunction Structure / Manhole			
		Construction Plan Review Rate		
			Each	
				\$1.35
		Inspection Rate		
			Each	
				\$471.20
	Storm Drainage: Inlet Structure			
		Construction Plan Review Rate		
			Each	
				\$2.00
		Inspection Rate		
			Each	
				\$368.80
	Storm Drainage: Install Pipe			
		Construction Plan Review Rate		
			Per Linear Foot	
				\$0.50
		Inspection Rate		
			Per Linear Foot	

Dept	Type	Description	Charge Per	Rate 2025
PUBLIC	Storm Drainage: Install	Inspection Rate	Per Linear Foot	\$3.00
	Streets: Commercial Drive Approach			
		Construction Plan Review Rate		
			Each	
				\$0.50
		Inspection Rate		
			Each	
				\$50.00
	Streets: Alley			
		Construction Plan Review Rate		
			Per Square Yard	
				\$0.15
		Inspection Rate		
			Per Square Yard	
				\$0.75
	Streets: Curb and Gutter			
		Construction Plan Review Rate		
			Per Linear Foot	
				\$0.10
		Inspection Rate		
			Per Linear Foot	
				\$2.00

Dept	Type	Description	Charge Per	Rate 2025
PUBLIC INFRASTRUCTURE	Streets: Median (Install New or Modification)	Construction Plan Review Rate		
			Per Square Yard	
				\$0.15
		Inspection Rate		
			Per Square Yard	
				\$0.55
	Streets: Residential Drive Approach	Construction Plan Review Rate		
			Each	
				\$0.50
		Inspection Rate		
			Each	
				\$50.00
	Streets: Roadway, Collector/Above (Monolithic)	Construction Plan Review Rate		
			Per Square Yard	
				\$1.00
		Inspection Rate		
			Per Square Yard	
				\$2.50

Dept	Type	Description	Charge Per	Rate 2025
PUBLIC INFRASTRUCT	Streets: Roadway, Collector/Al	Inspection Rate		
	Streets: Roadway, Non-collector (Monolithic)			
		Construction Plan Review Rate		
			Per Square Yard	
				\$0.50
		Inspection Rate		
			Per Square Yard	
				\$1.50
	Traffic: Temporary Traffic Control Plan Review			
		Construction Plan Review Rate		
			Lump Sum	
				\$25.00
		Inspection Rate		
			Lump Sum	
				\$50.00
	Water: Install Fire Line Vault			
		Construction Plan Review Rate		
			Each	
				\$3.20
		Inspection Rate		
			Each	

Dept	Type	Description	Charge Per	Rate 2025
PUBLIC	Water: Install Fire Line	Inspection Rate	Each	\$204.70
	Water: Automatic Dead End Flush			
		Construction Plan Review Rate		
			Each	
				\$0.50
		Inspection Rate		
			Each	
				\$76.75
	Water: Distribution Cut-In Tee			
		Construction Plan Review Rate		
			Each	
				\$9.70
		Inspection Rate		
			Each	
				\$500.00
	Water: Install Fire Hydrant and Assembly			
		Construction Plan Review Rate		
			Each	
				\$1.15
		Inspection Rate		
			Each	

Dept	Type	Description	Charge Per	Rate 2025
PUBLIC	Water: Install Fire Hydrant	Inspection Rate	Each	\$153.50
	Water: Install Gate Valve and Box			
		Construction Plan Review Rate		
			Each	
				\$0.50
		Inspection Rate		
			Each	
				\$200.00
	Water: Main Tie-In to Existing Distribution			
		Construction Plan Review Rate		
			Each	
				\$9.70
		Inspection Rate		
			Each	
				\$500.00
	Water: Pipe, 12" Dia and Greater			
		Construction Plan Review Rate		
			Per Linear Foot	
				\$0.60
		Inspection Rate		
			Per Linear Foot	

Dept	Type	Description	Charge Per	Rate 2025
PUBLIC	Water: Pipe, 12" Dia and	Inspection Rate	Per Linear Foot	\$2.00
	Water: Pipe, Less than 12" Dia			
		Construction Plan Review Rate		
			Per Linear Foot	
				\$0.50
		Inspection Rate		
			Per Linear Foot	
				\$1.00
	Water: Private Service Connection			
		Construction Plan Review Rate		
			Each	
				\$0.30
		Inspection Rate		
			Each	
				\$20.00
UTILITY BILLING				
	Deposits			
		Apartments (Commercial) - Credit Risk Deposit (Refundable).		
			Per Meter	

Dept	Type	Description	Charge Per	Rate 2025
				Total deposit must equal the amount of double the current standard deposit amount.
UTILITY BILLING	Deposits	Apartments (Commercial) - Credit Risk Deposit (Refundable).	Per Meter	
		Commercial - Credit Risk (Refundable)		
			Per Meter	
				Total deposit must equal the amount of double the current standard deposit amount.
		Commercial I - Credit Risk (Refundable)		
			Per Meter	
				Total deposit must equal the amount of double the current standard deposit amount.

Dept	Type	Description	Charge Per	Rate 2025
UTILITY BILLING	Deposits	Commercial I - Credit Risk (Refundable)		
		Deposit - Exemptions for accounts of the Birdville Independent School District.		
			Per account	
				No Charge
		Fire Hydrant Water Meter - Per Meter (Refundable)		
			Per Meter	
				\$2,100.00
		Industrial - Credit Risk (Refundable)		
			Per Meter	
				Total deposit must equal the amount of double the current standard deposit amount.
		Industrial Plus - Credit Risk (Refundable)		
			Per Meter	

Dept	Type	Description	Charge Per	Rate 2025
				Total deposit must equal the amount of double the current standard deposit amount.
UTILITY BILLING	Deposits	Industrial Plus - Credit Risk (Refundable)	Per Meter	
		Inspection - 3 day deposit for customers to establish service long enough for inspection		
			Per Event	
				\$25.00
		Residential - Credit Risk Deposit by Owner (Refundable)		
			Per Dwelling Unit - after 1st force final	
				standard deposit x 2
			Per Dwelling Unit - after 2 or more force finals	
				standard deposit x 3
		Residential - Credit Risk Deposit by Tenant (Refundable)		

Dept	Type	Description	Charge Per	Rate 2025
UTILITY BILLING	Deposits	Residential - Credit Risk Deposit by Tenant (Refundable)	Per Dwelling Unit - after 1st force final	
				standard deposit x 2
			Per Dwelling Unit - after 2 or more force finals	
				standard deposit x 3
		Sprinkler (Commercial) - Standard Deposit Owner(Refundable)		
			Per Meter	
				\$100.00
		Sprinkler (Commercial) - Standard Deposit Renter (Refundable)		
			Per Meter	
				\$100.00
		Sprinkler (Residential) - Standard Deposit Owner (Refundable)		
			Per Meter	
				\$60.00
		Sprinkler (Residential) - Standard Deposit Renter (Refundable)		
			Per Meter	
				\$60.00

Dept	Type	Description	Charge Per	Rate 2025
UTILITY BILLING	Deposits	ikler (Residential) - Standard Deposit Renter (Refundable)		
		Temporary - Standard Deposit (Two week maximum		
		with curb only Trash Pickup)		
			Per Event	
				\$50.00
		Waiver for business with existing acct & deposit has been refunded on current acct because acct has met all requirements for dep refund, business may open add'l business locations within City without a dep requirement on add'l business & irrigation accts		
			Per account	
				No Charge
		Apartments (Commercial) - A Standard Deposit (Refundable).		
			Per unit	

Dept	Type	Description	Charge Per	Rate 2025
				Cash deposit equal to 1/6th of the annual water bill based upon the immediate prior twelve (12) months of water usage. If prior twelve (12) months of history is not available then an average of 7,500 gallons per month, per dwelling unit will be used.
UTILITY BILLING	Deposits	Apartments (Commercial) - A Standard Deposit (Refundable).	Per unit	
		Apartments (Commercial) - Letter of Credit (Refundable) A properly executed irrevocable letter of credit for an initial one-year period of time in form prescribed by the legal counsel of the City is automatically renewable for additional one year period.		
			Per Meter	

Dept	Type	Description	Charge Per	Rate 2025
		Apartments (Commercial) - Letter of Credit (Refundable) A properly executed irrevocable letter of credit for an initial one-year period of time in form prescribed by the legal counsel of the City is automatically renewable for additional one year period.		Said letter of credit shall be for an amount equal to the cash method described.
UTILITY BILLING	Deposits		Per Meter	
		Commercial - A Standard Dep (Refundable) If based on an avg highest 3 mths during previous 12 mths of water usage, avg is 3,100 to 10,000 gallonsof water, account will be classified as a Commercial Acct & current dep amt in effect will apply.		
			Per Meter	
				\$125.00
		Commercial I - A Std Dep (refundable) If based on an avg of highest 3 mths during immediate prior 12 mths of water usage, avg water consumption is 10,100-20,000 gal water, acct will be classified as Commercial I Acct & current dep amt in effect will apply.		
			Per Meter	
				\$260.00

Dept	Type	Description	Charge Per	Rate 2025
UTILITY BILLING	Deposits	Industrial - A Standard Deposit (Refundable) - If water consumption of the highest 3 months during the previous 12 months is 20,001-60,000 gallons, the account will be classified as an Industrial Account & the current deposit amount in effect will apply.		
			Per Meter	
				\$650.00
		Industrial I - A Standard Deposit (Refundable) If water consumption of the highest 3 months during the previous 12 months is 60,001-100,000 gallons, the account will be classified as an "Industrial Account I" & the current deposit amount in effect will apply.		
			Per Meter	
				\$1,200.00
		Industrial I - Credit Risk (Refundable)		
			Per Meter	
				Total deposit must equal the amount of double the current standard deposit amount.

Dept	Type	Description	Charge Per	Rate 2025
UTILITY BILLING	Deposits	Industrial Plus - A Standard Deposit (Refundable) 'If water consumption of the highest 3 months during the previous 12 months is over 100,000 gallons, the account will be classified as an "Industrial Plus" & the current deposit amount in effect will apply.	Per Meter	greater of \$1,500 or 2 months average bill
		Residential - A Standard Deposit by Owner (Refundable)	Per Dwelling Unit	\$75.00
		Residential - A Standard Deposit by Tenant (Refundable)	Per Dwelling Unit	\$150.00
	Penalties			
		Fire Hydrant Water Meter - No Reading Penalty	Per Read	\$200.00
		Late Charge Penalty (to be levied one day after due date)	Per billed due date	10%

Dept	Type	Description	Charge Per	Rate 2025
UTILITY BILLING	Penalties	Late Charge Penalty (to be levied one day after due date)		
	Service Charges			
		Account Initiation Fee		
			Per account	
				\$0.00
		Account Transfer Fee		
			Per Transfer	
				\$20.00
		After Hours Turn On (5:00 pm to 8:00 am. Monday - Friday or weekends and holidays)		
			Per Turn On	
				\$25.00
		Currency and Coin Counting - Bags of unrolled coins (Per Bag)		
			Per bag	
				\$4.00
		Currency and Coin Counting - Bills (\$1,\$5,\$10,\$20,\$100,etc.)		
			Per item when banded or bandable	
				\$0.01
		Currency and Coin Counting - Coin rolls (Per roll)		
			Per roll	
				\$0.09

Dept	Type	Description	Charge Per	Rate 2025
UTILITY BILLING	Service Charges	Currency and Coin Counting - Coin rolls (Per roll)		
		Cutoff Fee		
			Per Cutoff	
				\$30.00
		Jumper Removal		
			Per Jumper	
				\$150.00
		Meter Lock		
			Per Incident	
				\$30.00
		Meter Pull		
			Per Incident	
				\$75.00
		Meter Re-read (Customer request) There is no charge if error is discovered		
			Per Re-Read	
				\$15.00
		Meter Tampering/Cut Lock		
			Per Incident	
				\$150.00
		Meter Testing Fee (Other)		
			Per Test	

Dept	Type	Description	Charge Per	Rate 2025
UTILITY BILLING	Service Charges	Meter Testing Fee (Other)	Per Test	Actual replacement cost plus labor
		Meter Testing Fee (Residential)	Per Test	
				\$75.00
		Newcomer's List - eleven pages or more (each side of page counts as one page)		
		Eleven pages or more - Per Page	Per Page	
				\$0.10
		Newcomer's List - One to ten pages (each side of page counts as one page)		
		Eleven pages or more - Per Page	Per Page	
				No Charge
		Returned Check/Bank Draft	Per Check/Bank Draft Return	
				\$35.00
		Second Trip Turn On	Per Trip	
				\$15.00

Dept	Type	Description	Charge Per	Rate 2025
UTILITY BILLING	Service Charges	Turn on - Normal Hour		
			Per Turn On	
				\$0.00
		Warning Fee (Door Hanger or in Person)		
			Per Warning or Door Hanger	
				\$30.00
		Meter A. 3/4" Meter		
			Per Test	
			\$	100.00
		Meter B. 1" Meter		
			Per Test	
			\$	175.00
		Meter C. 2" Meter		
			Per Test	
			\$	200.00
		Meter D. 2" Compound Meter		
			Per Test	
			\$	100.00
	Sewer Rates			
		Consumption Charge - Per 1,000 Gallons of Water		
		Commercial (those paying Surcharge)		
			Per hook up	
				\$4.97

Dept	Type	Description	Charge Per	Rate 2025
UTILITY BILLING	Sewer Rates	0 Gallons of Water Commercial (those paying Surcharge)		
		Consumption Charge - Residential/Commercial - Per 1,000 Gallons of Water		
			Per hook up	
				\$7.15
		Minimum Sewer Charge		
			Per hook up	
				\$18.19
	Sewer Surcharge Rates			
		Biochemical Oxygen Demand (BOD) Rate per pound		
			Per Pound	
				\$0.6136
		Total Suspended Solids (TSS) Rate		
			Per Pound	
				\$0.3432
	Stormwater / Drainage Rates			
		Commercial Charge		
			Charge per square foot	
				\$0.00138450
		Residential Charge		
			Per customer account	

Dept	Type	Description	Charge Per	Rate 2025
UTILITY BILLING	Stormwater / Drainage	Residential Charge	Per customer account	\$7.25
	Water Rates - Minimum Charges			
		City Meter - All Sizes		
			Per Meter	
				\$0.00
		A. 3/4" meter or less		
			Per Number of Units for Multi-Family	
			\$	18.09
		B. 1" meter		
			Per Meter	
			\$	29.28
		C. 1 1/2" meter		
			Per Meter	
			\$	58.57
		D. 2" meter		
			Per Meter	
			\$	93.71
		E. 3" meter		
			Per Meter	
			\$	175.70
		F. 4" meter		

