



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, October 27, 2025

CALL TO ORDER (General Comments) 6:00 P.M.

EXECUTIVE SESSION

SECTION 551.071 – Consultation with Attorney - The City Council reserves the right to adjourn into Executive Session at any time during the course of this meeting to seek legal advice from the City Attorney about any matters listed on the agenda, open meetings, open records, code of ethics and conflicts of interest, appointments process and rules of procedure for boards and commissions, drone regulations, cemetery maintenance, legal issues related to establishing, operating, or approving a Foreign Trade Zone and any related agreements, applications, or compliance obligations, and pending or contemplated litigation or a settlement offer for the following cases:

- City of Haltom City v. Pecos HFC
- Maria Rosales v. City of Haltom City
- Ponderosa Mobile Home Park
- Logan Rains v. DN Tanks, et. al.

SECTION 551.074 – Personnel Deliberation regarding the appointment, employment, evaluation, reassignment, or duties of the City Secretary.

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

SECTION 551.087 – Deliberation Regarding Economic Development Negotiations – Deliberation regarding financial or other incentives to a business prospect and/or deliberate the offer of a financial or other incentive related to potential Foreign Trade Zone (FTZ) designation and operations in or near Haltom City. Deliberation regarding financial or other incentives to a business project – 380 Development Agreement Amendment with Haltom PR Investments. Discussion on 380 Agreement - Project BC.

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

RECONVENE TO OPEN SESSION/WORKSESSION - 6:45 p.m.

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

INVOCATION & PLEDGE OF ALLEGIANCE - Mayor Pro Tem Don Cooper

VISITOR / CITIZENS FORUM

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

PROCLAMATIONS/RECOGNITIONS

1. PROCLAMATION

10TH Anniversary - Buffalo Broadcast

REPORTS

2. 4th Quarter Statistics - Haltom City Police Department

CONSENT AGENDA

3. MINUTES

Consideration and/or action regarding approval of the Minutes of the September 22, 2025 Regular Meetings. (I. Rodriguez)

4. ORDINANCE NO. O-2025-028-03 TMRS BuyBack Provision Update - 2ND Reading

Consideration and/or action regarding approval of Ordinance adopting TMRS BuyBack Provision. 2nd Reading (S. Johnson)

5. ORDINANCE NO. O-2025-029-15 Z-006-25 - Rezoning 2ND Reading

Consideration and/or action on the application of of Eduardo Dimas for a Zoning Change request from "C-3" Commercial District to "M-2" Heavy Industrial District located on Lot 19, Block 3 of the Golden Gardens Addition, being approximately 0.918 acres of land, locally known as 5617 Midway Road. 2nd Reading (G. Batchelor)

REGULAR AGENDA

6. ORDINANCE NO. O-2025-030-15 Z-007-25 Rezoning Public hearing and 1ST Reading

Conduct a public hearing and consider and/or action on the application of of Curtis Kinsey for a Zoning Change request from "C-2" Commercial District to "M-1" Industrial District located on the George Akers Survey Abstract 30, Tract 5 and Tract 5C, being approximately 7.24 acres of land, locally known as 6230 and 6240 East Belknap Street. 1st Reading (G. Batchelor)

7. ORDINANCE NO. O-2025-031-05 Update Fire Department 1ST Reading

Consideration and/or action regarding approval of ordinance updating the Fire Department. 1st Reading (B. Jacobs)

8. ORDINANCE NO. O-2025-032-05 Adopting of 2024 Fire Code 1ST Reading

Consideration and/or action to approve an ordinance adopting 2024 Fire Code. 1st Reading (B. Jacobs)

9. RESOLUTION NO. R-2025-023-03 Amending Fee Schedule

Consideration and/or action regarding approval of a resolution amending the fee schedule. (S. Johnson)

10. RESOLUTION NO. R-2025-021-11 Abandonment of Expired Temporary Construction Easements
Consideration and/or action to approve Resolution No. R-2025-021-11 acknowledging the abandonment/vacation of the Temporary Construction Easements recorded at the Tarrant County Courthouse as D211025369 and D210251707 and to authorize the Mayor to execute the corresponding Quitclaim Deeds. (G. Van Nieuwenhuize)
11. RESOLUTION NO. R-2025-022-11 Acceptance of Property Donation
Consideration and/or action to approve Resolution No. R-2025-022-11 accepting the donation of an approximate 0.178 acre tract of land described as Lot 2B-R, Block 3, Revised J.W. Akers Addition in the Simone Akers Survey, A-17, Haltom City, Texas from the Birdville Independent School District. (G. Van Nieuwenhuize)
12. FACILITIES AGREEMENT - Diamond Meadows Subdivision
Consideration and/or action to authorize the City Manager to execute the Facilities Agreement for the Diamond Meadows Subdivision (Block 1: Lots 1 - 40 and Lots 41X - 44X). (G. Van Nieuwenhuize)
13. SIDEWALK VARIANCE - Deposit into the Safe Pathways Program
Consideration and/or action to approve the payment of \$16,850.00 from the Owner of 2417 Weaver Street into the Safe Pathways Program fund in lieu of sidewalk installation along Weaver Street. (G. Van Nieuwenhuize)
14. 380 DEVELOPMENT AGREEMENT
Consideration and/or action to approve a 380 Development Agreement - 3rd Amendment to FMJM., LLC for Development of an indoor/outdoor Sport Venue and Restaurant. (R. Phelps)

FUTURE AGENDA ITEMS

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

BOARDS / COMMISSIONS / COMMITTEES

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

15. RESIGNATION

Consider and/or to accept the resignation of Kathryn Gunter Place 3 from the Library Board.

16. RESIGNATION

Consider and/or to accept the resignation of Aaron Betts Place 7 of the Planning and Zoning Commission.

17. RESIGNATION

Consider and/or accept the resignation of Peggy Brown to the Animal Advisory Committee.

18. APPOINTMENT

Consider and/or the appointment of Brian Cambra to Place 3 on the Library Board.

19. APPOINTMENT

Consider and/or the appointment of Katrina Arredondo to Place 6 on the Library Board.

20. APPOINTMENT

Consider and/or the appointment of Kristi Jordan to Place 7 to the Planning and Zoning Commission.

21. REAPPOINTMENT

Consider and/or action to approve the reappointment of Josh Howard to the Animal Service Committee.

EXCUSED ABSENCE OF COUNCIL MEMBERS

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

22. Attendance Requirements

EXECUTIVE SESSION - Reconvene to Regular Session

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

23. Action(s) taken.

ADJOURNMENT

CERTIFICATION

I, IMELDA RODRIGUEZ, CITY SECRETARY OF THE CITY OF HALTOM CITY, TEXAS, DO HEREBY CERTIFY THAT THE ABOVE AGENDA WAS POSTED ON THE OFFICIAL BULLETIN BOARDS IN CITY HALL ON THIS THE 21th DAY OF October 2025, AT 6:00 P.M., WHICH IS A PLACE READILY ACCESSIBLE TO THE PUBLIC AT ALL TIMES AND THAT SAID NOTICE WAS POSTED IN ACCORDANCE WITH CHAPTER 551, TEXAS GOVERNMENT CODE.

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: October 21, 2025

CITY COUNCIL MEMORANDUM

City Council Meeting: Monday, October 27, 2025, 6:00 PM

Department: Police

Subject: 4th Quarter Statistics - Haltom City Police
Department

BACKGROUND

Police Captain Holt will provide Year-To-Date crime statistical data and information for the 4th Quarter.

FISCAL IMPACT

None.

RECOMMENDATION

No action is required for this update.

Attachments

[FY'25 4th Quarter Statistics.pdf](#)

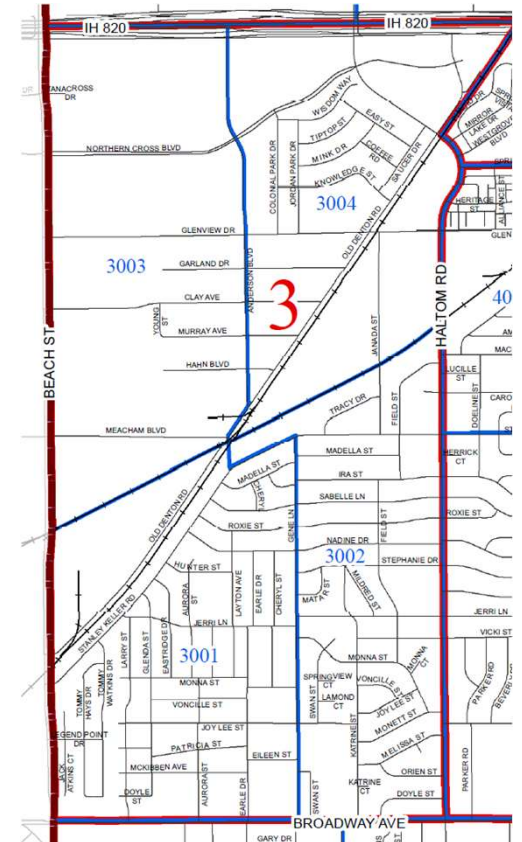
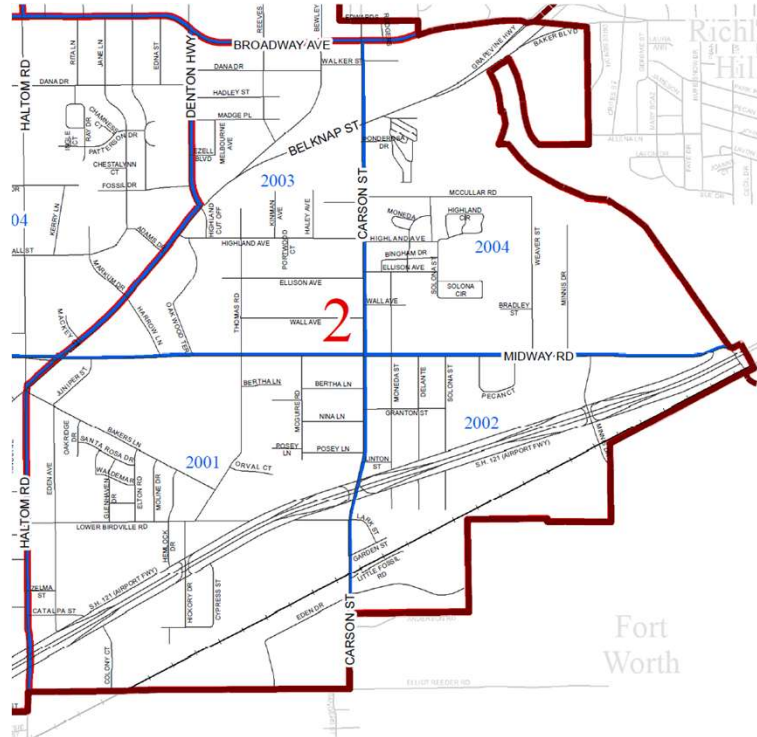
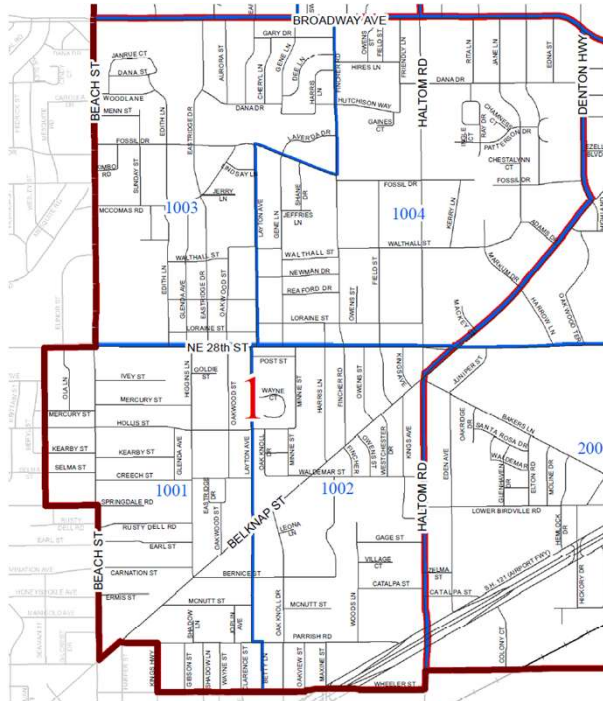
Fiscal Year 2025 Haltom City Police Department



Year To Date Comparisons
October - September

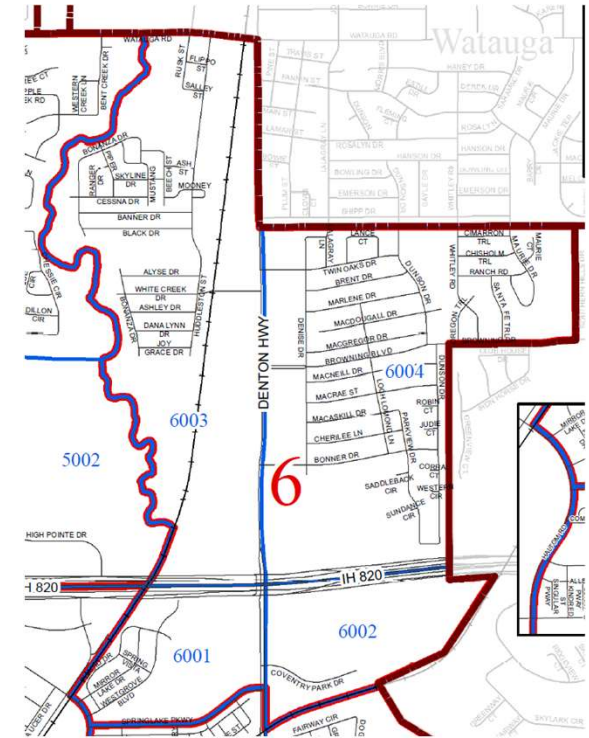
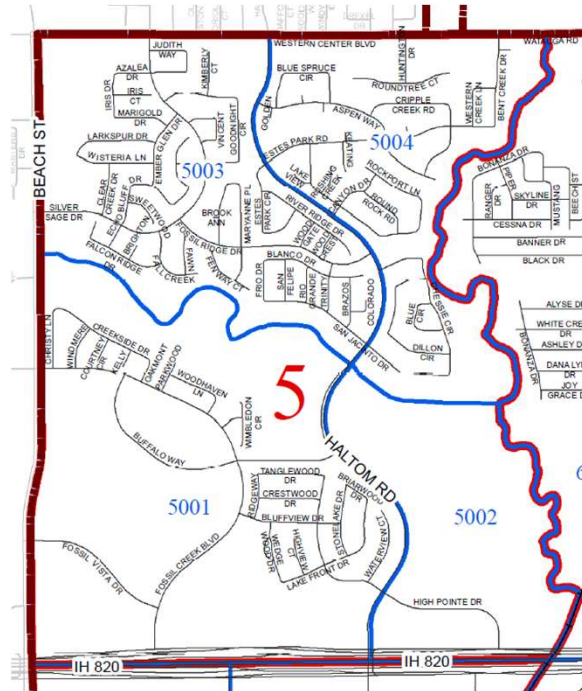
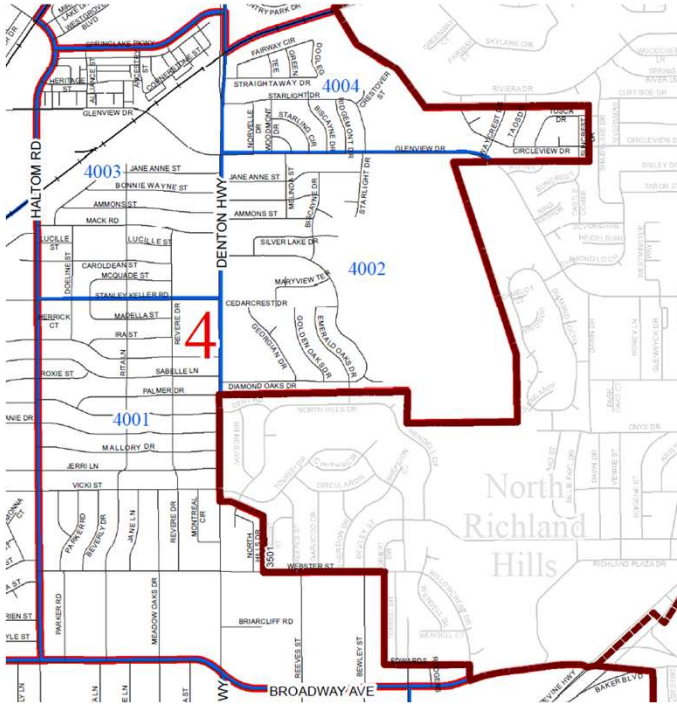


Police Districts



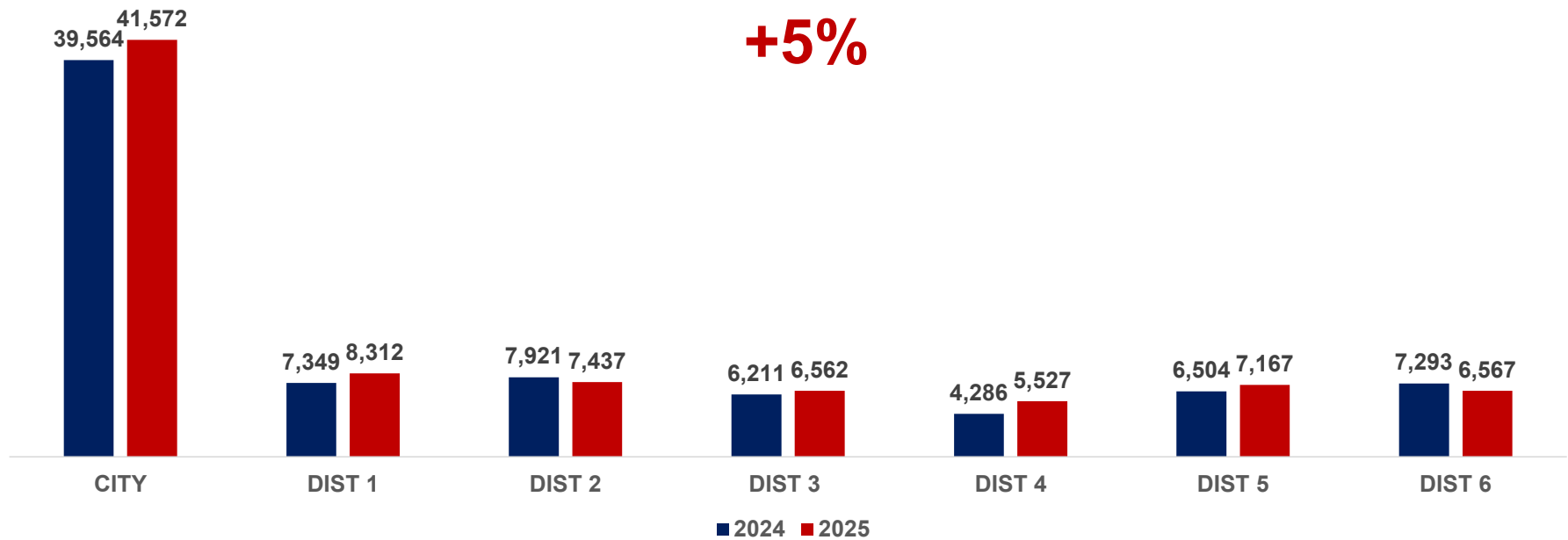


Police Districts





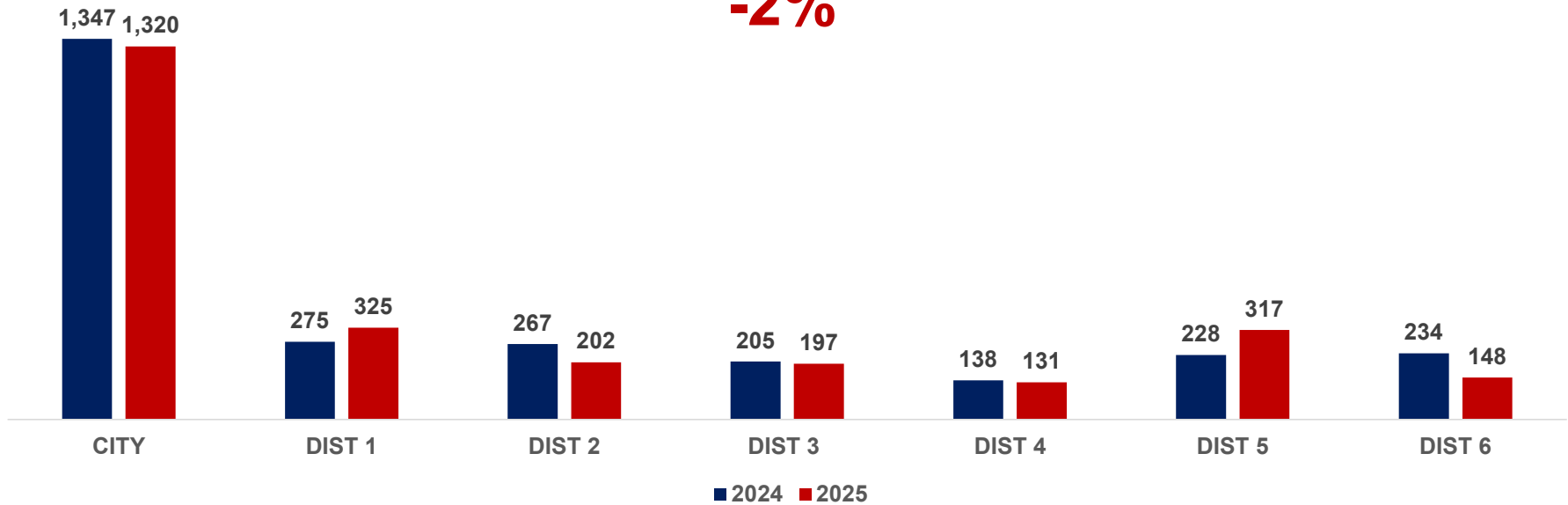
CALLS FOR SERVICE YEAR TO DATE COMPARISON





PART 1 OFFENSES YEAR TO DATE COMPARISON

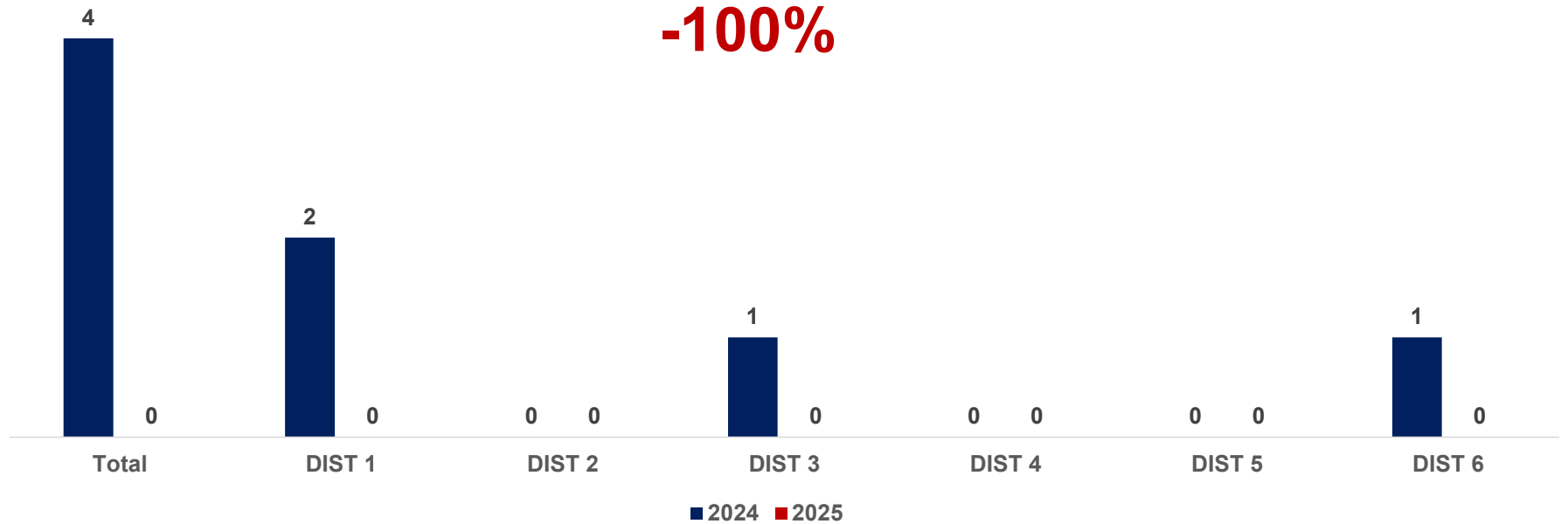
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MURDER YEAR TO DATE COMPARISON

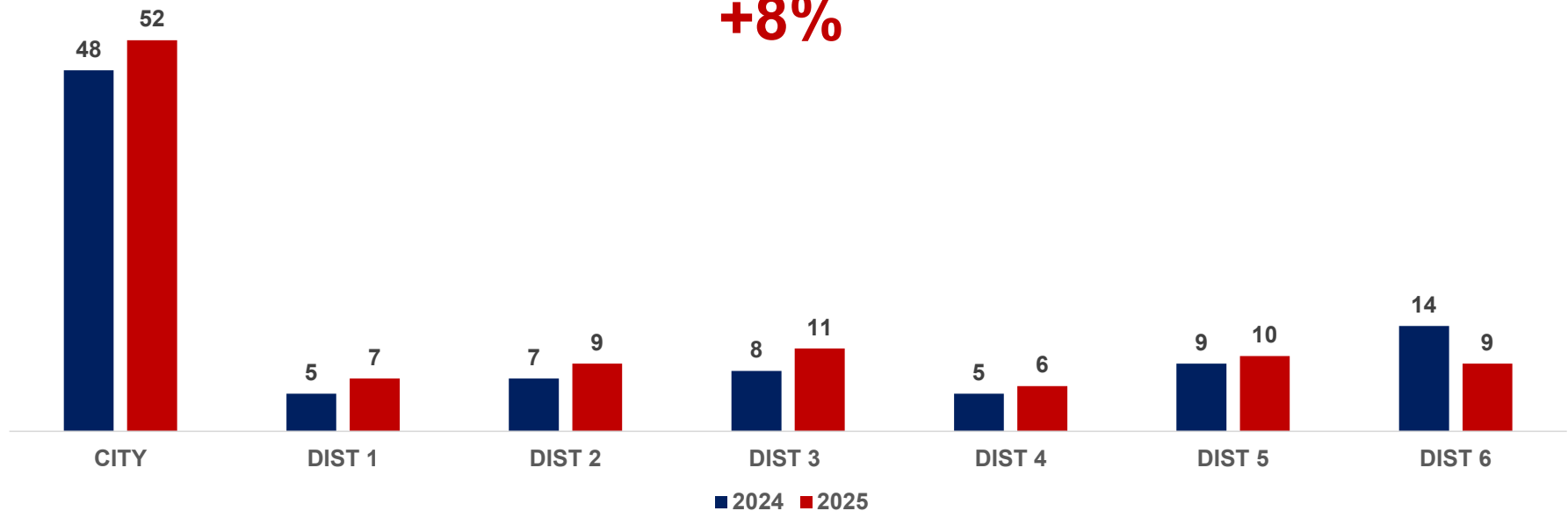
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SEXUAL ASSAULT YEAR TO DATE COMPARISON

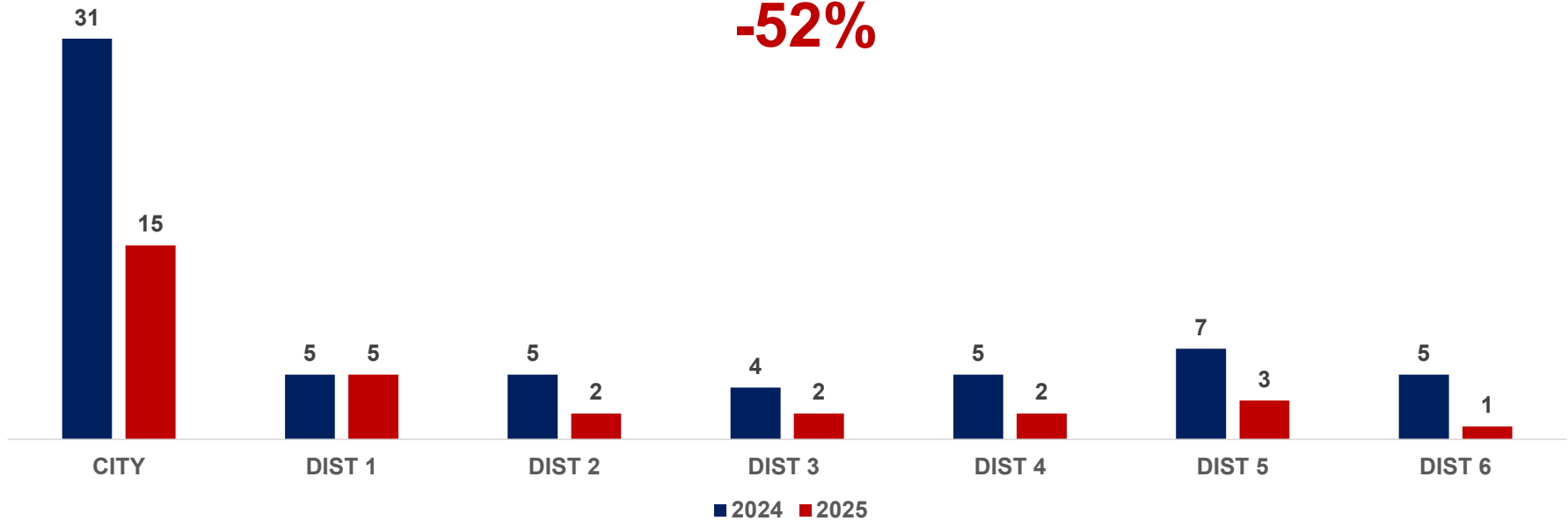
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ROBBERY YEAR TO DATE COMPARISON

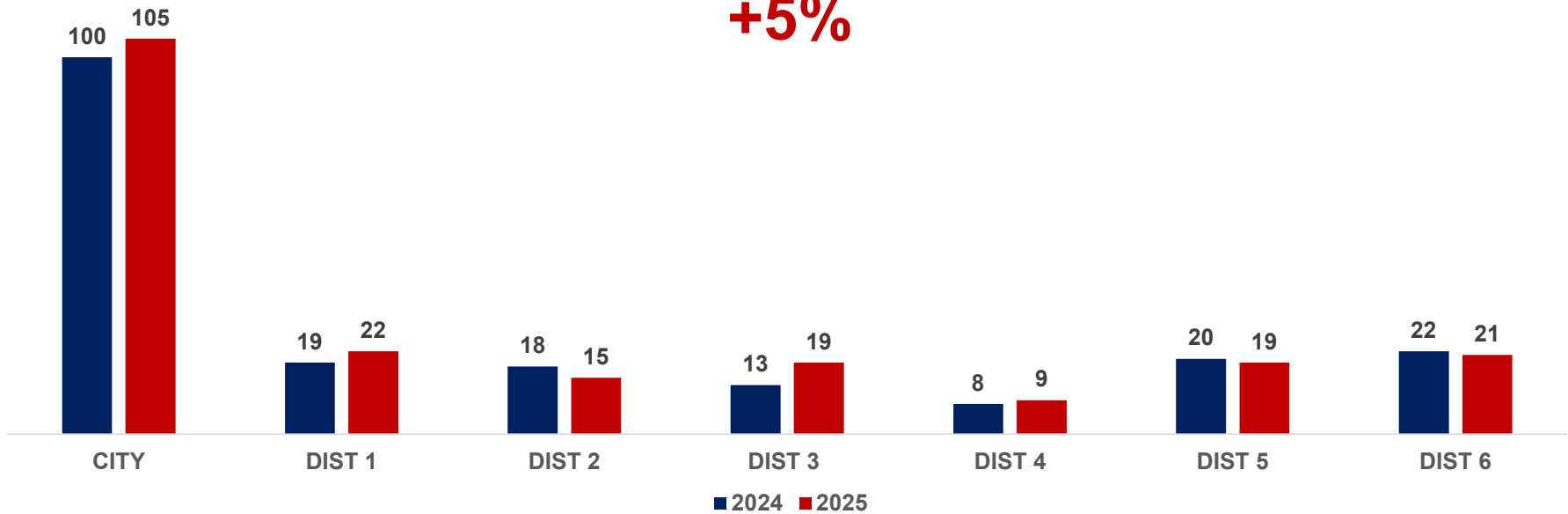
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AGGRAVATED ASSAULT YEAR TO DATE COMPARISON

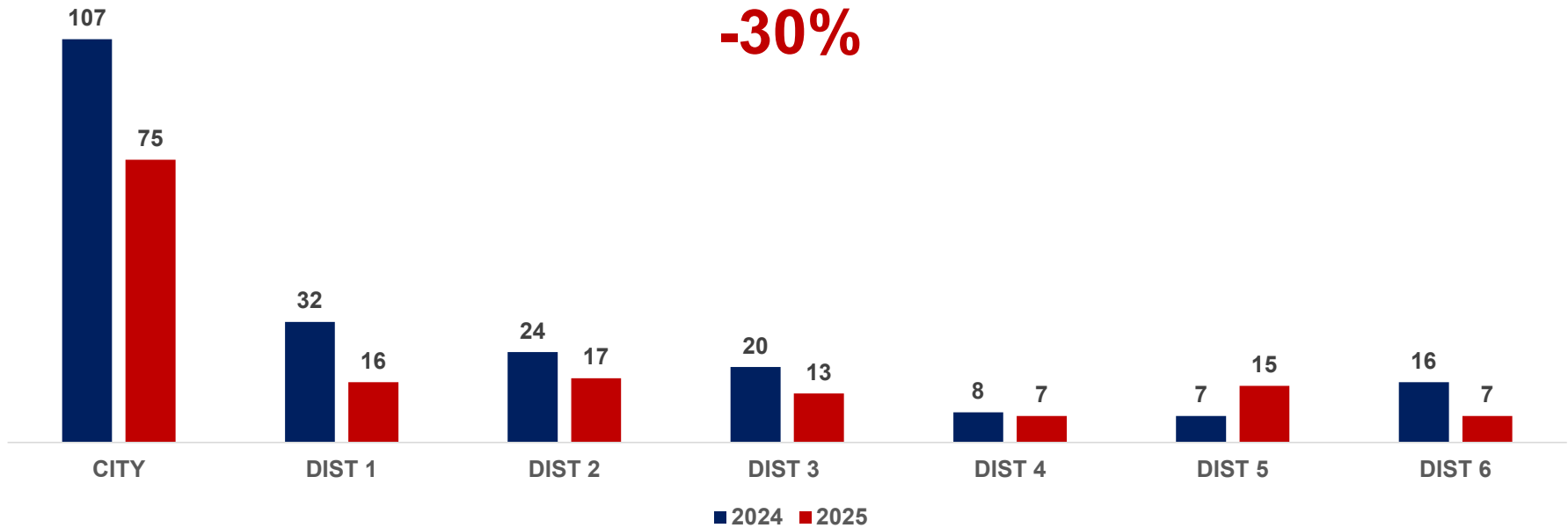
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BURGLARY OF A BUILDING YEAR TO DATE COMPARISON

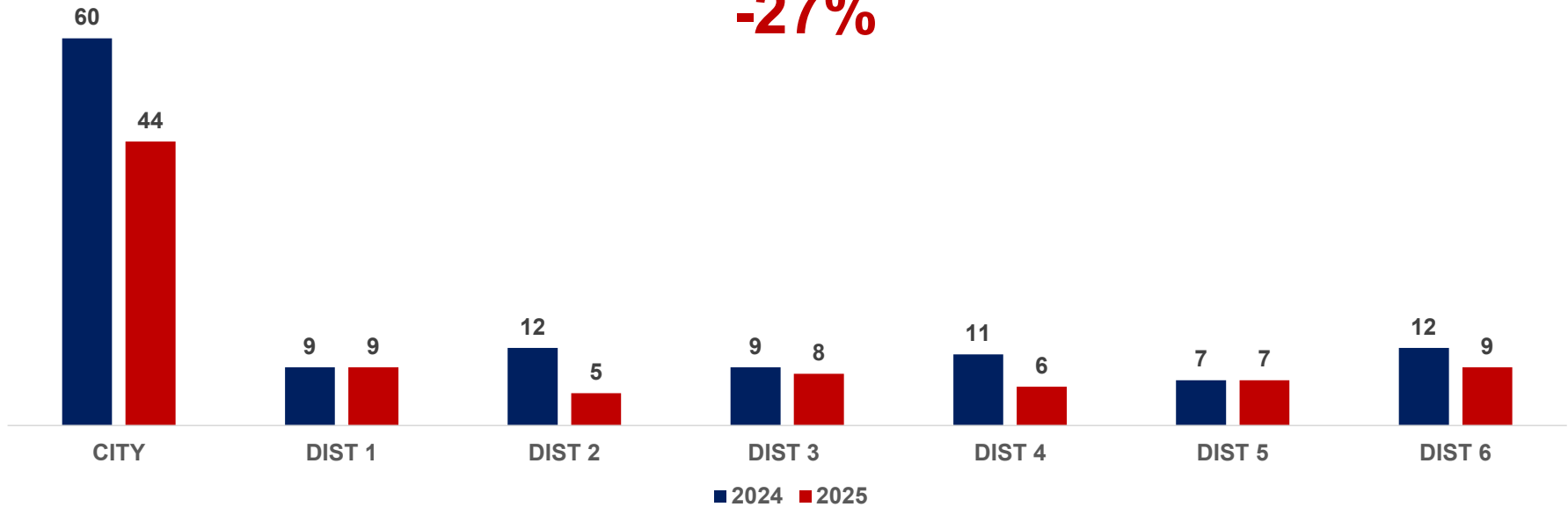
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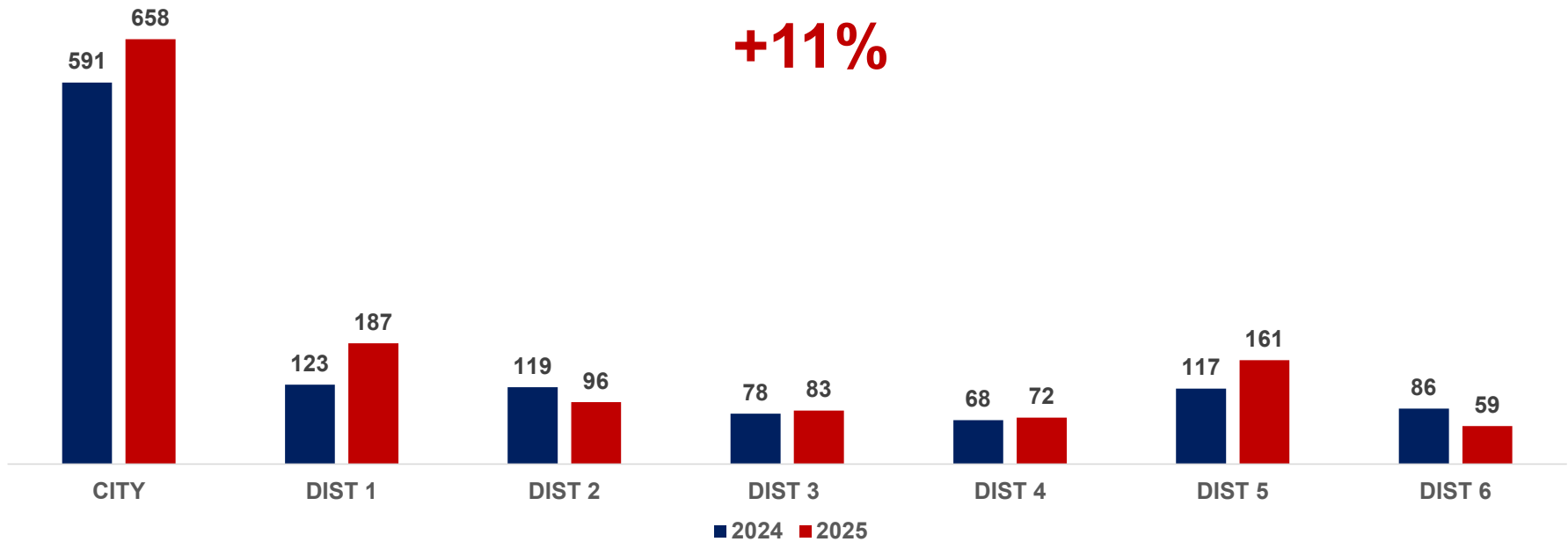
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THEFT YEAR TO DATE COMPARISON

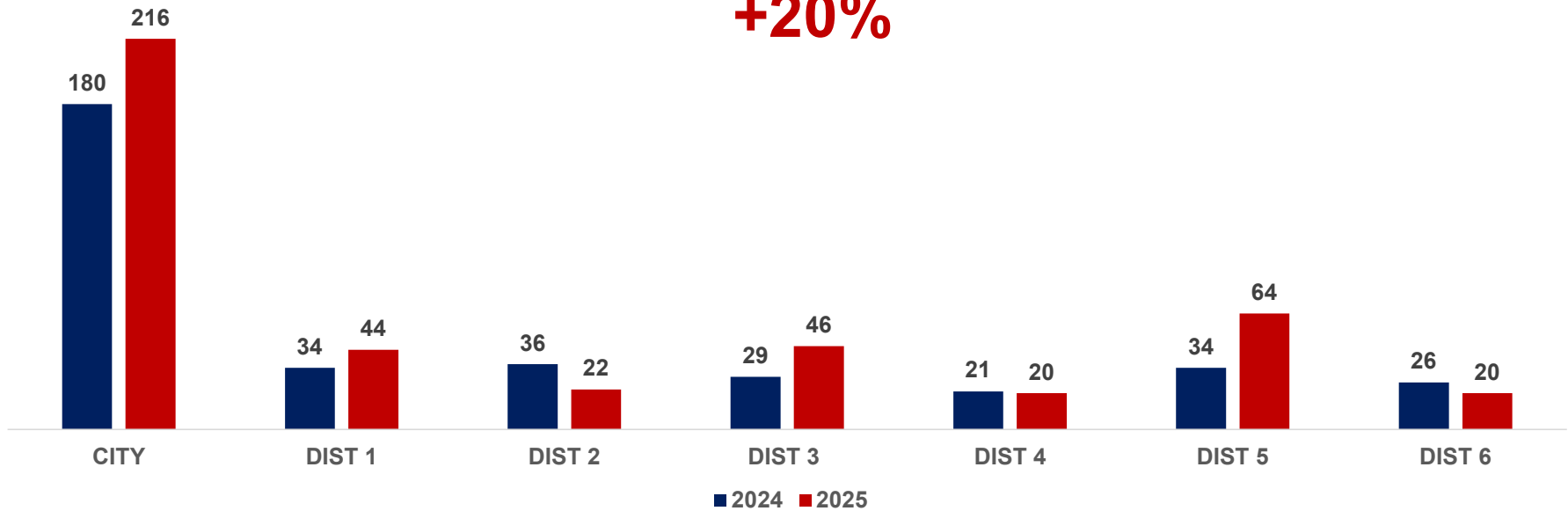
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BURGLARY MOTOR VEHICLE YEAR TO DATE COMPARISON

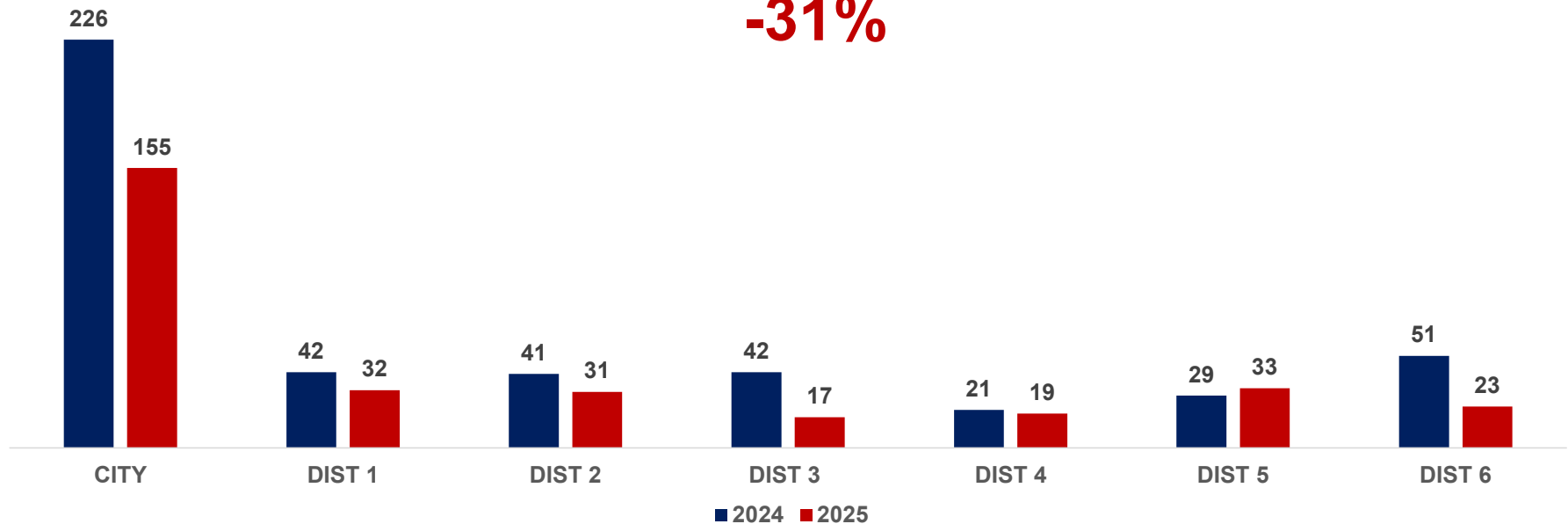
+20%





VEHICLE THEFT YEAR TO DATE COMPARISON

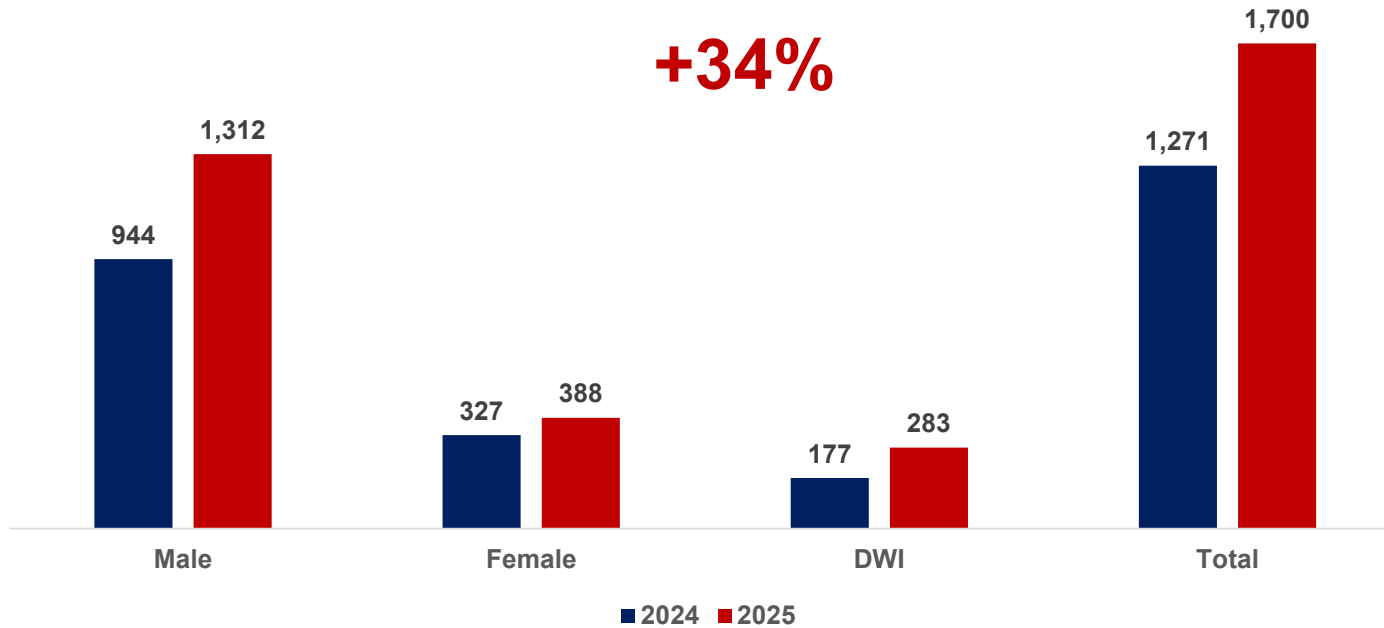
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ARREST YEAR TO DATE COMPARISON

+34%



CITY COUNCIL MEMORANDUM

City Council Meeting:	Monday, October 27, 2025, 6:00 PM
Department:	City Secretary
Subject:	MINUTES

BACKGROUND

A Regular Meeting was held on September 22, 2025 at City Hall.