Dept	Type	Description	Charge Per	Rate 2025
UTILITY BILLING	Water Rates - Minimum	F. 4" meter	Per Meter	
				\$ 292.82
		G. 6" meter		
			Per Meter	
				\$ 585.65
		H. 8" meter		
			Per Meter	
				\$ 937.04
		I. 10" meter		
			Per Meter	
				\$ 1,346.99
		J. 12" meter		
			Per Meter	
				\$ 2,518.30
	Water Rates - Volumetric Charges (per 1,000 Gallons)			
	City Accounts			
			A. Consumption Charge 0- 1,000	
				\$ -
			B. Consumption Charge 1,001 - 4,000	
				\$ 6.20

Dept	Type	Description	Charge Per	Rate 2025
UTILITY BILLING	Water Rates - Volumetric Charges (per 1,000)	City Accounts	C. Consumption Charge 4,001 - 8,000	
				\$ 6.20
			D. Consumption Charge 8,001 - 15,000	
				\$ 6.20
			E. Consumption Charge a 15,001 +	
				\$ 6.20
			Commercial	
			A. Consumption Charge 0- 1,000	
				\$ 8.68
			B. Consumption Charge 1,001 - 4,000	
				\$ 8.68
			C. Consumption Charge 4,001 - 8,000	
				\$ 9.30
			D. Consumption Charge 8,001 - 15,000	
				\$ 9.92
			E. Consumption Charge a 15,001 +	

Dept	Type	Description	Charge Per	Rate 2025
UTILITY BILLING	Water Rates - Volumetric	Commercial 15,001 +	\$	10.54
		Industrial Heavy		
		A. Consumption Charge 0-1,000		
			\$	8.47
		B. Consumption Charge 1,001 - 4,000		
			\$	8.47
		C. Consumption Charge 4,001 - 8,000		
			\$	8.47
		D. Consumption Charge 8,001 - 15,000		
			\$	8.47
		E. Consumption Charge a 15,001 +		
			\$	8.47
		Oil and Gas Well Drillers		
		Consumption Charge All Volumes		
				\$16.77
		Residential & Multi-family		
		A. Consumption Charge 0-1,000		

Dept	Type	Description	Charge Per	Rate 2025
UTILITY BILLING	Water Rates - Volumetric	Residential & Multi-family 1,000		0
		B. Consumption Charge 1,001 - 4,000		
			\$	6.20
		C. Consumption Charge 4,001 - 8,000		
			\$	8.68
		D. Consumption Charge 8,001 - 15,000		
			\$	10.59
		E. Consumption Charge a 15,001 +		
			\$	11.65
		Sprinkler		
		A. Consumption Charge 0- 1,000		
			\$	8.68
		B. Consumption Charge 1,001 - 4,000		
			\$	8.68
		C. Consumption Charge 4,001 - 8,000		
			\$	9.30

Dept	Type	Description	Charge Per	Rate 2025
UTILITY BILLING	Water Rates - Volumetric Charges (per 1,000	Sprinkler	D. Consumption Charge 8,001 - 15,000	
				\$ 10.59
			E. Consumption Charge a 15,001 +	
				\$ 11.65
		Industrial Light & Hydrant		
			A. Consumption Charge 0- 1,000	
				\$ 8.68
			B. Consumption Charge 1,001 - 4,000	
				\$ 8.68
			C. Consumption Charge 4,001 - 8,000	
				\$ 8.68
			D. Consumption Charge 8,001 - 15,000	
				\$ 8.68
			E. Consumption Charge a 15,001 +	
				\$ 8.68

Dept	Type	Description	Charge Per	Rate 2025
WATER AND SANITARY SEWER CONNECTION				
	Miscellaneous Fees			
		Backflow Prevention Assembly Re-Test		
			Per Assembly	
				No Charge
		Backflow Prevention Assembly Test		
			Per Assembly	
				No Charge
		Bullhead Set		
			Per Set	
				\$400.00
		High Hazard Assemblies (Reduced Pressure Principle Assembly)-Annual Registration		
			Per Assembly	
				No Charge
	Sanitary Sewer Connection Fees			
		Sewer Tap Connection Inspection		
			Per Inspection	
				\$300.00
	Water Meter/ Box AND Tap			
		A. 5/8" X 3/4" Meter with 6-Foot Antenna		

Dept	Type	Description	Charge Per	Rate 2025
WATER AND	Water Meter/ Box AND Tap	A. 5/8" X 3/4" Meter with 6-Foot Antenna	Per Meter	
			\$	950.00
		B. 5/8" X 3/4" Meter - 6 Foot Antenna		
			Per unit	
			\$	50.00
		C. 3/4" X 3/4" Meter with 6-Foot Antenna		
			Per Meter	
			\$	1,050.00
		D. 3/4" X 3/4" Meter - 6 Foot Antenna		
			Per unit	
			\$	65.00
		E. 1 inch Meter with 6-Foot Antenna		
			Per Meter	
			\$	1,150.00
		F. 1 inch Meter - 6 Foot Antenna		
			Per unit	
			\$	75.00
		G. 2 inch Non-Compound/Turbo Meter (irrigation) with 20 - foot Antenna		
			Per Meter	
			\$	2,300.00
		H. 20 - Foot Antenna		
			Per unit	

Dept	Type	Description	Charge Per	Rate 2025
WATER AND	Water Meter/ Box AND Tap	H. 20 - Foot Antenna Per unit	\$	75.00
		I. 2 inch Ultrasonic Meter (Domestic) with 20 - Foot Antenna		
		Per Meter	\$	2,300.00
		J. 20 - Foot Antenna		
		Per unit	\$	75.00
		K. 4 inch Meter and Larger Tap Inspection *Task performed by contractor under City supervision (Meter is to be a Neptune Ultrasonic Mach 10)		
		Per Meter and Per Tap	\$	300.00
		L. Relocate Meter		
		Per Meter		Actual Cost
	Water Meter/ Box Set Only - NO TAP			
		A. 5/8" X 3/4" Meter with 6-Foot Antenna		
		Per Meter	\$	600.00
		C. 3/4" X 3/4" Meter with 6-Foot Antenna		
		Per Meter	\$	700.00

Dept	Type	Description	Charge Per	Rate 2025
WATER AND	Water Meter/ Box Set Only -	E. 1 inch Meter with 6-Foot Antenna		
		Per Meter		
			\$	750.00
		F. 1 inch Meter - 6 Foot Antenna		
		Per unit		
			\$	75.00
		G. 2 inch Non-Compound/Turbo Meter (irrigation) with 20 - foot Antenna		
		Per Meter		
			\$	1,250.00
		B. 5/8" X 3/4" Meter 6 Foot Antenna		
		Per unit		
			\$	50.00
		D. 3/4" X 3/4" Meter -6 Foot Antenna		
		Per unit		
			\$	65.00
		H. 2 inch Ultrasonic Meter (domestic) with 20 - Foot Antenna		
		Per Meter		
			\$	1,250.00
		I. 20 - Foot Antenna		
		Per unit		
			\$	75.00

Dept	Type	Description	Charge Per	Rate 2025
WATER AND SANITARY SEWER CONNECTION	Water Meter/ Box Set Only - NO TAP	J. Fire Line Vaults (installed by contractor with a 3/4 inch x 3/4 inch bypass Meter and 20-Foot Antenna) vault not included		
			Per Meter	
			\$	700.00

CITY COUNCIL MEMORANDUM/RESOLUTION

City Council Meeting: Monday, January 13, 2025, 6:00 PM

Department: Public Works

Subject: Development Agreement

BACKGROUND

The Callaway Place subdivision is located on the north side of Loop 820, just east of North Beach Street (behind the Burger King, RaceTrac, Wells Fargo, etc.). This subdivision is presently five (5) lots. Lots 1 - 4 within this subdivision are proposed to develop as three (3) hotels and two (2) restaurants. Lot 5 was rezoned for a Multi-Family Planned Development. The subdivision also includes a private roadway which allows for vehicle access between these 5 lots. Lot 5 is on the north side of this private roadway and Lots 1 – 4 are on the south side of this roadway. The Final Plat for this subdivision shows this private roadway to be within an Access, Utility and Drainage Easement.

Lot 5 is under contract to be sold and will be developed in accordance with its Planned Development requirements. The entity that has Lot 5 under contract has placed a condition of the sale on the subdivision's owner that this owner construct the private roadway and its underlying public utilities. The subdivision's owner is amicable to this condition and has offered to enter into a development agreement with the City showing his commitment to develop the private roadway and its underlying public utilities.

While requesting a Facilities Agreement for the construction of a portion of a subdivision's infrastructure is typical, it is not out of the ordinary either. From a staff perspective, this is very similar to constructing a subdivision's infrastructure in phases (e.g., Heritage Village Addition).

Because of the looming closing date for the sale of Lot 5, staff and the subdivision's owner have some details to work out before the Facilities Agreement is ready to be signed by both parties. Consequently, in staff's recommendation below, staff is requesting approval of the Facilities Agreement subject to the City Attorney's review, changes and approval.

FISCAL IMPACT

None.

RECOMMENDATION

Staff recommends that the City Council authorize the City Manager to execute the Facilities Agreement for the private roadway and its underlying public infrastructure within Callaway Place, Block 1 subject to the review, changes and approval of the City Attorney.

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 9TH day of December 2024, 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

Attachments

[Item AAa Development Agreement.pdf](#)

**CITY OF HALTOM CITY
FACILITIES AGREEMENT
FOR THE
PRIVATE ROADWAY AND UNDERLYING PUBLIC INFRASTRUCTURE
WITHIN THE
CALLAWAY PLACE ADDITION, BLOCK 1**

**STATE OF TEXAS §
 §
COUNTY OF TARRANT §**

THIS AGREEMENT entered into on the _____ day of _____ 20____, by and between the City of Haltom City, Texas, hereinafter known as the "CITY", and Callaway Ventures, LLC, Creek Lodging, LLC and Fossil Lodging, LLC whose addresses are 8530 Esters Boulevard, Irving, Texas, 75063 and Westpoint Ventures, LP whose address is 2287 West Northwest Hwy, Dallas, Texas, 75220 hereinafter these four (4) entities are known as the "DEVELOPER".

WHEREAS, the DEVELOPER has previously platted Calloway Place, Block 1, Lots 1 - 5 (the "SUBDIVISION"); and

WHEREAS, the CITY has approved the plat for Calloway Place, Block 1, Lots 1 - 5 which requires the construction of community facilities and improvements to serve the SUBDIVISION as provided herein; and

WHEREAS, the DEVELOPER desires to construct a portion of the private improvements (namely a mutual access roadway) and the roadway's underlying public improvements as shown on Exhibit A; and

WHEREAS, this Agreement shall operate as a covenant running with the land and be binding upon the DEVELOPER and its representatives, officers, agents, servants, employees, successors and assigns.

NOW, THEREFORE, the CITY and the DEVELOPER, in consideration of the mutual covenants and agreements contained herein do mutually agree as follows:

A. PRIVATE ROADWAY

The DEVELOPER SHALL construct a portion of the private improvements (namely a mutual access roadway) and the roadway's underlying public improvements as shown on Exhibit A. The use of this roadway shall be for the benefit of all lots within the SUBDIVISION and the Fossil Ridge Addition, Phase III.

The DEVELOPER shall comply with all requirements in this Agreement as a condition of approval of the project.

B. PUBLIC IMPROVEMENTS

All public improvements underlying the roadway described above in Section A, including utilities, drainage, and all other required improvements, shall be provided by the DEVELOPER, at no cost to the CITY, unless otherwise provided herein, in accordance with the Subdivision Ordinance and other regulations of the CITY, and as approved by the City Engineer or his/her agent. Such improvements shall be installed and approved by the CITY prior to the CITY issuing a Certificate of Occupancy for any structures within the SUBDIVISION.

The DEVELOPER shall employ a civil engineer licensed to practice in the State of Texas for the design and preparation of plans and specifications for the construction of the improvements illustrated in Exhibit A. The DEVELOPER shall assume all responsibility for the adequacy and accuracy of the design, plans and specifications. Engineering studies, plan/profile sheets, and other construction documents (hereinafter referred to as "construction plans") prepared by the licensed engineer shall be provided by the DEVELOPER. Construction of such improvements shall not be initiated until a Pre-Construction Conference has been conducted regarding the proposed construction.

In accordance with the Subdivision Ordinance of the CITY, construction of all public improvements shall be subject to routine review by the City Engineer or his/her agent to evaluate conformance with the construction plans, project specifications and CITY

standards. However, such review and evaluation shall not relieve the DEVELOPER, his/her engineer and/or agent of responsibility for design, construction and maintenance of the improvements as set out in this Agreement and other relevant ordinances of the CITY.

Upon completion of construction of public improvements as required by this Agreement and the Subdivision Ordinance, the DEVELOPER shall deliver to the CITY the following items of As-Built construction plans of the public improvements constructed or engineered by the DEVELOPER:

1. One full set in the current version of AutoCAD;
2. One full set in Adobe's PDF format; and
3. One full-size hard copy set.

C. ROUGH PROPORTIONALITY

The DEVELOPER agrees that all dedications and construction of public facilities made by the DEVELOPER pursuant to this Agreement are roughly proportional to the need created by the development of the SUBDIVISION, and the DEVELOPER hereby waives any claim therefor that it may have. The DEVELOPER further acknowledges and agrees that all prerequisites to such a determination of rough proportionality have been met, and that any costs incurred relative to the dedications and construction required by or performed under this Agreement are related both in nature and extent to the impact of the SUBDIVISION. The DEVELOPER waives and releases all claims against the CITY related to any and all rough proportionality and individual determination requirements mandated by Section 212.904, Texas Local Government Code, or the Texas or U.S. constitutions, as well as other requirements of a nexus between development conditions and the projected impact of the SUBDIVISION, but only to the extent such claims relate to the dedication required by or construction performed under this Agreement.

D. CONSTRUCTION BONDS

Prior to initiating any construction on the SUBDIVISION, the construction contractor(s) for the DEVELOPER shall provide the CITY with one original and one quality copy of the following construction bonds:

1. PERFORMANCE BOND

A good and sufficient Performance Bond in an amount equal to one hundred percent (100%) of the total cost of the public improvements, guaranteeing the full and faithful execution of the work and performance of this Agreement and for the protection of the CITY against any improper execution of the work or the use of inferior materials. The Performance Bond shall guarantee completion of the public improvements within one year of execution of this Agreement.

2. PAYMENT BOND

A good and sufficient Payment Bond in an amount equal to one hundred percent (100%) of the total cost of the public improvements, guaranteeing payment for all labor, materials and equipment used in the construction of the public improvements.

3. MAINTENANCE BOND

A good and sufficient Maintenance Bond in an amount equal to fifty percent (50%) of the total cost of the Infrastructure Improvements [contract (between the DEVELOPER and the Prime Contractor) price plus all change order costs], guaranteeing the maintenance in good condition of the facilities for a period of two (2) years from and after the date that a Letter of Acceptance is issued from the CITY indicating that the Infrastructure Improvements have been completed by the DEVELOPER and accepted by the CITY.

Each of the above bonds shall be in a form acceptable to the CITY. Any surety company through which a bond is written shall be duly authorized to do business in the State of Texas, provided that the CITY, through its City Manager, shall retain the right to reject any surety company for any work under

this Agreement regardless of such company's authorization to do business in the State of Texas. Approval by the CITY shall not be unreasonably withheld or delayed.

E. UTILITIES

1. WATER

All required onsite and offsite water mains, valves, fire hydrants and other improvements shown on Exhibit A shall be constructed by the DEVELOPER in accordance with the plans and specifications prepared by the DEVELOPER's engineer and accepted by the CITY prior to the issuance of any Building Permit, unless otherwise approved herein.

2. SANITARY SEWER

All required onsite and offsite sanitary sewer mains, manholes and other improvements shown on Exhibit A shall be constructed by the DEVELOPER in accordance with the plans and specifications prepared by the DEVELOPER's engineer and accepted by the CITY prior to the issuance of any Building Permit, unless otherwise approved herein.

3. DRAINAGE

All required onsite and offsite improvements shown on Exhibit A shall be constructed by the DEVELOPER in accordance with the plans and specifications prepared by the DEVELOPER's engineer and accepted by the CITY prior to the issuance of any Building Permit, unless otherwise approved herein. DEVELOPER agrees to comply with all applicable EPA, TCEQ and other federal, state and local requirements relating to the planning, permitting and management of stormwater. The DEVELOPER hereby agrees to construct the necessary drainage facilities within the SUBDIVISION. These facilities shall be in accordance with the CITY's Subdivision Ordinance, construction plans and specifications to be prepared by the DEVELOPER'S engineer, reviewed by the City Engineer, and made part of the Final Plat as

approved by the City Council. The DEVELOPER hereby agrees to fully comply with all EPA requirements relating to the planning, permitting and management of stormwater which may be in force at the time that development proposals are being presented for approval by the CITY. The DEVELOPER hereby agrees to comply with all provisions of the Texas Water Code.

F. FEES TO BE PAID BY THE DEVELOPER

1. PLAN REVIEW AND CONSTRUCTION INSPECTION FEES

The DEVELOPER hereby agrees to pay the CITY plan review and construction inspection fees in accordance with Appendix C: Fee Schedule of the CITY's City Code. Payment is due prior to initiating construction of the Infrastructure Improvements shown on Exhibit A.

2. IMPACT FEES

The DEVELOPER hereby agrees to inform the builder of his/her responsibility to pay the impact fees to the CITY for each specific lot in the SUBDIVISION including the applicable sanitary sewer and water impact fees assessed by both the CITY and the City of Fort Worth prior to obtaining a Building Permit for a specific lot.

3. PUBLIC UTILITIES

The DEVELOPER hereby agrees to pay the public utility companies (AT&T, Atmos Energy Corporation, Charter Communications, Inc., and Oncor Electric Delivery Company) for their required costs of main installations, for street lighting, etc. for the SUBDIVISION.

G. GENERAL CONDITIONS

1. LAW COMPLIANCE

The DEVELOPER hereby agrees to comply with all federal, state and local laws that are applicable to development of the SUBDIVISION.

2. EROSION CONTROL

During construction of the SUBDIVISION and after the streets have been installed, the DEVELOPER agrees to keep the streets free from soil build-up. The DEVELOPER agrees to use soil control measures such as hay bales, silt screening, hydromulch, etc., to prevent soil erosion. It will be the DEVELOPER's responsibility to present to the City Engineer a soil control development plan that will be implemented for the SUBDIVISION. When, in the opinion of the City Engineer or his/her agent, there is sufficient soil build-up on the streets or other drainage areas and notification has been given to the DEVELOPER, the DEVELOPER will have seventy-two (72) hours to clear the soil from the streets or affected areas. If the DEVELOPER does not remove the soil from the streets within the seventy-two (72) hours, the CITY may cause the soil to be removed either by contract or CITY forces and place the soil within the SUBDIVISION at the DEVELOPER's expense. All expenses must be paid to the CITY prior to acceptance of the SUBDIVISION.

3. POST-CONSTRUCTION RUNOFF CONTROL

The Developer shall comply with all applicable provisions of Chapter 86, Article VII, Post-Construction Runoff Control, of the CITY's Code of Ordinances. After construction of the SUBDIVISION and after the streets have been installed, the DEVELOPER agrees to minimize increases in stormwater runoff from any development or redevelopment in order to reduce flooding, siltation and streambank erosion and to maintain the integrity of stream channels. To the maximum extent reasonably practicable, the DEVELOPER agrees to limit the total annual volume of surface water runoff which flows from any specific site during and following development or redevelopment to not exceed the pre-development hydrologic conditions. The DEVELOPER agrees to accommodate new development and redevelopment projects in a

manner that protects public safety, groundwater and surface water quality, and aquatic living resources and their habitats. The DEVELOPER agrees to employ permanent nonstructural and structural best management practices (BMPs) to protect water quality. The DEVELOPER agrees to remove and/or treat stormwater pollutants prior to discharge to ground or surface waters from new development and redevelopment sites and ensure the long-term operation and maintenance of all permanent stormwater quality features. To the maximum extent reasonably practicable, the DEVELOPER agrees to reduce stormwater runoff rates and volumes, soil erosion, and nonpoint source pollution to the waters of the state through stormwater management controls, and to ensure that these management controls are properly maintained and pose no threat to the public.

4. PRIVATE AMENITIES

It is understood by and between the CITY and the DEVELOPER that the SUBDIVISION may incorporate a number of unique amenities and aesthetic improvements such as ponds, aesthetic lakes, unique landscaping, irrigation, walls, and may incorporate specialty signage and accessory facilities. The DEVELOPER agrees to accept responsibility for the construction and maintenance of all such aesthetic or specialty items until such responsibility is turned over to a property owner whose lot encompasses such an amenity. The CITY shall not be responsible for the maintenance or replacement of these items under any circumstances.

5. VENUE

Venue for any action brought hereunder shall be in Tarrant County, Texas.

6. ASSIGNMENT

This Agreement or any part hereof or any interest herein shall not be assigned by the DEVELOPER without the express written consent of the City Manager, which consent shall not be unreasonably withheld.

H. FINAL ACCEPTANCE OF SUBDIVISION INFRASTRUCTURE

The CITY will not issue a Letter of Acceptance until the SUBDIVISION's Infrastructure Improvements shown on Exhibit A are completely constructed (Final Completion) to the satisfaction of the City Engineer or his/her agent. However, upon Substantial Completion, a "punch list" of outstanding items shall be presented to the DEVELOPER's contractor(s) indicating those outstanding items and their deficiencies that need to be addressed for Final Completion of the SUBDIVISION.

Upon issuance of a Letter of Acceptance, title to all public infrastructure facilities underlying the roadway shall be vested in the CITY and the DEVELOPER hereby relinquishes any right, title or interest in and to such improvements or any part thereof. It is understood and agreed that the CITY shall have no liability or responsibility in connection with such Infrastructure Improvements until the Letter of Acceptance is issued.

I. WAIVER

The DEVELOPER expressly acknowledges that by entering into this Agreement, the DEVELOPER, its successors, heirs, assigns, vendors, grantees, trustees, and/or representatives, shall never construe this Agreement as waiving any of the requirements of the Zoning Ordinance, Subdivision Ordinance, or any other ordinance of the CITY.

J. HOLD HARMLESS AGREEMENT

APPROVAL BY THE CITY ENGINEER OR OTHER CITY EMPLOYEE OF ANY PLANS, DESIGNS, OR SPECIFICATIONS SUBMITTED BY THE DEVELOPER PURSUANT TO THIS AGREEMENT SHALL NOT CONSTITUTE OR BE DEEMED TO BE A RELEASE OF THE RESPONSIBILITY AND LIABILITY OF THE DEVELOPER, ITS ENGINEER, EMPLOYEES, OFFICERS, AGENTS, OR SERVANTS FOR THE ACCURACY AND COMPETENCY OF THEIR DESIGN AND

SPECIFICATIONS. SUCH APPROVAL SHALL NOT BE DEEMED TO BE AN ASSUMPTION OF SUCH RESPONSIBILITY AND LIABILITY BY THE CITY FOR ANY DEFECT IN THE DESIGN AND SPECIFICATIONS PREPARED BY THE DEVELOPER'S ENGINEER, EMPLOYEES, OFFICERS, AGENTS, OR SERVANTS, IT BEING THE INTENT OF THE PARTIES THAT APPROVAL BY THE CITY ENGINEER SIGNIFIES THE CITY'S APPROVAL ON ONLY THE GENERAL DESIGN CONCEPT OF THE IMPROVEMENTS TO BE CONSTRUCTED. IN THIS CONNECTION, THE DEVELOPER SHALL FOR A PERIOD OF TWO (2) YEARS AFTER THE ACCEPTANCE BY THE CITY OF THE COMPLETED CONSTRUCTION PROJECT, INDEMNIFY AND HOLD HARMLESS THE CITY, ITS OFFICERS, AGENTS, SERVANTS, AND EMPLOYEES, FROM ANY LOSS, DAMAGE, LIABILITY OR EXPENSE ON ACCOUNT OF DAMAGE TO PROPERTY AND INJURIES, INCLUDING DEATH, TO ANY AND ALL PERSONS WHICH MAY ARISE OUT OF ANY DEFECT, DEFICIENCY OR NEGLIGENCE OF THE DEVELOPER'S ENGINEER'S DESIGNS AND SPECIFICATIONS INCORPORATED INTO ANY IMPROVEMENTS CONSTRUCTED IN ACCORDANCE THEREWITH, WHETHER OR NOT CAUSED, IN WHOLE OR IN PART, BY THE NEGLIGENCE OF THE CITY, ITS OFFICERS, AGENTS, SERVANTS, OR EMPLOYEES, AND THE DEVELOPER SHALL DEFEND AT HIS/HER OWN EXPENSE ANY SUITS OR OTHER PROCEEDINGS BROUGHT AGAINST THE CITY, ITS OFFICERS, AGENTS, SERVANTS, OR EMPLOYEES OR ANY OF THEM, ON ACCOUNT THEREOF, AND SHALL PAY ALL EXPENSES (INCLUDING WITHOUT LIMITATION REASONABLE FEES AND EXPENSES OF ATTORNEYS) AND SATISFY ALL JUDGMENTS WHICH MAY BE INCURRED BY OR RENDERED AGAINST THEM OR ANY OF THEM IN CONNECTION HERewith.

THE DEVELOPER, ITS SUCCESSORS AND ASSIGNS HEREBY FULLY RELEASE AND AGREE TO, INDEMNIFY, HOLD HARMLESS AND DEFEND THE CITY, ITS OFFICERS, AGENTS, SERVANTS, AND EMPLOYEES FROM ALL CLAIMS, SUITS, JUDGMENTS, AND DEMANDS OF ANY NATURE WHATSOEVER, FOR PROPERTY DAMAGE OR PERSONAL INJURY, INCLUDING DEATH, RESULTING FROM OR IN ANY WAY CONNECTED WITH THIS AGREEMENT OR THE CONSTRUCTION OF INFRASTRUCTURE IMPROVEMENTS AND FACILITIES IN THE SUBDIVISION OR THE FAILURE TO SAFEGUARD THE CONSTRUCTION WORK, OR ANY OTHER ACT OR OMISSION

OF THE DEVELOPER RELATED THERETO, WHICH ACCRUE PRIOR TO ACCEPTANCE OF THE IMPROVEMENTS BY THE CITY, WHETHER OR NOT CAUSED, IN WHOLE OR IN PART, BY THE NEGLIGENCE OF THE CITY, ITS OFFICERS, AGENTS, SERVANTS, OR EMPLOYEES.

K. AMENDMENTS

This Agreement may be changed or modified only with the written consent of both the DEVELOPER and the City Council of the CITY.

L. REVOCATION

In the event the DEVELOPER fails to comply with any of the provisions of this Agreement, the CITY shall be authorized to cease issuance of any further Certificates of Occupancy or Building Permits on property owned by the DEVELOPER, and the CITY shall be further authorized to file this instrument in the Mechanic's Lien records of Tarrant County as Mechanic's Lien against the DEVELOPER's property; and in the alternative, the CITY shall be authorized to levy an assessment against the DEVELOPER's property for public improvements in accordance with applicable state law.

M. CONTINUITY

This Agreement shall be a covenant running with the land and shall be binding upon the DEVELOPER, its successors and assigns.

N. SEVERABILITY

The provisions of this Agreement are severable and, in the event any word, phrase, sentence, paragraph, section or other provision of this Agreement, or the application thereof to any person or circumstance, shall ever be determined by a court of competent jurisdiction to be invalid, illegal, or unenforceable for any reason, the remainder of this Agreement shall remain in full force and effect and the application thereof to any other person or circumstance shall not be affected thereby. The invalid, illegal or unenforceable provision shall be rewritten by the parties to this Agreement to accomplish the parties' original intent as nearly as possible.

O. TERMINATION AND RELEASE

Upon the satisfactory completion by the DEVELOPER and final acceptance by the CITY of all requirements of this Agreement, this Agreement shall terminate and the CITY will execute a release of covenant to the DEVELOPER, its assigns and successors and the CITY shall file said release in the Real Property Records of Tarrant County.

In Witness whereof, each of the parties hereto has caused this Agreement to be executed by its undersigned duly authorized representative as of the date herein above first mentioned.