FISCAL IMPACT

None.

RECOMMENDATION

Approval of attached minutes.

Attachments

[092225.pdf](#)

MINUTES
HALTOM CITY COUNCIL REGULAR MEETING
September 22, 2025

A Regular Meeting was held by the City Council of the City of Haltom City, Texas, on Monday, September 22, 2025, at 6:00 p.m. in the Council Chambers at City Hall, 4801 Haltom Road, Haltom City, Texas, 76117, with the following members present:

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

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

Absent: None

Staff Present: Rex Phelps, City Manager (CM); Sidonna Foust, Assistant City Manager (ACM); Alicia Kreh, City Attorney (CA); Imelda B. Rodriguez, City Secretary (CS); Alicia Santos, Assistant City Secretary (ACS); Stormy Johnson, Finance Director, (FDO); Selina McBeth, Assistant Finance Director (AFD); Hikmat M. Qaddoura, Budget Manager (BM); Toni Beckett, Human Resources Director; Brian Jacobs, Fire Chief (FC); Cody Phillips, Police Chief (PC); Ronald Foreman, Police Captain (PC); Glenna Batchelor, Planning and Community Development Director (PCDD); Dave Klopfenstein, IT Director (ITD); Robert Briggs, Economic Development Director (EDD); Erica M. Gills, Library Director (LB); and Nicholas L. Ballard, Communications & Marketing Specialist (CMS).

CALL TO ORDER (General Comments) 6:00 PM EXECUTIVE SESSION

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

- City of Haltom City v. Pecos HFC
- Ponderosa Mobile Home Park
- Logan Rains v. DN Tanks, et. al.

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

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

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

RECONVENE TO OPEN SESSION/WORK SESSION

Review and discuss items on the Regular Agenda.

1. PRESENTATION - Academy 4 Presented by Rachel Slusser

Mayor Pro Tem Cooper introduced Academy 4 presentative, and Ms. Slusser gave a detailed presentation on the program.

2. **PRESENTATION - The Strategies and Benefits of a Multi-Jurisdictional Destination Marketing Organization (DMO).** - Presented by the Northeast Tarrant County Chamber of Commerce.

The Northeast Tarrant County Chamber of Commerce gave a detailed presentation on DMO going deep into the organization and answered questions from the Council.

Councilwoman Coff informed on events for the community held by the Bethesda Community Church.

REGULAR SESSION - CALL TO ORDER - 7:28 P.M.

INVOCATION & PLEDGE OF ALLEGIANCE – Council Member Dana Coffman

Pastor Wayman Ming of Bethesda Community Church

VISITOR / CITIZENS FORUM

Daniel J. Bennett and Eric Crile individually addressed the City Council regarding Tarrant County District (TAD) appointment.

PROCLAMATION(S)/RECOGNITION(S)

3. **EMPLOYEE SERVICE AWARDS**

Mayor Truong and Police Chief Cody Phillips presented employee service awards for years of service to employees of Haltom City Police Department.

REPORTS

4. **FINANCIAL REPORT - 3rd Quarter**

Review of the 3rd Quarter Financial Report as of June 30, 2025 (H. Qaddoura)

BM Qaddoura delivered a comprehensive presentation on the QFR for the 3rd Quarter of FY 2025, covering the following key areas:

- Operating Fund Summary
- General Fund Summary
- Year-to-Date Revenue and Expenditures by Type (General Fund)
- Property Tax Revenue (General Fund)
- Sales Tax Revenue (General Fund)
- Three-Year Comparison of Sales Tax Revenue (General Fund)
- Sales Tax Revenue Across Tarrant County Cities
- Water and Sewer Fund Summary
- Drainage Fund Summary
- Capital Improvement Program (CIP) Funds Summary

No questions were posed by the City Council.

5. INVESTMENT REPORT - 3rd Quarter

Review of the 3rd Quarter Investment Report as of June 30, 2025 (E. Loftis)

ADF Loftis delivered a comprehensive presentation on the **QIR for the period of March 31 – June 30, 2025**, covering key financial insights, including:

- Portfolio Summary
- Investment Allocation
- Maturity Range
- Benchmark Chart – U.S. Treasury
- Real GDP Trends
- Confidence Index

No questions were posed by the City Council.

CONSENT AGENDA

6. MINUTES

Consideration and/or action regarding approval of the Minutes of September 2, 2025, Regular Meetings. (I. Rodriguez)

CM Lindgren moved to approve consent item 6, seconded by **CM Dunn**. **The vote was unanimous. Motion carried.**

At this moment the City Council has taken a break (8:02 P.M.- 8:10P.M.)

REGULAR AGENDA

7. ORDINANCE NO. O-2025-029-15 Z-006-25 - Rezoning and Public Hearing 1ST Reading

Conduct a Public Hearing and consider and/or action on the application of Eduardo Dimas for a Zoning Change request from “C-3” Commercial District to “M-2” Heavy Industrial District located on Lot 19, Block 3 of the Golden Gardens Addition, being approximately 0.918 acres of land, locally known as 5617 Midway Road. 1st Reading (G. Batchelor)

PCCD Batchelor informed the City Council on the details of the rezoning of 5617 Midway Road and answered questions from the Council.

Discussed was the proposed site plan and possible relocation of the building due to proximity of a residence on adjacent lot. The applicant approached the Council to address this issue and expressed his concerns.

CA Kreh reminded the Council that tonight they are only approving a rezone and not a site plan.

Mayor Truong opened the public hearing at 8:34 p.m. There being no public comment, the public hearing closed at 8:34 p.m.

CM Dunn moved to approve agenda item 7 on the first reading, seconded by **CM Lindgren**. **The vote passed. Motion carried.**

8. ORDINANCE NO. O-2025-028-03 TMRS BuyBack Provision - 1ST Reading
Consideration and/or action regarding approval of Ordinance adopting TMRS BuyBack Provision. 1st Reading (S. Johnson)

FD Johnson informed the City Council of details of the ordinance regarding TMRS BuyBack Provision.

MPT Cooper moved approve agenda item 8 on the first reading, seconded by **CM Thompson**. **The vote was unanimous. Motion carried.**

9. RESOLUTION NO. R-2025-021-03 Deny Oncor Electric Rate Change
Consideration and/or action to approve a resolution to deny Oncor Electric Delivery Company's proposed rate change. (S. Johnson)

FD Johnson informed the City Council on details of the resolution regarding denying Oncor Electric Delivery Company proposed rate change and answered questions from the Council.

CM Lindgren moved to approve denial (agenda Item 9), seconded by **CM Anderson**. **The vote was unanimous. Motion carried.**

10. RESOLUTION NO. R-2025-019-01 - Personnel Policy
Consideration and/or action regarding adopting revisions to the Insurance Benefits Policy from Haltom City's Personnel Policies and Procedures. (T. Beckett)

HR Beckett informed the City Council of details of the resolution regarding revisions to the Personnel Policy.

CM Anderson moved to approve agenda item 10, seconded by **DMPT Hantz**. **The vote was unanimous. Motion carried**

11. RESOLUTION NO. R-2025-018-01 - Tarrant Appraisal District (TAD): nominating candidates
Consideration and/or action to approve resolution nominating candidates for placement on the ballot for the TAD Board of Directors election. (I. Rodriguez)

CS Rodriguez informed the City Council on details of the resolution regarding TAD nominating candidates.

CM Lindgren moved to approve nominating Sayeda Bilgees Syed and give her all 9-votes, seconded by **CM Thompson**. **The vote was unanimous. Motion carried.**

12. RESOLUTION NO. R-2025-020-01 Designating methods for receiving public information requests.
Consideration and/or action to approve resolution designating a method, address and location to receive public information requests. (I. Rodriguez)

CS Rodriguez informed the City Council of the details of the resolution regarding Public Information Requests.

CM Thompson moved to approve agenda item 12, seconded by **CM Coffman**. **The vote was unanimous. Motion carried.**

13. RESCHEDULING/CANCELING CITY COUNCIL MEETING - Columbus Day Holiday

Consideration and/or action to reschedule/cancel October 12, 2025, Council Meeting in lieu of the Columbus Day holiday. (I. Rodriguez)

CS Rodriguez stated for the record the correct date is October 13, 2025, and is recommending meeting to be canceled or rescheduled.

MPT Cooper moved to cancel the meeting of October 13, 2025, seconded by **CM Thompson**. **The vote was unanimous. Motion carried.**

14. BID NO. B2025-315-001: Water and Wastewater Utility Parts

Consideration and/or action to award the bids for various categories of water and wastewater utility parts to vendors. (G. Van Nieuwenhuize)

PWD Van Nieuwenhuize informed the City Council on the details of the bid for Water and Wastewater Utility Parts. Staff recommended to award the bid for the City's Water and Wastewater Utility Parts for each of the respective categories to the vendor whose category bid is highlighted in yellow. In addition, Staff also recommends the City Manager be expressly authorized to execute any and all change orders within the amounts set by state and local law.

CM Coffman moved to approve agenda item 14, seconded by **DMPT Hantz**. **The vote was unanimous. Motion carried.**

15. AGREEMENT - ENGINEERING SERVICES: Eastridge Drive Reconstruction Project Consideration and/or action to award an Agreement for Engineering Services to Westwood Professional Services in the amount of \$1,526,437.30 for the Eastridge Drive Reconstruction Project. (G. Van Nieuwenhuize)

PWD Van Nieuwenhuize informed the City Council on the details of the agreement and staff recommended the City Council:

1. approve the Agreement for Engineering Services with Westwood Professional Services, Inc. in the amount of \$1,526,437.30 for the Eastridge Drive Reconstruction Project subject to the Agreement being acceptable to the City Attorney; and
2. upon the Agreement for Engineering Services being acceptable to the City Attorney, authorize the City Manager to execute the engineering services agreement.

In addition, Staff recommends the City Manager be expressly authorized to execute any and all change orders within the amounts set by state and local law. He answered questions from the City Council.

CM Dunn moved to agenda item 15, seconded by **CM Thompson**. **The vote was unanimous. Motion carried.**

16. AGREEMENT - ENGINEERING SERVICES: Glenview West Lift Station Assessment and Additional Investigations

Consideration and/or action to award an Agreement for Engineering Services to HDR Engineering in the amount of \$231,754.00 for the Glenview West/McLean Lift Station Desktop Condition Assessment and

Additional Investigations – (Phase 1 and Phase 2) Project. (G. Van Nieuwenhuize)

PWD Van Nieuwenhuize informed the City Council on the details of the agreement and staff recommended the City Council:

1. approve the Agreement for Engineering Services with HDR Engineering in the amount of \$231,754.00 for the Glenview West/McLean Lift Station Desktop Condition Assessment and Additional Investigations – (Phase 1 and Phase 2) Project; and
2. authorize the City Manager to execute the engineering services agreement.

In addition, Staff recommends the City Manager be expressly authorized to execute any and all change orders within the amounts set by state and local law.

CM Thompson moved to approve agenda item 16, seconded by **CM Lindgren**. **The vote was unanimous. Motion carried.**

17. AGREEMENT - ENGINEERING SERVICES: Fire Station No. 1 Paving Investigation and Design Project Consideration and/or action to award an Agreement for Engineering Services to WSB in the amount of \$58,300.00 for the Fire Station No.1 Paving Investigation and Design Project. (G. Van Nieuwenhuize)

PWD Van Nieuwenhuize informed the City Council on the details of the agreement and staff recommended the City Council:

1. approve the Agreement for Engineering Services with WSB in the amount of \$58,300.00 for the Fire Station No.1 Paving Investigation and Design Project subject to the Agreement being acceptable to the City Attorney; and
2. upon the Agreement for Engineering Services being acceptable to the City Attorney, authorize the City Manager to execute the engineering services agreement.

In addition, Staff recommends the City Manager be expressly authorized to execute any and all change orders within the amounts set by state and local law.

CM Anderson moved to approve agenda Item 17, second by **CM Coffman**. **The vote was unanimous. Motion carried.**

18. AGREEMENT - ENGINEERING SERVICES: Water and Sanitary Sewer Main Renewal - Denton Hwy Project Consideration and/or action to award an Agreement for Engineering Services to CP&Y (an STV Company) in the amount of \$610,705.00 for the Water and Sanitary Sewer Main Renewal – Denton Hwy Project. (G. Van Nieuwenhuize)

PWD Van Nieuwenhuize informed the City Council on the details of the agreement and staff recommended the City Council:

1. approve the Agreement for Engineering Services with CP&Y (an STV Company) in the amount of \$610,705.00 for the Water and Sanitary Sewer Main Renewal – Denton Hwy Project subject to the Agreement being acceptable to the City Attorney; and
2. upon the Agreement for Engineering Services being acceptable to the City Attorney, authorize the City Manager to execute the engineering services agreement.

In addition, Staff recommends the City Manager be expressly authorized to execute any and all change orders within the amounts set by state and local law.

CM Dunn moved to approve agenda Item 18, second by **CM Lindgren**. **The vote was unanimous. Motion carried.**

19. AGREEMENT - ENGINEERING SERVICES: Little Fossil Creek Restoration Project
Consideration and/or action to award an Agreement for Engineering Services to Baird, Hampton and Brown in the amount of \$139,070.00 for the Little Fossil Creek Restoration Project. (G. Van Nieuwenhuize)

PWD Van Nieuwenhuize informed the City Council on the details of the agreement and staff recommended the City Council:

1. approve the Agreement for Engineering Services with Baird, Hampton and Brown, Inc. in the amount of \$139,070.00 for the Little Fossil Creek Restoration Project subject to the Agreement being acceptable to the City Attorney; and
2. upon the Agreement for Engineering Services being acceptable to the City Attorney, authorize the City Manager to execute the engineering services agreement.

In addition, Staff recommends the City Manager be expressly authorized to execute any and all change orders within the amounts set by state and local law.

CM Thompson moved to approve agenda Item 19, second by **CM Dunn**. **The vote was unanimous. Motion carried.**

20. AMENDMENT TO AN AGREEMENT - Engineering Services: Hahn and Murray Reconstruction Project
Consideration and/or action to approve Amendment No. 1 to the Agreement for Engineering Services with Kasper/Graham & Associates in the amount of \$217,192.00 for the Hahn Boulevard and Murray Avenue Reconstruction Project. (G. Van Nieuwenhuize)

PWD Van Nieuwenhuize informed the City Council on the details of the agreement and staff recommended the City Council:

1. approve Amendment No. 1 to the Agreement for Engineering Services with Kasper/Graham & Associates, Inc. in the amount of \$217,192.00 for the Hahn Boulevard and Murray Avenue Reconstruction Project subject to Amendment No. 1 being acceptable to the City Attorney; and

2. upon Amendment No. 1 to the Agreement for Engineering Services being acceptable to the City Attorney, authorize the City Manager to execute Amendment No. 1.

In addition, staff recommend the City Manager be expressly authorized to execute any and all change orders within the amounts set by state and local law.

CM Dunn moved to approve agenda Item 20, second by **DMPT Hantz**. **The vote was unanimous. Motion carried.**

21. AMENDMENT TO AN AGREEMENT - Engineering Services: Springdale Road, Ira Street, Clay Avenue and Denton Hwy Water Main Improvement Projects Hahn and Murray Reconstruction Project Consideration and/or action to approve Amendment No. 2 to the Agreement for Engineering Services with Teague Nall and Perkins in the amount of \$204,120.00 for the Street Reconstruction (Springdale Road, Ira Street, and Clay Avenue) and Water Main Improvement (3100 Denton Hwy) Projects. (G. Van Nieuwenhuize)

PWD Van Nieuwenhuize informed the City Council on the details of the agreement and staff recommended the City Council:

1. approve Amendment No. 2 to the Engineering Services Agreement for Street Reconstruction (Springdale Road, Ira Street, and Clay Ave) and Water Main Improvement (3100 Denton Hwy) Projects with Teague Nall and Perkins in the amount of \$204,120.00 subject to Amendment No. 2 being acceptable to the City Attorney; and
2. upon Amendment No. 2 to the Agreement for Engineering Services being acceptable to the City Attorney, authorize the City Manager to execute Amendment No. 2.

In addition, staff recommend the City Manager be expressly authorized to execute any and all change orders within the amounts set by state and local law.

CM Coffman moved to approve agenda Item 21, second by **CM Thompson**. **The vote was unanimous. Motion carried.**

22. AMENDMENT TO AN AGREEMENT - Engineering Services: Years 2 and 3 Capital Improvements Plan Street and Utility Reconstruction Project Consideration and/or action to approve Amendment No. 3 to the Agreement for Engineering Services with Teague Nall and Perkins in the amount of \$185,900.00 for the Years 2 and 3 Capital Improvements Plan Street and Utility Reconstruction Project. (G. Van Nieuwenhuize)

PWD Van Nieuwenhuize informed the City Council on the details of the agreement and staff recommended the City Council:

1. approve Amendment No. 3 to the Engineering Agreement (Years 2 and 3 Capital Improvements Plan Street and Utility Reconstruction Project) with Teague, Nall and Perkins, Inc. in the amount of \$185,900.00; and
2. authorize the City Manager to execute Amendment No. 3.

In addition, staff recommend the City Manager be expressly authorized to execute any and all change orders within the amounts set by state and local law.

CM Lindgren moved to approve agenda Item 22, second by **CM Dunn**. **The vote was unanimous. Motion carried.**

23. INTERLOCAL AGREEMENT - Tarrant Regional Auto Crimes Task Force
Approval to continue the Interlocal Agreement with Tarrant County for the Tarrant Regional Auto Crimes Task Force. (C. Phillips)

PC Phillips informed the details of the interlocal agreement. Staff recommend that the City Council approve the Interlocal Assistance Agreement for participation in the Tarrant Regional Auto Crimes Task Force. Approval will allow the City to continue its partnership with regional law enforcement agencies, strengthen cooperative efforts to investigate and deter automobile-related crimes, and benefit from reimbursement of eligible salary and overtime costs through grant funding provided by the Texas Motor Vehicle Crime Prevention Authority.

CM Coffman moved to approve agenda Item 23, second by **CM Anderson**. **The vote was unanimous. Motion carried.**

FUTURE AGENDA ITEMS

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

24. Item(s) – None

BOARDS/COMMISSIONS/COMMITTEES

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

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

25. Attendance Requirements

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

26. Action(s) taken.

ADJOURNMENT

Mayor Truong adjourned the meeting at 9:30 p.m.

APPROVED BY:

Dr. An Truong, Mayor

RESPECTFULLY SUBMITTED BY

Imelda B. Rodriguez, City Secretary

CITY COUNCIL MEMORANDUM

City Council Meeting: Monday, October 27, 2025, 6:00 PM

Department: Finance

Subject: **ORDINANCE NO. O-2025-028-03 TMRS BuyBack
Provision Update - 2ND Reading**

BACKGROUND

Consideration and/or action regarding approval of Ordinance adopting TMRS BuyBack Provision. 2nd Reading (S. Johnson)

Eligibility requirements include:

- Active employment with the City at the time of adoption;
- At least 24 consecutive months of service with the City; and
- A history of refunded TMRS service credit.

Employees who choose to participate would:

- Reapply through TMRS;
- Repay the refunded amount plus 5% annual interest from the date of withdrawal; and
- Make repayment in a single lump sum, which may be made by rollover from a qualified retirement plan.

As of the December 31, 2024 actuarial valuation, up to 15 City employees could qualify. TMRS data shows that only about 10% of eligible employees typically participate, due to the significant upfront repayment cost. Based on that participation assumption, the estimated impact to Haltom City would be approximately \$65,000 in unfunded liability, amortized over a long-term period similar to other TMRS plan changes, and an estimated 0.02% increase in the City's contribution rate. Actual cost will vary depending on the number of employees who choose to buy back service.

FISCAL IMPACT

At an estimated 10% participation level, the financial impact to the City is approximately \$65,000 in unfunded liability and a 0.02% contribution rate increase. Contribution rates only adjust when an employee completes a buyback, with changes reflected in the following year's actuarial valuation.

RECOMMENDATION

Staff recommends adoption of the ordinance authorizing TMRS buyback of refunded service credit. This provision would provide employees an opportunity to strengthen their retirement benefits and help the City remain competitive with other municipalities in attracting and retaining staff, while presenting only a minimal long-term financial impact to the City.

Attachments

[Haltom City TMRS Model Ordinance - Buyback \(1\).pdf](#)

AN ORDINANCE REGARDING THE CITY OF HALTOM CITY'S TEXAS MUNICIPAL RETIREMENT SYSTEM BENEFITS ALLOWING CERTAIN CITY EMPLOYEES WHO HAVE CANCELED PREVIOUS MEMBERSHIPS AND SERVICE CREDIT IN THE SYSTEM TO BUY BACK SUCH PREVIOUSLY CANCELED SERVICE CREDIT.

Whereas, the City of Haltom City, Texas (the "City"), elected to participate in the Texas Municipal Retirement System (the "System" or "TMRS") pursuant to Subtitle G of Title 8, Texas Government Code, as amended (which subtitle is referred to as the "TMRS Act"); and

Whereas, each person who is or becomes an employee of the City on or after the effective date of the City's participation in the System in a position that normally requires services of 1,000 hours or more per year ("Employee") shall be a member of the System ("Member") as a condition of their employment; and

Whereas, the actuary of the System has determined that all obligations charged against the City's account in the benefit accumulation fund of the System (the "City's BAF"), including the obligations arising from this Ordinance, can be funded by the City within its statutory maximum contribution rate, if applicable, and within its amortization period; and

Whereas, the City Council has determined that adoption of this Ordinance is in the public interest of the City, now therefore,

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

As authorized by TMRS Act §853.003, the City authorizes any Member of the System who is an Employee on the day that this Ordinance is passed and approved, and who has previously withdrawn their employee contributions from and canceled credited service in the System, to reestablish such canceled credited service if they are eligible to do so. To be eligible, the Member must have at least 24 consecutive months of credited service as an Employee with the City since resuming membership in the System. To reestablish the canceled service credit, the Member must deposit with the System in a lump sum the amount withdrawn from the System, plus a withdrawal charge computed at an annual rate of five percent (5%) from the date of such withdrawal to the date of redeposit (which deposit is referred to as the "Buyback"). Upon payment of such Buyback, such Member shall be allowed credit for all service to which the Member had been entitled at the date of cancellation of the previous membership as if all such service had been rendered as an Employee of the City.

The City acknowledges and agrees that, under the terms of the TMRS Act, upon the System's receipt of the Buyback, the amount of the withdrawal charge will be credited to the City's BAF and the amount previously withdrawn by the Member will be credited to the Member's individual account in the System's benefit accumulation fund.

The City agrees to underwrite and assume the obligations arising out of the granting of all service credit resulting from any such Buyback and that all such obligations and reserves required to provide such service credit shall be charged to the City's BAF.

This Ordinance shall take effect on the day that it is passed and approved.

Passed and approved this the _____ day of _____, 20____.

ATTEST:

APPROVED:

City Secretary

Mayor

CITY COUNCIL MEMORANDUM

City Council Meeting: Monday, October 27, 2025, 6:00 PM

Department: Planning & Community Development

Subject: ORDINANCE NO. O-2025-029-15 Z-006-25 - Rezoning
2ND Reading

BACKGROUND

Public hearing and consider action on the application of Eduardo Dimas for a Zoning Change request from "C-3" Commercial District to "M-2" Heavy Industrial District located on Lot 19, Block 3 of the Golden Gardens Addition, being approximately 0.918 acres of land, locally known as 5617 Midway Road.

The applicant is requesting a zone change from "C-3" Commercial District to "M-2" Heavy Industrial District. The purpose of the request is for the applicant to start a cabinet shop business. The site is currently vacant land. The applicant will be required to meet all development criteria for a business in the M-2 Heavy Industrial District.

The applicant is currently located in Richland Hills. They are a locally owned and operated small business.

If approved the property would be allowed any use permitted in the M-2 Heavy Industrial District provided all development criteria is met.

RECOMMENDATION

The Planning and Zoning Commission recommended approval of Ordinance No. O-2025- 029-15 with a vote of 3-1 vote at the September 9, 2025 meeting.

ATTACHMENT

Ordinance No. O-2025-029-15 P & Z Staff Report

Attachments

[O-2025-029-15.pdf](#)

ORDINANCE NO. O-2025-029-15

CASE NO. Z-006-25

AN ORDINANCE AMENDING THE COMPREHENSIVE LAND USE PLAN AND FUTURE LAND USE MAP IN ORDINANCE NO. O-2010-011-15, AS AMENDED, AND 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-2010-011-15, as amended, the Comprehensive Land Use Plan 2010, which is the primary document on which to base all zoning, platting and other land use decisions; and

WHEREAS, the Comprehensive Land Use Plan provides guidance for future development in conformance with the adopted Future Land Use Map; and

WHEREAS, the City Council now deems it necessary to update the Haltom City Comprehensive Land Use Plan as provided herein, and that such amendment is in accordance with the growth goals, objectives and planning principles set forth in the Comprehensive Land Use Plan as well as health, safety, traffic and environmental considerations; 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 0.918 acres located on Lot 19, Block 3 of the Golden Gardens Addition, locally known as 5617 Midway Road (hereinafter-referenced as the “Property”), has filed an application to rezone the property from its present classification of “C-3” Commercial District to “M-2” Heavy Industrial District; and

WHEREAS, the Planning and Zoning Commission of the City of Haltom City, Texas held a public hearing on September 9, 2025 and the City Council of the City of Haltom City, Texas held a public hearing on September 22, 2025 with respect to the Zoning Change described herein; and

WHEREAS, the City has complied with all requirements of Chapter 211 and 213 of the Local Government Code, and all other laws dealing with notice, publication and procedural requirements for the rezoning of the property and the amendment of the Comprehensive Land Use Plan.

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 approximately 0.918 acres of land from “C-3” Commercial District to “M-2” Heavy Industrial District, located north of Midway Road and west of Thomas Road, locally known as 5617 Midway Road, and being Lot 19, Block 3 of the Golden Gardens Addition.

SECTION 2.

The City of Haltom City Comprehensive Land Use Plan 2010, dated July 26, 2010, as amended, is hereby amended as shown on Exhibit "A" attached hereto and fully incorporated by reference.

SECTION 3.

The zoning district as herein established has been made in accordance with a comprehensive land use plan for the purpose of promoting the health, safety, morals and general welfare of the community.

SECTION 4.

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 5.

The use of the Property described above shall be subject to the restrictions, terms and conditions set forth in Exhibit "B" attached hereto and shall further be subject to all the application regulations contained in the Zoning Ordinance and all other applicable and pertinent ordinances of the City of Haltom City, Texas.

SECTION 6.

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. Ordinance No. O-2010-011-15 is hereby amended.

SECTION 7.

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 8.

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 9.

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 10.

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 11.

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

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

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

Mayor
ATTEST:

City Secretary

EFFECTIVE: _____

APPROVED AS TO FORM AND LEGALITY:

City Attorney

Exhibit "A"

Future Land Use Plan

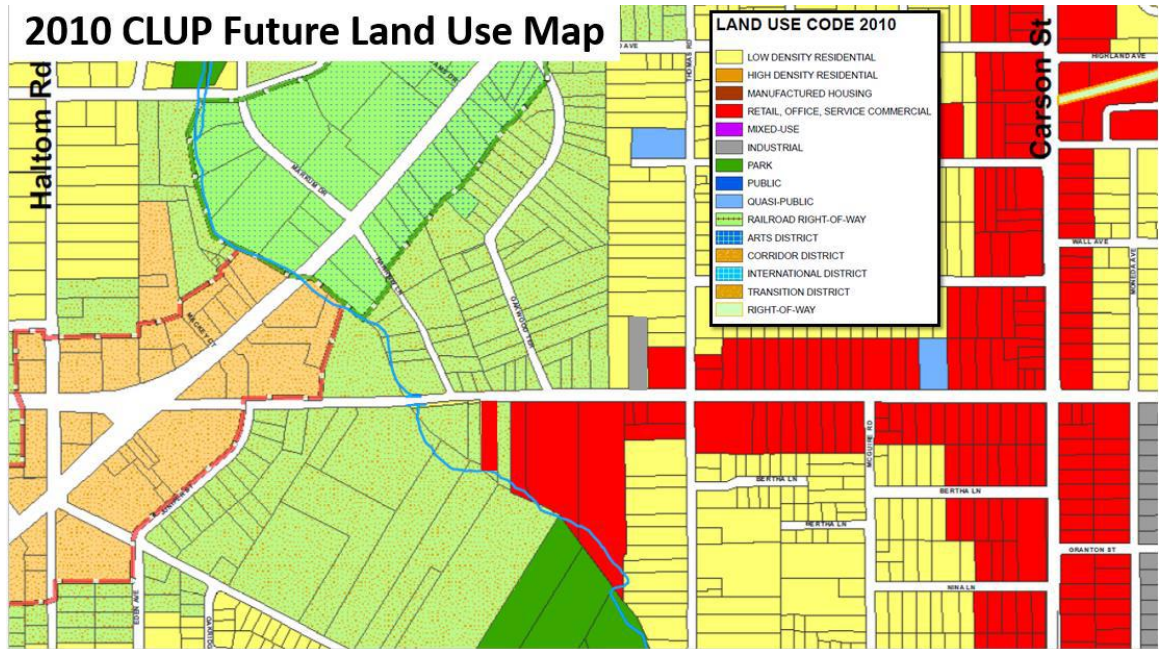


Exhibit “B”

1. The property at 5617 Midway Road will be rezoned from “C-3” Commercial District to “M-2” Heavy Industrial District.

CITY COUNCIL MEMORANDUM

City Council Meeting: Monday, October 27, 2025, 6:00 PM

Department: Planning & Community Development

Subject: **ORDINANCE NO. O-2025-030-15 Z-007-25 Rezoning**
Public hearing and 1ST Reading

BACKGROUND

Public hearing and consider action on the application of Curtis Kinsey for a zone change from "C-2" Commercial District to "M-1" Industrial District on the George Akers Survey Abstract 30, Tract 5 and Tract 5C and being approximately 7.24 acres of land, locally known as 6230 and 6240 East Belknap Street.

The applicant is requesting a zone change from "C-2" Commercial District to "M-1" Industrial District. The purpose of the request is for the applicant to start a landscape services business. The site is currently vacant land. The applicant will be required to meet all development criteria for a business in the M-1 Industrial District.

The applicant is a veteran-owned and operated business based in North Richland Hills. The business has grown into a multifaceted contracting operation, serving residential, commercial, and government clients across north Texas. Mil-Spec Dumpster and GI-glow are newer ventures established in 2022 and 2023. The business will provide services for lawn and landscape services, dumpster rentals and permanent holiday and event lighting.

If approved the property would be allowed any use permitted in the M-1 Industrial District provided all development criteria is met.

RECOMMENDATION

The Planning and Zoning Commission recommended approval of Ordinance No. O-2025-030-15 with a vote of 5-0 vote at the September 23, 2025 meeting.

ATTACHMENT

Ordinance No. O-2025-030-15 P & Z Staff Report

Attachments

[Z-007-25 Packet.pdf](#)

[O-2025-030-15.pdf](#)



STAFF REPORT

CITY OF HALTOM CITY

MEETING DATE: 09/23/25	TO: P&Z Commission	FROM: Glenna Batchelor Director of Planning and Community Development	SUBJECT: Z-007-25 6230 & 6240 E. Belknap Rezone from "C-2" to "M-1"
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Z-007-25

Consider action on the application of Curtis Kinsey for a zone change from "C-2" Commercial District to "M-1" Industrial District on the George Akers Survey Abstract 30, Tract 5 and Tract 5C and being approximately 7.24 acres of land, locally known as 6230 and 6240 East Belknap Street.

EXISTING ZONING/LAND USE

"C-2" Commercial District / Vacant

ADJACENT ZONING/USES

North	- "CF" Community Facility / BISD Facility
South	- "M-2" Heavy Industrial District / Vacant
East	- "CF" Community Facility / Vacant
West	- "M-2" Heavy Industrial District / Vacant

ANALYSIS

The applicant is requesting a zone change from "C-2" Commercial District to "M-1" Industrial District. The purpose of the request is for the applicant to start a landscape services business. The site is currently vacant land. The applicant will be required to meet all development criteria for a business in the M-1 Industrial District.

The applicant is a veteran-owned and operated business based in North Richland Hills. The business has grown into a multifaceted contracting operation, serving residential, commercial, and government clients across north Texas. Mil-Spec Dumpster and Gl-glow are newer ventures established in 2022 and 2023. The business will provide services for lawn and landscape services, dumpster rentals and permanent holiday and event lighting.

If approved the property would be allowed any use permitted in the M-1 Industrial District provided all development criteria is met.

TRANSPORTATION

The site right of way frontage is on East Belknap Street. The proposed zoning change, and following development of the site, will increase the average daily trips to and from the subject site due to the property currently being vacant.

The developer will be responsible to coordinate and obtain all required permits from Tx DOT.

DRAINAGE

Based on available information the property is mostly located in FEMA Flood Zone X with parts of the property on the north and south parts of the property being in the 0.2 percent annual chance of flood hazard and Zone AE FEMA Floodplain. Any future applicant will have to obtain approval from the City Engineering Department to address all stormwater flooding issues.

WATER & SANITARY SEWER

Public water and sanitary sewer are not available to this property. The developer will be responsible for the construction to extend public facilities to serve the site. Civil plans prepared by the developer will be reviewed and approved by Public Works and the Fire Department, per the Subdivision Ordinance to extend the public water and sanitary sewer main. The approved Civil Plans are required prior to construction and any platting approvals.

FIRE PREVENTION

Fire Station #2 provides protection to this site. The estimated fire response time is in keeping with the City's recommended standards.

FRANCHISE UTILITIES & STREET LIGHTS

At the subject site, it does not appear to have overhead utilities on either side of this portion of East Belknap Street.

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 Belknap Corridor Overlay Corridor District. The proposed zoning change district is not consistent with this land use suggested by the CLUP. The ordinance proposes to change the district from Belknap Corridor Overlay Corridor District to Industrial.

NOTIFICATION

The legal notice regarding the public hearing was published in the September 4, 2025 *Tarrant County Commercial Record*.

Written notice of the request was mailed to Four (4) property owners within 200' of the site on September 9, 2025.

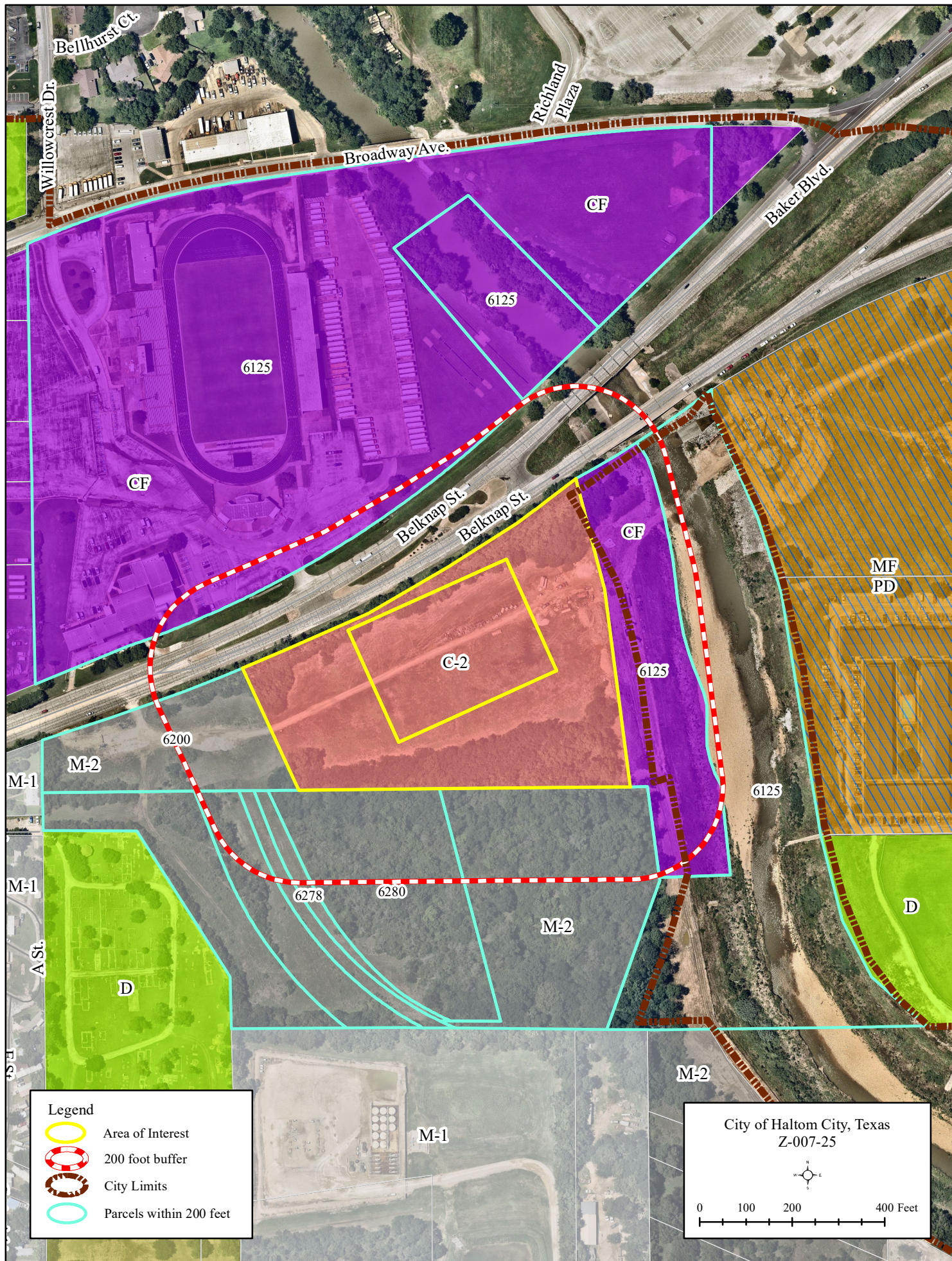
_____ In Favor / No Objections

_____ Opposed

_____ Returned to Sender

ATTACHMENTS

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





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

APPLICATION FOR REZONING

Date: <u>8/25/2025</u>	File Number: <u>Z-007-25</u>
I, <u>Curtis Kinsey - Kinsey Compounds, LLC</u> 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: <u>6240 E. Belknap</u>	
Legal Description: Lot: _____ Block: _____ Addition: <u>Akers, George Survey</u> Tract: <u>5</u> Survey: <u>Akers, George</u> Abstract: <u>30</u>	
Current Zoning Classification: <u>C-2</u>	Current Use: <u>Vacant Land</u>
Proposed Zoning Classification: <u>M-1</u>	Proposed Use: <u>Landscape Contractor</u>
Reason for Zoning Change Request: <u>To allow for Landscape Services business</u>	
Has a Design Review Conference (DRC) been held on this property? ☒ Yes ☐ No Date: <u>7/3/2025</u>	
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: <u>[Signature]</u> (signature of applicant)	<u>8/25/2025</u> (date)
<u>5128 Jennings Dr. North Richland Hills, TX 76180</u> (address of applicant)	
Name: <u>[Signature]</u> (signature of owner)	<u>8/26/25</u> (date)
<u>301 Commerce Street, Fort Worth, TX 76102</u> (address of owner)	
<u>(817) 720-1122</u> (telephone number/Fax)	
FOR CITY USE ONLY	
Application Fee \$300.00 Received By: _____ Receipt Number: _____	
Accepted for Completeness by: Staff Signature: _____ Date: _____	
EVENT	DATE
P & Z Action: _____	
City Council First Reading (if applicable): _____	
City Council Second Reading (if applicable): _____	



Re-Zoning Request – M-1 Industrial District

Presented to: Haltom City Planning & Zoning Commission and City Council

Submitted by: Kinsey Compounds, LLC to provide rental space to Civilian Division, LLC dba GI-Mow, dba GI-Glow, and dba Mil-Spec Dumpster Rental

Property Address: 6240 E Belknap, Haltom City, TX ("Property")

Proposed Use: Landscape Services Contractor Office, Shop and Storage

Current Zoning: C-2 Commercial

Requested Zoning: M-1 Industrial District

COMPANY BACKGROUND

Civilian Division, LLC is a veteran-owned and operated business based in North Richland Hills, TX. Founded by U.S. Marine Corps and U.S. Army veteran Curtis Kinsey, GI-Mow was established in 2016 built on a foundation of integrity, discipline, and service—core values carried from the battlefield to the business field. After two decades of military leadership, Curtis turned his focus to entrepreneurship, employing fellow veterans and those seeking a second chance through hard work and personal growth.

What began as a small, community-focused lawn care business has grown into a multifaceted contracting operation, serving residential, commercial, and government clients across North Texas. Mil-Spec Dumpster Rentals and GI-Glow are newer ventures established in 2022 and 2023 respectively.

MISSION & VISION

Mission:

To deliver mission-ready landscape, lighting, and property service solutions with unmatched precision, reliability, and grit—empowering veterans and community members through meaningful employment and opportunity.

Vision:

To be the premier veteran-led contractor in Texas—where service doesn't stop at discharge and excellence is our standard operating procedure.

PRODUCTS & SERVICES

Civilian Division, LLC operates three primary service divisions:

1. Lawn & Landscape Services (GI-Mow)

- Commercial & residential lawn maintenance
- Landscape design & installation
- Tree planting, pruning, & removal
- Irrigation system install & repair

2. Dumpster Rentals (Mil-Spec Dumpsters)

- Short-term and long-term roll-off dumpster rentals
- Storm & emergency response services
- Contractor and HOA service support

3. Permanent, Holiday & Event Lighting (GI-Glow)

- Full-service installation and removal of seasonal lighting
- Permanent low-visibility architectural lighting

- Custom design for residential, commercial, and municipal clients
-

SERVICE AREA

Civilian Division, LLC companies proudly serve a 50+ mile radius from our current shop in North Richland Hills, with routine work throughout:

- Tarrant, Denton, and Dallas Counties
 - Haltom City
 - North Richland Hills
 - Fort Worth
 - Arlington
 - Grapevine
 - Hurst, Euless, Bedford (HEB area)
 - Keller, Southlake, and surrounding communities
-

PROPOSED SITE PLAN & STRUCTURE FUNCTION

This 8-acre site will function as the new headquarters for Civilian Division, LLC subsidiaries. The Property is proposed to include:

1. Office Building (Approx. 2,500 sq ft)

- Administrative operations
- Dispatch and logistics coordination
- Office space for management, sales, and customer service staff
- Indoor meeting/training room for safety briefings and development programs

2. Warehouse / Shop Building (Approx. 5,000 sq ft)

- Equipment storage and service bay
- Mechanic station with lift and repair tools
- Material and seasonal inventory staging (e.g., handheld tools, repair backstock, holiday lighting storage and supplies)
- Storm/emergency response equipment staging

3. Outdoor Yard & Covered Storage (Back area - fenced in)

- Gated and screened contractor equipment storage
- Commercial vehicles and trailers
- Mil-Spec Dumpsters (empty 16 and 20-yard cans)
- Covered firewood and landscape product storage for retail customers

4. Retail Sales Area (Frontage section)

- Seasonal firewood, mulch, and floral sales
- Parking for walk-in and contractor pick-ups
- Storefront for purchasing retail garments and firewood

COMMUNITY BENEFIT

- **Veteran Employment & Second-Chance Hiring:** Prioritizing hiring of military veterans, former inmates looking to turn their life around, and individuals seeking long-term career paths in trades.