CALLAWAY PLACE ADDITION, BLOCK 1
(Callaway Ventures, LLC)

By: _____
(signature)

Name: _____
(please print)

Title: _____

Date: _____

ACKNOWLEDGMENT

STATE OF TEXAS §
 §
COUNTY OF TARRANT §

BEFORE ME, the undersigned authority in and for Tarrant County, Texas, on this day personally appeared _____ known to me to be the same
(Name of Company Officer)
person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he is the duly authorized officer of _____,
(Name of Company, Limited Partnership, etc.)
and that he executed the same on behalf of said _____
(corporation, limited partnership, non-profit, etc.)
for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ____ day of _____, 20____.

Notary Public in and for the State of Texas

Type or Print Notary's Name

My Commission Expires: _____

CALLAWAY PLACE ADDITION, BLOCK 1
(Creek Lodging, LLC)

By: _____
(signature)

Name: _____
(please print)

Title: _____

Date: _____

ACKNOWLEDGMENT

STATE OF TEXAS §
 §
COUNTY OF TARRANT §

BEFORE ME, the undersigned authority in and for Tarrant County, Texas, on this day personally appeared _____ known to me to be the same
(Name of Company Officer)
person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he is the duly authorized officer of _____,
(Name of Company, Limited Partnership, etc.)
and that he executed the same on behalf of said _____
(corporation, limited partnership, non-profit, etc.)
for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ____ day of _____, 20____.

Notary Public in and for the State of Texas

Type or Print Notary's Name

My Commission Expires: _____

CALLAWAY PLACE ADDITION, BLOCK 1
(Fossil Lodging, LLC)

By: _____
(signature)

Name: _____
(please print)

Title: _____

Date: _____

ACKNOWLEDGMENT

STATE OF TEXAS §
 §
COUNTY OF TARRANT §

BEFORE ME, the undersigned authority in and for Tarrant County, Texas, on this day personally appeared _____ known to me to be the same
(Name of Company Officer)
person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he is the duly authorized officer of _____,
(Name of Company, Limited Partnership, etc.)
and that he executed the same on behalf of said _____
(corporation, limited partnership, non-profit, etc.)
for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ____ day of _____, 20____.

Notary Public in and for the State of Texas

Type or Print Notary's Name

My Commission Expires: _____

CALLAWAY PLACE ADDITION, BLOCK 1
(Westpoint Ventures, LP)

By: _____
(signature)

Name: _____
(please print)

Title: _____

Date: _____

ACKNOWLEDGMENT

STATE OF TEXAS §
 §
COUNTY OF TARRANT §

BEFORE ME, the undersigned authority in and for Tarrant County, Texas, on this day personally appeared _____ known to me to be the same
(Name of Company Officer)
person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he is the duly authorized officer of _____,
(Name of Company, Limited Partnership, etc.)
and that he executed the same on behalf of said _____
(corporation, limited partnership, non-profit, etc.)
for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ____ day of _____, 20____.

Notary Public in and for the State of Texas

Type or Print Notary's Name

My Commission Expires: _____

CITY OF HALTOM CITY

By: _____
Rex Phelps, City Manager

Date: _____

ACKNOWLEDGMENT

STATE OF TEXAS §
 §
COUNTY OF TARRANT §

BEFORE ME, the undersigned authority in and for Tarrant County, Texas, on this day personally appeared Rex Phelps known to me to be the same person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he is the duly authorized City Manager of the City of Haltom City and that he executed the same on behalf of said entity for the purposes and consideration therein expressed, and in the capacity therein stated.

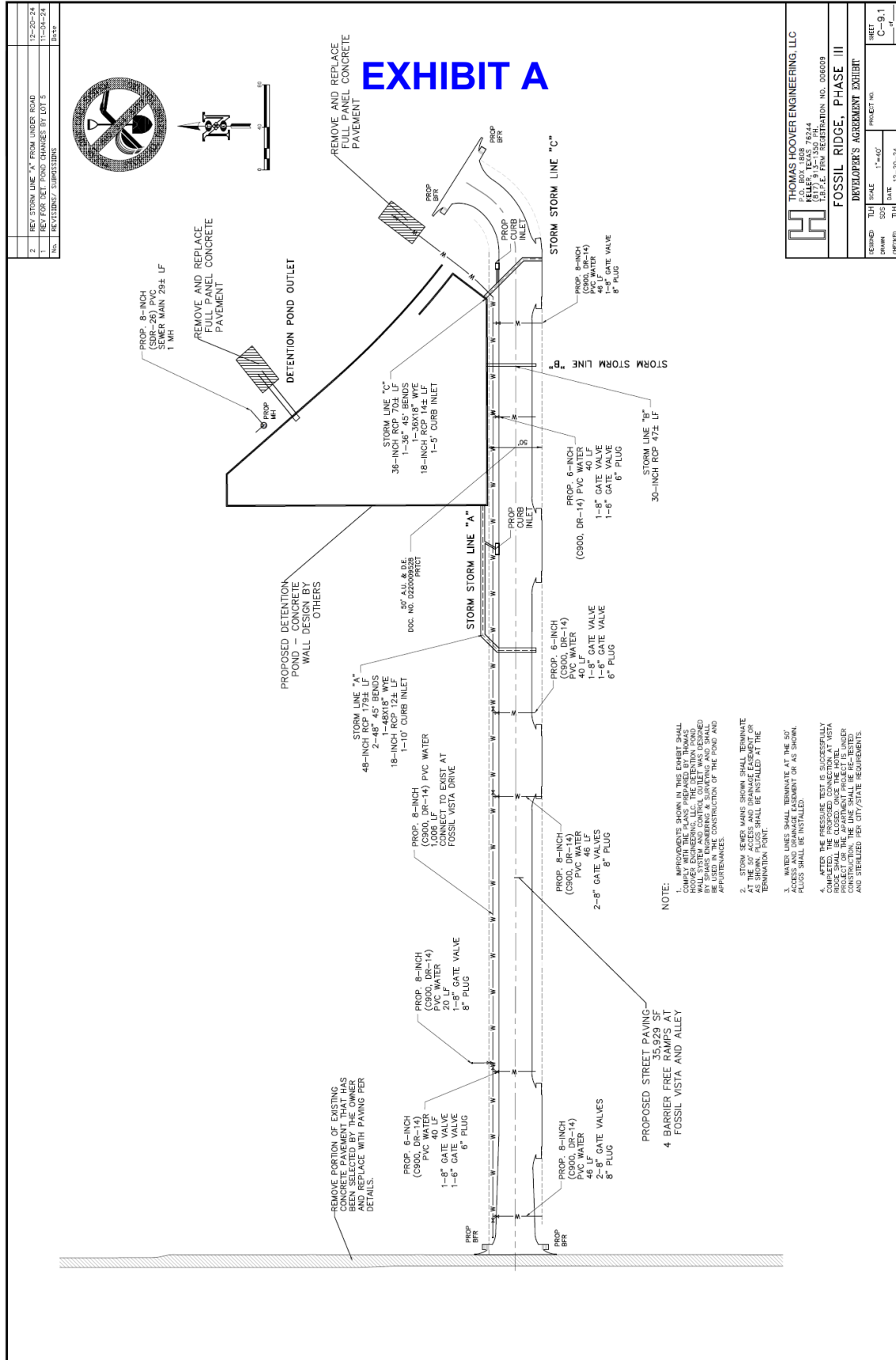
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 20____.

Notary Public in and for the State of Texas

Type or Print Notary's Name

My Commission Expires: _____

Facilities Agreement
Callaway Place Addition, Block 1
Private Roadway & Public Infrastructure
Page - 18 of 18 –



CITY COUNCIL MEMORANDUM/RESOLUTION

City Council Meeting: Monday, January 13, 2025, 6:00 PM

Department: Administration

Subject: Property For Sale

BACKGROUND

The City Council recently authorized city staff to place a publication notice in the local paper to market 5,000 Bernice Street (the old Senior Center) along with the adjoining city owned properties/lots. The legal descriptions are as follows; Parcel 40680592 legal description BERNICE PARK ADDITION Block 1 Lot 2, Parcel 02489228 ROGERS SUBDIVISION Lot 1R, Parcel 02489236 ROGERS SUBDIVISION Lot 2R, Parcel 02489244 ROGERS SUBDIVISION Lot 3, Parcel 02489252 ROGERS SUBDIVISION Lot 4.

The described properties/lots recently appraised for \$550,000.

We received an offer from one potential buyer for all the property described for \$265,000 Upon the Council's direction further negotiations took place and the offer was increased to \$330,000.

FISCAL IMPACT

The offer is over \$200,000 less than the appraised value. Additionally, the proposed use would not produce any future property or sales tax revenue for the city.

RECOMMENDATION

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 13th day of January 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

Attachments

[Item 10a Property for sale 5000 Bernice St.pdf](#)

A REAL PROPERTY APPRAISAL REPORT

OF

THE FEE SIMPLE INTEREST IN A

**COMMUNITY FACILITY
HALTOM CITY ACTIVITY CENTER
5000 BERNICE STREET
HALTOM CITY, TEXAS 76117**

LEGALLY DESCRIBED AS

**LOT 2, BLOCK 1, BERNICE PARK ADDITION &
LOTS 1R, 2R & 3-4, ROGERS SUBDIVISION
CITY OF HALTOM CITY, TARRANT COUNTY, TEXAS**

PREPARED FOR:

**Mr. Rex L. Phelps
City Manager
City of Haltom City
5024 Broadway Avenue
Haltom City, Texas 761167**

EFFECTIVE DATE OF THE APPRAISAL:

October 14, 2024

PREPARED BY:

KOR GROUP

600 E. EXCHANGE AVENUE | SUITE 200 | FORT WORTH, TEXAS 76164

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SECTION I - APPRAISAL REPORT

November 5, 2024

Mr. Rex L. Phelps

City Manager
City of Haltom City
5024 Broadway Avenue
Haltom City, Texas 76117

SUBJECT: COMMUNITY FACILITY – 5000 BERNICE STREET, HALTOM CITY, TEXAS 76117

Dear Mr. Phelps,

Pursuant to your request, we have made an investigation into the real estate market in order to arrive at an estimate of the fee simple market value of the above referenced real property.

This is an Appraisal Report, which is intended to comply with the reporting requirements set forth under Standards Rule 2-2(a) of USPAP for an Appraisal Report. Additional supporting documentation concerning the data, reasoning, and analyses is retained in the appraiser's file. The depth of discussion contained in this report is specific to the needs of the client. The appraiser is not responsible for unauthorized use of this report.

This appraisal has been made in conformity with and is subject to the requirements of the Code of Professional Ethics of the Appraisal Institute and the Uniform Standards of Professional Appraisal Practice, as promulgated by the Appraisal Standards Board of The Appraisal Foundation, the Interagency Appraisal and Evaluation Guidelines (2010), and is in conformity with Federal Financial Institutions Reform Recovery (FIRREA).

It is our conclusion, subject to the assumptions and limiting conditions and based on the accompanying report, the estimated fee simple market value of the subject "as is", as of October 14, 2024, is as follows:

FIVE HUNDRED FIFTY THOUSAND DOLLARS

\$ 550,000

Respectfully submitted,



Wynn Tucker

State of Texas Certification #TX-1339855-G

SUMMARY OF SALIENT FACTS AND CONCLUSIONS

5000 BERNICE STREET, HALTOM CITY, TEXAS 76117	
Location	The subject is located along the east side of Bernice Street, south of Waldemar Steet, Tarrant County, Haltom City, Texas. The property has a physical address of 5000 & 4910, Bernice Street, Haltom City, Texas 76117
Legal Description	Lot 2, Block 1, Bernice Park Addition & Lots 1R, 2R & 3-4, Rogers Subdivision, City of Haltom City, Tarrant County, Texas
Zoning Designation	“SF-2” – Single Family
Effective Date of the Appraisal	October 14, 2024
Date of the Report	November 5, 2024
Owner of Record (Fee Simple Estate)	City of Haltom City
Client	City of Haltom City
Intended Use	The intended use of the appraisal is to assist our client, City of Haltom City, and/or their assigns in arriving at a value of the subject for assistance with a possible future sale of the subject.
Intended Users	The intended user of this report is our client, City of Haltom City, and/or their assigns.
Approximate Land Area	71,050 Square Feet or 1.631 Acres
Proposed Improvements	The subject is improved with an approximately 7,339 square foot, community facility and site improvements. The improvements were constructed in the 1980, have been well maintained since and are in average condition.
Floodplain Map Panel and Date	48439C195L, effective March 21, 2019
Floodplain Designation	No portion subject appears to be located within a flood hazard.
Highest and Best Use as Vacant	Community facility, i.e., religious facility, school, government office, etc.
Highest and Best Use as Improved	The existing improvements are a good representation of the highest and best use as improvements
Fee Simple Market Value “As Is”	\$550,000

SCOPE OF WORK

As part of this appraisal, we have completed the following steps to gather, confirm, and analyze the data.

- ❖ Utilized the appraisal process to estimate the market value of the fee simple estate of the subject.
- ❖ Physically inspected the subject and the surrounding market area. The inspection of the property is limited to those things readily observable without the use of special testing or equipment.
- ❖ Collected factual information about the subject and the surrounding market area and confirmed that information with various sources.
- ❖ Gathered market information on comparable properties, offerings, and other market developments. Sources of data include, but are not limited to, County deed records, County Appraisal District data, owner's representatives, brokers, and other knowledgeable individuals active in the area. Information was also obtained from the Multiple Listing Service, Commercial Appraisers Data Association, Co-Star and Compstack.
- ❖ Analyzed market information and developed indications of value under the necessary approaches to value for a credible assignment result.
- ❖ The appraisal of real estate typically employs three traditional valuation methods: the sales comparison approach, cost approach, and income approach. The subject consists of a community facility that was constructed in 1980. The sales comparison approach of improved properties was utilized in the valuation of the subject.
- ❖ Prepared an Appraisal Report in accordance with Statement Rule 2-2(a) of the *Uniform Standards of Professional Appraisal Practice*, 2024 Edition summarizing our analyses, opinions and conclusions.

APPRAISAL PROCESS

The appraisal process is a systematic approach, whereby the appraiser researches, collects, and analyzes data pertaining to the property in order to develop an estimate of market value for the real property interest being appraised. The first step in this process is an inspection and investigation of the subject site and the market area in which it is located.

The appraiser then researches and collects data pertaining to comparable properties that have sold, are contracted to sell or listed for sale in the market. If the property is income-producing, data is collected pertaining to income and operating expenses for the subject and similar properties. For improved properties, the cost approach is applied by adding the value of the land to the depreciated value of the improvements, including entrepreneurial profit.

The subject consists of a parcel of land that is improved with a community facility that was constructed in 1980. The property is of an average quality of construction and is considered to be in average condition.

Typically, three approaches to value are utilized in the analysis of improved properties, those being the sales comparison approach, the cost approach, and the income approach.

The sales comparison approach of improved properties was utilized in our valuation, as a reliable amount of confirmed, comparable sales of similar religious and community facilities were identified

by the appraisers. This is considered to be the best indicator of value for an older, community facility similar to the subject. Additionally, market participants also utilize comparable sales in their decision-making process in analyzing community facilities similar to the subject.

It is our opinion that the exclusion of the cost approach will result in credible valuation results. Due to the age of the subject (YOC 1980), and the difficulty in determining an appropriate amount of depreciation the improvements have undergone, the cost approach was excluded in our valuation.

Community facilities similar to the subject are seldom leased. Based on the above, the income approach was considered to not be applicable in the valuation of the subject and was excluded. It is our opinion that the exclusion of the income approach will result in credible valuation results.

Additionally, if the income approach and cost approach were to have been completed, very little weight would have been placed on either of these approaches to value in our reconciliation. The exclusion of the income approach and cost approach would be considered reasonable by our peers in the commercial appraisal community and will result in credible valuation results.

COMPETENCY RULE

We have the ability to properly identify the problem to be addressed; the knowledge and experience to complete the assignment competently; and, recognize and comply with the laws and regulations that apply to the appraisers and the assignment.

REPORT OPTION

This is an Appraisal Report in accordance with the *Uniform Standards of Professional Appraisal Practice* (2024 Edition).

PRIOR SERVICES

We have not performed any services regarding the subject property within the three-year period immediately preceding acceptance of the assignment, as an appraiser or in any other capacity.

JURISDICTIONAL EXCEPTION RULE

If any applicable law or regulation precludes compliance with any part of the *Uniform Standards of Professional Appraisal Practice*, only that part of the *Uniform Standards of Professional Appraisal Practice* becomes void for the assignment.

EXTRAORDINARY ASSUMPTIONS

“Extraordinary Assumption,” is defined as:

An assignment-specific assumption as of the effective date regarding uncertain information used in an analysis which, if found to be false, could alter the appraiser's opinions or conclusions.

Uniform Standard of Professional Appraisal Practice, 2024 Edition (The Appraisal Foundation), page 4.

No extraordinary assumptions were utilized within this report.

HYPOTHETICAL CONDITION

“Hypothetical Condition,” is defined as:

A condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis.

Uniform Standard of Professional Appraisal Practice, 2024 Edition (The Appraisal Foundation), page 4.

No hypothetical conditions were considered, other than what may be considered a hypothetical condition under the Jurisdictional Exception Rule.

DEFINITION OF MARKET VALUE

As per the Code of Federal Regulations Part 34, Subpart C-Appraisals, 34.42 (g), *Market value* means the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- (1) Buyer and seller are typically motivated;
- (2) Both parties are well informed or well advised, and acting in what they consider their own best interests;
- (3) A reasonable time is allowed for exposure in the open market;
- (4) Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
- (5) The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

DEFINITION OF HIGHEST AND BEST USE

“Highest and Best Use,” as used herein, is defined as:

The reasonably probable use of a property that results in the highest value. The four criteria that the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity.

The Dictionary of Real Estate Appraisal, Sixth Edition (Chicago: Appraisal Institute, 2015), page 109.

DEFINITION OF MARKETING TIME

“Marketing Time,” is defined as:

An opinion of the amount of time it might take to sell a real or personal property interest at the concluded market value level during the period immediately after the effective date of an appraisal. Marketing time differs from exposure time, which is always presumed to precede the effective date of an appraisal.

The Dictionary of Real Estate Appraisal, Sixth Edition (Chicago: Appraisal Institute, 2015), page 140.

In the case of the subject, it is our opinion a reasonable marketing time would be no more than twelve months. This information was obtained from interviews with market participants.

DEFINITION OF EXPOSURE TIME

“**Exposure Time**,” is defined as:

1. *The time a property remains on the market.*
2. *[The] estimated length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal.*

The Dictionary of Real Estate Appraisal, Sixth Edition (Chicago: Appraisal Institute, 2015), page 83.

In the case of the subject, it is our opinion a reasonable exposure time would be no more than twelve months. This information was obtained from interviews with market participants.

DATE OF THE REPORT

The date of the report is November 5, 2024.

EFFECTIVE DATE OF APPRAISAL

The effective date of the appraisal (value) is October 14, 2024. This is a value opinion as set forth in the *Uniform Standard of Professional Appraisal Practice*, 2024 Edition (The Appraisal Foundation), Standard 2.

INSPECTION

The property was inspected by Wynn Tucker on October 14, 2024. The inspection of the property is limited to those things readily observable without the use of special testing or equipment.

IDENTITY OF THE CLIENT AND INTENDED USERS OF THE REPORT

The client is the City of Haltom City, and the intended users are the client and the client's representatives.

PURPOSE AND INTENDED USE OF THE APPRAISAL

The purpose and intended use of this appraisal is to estimate the market value of the fee simple interest of the subject property for assistance with a possible future sale of the subject.

PROPERTY RIGHTS APPRAISED

For the purpose of this assignment, the property rights appraised are the fee simple estate. Fee simple estate (surface estate only) is defined as:

Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.

The Dictionary of Real Estate Appraisal, Sixth Edition (Chicago: Appraisal Institute, 2015), page 90.

STATEMENT OF OWNERSHIP, SALES HISTORY AND STATUS

According to *Uniform Standard of Professional Appraisal Practice*, 2024 Edition, the appraisers are required to discuss and analyze any previous sales of the subject property within the previous three years for all properties. According to Tarrant County deed records and the Tarrant Appraisal District (TAD), as of the date of value, the subject is owned by City of Haltom City. The current ownership has owned the subject in excess of our three-year sales history requirement.

As per the client, a recent, unsolicited offer was made for the subject, with a purchase price of \$250,000. This price is considerably less than our estimate of market value.

We were not made known of any other recent listings, offers or contracts for the subject. No other known transactions have occurred within the previous three years.

AREA/MARKET AREA ANALYSIS

The subject property is located in an older, but well-established neighborhood within the city of Haltom City. The subject is located along the east side of Bernice Street, south of Waldemar Steet, Tarrant County, Haltom City, Texas. The neighborhood boundaries could best be described as those properties located south of NE Loop 820, east of IH-35E, north of Airport Freeway (SH 121) and west of Denton Highway (US Highway 377). The area is located within the city limits of Fort Worth and Haltom City.

Access to the area is considered excellent due to the proximity of the aforementioned highways that are located in the neighborhood. Airport Freeway extends in a northeast to southwest direction and provides travel from the Central Business District of Fort Worth to northeast Tarrant County and D/FW International Airport. NE Loop 820 is the northern boundary and is a limited access freeway that is heavily traveled and encircles a large portion of Fort Worth and Tarrant County. IH-35 is also a heavily traveled thoroughfare in the neighborhood. It extends in a north/south direction through Tarrant County, connecting Fort Worth and other cities with Oklahoma to the north and Austin to the south. In general, access to the neighborhood from other areas of the Tarrant County is good.

The majority of all thoroughfares are either asphalt or concrete surfaced with concrete curbs and gutters. All public services are available within the neighborhood. These include police and fire protection, public schools and churches and parks and recreational facilities. For the most part, public utilities are available throughout the area and include telephone, electricity, natural gas, city water and city sewer.

The neighborhood is approximately 80% developed with a combination of single family residential, industrial, office, and commercial properties. There has been scattered new development in the area. The majority of new development has been located along the IH-35, NE Loop 820 and Airport

Freeway, and consists of small office buildings, multi-tenant industrial buildings, fast food restaurants, etc.

An approximately 1 million square foot industrial park is currently under construction a short distance north of the subject. This development is a 72-acre development known as 820 Business Exchange, which will bring approximately 1,500 jobs to the area. Additionally, in the Haltom City market the Midway Industrial Park is also under construction and is a 54-acre industrial park that will bring 1,000+ jobs to the area. The subject should benefit significantly from these developments.

Additionally, several new single family residential subdivisions are in various phases of construction in the Haltom City area.

The majority of the residential development consists older homes in fair to average condition. These subdivisions are located on the interior of the neighborhood. The majority of the commercial development is located on the major neighborhood thoroughfares, i.e. Airport Freeway, IH-35, and NE Loop 820, as well as the major interior thoroughfares.

Development in the immediate area of the subject include a park to the north, Moose Lodge, single family residences and a large, apartment complex north of the park.

In summary, the subject is located within an older, well-established area of the Fort Worth metroplex, in the city of Haltom City. This area has experienced scattered recent development. Access to this area is considered convenient. Real estate values should continue to remain stable or increase slightly in the foreseeable future.

SITE ANALYSIS

An analysis of the property is particularly important in estimating its highest and best use. Following is a discussion of those site characteristics considered most important. Please see “Section II – Exhibits” for maps, aerials, photographs, and other exhibits pertaining to this segment of the report.

PROPERTY LOCATION, SIZE AND SHAPE

The subject consists of approximately 71,050 square feet or 1.631 acres of land located along the east side of Bernice Street, south of Waldemar Steet, Tarrant County, Haltom City, Texas. The property has a physical address of 5000 & 4910, Bernice Street, Haltom City, Texas 76117

The property has a functional shape that is generally rectangular.

LEGAL DESCRIPTION

Lot 2, Block 1, Bernice Park Addition & Lots 1R, 2R & 3-4, Rogers Subdivision, City of Haltom City, Tarrant County, Texas

PROPERTY TAX INFORMATION

The subject falls under the taxing jurisdictions of Tarrant County, City of Haltom City, Fort Worth ISD, Tarrant County Hospital and Tarrant County College.

The subject is currently assessed in five accounts by TAD. TAD's combined, 2024 assessed value of the subject is \$643,424. The overall tax rate for 2024 is 2.46836% according to TAD records. Based on the above, the current tax rates without the partial exemptions equates to \$15,882.02. It should be noted that the current owner of the subject is exempt from paying property taxes.

FRONTAGE, ACCESS, AND OFF-SITE IMPROVEMENTS

The subject has approximately 505 feet of frontage along the east side Bernice Street. The property has adequate frontage and has adequate access. Bernice Street is a two-lane, asphalt paved street improved with gutters and has open shoulders. This street is an interior street that carries a limited amount of traffic. Thus, the subject has limited exposure.

ENVIRONMENTAL STATEMENT

We are unaware of any detrimental environmental conditions that affect the property. For the purposes of our analysis, we have estimated the market value of the site as if it is free from any adverse environmental conditions.

UTILITIES

The subject has access to public utility services.

EASEMENTS/RESTRICTIONS

A survey of the subject was not available. The property is subject to typical utility easements. These easements are not considered to be a hindrance to the current use or future development potential of the property. There are no known easements that adversely affect the property.

TOPOGRAPHY

The property has a functional shape that is generally rectangular and has a generally level terrain and lies at street grade.

FLOODPLAIN

According to The Federal Emergency Management Agency (FEMA) map panel number 48439C195L, effective March 21, 2019, no portion of the subject appears to be located within the flood plain.

IMPROVEMENTS

The subject is improved with an approximately 7,339 square foot, freestanding community facility. The size of the improvements was obtained from TAD records. The subject was reportedly constructed 1980 per TAD. The improvements have been well maintained since and are in average condition.

The building is constructed on a concrete slab foundation, with a wood frame, and has brick veneer exterior walls and has a pitched roof, with composition shingles with a metal gutter system.

The interior configuration consists of a large, open area, private offices and breakout rooms, kitchen area and restrooms with typical fixtures.

The finish out consists of glass and metal entry doors, painted and textured sheet rocked walls, acoustical tile ceiling grid, a combination of carpet, vinyl composition tile and ceramic tile flooring, adequate overhead lighting, etc. The building is served with central HVAC.

Site improvements include concrete paved walks and drives, asphalt paved parking lot, limited landscaping, wood dumpster enclosure, chain link fencing covering the air conditioning units, flag pole, etc. The property has a land to building ratio of 9.30:1. It should also be noted that

there is a concrete block building located at the north end of the property that has restrooms that currently serve the park.

ZONING/RESTRICTIONS

The subject property is located within the City of Haltom City and is subject to zoning. The current zoning is “SF-2” – Single Family District. The subject’s current zoning allows for single family residential uses as well as community facility and religious facility uses. There are no known restrictions that adversely affect the development of the tract.

HIGHEST AND BEST USE ANALYSIS

The following summarizes the highest and best use of the property.

PROCESS

Before a property’s value can be concluded, the highest and best use of the property must be determined for both the subject site as though vacant, and for the property as improved (if applicable). The highest and best use must be:

- ❖ Legally permissible.
- ❖ Physically possible.
- ❖ Financially feasible.
- ❖ Capable of producing the highest net return on investment (i.e., highest value) from among the possible, permissible, and financially feasible uses.

As Vacant: The subject property is located within the City of Haltom City and is subject to zoning. The current zoning is “SF-2” – Single Family District. The subject’s current zoning allows for single family residential uses as well as community facility and religious facility uses. There are no known restrictions that adversely affect the development of the tract.

The subject consists of approximately 71,050 square feet or 1.631 acres of land located along the east side of Bernice Street, south of Waldemar Steet, Tarrant County, Haltom City, Texas. The property has a physical address of 5000 & 4910, Bernice Street, Haltom City, Texas 76117

The property has a functional shape that is generally rectangular.

According to The Federal Emergency Management Agency (FEMA) map panels, no portion of the subject appears to be located within a flood hazard. The subject is physically suitable for light industrial and community facility uses.

The property is subject to typical utility easements. There are no known easements that adversely affect the property.

After consideration of the legally permissible, physically possible, financially feasible, and maximally productive uses, we estimate the highest and best use of the property, as vacant, to be for community facility use, i.e., religious facility, school, government office, etc., as demand warrants

As Improved: The subject is improved with a freestanding, community facility and related site improvements. The improvements were constructed in 1980, have been well maintained and are in average condition. The building could be utilized by a wide variety of religious facility users in its current condition. Considering the market, location and the property's condition upon completion and acceptance, the highest and best use of the property, as improved, is for continued use of the existing improvements for community facility or religious use.