Neighborhood Investment: Turning a currently underutilized commercial lot into a professionally maintained, productive, and tax-generating property.

- **Storm & Emergency Response Hub:** Enabling faster deployment of aid for disaster cleanup, fallen trees, and urgent firewood sales in the event of winter power outages.
- **Beautification & Compliance:** The proposed use ensures a clean, well-maintained property with strict internal policies for noise, traffic, and visual appearance.

ZONING CONSIDERATIONS

- Adjacent properties to the south and west are currently zoned M-2
- South of the Property is a gas pad and is in the flood plain
- A portion of the Property is in the flood plain
- The Property has two energy pipeline easements running through it
- The Property's eastern boundary is Big Fossil Creek
- The Property faces north to Hwy 183
- Across Hwy 183 is Birdville Stadium and large parking lot
- The closest residential properties are approximately 600 feet to the west along Hwy 183 and include a mobile home park and two single family homes

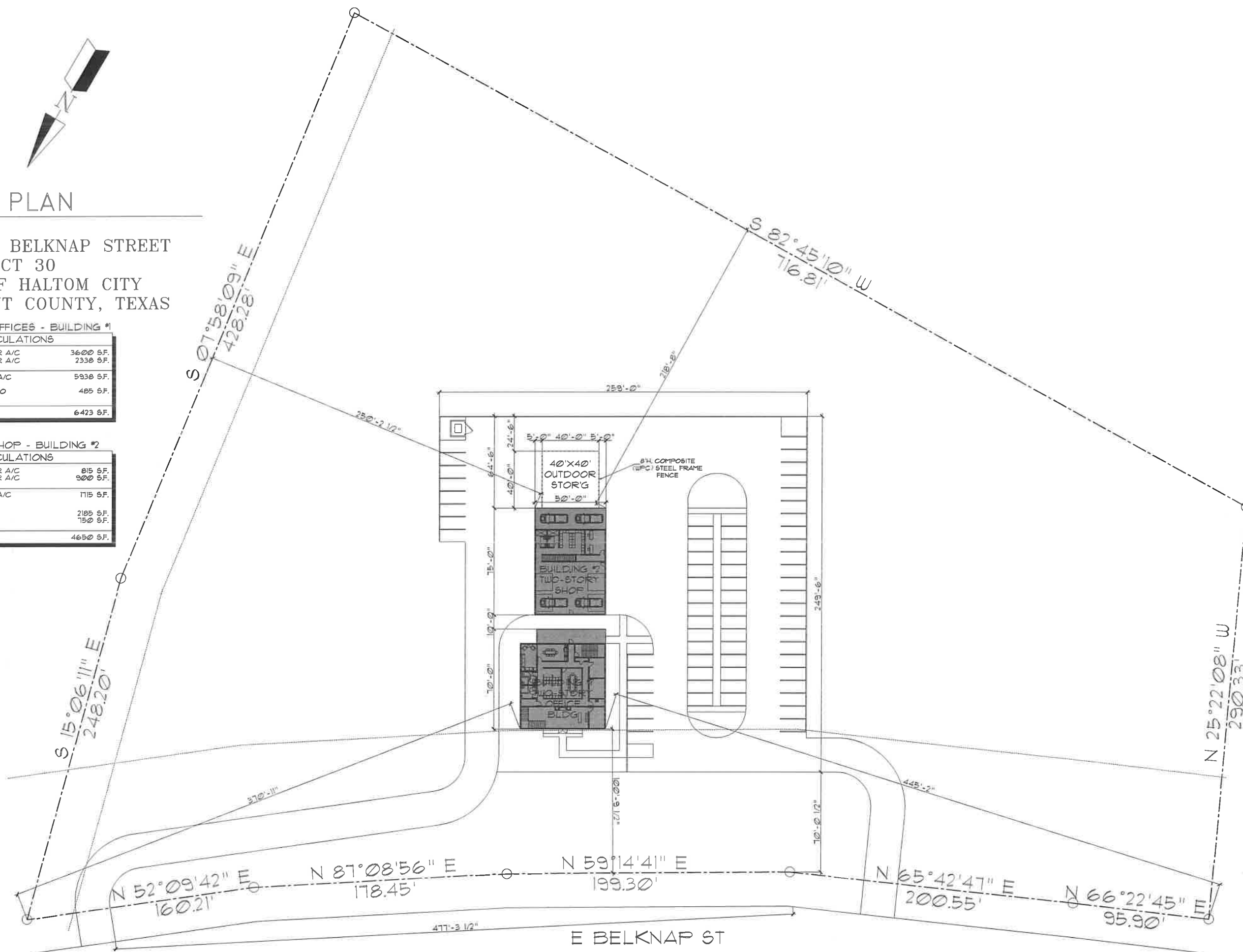
CONCLUSION

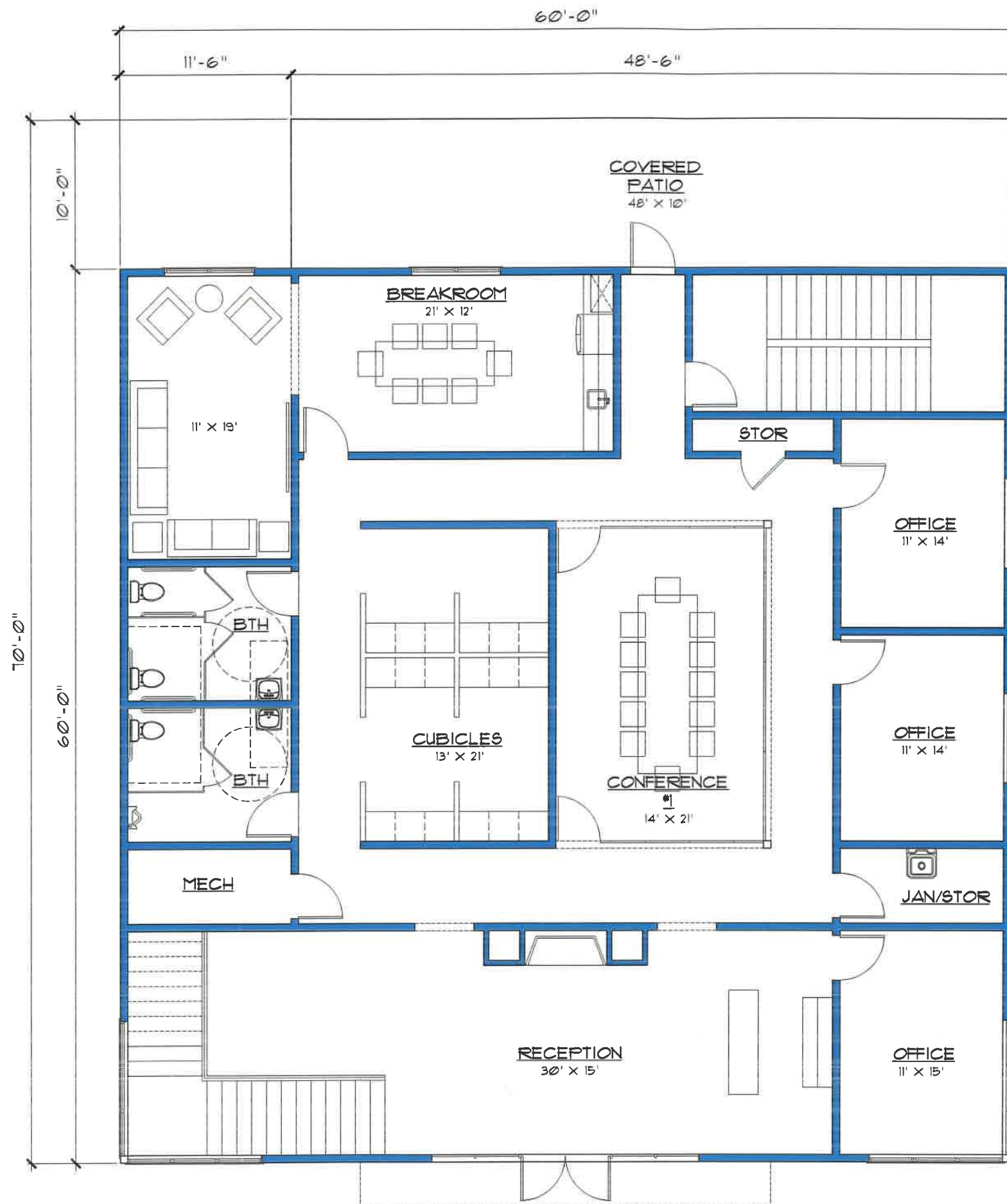
Re-Zoning this Property to M-1 Industrial District will allow Civilian Division, LLC to responsibly expand its operations, better serve the surrounding community, and offer meaningful career opportunities to veterans and others in need. We are committed to being good stewards of the land, respectful neighbors, and proactive contributors to Haltom City's growth. We believe our requested re-zoning appropriately blends with the surrounding businesses and properties and we respectfully request your support.



6240 E BELKNAP STREET
ABSTRACT 30
CITY OF HALTOM CITY
TARRANT COUNTY, TEXAS

GI MOW - SHOP - BUILDING #2	
AREA CALCULATIONS	
GROUND FLOOR A/C	815 S.F.
SECOND FLOOR A/C	900 S.F.
TOTAL FLOOR A/C	1715 S.F.
SHOP CARPORT	2185 S.F.
	750 S.F.
TOTAL AREA	4650 S.F.

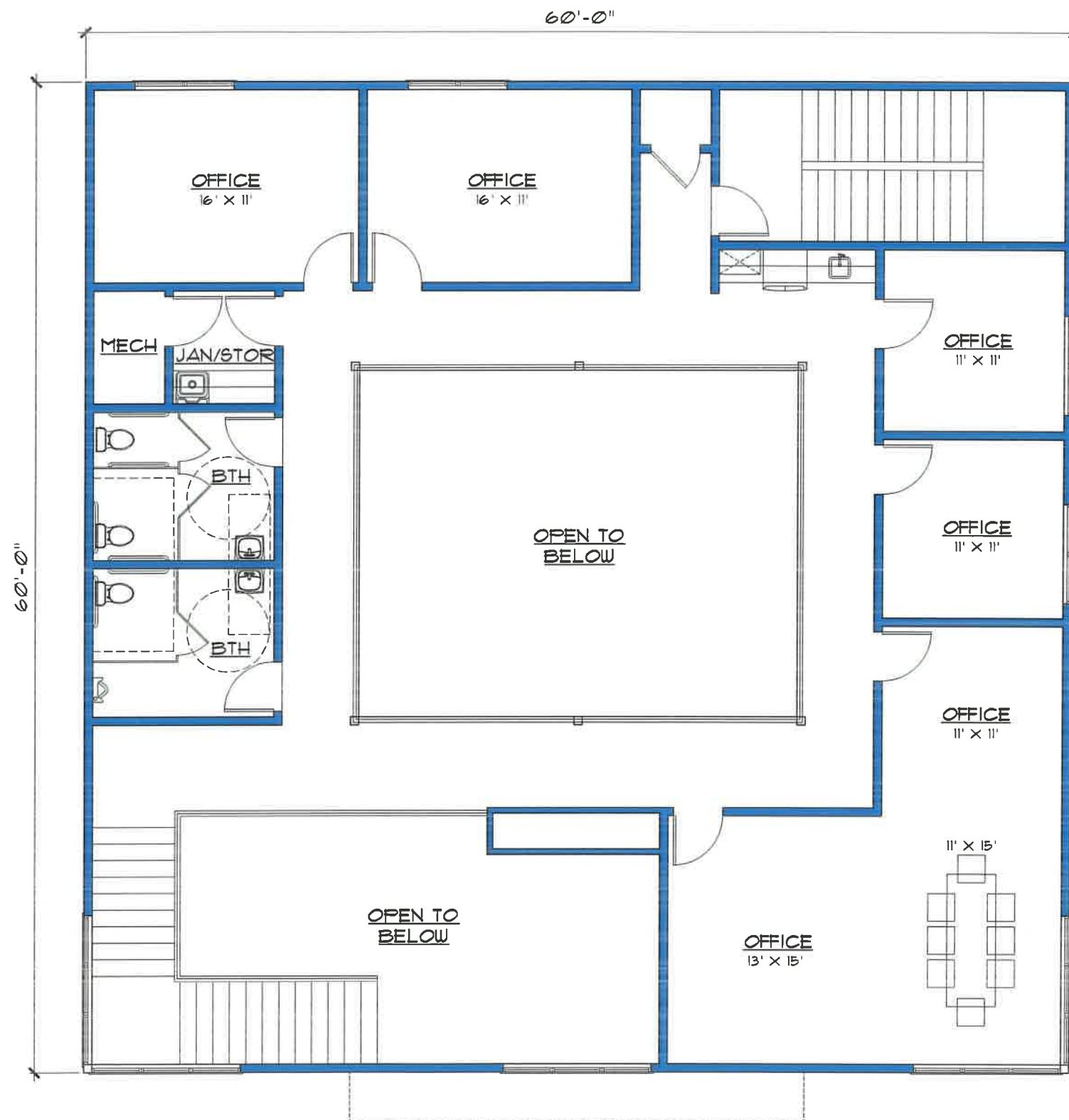




AREA CALCULATIONS	
GROUND FLOOR A/C	3600 S.F.
SECOND FLOOR A/C	2338 S.F.
TOTAL FLOOR A/C	5938 S.F.
COVERED PATIO	485 S.F.
TOTAL AREA	6423 S.F.

1 GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"

6240 E BELKNAP STREET

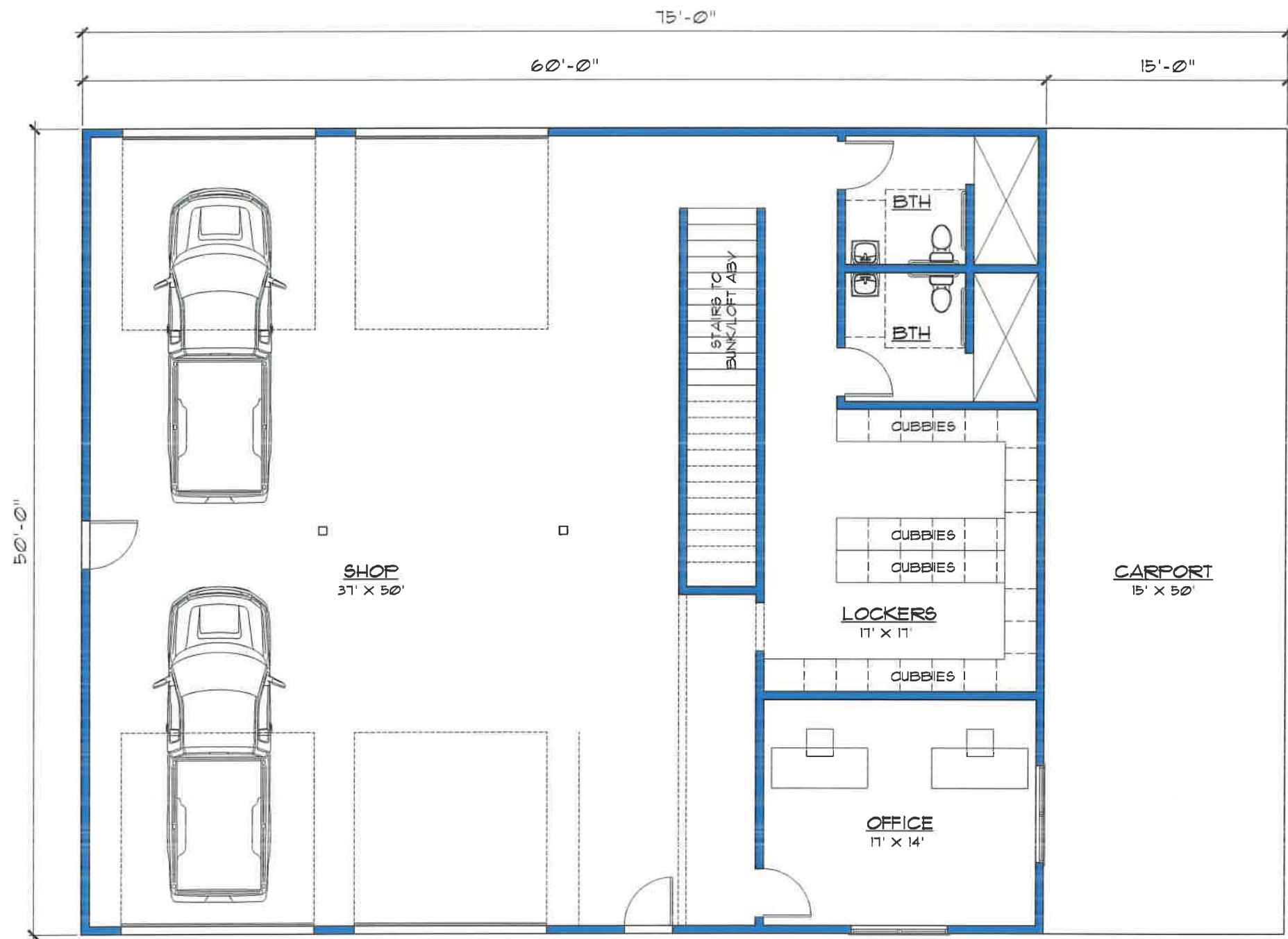


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1 SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

6240 E BELKNAP STREET

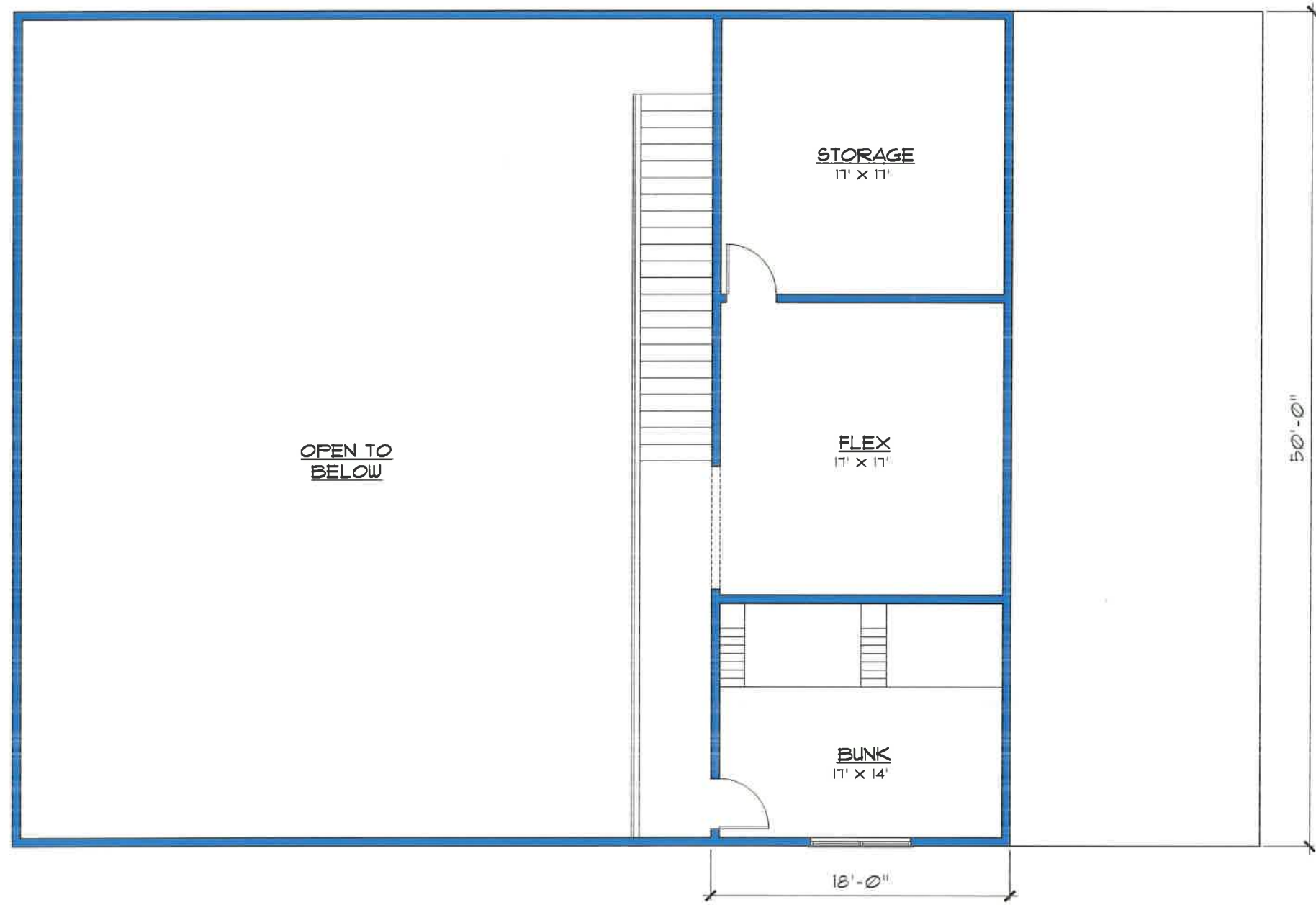
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SCALE: 1/8" = 1'-0"

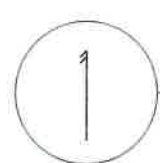
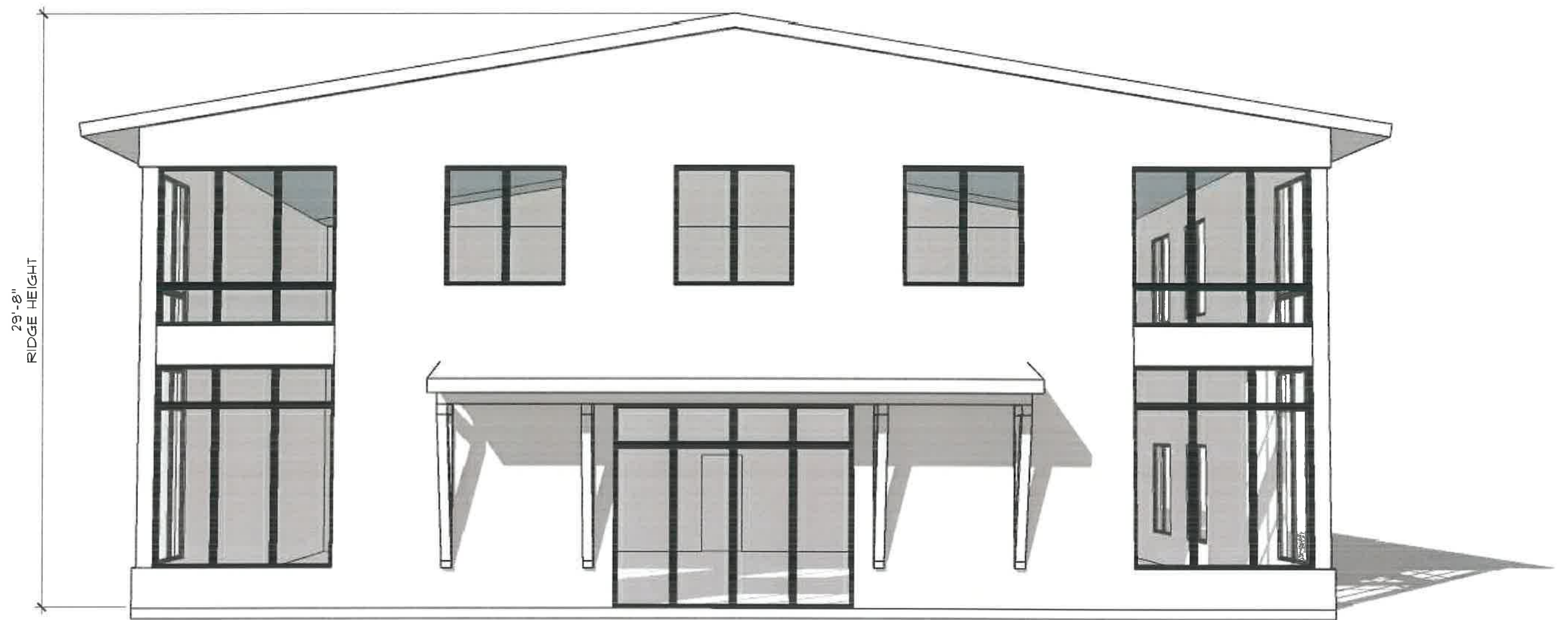
6240 E BELKNAP STREET

AREA CALCULATIONS	
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SECOND FLOOR A/C	900 S.F.
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SHOP	2185 S.F.
CARPORT	750 S.F.
TOTAL AREA	4650 S.F.



1 SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

6240 E BELKNAP STREET



FRONT OF BUILDING

SCALE: N.T.S.

6240 E BELKNAP STREET



1

BACK OF BUILDING

SCALE: N.T.S.

6240 E BELKNAP STREET

ORDINANCE NO. O-2025-030-15

CASE NO. Z-007-25

AN ORDINANCE AMENDING THE COMPREHENSIVE LAND USE PLAN AND FUTURE LAND USE MAP IN ORDINANCE NO. O-2010-011-15, AS AMENDED, AND 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-2010-011-15, as amended, the Comprehensive Land Use Plan 2010, which is the primary document on which to base all zoning, platting and other land use decisions; and

WHEREAS, the Comprehensive Land Use Plan provides guidance for future development in conformance with the adopted Future Land Use Map; and

WHEREAS, the City Council now deems it necessary to update the Haltom City Comprehensive Land Use Plan as provided herein, and that such amendment is in accordance with the growth goals, objectives and planning principles set forth in the Comprehensive Land Use Plan as well as health, safety, traffic and environmental considerations; 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 7.24 acres located on Abstract 30, Tract 5C and Tract 5, of the George Akers Survey, locally known as 6230 and 6240 East Belknap Street (hereinafter-referenced as the “Property”), has filed an application to rezone the property from its present classification of “C-2” Commercial District to “M-1” Industrial District; and

WHEREAS, the Planning and Zoning Commission of the City of Haltom City, Texas held a public hearing on September 23, 2025 and the City Council of the City of Haltom City, Texas held a public hearing on October 27, 2025 with respect to the Zoning Change described herein; and

WHEREAS, the City has complied with all requirements of Chapter 211 and 213 of the Local Government Code, and all other laws dealing with notice, publication and procedural requirements for the rezoning of the property and the amendment of the Comprehensive Land Use Plan.

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 approximately 7.24 acres of land located on Abstract 30, Tract 5C and Tract 5, of the George Akers Survey from “C-2” Commercial District to “M-1” Industrial District, located south of East Belknap Street, locally known as 6230 and 6240 East Belknap Street.

SECTION 2.

The City of Haltom City Comprehensive Land Use Plan 2010, dated July 26, 2010, as amended, is hereby amended as shown on Exhibit "A" attached hereto and fully incorporated by reference.

SECTION 3.

The zoning district as herein established has been made in accordance with a comprehensive land use plan for the purpose of promoting the health, safety, morals and general welfare of the community.

SECTION 4.

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 5.

The use of the Property described above shall be subject to the restrictions, terms and conditions set forth in Exhibit "B" attached hereto and shall further be subject to all the application regulations contained in the Zoning Ordinance and all other applicable and pertinent ordinances of the City of Haltom City, Texas.

SECTION 6.

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. Ordinance No. O-2010-011-15 is hereby amended.

SECTION 7.

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 8.

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 9.

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 10.

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 11.

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

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

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

Mayor
ATTEST:

City Secretary

EFFECTIVE: _____

APPROVED AS TO FORM AND LEGALITY:

City Attorney

Exhibit "A"

Future Land Use Plan

Comprehensive Land Use Plan 2010

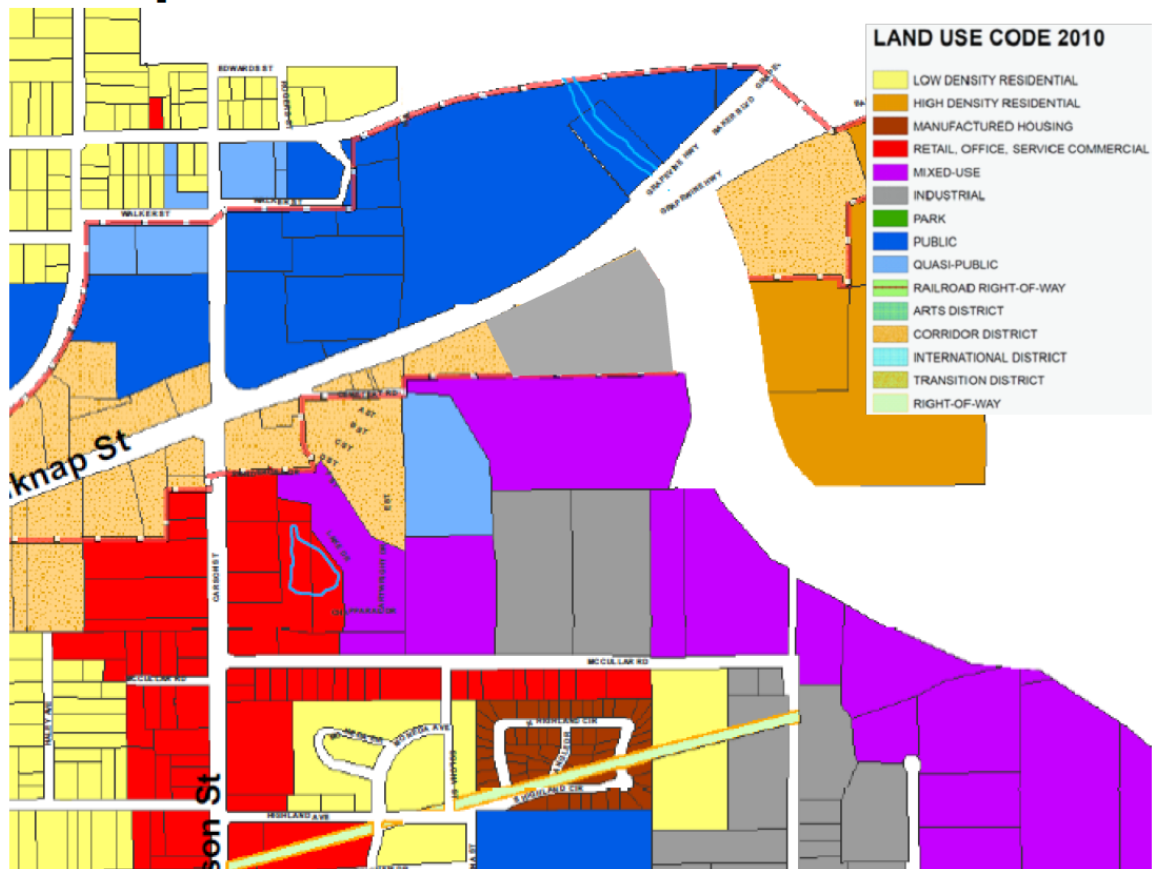


Exhibit “B”

1. The property at 6230 & 6240 East Belknap Street will be rezoned from “C-2” Commercial District to “M-1” Industrial District.

TAXPIN	AccountNum	Zoning	SitusAddr	Owner_Name
A 30-2A02	03725499	M-2	6280 E Belknap St	SRPFD/BIRDVILLE LP
A 30-2A02A	41503724	M-2	E Belknap St	SRPFD/BIRDVILLE LP
A 30-2A02B	41503732	M-2	E Belknap St	SRPFD/BIRDVILLE LP
A 30-2A02C	41503740	M-2	E Belknap St	SRPFD/BIRDVILLE LP
A 30-2A02D	41503759	M-2	E Belknap St	SRPFD/BIRDVILLE LP
A 30-2A02E	41518489	M-2	6278 E Belknap St	SRPFD/BIRDVILLE LP
A 30-5	03725650	C-2	6240 E Belknap St	TOTAL E&P USA REAL ESTATE LLC
A 30-5A	03725669	CF	6125 E Belknap St	BIRDVILLE, ISD
A 30-5A01	03725677	CF	6125 E Belknap St	RICHLAND HILLS, CITY OF
A 30-5A02	03725685	Unk.	6125 E Belknap St	RICHLAND HILLS, CITY OF
A 30-5B	04911822	M-2	6200 E Belknap St	SRPFD/BIRDVILLE LP
A 30-5C	41508521	C-2	6230 E Belknap St	TOTAL E&P USA REAL ESTATE LLC

Owner_Addr	Owner_City	Owner_Zip
2001 ROSS AVE STE 400	DALLAS, TX	75201
2001 ROSS AVE STE 400	DALLAS, TX	75201
2001 ROSS AVE STE 400	DALLAS, TX	75201
2001 ROSS AVE STE 400	DALLAS, TX	75201
2001 ROSS AVE STE 400	DALLAS, TX	75201
2001 ROSS AVE STE 400	DALLAS, TX	75201
PO BOX 17180	FORT WORTH, TX	76102
6205 BROADWAY AVE	FORT WORTH, TX	76117
3200 DIANA DR	RICHLAND HILLS, TX	76118
3200 DIANA DR	RICHLAND HILLS, TX	76118
2001 ROSS AVE STE 400	DALLAS, TX	75201
PO BOX 17180	FORT WORTH, TX	76102

LegalDescr
AKERS, GEORGE SURVEY Abstract 30 Tract 2A02
AKERS, GEORGE SURVEY Abstract 30 Tract 2A02A
AKERS, GEORGE SURVEY Abstract 30 Tract 2A02B
AKERS, GEORGE SURVEY Abstract 30 Tract 2A02C
AKERS, GEORGE SURVEY Abstract 30 Tract 2A02D
AKERS, GEORGE SURVEY Abstract 30 Tract 2A02E
AKERS, GEORGE SURVEY Abstract 30 Tract 5 CITY BOUNDARY SPLIT
AKERS, GEORGE SURVEY Abstract 30 Tract 5A
AKERS, GEORGE SURVEY Abstract 30 Tract 5A01
AKERS, GEORGE SURVEY Abstract 30 Tract 5A02
AKERS, GEORGE SURVEY Abstract 30 Tract 5B
AKERS, GEORGE SURVEY Abstract 30 Tract 5C

ORDINANCE NO. O-2025-030-15

CASE NO. Z-007-25

AN ORDINANCE AMENDING THE COMPREHENSIVE LAND USE PLAN AND FUTURE LAND USE MAP IN ORDINANCE NO. O-2010-011-15, AS AMENDED, AND 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-2010-011-15, as amended, the Comprehensive Land Use Plan 2010, which is the primary document on which to base all zoning, platting and other land use decisions; and

WHEREAS, the Comprehensive Land Use Plan provides guidance for future development in conformance with the adopted Future Land Use Map; and

WHEREAS, the City Council now deems it necessary to update the Haltom City Comprehensive Land Use Plan as provided herein, and that such amendment is in accordance with the growth goals, objectives and planning principles set forth in the Comprehensive Land Use Plan as well as health, safety, traffic and environmental considerations; 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 7.24 acres located on Abstract 30, Tract 5C and Tract 5, of the George Akers Survey, locally known as 6230 and 6240 East Belknap Street (hereinafter-referenced as the “Property”), has filed an application to rezone the property from its present classification of “C-2” Commercial District to “M-1” Industrial District; and

WHEREAS, the Planning and Zoning Commission of the City of Haltom City, Texas held a public hearing on September 23, 2025 and the City Council of the City of Haltom City, Texas held a public hearing on October 27, 2025 with respect to the Zoning Change described herein; and

WHEREAS, the City has complied with all requirements of Chapter 211 and 213 of the Local Government Code, and all other laws dealing with notice, publication and procedural requirements for the rezoning of the property and the amendment of the Comprehensive Land Use Plan.

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 approximately 7.24 acres of land located on Abstract 30, Tract 5C and Tract 5, of the George Akers Survey from “C-2” Commercial District to “M-1” Industrial District, located south of East Belknap Street, locally known as 6230 and 6240 East Belknap Street.

SECTION 2.

The City of Haltom City Comprehensive Land Use Plan 2010, dated July 26, 2010, as amended, is hereby amended as shown on Exhibit "A" attached hereto and fully incorporated by reference.

SECTION 3.

The zoning district as herein established has been made in accordance with a comprehensive land use plan for the purpose of promoting the health, safety, morals and general welfare of the community.

SECTION 4.

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 5.

The use of the Property described above shall be subject to the restrictions, terms and conditions set forth in Exhibit "B" attached hereto and shall further be subject to all the application regulations contained in the Zoning Ordinance and all other applicable and pertinent ordinances of the City of Haltom City, Texas.

SECTION 6.

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. Ordinance No. O-2010-011-15 is hereby amended.

SECTION 7.

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 8.

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 9.

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 10.

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 11.

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

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

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

Mayor
ATTEST:

City Secretary

EFFECTIVE: _____

APPROVED AS TO FORM AND LEGALITY:

City Attorney

Exhibit "A"

Future Land Use Plan

Comprehensive Land Use Plan 2010

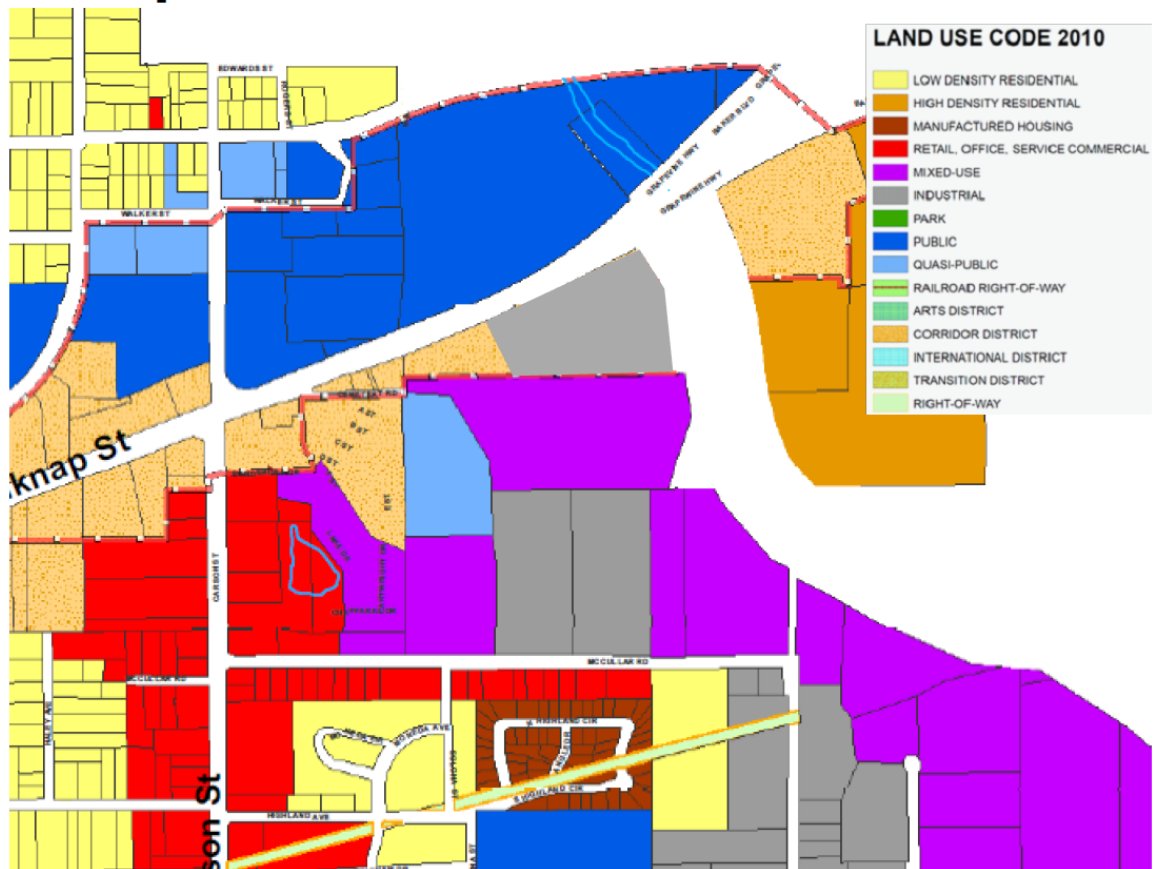


Exhibit “B”

1. The property at 6230 & 6240 East Belknap Street will be rezoned from “C-2” Commercial District to “M-1” Industrial District.

CITY COUNCIL MEMORANDUM

City Council Meeting: Monday, October 27, 2025, 6:00 PM

Department: Fire

Subject: ORDINANCE NO. O-2025-031-05 Update Fire
Department 1ST Reading

BACKGROUND

Haltom City previously adopted regulations regarding the fire department. It's been several years since the ordinance was last updated. The fire department worked with the city attorney to review the existing ordinance and to recommend updates to better align with current industry standards.

FISCAL IMPACT

No new fiscal impact is associated with adopting the ordinance.

RECOMMENDATION

It is the staff's recommendation that the city council adopt the ordinance as presented.

ATTACHMENTS

Fire Department Ordinance

Attachments

[Fire Dept Ordinance 2025 Update.wko edits.pdf](#)

ORDINANCE NO. 2025-031-05

AN ORDINANCE AMENDING ARTICLE II, "FIRE DEPARTMENT," AND ARTICLE III, "FIRE MARSHAL," OF CHAPTER 34, "FIRE PROTECTION AND PREVENTION," OF THE CODE OF ORDINANCES, CITY OF HALTOM CITY, TEXAS, IN THEIR ENTIRETY; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY FOR VIOLATIONS; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR PUBLICATION; 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, the City Council previously adopted regulations regarding the fire department and the duties of the fire marshal; and

WHEREAS, the City Council has determined that in order to protect the health, safety, and welfare of the citizens of the City, it is necessary to amend such regulations as set forth herein.

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

SECTION 1.

Article II, "Fire Department," of Chapter 34, "Fire Protection and Prevention," of the Code of Ordinances, City of Haltom City, Texas, is amended in its entirety to read as follows:

"ARTICLE II. - FIRE DEPARTMENT

Sec. 34-41. - Created, head.

There is hereby created and established a fire department under the direction of a fire chief, responsible to the city manager as provided by the city Charter for all operational personnel, and such other personnel as may be authorized from time to time by the city council.

Sec. 34-42. - Organization.

The fire department shall be organized in conformity with good standard practices implemented by the fire chief and shall be staffed with regular full-time firefighters as may be authorized by budget appropriation, and specifically qualified and available for firefighting duty.

Sec. 34-43. - Chief as fire marshal.

The fire chief shall serve in the joint capacity of fire chief and fire marshal and shall carry out operational duties described for the fire marshal in sections 34-81 through 34-93.

Sec. 34-44. - Control of activities.

The fire chief, subject to the supervision and control of the city manager, shall have direct and absolute control and command over all persons connected with the fire department in all training, standby, inspections, and firefighting activities.

Sec. 34-45. - Control of property.

The fire chief shall have control and custody, subject to the direction of the city manager, of all property, equipment, and facilities assigned to the fire department.

Sec. 34-46. - Right of entry and to stop construction.

Firefighters and other operational personnel of the fire department shall have authority to enter upon the premises where any fire is occurring in order to extinguish the fire. The fire chief, fire marshal, or their representatives, shall have authority to enter upon the premises where any fire has occurred in order to investigate the origin of the fire, and shall have authority to stop the construction or reconstruction of any building when the same is being done in violation of any city ordinance related to fire safety.

Sec. 34-47. - Examination relating to razing or reconstruction permits.

The fire chief or his representative shall, upon request of the planning and community development department, examine all structures under application for permit to raze, enlarge, alter, or rebuild, and shall report the condition thereof to the planning and community development department in writing.

Sec. 34-48. - Removing structures to check fire's progress.

The fire chief or his representative may cause to be removed any structure or other condition of property for the purpose of checking the spread of any fire in progress.

Sec. 34-49. - Obedience to chief at fires.

Any person present at a fire shall be subject and obedient to the orders of the fire chief or his representatives in moving equipment to a fire or at a fire, extinguishing a fire or the removal or protection of property.

Sec. 34-50. - Annual inspections.

The fire chief or his representatives shall make fire prevention inspections and reports annually of all structures used for gatherings of people, or for commercial purposes where the public is invited to enter.

Sec. 34-51. - Punishment for refusing entrance or disobeying orders of chief.

Any person refusing entrance as provided by this article, and any person failing to be obedient to the orders of the fire chief or his representatives, as provided by this article, shall be subject to fine as provided in section 1-5. Law enforcement personnel shall have the authority to remove, detain or arrest any person who interferes with the lawful orders of the fire chief or his representatives or firefighting personnel in the performance of their duties under this article.

Secs. 34-52—34-80. Reserved.”

SECTION 2.

Article III, “Fire Marshal,” of Chapter 34, “Fire Protection and Prevention,” of the Code of Ordinances, City of Haltom City, Texas, is amended in its entirety to read as follows:

“ARTICLE III. – FIRE MARSHAL

Sec. 34-81. - Office created.

The office of fire marshal is hereby created.

Sec. 34-82. - Investigations and records of fires.

The fire marshal shall investigate the cause, origin and circumstances of every fire occurring within the city by which property has been destroyed or damaged and shall make investigation as to whether such fire was the result of carelessness or design. Such investigation shall be begun within 24 hours, not including Sunday, of the occurrence of such fire. The fire marshal shall keep in his office a record of all fires, together with all facts, statistics and circumstances, including the origin of the fires and the amount of the loss, which may be determined by the investigation required by this article.

Sec. 34-83. - Taking testimony, prosecuting suspected offenders.

The fire marshal, when in his opinion further investigation is necessary, shall take or cause to be taken the testimony, on oath, of all persons supposed to be cognizant of any facts or to have means of knowledge in relation to the matter under investigation and shall cause the same to be reduced to writing, and if he shall be of the opinion that there is evidence sufficient to charge any person with the crime of arson or with the attempt to commit the crime of arson or of conspiracy to defraud or other criminal conduct in connection with such fire, he shall cause such person to be lawfully arrested and charged

with any such offense, and shall furnish to the proper prosecuting attorney all such evidence, together with the names of witnesses and all of the information obtained by him, including a copy of all pertinent and material testimony taken in the case.

Sec. 34-84. - Summoning and swearing witnesses.

The fire marshal shall have the power to summon witnesses before him to testify in relation to any matter which is by the provisions of this article a subject of inquiry and investigation, and may require the production of any book, paper or document deemed pertinent thereto. The fire marshal is authorized and empowered to administer oaths and affirmations to any persons appearing as witnesses before him.

Sec. 34-85. - Offenses by witnesses.

Any witness who refuses to be sworn or who refuses to appear or testify or who disobeys any lawful order of the fire marshal or who fails or refuses to produce any book, paper or document touching any matter under investigation or examination or who is guilty of any contemptuous conduct during any of the proceedings of the fire marshal in the matter of such investigation or inquiry, after being summoned to give testimony in relation to any matter under investigation as aforesaid, shall be deemed guilty of a misdemeanor, and it shall be the duty of the fire marshal to cause all such offenders to be prosecuted.

Sec. 34-86. - Privacy of inquiry, separation of witnesses.

All investigations held by or under the direction of the fire marshal may, in his discretion, be private, and persons other than those required to be present may be excluded from the place where such investigation is held, and witnesses may be kept separate and apart from each other and not allowed to communicate with each other until they have been examined.

Sec. 34-87. - Right of entry—Where fire has occurred.

The fire marshal shall have the authority at all times of day or night, when necessary, in the performance of duties imposed upon him by the provisions of this article, to enter upon and examine any building or premises where any fire has occurred, and other buildings and premises adjoining or near the same, which authority shall be exercised only with reason and good discretion.

Sec. 34-88. - Same—On complaint or otherwise; for periodic investigation; ordering remedying of unsafe condition, appeals; report to state fire marshal.

- (a) The fire marshal shall have a right at all reasonable hours, for the purpose of examination, to enter into and upon any buildings or premises within the city for the purpose of protecting life and property from fire hazards. In the interest of public health and safety, the fire marshal or his representatives may conduct periodic inspections or examinations as deemed reasonably necessary based on the passage of time and the nature or condition of the building or premises. Except where exigent circumstances exist, entry into

a building or premises shall occur with the consent of the owner or occupant or pursuant to an administrative search warrant issued by a magistrate.

- (b) Whenever the fire marshal or his representative shall find any building or other structure which, for want of repair or by reason of age or dilapidated condition or for any cause, is especially liable to fire, and which is so situated as to endanger other buildings or property or so occupied that fire would endanger persons or property therein, and whenever he shall find an improper or dangerous arrangement of stoves, ranges, furnaces or other heating appliances of any kind whatsoever, including chimneys, flues, and pipes with which the same may be connected, or a dangerous arrangement of lighting devices or systems, or a dangerous or unlawful storage of explosives, compounds, petroleum, gasoline, kerosene, dangerous chemicals, vegetable products, ashes, combustible, inflammable and refuse materials, or other conditions which may be dangerous in character or liable to cause or promote fire or create conditions dangerous to firefighters or occupants, he shall order the same to be removed or remedied, and such order shall be forthwith complied with by the owner or occupant of said building or premises. Provided, however, if said owner or occupant deems himself aggrieved by such order, he may, within five days, appeal to the city manager, who shall investigate the cause of the complaint, and, unless by his authority the order is revoked, such order shall remain in force and be forthwith complied with by said owner or occupant. At the end of each month the fire marshal shall report to the state fire marshal all existing hazardous conditions involving state owned facilities or properties, together with a separate report on each fire in the city during the month .

Sec. 34-89. - Responsibility of owner and occupant—Dilapidated building liable to fire.

Any owner or occupant of a building or other structure or premises who shall keep or maintain the same when, for want of repair or by reason of age or dilapidated condition or for any cause, it is determined by the fire marshal or his representative to be especially susceptible to fire which could endanger buildings, property, or persons, shall be punished by a fine as prescribed in section 1-5.

Sec. 34-90. - Same—Improper arrangement of stoves or lighting devices; storage of inflammables.

Any owner or occupant of any building or other structure or premises, who shall keep or maintain the same with an improper arrangement of a stove, range, furnace, or other heating appliance of any kind whatever, including chimneys, flues, and pipes with which the same may be connected, so as to be dangerous in the matter of fire, or health, or safety of persons or property of others; or who shall keep or maintain any building, other than a structure or premises with an improper arrangement of a lighting device, or with a storage of explosives, petroleum, gasoline, kerosene, chemicals, vegetable products, ashes, combustibles, inflammable materials, refuse, or with any other condition which shall be dangerous in character to the persons, health or property of others; or

which shall be dangerous in the matter of promoting, augmenting or causing fires; or which shall create conditions dangerous to firemen, or occupants of such building, structure or premises, other than the maintenance thereof, shall be punished by a fine as prescribed in section 1-5.

Sec. 34-91. - Same—Notice prerequisite to prosecution.

No prosecution shall be brought under sections 34-89 or 34-90 until the order provided for in section 34-88 is given, and the party notified shall fail or refuse to comply with the same.

Sec. 34-92. - Violation—Punishment.

Any person who violates any of the provisions of this article shall be deemed guilty of a misdemeanor, and upon conviction thereof, shall be fined as provided in section 1-5. Each day that such violation continues shall constitute a separate and distinct offense.

Sec. 34-93. - Same—Civil remedies.

In case of any willful violation of any of the terms and provisions of this article, the city, in addition to imposing the penalties provided, may institute any appropriate action or proceedings in any court having proper jurisdiction to restrain, correct or abate such violation; and the definition of any violation of the terms of this article as a misdemeanor shall not preclude the city from invoking the civil remedies given it by the laws of the state, but same shall be cumulative and subject to prosecution as hereinabove prescribed for such violations.

Secs. 34-94—34-110. - Reserved."

SECTION 3.

This Ordinance shall be cumulative of all provisions of ordinances and of the Code of Ordinances, City of Haltom City, Texas, 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 4.

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 5.

Any person, firm, or corporation who violates any of the terms and provisions of this Ordinance shall be deemed guilty of a misdemeanor and, upon conviction thereof, shall be fined in accordance with Section 1-5, Code of Ordinances, City of Haltom City, Texas. Each day that a violation is permitted to exist shall constitute a separate offense.

SECTION 6.

All rights and remedies of the City of Haltom City are expressly saved as to any and all violations of the provisions of the Code of Ordinances, City of Haltom City, Texas, or any other ordinances affecting the matters regulated herein which 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 7.

The City Secretary is hereby directed to publish in the official newspaper of the City the caption and penalty clause of this Ordinance as provided by the City's Charter.

SECTION 8.

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 27th DAY OF October, 2025.

PASSED AND APPROVED ON SECOND READING THIS 11th DAY OF November, 2025.

An Truong, Mayor

ATTEST:

Imelda Rodriguez, City Secretary

APPROVED AS TO FORM AND LEGALITY:

City Attorney

CITY COUNCIL MEMORANDUM

City Council Meeting: Monday, October 27, 2025, 6:00 PM

Department: Fire

Subject: ORDINANCE NO. O-2025-032-05 Adopting of 2024
Fire Code 1ST Reading

BACKGROUND

The current fire code was adopted in 2018. In an effort to be consistent with other related city codes, and to help maintain the city's ISO rating, the fire department recommends updating the fire code to the 2024 standards, along with the proposed North Central Texas Council of Governments (COG) 2024 IFC amendments.

FISCAL IMPACT

No new fiscal impact is associated with adopting of the ordinance.

RECOMMENDATION

It is the staff's recommendation that the city council adopt the ordinance as presented.

ATTACHMENTS

Fire Code Ordinance

COG Amendments

Attachments

[Updated Fire Code Ordinance 11.2025.AKK.pdf](#)

[2024-IFC-Amendments-Final_Approved \(1\).pdf](#)

ORDINANCE NO.

AN ORDINANCE OF THE CITY OF HALTOM CITY, TEXAS AMENDING ARTICLE IV, "FIRE CODE," OF CHAPTER 34, "FIRE PROTECTION AND PREVENTION," OF THE CODE OF ORDINANCES, TOWN OF FLOWER MOUND, TEXAS TO ADOPT THE 2024 EDITION OF THE INTERNATIONAL FIRE CODE AND ADOPT LOCAL AMENDMENTS THERETO; PROVIDING FOR THE MODIFICATION OF THE CODES TO INCORPORATE LOCAL AMENDMENTS; PROVIDING FOR RECORDING OF THE CODE AS A PUBLIC RECORD; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY FOR VIOLATIONS; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; 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, the City Council previously adopted the 2018 International Fire Code, a nationally-recognized Fire Code containing standards regulating fire safety; and

WHEREAS, the International Fire Code has been updated by the 2024 Edition; and

WHEREAS, the City Council has reviewed the available codes regulating fire safety and has determined that the 2024 Edition of the International Fire Code most fully meets the needs of the City; and

WHEREAS, the City Council desires to provide a mechanism by which local modifications reflecting the unique needs of the City may be made when deemed appropriate; and

WHEREAS, the North Central Texas Council of Governments and City staff have recommended adoption of certain amendments to the 2024 Edition of the International Fire Code to reflect locally accepted practice; and

WHEREAS, the City Council has determined that these local amendments are in the public interest and therefore deems it advisable to amend the 2024 Edition of the International Fire Code to incorporate these local amendments.

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

SECTION 1.

Article IV, "Fire Code," of Chapter 34, "Fire Protection and Prevention," of the Code of Ordinances, Town of Flower Mound, Texas, is hereby amended by revising Section 34-111, "Adopted," and Section 34-112, "Amendments," to read as follows:

"Sec. 34-111. - Adopted.

The 2024 International Fire Code, including all appendices thereto except for Appendices A & J, is hereby adopted as the official fire code of the City of Haltom City, Texas. Appendix A and Appendix J are not adopted herein. This fire code is fully incorporated by reference as though copied into this ordinance in its entirety. The material contained in the International Fire Code shall not be included in the formal municipal codification of ordinances but shall be maintained as a public record in the office of the City Secretary and will be available for public inspection and copying during regular business hours.

Sec. 34-112. - Amendments.

The 2024 Edition of the International Fire Code, as adopted herein, is hereby amended to meet the unique fire safety needs of the City of Haltom City, as shown on Exhibit "A" attached hereto. Option B in the local amendments set forth in Exhibit "A" is adopted. The material contained in Exhibit "A" to this ordinance, although fully adopted and incorporated by reference, shall not be included in the formal municipal codification of ordinances. The material contained in Exhibit "A" shall instead be maintained as a public record in the office of the City Secretary. This exhibit will be available for public inspection and copying during regular business hours.

34-113. – Local amendments.

- (a) The city may may from time to time determine that additional local modifications to the International Fire Code, 2024 Edition, are necessary and appropriate to meet the unique fire safety needs of the city. To effectuate modifications, the city council may enact individual ordinances amending this ordinance fully setting forth the change to be made in the fire code.
- (b) The city adopts the following amendments to the International Fire Code, 2024 Edition:
 - (1) Section 101.1 shall read as follows: "101.1 Title. These regulations shall be known as the *Fire Code* of the City of Haltom City, hereinafter referred to as 'this code.'"
 - (2) Section 113.4 shall read as follows: "**113.4 Violation penalties.** Persons who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter, repair, or do work in

violation of the *approved construction documents* or directive of the *fire code official*, or of a permit or certificate used under provisions of this code, shall be guilty of a Class C offense under Penal Code 12.23, punishable by a fine of not more than \$500.00 dollars per violation. Each day that a violation continues after due notice has been served shall be deemed a separate offense.”

- (3) Section 1103.5.3 shall read as follows: “**1103.5.3 Group I-2, Condition 2.** In addition to the requirements of Section 1103.5.2, existing buildings of Group I-2, Condition 2 occupancy shall be equipped with an *approved automatic sprinkler system* in accordance with Section 903.3.1.1. the *automatic sprinkler system* shall be installed prior to occupancy for new construction. When a change in use occurs in existing buildings that triggers a fire sprinkler requirement, the approved *automatic sprinkler system* will be required prior to new occupancy”

SECTION 2.

The City may from time to time determine that additional local modifications to the codes adopted herein are necessary and appropriate to meet the unique fire safety needs of the City. To effectuate modifications, the City Council may enact individual ordinances amending this Ordinance fully setting forth the change to be made in the specific code. Such subsequent amendments shall be consolidated as an exhibit to this Ordinance and shall be maintained as a public record in the office of the City Secretary.

SECTION 3.

This Ordinance shall be cumulative of all provisions of ordinances, 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 4.

It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs, and sections of this Ordinance are severable, and if any phrase, clause, sentence, paragraph, or section 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, phrase, clauses, sentences, paragraphs, or sections of this Ordinance since the same would have been enacted by the City Council without incorporation in this Ordinance of any such unconstitutional phrase, clause, sentence, paragraph, or section.

SECTION 5.

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 no more than Two Thousand Dollars (\$2,000.00) for all violations involving zoning, fire safety, or public health and sanitation, including dumping or refuse, and shall be fined not more than Five Hundred Dollars (\$500.00) for all other violations of this Ordinance. Each day that a violation is permitted to exist shall constitute a separate offense.

SECTION 6.

All rights and remedies of the City are expressly saved as to any and all violations of the provisions of the ordinances of the City 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 7.

The City Secretary of the City is hereby directed to publish in the official newspaper of the City, the caption, penalty 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.

SECTION 8.

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

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

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

An Truong, Mayor

ATTEST:

Imelda Rodriguez, City Secretary

APPROVED AS TO FORM AND LEGALITY:

City Attorney

EXHIBIT "A"
LOCAL AMENDMENTS OF
THE CITY OF HALTOM CITY, TEXAS
TO 2024 INTERNATIONAL FIRE CODE



Recommended Amendments to the 2024 International Fire Code

North Central Texas Council of Governments Region

The following sections, paragraphs, and sentences of the *2024 International Fire Code* (IFC) are hereby amended as follows: Standard type is text from the IFC. The underlined type is text inserted. Lined through type is deleted text from IFC. A double asterisk (**) at the beginning of a section identifies an amendment carried over from the 2021 edition of the code and a triple asterisk (***) identifies a new or revised amendment with the 2024 code.

Notes:

To facilitate adoption, some I-Code sections contain blanks for fill-in information that needs to be supplied by the adopting jurisdiction as part of the adoption legislation. For example, the IFC contains:

Section 101.1. Insert: [name of jurisdiction]

Section 112.4. Insert: [offense, dollar amount, number of days]

Section 1103.5.3. Insert: [date by which sprinkler system must be installed]

For further information or assistance with adoption, including a sample ordinance, jurisdictions should contact the Code Council. Appendices must be specifically adopted by Ordinance and if adopted we have included recommended amendments to the Appendices.

Explanation of Options A and B:

Please note that as there is a wide range in firefighting philosophies/ capabilities of cities across the region, and as a result, OPTIONS "A" and "B" are provided in the Fire and Building Code amendments. Jurisdictions should choose one of the options in each section based on their firefighting philosophies/ capabilities when adopting these code amendments.

****Section 102.1; change #3 to read as follows:**

- Existing structures, facilities, and conditions when required in Chapter 11 or in specific sections of this code.

(Reason: To clarify that there are other provisions in the fire code applicable to existing buildings that are not located in Chapter 11, including but not limited to Section 505 Premises Identification.)

*****Section 104.2.3; delete exception as follows:**

104.2.3 Alternative materials, design and methods of construction and equipment.

The provisions of this code are not intended to prevent the installation of any material or to prohibit any design or method of construction not specifically prescribed by this code, provided that any such alternative is not specifically prohibited by this code and has been *approved*.

Exception: ~~Performance-based alternative materials, designs or methods of construction and equipment complying with the International Code Council Performance Code.~~

(Reason: To remove the reference to a code that is typically not adopted by jurisdictions within our region)

*****Section 104.6; change to read as follows:**



104.6 Notices and orders. The *fire code official* shall is authorized to issue necessary notices or orders to ensure compliance with this code. Notices of violations shall be in accordance with Section 113.

(Reason: To remove the mandatory language to allow more flexibility to the fire code official.)

****Section 105.3.3; change to read as follows:**

105.3.3 Occupancy Prohibited before Approval. The building or structure shall not be occupied prior to the fire code official issuing a permit when required and conducting associated inspections indicating the applicable provisions of this code have been met.

(Reason: For clarity to allow for better understanding in areas not requiring such permits, such as unincorporated areas of counties. This amendment may be struck by a city.)

*****Section 105.6; change to read as follows:**

105.1 General. Permits shall be in accordance with Sections 105.1.1 through 105.6.2527 .

(Reason: To reflect the addition of Sections 105.6.26 and 105.6.27 as part of this amendment package.)

****Section 105.6.26; add to read as follows:**

105.6.26 Electronic access control systems. Construction permits are required to install or modify an electronic access control system, as specified in Chapter 10. A separate construction permit is required to install or modify a fire alarm system that may be connected to the access control system. Maintenance performed in accordance with this code is not considered to be a modification and does not require a permit.

(Reason: Adds construction permit requirements for electronic access control systems affecting access and/or egress to ensure proper design and installation of such systems. These changes reflect the local practices of municipalities in this region.)

*****Section 105.6.27; add to read as follows:**

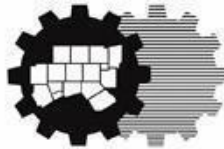
105.6.27 Electric vehicle (EV) charging stations. Construction permits are required to install or modify an electric vehicle charging station. Maintenance performed in accordance with this code is not considered to be a modification and does not require a permit.

(Reason: Adds construction permit requirements for electric vehicle charging stations to ensure proper design and installation of such systems. These changes reflect the local practices of municipalities in this region.)

****Section 108.3; delete this section in its entirety:**

~~**108.3 Permit valuations.** The applicant for a permit shall provide an estimated value of the work for which the permit is being issued at the time of application. Such estimated valuations shall include the total value of work, including materials and labor, for which the permit is being issued, such as electrical, gas, mechanical, plumbing equipment and permanent systems. Where, in the opinion of the fire code official, the valuation is underestimated, the permit shall be denied unless the applicant can show detailed estimates acceptable to the fire code official. The fire code official shall have the authority to adjust the final valuation for permit fees.~~

(Reason: Different jurisdictions establish permit fee requirements in different ways, and the majority in this



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region do not utilize this methodology for establishing Fire Code-required permit fees, as well as have already established and adopted applicable permit fee requirements.)

****Section 202; amend and add definitions to read as follows:**

*****AMBULATORY CARE FACILITY.** Buildings or portions thereof used to provide medical, surgical, psychiatric, nursing or similar care on a less than 24-hour basis to persons who are rendered incapable of self-preservation by the services provided or staff has accepted responsibility for care recipients already incapable. This group may include but not be limited to the following:

- Dialysis centers
- Sedation dentistry
- Surgery centers
- Colonic centers
- Psychiatric centers

(Reason: To clarify the range of uses included in the definition. [Explanatory note related to Ambulatory Care Facilities: This group of uses includes medical or dental offices where persons are put under for dental surgery or other services. Section 903.2.2.1 will now require such uses to be sprinklered if on other than the floor of exit discharge or if four or more persons are put under on the level of exit discharge. Recommend (1.) jurisdictions document any pre-existing non-conforming conditions prior to issuing a new C of O for a change of tenant and, (2.) On any medical or dental office specify on C of O the maximum number of persons permitted to be put under general anesthesia. It is recommended that before a Certificate of Occupancy is issued, a letter of intended use from the business owner shall be included and a C of O documenting the maximum number of care recipient's incapable of self-preservation allowed.]

*****ASSISTED LIVING FACILITIES.** A building or part thereof housing persons, on a 24-hour basis, who because of age, mental disability or other reasons, live in a supervised residential environment which provides personal care services. The occupants are capable of responding to an emergency situation without physical assistance from staff.

(Reason: The code references Assisted Living facilities and definition was deleted.)

~~*****CARBON MONOXIDE SOURCE.** A piece of commonly used equipment or permanently installed appliance, fireplace or process that produces or emits carbon monoxide gas. A combustion process that has the potential to produce carbon monoxide as a product of combustion under normal or abnormal conditions. Carbon monoxide sources include, but are not limited to solid-, liquid-, or gas-fueled appliances, equipment, devices, or systems, such as fireplaces, furnaces, heaters, boilers, cooking equipment, and vehicles with internal combustion engines.~~

(Reason: Updated to match the approved changes in the 2027 IFC to provide clarity for enforcement.)

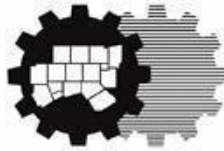
*****CARBON MONOXIDE SOURCE, DIRECT.** A permanently installed carbon monoxide source that is located in an interior space.

(Reason: Updated to match the approved changes in the 2027 IFC to provide clarity for enforcement.)

***** CARBON MONOXIDE SOURCE, INDIRECT.** A carbon monoxide source connected to an interior space by a forced air supply duct.

(Reason: Updated to match the approved changes in the 2027 IFC to provide clarity for enforcement.)

****FIRE WATCH.** A temporary measure intended to ensure continuous and systematic surveillance of a building or portion thereof by one or more qualified individuals or *standby personnel* when required by the



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fire code official, for the purposes of identifying and controlling fire hazards, detecting early signs of unwanted fire, raising an alarm of fire and notifying the fire department.

(Reason: Clearly defines options to the fire department for providing a fire watch.)

****FIREWORKS.** Any composition or device for the purpose of producing a visible or an audible effect for entertainment purposes by combustion, deflagration, or detonation, and/or activated by ignition with a match or other heat-producing device that meets the definition of 1.3G fireworks or 1.4G fireworks. ...
{Remaining of text unchanged}

(Reason: Increased safety from fireworks-related injuries.)

****Option A**

HIGH-PILED COMBUSTIBLE STORAGE: add a second paragraph to read as follows:

Any building classified as a group S Occupancy or Speculative Building exceeding 12,000 sq. ft. that has a clear height in excess of 14 feet, making it possible to be used for storage in excess of 12 feet, shall be considered to be high-piled storage. When a specific product cannot be identified (speculative warehouse), a fire protection system and life safety features shall be installed as for Class IV commodities, to the maximum pile height.

****Option B**

HIGH-PILED COMBUSTIBLE STORAGE: add a second paragraph to read as follows:

Any building classified as a group S Occupancy or Speculative Building exceeding 6,000 sq. ft. that has a clear height in excess of 14 feet, making it possible to be used for storage in excess of 12 feet, shall be considered to be high-piled storage. When a specific product cannot be identified (speculative warehouse), a fire protection system and life safety features shall be installed for Class IV commodities, to the maximum pile height.

(Reason: To protect worst-case scenarios in flexible or unknown situations.)

****Option A**

HIGH-RISE BUILDING. {No Change Required}

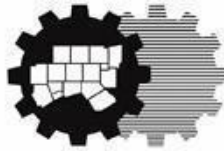
*****Option B**

HIGH-RISE BUILDING. A building with an occupied floor or occupied roof located more than ~~75~~ 55 feet (22-860 ~~16~~ 764 mm) above the lowest level of fire department vehicle access.

(Reason: Allows for additional construction safety features to be provided, based on firefighting response capabilities.)

****REPAIR GARAGE.** A building, structure, or portion thereof used for servicing or repairing motor vehicles. This occupancy shall also include garages involved in minor repair, modification, and servicing of motor vehicles for items such as lube changes, inspections, windshield repair or replacement, shocks, minor part replacement, and other such minor repairs.

(Reason: To further clarify types of service work allowed in a repair garage, as well as to correspond with the definition in the IBC.)



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****SELF-SERVICE STORAGE FACILITY.** Real property designed and used to rent or lease individual storage spaces to customers to store and remove personal property on a self-service basis.

(Reason: To provide a definition that does not exist in the code.)

****STANDBY PERSONNEL.** Qualified fire service personnel, approved by the Fire Code Official. When utilized, the number required shall be as directed by the Fire Code Official. Charges for utilization shall be as normally calculated by the jurisdiction.

(Reason: To provide a definition that does not exist in the code for fire watch accommodations as required by the jurisdiction.)

****UPGRADED OR REPLACED FIRE ALARM SYSTEM.** A fire alarm system that is upgraded or replaced includes, but is not limited to the following:

- Replacing one single board or fire alarm control unit component with a newer model
- Installing a new fire alarm control unit in addition to or in place of an existing one
- Conversion from a horn system to an emergency voice/alarm communication system
- Conversion from a conventional system to one that utilizes addressable or analog devices

The following are not considered an upgrade or replacement:

- Firmware updates
- Software updates
- Replacing boards of the same model with chips utilizing the same or newer firmware

(Reason: This is referenced in several places, but the wording of “upgraded or replaced” is somewhat ambiguous and open to interpretation. Defining it here allows for consistent application across the region.)

*****Section 203.2.3; add a sentence to read as follows:**

203.2.3 Associated with Group E occupancies. A room or space used for assembly purposes that is associated with a Group E occupancy is not considered a separate occupancy, except when applying the assembly requirements of Chapters 10 and 11.

(Reason: To clarify that egress and accessibility requirements are applicable for assembly areas, i.e. cafeteria, auditoriums, etc.)

*****Section 304.1.1; change to read as follows:**

304.1.1 Valet trash. Valet trash collection shall be permitted only where approved. The owner and valet trash collection service provider shall comply with the rules and limitations established by the jurisdiction. Refer to Appendix O for further information.

*(Reason: To provide reference to the appendix which provides additional requirements and guidelines.
Note: this appendix must be adopted via ordinance)*

****307.1.1; change to read as follows:**

307.1.1 Prohibited Open Burning. Open burning shall be prohibited that is offensive or objectionable because of smoke emissions or when atmospheric conditions or local circumstances make such fires hazardous shall be prohibited.

Exception: {No change.}

(Reason: To further protect adjacent property owners/occupants from open burning and/or smoke



emissions from open burning.)

****Section 307.2; change to read as follows:**

307.2 Permit Required. A permit shall be obtained from the *fire code official* in accordance with Section 105.6 prior to kindling a fire for recognized silvicultural or range or wildlife management practices, prevention or control of disease or pests, or open burning-a bonfire. Application for such approval shall only be presented by and permits issued to the owner of the land upon which the fire is to be kindled.

Examples of state or local law, or regulations referenced elsewhere in this section may include but not be limited to the following:

1. Texas Commission on Environmental Quality (TCEQ) guidelines and/or restrictions.
2. State, County, or Local temporary or permanent bans on open burning.
3. Local written policies as established by the *fire code official*.

(Reason: Amendments to 307.2, 307.3, 307.4, 307.4.3, and 307.5 better explain current requirements and recognize that jurisdictions have locally established policies that best fit their environments.)

*****Section 307.3; change to read as follows:**

307.3 Extinguishment Authority. When open burning creates or adds to a hazardous or objectionable situation, or a required permit for open burning has not been obtained, the fire code official is authorized to order the extinguishment of the open burning operation. The fire code official is authorized to order the extinguishment of the open burning operation by the permit holder, another responsible party, or the fire department.

(Reason: Provides direction as to responsible parties relative to extinguishment of the subject open burning.)

****Section 307.4 and 307.4.1; change to read as follows:**

307.4 Location. The location for open burning shall not be less than 50 300 feet (15-240 91 440 mm) from any structure, and provisions shall be made to prevent the fire from spreading to within 50 300 feet (15-240 91 440 mm) of any structure.

Exceptions: {No change.}

307.4.1 Bonfires. A bonfire shall not be conducted within 50 feet (15 240 mm), or greater distance as determined by the fire code official, of a structure or combustible material, unless the fire is contained in a barbecue pit. Conditions that could cause a fire to spread to within the required setback 50 feet (15-240 mm) of a structure shall be eliminated prior to ignition.

(Reason: To increase the separation distance thereby increasing the safety of adjacent properties, as per applicable TCEQ rules and regulations regarding outdoor burning. Bonfires were added to this requirement to allow the AHJ the ability to match the increased setback utilized for open burning as necessary. The size of the bonfire will help to determine needed setback, fire equipment, and apparatus as per permit requirements.)

****Section 307.4.3, Exceptions; add exception #2 to read as follows:**

Exceptions:

1. Portable outdoor fireplaces used at one- and two-family dwellings.
2. Where buildings, balconies, and decks are protected by an approved automatic sprinkler system.



(Reason: To reflect similar allowances for open-flame cooking in these same locations.)

****Section 307.4.4 and 307.4.5; add sections to read as follows:**

307.4.4 Permanent Outdoor Firepit. Permanently installed outdoor firepits for recreational fire purposes shall not be installed within 10 feet of a structure or combustible material.

Exception: Permanently installed outdoor fireplaces constructed in accordance with the International Residential Code or International Building Code.

307.4.5 Trench Burns. Trench burns shall be conducted in air curtain trenches and in accordance with Section 307.2.

(Reason: To provide a greater level of safety for this potentially hazardous fire exposure condition. Decrease in separation distance allowed for outdoor firepits due to the permanent nature of construction having substantial securement.)

*****Section 307.5; change to read as follows:**

307.5 Attendance. Open burning, trench burns, bonfires, recreational fires, and use of portable or permanent outdoor fireplaces or firepits shall be constantly attended until the... {Remainder of section unchanged}

(Reason: Adds attendance for trench burns and outdoor fireplaces and firepits based on previous amendment provision for such to be all-inclusive.)

****Section 308.1.6, Exception #3; change to read as follows:**

3. Torches or flame-producing devices in accordance with Section 308.4 or 308.1.3.

(Reason: Additional section applies to this exception.)

****Section 308.1.7; change to read as follows:**

308.1.7 Sky Lanterns. A person shall not release or cause to be released an ~~untethered~~ unmanned free-floating device containing an open flame or other heat source, such as but not limited to a sky lantern.

(Reason: Eliminates the potential fire hazard presented by utilization of such devices and the potential accidental release of such devices.)

*****Section 308.1.9; change to read as follows:**

308.1.9 Aisles and exits.

Candles or open flames shall be prohibited in areas where occupants stand, or in an aisle or exit.

(Reason: To limit open flames in addition to candles within areas where occupants stand or in aisles or exit to limit the fire hazards associated with the use of open flames in such areas.)

*****Section 308.1.11; add a section to read as follows**

308.1.11 Open-flame Cooking Devices. Open flame cooking devices shall comply with Section 4104.

(Reason: To provide reference to the code section that has additional requirements for open flame cooking



devices.)

****Section 311.5; change to read as follows:**

311.5 Placards. The fire code official is authorized to require marking of any vacant or abandoned buildings or structures determined to be unsafe pursuant to Section 115 of this code relating to structural or interior hazards, shall be marked as required by Section 311.5.1 through 311.5.5.

(Reason: There may be situations where placarding is not desired or necessary; also clarifies intent that it is not the fire code official's responsibility to provide the placard.)

*****Section 314.4; change to read as follows:**

314.4 Vehicles. Electric, liquid-fueled, or gaseous-fueled vehicles, aircraft, boats, or other motor craft shall not be located indoors except as follows:

1. The engine starting system is made inoperable or ignition batteries are disconnected except where the fire code official requires that the batteries remain connected to maintain safety features.
2. Fuel in fuel tanks does not exceed any of the following:
 - 2.1. Class I, II, and III liquid fuel does not exceed one-quarter tank or 5 gallons (19 L), whichever is less.
 - 2.2. LP gas does not exceed one-quarter tank or 6.6 gallons (25 L), whichever is less.
 - 2.3. CNG does not exceed one-quarter tank or 630 cubic feet (17.8 m³), whichever is less.
 - 2.4. Hydrogen does not exceed one-quarter tank or 2,000 cubic feet (57 m³), whichever is less.
3. Fuel tanks and fill openings are closed and sealed to prevent tampering.
4. Vehicles, aircraft, boats, or other motor craft equipment are not fueled or defueled within the building.
5. Electric vehicles shall not be charged inside buildings or other structures, other than where approved in parking garages, or unless otherwise approved by the fire code official.

(Reason: To add safeguards for electric vehicles when on display indoors.)

*****Section 323; add new sections to read as follows:**

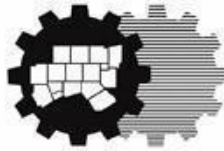
323 Electric Vehicles (EVs).

323.1 Electric Vehicle Charging Stations. Electric vehicle (EV) charging stations shall not be located inside buildings and/or structures, except where approved for parking garage locations as per the National Electrical Code.

323.1.1 Charging Stations Inside Parking Garage. EV charging stations located in parking garages shall be located at grade level along the exterior perimeter walls and shall be within 150 feet of fire apparatus access roadway, or shall be located on the top level of the garage with no roof or structure above.

323.1.2 Charging Stations inside R-3 and R-4 occupancies. Approved charging stations in the private garage shall have a listed heat alarm installed in the garage and interconnected to the smoke alarms inside the dwelling.

323.2 Disconnect. Locations containing electric vehicle charging stations shall be provided with a clearly identified and readily accessible emergency disconnect installed in an approved location.



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The emergency disconnects for exterior electric vehicle charging stations shall be located within 100 feet (30 480 mm) of, but not less than 20 feet (6096 mm) from the charging stations, unless otherwise approved by the fire code official.

323.2.1 Height. The height of the emergency disconnect switch shall be not less than 42 inches (1067 mm) and not more than 48 inches (1219 mm) measured vertically, from the floor level to the activating button.

323.2.2 Emergency Disconnect Sign. Emergency disconnect devices shall be distinctly labeled as: "EMERGENCY ELECTRIC VEHICLE CHARGER DISCONNECT." Signs shall be placed in an *approved* location and shall consist of all of the following:

1. White reflective background with red letters.
2. Weather-resistant durable material.
3. Lettering not less than 2 inches (51 mm) high.
4. Permanently affixed to the building or structure in an approved manner.

323.3 Damaged Electric Vehicle Batteries. Damaged electric vehicle batteries shall not be stored inside any building or structure, unless otherwise approved by the Fire Code Official.

(Reason: Electric vehicle fire events have shown to be very difficult to control and extinguish, especially those powered by Li-Ion batteries, and charging can be a potential contributor to these fires. As a result, such vehicles should be charged outside or in approved locations. In addition, the added emergency disconnect is similar to that of fuel station fueling operations to ensure a readily accessible emergency power disconnect in case of emergency at the charging unit. The above sections are not retroactive to existing buildings having previously approved charging stations.)

*****Section 404.2.2; add Number 4.10. to read as follows:**

4.10. Fire Protection system controls.

(Reason: This information could be of great help to such plans to facilitate locating sprinkler valves to minimize water damage, for instance.)

****Section 405.5; change to read as follows:**

405.5 Time. The fire code official may require an evacuation drill at any time. Drills shall be held at unexpected times and under varying conditions to simulate the unusual conditions that occur in case of fire.

Exceptions:

1. {No change.}
2. {No change.}
3. Notification of teachers/staff having supervision of light- or sound-sensitive students/occupants, such as those on the autism spectrum, for the protection of those students/occupants, shall be allowed prior to conducting a drill.

(Reason: This change clarifies who may require a fire or evacuation drill, and also allows for consideration/protection of students/occupants who may be severely negatively impacted by the nature of a fire alarm notification during a practice drill.)

****Section 501.4; change to read as follows:**

501.4 Timing of Installation. When fire apparatus access roads or a water supply for fire protection are



required to be installed for any structure or development, they shall be installed, tested, and approved prior to the time of which construction has progressed beyond completion of the foundation of any structure. such protection shall be installed and made serviceable prior to and during the time of construction except when approved alternative methods of protection are provided. Temporary street signs shall be installed at each street intersection when construction of new roadways allows passage by vehicles in accordance with Section 505.2.

(Reason: Reflects current practice in the region relative to ensuring fire department and EMS access during construction, which can be a time of increased frequency for emergency incidents.)

****Section 503.1.1; add sentence to read as follows:**

Except for one- or two-family dwellings, the path of measurement shall be along a minimum of a 10 feet (3048 mm) wide unobstructed pathway around the external walls of the structure.

(Reason: Recognizes that the hose lay provision can only be measured along a pathway that is wide enough for fire fighter access.)

****Section 503.2.1; change to read as follows:**

503.2.1 Dimensions. Fire apparatus access roads shall have an unobstructed width of not less than ~~20 24 feet (6096 mm 7315 mm)~~, exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than ~~13 feet 6 inches (4115 mm)~~ 14 feet (4267 mm).

Exception: Vertical clearance may be reduced; provided such reduction does not impair access by fire apparatus and approved signs are installed and maintained indicating the established vertical clearance when approved.

(Reason: Amendments to 503.2.1 and 503.2.2 recognize that the equipment now used in firefighting is increasing in size. The code already recognizes that larger dimensions may be required under Section 503.2.2. The amendments are intended to standardize the dimensions for this region. With the increase in fire apparatus size, this will allow for the passage of two fire apparatus side-by-side during a fire or EMS emergency.)

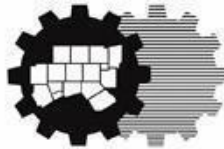
****Section 503.2.2; change to read as follows:**

503.2.2 Authority. The fire code official shall have the authority to require ~~or permit modifications to the required~~ an increase in the minimum access widths and vertical clearances where they are inadequate for fire or rescue operations or where necessary to meet the public safety objectives of the jurisdiction.

(Reason: Amendments to 503.2.1 and 503.2.2 recognize that the equipment now used in firefighting is increasing in size. The code already recognizes that larger dimensions may be required under Section 503.2.2. The amendments are intended to standardize the dimensions for this region. With the increase in fire apparatus size, this will allow for the passage of two fire apparatus side-by-side during a fire or EMS emergency.)

****Section 503.2.3; change Section 503.2.3 to read as follows:**

503.2.3 Surface. Fire apparatus access roads shall be designed and maintained to support imposed loads of 85,000 Lbs. for fire apparatus and shall be surfaced so as to provide all-weather driving capabilities.



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(Reason: To address the current size of fire trucks in use – figure derived from DOT requirements for waiver of vehicle exceeding such weight and from current maximum weights of fire trucks being purchased by jurisdictions in the region.)

****Section 503.3; change to read as follows:**

503.3 Marking. ~~Where required by the fire code official, approved signs or other approved notices or markings that include the words NO PARKING – FIRE LANE~~ Striping, signs, or other markings, when approved by the fire code official, shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. The means by which fire lanes are designated ~~Striping, signs and other markings shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility.~~

(1) Striping – Fire apparatus access roads shall be continuously marked by painted lines of red traffic paint six inches (6”) in width to show the boundaries of the lane. The words “NO PARKING FIRE LANE” or “FIRE LANE NO PARKING” shall appear in four inch (4”) white letters at 25 feet intervals on the red border markings along both sides of the fire lanes. Where a curb is available, the striping shall be on the vertical face of the curb.

(2) Signs – Signs shall read “NO PARKING FIRE LANE” or “FIRE LANE NO PARKING” and shall be 12” wide and 18” high. Signs shall be painted on a white background with letters and borders in red, using not less than 2” lettering. Signs shall be permanently affixed to a stationary post and the bottom of the sign shall be six feet, six inches (6’6”) above finished grade. Signs shall be spaced not more than fifty feet (50’) apart along both sides of the fire lane. Signs may be installed on permanent buildings or walls or as approved by the Fire Chief.

(Reason: Establishes a standard method of marking and reflects regional long-standing practices.)

****Section 503.4; change to read as follows:**

503.4 Obstruction of Fire Apparatus Access Roads. Fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. The minimum widths and clearances established in Section 503.2.1 and 503.2.2 and any area marked as a fire lane as described in Section 503.3 shall be maintained at all times.

(Reason: As originally worded, the section implied that vehicles could be parked in the marked fire lane and not be in violation if the minimum width is still maintained. Current accepted enforcement practice is to require the entire marked fire lane to be maintained clear and unobstructed.)

****Section 505.1; change to read as follows:**

505.1 Address Identification. New and existing buildings shall be provided with approved address identification. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property. Address identification characters shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall not be spelled out. Each character shall be not less than 4 inches (102 mm) 6 inches (152.4 mm) high with a minimum stroke width of 1/2 inch (12.7 mm). Where required by the fire code official, address numbers shall be provided in additional approved locations to facilitate emergency response. Where access is by means of a private road, buildings do not immediately front a street, and/or the building cannot be viewed from the public way, a monument, pole or other sign with approved 6 inch (152.4 mm) height building numerals or addresses and 4 inch (101.6 mm) height suite/apartment numerals of a color contrasting with the background of the building or other approved means shall be used to identify the structure. Numerals or addresses shall be posted on a minimum 20-inch (508 mm) by 30-inch (762 mm) background on border. Address identification



shall be maintained. (Committee recommends removal)

Exception: R-3 Single Family occupancies shall have approved numerals of a minimum 3 ½ inches (88.9 mm) in height and a color contrasting with the background clearly visible and legible from the street fronting the property and rear alleyway where such alleyway exists.

(Reason: To increase the minimum addressing requirements for commercial properties and establish a minimum for single-family residential properties improving legibility of these signs which are critical to emergency response in a timelier manner.)

*****Section 507.4; change to read as follows:**

507.4 Water Supply Test Date and Information. The water supply test used for hydraulic calculation of fire protection systems shall be conducted in accordance with NFPA 291 "Recommended Practice for Fire Flow Testing and Marking of Hydrants" and within one year of sprinkler plan submittal. The fire code official shall be notified prior to the water supply test. Water supply tests shall be witnessed by the fire code official, as required or approved documentation of the test shall be provided to the fire code official prior to final approval of the water supply system. The exact location of the static/residual hydrant and the flow hydrant shall be indicated on the design drawings. All fire protection plan submittals shall be accompanied by a hard copy of the waterflow test report, or as approved by the fire code official. The report must indicate the dominant water tank level at the time of the test and the maximum and minimum operating levels of the tank, as well, or identify applicable water supply fluctuation. The licensed contractor must then design the fire protection system based on this fluctuation information, as per Section 903.3.5 and the applicable referenced NFPA standard. Reference Section 903.3.5 for additional design requirements.

Exception: This exception is only applicable to the NFPA 291 fire hydrant flow test above. Water supply test information may be provided by the water authority via hydraulic water model where approved by the fire code official. The water model report shall include the exact location of the water model node on the city's water supply piping, elevation, water supply fluctuation information, and all other pertinent water supply test information for fire protection design, as applicable.

(Reason: Clarifies intent of the test to ensure contractor accounts for water supply fluctuations, as required.)

****Section 507.5.4; change to read as follows:**

507.5.4 Obstruction. Unobstructed access to fire hydrants shall be maintained at all times. Posts, fences, vehicles, growth, trash, storage and other materials or objects shall not be placed or kept near fire hydrants, fire department inlet connections or fire protection system control valves in a manner that would prevent such equipment or fire hydrants from being immediately discernible. The fire department shall not be deterred or hindered from gaining immediate access to fire protection equipment or fire hydrants.

(Reason: Additional guidance based on legacy language to ensure these critical devices are available in an emergency incident.)

****Section 509.1.2; add to read as follows:**

509.1.2 Sign Requirements. Unless more stringent requirements apply, lettering for signs required by this section shall have a minimum height of 2 inches (50.8 mm) when located inside a building and 4 inches (101.6 mm) when located outside, or as approved by the fire code official. The letters shall be of a color that contrasts with the background.

(Reason: Provides direction as to appropriate sign criteria to develop local and regional consistency in this regard.)



*****Section 510.6.1: add paragraph to read as follows:**

The inspecting radio contractor shall provide an annual inspection tag/sticker on the ERCES' BDA and any remote annunciator. Tag/sticker shall identify approved inspecting contractor's name, physical address, phone number, and FCC license number, and inspector's name, as well as the date of inspection. System shall not be tagged until all inspection requirements of this section are conducted. Tag/sticker shall be blue in color for a passing system. If this is not possible for any reason, tag/sticker shall be red in color for a failing system with reasons for failure indicated on the tag if possible. If red tag/sticker is placed, AHJ/Fire Marshal shall be notified within a maximum of 24 hours.

(Reason: There is no current state licensing or tagging requirements for these important communications systems that are critical to life and firefighter safety.)

*****Section 604.7; change to read as follows:**

Section 604.7 Storage. Storage is prohibited in elevator cars or elevator machine rooms. Signage shall be provided at the entry doors to the elevator machine room indicating "ELEVATOR MACHINERY – NO STORAGE ALLOWED."

Exceptions remain unchanged

(Reason: To add signage requirements to aid in limiting storage within elevator machine rooms.)

****Section 605.4 through 605.4.2.2; change to read as follows:**

605.4 Fuel oil storage systems. Fuel oil storage systems shall be installed and maintained in accordance with this code. Tanks and fuel-oil piping systems shall be installed in accordance with Chapter 13 of the *International Mechanical Code* and Chapter 57.

605.4.1 Fuel oil storage in outside, above-ground tanks. Where connected to a fuel-oil piping system, the maximum amount of fuel oil storage allowed outside above ground without additional protection shall be 660 gallons (2498 L). The storage of fuel oil above ground in quantities exceeding 660 gallons (2498 L) shall comply with NFPA 31 and Chapter 57.

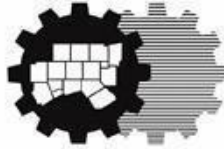
605.4.1.1 Approval. Outdoor fuel oil storage tanks shall be in accordance with UL 80, UL 142, UL142A or UL 2085, and also listed as double-wall/secondary containment tanks.

605.4.2 Fuel oil storage inside buildings. Fuel oil storage inside buildings shall comply with Sections 605.4.2.1 through 605.4.2.8 ~~or~~ and Chapter 57.

605.4.2.1 Approval. Indoor fuel oil storage tanks shall be in accordance with UL 80, UL 142, UL142A or UL 2085.

605.4.2.2 Quantity limits. One or more fuel oil storage tanks containing Class II or III *combustible liquid* shall be permitted in a building. The aggregate capacity of all tanks shall not exceed the following:

1. 660 gallons (2498 L) in unsprinklered buildings, where stored in a tank complying with UL 80, UL 142, UL 142A or UL 2085, and also listed as a double-wall/secondary containment tank for Class II liquids, and the secondary containment shall be monitored visually or automatically.