MARKET VALUE ESTIMATE OF THE PROPERTY

SALES COMPARISON APPROACH

We analyzed improved sales through the application of the sales comparison approach. The sales comparison approach is a direct comparison of known market transactions of similar properties. When sufficient information is available in order to make a unit comparison, a supportable indication of value can be obtained. The underlying economic factor in this approach is the principle of substitution, which states that a prudent purchaser would pay no more for a property than the cost of acquiring an equally desirable substitute property.

The appraisers researched for confirmed comparable sales of religious and community facilities located throughout Tarrant County. We researched the market for sales that closed since January of 2022, were approximately 3,000 square feet to 15,000 square feet in size, and were considered to be similar to the subject in most aspects, i.e., size, use, condition, land area, etc. We identified five sales that were believed to be the most comparable to the subject property. These sales are believed to be reliable in estimating the value of the subject.

The unit of comparison was based on the sales price per square foot. This is the normal unit of comparison used by buyers, sellers and brokers of properties similar to the subject and the comparables and is derived by dividing the sales price by the gross building area.

Following is a summary of the improved comparable sales, a discussion of the adjustments, and a summation of value via the sales comparison approach.

The chart below contains sales of comparable properties. Each of the comparable sales utilized are religious and community facilities, considered to exhibit similar characteristics to the subject property.

This analysis produced a value indication by comparing the subject property with comparable sales of similar properties. The market conditions for each of these improved sales is comparable to the date of valuation. The unadjusted sale prices ranged from \$67.99 per square foot to \$93.33 per square foot. Following is a summary of the comparable improved properties.

IMPROVED SALES SUMMARY					
No.	Location	Date of Sale	Size (SF)	YOC	Sale Price/SF
1	8100 W. Elizabeth Lane, Fort Worth, TX	3/4/2024	6,986	1985	\$67.99
2	5605 Black Oak Lane, River Oaks, TX	2/9/2024	12,156	1951	\$69.92
3	3817 McClure Street, Fort Worth, TX	8/2/2023	4,876	1960	\$71.99
4	2640 E. Lancaster Avenue, Fort Worth, TX	8/12/2024	8,205	1952	\$76.17

IMPROVED SALES SUMMARY

5	5040 Pinson Street, Fort Worth, TX	7/28/2022	3,000	1984	\$93.33
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Discussion of Adjustments:

The subject is improved with a freestanding, community facility and related site improvements. In selecting the comparable sales, properties of similar use were selected. All of the sales were also religious or community facilities that were believed to be similar to the subject with regard to size, location, use, etc. All of the preceding comparable sales have been thoroughly analyzed, documented, confirmed and compared to the subject. It is our opinion that these sales are good indicators of market values and market activity for similar type buildings. The market data was first utilized by analysis and abstraction, to determine what features inherent in any given property caused that property's sales price to vary relative to another property, and to establish representative and realistic measures for adjustment features. The elements of comparison that were believed to have an effect upon the value of the subject property included the following.

- 1) Property Rights Conveyed - The sales price of a property may or may not be affected by the real property interest conveyed. The ownership interest for all of the comparable sales in this valuation analysis were considered to be comparable to the subject property with no adjustments necessary.
- 2) Financing Terms/Conditions of Sale - None of the improved comparable sales were known to be affected by conditions of sale, atypical of arm's length transactions, such as a more than typically motivated buyer or seller. Subsequently, adjustments for conditions of sale were not made in the analysis of the comparable data.
- 3) Market Conditions at Time of Sale - This element of comparison considers the sale dates and factors exhibited at the time of sale for the five sales utilized compared to the effective date of the appraisal. The sales utilized transpired from July 2022 to August 2024. The date of valuation is October 2024. The comparables utilized were the most recent confirmed sales of buildings similar to the subject, and the sales were considered to be representative of current market conditions. Therefore, adjustments for market conditions were not considered necessary.
- 4) Locational Attributes - The subject is located along Bernice Street, in Haltom City. The property has adequate frontage and access and has limited exposure. The property is located in a highly developed and populated, older area of Haltom City. The quality and condition of the surrounding development for the most part is average. There has been very limited recent development in the area of the subject. The subject is considered to have adequate locational attributes for a religious or community facility. All things considered, each of the Comparable Sales were considered to have similar locations in comparison to the subject, with any differences considered to be offsetting. Thus, no adjustments were considered necessary for differences in location.
- 5) Size of Improvements - Size adjustments are based on the premise that larger buildings tend to sell for a lower per unit value than smaller buildings due to the amount of capital required in the investment and conversely, smaller buildings sell for a higher per unit value due to the smaller amount of capital required. The subject has a gross building area of approximately 7,339 square feet. Comparable Sales 1-4 were considered to be similar in

size to the subject and were not adjusted. Comparable Sale 5 was adjusted downward for its smaller size in comparison to the subject.

- 6) Physical Characteristics - This takes into consideration the overall condition of the building, type of construction and the age of improvements. The subject was believed to be constructed in 1980, has been well maintained and is in average condition. The building is considered to be of an average quality of construction, with average quality interior finish out. Comparable Sales 1-3 and 5 exhibited generally similar physical characteristics to the subject and were not adjusted. Comparable Sale 4 was adjusted downward for being superior to the subject with regard to condition in comparison to the subject.
- 7) Land to Building Ratio - The size of the land to building ratio was also taken into consideration. The larger the land site, the more parking, future expansion, outdoor play areas, etc. the site can accommodate. The subject has a land to building ratio of 9.30:1. Comparable Sales 1-4 were adjusted upward for their smaller land to building ratios in comparison to the subject. Comparable Sale 5 exhibited a similar land to building ratio in comparison to the subject and was not adjusted.

The comparables were considered similar to the subject in most other aspects, and no other adjustments were considered necessary. The table below is an adjustment grid for the comparables.

ADJUSTMENT GRID-COMPARABLE IMPROVED SALES

Improved Comparable Sales Summary						
	<i>Subject</i>	<i>Sale #1</i>	<i>Sale #2</i>	<i>Sale #3</i>	<i>Sale #4</i>	<i>Sale #5</i>
Location:	5000 Bernice Street, Haltom City, TX	8100 W. Elizabeth Lane, Fort Worth, TX	5605 Black Oak Lane, River Oaks, TX	3817 McClure Street, Fort Worth, TX	2640 E. Lancaster Avenue, Fort Worth, TX	5040 Pinson Street, Fort Worth, TX
Sale Price:	N/A	\$475,000	\$850,000	\$351,000	\$625,000	\$280,000
Sale Date:	N/A	3/4/2024	2/9/2024	8/2/2023	8/12/2024	7/28/2022
Building Size (SF):	7,339	6,986	12,156	4,876	8,205	3,000
Price/SF:	N/A	\$67.99	\$69.92	\$71.99	\$76.17	\$93.33

Sales Adjustments						
Property Rights Conveyed		0%	0%	0%	0%	0%
Financing Terms		0%	0%	0%	0%	0%
Conditions of Sale		0%	0%	0%	0%	0%
Market Conditions		0%	0%	0%	0%	0%
Net Adjustments		0%	0%	0%	0%	0%
Adjusted Price/PSF		\$67.99	\$69.92	\$71.99	\$76.17	\$93.33

Other Adjustments						
Location		0%	0%	0%	0%	0%
Size		0%	0%	0%	0%	-10%
Physical Characteristics		0%	0%	0%	-10%	0%
Land to Building Ratio		5%	5%	5%	5%	0%
Net Adjustments		5%	5%	5%	-5%	-10%
Adjusted Price/PSF		\$71.39	\$73.42	\$75.58	\$72.36	\$84.00

The comparables were considered to be generally similar to the subject, with adjustments made only when considered necessary. The comparable sales indicate an adjusted value range of approximately \$71.39 to \$84.00 per square foot of building area, with an average of \$75.35 per square foot.

Based upon our research and analysis of the market, we estimate the market value of the property via the sales comparison approach, as of October 14, 2024, to be as follows:

$$7,339 \text{ SF} \times \$75.00 \text{ Per/SF} = \$ 550,425 - \text{Rounded To: } \$550,000$$

RECONCILIATION AND FINAL VALUE ESTIMATE

APPROACH TO VALUE	INDICATION OF VALUE
COST APPROACH	N/A
INCOME APPROACH	N/A
SALES COMPARISON APPROACH	\$550,000

We have estimated the fee simple market value of the subject property “as is”, as of October 14, 2024, to be as follows:

\$550,000

FIVE HUNDRED FIFTY THOUSAND DOLLARS

The appraisers have retained all information regarding this appraisal in the file. Please contact me if I can be of further assistance in this matter.