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2. 1,320 gallons (4996 L) in buildings equipped with an *automatic sprinkler* system in accordance with Section 903.3.1.1, where stored in a tank complying with UL 142, UL 142A or UL 2085. The tank shall be listed as a secondary containment tank, and the secondary containment shall be monitored visually or automatically.
3. 3,000 gallons (11 356 L) in buildings equipped with an *automatic sprinkler* system in accordance with Section 903.3.1.1, where stored in protected above-ground tanks complying with UL 2085 and Section 5704.2.9.7. The tank shall be listed as a secondary containment tank, as required by UL 2085, and the secondary containment shall be monitored visually or automatically.

(Reason: Issues addressed by Chapter 57, such as venting to outside of buildings, remote fill to outside of building, overfill protection, physical protection, etc., are not included in Section 605.4, so compliance with Chapter 57 is also required. The Board removed the applicability to heating systems only from the charging statement based on this more prudent method of diesel storage for generators, boilers, fire pumps and other fuel-fired equipment inside buildings without requiring Group H occupancy classification – this is established practice in the region as well.)

****Section 807.5.2.2; change to read as follows:**

807.5.2.2 Artwork in Corridors. Artwork and teaching materials shall be limited on the walls of corridors to not more than 20 percent of the wall area. Such materials shall not be continuous from floor to ceiling or wall to wall. Curtains, draperies, wall hangings, and other decorative material suspended from the walls or ceilings shall meet the flame propagation performance criteria of NFPA 701 in accordance with Section 807 or be noncombustible.

Exception: Corridors protected by an approved automatic sprinkler system installed in accordance with Section 903.3.1.1 shall be limited to 50 percent of the wall area.

(Reason: This change allows an increase in wall coverage due to the presence of sprinklers. Also provides additional guidance relative to fire resistance requirements in these areas.)

****Section 807.5.2.3; change to read as follows:**

807.5.2.3 Artwork in Classrooms. Artwork and teaching materials shall be limited on walls of classrooms to not more than 50 percent of the specific wall area to which they are attached. Curtains, draperies, wall hangings and other decorative material suspended from the walls or ceilings shall meet the flame propagation performance criteria of NFPA 701 in accordance with Section 807 or be noncombustible.

(Reason: This change provides additional guidance relative to fire resistance requirements in these areas.)

****Section 807.5.5.2; change to read as follows:**

807.5.5.2 Artwork in Corridors. Artwork and teaching materials shall be limited on the walls of corridors to not more than 20 percent of the wall area. Such materials shall not be continuous from floor to ceiling or wall to wall. Curtains, draperies, wall hangings and other decorative material suspended from the walls or ceilings shall meet the flame propagation performance criteria of NFPA 701 in accordance with Section 807 or be noncombustible.

Exception: Corridors protected by an approved automatic sprinkler system installed in accordance with Section 903.3.1.1 shall be limited to 50 percent of the wall area.

(Reason: This change allows an increase in wall coverage due to the presence of sprinklers. Also provides additional guidance relative to fire resistance requirements in these areas.)



****Section 807.5.5.3; change to read as follows:**

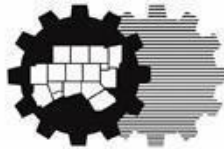
807.5.5.3 Artwork in Classrooms. Artwork and teaching materials shall be limited on walls of classrooms to not more than 50 percent of the specific wall area to which they are attached. Curtains, draperies, wall hangings and other decorative material suspended from the walls or ceilings shall meet the flame propagation performance criteria of NFPA 701 in accordance with Section 807 or be noncombustible.

(Reason: This change provides additional guidance relative to fire resistance requirements in these areas.)

****Section 901.6.1.1; add to read as follows:**

901.6.1.1 Standpipe Testing. Building owners/managers must maintain and test standpipe systems as per NFPA 25 requirements. The following additional requirements shall be applied to the testing that is required every 5 years:

1. The piping between the Fire Department Connection (FDC) and the standpipe shall be backflushed or inspected by approved camera when foreign material is present or when caps are missing, and also hydrostatically tested for all FDC's on any type of standpipe system. Hydrostatic testing shall also be conducted in accordance with NFPA 25 requirements for the different types of standpipe systems.
2. For any manual (dry or wet) standpipe system not having an automatic water supply capable of flowing water through the standpipe, the tester shall connect hose from a fire hydrant or portable pumping system (as approved by the *fire code official*) to each FDC, and flow water through the standpipe system to the roof outlet to verify that each inlet connection functions properly. Confirm that there are no open hose valves prior to introducing water into a dry standpipe. There are no required pressure criteria at the outlet. Verify that check valves function properly and that there are no closed control valves on the system.
3. Any pressure relief, reducing, or control valves shall be tested in accordance with the requirements of NFPA 25. All hose valves shall be exercised.
4. If the FDC is not already provided with approved caps, the contractor shall install such caps for all FDC's as required by the *fire code official*.
5. Upon successful completion of standpipe test, place a blue tag (as per Texas Administrative Code, Fire Sprinkler Rules for Inspection, Test and Maintenance Service (ITM) Tag) at the bottom of each standpipe riser in the building. The tag shall be check-marked as "Fifth Year" for Type of ITM, and the note on the back of the tag shall read "5 Year Standpipe Test" at a minimum.
6. The procedures required by Texas Administrative Code Fire Sprinkler Rules with regard to Yellow Tags and Red Tags or any deficiencies noted during the testing, including the required notification of the local Authority Having Jurisdiction (*fire code official*) shall be followed.
7. Additionally, records of the testing shall be maintained by the owner and contractor, if applicable, as required by the State Rules mentioned above and NFPA 25.
8. Standpipe system tests where water will be flowed external to the building shall not be conducted during freezing conditions or during the day prior to expected night time freezing conditions.
9. Contact the *fire code official* for requests to remove existing fire hose from Class II and III standpipe systems where employees are not trained in the utilization of this firefighting equipment. All



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standpipe hose valves must remain in place and be provided with an approved cap and chain when approval is given to remove hose by the fire code official.

(Reason: Increases the reliability of the fire protection system and re-emphasizes the requirements of NFPA 25 relative to standpipe systems, as well as ensuring that FDC connections are similarly tested/maintained to ensure operation in an emergency incident.)

****Section 901.6.4; add to read as follows:**

901.6.4 False Alarms and Nuisance Alarms. False alarms and nuisance alarms shall not be given, signaled or transmitted or caused or permitted to be given, signaled or transmitted in any manner.

(Reason: Places the responsibility on the business or property owner to maintain their fire alarm systems in approved condition. Allows the enforcement of “prohibition of false alarms”. Replaces text lost from the legacy codes that helps to ensure the maintenance of life safety systems.)

****Section 901.7; change to read as follows:**

901.7 Systems Out of Service. Where a required *fire protection system* is out of service or in the event of an excessive number of activations, the fire department and the *fire code official* shall be notified immediately and, where required by the *fire code official*, the building shall either be evacuated or an *approved fire watch* shall be provided for all occupants left unprotected by the shut down until the *fire protection system* has been returned to service. ... {Remainder of section unchanged}}

(Reason: Gives fire code official more discretion with regards to enforcement of facilities experiencing nuisance alarm or fire protection system activations necessitating correction/repair/replacement. The intent of the amendment is to allow local jurisdictions to enforce fire watches, etc., where needed to ensure safety of occupants where fire protection systems are experiencing multiple nuisance activations.)

****Section 903.1.1; change to read as follows:**

903.1.1 Alternative Protection. Alternative automatic fire-extinguishing systems complying with Section 904 shall be permitted ~~instead of in addition to~~ automatic sprinkler protection where recognized by the applicable standard ~~and, or as~~ approved by the *fire code official*.

(Reason: Such alternative systems do not provide the reliability of automatic sprinkler protection. Most gaseous type systems are highly susceptible to open doors, ceiling or floor tile removal, etc. However, an applicant could pursue an Alternate Method request to help mitigate the reliability issues with these alternative systems with the fire code official if so desired, or there may be circumstances in which the fire code official is acceptable to allowing an alternate system in lieu of sprinklers, such as kitchen hoods or paint booths.)

****Section 903.2; add paragraph to read as follows and delete the Exception:**

903.2 Where required. Approved automatic sprinkler systems in new buildings and structures shall be provided in the locations described in Sections 903.2.1 through 903.2.12. Automatic Sprinklers shall not be installed in elevator machine rooms, elevator machine spaces, and elevator hoistways, other than pits where such sprinklers would not necessitate shunt trip requirements under any circumstances.

~~Exception: Spaces or areas in telecommunications buildings used exclusively for telecommunications equipment, associated electrical power distribution equipment, batteries not required to have an automatic sprinkler system by Section 1207 for energy storage systems and standby engines, provided that those~~



~~spaces or areas are equipped throughout with an automatic smoke detection system in accordance with Section 907.2 and are separated from the remainder of the building by not less than 1-hour fire barriers constructed in accordance with Section 707 of the International Building Code or not less than 2-hour horizontal assemblies constructed in accordance with Section 711 of the International Building Code, or both.~~

(Reason: To ensure firefighter and public safety. This amendment eliminates the shunt trip requirement of International Building Code Section 3005.5 for the purpose of elevator passenger and firefighter safety. This amendment is contingent on the Building Code amendment eliminating the exceptions to Section 403.3 and Section 3005.4, such that passive fire barriers for these areas are maintained. (The exception deletion is due to the fact that such areas pose an undue fire risk to the structural integrity of the building.)

*****Section 903.2.2.1; change exception to read as follows:**

903.2.2.1 Ambulatory care facilities. An automatic sprinkler system shall be installed throughout the entire floor containing an ambulatory care facility where either of the following conditions exist at any time:

1. Four or more care recipients are incapable of self-preservation.
2. One or more care recipients that are incapable of self-preservation are located at other than the level of exit discharge serving such a facility.

In buildings where ambulatory care is provided on levels other than the level of exit discharge, an automatic sprinkler system shall be installed throughout the entire floor as well as all floors below where such care is provided, and all floors between the level of ambulatory care and the nearest level of exit discharge, the level of exit discharge, and all floors below the level of exit discharge.

Exception: Unless otherwise required by this code, floors classified as an open parking garage are not required to be sprinklered.

(Reason: To ensure that parking garages that are otherwise required to have automatic fire sprinkler protection are not unintendedly exempt by this exception.)

*****Section 903.2.4.2; change to read as follows:**

903.2.4.2 Group F-1 distilled spirits. An automatic sprinkler system shall be provided throughout a Group F-1 fire area used for the manufacture of distilled spirits involving more than 120 gallons of distilled spirits (>20% alcohol) in the fire area at any one time.

(Reason: To establish a sprinkler criteria limit based on existing maximum allowable quantities provided for flammable liquids in a non-sprinklered space from Chapter 50 and allow very small distillery type operations without sprinkler requirements as has been historically allowed.)

*****Section 903.2.9.3; change to read as follows:**

903.2.9.3 Group S-1 distilled spirits or wine. An automatic sprinkler system shall be provided throughout a Group S-1 fire area used for the bulk storage of distilled spirits or wine involving more than 120 gallons of distilled spirits or wine (>20% alcohol) in the fire area at any one time.

(Reason: To establish a sprinkler criteria limit based on existing maximum allowable quantities provided for flammable liquids in a non-sprinklered space from Chapter 50 and allow very small storage operations without sprinkler requirements as has been historically allowed.)



****Section 903.2.9.4; delete Exception:**

903.2.9.4 Group S-1 upholstered furniture and mattresses. An automatic sprinkler system shall be provided throughout a Group S-1 fire area where the area used for the storage of upholstered furniture or mattresses exceeds 2,500 square feet (232 m²).

Exception: ~~Self-service storage facilities not greater than one story above grade plane where all storage spaces can be accessed directly from the exterior.~~

(Reason: Fire departments are unable to regularly inspect the interior of these commercial occupancies and are unaware of the contents being stored.)

*****Section 903.2.9.5; add to read as follows:**

903.2.9.5 Self-Service Storage Facility. An automatic sprinkler system shall be installed throughout all self-service storage facilities. The minimum sprinkler system design shall be based on an Ordinary Hazard Group II classification, in accordance with NFPA 13 requirements. Physical construction in compliance with open-grid ceilings as per NFPA 13, such as an open metal grid ceiling or chicken wire that does not obstruct the overhead sprinkler protection, shall be installed to prevent storage from exceeding the lower of either 12 feet above finished floor or 18 inches beneath standard sprinkler head deflectors. At least one sprinkler head shall be provided in each storage unit/room (additional sprinklers may be necessary for compliance with NFPA 13 spacing requirements), regardless of wall height or construction type separating such units.

(Reason: Fire departments are unable to regularly inspect the interior of these commercial occupancies and are unaware of the contents being stored. The physical obstruction specification is to ensure maximum storage heights are not exceeded in these self-storage occupancies where enforcement of such has shown to be historically problematic for fire code officials and building managers.)

****Option A**

Section 903.2.11; change 903.2.11.3 and add 903.2.11.7 and 903.2.11.8, as follows:

903.2.11.3 Buildings 55 Feet or more in Height. An automatic sprinkler system shall be installed throughout buildings that have one or more stories ~~with an occupant load of 30 or more, other than penthouses in compliance with Section 1511 of the *International Building Code*, located 55 feet (16 764 mm) or more above the lowest level of fire department vehicle access, measured to the finished floor.~~

Exception:

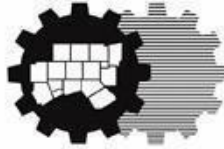
- ~~1. Occupancies in Group F-2.~~

903.2.11.7 High-Piled Combustible Storage. For any building with a clear height exceeding 12 feet (4572 mm), see Chapter 32 to determine if those provisions apply.

903.2.11.8 Spray Booths and Rooms. New and existing spray booths and spraying rooms shall be protected by an approved automatic fire-extinguishing system.

*****Option B**

Section 903.2.11; change 903.2.11.3 and add 903.2.11.7, 903.2.11.8, and 903.2.11.9 as follows:



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903.2.11.3 Buildings ~~55~~ 35 feet or more in height. An automatic sprinkler system shall be installed throughout buildings that have one or more stories ~~with an occupant load of 30 or more, other than penthouses in compliance with Section 1511 of the International Building Code,~~ located ~~55~~ 35 feet (46 764 ~~10~~ 668 mm) or more above the lowest level of fire department vehicle access, measured to the finished floor.

Exception:

1. ~~Occupancies in Group F-2.~~

903.2.11.7 High-Piled Combustible Storage. For any building with a clear height exceeding 12 feet (4572 mm), see Chapter 32 to determine if those provisions apply.

903.2.11.8 Spray Booths and Rooms. New and existing spray booths and spraying rooms shall be protected by an approved automatic fire-extinguishing system.

903.2.11.9 Buildings Over 6,000 sq. ft. An automatic sprinkler system shall be installed throughout all buildings with a building area 6,000 sq. ft. or greater and in all existing buildings that are enlarged to be 6,000 sq. ft. or greater. For the purpose of this provision, fire walls shall not define separate buildings.

Exception: Open parking garages complying with 903.2.10

(Reason: Provides jurisdictions options as to their desired level of sprinkler protection based on multiple factors including firefighting philosophies/capabilities.)

*****Section 903.3.1.1.1; change to read as follows:**

903.3.1.1.1 Exempt Locations. When approved by the fire code official, automatic sprinklers shall not be required in the following rooms or areas where such ... *{text unchanged}*... because it is damp, of fire-resistance-rated construction or contains electrical equipment.

1. A room or space where sprinklers constitute a serious life or fire hazard because of the nature of the contents, where approved by the fire code official.
2. Generator and transformer rooms, under the direct control of a public utility, separated from the remainder of the building by walls and floor/ceiling or roof/ceiling assemblies having a fire-resistance rating of not less than 2 hours.
3. ~~Rooms or areas that are of noncombustible construction with wholly noncombustible contents.~~
4. ~~Fire service access.~~ Elevator machine rooms, and machinery spaces, and hoistways, other than pits where such sprinklers would not necessitate shunt trip requirements under any circumstances.
5. ~~Machine rooms, machinery spaces, control rooms and control spaces associated with occupant evacuation elevators designed in accordance with Section 3008 of the International Building Code.~~

(Reason: Gives more direction to code official. Exception 3 deleted to provide protection where fire risks are poorly addressed. Amendment 903.2 addresses Exception 5 above relative to the elimination of sprinkler protection in these areas to avoid the shunt trip requirement.)

*****Section 903.3.1.1.4; add the following Section:**

903.3.1.1.4 Dry pipe sprinkler systems. Dry pipe sprinkler systems protecting fire areas of Type V construction shall be required to meet the 60 second water delivery time, per NFPA 13, to the system test connection regardless of the system size, unless more stringent criteria are applicable in NFPA 13, and all dry pipe sprinkler systems shall be trip tested to flow/discharge water to verify compliance with this requirement, unless otherwise approved by the fire code official.



(Reason: This provision is limited to Type V construction due to the unique need discharge water on to light weight wood construction members for rapid fire control. This requirement for dry system trip tests to guarantee water delivery times across all system sizes. Faster water delivery improves fire control capabilities by supplying water before the growing fire size overwhelms the fire sprinklers. The water delivery time test aids in identifying any delays in water reaching the fire in dry pipe systems, detecting any blockages in the pipe network, and ensuring the dry pipe valve is in good condition.)

****Section 903.3.1.2.2; change to read as follows:**

903.3.1.2.2 Corridors and balconies in the means of egress. Sprinkler protection shall be provided in all corridors and for all balconies. ~~in the means of egress where any of the following conditions apply:~~

- ~~1. Corridors with combustible floor or walls.~~
- ~~2. Corridors with an interior change of direction exceeding 45 degrees (0.79 rad).~~
- ~~3. Corridors that are less than 50 percent open to the outside atmosphere at the ends.~~
- ~~4. Open ended corridors and associated exterior stairways and ramps as specified in Section 1027.6, Exception 3.~~
- ~~5. Egress balconies not complying with Sections 1021.2 and 1021.3.~~

(Reason: Corridor protection is critical to the means of egress, and corridors are regularly utilized for miscellaneous storage, fixtures, artwork, food kiosks and beverage dispensers, and furnishings. Balcony protection is required due to issues with fire exposure via soffit vents and the potential for significant combustible loading.)

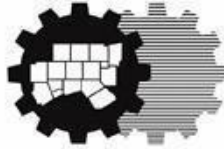
****Section 903.3.1.2.3; delete section and replace as follows:**

Section 903.3.1.2.3 Attached Garages and Attics. Sprinkler protection is required in attached garages, and in the following attic spaces:

1. Attics that are used or intended for living purposes or storage shall be protected by an automatic sprinkler system.
2. Where fuel-fired equipment is installed in an unsprinklered attic, not fewer than one quick-response intermediate temperature sprinkler shall be installed above the equipment.
3. Attic spaces of buildings that are two or more stories in height above grade plane or above the lowest level of fire department vehicle access.
4. Group R-4, Condition 2 occupancy attics not required by Item 1 or 3 to have sprinklers shall comply with one of the following:
 - 4.1. Provide automatic sprinkler system protection.
 - 4.2. Provide a heat detection system throughout the attic that is arranged to activate the building fire alarm system.
 - 4.3. Construct the attic using noncombustible materials.
 - 4.4. Construct the attic using fire-retardant-treated wood complying with Section 2303.2 of the International Building Code.
 - 4.5. Fill the attic with noncombustible insulation.

(Reason: Attic protection is required due to issues with fire exposure via soffit vents, as well as firefighter safety. Several jurisdictions indicated experience with un-protected attic fires resulting in displacement of all building occupants. NFPA 13 provides for applicable attic sprinkler protection requirements, as well as exemptions to such, based on noncombustible construction, etc. Attached garages already require sprinklers via NFPA 13R – this amendment just re-emphasizes the requirement.)

****Section 903.3.1.3; change to read as follows:**



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903.3.1.3 NFPA 13D Sprinkler Systems. *Automatic sprinkler systems* installed in one- and two-family dwellings; Group R-3; Group R-4, Condition 1; and townhouses shall be permitted to be installed throughout in accordance with NFPA 13D or in accordance with state law.

(Reason: To allow the use of the Plumbing section of the International Residential Code (IRC) and recognize current state stipulations in this regard.)

*****Section 903.3.1.4; add to read as follows:**

903.3.1.4 Freeze protection. Freeze protection systems for automatic fire sprinkler systems shall be in accordance with the requirements of the applicable referenced NFPA standard and this section.

903.3.1.4.1 Attics. Only dry-pipe, preaction, or listed antifreeze automatic fire sprinkler systems shall be allowed to protect unheated attic spaces.

Exception: Wet-pipe fire sprinkler systems shall be allowed to protect non-ventilated attic spaces where:

1. The attic sprinklers are supplied by a separate floor control valve assembly to allow ease of draining the attic system without impairing sprinklers throughout the rest of the building, and
2. Adequate heat shall be provided for freeze protection as per the applicable referenced NFPA standard, and
3. The attic space is a part of the building's thermal, or heat, envelope, such that insulation is provided at the roof deck, rather than at the ceiling level.

903.3.1.4.2 Heat trace/insulation. Heat trace/insulation shall only be allowed where approved by the fire code official for small sections of large diameter water-filled pipe.

(Reason: In the last few years, severe winters brought to light several issues with current practices for sprinklering attics, not the least of which was wet-pipe sprinklers in ventilated attics provided with space heaters, etc. for freeze protection of such piping. This practice is not acceptable for the protection of water-filled piping in a ventilated attic space as it does not provide a reliable means of maintaining the minimum 40 degrees required by NFPA, wastes energy, and presents a potential ignition source to the attic space. The intent of this amendment is to help reduce the large number of freeze breaks that have occurred in the past with water-filled wet-pipe sprinkler systems in the future, most specifically in attic spaces.)

****Section 903.3.5; add a second paragraph to read as follows:**

Water supply as required for such systems shall be provided in conformance with the supply requirements of the respective NFPA standards; however, every water-based fire protection system shall be designed with a 10-psi safety factor. Reference Section 507.4 for additional design requirements.

(Reason: To define uniform safety factor for the region.)

*****Section 903.3.9; change to read as follows:**

903.3.9 High-rise Building floor control valves. Approved supervised indicating control valves shall be provided at the point of connection to the riser as indicated below: ~~in high-rise buildings~~

- 1. In High Rise Buildings, floor control assemblies shall be located in protected stairwells, or as otherwise approved by the fire code official.*



2. In all other buildings, floor control assemblies shall be located as approved by the fire code official.

(Reason: Intent is to allow the ability to drain each floor's sprinkler system without draining the entire system, as well as to isolate each floor in the event of an impairment, such that only one floor is impaired at a time.)

*****Section 903.4.1; add a second paragraph after the Exceptions to read as follows:**

Sprinkler and standpipe system water-flow detectors shall be provided for each floor tap to the sprinkler system and shall cause an alarm upon detection of water flow for more than 45 seconds. Reference Section 903.3.9 for required floor control assemblies. All control valves in the sprinkler and standpipe systems except for fire department hose connection valves shall be electrically supervised to initiate a supervisory signal at the central station upon tampering.

(Reason: To avoid significant water losses, reduce false alarms, and eliminate undetected tampering of water supplies. Consistent with amendment to IFC 905.9.)

****Section 903.4.3; add second paragraph to read as follows:**

The alarm device required on the exterior of the building shall be a weatherproof horn/strobe notification appliance with a minimum 75 candela strobe rating, installed as close as practicable to the fire department connection.

(Reason: Fire department connections are not always located at the riser; this allows the fire department faster access and ease of recognition of the FDC location, especially at night.)

*****Section 905.3.8; add to read as follows:**

905.3.8 Buildings Exceeding 10,000 sq. ft. In buildings exceeding 10,000 square feet in area per story and where any portion of the building's interior area is more than 200 feet (60960 mm) of travel, vertically and horizontally, from the nearest point of fire department vehicle access, Class I standpipes shall be provided.

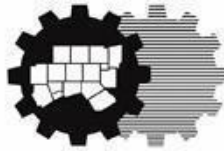
(Reason: Allows for the rapid deployment of hose lines to the body of the fire in larger structures.)

*****Section 905.4; change Item 5, and add Item 7 to read as follows:**

5. Where the roof has a slope less than 4 units vertical in 12 units horizontal (33.3-percent slope), each standpipe shall be provided with a two-way a-hose connection shall be located to serve the roof or at the highest landing of an interior exit stairway with stair access to the roof provided in accordance with Section 1011.12.
6. {No change.}
7. When required by this Chapter, standpipe connections shall be placed adjacent to all required exits to the structure and at two hundred feet (200') intervals along major corridors thereafter, or as otherwise approved by the fire code official.

(Reason: Item 5 reduces the amount of pressure required to facilitate the required testing of NFPA 14 and 25, and provides backup protection for fire fighter safety. Item 7 allows for the rapid deployment of hose lines to the body of the fire.)

****Section 905.8; change to read as follows:**



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905.8 Dry standpipes. Dry standpipes shall not be installed.

Exception: Where subject to freezing and in accordance with NFPA 14. Additionally, manual dry standpipe systems shall be supervised with a minimum of 10 psig and a maximum of 40 psig air pressure with a high/low Supervisory alarm.

(Reason: To define manual dry standpipe supervision requirements. Helps ensure the integrity of the standpipe system via supervision, such that open hose valves will result in a supervisory low air alarm. NFPA 14 requires supervisory air for such, but does not provide pressure criteria for what that means.)

****Section 905.9; add a second paragraph after the exceptions to read as follows:**

Sprinkler and standpipe system water-flow detectors shall be provided for each floor tap to the sprinkler system and shall cause an alarm upon detection of water flow for more than 45 seconds. Reference Section 903.3.9 for required floor control assemblies. All control valves in the sprinkler and standpipe systems except for fire department hose connection valves shall be electrically supervised to initiate a supervisory signal at the central station upon tampering.

(Reason: To avoid significant water losses. Consistent with amendment to IFC 903.4.1)

****Section 906.1(1); delete Exception 3 as follows:**

~~3. In storage areas of Group S occupancies where forklift, powered industrial truck or powered cart operators are the primary occupants, fixed extinguishers, as specified in NFPA 10, shall not be required where in accordance with all of the following:~~

- ~~3.1. Use of vehicle-mounted extinguishers shall be approved by the fire code official.~~
- ~~3.2. Each vehicle shall be equipped with a 10 pound, 40A:80B:C extinguisher affixed to the vehicle using a mounting bracket approved by the extinguisher manufacturer or the fire code official for vehicular use.~~
- ~~3.3. Not less than two spare extinguishers of equal or greater rating shall be available on-site to replace a discharged extinguisher.~~
- ~~3.4. Vehicle operators shall be trained in the proper operation, use and inspection of extinguishers.~~
- ~~3.5. Inspections of vehicle-mounted extinguishers shall be performed daily.~~

(Reason: This provision of only having vehicle-mounted fire extinguishers is not at all consistent with the practice of requiring extinguishers throughout based on travel distance. Often times, the vehicle is what has caused the incident and/or may be the source of the incident, so having the extinguisher vehicle-mounted results in greater potential injury of the user. This assumes the only occupants in the building are on a vehicle, which again, significantly reduces access to fire extinguishers throughout the building to other occupants. Future use of the building/tenancy may change further complicating the issue.)

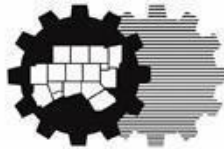
*****Section 907.1.4; add to read as follows:**

907.1.4 Design Standards. Where a new fire alarm system is installed, the devices shall be addressable.

(Reason: Provides for the ability of descriptive identification of alarms.)

*****Section 907.2.1; change to read as follows:**

907.2.1 Group A. A manual fire alarm system that activates the occupant notification system in accordance with Section 907.5 shall be installed in Group A occupancies ~~where the~~ having an occupant load ~~due to the~~



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~~assembly occupancy is of 300 or more persons, or where the Group A occupant load is more than 100 persons above or below the lowest level of exit discharge.~~ Group A occupancies not separated from one another in accordance with Section 707.3.10 of the *International Building Code* shall be considered as a single occupancy for the purposes of applying this section. Portions of Group E occupancies occupied for assembly purposes shall be provided with a fire alarm system as required for the Group E occupancy.

Exceptions: {No change.}

(Reason: Increases the requirement to be consistent with Group B requirement.)

****Section 907.2.3; change to read as follows:**

907.2.3 Group E. A manual fire alarm system that initiates the occupant notification signal utilizing an emergency voice/alarm communication system meeting the requirements of Section 907.5.2.2 and installed in accordance with Section 907.6 shall be installed in Group E educational occupancies. When *automatic sprinkler systems* or smoke detectors are installed, such systems or detectors shall be connected to the building fire alarm system. An approved smoke detection system shall be installed in Group E day care occupancies. Unless separated by a minimum of 100' open space, all buildings, whether portable buildings or the main building, will be considered one building for alarm occupant load consideration and interconnection of alarm systems.

Exceptions:

1. {No change.}

1.1. Residential In-Home day care with not more than 12 children may use interconnected single station detectors in all habitable rooms. (For care of more than five children 2 1/2 or less years of age, see Section 907.2.6.)

{No change to remainder of exceptions.}

(Reason: To distinguish educational from day care occupancy minimum protection requirements. Further, to define threshold at which portable buildings are considered a separate building for the purposes of alarm systems. Exceptions provide consistency with State law concerning such occupancies.)

*****Section 907.2.10.1; change to read as follows:**

907.2.10.1 Public- and Self-Storage Occupancies. A manual fire alarm system that activates the occupant notification system in accordance with Section 907.5 shall be installed in Group S public- and self-storage occupancies ~~three stories or greater in height~~ for interior corridors and interior common areas. Visible notification appliances are not required within storage units.

Exception: {No change.}

(Reason: Because of the potential unknown fire load and hazards in self-storage type facilities, which could include flammable liquids for instance, as well as other hazardous materials, prompt evacuation in the event of fire alarm is needed; therefore, notification in the corridors/common areas is critical to all such occupancies, regardless of height.)

****Section 907.2.13, Exception #3; change to read as follows:**

3. Open air portions of buildings with an occupancy in Group A-5 in accordance with Section 303.1 of the International Building Code; however, this exception does not apply to accessory uses including but not limited to sky boxes, restaurants, and similarly enclosed areas.

(Reason: To indicate that enclosed areas within open air seating type occupancies are not exempted from automatic fire alarm system requirements.)



****Section 907.4.2.7; add to read as follows:**

907.4.2.7 Type. Manual alarm initiating devices shall be an approved double action type.

(Reason: Helps to reduce false alarms.)

****Section 907.6.1.1; add to read as follows:**

907.6.1.1 Wiring Installation. All fire alarm systems shall be installed in such a manner that a failure of any single initiating device or single open in an initiating circuit conductor will not interfere with the normal operation of other such devices. All signaling line circuits (SLC) shall be installed in such a way that a single open will not interfere with the operation of any addressable devices (Class A). Outgoing and return SLC conductors shall be installed in accordance with NFPA 72 requirements for Class A circuits and shall have a minimum of four feet separation horizontal and one foot vertical between supply and return circuit conductors. The initiating device circuit (IDC) from a signaling line circuit interface device may be wired Class B, provided the distance from the interface device to the initiating device is ten feet or less.

(Reason: To provide uniformity in system specifications and guidance to design engineers. Improves reliability of fire alarm devices and systems.)

****Section 907.6.3; delete all four Exceptions.**

907.6.3 Initiating device identification. The fire alarm system shall identify the specific initiating device address, location, device type, floor level where applicable and status including indication of normal, alarm, trouble and supervisory status, as appropriate.

Exceptions:

- ~~1. Fire alarm systems in single-story buildings less than 22,500 square feet (2090 m²) in area.~~
- ~~2. Fire alarm systems that only include manual fire alarm boxes, waterflow initiating devices and not more than 10 additional alarm initiating devices.~~
- ~~3. Special initiating devices that do not support individual device identification.~~
- ~~4. Fire alarm systems or devices that are replacing existing equipment.~~

(Reason: To assist responding personnel in locating the emergency event for all fire alarm systems.)

****Section 907.6.6; add sentence at end of paragraph to read as follows:**

See 907.6.3 for the required information transmitted to the supervising station.

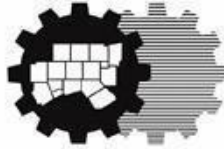
(Reason: To assist responding personnel in locating the emergency event for all fire alarm systems.)

****Section 910.2.3; add to read as follows:**

910.2.3 Group H. Buildings and portions thereof used as a Group H occupancy as follows:

1. In occupancies classified as Group H-2 or H-3, any of which are more than 15,000 square feet (1394 m²) in single floor area.

Exception: Buildings of noncombustible construction containing only noncombustible materials.



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2. In areas of buildings in Group H used for storing Class 2, 3, and 4 liquid and solid oxidizers, Class 1 and unclassified detonable organic peroxides, Class 3 and 4 unstable (reactive) materials, or Class 2 or 3 water-reactive materials as required for a high-hazard commodity classification.

Exception: Buildings of noncombustible construction containing only noncombustible materials.

(Reason: Maintains a fire protection device utilized in such occupancies where it is sometimes necessary to allow chemicals to burn out, rather than extinguish. This is based on legacy language establishing long-standing historical practice.)

****Section 910.4.3.1; change to read as follows:**

910.4.3.1 Makeup Air. Makeup air openings shall be provided within 6 feet (1829 mm) of the floor level. Operation of makeup air openings shall be ~~manual or~~ automatic. The minimum gross area of makeup air inlets shall be 8 square feet per 1,000 cubic feet per minute (0.74 m² per 0.4719 m³/s) of smoke exhaust.

(Reason: Makeup air has been required to be automatic for several years now in this region when mechanical smoke exhaust systems are proposed. This allows such systems to be activated from the smoke control panel by first responders without having to physically go around the exterior of the building opening doors manually. Such requires a significant number of first responders on scene to conduct this operation and significantly delays activation and/or capability of the smoke exhaust system.)

****Section 912.2.3; add to read as follows:**

912.2.3 Hydrant Distance. An approved fire hydrant shall be located within 100 feet of the fire department connection as the fire hose lays along an unobstructed path.

(Reason: To accommodate limited hose lengths, improve response times where the FDC is needed to achieve fire control, and improve ease of locating a fire hydrant in those situations also. Also, consistent with NFPA 14 criteria.)

****Section 913.2.1; add second paragraph and exception to read as follows:**

When located on the ground level at an exterior wall, the fire pump room shall be provided with an exterior fire department access door that is not less than 3 ft. in width and 6 ft. – 8 in. in height, regardless of any interior doors that are provided. A key box shall be provided at this door, as required by Section 506.1.

Exception: When it is necessary to locate the fire pump room on other levels or not at an exterior wall, the corridor leading to the fire pump room access from the exterior of the building shall be provided with equivalent fire resistance as that required for the pump room, or as approved by the fire code official. Access keys shall be provided in the key box as required by Section 506.1.

(Reason: This requirement allows firefighters safer access to the fire pump room. The requirement allows access without being required to enter the building and locate the fire pump room interior access door during a fire event. The exception recognizes that this will not always be a feasible design scenario and as such, provides an acceptable alternative to protect the pathway to the fire pump room.)

****Section 914.3.1.2; change to read as follows:**



914.3.1.2 Water Supply to required Fire Pumps. In all buildings that are more than ~~420~~ 120 feet (~~128~~ 36.6 m) in building height, and buildings of Type IVA and IVB construction that are more than ~~120~~ 120 feet (~~36.6~~ 36.6 m) in building height, required fire pumps shall be supplied by connections to no fewer than two water mains located in different streets. Separate supply piping shall be provided between each connection to the water main and the pumps. Each connection and the supply piping between the connection and the pumps shall be sized to supply the flow and pressure required for the pumps to operate.

Exception: {No change to exception.}

(Reason: The 2009 edition of the IFC added this requirement based on a need for redundancy of the water supply similar to the redundancy of the power supply to the fire pumps required for such tall buildings, partially due to the fact that these buildings are rarely fully evacuated in a fire event. More commonly, the alarm activates on the floor of the event, the floor above and the floor below. Back-up power to the fire pump becomes critical for this reason. Certainly, the power is pointless if the water supply is impaired for any reason, so a similar requirement is provided here for redundant water supplies. The 2015 edition changes the requirement to only apply to very tall buildings over 420 ft. This amendment modifies/lowers the requirement to 120 ft., based on this same height requirement for fire service access elevators. Again, the language from the 2009 and 2012 editions of the code applied to any high-rise building. This compromise at 120 ft. is based on the above technical justification of defend-in-place scenarios in fire incidents in such tall structures.)

*****Section 915; delete and replace to read as follows:**

915.1 General. ~~Carbon monoxide (CO) detection shall be installed in new buildings in accordance with Section 915.1.1. Carbon monoxide detection shall be installed in existing buildings in accordance with Section 1103.9.~~

Exception: ~~Carbon monoxide detection is not required in Group S, Group F and Group U occupancies that are not normally occupied.~~

915.1.1 Where required. ~~Carbon monoxide detection shall be installed in the locations specified in Section 915.2 where any of the following conditions exist.~~

- ~~1. In buildings that contain a CO source.~~
- ~~2. In buildings that contain or are supplied by a CO-producing forced-air furnace.~~
- ~~3. In buildings with attached private garages.~~
- ~~4. In buildings that have a CO-producing vehicle that is used within the building.~~

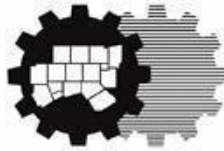
915.2 Locations. ~~Carbon monoxide detection shall be installed in the locations specified in Sections 915.2.1 through 915.2.3.~~

915.2.1 Dwelling units. ~~Carbon monoxide detection shall be installed in dwelling units outside of each separate sleeping area in the immediate vicinity of the bedrooms. Where a CO source is located within a bedroom or its attached bathroom, carbon monoxide detection shall be installed within the bedroom.~~

915.2.2 Sleeping units. ~~Carbon monoxide detection shall be installed in sleeping units.~~

Exception: ~~Carbon monoxide detection shall be allowed to be installed outside of each separate sleeping area in the immediate vicinity of the sleeping unit where the sleeping unit or its attached bathroom does not contain a CO source and is not served by a CO-producing forced-air furnace.~~

915.2.3 Group E occupancies. ~~A carbon monoxide system that uses carbon monoxide detectors shall be installed in Group E occupancies. Alarm signals from carbon monoxide detectors shall be automatically transmitted to an on-site location that is staffed by school personnel.~~



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Exception: ~~Carbon monoxide alarm signals shall not be required to be automatically transmitted to an on-site location that is staffed by school personnel in Group E occupancies with an occupant load of 30 or less.~~

915.2.4 CO-producing forced-air furnace. ~~Carbon monoxide detection complying with Item 2 of Section 915.1.1 shall be installed in all enclosed rooms and spaces served by a fuel-burning, forced-air furnace.~~

Exceptions:

- ~~1. Where a carbon monoxide detector is provided in the first room or space served by each main duct leaving the furnace, and the carbon monoxide alarm signals are automatically transmitted to an approved location.~~
- ~~2. Dwelling units that comply with Section 915.2.1.~~

915.2.5 Private garages. ~~Carbon monoxide detection complying with Item 3 of Section 915.1.1 shall be installed within enclosed occupiable rooms or spaces that are contiguous to the attached private garage.~~

Exceptions:

- ~~1. In buildings without communicating openings between the private garage and the building.~~
- ~~2. In rooms or spaces located more than one story above or below a private garage.~~
- ~~3. Where the private garage connects to the building through an open-ended corridor.~~
- ~~4. An open parking garage complying with Section 406.5 of the International Building Code or an enclosed parking garage complying with Section 406.6 of the International Building Code shall not be considered a private garage.~~
- ~~5. Dwelling units that comply with Section 915.2.1.~~

915.2.6 All other occupancies. ~~For locations other than those specified in Sections 915.2.1 through 915.2.5, carbon monoxide detectors shall be installed on the ceiling of enclosed rooms or spaces containing CO-producing devices or served by a CO source forced-air furnace.~~

Exception: ~~Where environmental conditions prohibit the installation of carbon monoxide detector in an enclosed room or space, carbon monoxide detectors shall be installed in an approved enclosed location contiguous with the room or space that contains a CO source.~~

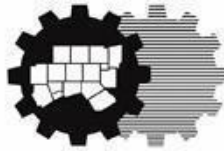
915.3 Carbon monoxide detection. ~~Carbon monoxide detection required by Sections 915.1 through 915.2.3 shall be provided by carbon monoxide alarms complying with Section 915.4 or carbon monoxide detection systems complying with Section 915.5.~~

915.3.1 Alarm limitations. ~~Carbon monoxide alarms shall only be installed in dwelling units and in sleeping units. They shall not be installed in locations where the code requires carbon monoxide detectors to be used.~~

915.3.2 Fire alarm system required. ~~New buildings that are required by Section 907.2 to have a fire alarm system and by Section 915.2 to have carbon monoxide detectors shall be connected to the fire alarm system in accordance with NFPA 72.~~

915.3.3 Fire alarm systems not required. ~~In new buildings that are not required by Section 907.2 to have a fire alarm system, carbon monoxide detection shall be provided by one of the following:~~

- ~~1. Carbon monoxide detectors connected to an approved carbon monoxide detection system in accordance with NFPA 72.~~
- ~~2. Carbon monoxide detectors connected to an approved combination system in accordance with NFPA 72.~~
- ~~3. Carbon monoxide detectors connected to an approved fire alarm system in accordance with NFPA 72.~~



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4. ~~Where approved by the fire code official, carbon monoxide alarms maintained in accordance with the manufacturer's instructions.~~

915.3.4 Installation. ~~Carbon monoxide detection shall be installed in accordance with NFPA 72 and the manufacturer's instructions.~~

915.4 Carbon monoxide alarms. ~~Carbon monoxide alarms shall comply with Sections 915.4.1 through 915.4.4.~~

915.4.1 Power source. ~~Carbon monoxide alarms shall receive their primary power from the building wiring where such wiring is served from a commercial source, and when primary power is interrupted, shall receive power from a battery. Wiring shall be permanent and without a disconnecting switch other than that required for overcurrent protection.~~

Exception: ~~Where installed in buildings without commercial power, battery-powered carbon monoxide alarms shall be an acceptable alternative.~~

915.4.2 Listings. ~~Carbon monoxide alarms shall be listed in accordance with UL 2034.~~

915.4.3 Combination alarms. ~~Combination carbon monoxide/smoke alarms shall be an acceptable alternative to carbon monoxide alarms. Combination carbon monoxide/smoke alarms shall be listed in accordance with UL 217 and UL 2034.~~

915.4.4 Interconnection. ~~Where more than one carbon monoxide alarm is required to be installed, carbon monoxide alarms shall be interconnected in such a manner that the actuation of one alarm will activate all of the alarms. Physical interconnection of carbon monoxide alarms shall not be required where listed wireless alarms are installed and all alarms sound upon activation of one alarm.~~

915.5 Carbon monoxide detection systems. ~~Carbon monoxide detection systems shall be an acceptable alternative to carbon monoxide alarms and shall comply with Sections 915.5.1 through 915.5.3.~~

915.5.1 General. ~~Carbon monoxide detectors shall be listed in accordance with UL 2075.~~

915.5.2 Locations. ~~Carbon monoxide detectors shall be installed in the locations specified in Section 915.2. These locations supersede the locations specified in NFPA 72.~~

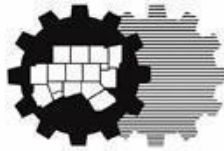
915.5.3 Combination detectors. ~~Combination carbon monoxide/smoke detectors shall be an acceptable alternative to carbon monoxide detectors, provided that they are listed in accordance with UL 268 and UL 2075.~~

915.5.4 Occupant notification. ~~Activation of a carbon monoxide detector shall annunciate at the control unit and shall initiate audible and visible alarm notification throughout the building.~~

Exception: ~~Occupant notification is permitted to be limited to the area where the carbon monoxide alarm signal originated and other signaling zones in accordance with the fire safety plan, provided that the alarm signal from an activated carbon monoxide detector is automatically transmitted to an approved on-site location or off-premises location.~~

915.5.5 Duct detection. ~~Carbon monoxide detectors placed in environmental air ducts or plenums shall not be used as a substitute for the required protection in Section 915.~~

915.6 Maintenance. ~~Carbon monoxide alarms and carbon monoxide detection systems shall be maintained in accordance with NFPA 72. Carbon monoxide alarms and carbon monoxide detectors that become inoperable or begin producing end-of-life signals shall be replaced.~~



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915.6.1 Enclosed parking garages. ~~Carbon monoxide and nitrogen dioxide detectors installed in enclosed parking garages in accordance with Section 404.1 of the International Mechanical Code shall be maintained in accordance with the manufacturer's instructions and their listing. Detectors that become inoperable or begin producing end-of-life signals shall be replaced.~~

915.1 General. New and existing buildings shall be provided with carbon monoxide (CO) detection in accordance with Sections 915.2 through 915.5.

915.2 Where required. Carbon monoxide detection shall be provided in interior spaces, other than dwelling units or sleeping units, that are exposed to a carbon monoxide source in accordance with Sections 915.2.1 through 915.2.3. Carbon monoxide detection for dwelling units or sleeping units that are exposed to a carbon monoxide source shall be in accordance with Section 915.2.4.

915.2.1 Interior spaces with direct carbon monoxide sources. In all occupancies, interior spaces with a direct carbon monoxide source shall be provided with carbon monoxide detection located in close proximity to the direct carbon monoxide source and in accordance with Section 915.3.

Exception: Where environmental conditions in an enclosed space are incompatible with carbon monoxide detection devices, carbon monoxide detection shall be provided in an approved adjacent location.

915.2.2 Interior spaces adjacent to a space containing a carbon monoxide source. In Groups A, B, E, I, M and R Occupancies, interior spaces that are separated from and adjacent to an enclosed parking garage or an interior space that contains a direct carbon monoxide source shall be provided with carbon monoxide detection if there are communicating openings between the spaces. Detection devices shall be located in close proximity to communicating openings on the side that is furthest from the carbon monoxide source and in accordance with Section 915.3

Exceptions:

1. Where communicating openings between the space containing a direct carbon monoxide source and the adjacent space are permanently sealed airtight, carbon monoxide detection is not required for the adjacent space.