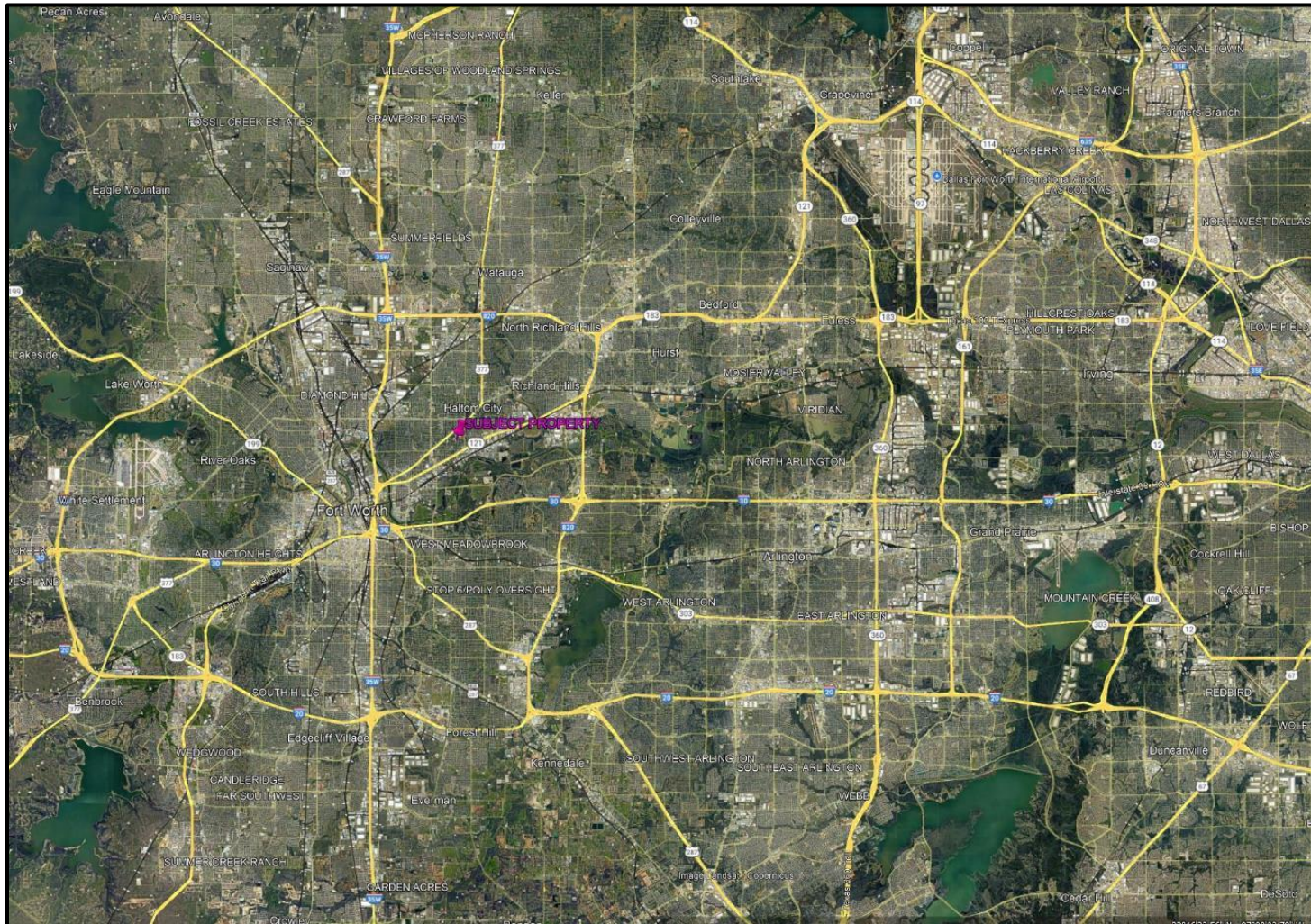


Wynn Tucker

State of Texas Certification #TX-
1339855-G

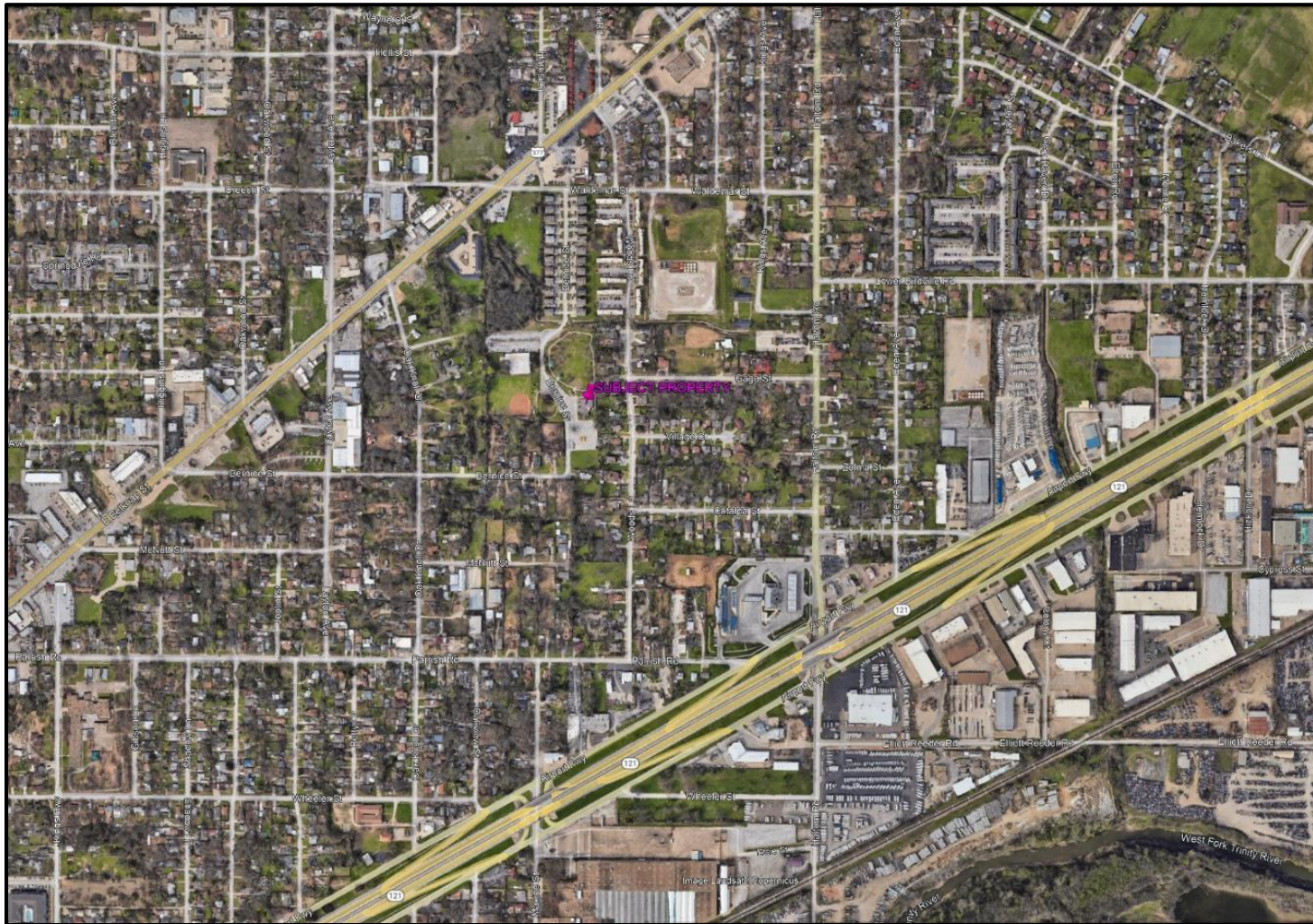
SECTION II – EXHIBITS

AREA MAP



Source: Google Earth Pro

LOCATION MAP



Source: Google Earth Pro

SUBJECT PHOTOGRAPHS



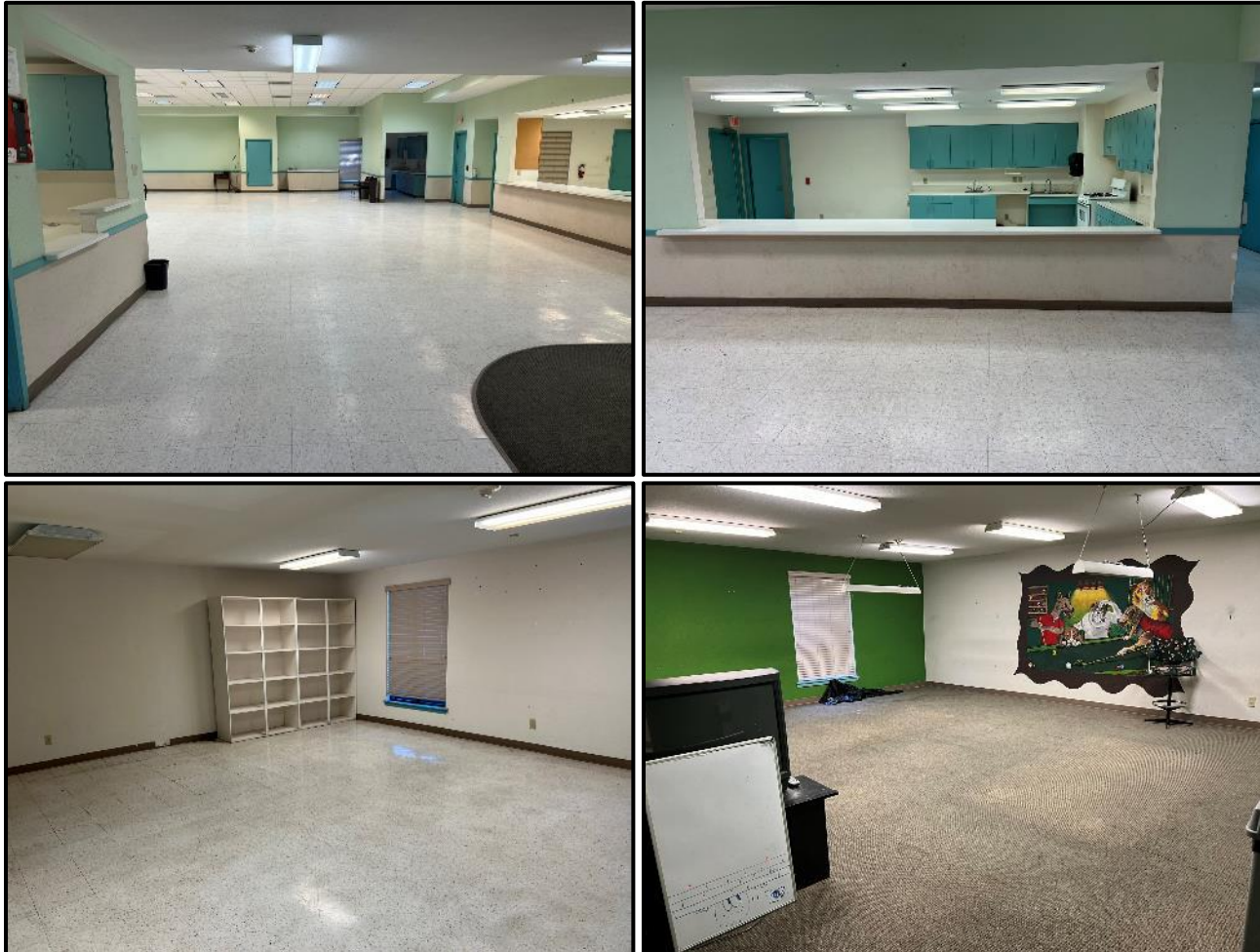
Source: Appraiser

SUBJECT PHOTOGRAPHS



Source: Appraiser

SUBJECT PHOTOGRAPHS



Source: Appraiser

SUBJECT PHOTOGRAPHS



Source: Appraiser

SUBJECT PHOTOGRAPHS



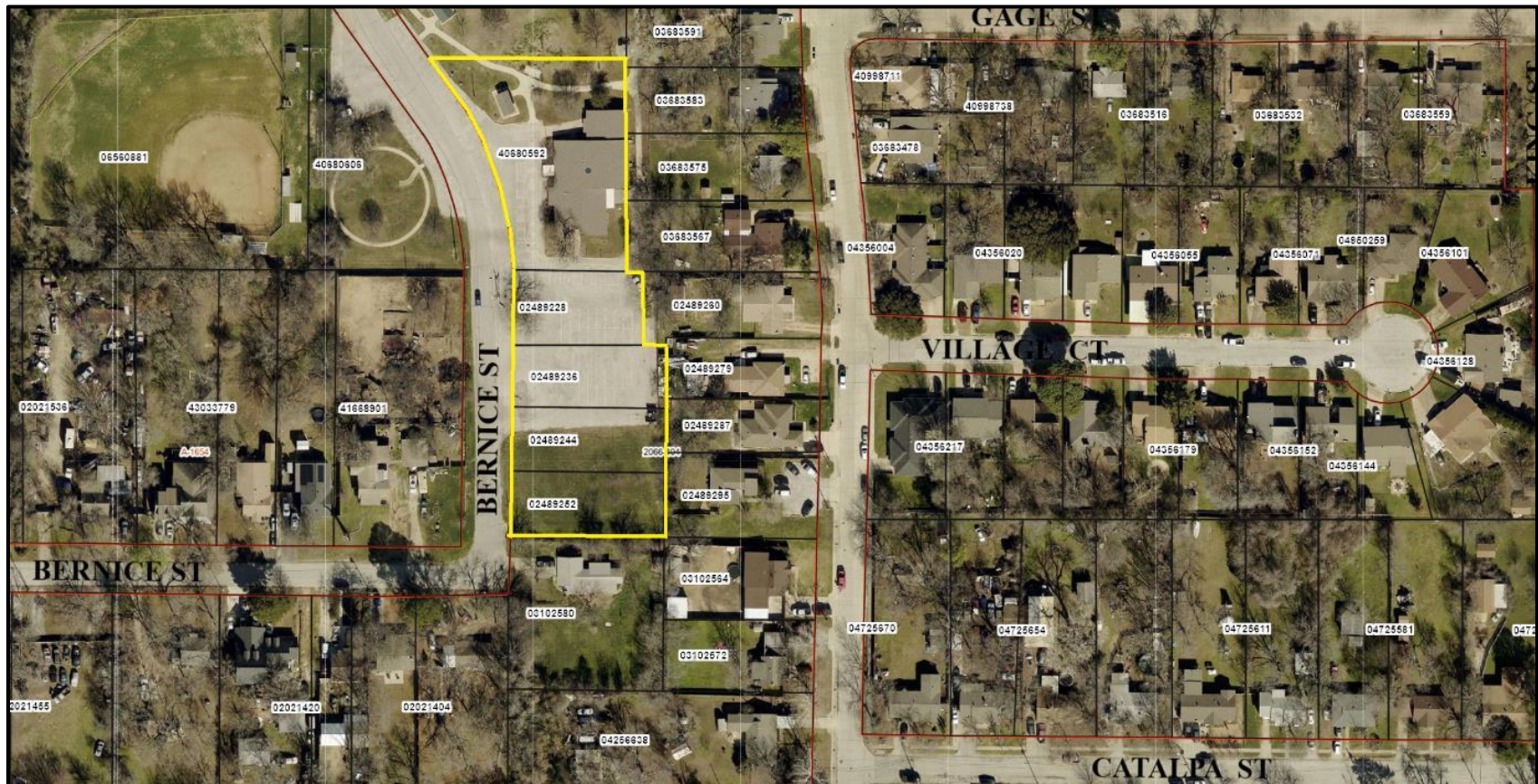
Source: Appraiser

SUBJECT PHOTOGRAPHS



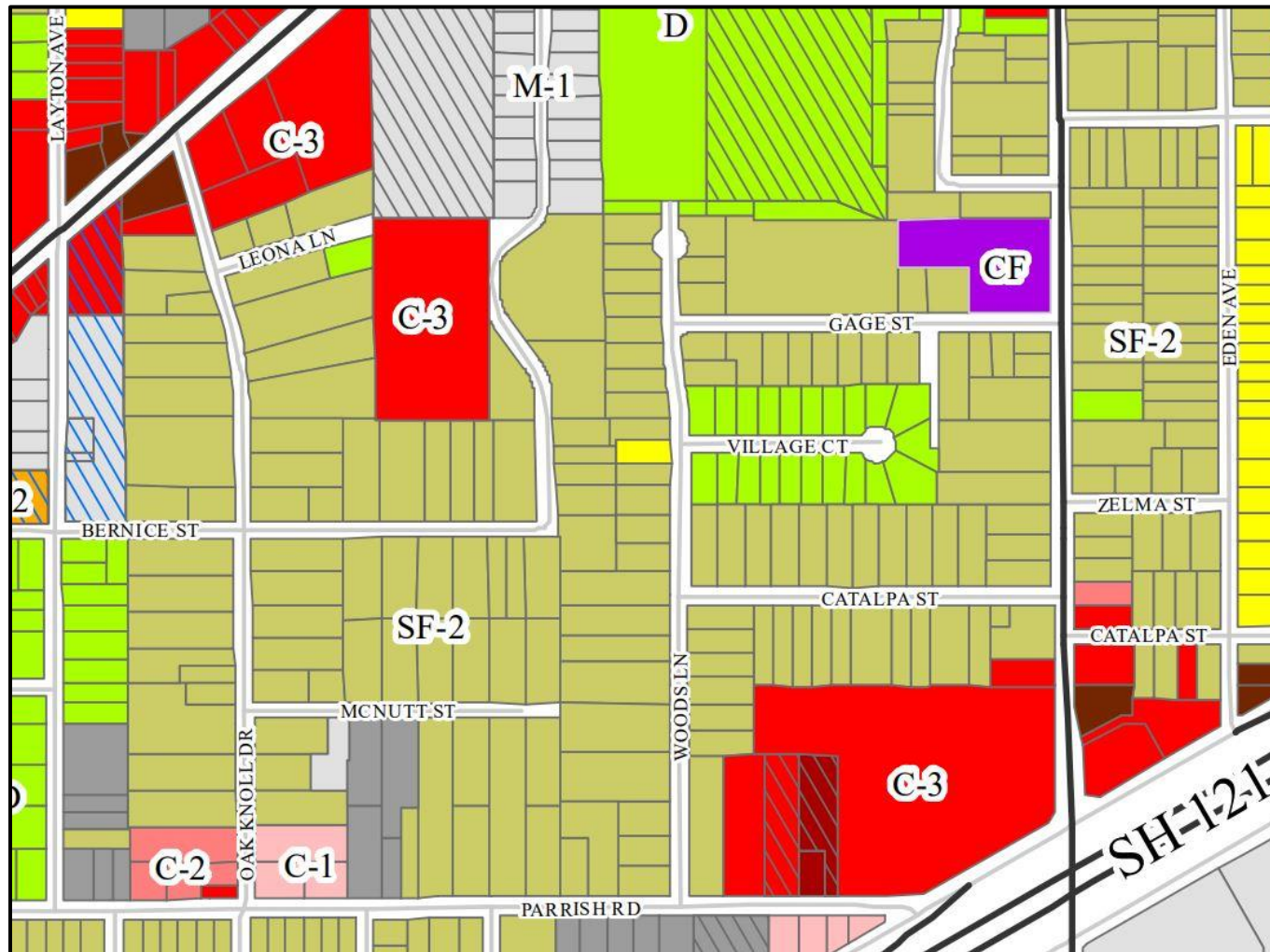
Source: Appraiser

AERIAL VIEW



Source: tad.org

ZONING MAP



Source: City of Haltom City

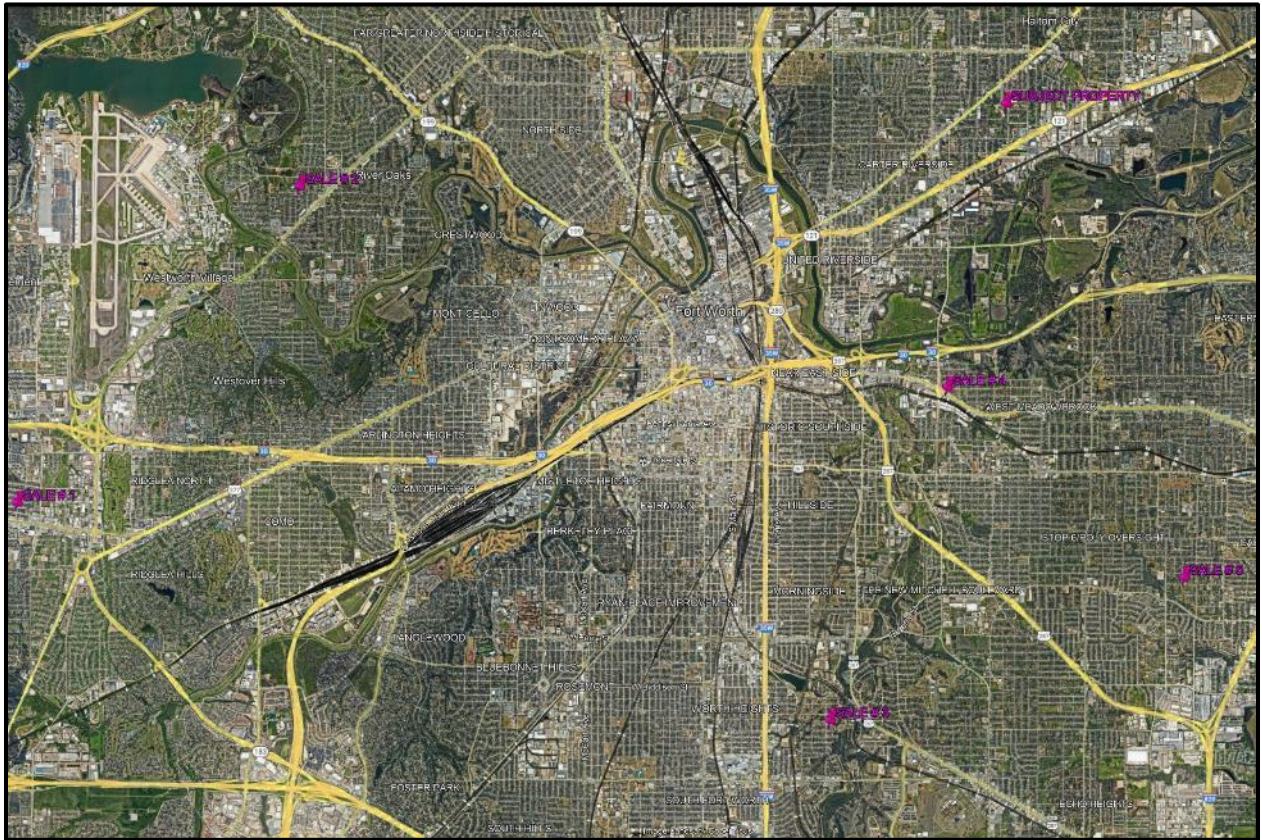
FLOODPLAIN MAP



Source: FEMA

SECTION III – COMPARABLE DATA

COMPARABLE IMPROVED SALES MAP



Source: Google Earth Pro

IMPROVED SALE COMPARABLE NUMBER 1



PROPERTY IDENTIFICATION

Address	8100 W. Elizabeth Lane, Fort Worth, Texas 76116
Legal Description	Lots 10-11, Block 6, Broadmoor Addition, City of Fort Worth, Tarrant County, Texas

SALES DATA

Date of Sale	March 4, 2024
Instrument Number	224037002 – Tarrant County Deed Records
Grantor	WO Davis Realty, LP, etal.
Grantee	Darunee Moore
Sale Price	\$475,000
Sale Price/SF	\$67.99/SF

PROPERTY DATA

Site Size	0.418 Acre or 18,208 Square Feet
Building Area	6,986 Square Feet
Year Constructed	1985
Land to Building Ratio	2.60:1
Comments	This property was previously used as a youth home (Willoughby House), having a large, multi-purpose room, 6 bedrooms/6.5 bathrooms, 4 offices, large kitchen, etc. This property was marketed as suitable for a religious facility.

IMPROVED SALE COMPARABLE NUMBER 2



PROPERTY IDENTIFICATION

Address	5305 Black Oak Lane, River Oaks, Texas 76114
Legal Description	Lot 10R, Block 13, River Oaks Gardens Addition, City of River Oaks, Tarrant County, Texas

SALES DATA

Date of Sale	February 9, 2024
Instrument Number	224023418 – Tarrant County Deed Records
Grantor	Ministerios Mundo De Fe
Grantee	Christian Worship Center Fort Worth, Inc.
Sale Price	\$850,000
Sale Price/SF	\$69.92/SF

PROPERTY DATA

Site Size	0.762 Acre or 33,194 Square Feet
Building Area	12,156 Square Feet
Year Constructed	1951
Land to Building Ratio	2.73:1
Comments	Religious facility purchased for continued use as such. Sanctuary seating for 150, fellowship hall, kitchen area, offices, adequate restrooms, etc.

IMPROVED SALE COMPARABLE NUMBER 3



PROPERTY IDENTIFICATION

Address	3817 McClure Street, Fort Worth, TX 76115
Legal Description	Lots 1-2, Block 28, Weisenberger Sunny hill Gardens Addition, City of Fort Worth, Tarrant County, Texas

SALES DATA

Date of Sale	August 2, 2023
Instrument Number	223138701 – Tarrant County Deed Records
Grantor	Southside Full Gospel Church
Grantee	Eternal Life Church
Sale Price	\$351,000
Sale Price/SF	\$71.99/SF

PROPERTY DATA

Site Size	0.3808 Acre or 16,588 Square Feet
Building Area	4,876 Square Feet
Year Constructed	1960
Land to Building Ratio	3.40:1
Comments	Freestanding, religious facility that includes a sanctuary, classrooms, offices, kitchen, dining room, nursery, adequate restrooms, etc. Purchased for continued use as a religious facility.

IMPROVED SALE COMPARABLE NUMBER 4



PROPERTY IDENTIFICATION

Address 2640 E. Lancaster Avenue, Fort Worth, TX 76103
 Legal Description Lots 2-4, Block 3, Webb Addition, City of Fort Worth, Tarrant County, Texas

SALES DATA

Date of Sale August 12, 2024
 Instrument Number 224136658 – Tarrant County Deed Records
 Grantor Fort Worth City Church, Inc.
 Grantee Redeemed Christian Church, The King's City
 Sale Price \$625,000
 Sale Price/SF \$76.17/SF

PROPERTY DATA

Site Size 0.76 Acre or 33,106 Square Feet
 Building Area 8,205 Square Feet
 Year Constructed 1952
 Land to Building Ratio 4.03:1
 Comments Religious facility purchased for continued use as such. Includes 2 large community rooms, 4 large office/conference rooms, 2 breakout/common rooms, 10 small offices, lobby and adequate restrooms.

IMPROVED SALE COMPARABLE NUMBER 5



PROPERTY IDENTIFICATION

Address	5040 Pinson Street, Fort Worth, TX 76105
Legal Description	Lot 1B, Block 19, Sunrise Addition, City of Fort Worth, Tarrant County, Texas

SALES DATA

Date of Sale	July 28, 2022
Instrument Number	222189740 – Tarrant County Deed Records
Grantor	Dawt Tin Thluai, etal.
Grantee	Hebron Gospel Assembly
Sale Price	\$280,000
Sale Price/SF	\$93.33/SF

PROPERTY DATA

Site Size	0.879 Acre or 38,288 Square Feet
Building Area	3,000 Square Feet
Year Constructed	1984
Land to Building Ratio	12.76:1
Comments	Freestanding, religious facility with a worship room, kitchen office and adequate restrooms. Purchased for continued as a religious facility.

SECTION IV – CERTIFICATION OF THE APPRAISAL

We certify that, to the best of our knowledge and belief:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are our personal, impartial, and unbiased professional analyses, opinions, and conclusions.
3. We have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
4. We have performed no services, as an appraiser or in any other capacity, regarding the property that is subject of this report within the three-year period immediately preceding acceptance of this assignment.
5. We have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
6. Our engagement in this assignment was not contingent upon developing or reporting predetermined results.
7. Our compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
8. Our analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the *Uniform Standards of Professional Appraisal Practice*.
9. Wynn Tucker made a personal inspection of the property that is the subject of this report.
10. No one provided significant real property appraisal assistance to the persons signing this certification.
11. The reported analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.
12. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.



Wynn Tucker
State of Texas Certification #TX-1339855-G

SECTION V – ASSUMPTIONS AND LIMITING CONDITIONS

In conducting this appraisal, we have assumed, except as otherwise noted in our report, as follows:

13. The title is marketable and free and clear of all liens, encumbrances, encroachments, easements and restrictions unless otherwise stated.
14. The property is under responsible ownership and competent management and is available for its highest and best use.
15. There are no existing judgments or pending or threatened litigation that could affect the value of the property unless otherwise stated.
16. There are no hidden or undisclosed conditions of the land or of the improvements that would render the property more or less valuable. Furthermore, there is no asbestos in the property.
17. The property is in compliance with all applicable building, environmental, and other federal, state and local laws, regulations and codes, unless a non-conformity is identified in the report.
18. The conclusions stated in our appraisal apply only as of the effective date of the appraisal, and no representation is made as to the affect of subsequent events.
19. No environmental impact studies were either requested or made in conjunction with this appraisal, and we reserve the right to revise or rescind any of the value opinions based upon any subsequent environmental impact studies. If any environmental impact statement is required by law, the appraisal assumes that such statement will be favorable and will be approved by the appropriate regulatory bodies.