2. Where the fire code official determines that the volume or configuration of the adjacent interior space is such that dilution or geometry would diminish the effectiveness of carbon monoxide detection devices located in such spaces, detection devices additional to those required by Section 915.2.1 shall be located on the side of communicating openings that is closest to the carbon monoxide source.

915.2.3 Interior spaces with forced-indirect carbon monoxide sources. In all occupancies, interior spaces with a forced-indirect carbon monoxide source shall be provided with carbon monoxide detection in accordance with either of the following:

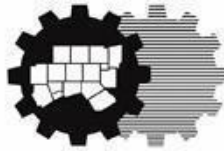
1. Detection in each space with a forced-indirect carbon monoxide source, located in accordance with Section 915.3.

2. Detection only in the first space served by the main duct leaving the forced-indirect carbon monoxide source, located in accordance with Section 915.3, with an audible and visual alarm signal provided at an approved location.

915.2.4 Dwelling units and sleeping units. Carbon monoxide detection for dwelling units and sleeping units shall comply with Sections 915.2.4.1 and 915.2.4.2.

915.2.4.1 Direct carbon monoxide sources. Where a direct carbon monoxide source is located in a bedroom or sleeping room, or a bathroom attached to either, carbon monoxide detection shall be installed in the bedroom or sleeping room. Where carbon monoxide detection is not installed in bedrooms or sleeping rooms, carbon monoxide detection shall be installed outside of each separate sleeping area in close proximity to bedrooms or sleeping rooms for either of the following conditions:

1. The dwelling unit or sleeping unit has a communicating opening to an attached, enclosed garage.



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2. A direct carbon monoxide source is located in the dwelling unit or sleeping unit outside of bedrooms or sleeping rooms.

915.2.4.2 Forced-indirect carbon monoxide sources. Bedrooms or sleeping rooms in dwelling units or sleeping units that are exposed to a forced-indirect carbon monoxide source shall be provided with carbon monoxide detection in accordance with Section 915.2.4.1 or Section 915.2.3.

915.3 Location of detection devices. Carbon monoxide detection devices shall be installed in accordance with manufacturer's instructions in a location that avoids dead air spaces, turbulent air spaces, fresh air returns, open windows, and obstructions that would inhibit accumulation of carbon monoxide at the detection location. Carbon monoxide detection in air ducts or plenums shall not be permitted as an alternative to required detection locations.

915.4 Permissible detection devices. Carbon monoxide detection shall be provided by a carbon monoxide detection system complying with Section 915.4.2 unless carbon monoxide alarms are permitted by Sections 915.4.1.

915.4.1 Carbon monoxide alarms. Carbon monoxide alarms complying with Sections 915.4.1.1 through 915.4.1.3 shall be permitted in lieu of a carbon monoxide detection system in both of the following:

1. Dwelling units and sleeping units.
2. Locations other than dwelling units or sleeping units, where approved, provided that the manufacturer's instructions do not prohibit installation in locations other than dwelling units or sleeping units and that the alarm signal for any carbon monoxide alarm installed in a normally unoccupied location is annunciated by an audible and visual signal in an approved location.

915.4.1.1 Power source. In buildings with a wired power source, carbon monoxide alarms shall receive their primary power from a permanent connection to building wiring, with no disconnecting means other than for overcurrent protection, and shall be provided with a battery backup. In buildings without a wired power source, carbon monoxide alarms shall be battery powered.

Exception: For existing buildings not previously required to have carbon monoxide alarms permanently connected to a wired power source, existing battery-powered and plug-in with battery backup carbon monoxide alarms shall be permitted to remain in service. When replaced, replacement with battery-powered and plug-in with battery backup carbon monoxide alarms shall be permitted.

915.4.1.2 Listings. Carbon monoxide alarms shall be listed in accordance with UL 2034. Combination carbon monoxide/smoke alarms shall also be listed in accordance with UL 217.

915.4.1.3 Interconnection. Where more than one carbon monoxide alarm is installed, actuation of any alarm shall cause all of the alarms to signal an alarm condition.

915.4.2 Carbon monoxide detection systems. Carbon monoxide detection systems shall be installed in accordance with NFPA 72.

915.4.2.1 Fire alarm system integration. Where a building fire alarm system or combination fire alarm system, as defined in NFPA 72, is installed, carbon monoxide detection shall be provided by connecting carbon monoxide detectors to the fire alarm system. Where a building fire alarm system or a combination fire alarm system is not installed, carbon monoxide detection shall be provided by connecting carbon monoxide detectors to a carbon monoxide detection system complying with NFPA 72.

915.4.2.2 Listings. Carbon monoxide detectors shall be listed in accordance with UL 2075. Combination carbon monoxide/smoke detectors shall be listed in accordance with UL 268 and UL 2075.



915.4.2.3 Alarm notification. For other than Group E Occupancies, activation of a carbon monoxide detector shall initiate alarm notification in accordance with any of the following:

1. An audible and visible alarm notification throughout the building and at the control unit.
2. Where specified in an approved fire safety plan, an audible and visible alarm in the signaling zone where the carbon monoxide has been detected and other signaling zones specified in the fire safety plan, and at the control unit.
3. Where a sounder base is provided for each detector, an audible alarm at the activated carbon monoxide detector and an audible and visible alarm at the control unit.

For Group E Occupancies having an occupant load of 30 or less, alarm notification shall be provided in an on-site location staffed by school personnel or in accordance with the notification requirements for other occupancies. For Group E occupancies having an occupant load of more than 30, an audible and visible alarm shall be provided in an on-site location staffed by school personnel.

915.5 Maintenance. Carbon monoxide alarms and carbon monoxide detection systems shall be maintained in accordance with NFPA 72 and the manufacturer's instructions. Carbon monoxide alarms and carbon monoxide detectors that become inoperable or begin producing end-of-life signals shall be replaced.

(Reason: The final version of the 2024 edition text for Section 915 that was approved fell short of clearly conveying requirements. Furthermore, the adopted code text seems to require a level of protection for some occupancies that is excessive and for other occupancies insufficient. This wording matches the approved changes in the 2027 IFC)

****Section 1006.2.1; change Exception #3 to read as follows:**

1006.2.1 Egress based on occupant load and common path of egress travel distance. Two exits or exit doorways from any space shall be provided where the design occupant load or the common path of egress travel distance exceeds the values listed in Table 1006.2.1. The cumulative occupant load from adjacent rooms, areas or space shall be determined in accordance with Section 1004.2.

Exceptions:

1. {No change.}
2. {No change.}
3. Unoccupied rooftop mechanical rooms and penthouses are not required to comply with the common path of egress travel distance measurement.

(Reason: Add "rooftop" to Exception No. 3 to clarify that only such mechanical rooms located on the roof may be exempted.)

****Section 1103.5.3; add sentence to read as follows:**

Fire sprinkler system installation shall be completed within 24 months from date of notification by the fire code official.

(Reason: Regional consistency of this retroactive requirement to allow business owners adequate time to budget to accommodate the cost of the fire sprinkler system.)

****Section 1103.5.6; add to read as follows:**

1103.5.6 Spray Booths and Rooms. Existing spray booths and spray rooms shall be protected by an approved automatic fire-extinguishing system in accordance with Section 2404.

(Reason: Consistent with amendment to IFC 2404, and long-standing regional requirement to protect this



hazardous operation.)

****Section 1103.7.7; add to read as follows:**

1103.7.7 Fire Alarm System Design Standards. Where an existing fire alarm system is upgraded or replaced, the devices shall be addressable. Fire alarm systems utilizing more than 20 smoke and/or heat detectors shall have analog initiating devices.

Exception: Existing systems need not comply unless the total building, or fire alarm system, remodel or expansion exceeds 30% of the building. When cumulative building, or fire alarm system, remodel or expansion initiated after the date of original fire alarm panel installation exceeds 50% of the building, or fire alarm system, the fire alarm system must comply within 18 months of permit application.

1103.7.7.1 Communication requirements. Refer to Section 907.6.6 for applicable requirements.

(Reason: To assist responding personnel in locating the emergency event and provide clarity as to percentages of work that results in a requirement to upgrade the entire fire alarm system.)

***** Section 1103.9; delete and change to read as follows:**

1103.9 Carbon monoxide detection. Carbon monoxide detection shall be installed in existing buildings where any of the conditions identified in Section 915.1.1 exist. Carbon monoxide alarms shall be installed in the locations specified in Section 915.2 and the installation shall be in accordance with Section 915.4.

Exceptions:

1. Carbon monoxide alarms are permitted to be solely battery operated where the code that was in effect at the time of construction did not require carbon monoxide detectors to be provided.
2. Carbon monoxide alarms are permitted to be solely battery operated in dwelling units that are not served from a commercial power source.
3. A carbon monoxide detection system in accordance with Section 915.5 shall be an acceptable alternative to carbon monoxide alarms.

1103.9 Carbon monoxide detection. Carbon monoxide detection shall be installed in existing buildings in accordance with Section 915.

(Reason: The final version of the 2024 edition text for Section 1103.9 that was approved fell short of clearly conveying requirements. Furthermore, the adopted code text seems to require a level of protection for some occupancies that is excessive and for other occupancies insufficient. This wording matches the approved changes in the 2027 IFC)

*****Section 1201.4; add to read as follows:**

1201.4 Electrical Shutdown. Energy systems including solar photovoltaic power systems, stationary fuel cell power systems, or electrical energy storage systems shall have a remote power shut down box. The location shall be at an *approved* location. The box shall only be accessible by the fire department and shall be keyed to the fire department Key Box as outlined in Section 506.

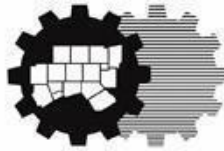
(Reason: To provide a secure electrical disconnect located where Fire responders are able to shut down power to these systems in an emergency)

*****Section 1207.2; add to read as follows:**

1207.2 Commissioning, decommissioning, operation and maintenance. Commissioning,

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decommissioning, operation and maintenance shall be conducted in accordance with this section. In addition to the ordinary inspection and test requirements that buildings, structures and parts thereof are required to undergo, Energy Storage Systems subject to the provisions of Section 1207 shall undergo special inspections and tests sufficient to verify the proper commissioning of the Energy Storage System in its final installed condition. The design submission accompanying the construction documents shall clearly detail procedures and methods to be used and the items subject to such inspections and tests. Such commissioning shall be in accordance with generally accepted engineering practice and, where possible, based on published standards for the particular testing involved. The special inspections and tests required by this section shall be conducted under the same terms as in Chapter 17 of the International Building Code.

(Reason: Installation of these systems require specialized knowledge to ensure they are installed and function to code. These systems integrate multiple disciplines including, electrical, mechanical, and fire protection systems.)

****Section 2304.1; change to read as follows:**

2304.1 Supervision of Dispensing. ~~The dispensing of fuel at motor fuel-dispensing facilities shall be conducted by a qualified attendant or shall be under the supervision of a qualified attendant at all times or shall be in accordance with Section 2204.3.~~ the following:

1. Conducted by a qualified attendant; and/or,
2. Shall be under the supervision of a qualified attendant; and/or
3. Shall be an unattended self-service facility in accordance with Section 2304.3.

At any time, the qualified attendant of item Number 1 or 2 above is not present, such operations shall be considered as an unattended self-service facility and shall also comply with Section 2304.3.

(Reason: Allows a facility to apply the attended and unattended requirements of the code when both are potentially applicable.)

****Section 2401.2; delete this section in its entirety.**

~~**Section 2401.2 Nonapplicability.** This chapter shall not apply to spray finishing utilizing flammable or combustible liquids that do not sustain combustion, including:~~

- ~~1. Liquids that do not have a fire point when tested in accordance with ASTM D92.~~
- ~~2. Liquids with a flashpoint greater than 95°F (35°C) in a water-miscible solution or dispersion with a water and inert (noncombustible) solids content of more than 80 percent by weight.~~

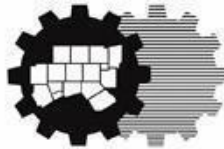
(Reason: This section eliminates such booths from all compliance with Chapter 24 including, but not limited to: size, ventilation, fire protection, construction, etc. If the product utilized is changed to a more flammable substance, the lack of compliance with Chapter 24 could result in significant fire or deflagration and subsequent life safety hazard.)

****Section 3307.1; change to read as follows:**

Section 3307.1 Required access. Approved vehicle access for firefighting and emergency response shall be provided to all construction or demolition sites. Vehicle access shall be provided to within ~~400~~ 50 feet (~~30-480~~ 15-240 mm) of temporary or permanent fire department connections. Vehicle access shall be provided by either temporary or permanent roads, capable of supporting vehicle loading under all weather conditions. Vehicle access shall be maintained until permanent fire apparatus access roads are available.

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When fire apparatus access roads are required to be installed for any structure or development, access shall be approved prior to the time which construction has progressed beyond completion of the foundation of any structure. Whenever the connection is not visible to approaching fire apparatus, the fire department connection shall be indicated by an *approved sign*.

(Reason: Improves access to the FDC where required, as well as coordinates with the timing of installation amendment from Section 501.4.)

*****Section 3307.1.2; change to read as follows:**

3307.1.2 Stairways required. Where building construction exceeds 40 feet (12 192 mm) in height above the lowest level of fire department vehicle access, a temporary or permanent stairway shall be provided. As construction progresses, such stairways shall be extended to within one floor of the highest point of construction having secured decking or flooring. Whenever the stairways are not visible to approaching fire apparatus, the stairways locations shall be indicated by an *approved sign*.

(Reason: Improves access to the stairways where required.)

*****Section 3307.5.3; add section to read as follows:**

3307.5.3 Standpipe Signage. Whenever the standpipes are not visible to approaching fire apparatus, locations shall be indicated by an *approved sign*.

(Reason: Improves access to the standpipes where required.)

*****Section 4104.2; change to read as follows:**

4104.2 Open-flame Cooking Devices. Charcoal burners and other open-flame cooking devices, charcoal grills and other similar devices used for cooking shall not be operated or located on combustible balconies, decks, or within 10 feet (3048 mm) of combustible construction.

Exceptions:

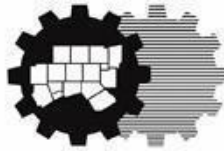
1. One- and two-family dwellings where LP-gas containers are limited to a water capacity not greater than 50 pounds (22.68 kg) [nominal 20-pound (9.08 kg) LP-gas capacity] with an aggregate LP-gas capacity not to exceed 100 pounds (5 containers). All LP-gas containers shall be stored outside, as per Chapter 61.
2. Where buildings, balconies and decks are protected by an approved automatic sprinkler system, and LP-gas containers are limited to a water capacity not greater than 50 pounds (22.68 kg) [nominal 20-pound (9.08 kg) LP-gas capacity], with an aggregate LP-gas capacity not to exceed 40 lbs. (2 containers). All LP-gas containers shall be stored outside, as per Chapter 61.
3. LP-gas cooking devices having LP-gas containers with a water capacity not greater than 2-1/2 pounds [nominal 1-pound (0.454 kg) LP-gas capacity].

(Reason: Decrease fire risk in multi-family dwellings and minimize ignition sources and clarify allowable limits for 1 & 2 family dwellings, and allow an expansion for sprinklered multi-family uses. This amendment adds clarification and defines the container size allowed for residences.)

****Section 5601.1.3; change to read as follows:**

5601.1.3 Fireworks. The possession, manufacture, storage, sale, handling, and use of fireworks are prohibited.

Exceptions:



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1. Only when approved for fireworks displays, the storage and handling of fireworks as allowed in Section 5604 and 5608.
2. ~~Manufacture, assembly and testing of fireworks as allowed in Section 5605.~~
3. The use of fireworks for approved fireworks displays as allowed in Section 5608.
4. ~~The possession, storage, sale... {Delete remainder of text.}~~

(Reason: Restricts fireworks to approved displays only, which is consistent with regional practice. Such is intended to help protect property owners and individuals from unintentional fireworks fires within the jurisdiction, as well as to help protect individuals from fireworks injuries. It is noted that there has been a change in the State Law to allow possession of unopened fireworks in certain areas of the vehicle, and it is highly recommended that AHJ's familiarize themselves with the applicable State Laws in this regard.)

****Section 5703.6; add sentence to end of paragraph to read as follows:**

An approved method of secondary containment shall be provided for underground tank and piping systems.

(Reason: Increased protection in response to underground leak problems and remediation difficulty in underground applications. Coordinates with TCEQ requirements.)

****Section 5704.2.11.4; change to read as follows:**

5704.2.11.4 Leak Prevention. Leak prevention for underground tanks shall comply with Sections 5704.2.11.4.1 and 5704.2.11.4.2 through 5704.2.11.4.3. An approved method of secondary containment shall be provided for underground tank and piping systems.

(Reason: Increased protection in response to underground leak problems and remediation difficulty in underground applications. Coordinates with TCEQ requirements.)

****Section 5704.2.11.4.2; change to read as follows:**

5704.2.11.4.2 Leak Detection. Underground storage tank systems shall be provided with an approved method of leak detection from any component of the system that is designed and installed in accordance with NFPA 30 and as specified in Section 5704.2.11.4.3.

(Reason: Reference to IFC Section 5704.2.11.4.3 amendment.)

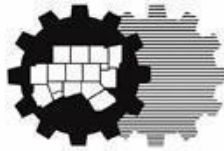
****Section 5704.2.11.4.3; add to read as follows:**

5704.2.11.4.3 Observation Wells. Approved sampling tubes of a minimum 4 inches in diameter shall be installed in the backfill material of each underground flammable or combustible liquid storage tank. The tubes shall extend from a point 12 inches below the average grade of the excavation to ground level and shall be provided with suitable surface access caps. Each tank site shall provide a sampling tube at the corners of the excavation with a minimum of 4 tubes. Sampling tubes shall be placed in the product line excavation within 10 feet of the tank excavation and one every 50 feet routed along product lines towards the dispensers, a minimum of two are required.

(Reason: Provides an economical means of checking potential leaks at each tank site. This is long-standing regional practice.)

****Section 5707.4; add paragraph to read as follows:**

Mobile fueling sites shall be restricted to commercial, industrial, governmental, or manufacturing, where the North Central Texas Council of Governments



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parking area having such operations is primarily intended for employee vehicles. Mobile fueling shall be conducted for fleet fueling or employee vehicles only, not the general public. Commercial sites shall be restricted to office-type or similar occupancies that are not primarily intended for use by the public.

(Reason: The general public does not expect a hazardous operation to be occurring in a typical parking lot or for a fuel truck to be traversing such parking lot, temporarily fueling a vehicle, and moving on to the next area in the parking lot to fuel the next vehicle. Vehicular accidents occur in parking lots on a regular basis, but the presence of a fuel truck, especially one in the process of fueling a vehicle with gasoline, greatly adds to the potential risk involved in such accidents. By restricting such operations to the occupancies in question, the employees of the business may be adequately notified to expect such operations to occur in the parking lot.)

****{Appendix B Fire-Flow Requirements for Buildings amendments}**

****Table B105.2; change footnote a. to read as follows:**

a. The reduced fire-flow shall be not less than ~~4,000~~ 1,500 gallons per minute.

(Reason: The minimum fire-flow of 1,500 gpm for other than one- and two- family dwellings has existed since the 2000 edition of the IFC, as well as the Uniform Fire Code before that. Little to no technical justification was provided for the proposed code change at the code hearings. The board believes that the already-allowed 75 percent reduction in required fire-flow for the provision of sprinkler protection is already a significant trade-off. The minimum 1,500 gpm is not believed to be overly stringent for the vast majority of public water works systems in this region, especially since it has existed as the requirement for so many years. Further, the continued progression of trading off more and more requirements in the codes for the provision of sprinkler protection has made these systems extremely operation-critical to the safety of the occupants and properties in question. In other words, should the sprinkler system fail for any reason, the fire-flow requirements drastically increase from that anticipated with a sprinkler-controlled fire scenario.)

****{Appendix D Fire Apparatus Access Roads amendments}**

****Section D102.1; change to read as follows:**

D102.1 Access and loading. Facilities, buildings or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an *approved* fire apparatus access road with an asphalt, concrete or other *approved* driving surface capable of supporting the imposed load of fire apparatus weighing up to ~~75,000~~ 85,000 pounds (~~34 050~~ 38 556 kg).

(Reason: To address the current size of fire trucks in use – figure derived from DOT requirements for waiver of vehicle exceeding such weight and from current maximum weights of fire trucks being purchased by jurisdictions in North Texas.)

****Section D103.4; change to read as follows:**

D103.4 Dead ends. Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) shall be provided with width and turnaround provisions in accordance with Table D103.4.

**TABLE D103.4
REQUIREMENTS FOR DEAD-END FIRE APPARATUS ACCESS ROADS**

LENGTH	WIDTH	TURNAROUNDS REQUIRED
(feet)	(feet)	



0–150	20 <u>24</u>	None required
151–500	20 <u>24</u>	120-foot Hammerhead, 60-foot “Y” or 96-foot diameter cul-de-sac in accordance with Figure D103.1
501–750	26	120-foot Hammerhead, 60-foot “Y” or 96-foot diameter cul-de-sac in accordance with Figure D103.1
Over 750	Special approval required	

For SI: 1 foot = 304.8 mm.

(Reason: Reflects current increased apparatus access roadway widths as indicated in the recommended amendment to 503.2.1.)

****Section D103.5; change Item 1 to read as follows:**

D103.5 Fire apparatus access road gates. Gates securing the fire apparatus access roads shall comply with all of the following criteria:

1. Where a single gate is provided, the gate width shall be not less than ~~20~~ 24 feet (~~6096~~ 7315.2 mm). Where a fire apparatus road consists of a divided roadway, the gate width shall be not less than 12 feet (3658 mm).

(Reason: Reflects current increased apparatus access roadway widths as indicated in the recommended amendment to 503.2.1.)

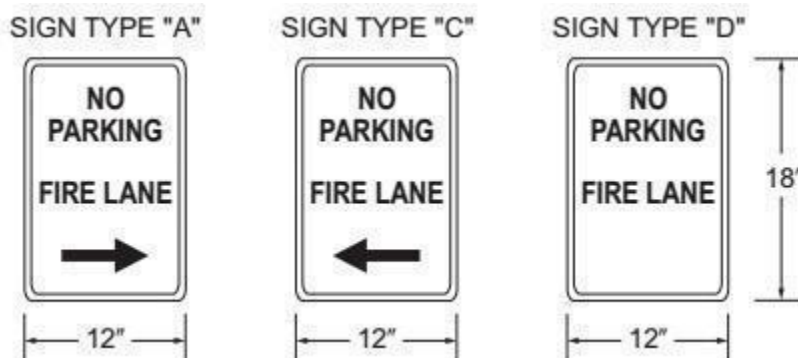
****Section D103.6; change to read as follows:**

D103.6 Signs. Marking. Striping, signs, or other markings, when approved by the *fire code official*, shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. Striping, signs and other markings shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility.

(1) Striping – Fire apparatus access roads shall be continuously marked by painted lines of red traffic paint six inches (6”) in width to show the boundaries of the lane. The words “NO PARKING FIRE LANE” or “FIRE LANE NO PARKING” shall appear in four inch (4”) white letters at 25 feet intervals on the red border markings along both sides of the fire lanes. Where a curb is available, the striping shall be on the vertical face of the curb.

(2) Signs – Signs shall read “NO PARKING FIRE LANE” or “FIRE LANE NO PARKING” and shall be 12” wide and 18” high (See Figure D103.6). Signs shall have red letters on a white reflective background, using not less than 2” lettering. Signs shall be permanently affixed to a stationary post and the bottom of the sign shall be six feet, six inches (6’6”) above finished grade. Signs shall be spaced not more than fifty feet (50’) apart along both sides of the fire lane. Signs may be installed on permanent buildings or walls or as approved by the Fire Chief.

~~Where required by the fire code official, fire apparatus access roads shall be marked with permanent “NO PARKING FIRE LANE” signs complying with Figure D103.6, or other approved method. Signs shall have a minimum dimension of 12 inches (305 mm) wide by 18 inches (457 mm) high and have red letters on a white reflective background. Signs shall be posted on one or both sides of the fire apparatus road as required by Section D103.6.1 or D103.6.2.~~



**FIGURE D103.6
FIRE LANE SIGNS**

(Reason: Reflects current markings for apparatus access roadways as indicated in the recommended amendment to Section 503.3)

****Section D103.6.1 and D103.6.2; delete sections as follows:**

~~**D103.6.1 Roads 20 to 26 feet in width.** Fire lane signs as specified in Section D103.6 shall be posted on both sides of fire apparatus access roads that are 20 to 26 feet wide (6096 to 7925 mm).~~

~~**D103.6.2 Roads more than 26 feet in width.** Fire lane signs as specified in Section D103.6 shall be posted on one side of fire apparatus access roads more than 26 feet wide (7925 mm) and less than 32 feet wide (9754 mm).~~

(Reason: Reflects current markings for apparatus access roadways as indicated in the recommended amendment to 503.3 and D103.6, which requires the signage on both sides of the fire apparatus access roads, regardless of width)

****Section D104.3; change to read as follows:**

D104.3 Remoteness. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the lot or area to be served, measured in a straight line between accesses, or as approved by the fire code official.

(Reason: To provide some additional flexibility to the fire code official on the location of the two fire apparatus access roads.)

****Section D105.3; change to read as follows:**

D105.3 Proximity to building. Unless otherwise approved by the fire code official, one or more of the required access routes meeting this condition shall be located not less than 15 feet (4572 mm) and not greater than 30 feet (9144 mm) from the building, and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be *approved by the fire code official.*

(Reason: To provide some additional flexibility to the fire code official on the location of the aerial fire apparatus access roads.)

****Section D106.3; change to read as follows:**

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Amendments

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Final – Approved August 2025

2024 International Fire Code



D106.3 Remoteness. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses, or as approved by the fire code official.

(Reason: To provide some additional flexibility to the fire code official on the location of the two fire apparatus access roads.)

****Section D107.2; change to read as follows:**

D107.2 Remoteness. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses, or as approved by the fire code official.

(Reason: To provide some additional flexibility to the fire code official on the location of the two fire apparatus access roads.)

*****{Appendix L FIREFIGHTER AIR REPLENISHMENT SYSTEMS amendments}**

*****Option A**

*****Section L101.1; change to read as follows:**

L101.1 Scope. Firefighter air replenishment systems (FARS) shall be provided in accordance with this appendix in new buildings where any of the following conditions are met:

1. Buildings with an occupied floor or occupied roof located more than 75 feet (22 860 mm) above the lowest level of fire department vehicle access.
2. Buildings having 2 or more stories below grade plane.

*****Option B**

*****Section L101.1; change to read as follows:**

L101.1 Scope. Firefighter air replenishment systems (FARS) shall be provided in accordance with this appendix in new buildings where any of the following conditions are met:

1. Buildings having 6 or more stories above grade plane.
2. Buildings having 2 or more stories below grade plane.

The adopting ordinance shall specify building characteristics or special hazards that establish thresholds triggering a requirement for the installation of a FARS. The requirement shall be based on the fire department's capability of replenishing firefighter breathing air during sustained emergency operations. Considerations shall include:

1. ~~Building characteristics, such as number of stories above or below grade plane, floor area, type of construction and fire resistance of the primary structural frame to allow sustained firefighting operations based on a rating of not less than 2 hours.~~
2. ~~Special hazards, other than buildings, that require unique accommodations to allow the fire department to replenish firefighter breathing air.~~
3. ~~Fire department staffing level.~~
4. ~~Availability of a fire department breathing air replenishment vehicle.~~



(Reason: The adoption of Firefighter Air Replenishment Systems (FARS) for specific new construction is critical to meeting operational demands and ensuring firefighter safety during extended interior fireground operations in complex or high-risk structures. Staffing limitations significantly impact the fire department's ability to transport and distribute self-contained breathing apparatus (SCBA) cylinders efficiently—particularly in buildings with substantial vertical travel distances, whether above or below grade. Installing a FARS mitigates these challenges by enabling rapid and efficient air resupply without the need for additional personnel to conduct time-consuming and labor-intensive cylinder shuttle operations. This amendment aligns fire code requirements with the actual capabilities and operational realities of fire departments.

Jurisdictions should consider expanding the application of FARS to address operational challenges in additional high-risk building types, as identified in IBC Chapter 16. These additional thresholds address the operational limitations associated with delayed SCBA resupply in large, complex, or continuously occupied structures where interior travel distances and sustained operations may exceed firefighter working time. Such requirements should only be applied where a minimum 2-hour fire-resistive construction is provided for the primary structural frame, stairways, and other critical building elements to ensure the survivability of firefighter access routes.

Requiring FARS in buildings that exceed these specific construction thresholds enhances firefighter safety, supports effective incident mitigation, and ensures sustained operations during long-duration or complex incidents. This approach ensures that FARS provisions are aligned with both fire department operational needs and the inherent risk profile of the building type.)

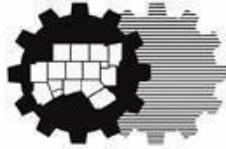
*****Section L104.13.1; change to read as follows:**

L104.13.1 Location. Fill stations for refilling breathing air cylinders shall be located as follows:

1. In the primary stair, as designated by the fire code official, a fill station shall be installed on the first level and on every odd-numbered floor thereafter.
2. In all other stairs, a fill station shall be installed on the second level and on every even-numbered floor thereafter.
- ~~1. Fill stations shall be provided at the fifth floor above and below the ground level floor and every third floor level thereafter.~~
- ~~2. On floor levels requiring fill stations, one fill station shall be provided adjacent to a required exit stair at a location designated by the fire code official. In buildings required to have three or more exit stairs, additional fill stations shall be provided at a ratio of one fill station for every three stairways.~~

(Reason: The specified locations for firefighter air replenishment system (FARS) fill stations are based on operational efficiency, responder safety, and ease of access during emergency operations. Locating fill stations in both the primary and secondary stairwells at alternating floor intervals ensures consistent and rapid access to breathing air replenishment throughout the building, without creating congestion in any single stairwell.

Jurisdictions considering installation of FARS within large horizontal buildings with a footprint of 500,000 square feet or greater, the FARS connections should be installed at strategic locations, such as no more than 125 feet from corners.)



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*****Section L106.1; add paragraph to read as follows:**

The inspecting FARS contractor shall provide annual inspection tag/sticker on the FARS' interior air monitoring panel. Tag/sticker shall identify approved inspecting contractor's name, physical address, phone number, and certified inspector's name, as well as date of inspection. System shall not be tagged until all inspection requirements of this section are conducted. Tag/sticker shall be blue in color for a passing system. If this is not possible for any reason, tag/sticker shall be red in color for a failing system with reasons for failure indicated on the tag if possible. If red tag/sticker is placed, AHJ/Fire Marshal shall be notified immediately within a maximum of 24 hours.)

(Reason: There is no current state licensing or tagging requirements for these important firefighter safety systems.)

END

CITY COUNCIL MEMORANDUM/RESOLUTION

City Council Meeting: Monday, October 27, 2025, 6:00 PM

Department: Finance

Subject: RESOLUTION NO. R-2025-023-03 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. The current updates to the FY2025-2026 Fee schedule adopted on August 25, 2025 are the following:

- Amends the Reimbursement Fee for Credit/Debit card processing from \$3.95 to \$2.50
- Added City Secretary \$15 certification fee

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. The attached fee schedule highlights in blue are the changes.

FISCAL IMPACT

The proposed fee adjustments will generate additional revenue to recover service costs, fund drainage projects, and align charges with actual costs..

RECOMMENDATION

Staff recommends that the City Council approve Resolution No. R-2025 Fee Schedule to adopt the FY **2025-2026** fee schedule, effective October 27, 2025

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 27TH day of October 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

[Exhibit A - Fee Schedule](#)

[Fee schedule resolution.pdf](#)

All Haltom City Fees for Fiscal Year 2025-2026

CC proposed 10.27.25

Department	Type	Description	Charge Per	Rate 2026
ADMINISTRATIVE CHARGES	Copies/ Public Records	Audio Cassette	Per Cassette	\$2.50
ADMINISTRATIVE CHARGES	Copies/ Public Records	Certified Copy	Each Certification (Plus additional cost of document)	\$5.00
ADMINISTRATIVE CHARGES	Copies/ Public Records	Computer CD (when available)	Per CD	\$1.00
ADMINISTRATIVE CHARGES	Copies/ Public Records	Computer Diskette (when available)	Per Diskette	\$1.00
ADMINISTRATIVE CHARGES	Copies/ Public Records	DVD Duplication of Council Meeting/Open Record	Per Meeting/Open Record	\$3.00
ADMINISTRATIVE CHARGES	Copies/ Public Records	DVD Duplication of Program not Council Meeting/Open Record	Per Duplication of Program not Council Meeting/Open Record	\$15.00
ADMINISTRATIVE CHARGES	Copies/ Public Records	Paper Copy - Larger than 8 ½ x 14 (If two sides, counts as two copies)	Per side of paper	\$0.50
ADMINISTRATIVE CHARGES	Copies/ Public Records	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
ADMINISTRATIVE CHARGES	Copies/ Public Records	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
ADMINISTRATIVE CHARGES	Copies/ Public Records	Personnel Charge For Research	Per Hour	\$15.00
ADMINISTRATIVE CHARGES	Copies/ Public Records	VHS Duplication of Council Meeting/Open Record	Per Meeting/Open Record	\$2.50
ADMINISTRATIVE CHARGES	Copies/ Public Records	VHS Duplication of Program not Council Meeting/Open Record	Per Duplication of Program not Council Meeting/Open Record	\$8.00
ADMINISTRATIVE CHARGES	Microfiche/ Microfilm	Paper Copy - Standard Size 8 ½ x 11 or 8 ½ x 14	Per Page	\$0.10
ADMINISTRATIVE CHARGES	Notary Fees	Acknowledgements, Certified Copies, Jurat's, Oaths and Affirmations, Proof of Acknowledgement	Per Document	\$10.00
ADMINISTRATIVE CHARGES	Notary Fees	Protests	Per Document	\$5.00
ANIMAL SERVICES	Adoption/ Surrender	Adoption	Per Animal	\$65.00
ANIMAL SERVICES	Adoption/ Surrender	Deceased Animal Pickup - From Citizen - Large Animal Over 30 pounds)	Per Animal	\$10.00
ANIMAL SERVICES	Adoption/ Surrender	Deceased Animal Pickup - From Citizen - Small Animal (Less than 30 pounds)	Per Animal	\$10.00
ANIMAL SERVICES	Adoption/ Surrender	Deceased Animal Pickup - From Veterinarian	Per Animal	\$10.00
ANIMAL SERVICES	Adoption/ Surrender	Surrender Fee All Species	Per Animal (must have rabies vaccine)	\$75.00
ANIMAL SERVICES	Adoption/ Surrender	Surrender Fee All Species -	Bite Investigation	\$150.00
ANIMAL SERVICES	Offense Fees	Boarding Fee All Species	Per Day Per Animal (in addition to impound fee)	\$10.00
ANIMAL SERVICES	Offense Fees	Impoundment of Stray Animal - 1st Offense	Per Animal	\$30.00
ANIMAL SERVICES	Offense Fees	Impoundment of Stray Animal - 2nd Offense	Per Animal	\$60.00
ANIMAL SERVICES	Offense Fees	Impoundment of Stray Animal - Each Additional Offense	Per Animal	\$100.00
ANIMAL SERVICES	Offense Fees	Quarantine All Species (Incremental increase in fee for each additional quarantine)	Per Day Per Animal	\$30.00
ANIMAL SERVICES	Trap Rental Fees	City Animal Licensing Fee - Altered (Required minimum age 4 months and older)	Per Animal	\$7 / Senior Citizens \$0
ANIMAL SERVICES	Trap Rental Fees	City Animal Licensing Fee - Replace tag (Required minimum age 4 months and older)	Per Animal	\$5 / Senior Citizens \$0
ANIMAL SERVICES	Trap Rental Fees	City Animal Licensing Fee - Un-altered (Required minimum age 4 months and older)	Per Animal	\$15 / Senior Citizens \$0
ANIMAL SERVICES	Trap Rental Fees	Trap (Refundable Fee)	Per Animal	\$60.00
CITY SECRETARY	Certification	Certification (City Seal)	Each	\$15.00
CITY SECRETARY	Documents	Emergency Management Plan (Annexes Only)	Per Plan + Per Page	\$15 + 0.10 per page
CITY SECRETARY	Documents	Emergency Management Plan (Basic Only) - Paper Copy	Per Plan + Per Page	\$15 + 0.10 per page
CITY SECRETARY	Documents	Emergency Management Plan (Basic Plan and/or Annexes) Per CD when available	CD (Computer Disk)	\$5.00
CITY SECRETARY	Faxing Fee - Open Records Requests	Local Number	Per Page - Local	\$1.00
CITY SECRETARY	Faxing Fee - Open Records Requests	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

				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	
CITY SECRETARY	License and Permits	Alcohol Permit: BE - On Premise Beer Retailers	A. First Year	\$500.00
CITY SECRETARY	License and Permits	Alcohol Permit: BE - On Premise Beer Retailers	B. Every year thereafter first year	\$375.00
CITY SECRETARY	License and Permits	Alcohol Permit: BG - Wine and Beer Retailers On Premise	A. First Year	\$500.00
CITY SECRETARY	License and Permits	Alcohol Permit: BG - Wine and Beer Retailers On Premise	B. Every year thereafter first year	\$375.00
CITY SECRETARY	License and Permits	Alcohol Permit: BQ - Wine and Beer Off Premise Permit	Per Year	\$30.00
CITY SECRETARY	License and Permits	Amusement Machine License	After 3rd Inspection, each time	\$50.00
CITY SECRETARY	License and Permits	Amusement Machine License	Five Machines or More	\$300.00
CITY SECRETARY	License and Permits	Amusement Machine License	Four Machines or Less	\$100.00
CITY SECRETARY	License and Permits	Amusement Machine License	Inspection for Permit-2nd & 3rd Time	\$25.00
CITY SECRETARY	License and Permits	Amusement Machine License	Late Fee for Permit Renewal	\$5/day; After 90 days permit will be recinded until next calender year
CITY SECRETARY	License and Permits	Amusement Machine License - Inspection	Inspection for Permit-1st Time	\$0.00
CITY SECRETARY	License and Permits	Food Certificate: Q Permit Type Certificate	Annual	\$37.50
CITY SECRETARY	License and Permits	Food Certificate: RM or MB Certificate	A. 1st year Annual Renewal	\$1,125.00
CITY SECRETARY	License and Permits	Food Certificate: RM or MB Certificate	B. 2nd year Annual Renewal	\$750.00
CITY SECRETARY	License and Permits	Food Certificate: RM or MB Certificate	C. Subsequent Annual Renewal	\$375.00
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
CITY SECRETARY	License and Permits	Pool Hall	Annual License Per Table	\$15.00
CITY SECRETARY	License and Permits	Solicitor's Permit	Annual Permit	\$100.00
CITY SECRETARY	License and Permits	Wine Only Package Storm Permit: Q	B. Two year period	\$75.00
ENGINEERING	Gas Drilling and Production Fees	Amended Permit Fee	Per well head	\$1,000.00
ENGINEERING	Gas Drilling and Production Fees	Annual Permit Fee	Per well head	\$2,000.00
ENGINEERING	Gas Drilling and Production Fees	Blanket Permit Fee	Per well head	\$10,000.00
ENGINEERING	Gas Drilling and Production Fees	Drilling Permit Fee	Per well head	\$10,000.00
ENGINEERING	Gas Drilling and Production Fees	Inspections	Per well head	Actual Cost
ENGINEERING	Gas Drilling and Production Fees	Operator Transfer Fee	Per well head	\$1,000.00
ENGINEERING	Gas Drilling and Production Fees	Seismic Service Fee	Per well head	\$500.00
ENGINEERING	Gas Drilling and Production Fees	Technical Advisor	Per well head	Actual Cost
ENVIRONMENTAL SERVICES	Food Program Fees (Fees Paid Directly to Tarrant County)	Adjunct Operation	Food Service (per independent operation)	\$500.00
ENVIRONMENTAL SERVICES	Food Program Fees (Fees Paid Directly to Tarrant County)	Adjunct Operation	Food Store ≤ 5000 sq. ft (per independent operation)	\$500.00
ENVIRONMENTAL SERVICES	Food Program Fees (Fees Paid Directly to Tarrant County)	Adjunct Operation	Food Store ≥ 5000 sq. ft (per independent operation)	\$600.00
ENVIRONMENTAL SERVICES	Food Program Fees (Fees Paid Directly to Tarrant County)	Catering Operation	Per establishment	\$700.00
ENVIRONMENTAL SERVICES	Food Program Fees (Fees Paid Directly to Tarrant County)	Child Care Food Service	Per establishment	\$500.00
ENVIRONMENTAL SERVICES	Food Program Fees (Fees Paid Directly to Tarrant County)	Commissary	No food prep	\$400.00
ENVIRONMENTAL SERVICES	Food Program Fees (Fees Paid Directly to Tarrant County)	Commissary	With food prep	\$600.00
ENVIRONMENTAL SERVICES	Food Program Fees (Fees Paid Directly to Tarrant County)	Contractual Inspection - School Districts (avg \$150 per site visite) *no fee increase	Reinspection Fee	\$150.00
ENVIRONMENTAL SERVICES	Food Program Fees (Fees Paid Directly to Tarrant County)	Duplicate Permits *no fee increase	Reinspection Fee	\$15.00
ENVIRONMENTAL SERVICES	Food Program Fees (Fees Paid Directly to Tarrant County)	Farmers Market	Reinspection Fee	\$100.00

ENVIRONMENTAL SERVICES	Food Program Fees (Fees Paid Directly to Tarrant County)	Food Court	Per establishment	\$600.00
ENVIRONMENTAL SERVICES	Food Program Fees (Fees Paid Directly to Tarrant County)	Food Service	A. ≤ 500 sq. ft	\$400.00
ENVIRONMENTAL SERVICES	Food Program Fees (Fees Paid Directly to Tarrant County)	Food Service	B. > 500≤1500 sq. ft	\$500.00
ENVIRONMENTAL SERVICES	Food Program Fees (Fees Paid Directly to Tarrant County)	Food Service	C. >1500≤3000 sq. ft	\$600.00
ENVIRONMENTAL SERVICES	Food Program Fees (Fees Paid Directly to Tarrant County)	Food Service	D. >3000≤6000 sq. ft	\$700.00
ENVIRONMENTAL SERVICES	Food Program Fees (Fees Paid Directly to Tarrant County)	Food Service	E. >6000 sq. ft	\$800.00
ENVIRONMENTAL SERVICES	Food Program Fees (Fees Paid Directly to Tarrant County)	Food Store	> 5000 sq. ft	\$800.00
ENVIRONMENTAL SERVICES	Food Program Fees (Fees Paid Directly to Tarrant County)	Food Store	≤ 5000 sq. ft	\$600.00
ENVIRONMENTAL SERVICES	Food Program Fees (Fees Paid Directly to Tarrant County)	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
ENVIRONMENTAL SERVICES	Food Program Fees (Fees Paid Directly to Tarrant County)	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 31-60 days	20% of fee owed
ENVIRONMENTAL SERVICES	Food Program Fees (Fees Paid Directly to Tarrant County)	Mobile Units	Open and/or food prep	\$600.00
ENVIRONMENTAL SERVICES	Food Program Fees (Fees Paid Directly to Tarrant County)	Mobile Units	Prepackaged food only	\$400.00
ENVIRONMENTAL SERVICES	Food Program Fees (Fees Paid Directly to Tarrant County)	Mobile Units	Push Carts	\$600.00
ENVIRONMENTAL SERVICES	Food Program Fees (Fees Paid Directly to Tarrant County)	Plan Review	<1500 sq ft or below	\$100.00
ENVIRONMENTAL SERVICES	Food Program Fees (Fees Paid Directly to Tarrant County)	Plan Review	>1500 sq ft or above	\$200.00
ENVIRONMENTAL SERVICES	Food Program Fees (Fees Paid Directly to Tarrant County)	Required/Requested Reinspection Fee	Reinspection Fee	\$75.00
ENVIRONMENTAL SERVICES	Food Program Fees (Fees Paid Directly to Tarrant County)	School Cafeterai with Contract	Reinspection Fee	\$250.00
ENVIRONMENTAL SERVICES	Food Program Fees (Fees Paid Directly to Tarrant County)	Temporary Food Establishment 1-5 Days *no fee increase	Reinspection Fee	\$35.00
ENVIRONMENTAL SERVICES	Food Program Fees (Fees Paid Directly to Tarrant County)	Temporary Food Establishment 6-14 Days	Reinspection Fee	\$70.00
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
ENVIRONMENTAL SERVICES	Industrial User Wastewater Discharge Permitting Fees	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
ENVIRONMENTAL SERVICES	Permits and Inspections	Annual Permit	Per Pool	\$315.00
ENVIRONMENTAL SERVICES	Permits and Inspections	Backflow Tester Registration	For One Year	\$100.00
ENVIRONMENTAL SERVICES	Permits and Inspections	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
ENVIRONMENTAL SERVICES	Permits and Inspections	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 31-60 days	20% of fee owed
ENVIRONMENTAL SERVICES	Permits and Inspections	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 61-90 days	30% of fee owed
ENVIRONMENTAL SERVICES	Permits and Inspections	Liquid Waste Transport Fee	1st Vehicle	\$200.00
ENVIRONMENTAL SERVICES	Permits and Inspections	Liquid Waste Transport Fee	Each Additional Vehicle	\$170.00
ENVIRONMENTAL SERVICES	Permits and Inspections	Plan Review and Opening Inspection	Per Pool	\$200.00
ENVIRONMENTAL SERVICES	Permits and Inspections	Public (not for single family residential) Swimming Pool, Spa & Interactive Water Feature Fees	Per Pool	(Fees Paid Directly to Tarrant County)
ENVIRONMENTAL SERVICES	Permits and Inspections	Required Reinspection	Per Event	\$75.00