20. We are not required to give testimony or to be in attendance in court or any government or other hearing with reference to the property without written contractual arrangements having been made relative to such additional employment or by an order from said court or governmental agency.
21. We have made no survey of the property and assume no responsibility in connection with such matters. Any sketch or survey of the property included in this report is for illustrative purposes only and should not be considered to be scaled accurately for size. The appraisal covers the property as described in this report, and the areas and dimensions set forth are assumed to be correct.
22. No opinion is expressed as to the value of subsurface oil, gas or mineral rights, if any, and we have assumed that the property is not subject to surface entry for the exploration or removal of such materials, unless otherwise noted in our appraisal.
23. We accept no responsibility for considerations requiring expertise in other fields. Such considerations include, but are not limited to, legal descriptions and other legal matters, geologic considerations, such as soils and seismic stability, and civil, mechanical, electrical, structural and other engineering and environmental matters.
24. The distribution of the total valuation in this report between land and improvements applies only under the reported highest and best use of the property. The allocations of value for land and improvements must not be used in conjunction with any other appraisal and are invalid if so used. This appraisal report shall be considered only in its entirety. No part of this appraisal report shall be utilized separately or out of context.
25. Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the appraisers, or any reference to the Appraisal Institute) shall be disseminated through advertising

media, public relations media, news media or any other means of communication (including without limitation prospectuses, private offering memoranda and other offering material provided to prospective investors) without the prior written consent of the appraisers.

26. Information, estimates and opinions contained in this report, obtained from sources outside of the office of the undersigned, are believed to be reliable.
27. Any income and expense estimates contained in this appraisal report are used only for the purpose of estimating value and do not constitute predictions of future operating results.
28. No consideration has been given to personal property located on the premises or to the cost of moving or relocating such personal property; only the real property has been considered.
29. The current purchasing power of the dollar is the basis for the value stated in our appraisal; we have assumed that no extreme fluctuations in economic cycles will occur.
30. The Americans with Disabilities Act (ADA) became effective January 26, 1992. We have not made a specific survey or analysis of this property to determine whether the physical aspects of the improvements meet the ADA accessibility guidelines. In as much as compliance matches each owner's financial ability with the cost to cure the non-conforming physical characteristics of a property, we cannot comment on compliance to ADA. Given that compliance can change with each owner's financial ability to cure non-accessibility, the value of the subject does not consider possible non-compliance. Specific study of both the owner's financial ability and the cost to cure any deficiencies would be needed for the Department of Justice to determine compliance.
31. This appraisal report has been prepared for the exclusive benefit of **City of Haltom City** and their assigns. It may not be used or relied upon by any other party. All parties who use or rely upon any information in this report without our written consent do so at their own risk.
32. No studies have been provided to us indicating the presence or absence of hazardous materials on the site or in the improvements, and our valuation is predicated upon the property being free and clear of any environment hazards.

SECTION VI – QUALIFICATIONS OF THE APPRAISERS

J. WYNN TUCKER

Experience: Mr. Tucker has provided real estate consulting and appraisal services since 2003. He has provided appraisal and consultation for assignments of numerous types of properties including, but not limited to, raw and developed land, office buildings, retail centers, service stations, hospitals, apartment complexes, master planned communities, restaurants, amusement park facilities, mixed-use developments, and industrial facilities. Mr. Tucker is a 2000 graduate from Texas Christian University in Fort Worth, Texas with a Bachelor of Business Administration with a major in Finance.

Mr. Tucker is also active in the ownership of commercial, investment properties, as well as the brokerage of commercial properties.

Mr. Tucker is from Fort Worth, Texas and graduated from Fort Worth Country Day School.

Professional Activities: Licensed: Texas State Certified General Real Estate Appraiser
Certificate No. TX-1339855-G
Licensed: Texas Real Estate Broker-487931

Practicing Affiliate of the Appraisal Institute

Education: Texas Christian University, Fort Worth, Texas - 2000
Bachelor of Business Administration
Major: Finance

Successful completion of the following courses offered by the Appraisal Institute, among many other courses relating to the field of commercial real estate and appraisal:

General Appraiser Market Analysis and Highest & Best Use
General Appraiser Sales Comparison Approach
General Appraiser Site Valuation and Cost Approach
General Appraiser Income Approach Parts 1-2
General Appraiser Report Writing and Case Studies
Basic Income Capitalization

APPRAISAL LICENSE



CITY COUNCIL MEMORANDUM/RESOLUTION

City Council Meeting: Monday, January 13, 2025, 6:00 PM

Department: Administration

Subject: City Property

BACKGROUND

Since the city has moved into a new city hall the old city hall is no longer being utilized by city departments to provide city services. After careful consideration and discussion with the city council in prior workshops it has been determined the old city hall was an old nonconforming building that is not compliant with current building codes nor is it compliant with Americans with Disabilities Act (ADA). Additionally, a significant part of the old city hall contains a sizeable jail that makes it unusable for commercial use. Therefore, this property and area would be better served by demolishing the old city hall. This way the land can be utilized in a more productive and beneficial way.

FISCAL IMPACT

The cost of demolition is estimated to be approximately \$200,000. This cost would be offset to some degree by auctioning off furnishings, fixtures, materials, and equipment from the building before demolition. Additionally, the land could be placed back on the tax rolls for development purposes.

RECOMMENDATION

Staff recommends the demolition of the old city hall building.

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 13TH day of January 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