ENVIRONMENTAL SERVICES	Permits and Inspections	Test Booklet	Per Booklet	\$0.00
ENVIRONMENTAL SERVICES	Permits and Inspections	Trip Ticket Book Liquid Waste Transport	Per Book	\$20.00
ENVIRONMENTAL SERVICES	Shopping Cart recovery	Shopping Cart Recovery	Per Cart	\$50.00
ENVIRONMENTAL SERVICES	Wastewater Sampling Fees	Biochemical Oxygen Demand Sampling Fee	Per Sample	\$55.00
ENVIRONMENTAL SERVICES	Wastewater Sampling Fees	Cyanide Grab Sampling Fee	Per Sample	\$50.00
ENVIRONMENTAL SERVICES	Wastewater Sampling Fees	Metals Composite Sampling Fee.	Per Sample	\$255.00
ENVIRONMENTAL SERVICES	Wastewater Sampling Fees	Oil/Grease and Cyanide Grab Sampling Fee	Per Sample	\$80.00
ENVIRONMENTAL SERVICES	Wastewater Sampling Fees	Total Suspended Solids Sampling Fee	Per Sample	\$40.00
ENVIRONMENTAL SERVICES	Wastewater Sampling Fees	Total Toxic Organics Grab Sampling Fee	Per Sample	\$615.00
FINANCE	Bound Hardcopy	Annual Audit	Per Copy	\$40.00
FINANCE	Bound Hardcopy	Budget	Per Copy	\$40.00
FINANCE	Fee	Reimbursement Fee	Per transaction	\$3.95 to \$2.50
FIRE DEPARTMENT	Access Control Fee	Inspection of Access Control Devices	Per floor	\$100.00
FIRE DEPARTMENT	Automatic Fire Sprinkler Systems	Automatic Fire Sprinkler Systems	1 to 19 heads	\$100.00
FIRE DEPARTMENT	Automatic Fire Sprinkler Systems	Automatic Fire Sprinkler Systems	20 or more	\$125.00
FIRE DEPARTMENT	Automatic Fire Sprinkler Systems	Automatic Fire Sprinkler Systems	Per floor	
FIRE DEPARTMENT	Automatic Fire Sprinkler Systems	Automatic Fire Sprinkler Systems	Plus	\$50.00
FIRE DEPARTMENT	Emergency Responder Communication Coverage System	Plans Review and Testing of Radio Systems (Public Safety Testing/Delivered Audio Quality Testing)	Per System	\$300.00
FIRE DEPARTMENT	Fire Alarm Systems	Initiating Devices	2-5 initiating devices	\$100.00
FIRE DEPARTMENT	Fire Alarm Systems	Initiating Devices	6 or more initiating devices	\$125.00
FIRE DEPARTMENT	Fire Alarm Systems	Initiating Devices	Plus per floor	\$45.00
FIRE DEPARTMENT	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 DEPARTMENT	Fire Protection Contractor's Fee	Annual Renewal	Per	No Charge
FIRE DEPARTMENT	Fire Protection Contractor's Fee	Initial	Per	No Charge
FIRE DEPARTMENT	Fireworks	Fireworks Display	Per Event	\$300.00
FIRE DEPARTMENT	Fire Re-Inspection Fee	Re-Inspection Fee (After 2nd visit if non-compliance)	Per Occurrence	\$75.00
FIRE DEPARTMENT	Multi-Family Safety Inspections	Annual Fee	Per Dwelling Unit	\$14.00
FIRE DEPARTMENT	Open Burning	Open Burning	Per Event	\$300.00
FIRE DEPARTMENT	Plan Review	Plan Review	Per Plan	\$250.00
FIRE DEPARTMENT	Pre-engineered Extinguishing System	New or Existing System	Per System	\$150.00
FIRE DEPARTMENT	Fire Department Stand-By (Apparatus)	FD Apparatus Stand-By	Per Apparatus/Per Hour	\$125.00
FIRE DEPARTMENT	Fire Department Stand-By (Personnel)	FD Personnel Stand-By	Per FF/Per Hour	\$55.00
FIRE DEPARTMENT	Standpipe Installation	New	Per Riser	\$100.00
FIRE DEPARTMENT	Standpipe Testing	Required every 5 years	Per Riser	\$50.00
FIRE DEPARTMENT	Temporary membrane structures, tents and canopies	Temporary membrane structures, tents and canopies	Per	\$175.00
FIRE DEPARTMENT	Underground Storage Tanks	Installations/Alternations/Removals	Per Tank	\$100.00
HALTOM CITY WATER AND SEWER IMPACT FEES	A. 3/4" Water Meter	3/4" Water Meter	Per Meter	\$1,166.54
HALTOM CITY WATER AND SEWER IMPACT FEES	A. 3/4" Water Meter	Wastewater from 3/4" Water Meter	Per Meter	\$2,115.33
HALTOM CITY WATER AND SEWER IMPACT FEES	B. 5/8" Water Meter	5/8" Water Meter	Per Meter	\$1,166.54
HALTOM CITY WATER AND SEWER IMPACT FEES	B. 5/8" Water Meter	Wastewater from 5/8" Water Meter	Per Meter	\$2,115.33
HALTOM CITY WATER AND SEWER IMPACT FEES	C. 1" Water Meter	1" Water Meter	Per Meter	\$1,948.11
HALTOM CITY WATER AND SEWER IMPACT FEES	C. 1" Water Meter	Wastewater from 1" Water Meter	Per Meter	\$3,532.61
HALTOM CITY WATER AND SEWER IMPACT FEES	D. 2" Water Meter	2" Water Meter	Per Meter	\$6,217.64
HALTOM CITY WATER AND SEWER IMPACT FEES	D. 2" Water Meter	Wastewater from 2" Water Meter	Per Meter	\$11,074.74

HALTOM CITY WATER AND SEWER IMPACT FEES	E. 4" Water Meter	4" Water Meter	Per Meter	\$19,446.14
HALTOM CITY WATER AND SEWER IMPACT FEES	E. 4" Water Meter	Wastewater from 4" Water Meter	Per Meter	\$35,262.63
HALTOM CITY WATER AND SEWER IMPACT FEES	F. 6" Water Meter	6" Water Meter	Per Meter	\$38,880.63
HALTOM CITY WATER AND SEWER IMPACT FEES	F. 6" Water Meter	Wastewater from 6" Water Meter	Per Meter	\$70,504.11
HALTOM CITY WATER AND SEWER IMPACT FEES	G. 8" Water Meter	8" Water Meter	Per Meter	\$62,211.34
HALTOM CITY WATER AND SEWER IMPACT FEES	G. 8" Water Meter	Wastewater from 8" Water Meter	Per Meter	\$112,810.81
HALTOM CITY WATER AND SEWER IMPACT FEES	H. 10" Water Meter	10" Water Meter	Per Meter	\$89,438.27
HALTOM CITY WATER AND SEWER IMPACT FEES	H. 10" Water Meter	Wastewater from 10" Water Meter	Per Meter	\$162,182.72
LIBRARY	Fax, Copy and Print Fees - Patron Personal Documents	B&W printing / copying (coin operated copiers or computer printers)	Per page	\$0.10
LIBRARY	Fax, Copy and Print Fees - Patron Personal Documents	COLOR printing / copying (coin operated copiers or computer printers)	Per page	\$0.50
LIBRARY	Fax, Copy and Print Fees - Patron Personal Documents	Faxing Fee – Local and long distance (Continental US only) – send or receive	Per page	\$1.00
LIBRARY	Fees	Initial Library Card	Per Card	No Charge
LIBRARY	Fees	Interlibrary Loan Borrowing Fees	Per Item, Per Day	No Charge
LIBRARY	Fees	Lost Material	Per Item	Cost of Item
LIBRARY	Fees	Overdue Material (including books, audio and video cassettes, DVDs etc.)	Per Item, Per Day	No Charge
LIBRARY	Fees	Replacement Card	Per Card	\$2.00
LIBRARY	Meeting Room Deposit	Reservation /Cleaning Deposit - Refundable	Per Event	\$50.00
LIBRARY	Meeting Room Usage Charges	1/2 Room w/ Kitchenette - nonresident per hour (2 hour minimum)	Per Event	\$30.00
LIBRARY	Meeting Room Usage Charges	1/2 Room w/ Kitchenette - resident per hour (2 hour minimum)	Per Event	\$20.00
LIBRARY	Meeting Room Usage Charges	1/2 Room w/o Kitchenette - nonresident per hour (2-hour minimum)	Per Event	\$25.00
LIBRARY	Meeting Room Usage Charges	1/2 Room w/o Kitchenette - resident per hour (2-hour minimum)	Per Event	\$15.00
LIBRARY	Meeting Room Usage Charges	Board room (deposit applies)	Per Event	No Charge
LIBRARY	Meeting Room Usage Charges	Business Rate: 1/2 Room w/ Kitchenette - nonresident per hour (2 hour minimum)	Per Event	\$60.00
LIBRARY	Meeting Room Usage Charges	Business Rate: 1/2 Room w/ Kitchenette - resident per hour (2 hour minimum)	Per Event	\$40.00
LIBRARY	Meeting Room Usage Charges	Business Rate: 1/2 Room w/o Kitchenette - nonresident per hour (2-hour minimum)	Per Event	\$50.00
LIBRARY	Meeting Room Usage Charges	Business Rate: Full Room - nonresident per hour (2 hour minimum)	Per Event	\$100.00
LIBRARY	Meeting Room Usage Charges	Business Rate: Full Room - resident per hour (2 hour minimum)	Per Event	\$60.00
LIBRARY	Meeting Room Usage Charges	Business Rate: 1/2 Room w/o Kitchenette - resident per hour (2-hour minimum)	Per Event	\$30.00
LIBRARY	Meeting Room Usage Charges	Full Room - nonresident per hour (2 hour minimum)	Per Event	\$50.00
LIBRARY	Meeting Room Usage Charges	Full Room - resident per hour (2 hour minimum)	Per Event	\$30.00
LIBRARY	Miscellaneous Charges	Carrying Case	Per Item	\$10.00
LIBRARY	Miscellaneous Charges	Chromebook Replacement	Per Item	\$328.00
LIBRARY	Miscellaneous Charges	DVD/CD/CDBOOK Artwork	Per Item	\$1.00
LIBRARY	Miscellaneous Charges	DVD/CD/CDBOOK Replacement Case	Per Item	\$5.00
LIBRARY	Miscellaneous Charges	DVD/CD/CDBOOK Sleeve	Per Item	\$0.20
LIBRARY	Miscellaneous Charges	Earbuds	Per Item	\$2.00
LIBRARY	Miscellaneous Charges	Flash Drive	Per Item	\$6.50
LIBRARY	Miscellaneous Charges	Kit Replacement Case	Per Item	\$20.00
LIBRARY	Miscellaneous Charges	Missing Part	Per Item	Cost of item
LIBRARY	Miscellaneous Charges	Mobile Hot Spot Device replacement	Per Item	\$100.00
LIBRARY	Miscellaneous Charges	Plastic Bag Replacement	Per Item	\$2.00
LIBRARY	Miscellaneous Charges	Plastic Book Jacket Replacement	Per Item	\$1.00
LIBRARY	Miscellaneous Charges	Tablet Device Replacement	Per Item	\$100.00
LIBRARY	Miscellaneous Charges	USB Type-C Charging Cable & AC Adapter	Per Item	\$24.00
PARKS AND RECREATION	Ampitheatre Rental	Refundable deposit \$200 + Hourly rental \$200 per hour. If attendance is over 50 people, a permit is required in addition	Refundable Fee + Per Event/Per Hour	\$ 200 refundable deposit + \$200 per hour
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
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	Mini-Tournament	Per Mini Tournament	\$25.00

PARKS AND RECREATION	Disc Golf Course Rentals: <i>Rentals do not designate "exclusive" use of course, funds will go into Park Donation fund for course improvements</i>	Port-a-potty	Each	\$100.00
PARKS AND RECREATION	Disc Golf Course Rentals: <i>Rentals do not designate "exclusive" use of course, funds will go into Park Donation fund for course improvements</i>	Sanctioned Tournament	Per Tournament	\$50.00
PARKS AND RECREATION	Gym Rental	Adult Gym Rental Resident	Per Hour	\$75.00
PARKS AND RECREATION	Gym Rental	Gym Cleaning Deposit (<i>not necessary for practices only</i>)	Per Event	\$100.00
PARKS AND RECREATION	Gym Rental	Tournament Fee - Full Day (9am to 5pm)	Per Tournament/Per gym	\$250.00
PARKS AND RECREATION	Gym Rental	Youth Gym Rental Resident	Per Hour	\$50.00
PARKS AND RECREATION	Gym Use	Basketball Gym and Game Room Pass for Non-Resident (unlimited visits) 1 Year Membership - Annual Renewal	Per Year	\$50.00
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
PARKS AND RECREATION	Gym Use	One-Day Basketball Gym and Game Room Pass for Non-Resident	Per Visit	\$5.00
PARKS AND RECREATION	Gym Use	Replacement Card	Per replacement	\$5.00
PARKS AND RECREATION	Park and Ball Field Rental	Ball Field Rental With Lights - Per hour (2-Hour Minimum)	Per hour (2-Hour Minimum)	\$25.00
PARKS AND RECREATION	Park and Ball Field Rental	Ball Field Rental Without Lights	Per hour (2-Hour Minimum)	\$20.00
PARKS AND RECREATION	Park and Ball Field Rental	Light Key Deposit - Refundable (Cash Only)	Per Event	\$40.00
PARKS AND RECREATION	Park and Ball Field Rental	Tournament Fee (With Lights) - Full Day (8:00 am - 11:00 pm)	Per Tournament/Per Field	\$150.00
PARKS AND RECREATION	Park Facility Fees and Deposits	Restroom Key Deposit - Refundable (<i>Cash Only</i>)	Per Event	\$40.00
PARKS AND RECREATION	Park Facility Fees and Deposits	Shelter Reservations	Per Hour (2-Hour Minimum)	\$20.00
PARKS AND RECREATION	Park Facility Fees and Deposits	Tennis Courts	Per Court	No Charge
PARKS AND RECREATION	Recreation Center Room Rental	Multi-Purpose Room Cleaning Deposit - Refundable	Per Event	\$100.00
PARKS AND RECREATION	Recreation Center Room Rental	Multi-Purpose Room Resident	Per Hour	\$50.00
PARKS AND RECREATION	Recreation Center Room Rental	Room Rental for Non-profit groups	Per Event	No Charge
PARKS AND RECREATION	Recreation Center Room Rental	Single Room Cleaning Deposit - Refundable	Per Event	\$50.00
PARKS AND RECREATION	Recreation Center Room Rental	Single Room Resident	Per hour	\$30.00
PARKS AND RECREATION	Recreation Center Room Rental	Staffing fee (<i>after hours rental</i>)	Per hour	\$25.00
PARKS AND RECREATION	Special Event Permit	Special Events or Programs Flat Fee	Per Event	\$50.00
PARKS AND RECREATION	Special Event Permit	Special Events or Programs Event Requiring Staff Support	Per Event	\$100.00
PARKS AND RECREATION	Special Event Permit	Special Events or Programs Multi-Day Event	Per Event	\$150.00
PERMIT FEES	Building Code Fees	A Certificate of Occupancy	Initial New Business Permit or any change in use or ownership	\$100.00
PERMIT FEES	Building Code Fees	General Contractor Registration	Initial	\$100.00
PERMIT FEES	Building Code Fees	General Contractor Registration	Renewal Annually	\$50.00
PERMIT FEES	Building Code Fees	Irrigation License	Initial	\$100.00
PERMIT FEES	Building Code Fees	Irrigation License	Renewal Annually	\$50.00
PERMIT FEES	Building Code Fees	Master Electrician License	Initial	\$100.00
PERMIT FEES	Building Code Fees	Master Electrician License	Renewal Annually	\$50.00
PERMIT FEES	Building Code Fees	Street Contractor License	Initial	\$100.00
PERMIT FEES	Building Code Fees	Street Contractor License	Renewal Annually	\$50.00
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.	A. Valuation \$1 to \$500	Base Fee \$23.50 + Over Base Fee \$0.0
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.	B. Valuation \$501 to \$2,000	Base Fee \$23.50 + Over Base Fee \$3.32 per \$100
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.	C. Valuation \$2,001 to \$25,000	Base Fee \$73.30 + Over Base Fee \$15.26 per \$1000
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.	D. Valuation \$25,001 to \$50,000	Base Fee \$424.28 + Over Base Fee \$11.10 per \$1,000
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

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.	F. Valuation \$100,001 to \$500,000	Base Fee \$1,083.28 + Over Base Fee \$6.10 per \$1,000
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.	G. Valuation \$500,001 to \$1,000,000	Base Fee \$3,523.28 + Over Base Fee \$5.18 per \$1,000
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.	H. Valuation over \$1,000,000	Base Fee \$6,118.46 + Over Base Fee \$3.98 per \$1,000
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
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.	Addition	\$0.75/sf
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.	Carport	\$0.50/sf
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.	Flatwork	\$100.00
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.	Foundation Repair	\$175.00
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.	New Residential	\$0.75/sf
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.	Pool - above ground	\$100.00
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.	Pool - in ground	\$500.00
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.	Remodel	\$300.00
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.	Roof	\$175.00
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.	Siding	\$175.00
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.	Solar System	\$300.00
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.	Windows	\$175.00
PERMIT FEES	Cemetery Fees	Grave Inspection	Per individual	\$65.00
PERMIT FEES	Cemetery Fees	Permit Fee For Erecting a Memorial	Per individual	\$47.50
PERMIT FEES	Cemetery Fees	Saturday or Sunday Grave Inspection	Per individual	\$120.00
PERMIT FEES	Mechanical 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
PERMIT FEES	Miscellaneous Permits and Fees	Contractor Fire Sprinkler Connection Tap Fee	Per Connection	\$100.00

PERMIT FEES	Miscellaneous Permits and Fees	Demolition Permit	Per unit	\$100.00
PERMIT FEES	Miscellaneous Permits and Fees	Garage Sale Permit (Maximum of Four (4) Sales Per Calendar Year)	Per Sale	\$7.00
PERMIT FEES	Miscellaneous Permits and Fees	Grass Cutting Administrative Cost	Per Lot/Tract	\$250.00
PERMIT FEES	Miscellaneous Permits and Fees	Grass Cutting Hourly Rate (in addition to administrative cost)	Per Lot	\$65.00
PERMIT FEES	Miscellaneous Permits and Fees	Grass Cutting Hourly Rate (in addition to administrative cost)	Per Tract	\$80.00
PERMIT FEES	Miscellaneous Permits and Fees	Irrigation System Permit	Per system	\$140.00
PERMIT FEES	Miscellaneous Permits and Fees	Mobile Home Inspections	Per Month Per Trailer	\$2.00
PERMIT FEES	Miscellaneous Permits and Fees	Reinspection Fee	Each	\$75.00
PERMIT FEES	Miscellaneous Permits and Fees	Residential Fence Permit (30" minimum height)	Per Fence	\$50.00
PERMIT FEES	Miscellaneous Permits and Fees	Special Events Permits - Per Event	Per Event	\$40.00
PERMIT FEES	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 Plan	65% of Permit Fee
PERMIT FEES	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
PERMIT FEES	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	\$250.00
PERMIT FEES	Public Works Fees Related to Building Permits or Public Infrastructure Construction	Asphalt Street Cut	Per Cut	\$900.00
PERMIT FEES	Public Works Fees Related to Building Permits or Public Infrastructure Construction	Concrete Street Cut	Per Cut	\$5,000.00
PERMIT FEES	Public Works Fees Related to Building Permits or Public Infrastructure Construction	Driveway Approach Permit	Per Approach	\$75.00
PERMIT FEES	Public Works Fees Related to Building Permits or Public Infrastructure Construction	Driveway Approach Subsequent Inspections	Per Inspection	\$50.00
PERMIT FEES	Public Works Fees Related to Building Permits or Public Infrastructure Construction	Public Infrastructure Construction Outside of Regular Work Hours	Per hour (minimum 2 hours)	\$90.00
PERMIT FEES	Public Works Fees Related to Building Permits or Public Infrastructure Construction	Safe Pathways Fund (payment in lieu of sidewalk construction)	Per Linear Foot	\$50.00
PERMIT FEES	Public Works Fees Related to Building Permits or Public Infrastructure Construction	Salvaged Fire Hydrant	Per Unit	\$100.00
PERMIT FEES	Public Works Fees Related to Building Permits or Public Infrastructure Construction	Speed Humps Installed	Per/Each location	\$1,000.00
PERMIT FEES	Public Works Fees Related to Building Permits or Public Infrastructure Construction	Speed Humps Removed	Per/Each location	\$500.00
PERMIT FEES	Public Works Fees Related to Building Permits or Public Infrastructure Construction	Street Bore (for water service between water main and water meter)	Per Bore	\$1,000.00
PERMIT FEES	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	Application and Variance Fees	Application For Conditional Use Permit (Non-Refundable)	Per Application	\$300.00
PLANNING AND COMMUNITY DEVELOPMENT	Application and Variance Fees	Application for Platting - Commercial (Non-Refundable)	Per Application	\$300.00
PLANNING AND COMMUNITY DEVELOPMENT	Application and Variance Fees	Application For Platting - Residential (Non-Refundable)	Per Application	\$300.00
PLANNING AND COMMUNITY DEVELOPMENT	Application and Variance Fees	Application For Rezoning (Non-Refundable)	Per Application	\$300.00
PLANNING AND COMMUNITY DEVELOPMENT	Application and Variance Fees	Application For Special Exception - Zoning Board of Adjustment	Per Application	\$300.00

PLANNING AND COMMUNITY DEVELOPMENT	Application and Variance Fees	Application for Variance - Masonry Ordinance	Per Application	\$300.00
PLANNING AND	Application and Variance Fees	Application for Variance - Sign Board of Appeals	Per Application	\$300.00
PLANNING AND COMMUNITY DEVELOPMENT	Application and Variance Fees	Application For Variance - Zoning Board of Adjustment	Per Application	\$300.00
PLANNING AND COMMUNITY DEVELOPMENT	Application and Variance Fees	Council Variance (Non-Refundable)	Per council review/meeting	\$300.00
PLANNING AND COMMUNITY DEVELOPMENT	Landscape Fees	Parkland Dedication Fee	Per Dwelling Unit	\$250.00
PLANNING AND COMMUNITY DEVELOPMENT	Landscape Fees	Payment into Parkland Dedication Fund in lieu of required buffer area	Per every 15 square feet	\$100.00
PLANNING AND COMMUNITY DEVELOPMENT	Landscape Fees	Payment into Parkland Dedication Fund in lieu of required shrub	Per Shrub	\$250.00
PLANNING AND COMMUNITY DEVELOPMENT	Landscape Fees	Payment into Parkland Dedication Fund in lieu of required tree	Per Tree	\$500.00
PLANNING AND COMMUNITY DEVELOPMENT	Miscellaneous Fees	Comprehensive Land Use Plan - Available at www.haltomcitytx.com	Per Ordinance	No Charge
PLANNING AND COMMUNITY DEVELOPMENT	Miscellaneous Fees	Sign Ordinance (Available at www.haltomcitytx.com)	Per Ordinance	No Charge
PLANNING AND COMMUNITY DEVELOPMENT	Miscellaneous Fees	Subdivision Ordinance (Available at www.haltomcitytx.com)	Per Ordinance	No Charge
PLANNING AND COMMUNITY DEVELOPMENT	Miscellaneous Fees	Zoning Map (<i>Available at www.haltomcitytx.com</i>)	Per Map	No Charge
PLANNING AND COMMUNITY DEVELOPMENT	Miscellaneous Fees	Zoning Ordinance (Available at www.haltomcitytx.com)	Per Ordinance	No Charge
PLANNING AND COMMUNITY DEVELOPMENT	Miscellaneous Fees	Zoning Verification Letter	Per Verification	\$50.00
POLICE DEPARTMENT	Miscellaneous Fees	Accident Report	Per Accident	\$6.00
POLICE DEPARTMENT	Miscellaneous Fees	Alarm Permit - Commercial - Annual Renewal	Per Year	\$50.00
POLICE DEPARTMENT	Miscellaneous Fees	Alarm Permit - Residential - Annual Renewal	Per Year	\$25.00
POLICE DEPARTMENT	Miscellaneous Fees	False Alarm Response	Per Response After Five False Alarms in a 12 Month Period	\$50.00
POLICE DEPARTMENT	Miscellaneous Fees	Incident Report	Per Incident	\$4.00
PUBLIC INFRASTRUCTURE CONSTRUCTION PLAN REVIEW AND INSPECTION	Administrative Processing and Miscellaneous Services: Facilitates Agreement Preparation	Construction Plan Review Rate	Lump Sum	\$200.00
PUBLIC INFRASTRUCTURE CONSTRUCTION PLAN REVIEW AND INSPECTION	Administrative Processing and Miscellaneous Services: Pre/Final Walkthrough	Construction Plan Review Rate	Each	\$100.00
PUBLIC INFRASTRUCTURE CONSTRUCTION PLAN REVIEW AND INSPECTION	Administrative Processing and Miscellaneous Services: Pre/Final Walkthrough	Inspection Rate	Each	\$200.00
PUBLIC INFRASTRUCTURE CONSTRUCTION PLAN REVIEW AND INSPECTION	Administrative Processing and Miscellaneous Services: Preconstruction Meeting	Construction Plan Review Rate	Each	\$100.00
PUBLIC INFRASTRUCTURE CONSTRUCTION PLAN REVIEW AND INSPECTION	Administrative Processing and Miscellaneous Services: Preconstruction Meeting	Inspection Rate	Each	\$200.00
PUBLIC INFRASTRUCTURE CONSTRUCTION PLAN REVIEW AND INSPECTION	Fire Hydrant Flow Test	Test	Per Test	\$75.00
PUBLIC INFRASTRUCTURE CONSTRUCTION PLAN REVIEW AND INSPECTION	Floodplain Development Activities: FDP Initial Submittal (Commercial)	Floodplain Development Activities: FDP Initial Submittal (Commercial)	Each	\$100.00
PUBLIC INFRASTRUCTURE CONSTRUCTION PLAN REVIEW AND INSPECTION	Floodplain Development Activities: FDP Initial Submittal (Residential)	Floodplain Development Activities: FDP Initial Submittal (Residential)	Each	\$50.00

PUBLIC INFRASTRUCTURE CONSTRUCTION PLAN REVIEW AND INSPECTION	Floodplain Development Activities: FEMA Submittal Review (CLOMR)	Floodplain Development Activities: FEMA Submittal Review (CLOMR)	Each	\$100.00
PUBLIC INFRASTRUCTURE CONSTRUCTION PLAN REVIEW AND INSPECTION	Floodplain Development Activities: FEMA Submittal Review (LOMR)	Floodplain Development Activities: FEMA Submittal Review (LOMR)	Each	\$100.00
PUBLIC INFRASTRUCTURE CONSTRUCTION PLAN REVIEW AND INSPECTION	Floodplain Development Activities: Hydraulic Model Review	Floodplain Development Activities: Hydraulic Model Review	Each	\$200.00
PUBLIC INFRASTRUCTURE CONSTRUCTION PLAN REVIEW AND INSPECTION	Sanitary Sewer: Existing Manhole Connection	Construction Plan Review Rate	Each	\$3.20
PUBLIC INFRASTRUCTURE CONSTRUCTION PLAN REVIEW AND INSPECTION	Sanitary Sewer: Existing Manhole Connection	Inspection Rate	Each	\$51.15
PUBLIC INFRASTRUCTURE CONSTRUCTION PLAN REVIEW AND INSPECTION	Sanitary Sewer: Gravity Pipe (10" DIA AND LESS)	Construction Plan Review Rate	Per Linear Foot	\$0.50
PUBLIC INFRASTRUCTURE CONSTRUCTION PLAN REVIEW AND INSPECTION	Sanitary Sewer: Gravity Pipe (10" DIA AND LESS)	Inspection Rate	Per Linear Foot	\$2.00
PUBLIC INFRASTRUCTURE CONSTRUCTION PLAN REVIEW AND INSPECTION	Sanitary Sewer: Gravity Pipe (MORE THAN 10")	Construction Plan Review Rate	Per Linear Foot	\$0.60
PUBLIC INFRASTRUCTURE CONSTRUCTION PLAN REVIEW AND INSPECTION	Sanitary Sewer: Gravity Pipe (MORE THAN 10")	Inspection Rate	Per Linear Foot	\$4.00
PUBLIC INFRASTRUCTURE CONSTRUCTION PLAN REVIEW AND INSPECTION	Sanitary Sewer: Install Deep Manhole (Depth >10Ft)	Construction Plan Review Rate	Each	\$6.45
PUBLIC INFRASTRUCTURE CONSTRUCTION PLAN REVIEW AND INSPECTION	Sanitary Sewer: Install Deep Manhole (Depth >10Ft)	Inspection Rate	Each	\$231.25
PUBLIC INFRASTRUCTURE CONSTRUCTION PLAN REVIEW AND INSPECTION	Sanitary Sewer: Install New Manhole	Construction Plan Review Rate	Each	\$3.20
PUBLIC INFRASTRUCTURE CONSTRUCTION PLAN REVIEW AND INSPECTION	Sanitary Sewer: Install New Manhole	Inspection Rate	Each	\$127.95
PUBLIC INFRASTRUCTURE CONSTRUCTION PLAN REVIEW AND INSPECTION	Sanitary Sewer: Private Service Connection	Construction Plan Review Rate	Each	\$0.30
PUBLIC INFRASTRUCTURE CONSTRUCTION PLAN REVIEW AND INSPECTION	Sanitary Sewer: Private Service Connection	Inspection Rate	Each	\$20.00
PUBLIC INFRASTRUCTURE CONSTRUCTION PLAN REVIEW AND INSPECTION	Sidewalk: Concrete Flatwork	Construction Plan Review Rate	Per Cubic Yard	\$0.10
PUBLIC INFRASTRUCTURE CONSTRUCTION PLAN REVIEW AND INSPECTION	Sidewalk: Concrete Flatwork	Inspection Rate	Per Cubic Yard	\$40.90
PUBLIC INFRASTRUCTURE CONSTRUCTION PLAN REVIEW AND INSPECTION	Sidewalk: Pedestrian Ramp	Construction Plan Review Rate	Each	\$5.65
PUBLIC INFRASTRUCTURE CONSTRUCTION PLAN REVIEW AND INSPECTION	Sidewalk: Pedestrian Ramp	Inspection Rate	Each	\$217.50
PUBLIC INFRASTRUCTURE CONSTRUCTION PLAN REVIEW AND INSPECTION	Sidewalk: Sidewalk	Construction Plan Review Rate	Per Square Foot	\$0.25
PUBLIC INFRASTRUCTURE CONSTRUCTION PLAN REVIEW AND INSPECTION	Sidewalk: Sidewalk	Inspection Rate	Per Square Foot	\$2.00
PUBLIC INFRASTRUCTURE CONSTRUCTION PLAN REVIEW AND INSPECTION	Site Grading and Drainage: Grading and Drainage <5 acres	Construction Plan Review Rate	Flat	\$250.00
PUBLIC INFRASTRUCTURE CONSTRUCTION PLAN REVIEW AND INSPECTION	Site Grading and Drainage: Grading and Drainage <5 acres	Inspection Rate	Flat	\$250.00
PUBLIC INFRASTRUCTURE CONSTRUCTION PLAN REVIEW AND INSPECTION	Site Grading and Drainage: Grading and Drainage ≥5 acres	Construction Plan Review Rate	Flat	\$500.00

PUBLIC INFRASTRUCTURE CONSTRUCTION PLAN REVIEW AND INSPECTION	Site Grading and Drainage: Grading and Drainage ≥5 acres	Inspection Rate	\$/Acres	\$500.00
PUBLIC INFRASTRUCTURE CONSTRUCTION PLAN REVIEW AND INSPECTION	Storm Drainage: Concrete Flume	Construction Plan Review Rate	Per Square Yard	\$3.00
PUBLIC INFRASTRUCTURE CONSTRUCTION PLAN REVIEW AND INSPECTION	Storm Drainage: Concrete Flume	Inspection Rate	Per Square Yard	\$4.00
PUBLIC INFRASTRUCTURE CONSTRUCTION PLAN REVIEW AND INSPECTION	Storm Drainage: Connect to Existing Structure	Construction Plan Review Rate	Each	\$2.35
PUBLIC INFRASTRUCTURE CONSTRUCTION PLAN REVIEW AND INSPECTION	Storm Drainage: Connect to Existing Structure	Inspection Rate	Each	\$150.00
PUBLIC INFRASTRUCTURE CONSTRUCTION PLAN REVIEW AND INSPECTION	Storm Drainage: Earthen Channel	Construction Plan Review Rate	Per Square Yard	\$3.35
PUBLIC INFRASTRUCTURE CONSTRUCTION PLAN REVIEW AND INSPECTION	Storm Drainage: Earthen Channel	Inspection Rate	Per Square Yard	\$2.00
PUBLIC INFRASTRUCTURE CONSTRUCTION PLAN REVIEW AND INSPECTION	Storm Drainage: End Structure	Construction Plan Review Rate	Each	\$6.05
PUBLIC INFRASTRUCTURE CONSTRUCTION PLAN REVIEW AND INSPECTION	Storm Drainage: End Structure	Inspection Rate	Each	\$204.70
PUBLIC INFRASTRUCTURE CONSTRUCTION PLAN REVIEW AND INSPECTION	Storm Drainage: Injunction Structure / Manhole	Construction Plan Review Rate	Each	\$1.35
PUBLIC INFRASTRUCTURE CONSTRUCTION PLAN REVIEW AND INSPECTION	Storm Drainage: Injunction Structure / Manhole	Inspection Rate	Each	\$471.20
PUBLIC INFRASTRUCTURE CONSTRUCTION PLAN REVIEW AND INSPECTION	Storm Drainage: Inlet Structure	Construction Plan Review Rate	Each	\$2.00
PUBLIC INFRASTRUCTURE CONSTRUCTION PLAN REVIEW AND INSPECTION	Storm Drainage: Inlet Structure	Inspection Rate	Each	\$368.80
PUBLIC INFRASTRUCTURE CONSTRUCTION PLAN REVIEW AND INSPECTION	Storm Drainage: Install Pipe	Construction Plan Review Rate	Per Linear Foot	\$0.50
PUBLIC INFRASTRUCTURE CONSTRUCTION PLAN REVIEW AND INSPECTION	Storm Drainage: Install Pipe	Inspection Rate	Per Linear Foot	\$3.00
PUBLIC INFRASTRUCTURE CONSTRUCTION PLAN REVIEW AND INSPECTION	Streets: Commercial Drive Approach	Construction Plan Review Rate	Each	\$0.50
PUBLIC INFRASTRUCTURE CONSTRUCTION PLAN REVIEW AND INSPECTION	Streets: Commercial Drive Approach	Inspection Rate	Each	\$50.00
PUBLIC INFRASTRUCTURE CONSTRUCTION PLAN REVIEW AND INSPECTION	Streets: Alley	Construction Plan Review Rate	Per Square Yard	\$0.15
PUBLIC INFRASTRUCTURE CONSTRUCTION PLAN REVIEW AND INSPECTION	Streets: Alley	Inspection Rate	Per Square Yard	\$0.75
PUBLIC INFRASTRUCTURE CONSTRUCTION PLAN REVIEW AND INSPECTION	Streets: Curb and Gutter	Construction Plan Review Rate	Per Linear Foot	\$0.10
PUBLIC INFRASTRUCTURE CONSTRUCTION PLAN REVIEW AND INSPECTION	Streets: Curb and Gutter	Inspection Rate	Per Linear Foot	\$2.00
PUBLIC INFRASTRUCTURE CONSTRUCTION PLAN REVIEW AND INSPECTION	Streets: Median (Install New or Modification)	Construction Plan Review Rate	Per Square Yard	\$0.15
PUBLIC INFRASTRUCTURE CONSTRUCTION PLAN REVIEW AND INSPECTION	Streets: Median (Install New or Modification)	Inspection Rate	Per Square Yard	\$0.55
PUBLIC INFRASTRUCTURE CONSTRUCTION PLAN REVIEW AND INSPECTION	Streets: Residential Drive Approach	Construction Plan Review Rate	Each	\$0.50

PUBLIC INFRASTRUCTURE CONSTRUCTION PLAN REVIEW AND INSPECTION	Streets: Residential Drive Approach	Inspection Rate	Each	\$50.00
PUBLIC INFRASTRUCTURE CONSTRUCTION PLAN REVIEW AND INSPECTION	Streets: Roadway, Collector/Above (Monolithic)	Construction Plan Review Rate	Per Square Yard	\$1.00
PUBLIC INFRASTRUCTURE CONSTRUCTION PLAN REVIEW AND INSPECTION	Streets: Roadway, Collector/Above (Monolithic)	Inspection Rate	Per Square Yard	\$2.50
PUBLIC INFRASTRUCTURE CONSTRUCTION PLAN REVIEW AND INSPECTION	Streets: Roadway, Non-collector (Monolithic)	Construction Plan Review Rate	Per Square Yard	\$0.50
PUBLIC INFRASTRUCTURE CONSTRUCTION PLAN REVIEW AND INSPECTION	Streets: Roadway, Non-collector (Monolithic)	Inspection Rate	Per Square Yard	\$1.50
PUBLIC INFRASTRUCTURE CONSTRUCTION PLAN REVIEW AND INSPECTION	Traffic: Temporary Traffic Control Plan Review	Construction Plan Review Rate	Lump Sum	\$25.00
PUBLIC INFRASTRUCTURE CONSTRUCTION PLAN REVIEW AND INSPECTION	Traffic: Temporary Traffic Control Plan Review	Inspection Rate	Lump Sum	\$50.00
PUBLIC INFRASTRUCTURE CONSTRUCTION PLAN REVIEW AND INSPECTION	Water: Install Fire Line Vault	Construction Plan Review Rate	Each	\$3.20
PUBLIC INFRASTRUCTURE CONSTRUCTION PLAN REVIEW AND INSPECTION	Water: Install Fire Line Vault	Inspection Rate	Each	\$204.70
PUBLIC INFRASTRUCTURE CONSTRUCTION PLAN REVIEW AND INSPECTION	Water: Automatic Dead End Flush	Construction Plan Review Rate	Each	\$0.50
PUBLIC INFRASTRUCTURE CONSTRUCTION PLAN REVIEW AND INSPECTION	Water: Automatic Dead End Flush	Inspection Rate	Each	\$76.75
PUBLIC INFRASTRUCTURE CONSTRUCTION PLAN REVIEW AND INSPECTION	Water: Distribution Cut-In Tee	Construction Plan Review Rate	Each	\$9.70
PUBLIC INFRASTRUCTURE CONSTRUCTION PLAN REVIEW AND INSPECTION	Water: Distribution Cut-In Tee	Inspection Rate	Each	\$500.00
PUBLIC INFRASTRUCTURE CONSTRUCTION PLAN REVIEW AND INSPECTION	Water: Install Fire Hydrant and Assembly	Construction Plan Review Rate	Each	\$1.15
PUBLIC INFRASTRUCTURE CONSTRUCTION PLAN REVIEW AND INSPECTION	Water: Install Fire Hydrant and Assembly	Inspection Rate	Each	\$153.50
PUBLIC INFRASTRUCTURE CONSTRUCTION PLAN REVIEW AND INSPECTION	Water: Install Gate Value and Box	Construction Plan Review Rate	Each	\$0.50
PUBLIC INFRASTRUCTURE CONSTRUCTION PLAN REVIEW AND INSPECTION	Water: Install Gate Value and Box	Inspection Rate	Each	\$200.00
PUBLIC INFRASTRUCTURE CONSTRUCTION PLAN REVIEW AND INSPECTION	Water: Main Tie-In to Existing Distribution	Construction Plan Review Rate	Each	\$9.70
PUBLIC INFRASTRUCTURE CONSTRUCTION PLAN REVIEW AND INSPECTION	Water: Main Tie-In to Existing Distribution	Inspection Rate	Each	\$500.00
PUBLIC INFRASTRUCTURE CONSTRUCTION PLAN REVIEW AND INSPECTION	Water: Pipe, 12" Dia and Greater	Construction Plan Review Rate	Per Linear Foot	\$0.60
PUBLIC INFRASTRUCTURE CONSTRUCTION PLAN REVIEW AND INSPECTION	Water: Pipe, 12" Dia and Greater	Inspection Rate	Per Linear Foot	\$2.00
PUBLIC INFRASTRUCTURE CONSTRUCTION PLAN REVIEW AND INSPECTION	Water: Pipe, Less than 12" Dia	Construction Plan Review Rate	Per Linear Foot	\$0.50
PUBLIC INFRASTRUCTURE CONSTRUCTION PLAN REVIEW AND INSPECTION	Water: Pipe, Less than 12" Dia	Inspection Rate	Per Linear Foot	\$1.00
PUBLIC INFRASTRUCTURE CONSTRUCTION PLAN REVIEW AND INSPECTION	Water: Private Service Connection	Construction Plan Review Rate	Each	\$0.30

PUBLIC INFRASTRUCTURE CONSTRUCTION PLAN REVIEW AND INSPECTION	Water: Private Service Connection	Inspection Rate	Each	\$20.00
UTILITY BILLING	Deposits	Apartments (<i>Commercial</i>) - A Standard Deposit (<i>Refundable</i>).	Per unit	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 (<i>Commercial</i>) - Credit Risk Deposit (<i>Refundable</i>).	Per Meter	Total deposit must equal the amount of double the current standard deposit amount.
UTILITY BILLING	Deposits	Apartments (<i>Commercial</i>) - Letter of Credit (<i>Refundable</i>) 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	Said letter of credit shall be for an amount equal to the cash method described.
UTILITY BILLING	Deposits	Commercial - A Standard Dep (<i>Refundable</i>) 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
UTILITY BILLING	Deposits	Commercial - Credit Risk (<i>Refundable</i>)	Per Meter	Total deposit must equal the amount of double the current standard deposit amount.
UTILITY BILLING	Deposits	Commercial I - A Std Dep (<i>refundable</i>) 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
UTILITY BILLING	Deposits	Commercial I - Credit Risk (<i>Refundable</i>)	Per Meter	Total deposit must equal the amount of double the current standard deposit amount.
UTILITY BILLING	Deposits	Deposit - Exemptions for accounts of the Birdville Independent School District.	Per account	No Charge
UTILITY BILLING	Deposits	Fire Hydrant Water Meter - Per Meter (<i>Refundable</i>)	Per Meter	\$2,100.00
UTILITY BILLING	Deposits	Industrial - A Standard Deposit (<i>Refundable</i>) - 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
UTILITY BILLING	Deposits	Industrial - Credit Risk (<i>Refundable</i>)	Per Meter	Total deposit must equal the amount of double the current standard deposit amount.
UTILITY BILLING	Deposits	Industrial I - A Standard Deposit (<i>Refundable</i>) 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
UTILITY BILLING	Deposits	Industrial I - Credit Risk (<i>Refundable</i>)	Per Meter	Total deposit must equal the amount of double the current standard deposit amount.
UTILITY BILLING	Deposits	Industrial Plus - A Standard Deposit (<i>Refundable</i>) "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
UTILITY BILLING	Deposits	Industrial Plus - Credit Risk (<i>Refundable</i>)	Per Meter	Total deposit must equal the amount of double the current standard deposit amount.

UTILITY BILLING	Deposits	Inspection - 3 day deposit for customers to establish service long enough for inspection	Per Event	\$25.00
UTILITY BILLING	Deposits	Residential - A Standard Deposit by Owner (<i>Refundable</i>)	Per Dwelling Unit	\$75.00
UTILITY BILLING	Deposits	Residential - A Standard Deposit by Tenant (<i>Refundable</i>)	Per Dwelling Unit	\$150.00
UTILITY BILLING	Deposits	Residential - Credit Risk Deposit by Owner (<i>Refundable</i>)	Per Dwelling Unit - after 1st force final	standard deposit x 2
UTILITY BILLING	Deposits	Residential - Credit Risk Deposit by Owner (<i>Refundable</i>)	Per Dwelling Unit - after 2 or more force finals	standard deposit x 3
UTILITY BILLING	Deposits	Residential - Credit Risk Deposit by Tenant (<i>Refundable</i>)	Per Dwelling Unit - after 1st force final	standard deposit x 2
UTILITY BILLING	Deposits	Residential - Credit Risk Deposit by Tenant (<i>Refundable</i>)	Per Dwelling Unit - after 2 or more force finals	standard deposit x 3
UTILITY BILLING	Deposits	Sprinkler (<i>Commercial</i>) - Standard Deposit Owner(<i>Refundable</i>)	Per Meter	\$100.00
UTILITY BILLING	Deposits	Sprinkler (<i>Commercial</i>) - Standard Deposit Renter (<i>Refundable</i>)	Per Meter	\$100.00
UTILITY BILLING	Deposits	Sprinkler (<i>Residential</i>) - Standard Deposit Owner (<i>Refundable</i>)	Per Meter	\$60.00
UTILITY BILLING	Deposits	Sprinkler (<i>Residential</i>) - Standard Deposit Renter (<i>Refundable</i>)	Per Meter	\$60.00
UTILITY BILLING	Deposits	Temporary - Standard Deposit (<i>Two week maximum with curb only Trash Pickup</i>)	Per Event	\$50.00
UTILITY BILLING	Deposits	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
UTILITY BILLING	Penalties	Fire Hydrant Water Meter - No Reading Penalty	Per Read	\$200.00
UTILITY BILLING	Penalties	Late Charge Penalty (to be levied one day after due date)	Per billed due date	10%
UTILITY BILLING	Service Charges	Account Initiation Fee	Per Account	\$0.00
UTILITY BILLING	Service Charges	Account Transfer Fee	Per Transfer	\$20.00
UTILITY BILLING	Service Charges	After Hours Turn On (5:00 pm to 8:00 am. Monday - Friday or weekends and holidays)	Per Turn On	\$25.00
UTILITY BILLING	Service Charges	Currency and Coin Counting - Bags of unrolled coins (Per Bag)	Per bag	\$4.00
UTILITY BILLING	Service Charges	Currency and Coin Counting - Bills (\$1,\$5,\$10,\$20,\$100,etc.)	Per item when banded or bandable	\$0.010
UTILITY BILLING	Service Charges	Currency and Coin Counting - Coin rolls (Per roll)	Per roll	\$0.09
UTILITY BILLING	Service Charges	Cutoff Fee	Per Cutoff	\$30.00
UTILITY BILLING	Service Charges	Jumper Removal	Per Jumper	\$150.00
UTILITY BILLING	Service Charges	Meter A. 3/4" Meter	Per Test	\$100.00
UTILITY BILLING	Service Charges	Meter B. 1" Meter	Per Test	\$175.00
UTILITY BILLING	Service Charges	Meter C. 2" Meter	Per Test	\$200.00
UTILITY BILLING	Service Charges	Meter D. 2" Compound Meter	Per Test	\$100.00
UTILITY BILLING	Service Charges	Meter Lock	Per Incident	\$30.00
UTILITY BILLING	Service Charges	Meter Pull	Per Incident	\$75.00
UTILITY BILLING	Service Charges	Meter Re-read (Customer request) There is no charge if error is discovered	Per Re-Read	\$15.00
UTILITY BILLING	Service Charges	Meter Tampering/Cut Lock	Per Incident	\$150.00
UTILITY BILLING	Service Charges	Meter Testing Fee (Other)	Per Test	Actual replacement cost plus labor
UTILITY BILLING	Service Charges	Meter Testing Fee (Residential)	Per Test	\$75.00
UTILITY BILLING	Service Charges	Newcomer's List - eleven pages or more (<i>each side of page counts as one page</i>) Eleven pages or more - Per Page	Per Page	\$0.10
UTILITY BILLING	Service Charges	Newcomer's List - One to ten pages (<i>each side of page counts as one page</i>) Eleven pages or more - Per Page	Per Page	No Charge
UTILITY BILLING	Service Charges	Returned Check/Bank Draft	Per Check/Bank Draft Return	\$35.00
UTILITY BILLING	Service Charges	Second Trip Turn On	Per Trip	\$15.00
UTILITY BILLING	Service Charges	Turn on - Normal Hour	Per Turn On	\$0.00
UTILITY BILLING	Service Charges	Warning Fee (Door Hanger or in Person)	Per Warning or Door Hanger	\$30.00
UTILITY BILLING	Sewer Rates	Consumption Charge - Per 1,000 Gallons of Water Commercial (those paying Surcharge)	Per hook up	\$4.97
UTILITY BILLING	Sewer Rates	Consumption Charge - Residential/Commercial - Per 1,000 Gallons of Water	Per hook up	\$7.15
UTILITY BILLING	Sewer Rates	Minimum Sewer Charge	Per hook up	\$18.19
UTILITY BILLING	Sewer Surcharge Rates	Biochemical Oxygen Demand (BOD) Rate per pound	Per Pound	\$0.6136
UTILITY BILLING	Sewer Surcharge Rates	Total Suspended Solids (TSS) Rate	Per Pound	\$0.3432
UTILITY BILLING	Stormwater / Drainage Rates	Commercial Charge	Charge per square foot	\$0.001454
UTILITY BILLING	Stormwater / Drainage Rates	Residential Charge	Per customer account	\$7.62
UTILITY BILLING	Water Rates - Minimum Charges	A. 3/4" meter or less	Per Number of Units for Multi-Family	\$19.15

UTILITY BILLING	Water Rates - Minimum Charges	B. 1" meter	Per meter	\$31.01
UTILITY BILLING	Water Rates - Minimum Charges	C. 1 1/2" meter	Per meter	\$62.02
UTILITY BILLING	Water Rates - Minimum Charges	City Meter - All Sizes	Per meter	\$0.00
UTILITY BILLING	Water Rates - Minimum Charges	D. 2" meter	Per meter	\$99.24
UTILITY BILLING	Water Rates - Minimum Charges	E. 3" meter	Per meter	\$186.06
UTILITY BILLING	Water Rates - Minimum Charges	F. 4" meter	Per meter	\$310.10
UTILITY BILLING	Water Rates - Minimum Charges	G. 6" meter	Per meter	\$620.21
UTILITY BILLING	Water Rates - Minimum Charges	H. 8" meter	Per meter	\$992.33
UTILITY BILLING	Water Rates - Minimum Charges	I. 10" meter	Per meter	\$1,426.46
UTILITY BILLING	Water Rates - Minimum Charges	J. 12" meter	Per meter	\$2,666.88
UTILITY BILLING	Water Rates - Volumetric Charges (per 1,000 Gallons)	City Accounts	A. Consumption Charge 0-1,000	\$0.00
UTILITY BILLING	Water Rates - Volumetric Charges (per 1,000 Gallons)	City Accounts	B. Consumption Charge 1,001 - 4,000	\$6.57
UTILITY BILLING	Water Rates - Volumetric Charges (per 1,000 Gallons)	City Accounts	C. Consumption Charge 4,001 - 8,000	\$6.57
UTILITY BILLING	Water Rates - Volumetric Charges (per 1,000 Gallons)	City Accounts	D. Consumption Charge 8,001 - 15,000	\$6.57
UTILITY BILLING	Water Rates - Volumetric Charges (per 1,000 Gallons)	City Accounts	E. Consumption Charge a 15,001 +	\$6.57
UTILITY BILLING	Water Rates - Volumetric Charges (per 1,000 Gallons)	Commercial	A. Consumption Charge 0-1,000	\$9.19
UTILITY BILLING	Water Rates - Volumetric Charges (per 1,000 Gallons)	Commercial	B. Consumption Charge 1,001 - 4,000	\$9.19
UTILITY BILLING	Water Rates - Volumetric Charges (per 1,000 Gallons)	Commercial	C. Consumption Charge 4,001 - 8,000	\$9.85
UTILITY BILLING	Water Rates - Volumetric Charges (per 1,000 Gallons)	Commercial	D. Consumption Charge 8,001 - 15,000	\$10.51
UTILITY BILLING	Water Rates - Volumetric Charges (per 1,000 Gallons)	Commercial	E. Consumption Charge a 15,001 +	\$11.16
UTILITY BILLING	Water Rates - Volumetric Charges (per 1,000 Gallons)	Industrial Heavy	A. Consumption Charge 0-1,000	\$8.97
UTILITY BILLING	Water Rates - Volumetric Charges (per 1,000 Gallons)	Industrial Heavy	B. Consumption Charge 1,001 - 4,000	\$8.97
UTILITY BILLING	Water Rates - Volumetric Charges (per 1,000 Gallons)	Industrial Heavy	C. Consumption Charge 4,001 - 8,000	\$8.97
UTILITY BILLING	Water Rates - Volumetric Charges (per 1,000 Gallons)	Industrial Heavy	D. Consumption Charge 8,001 - 15,000	\$8.97
UTILITY BILLING	Water Rates - Volumetric Charges (per 1,000 Gallons)	Industrial Heavy	E. Consumption Charge a 15,001 +	\$8.97
UTILITY BILLING	Water Rates - Volumetric Charges (per 1,000 Gallons)	Industrial Light & Hydrant	A. Consumption Charge 0-1,000	\$9.19
UTILITY BILLING	Water Rates - Volumetric Charges (per 1,000 Gallons)	Industrial Light & Hydrant	B. Consumption Charge 1,001 - 4,000	\$9.19
UTILITY BILLING	Water Rates - Volumetric Charges (per 1,000 Gallons)	Industrial Light & Hydrant	C. Consumption Charge 4,001 - 8,000	\$9.19
UTILITY BILLING	Water Rates - Volumetric Charges (per 1,000 Gallons)	Industrial Light & Hydrant	D. Consumption Charge 8,001 - 15,000	\$9.19
UTILITY BILLING	Water Rates - Volumetric Charges (per 1,000 Gallons)	Industrial Light & Hydrant	E. Consumption Charge a 15,001 +	\$9.19
UTILITY BILLING	Water Rates - Volumetric Charges (per 1,000 Gallons)	Oil and Gas Well Drillers	Consumption Charge All Volumes	\$17.76
UTILITY BILLING	Water Rates - Volumetric Charges (per 1,000 Gallons)	Residential & Multi-family	A. Consumption Charge 0-1,000	\$0.00
UTILITY BILLING	Water Rates - Volumetric Charges (per 1,000 Gallons)	Residential & Multi-family	B. Consumption Charge 1,001 - 4,000	\$6.57
UTILITY BILLING	Water Rates - Volumetric Charges (per 1,000 Gallons)	Residential & Multi-family	C. Consumption Charge 4,001 - 8,000	\$9.19
UTILITY BILLING	Water Rates - Volumetric Charges (per 1,000 Gallons)	Residential & Multi-family	D. Consumption Charge 8,001 - 15,000	\$11.22
UTILITY BILLING	Water Rates - Volumetric Charges (per 1,000 Gallons)	Residential & Multi-family	E. Consumption Charge a 15,001 +	\$12.33
UTILITY BILLING	Water Rates - Volumetric Charges (per 1,000 Gallons)	Sprinkler	A. Consumption Charge 0-1,000	\$9.19
UTILITY BILLING	Water Rates - Volumetric Charges (per 1,000 Gallons)	Sprinkler	B. Consumption Charge 1,001 - 4,000	\$9.19
UTILITY BILLING	Water Rates - Volumetric Charges (per 1,000 Gallons)	Sprinkler	C. Consumption Charge 4,001 - 8,000	\$9.85
UTILITY BILLING	Water Rates - Volumetric Charges (per 1,000 Gallons)	Sprinkler	D. Consumption Charge 8,001 - 15,000	\$11.22
UTILITY BILLING	Water Rates - Volumetric Charges (per 1,000 Gallons)	Sprinkler	E. Consumption Charge a 15,001 +	\$12.33

RESOLUTION NO.

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 27, 2025.

APPROVED this 27th day of October 2025.

An Truong
Mayor

Attest:

Imelda Rodriquez
City Secretary

CITY COUNCIL MEMORANDUM / RESOLUTION

City Council Meeting: Monday, October 27, 2025, 6:00 PM

Department: Public Works

Subject: RESOLUTION NO. R-2025-021-11 Abandonment of
Expired Temporary Construction Easements

BACKGROUND

Prior to the construction of the Little Fossil Creek Drainage Improvements (2010 – 2014 time period), the City obtained deeds, permanent easements and temporary construction easements to many properties along Little Fossil Creek between Belknap Street and the City's southern city limits.

In regard to the temporary construction easements (TCE's) that were obtained, all of the TCE instruments indicated that the easement "shall expire four (4) years from the date of this instrument, or on the date of completion of construction of Little Fossil Creek Flood Protection and Recreational Facilities Project, which ever occurs first."

The property owner for two (2) of the TCE's is dealing with a title company that would like these 2 TCE's abandoned/vacated and the appropriate documents recorded at the Tarrant County Courthouse. From time to time, the City has abandoned/vacated easements when they are no longer needed and they no longer provide a public benefit. Because these 2 TCE's have expired, neither of these 2 TCE's provide a public benefit.

Both of the TCE's that are now being requested for abandonment/vacation are included with this agenda item (and attached as part of Resolution No. R-2025-021-11). Because these TCE's have technically expired, they both can formally be abandoned/vacated.

The following Resolution provides for the abandonment/vacation of these Temporary Construction Easements and authorizes the Mayor to execute the corresponding Quitclaim Deed.

FISCAL IMPACT

There is no value to these expired temporary construction easements.

RECOMMENDATION

Staff recommends the approval of Resolution No. R-2025-021-11 acknowledging the abandonment/vacation of the Temporary Construction Easements recorded at the Tarrant County Courthouse as D211025369 and D210251707 and to authorize the Mayor to execute the corresponding Quitclaim Deeds.

Attachments

[2025-10-27 Abandonment of RDS Easement-R with Exhibits A & B.pdf](#)

[2025-10-27 Abandonment of RDS Easement-QD for D210025369.pdf](#)

[2025-10-27 Abandonment of RDS Easement-QD for D210251707.pdf](#)

RESOLUTION NO. R - 2025 - 021 - 11

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HALTOM CITY ACKNOWLEDGING THE ABANDONMENT/VACATION OF TEMPORARY CONSTRUCTION EASEMENTS RECORDED IN THE TARRANT COUNTY COURTHOUSE AS D211025369 and D210251707; AUTHORIZING THE MAYOR TO EXECUTE A QUITCLAIM DEED RELEASING PUBLIC OWNERSHIP, INTEREST AND CONTROL OF SAID PORTION OF TEMPORARY CONSTRUCTION EASEMENT; PROVIDING A SEVERABILITY CLAUSE, 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, acknowledges that Temporary Construction Easement (D211025369) within Lot 1A, Block 1 of the Midway Addition, an addition to the City of Haltom City, Tarrant County Texas, and Temporary Construction Easement (D210251707) within the Thomas Akers Survey Abstract No. 25, Tract 14 in the City of Haltom City, Texas have expired and are not being used by, nor useful or convenient to the public in general; therefore, there is not a public benefit; and the public would be better served and benefited by acknowledging their vacation and abandonment; and

WHEREAS, in order to remove any question as to the continued interest or ownership of the public in Temporary Construction Easement (D211025369) and Temporary Construction Easement (D210251707), the City desires to execute a quitclaim deed releasing all title, ownership and control of said Temporary Construction Easement (D211025369) and Temporary Construction Easement (D210251707).

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

SECTION 1.

That Temporary Construction Easement (D211025369) attached as Exhibit "A" and Temporary Construction Easement (D210251707) attached as Exhibit "B" and incorporated herein for all purposes are hereby vacated and abandoned.

Temporary Construction Easement (D211025369) and Temporary Construction Easement (D210251707) have expired and are not being used by, nor useful or convenient to the public in general. Temporary Construction Easement (D211025369) and Temporary Construction Easement (D210251707) are vacated and abandoned and the underlying property shall revert in fee simple to the owner or owners of Lot 1A, Block 1 of the Midway

Addition and the Thomas Akers Survey Abstract No. 25, Tract 14 in the City of Haltom City.

SECTION 2.

The Mayor of the City of Haltom City, Texas, is hereby authorized and empowered to execute quitclaim deeds releasing all claims to title, ownership, or control of Temporary Construction Easement (D211025369) attached as Exhibit "A" and Temporary Construction Easement (D210251707) attached as Exhibit "B" on behalf of the City of Haltom City, Texas.

SECTION 3.

The City Secretary is hereby directed to file the Quitclaim Deeds with the County Clerk's Office of Tarrant County, Texas.

SECTION 4.

It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs and sections of this resolution are severable, and if any phrase, clause, sentence, paragraph or section of this resolution 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 phrases, clauses, sentences, paragraphs and sections of this resolution, since the same would have been enacted by the City Council without the incorporation in this resolution of any such unconstitutional phrase clause, sentence, paragraph or section.

SECTION 5.

This resolution shall be in full force and effect from and after its passage.

AND IT IS SO RESOLVED.

PASSED AND APPROVED ON THIS THE 27TH DAY OF OCTOBER, 2025.

CITY OF HALTOM CITY

By: _____
Dr. An M. Truong, Mayor

ATTEST:

Imelda Rodriquez, City Secretary

EXHIBIT A

Notice of Confidentiality Rights: If you are a natural person, you may remove or strike any of the following information from this instrument before it is filed for record in the public records: your Social Security Number or your Driver's License Number.

COPY

Little Fossil Creek Flood Protection and
Recreational Facilities Project
From Belknap Street.
To 1,100 ft. South of SH 121

TEMPORARY CONSTRUCTION EASEMENT

Parcel 55A

THE STATE OF TEXAS

§

§

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF TARRANT

§

That, **GGJR ENTERPRISE, INC., a Texas corporation**, of the County of Tarrant, State of Texas, erroneously shown as GGJR ENTERPRISES, INC. in a Special Warranty Deed dated March 4, 2008, filed for record on March 11, 2008, under Clerk's File No. D208085050, Real Property Records, Tarrant County, Texas, hereinafter referred to as Grantors, whether one or more, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), cash and other good and valuable consideration to Grantors in hand paid by the CITY OF HALTOM CITY, a Texas municipal corporation, receipt of which is hereby acknowledged, and for which no lien is retained, either expressed or implied, do by these presents Grant, Bargain, Sell and Convey unto the **CITY OF HALTOM CITY, a Texas municipal corporation**, a temporary easement for the purpose of drainage and recreation improvements in, along, upon and across the property located in the County of Tarrant, State of Texas, more particularly described in **Exhibits A and B**, which are attached hereto and incorporated herein for any and all purposes.

And for the same consideration described above and upon the same conditions, the Grantors have this day granted and conveyed and by these presents do grant and convey unto the CITY OF HALTOM CITY any and all improvements presently existing upon the property described in said Exhibits A and B; SAVE and EXCEPT, HOWEVER, it is expressly understood and agreed that Grantors are retaining title to the following improvements located on the aforesaid property, to wit:

<u>IMPROVEMENT TYPE</u>	<u>RETENTION VALUE</u>
NONE	\$0.00

Grantors covenant and agree to remove the above-described improvements from said land within thirty (30) days from the date of closing, subject, however, to such extensions of time as may be granted by the CITY OF HALTOM CITY in writing; and if, for any reason, Grantors fail or refuse to remove same within said period of time prescribed, then, without any further consideration, the title to all or any part of such improvements not so removed shall pass to and vest in the CITY OF HALTOM CITY forever.

This easement shall expire four (4) years from the date of this instrument, or on the date of completion of construction of Little Fossil Creek Flood Protection and Recreational Facilities Project, whichever occurs first.

EXHIBIT A

ROW-N-83
Rev. 2/2006
Page 2 of 2

TO HAVE AND TO HOLD unto the said CITY OF HALTOM CITY as aforesaid, for the purposes and on the conditions set forth hereinabove, the premises described in said Exhibits A and B.

IN WITNESS WHEREOF, this instrument is executed on this the 15th day of July, 2010.

GGJR Enterprise, Inc., a Texas corporation:

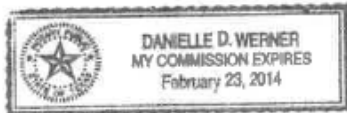
By:

John Rummel
John Rummel, as President

Acknowledgement

State of Texas,
County of Tarrant:

This instrument was acknowledged before me on July 15th, 2010, by John Rummel, as President of GGJR Enterprise, Inc., a Texas corporation, on behalf of said corporation.



Dall Werner
Notary Public, State of Texas

EXHIBIT A

EXHIBIT A

9729-55A-TE

TEMPORARY CONSTRUCTION EASEMENT PARCEL No. 55A

BEING A PORTION LOT 1, BLOCK 1, MIDWAY ADDITION AN ADDITION TO THE CITY OF HALTOM CITY, TARRANT COUNTY, TEXAS, AS SHOWN ON A PLAT OF RECORD IN CABINET A, SLIDE 9250, PRCTCT SAID LOT 1, BLOCK 1 BEING A PORTION OF THE TRACT DESCRIBED IN A DEED TO RON STURGEON REAL ESTATE LP OF RECORD IN VOLUME 15959, PAGE 419, DRTCT THE HEREIN DESCRIBED PORTION BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOW:

BEGINNING at a 5/8" CIS in the east line of the above referenced tract said point being in the west line of a Lot 3, Block 1, Dean Cox Addition as shown on a plat filed in Volume 388-10, Page 24, PRCTCT, said point being S. 00°-40'-23"E 807.29 feet; S. 89°-21'-08"W 8.07 feet; and S. 00°-40'-23"E. 41.14 feet from the northeast corner of said Lot 3, Block 1, Midway Addition;

THENCE N. 00°-40'-23"W. along said west line 28.75 feet to a point in same at its intersection with a curve to the left having a radius of 510.00 feet and whose long chord bears N. 25°-12'-15"W a distance of 21.01 feet;

THENCE with the arc of said curve 21.02 feet to a point for corner;

THENCE N. 26°-25'-37"W. 45.25 feet to a point at the beginning of a curve to the left having a radius of 675.00 feet and whose long chord bears N. 30°-16'-01"W 90.47 feet;

THENCE with the arc of said curve 90.54 feet to a point for corner;

THENCE N. 34°-06'-40"W. 126.52 feet to the PC of a curve to the left having a radius of 880.00 feet and whose long chord bears N. 52°-34'-54"W. 130.69 feet;

THENCE with the arc of said curve a distance of 130.82 feet to a point of the west line of said Lot 1, Block 1, Midway Addition;

THENCE S. 00°-05'-23"E. 11.97 feet to a 5/8" CIS said point being in a curve to the right having a radius of 850.00 feet and whose long chord bears S. 52°-24'-09"E. 121.41 feet;

THENCE with the arc of said curve a distance of 121.52 feet to a "X" end of the PT of same;

THENCE S. 34°-06'-40"E. 125.24 feet to a 1/2" IF at the beginning of a curve to the right having a radius of 685.00 feet and whose long chord bears S. 30°-16'-16"E 89.11 feet;

THENCE with the arc of said curve a distance of 89.18 feet to a 1/2" IF for corner;

THENCE S. 26°-25'-37"E. 45.30 feet to a 1/2" IF said point being the beginning of a curve to the right having a radius of 500.00 feet and whose long chord bears S. 23°-47'-46"E. 45.16 feet;

THENCE with the arc of said curve a distance of 45.16 feet to the POINT OF BEGINNING and containing 4,200 Sq.Ft. or 0.0964 acres +/-

I, Walter W. Ward, a Registered Professional Land Surveyor in the State of Texas hereby certify that the plat and field notes shown herein are true and correct representations of a survey made under my supervision on the ground.

Walter W. Ward 07-31-09
Registered Professional Land Surveyor No. 2014.



NOTES:

Bearings are based upon Texas State Plane Coordinate System (Texas North Central Zone 4203 Grid) NAD 83.
All distances and coordinates are adjusted to the surface by a combined scale factor and control coordinates provided by Halff Associates.

IF= Iron Found
CIS= Capped Iron Set
P.O.B.= POINT OF BEGINNING
DRTCT= Deed Records, Tarrant County, Texas
PRCTCT= Plat Records, Tarrant County, Texas

Parcel No. 55A-TE

Ron Sturgeon Real Estate LP
Volume 15959, Page 419, DRTCT

Easement Area= 4,200 Sq.Ft.
= 0.096 Acres +/-.

WARD SURVEYING

COMPANY
INC.

PORT WORTH, TEXAS 76182
P.O. BOX 820263-0353
PHONE 817-281-5411; FAX 817-338-7983

EXHIBIT A

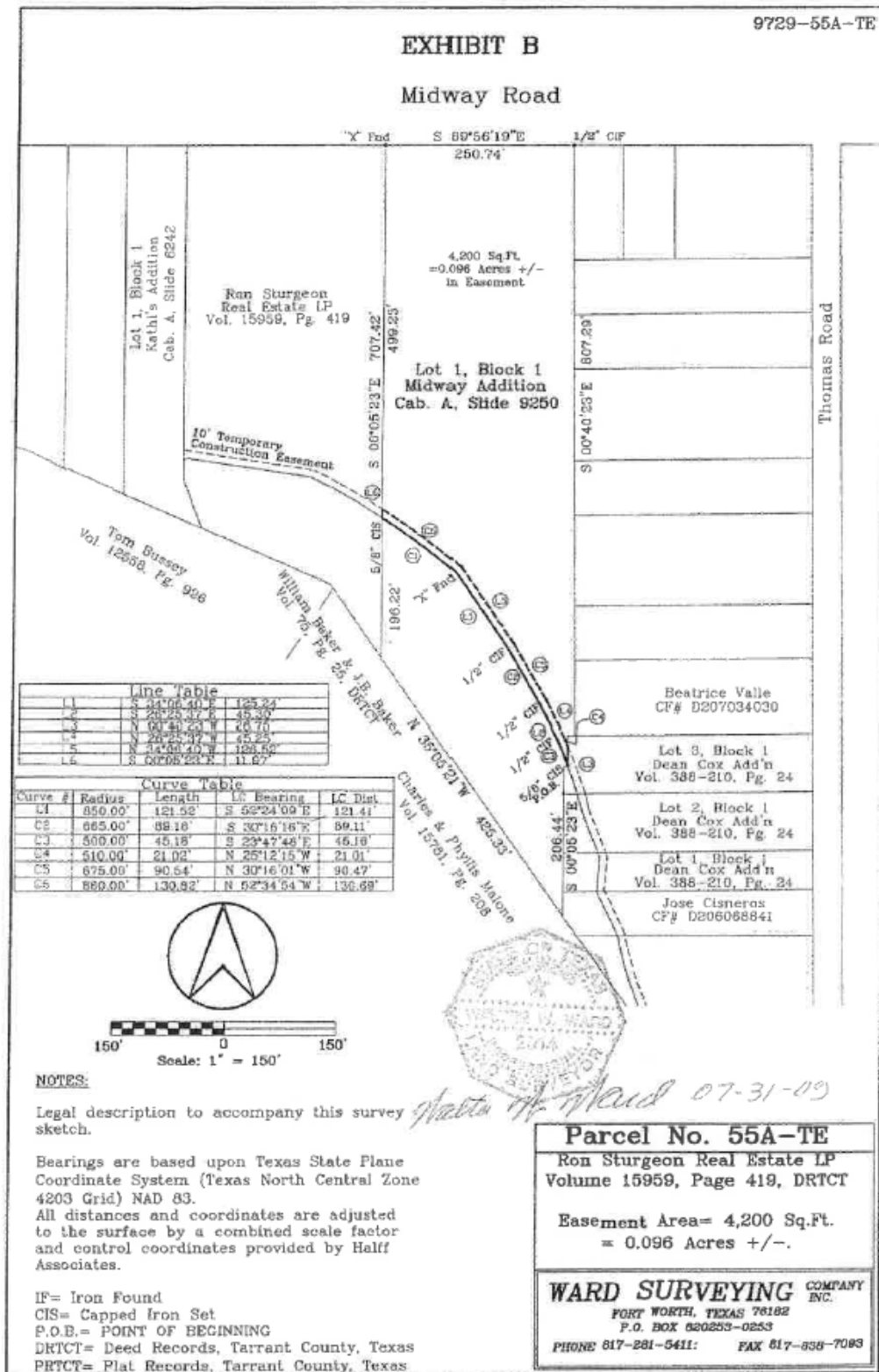


EXHIBIT B

Notice of Confidentiality Rights: If you are a natural person, you may remove or strike any of the following information from this instrument before it is filed for record in the public records: your Social Security Number or your Driver's License Number.

COPY

Little Fossil Creek Flood Protection and
Recreational Facilities Project
From Belknap Street,
To 1,100 ft. South of SH 121

TEMPORARY CONSTRUCTION EASEMENT

Parcel 55B

THE STATE OF TEXAS

§
§
§
§

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF TARRANT

That, **RON STURGEON REAL ESTATE, L. P.**, a Texas limited partnership, of the County of Tarrant, State of Texas, hereinafter referred to as Grantors, whether one or more, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), cash and other good and valuable consideration to Grantors in hand paid by the CITY OF HALTOM CITY, a Texas municipal corporation, receipt of which is hereby acknowledged, and for which no lien is retained, either expressed or implied, do by these presents Grant, Bargain, Sell and Convey unto the **CITY OF HALTOM CITY, a Texas municipal corporation**, a temporary easement for the purpose of drainage and recreation improvements in, along, upon and across the property located in the County of Tarrant, State of Texas, more particularly described in **Exhibits A and B**, which are attached hereto and incorporated herein for any and all purposes.

And for the same consideration described above and upon the same conditions, the Grantors have this day granted and conveyed and by these presents do grant and convey unto the CITY OF HALTOM CITY any and all improvements presently existing upon the property described in said Exhibits A and B; SAVE and EXCEPT, HOWEVER, it is expressly understood and agreed that Grantors are retaining title to the following improvements located on the aforesaid property, to wit:

IMPROVEMENT TYPE
NONE

RETENTION VALUE
\$0.00

Grantors covenant and agree to remove the above-described improvements from said land within thirty (30) days from the date of closing, subject, however, to such extensions of time as may be granted by the CITY OF HALTOM CITY in writing; and if, for any reason, Grantors fail or refuse to remove same within said period of time prescribed, then, without any further consideration, the title to all or any part of such improvements not so removed shall pass to and vest in the CITY OF HALTOM CITY forever.

This easement shall expire four (4) years from the date of this instrument, or on the date of completion of construction of Little Fossil Creek Flood Protection and Recreational Facilities Project, whichever occurs first.

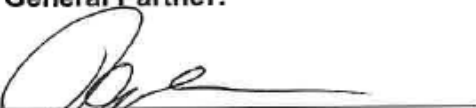
EXHIBIT B

TO HAVE AND TO HOLD unto the said CITY OF HALTOM CITY as aforesaid, for the purposes and on the conditions set forth hereinabove, the premises described in said Exhibits A and B.

IN WITNESS WHEREOF, this instrument is executed on this the 7 day of July, 2010.

RON STURGEON REAL ESTATE, L. P.,
a Texas limited partnership:

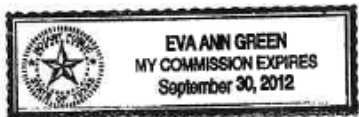
by: **Auto Recyclers, Inc., a Texas corporation,**
its General Partner:

by: 
Ronald Sturgeon, as President

Acknowledgement

State of Texas,
County of Tarrant:

This instrument was acknowledged before me on July 7, 2010, by Ronald Sturgeon, as President of Auto Recyclers, Inc., a Texas corporation, the General Partner of Ron Sturgeon Real Estate, L. P., a Texas limited partnership, on behalf of said limited partnership.




Notary Public, State of Texas

EXHIBIT B

9729-55B-TE

EXHIBIT A

TEMPORARY CONSTRUCTION EASEMENT PARCEL No. 55B-TE

BEING OF A TRACT IN THE THOMAS AKERS SURVEY ABSTRACT No. 25, SITUATED IN THE CITY OF HALTOM CITY, TARRANT COUNTY, TEXAS, AND BEING A PORTION OF A TRACT DESCRIBED IN A DEED TO RON STURGEON REAL ESTATE LP OF RECORD IN VOLUME 15959, PAGE 419, DRTCT, SAID PORTION BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 5/8" CIS in west line of the herein described tract said point being in the east line of Kathi's Addition, an addition to the City of Haltom City, as shown on a plat recorded in Cabinet A, Slide 6242, PRTCT, said point being S. 00°-05'-23"E. 429.30 feet from an "X" found at the northeast corner of said Kathi's Addition in the south line of Midway Road;

THENCE S. 81°-19'-04"E. 172.58 feet to an cut "X" found, said point being the beginning of a curve to the right having a radius of 850.00 feet and whose long chord bears S. 60°-19'-20"E. 113.38 feet;

THENCE with the arc of said curve a distance of 113.46 feet to a 5/8" CIS in the west line of Lot 1, Block 1, Midway Addition to the City of Haltom City as shown on a plat of record in Cabinet A, Slide 9250, PRTCT;

THENCE N. 00°-05'-23"W. along said west line 11.97 feet to a point in same for corner said point being in a curve the the left having a radius of 860.00 feet and whose long chord bears N. 60°-35'-36"W. 109.61 feet;

THENCE with the arc of said curve 109.69 feet to the PT of same;

THENCE N. 81°-19'-04"W. 175.63 feet to a point in the east line of Lot 1, Block 1, Kathi's Addition, above referenced;

THENCE S. 00°-05'-23"E. 10.12 feet along the east line of said Kathi's Addition to the POINT OF BEGINNING and containing 2,857 Sq.Ft. = 0.066 acres +/-.

I, Walter W. Ward, a Registered Professional Land Surveyor in the State of Texas hereby certify that the plat and field notes shown herein are true and correct representations of a survey made under my supervision on the ground.

Walter W. Ward 12-17-09
Registered Professional Land Surveyor No. 2014.



NOTES:

Bearings are based upon Texas State Plane Coordinate System (Texas North Central Zone 4203 Grid) NAD 83.
All distances and coordinates are adjusted to the surface by a combined scale factor and control coordinates provided by Halff Associates.

IF= Iron Found
CIS= Capped Iron Set
P.O.B.= POINT OF BEGINNING
DRTCT= Deed Records, Tarrant County, Texas
PRTCT= Plat Records, Tarrant County, Texas

Parcel No. 55B-TE

Ron Sturgeon Real Estate LP
Volume 15959, Page 419, DRTCT

Easement Area= 2,857 Sq.Ft.
= 0.066 Acres +/-.

WARD SURVEYING COMPANY
INC.
FORT WORTH, TEXAS 76188
P.O. BOX 820253-0253
PHONE 817-201-6411 FAX 817-838-7093

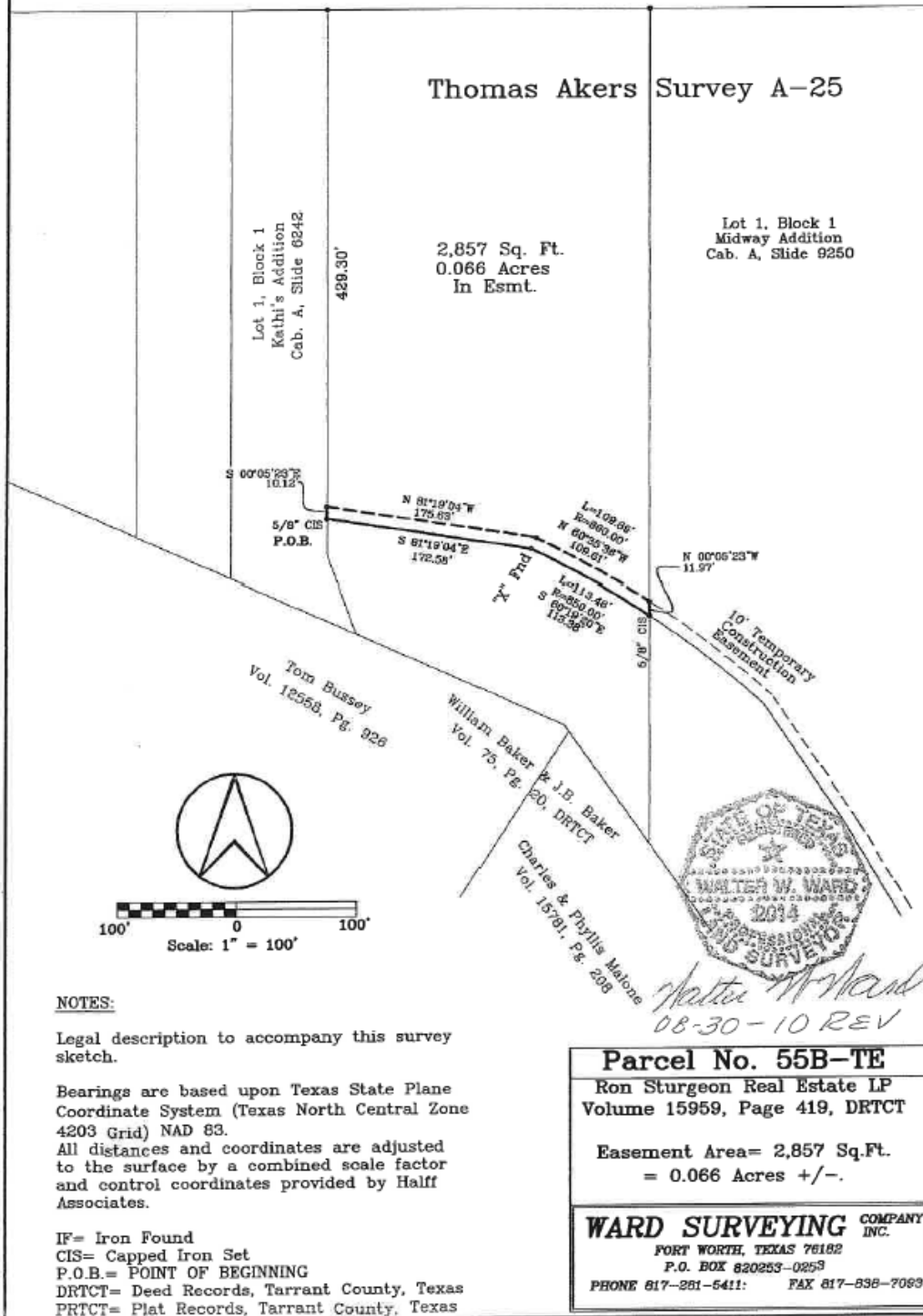
EXHIBIT B

9729-55B-TE

EXHIBIT B

Midway Road

Thomas Akers Survey A-25



NOTES:

Legal description to accompany this survey sketch.

Bearings are based upon Texas State Plane Coordinate System (Texas North Central Zone 4203 Grid) NAD 83.

All distances and coordinates are adjusted to the surface by a combined scale factor and control coordinates provided by Half Associates.

IF= Iron Found

CIS= Capped Iron Set

P.O.B.= POINT OF BEGINNING

DRTCT= Deed Records, Tarrant County, Texas

PRTCT= Plat Records, Tarrant County, Texas

Parcel No. 55B-TE

Ron Sturgeon Real Estate LP
Volume 15959, Page 419, DRTCT

Easement Area= 2,857 Sq.Ft.
= 0.066 Acres +/-.

WARD SURVEYING

COMPANY
INC.

FORT WORTH, TEXAS 76182

P.O. BOX 820253-0253

PHONE 817-261-5411

FAX 817-838-7093

QUITCLAIM DEED

Notice of Confidentiality Rights:

If you are a natural person, you may remove or strike any of the following information from this instrument before it is filed for record in the public records: your social security number or your driver's license number.

Date: October 27, 2025

Grantor: **CITY OF HALTOM CITY, Tarrant County, Texas.**

Grantor's Mailing Address (including county):
4801 Haltom Road
Haltom City
Tarrant County, Texas 76117

Grantee: **Winkleman and Winkleman Real Estate Partners, LLC**

Grantee's Mailing Address (including county):
Winkleman and Winkleman Real Estate Partners, LLC
5600 Midway Road
Haltom City, Tarrant County, TX 76117

Consideration: TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged.

Property: Temporary Construction Easement (D211025369)
See Exhibit A attached hereto.

Reservations from Conveyance: **None.**

Grantor, for the Consideration and subject to the Reservations from Conveyance, quitclaims to Grantee all of Grantor's right, title, and interest in and to the Property, to have and to hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Neither Grantor nor Grantor's successors, or assigns shall have, claim, or demand any right or title to the Property or any part of it.

When the context requires singular nouns and pronouns include the plural.

SIGNED this October 27, 2025.

GRANTOR:

CITY OF HALTOM CITY, TEXAS

By: _____
Dr. An M. Truong, Mayor

STATE OF TEXAS §
§
COUNTY OF TARRANT §

BEFORE ME, the undersigned authority, on this day, personally appeared Dr. An M. Truong, Mayor of the City of Haltom City, a Texas municipality, and acknowledge to me that he executed the same for the purposes and consideration, therein expressed, and in the capacity therein stated as the act and deed of the City of Haltom City, Texas.

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: _____

EXHIBIT A

Notice of Confidentiality Rights: If you are a natural person, you may remove or strike any of the following information from this instrument before it is filed for record in the public records: your Social Security Number or your Driver's License Number.

COPY

Little Fossil Creek Flood Protection and
Recreational Facilities Project
From Belknap Street.
To 1,100 ft. South of SH 121

TEMPORARY CONSTRUCTION EASEMENT

Parcel 55A

THE STATE OF TEXAS

§

§

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF TARRANT

§

That, **GGJR ENTERPRISE, INC., a Texas corporation**, of the County of Tarrant, State of Texas, erroneously shown as GGJR ENTERPRISES, INC. in a Special Warranty Deed dated March 4, 2008, filed for record on March 11, 2008, under Clerk's File No. D208085050, Real Property Records, Tarrant County, Texas, hereinafter referred to as Grantors, whether one or more, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), cash and other good and valuable consideration to Grantors in hand paid by the CITY OF HALTOM CITY, a Texas municipal corporation, receipt of which is hereby acknowledged, and for which no lien is retained, either expressed or implied, do by these presents Grant, Bargain, Sell and Convey unto the **CITY OF HALTOM CITY, a Texas municipal corporation**, a temporary easement for the purpose of drainage and recreation improvements in, along, upon and across the property located in the County of Tarrant, State of Texas, more particularly described in **Exhibits A and B**, which are attached hereto and incorporated herein for any and all purposes.

And for the same consideration described above and upon the same conditions, the Grantors have this day granted and conveyed and by these presents do grant and convey unto the CITY OF HALTOM CITY any and all improvements presently existing upon the property described in said Exhibits A and B; SAVE and EXCEPT, HOWEVER, it is expressly understood and agreed that Grantors are retaining title to the following improvements located on the aforesaid property, to wit:

<u>IMPROVEMENT TYPE</u>	<u>RETENTION VALUE</u>
NONE	\$0.00

Grantors covenant and agree to remove the above-described improvements from said land within thirty (30) days from the date of closing, subject, however, to such extensions of time as may be granted by the CITY OF HALTOM CITY in writing; and if, for any reason, Grantors fail or refuse to remove same within said period of time prescribed, then, without any further consideration, the title to all or any part of such improvements not so removed shall pass to and vest in the CITY OF HALTOM CITY forever.

This easement shall expire four (4) years from the date of this instrument, or on the date of completion of construction of Little Fossil Creek Flood Protection and Recreational Facilities Project, whichever occurs first.

EXHIBIT A

ROW-N-83
Rev. 2/2006
Page 2 of 2

TO HAVE AND TO HOLD unto the said CITY OF HALTOM CITY as aforesaid, for the purposes and on the conditions set forth hereinabove, the premises described in said Exhibits A and B.

IN WITNESS WHEREOF, this instrument is executed on this the 15th day of July, 2010.

GGJR Enterprise, Inc., a Texas corporation:

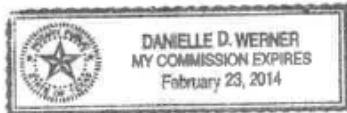
By:

John Rummel
John Rummel, as President

Acknowledgement

State of Texas,
County of Tarrant:

This instrument was acknowledged before me on July 15th, 2010, by John Rummel, as President of GGJR Enterprise, Inc., a Texas corporation, on behalf of said corporation.



Dall Werner
Notary Public, State of Texas

EXHIBIT A

EXHIBIT A

9729-55A-TE

TEMPORARY CONSTRUCTION EASEMENT PARCEL No. 55A

BEING A PORTION LOT 1, BLOCK 1, MIDWAY ADDITION AN ADDITION TO THE CITY OF HALTOM CITY, TARRANT COUNTY, TEXAS, AS SHOWN ON A PLAT OF RECORD IN CABINET A, SLIDE 9250, PRCTCT SAID LOT 1, BLOCK 1 BEING A PORTION OF THE TRACT DESCRIBED IN A DEED TO RON STURGEON REAL ESTATE LP OF RECORD IN VOLUME 15959, PAGE 419, DRTCT THE HEREIN DESCRIBED PORTION BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOW:

BEGINNING at a 5/8" CIS in the east line of the above referenced tract said point being in the west line of a Lot 3, Block 1, Dean Cox Addition as shown on a plat filed in Volume 388-10, Page 24, PRCTCT, said point being S. 00°-40'-23"E 807.29 feet; S. 89°-21'-08"W 8.07 feet; and S. 00°-40'-23"E. 41.14 feet from the northeast corner of said Lot 3, Block 1, Midway Addition;

THENCE N. 00°-40'-23"W. along said west line 28.75 feet to a point in same at its intersection with a curve to the left having a radius of 510.00 feet and whose long chord bears N. 25°-12'-15"W a distance of 21.01 feet;

THENCE with the arc of said curve 21.02 feet to a point for corner;

THENCE N. 26°-25'-37"W. 45.25 feet to a point at the beginning of a curve to the left having a radius of 675.00 feet and whose long chord bears N. 30°-16'-01"W 90.47 feet;

THENCE with the arc of said curve 90.54 feet to a point for corner;

THENCE N. 34°-06'-40"W. 126.52 feet to the PC of a curve to the left having a radius of 880.00 feet and whose long chord bears N. 52°-34'-54"W. 130.69 feet;

THENCE with the arc of said curve a distance of 130.82 feet to a point of the west line of said Lot 1, Block 1, Midway Addition;

THENCE S. 00°-05'-23"E. 11.97 feet to a 5/8" CIS said point being in a curve to the right having a radius of 850.00 feet and whose long chord bears S. 52°-24'-09"E. 121.41 feet;

THENCE with the arc of said curve a distance of 121.52 feet to a "X" end of the PT of same;

THENCE S. 34°-06'-40"E. 125.24 feet to a 1/2" IF at the beginning of a curve to the right having a radius of 685.00 feet and whose long chord bears S. 30°-16'-16"E 89.11 feet;

THENCE with the arc of said curve a distance of 89.18 feet to a 1/2" IF for corner;

THENCE S. 26°-25'-37"E. 45.30 feet to a 1/2" IF said point being the beginning of a curve to the right having a radius of 500.00 feet and whose long chord bears S. 23°-47'-46"E. 45.16 feet;

THENCE with the arc of said curve a distance of 45.16 feet to the POINT OF BEGINNING and containing 4,200 Sq.Ft. or 0.0964 acres +/-

I, Walter W. Ward, a Registered Professional Land Surveyor in the State of Texas hereby certify that the plat and field notes shown herein are true and correct representations of a survey made under my supervision on the ground.

Walter W. Ward 07-31-09
Registered Professional Land Surveyor No. 2014.



NOTES:

Bearings are based upon Texas State Plane Coordinate System (Texas North Central Zone 4203 Grid) NAD 83.
All distances and coordinates are adjusted to the surface by a combined scale factor and control coordinates provided by Halff Associates.

IF= Iron Found
CIS= Capped Iron Set
P.O.B.= POINT OF BEGINNING
DRTCT= Deed Records, Tarrant County, Texas
PRCTCT= Plat Records, Tarrant County, Texas

Parcel No. 55A-TE

Ron Sturgeon Real Estate LP
Volume 15959, Page 419, DRTCT

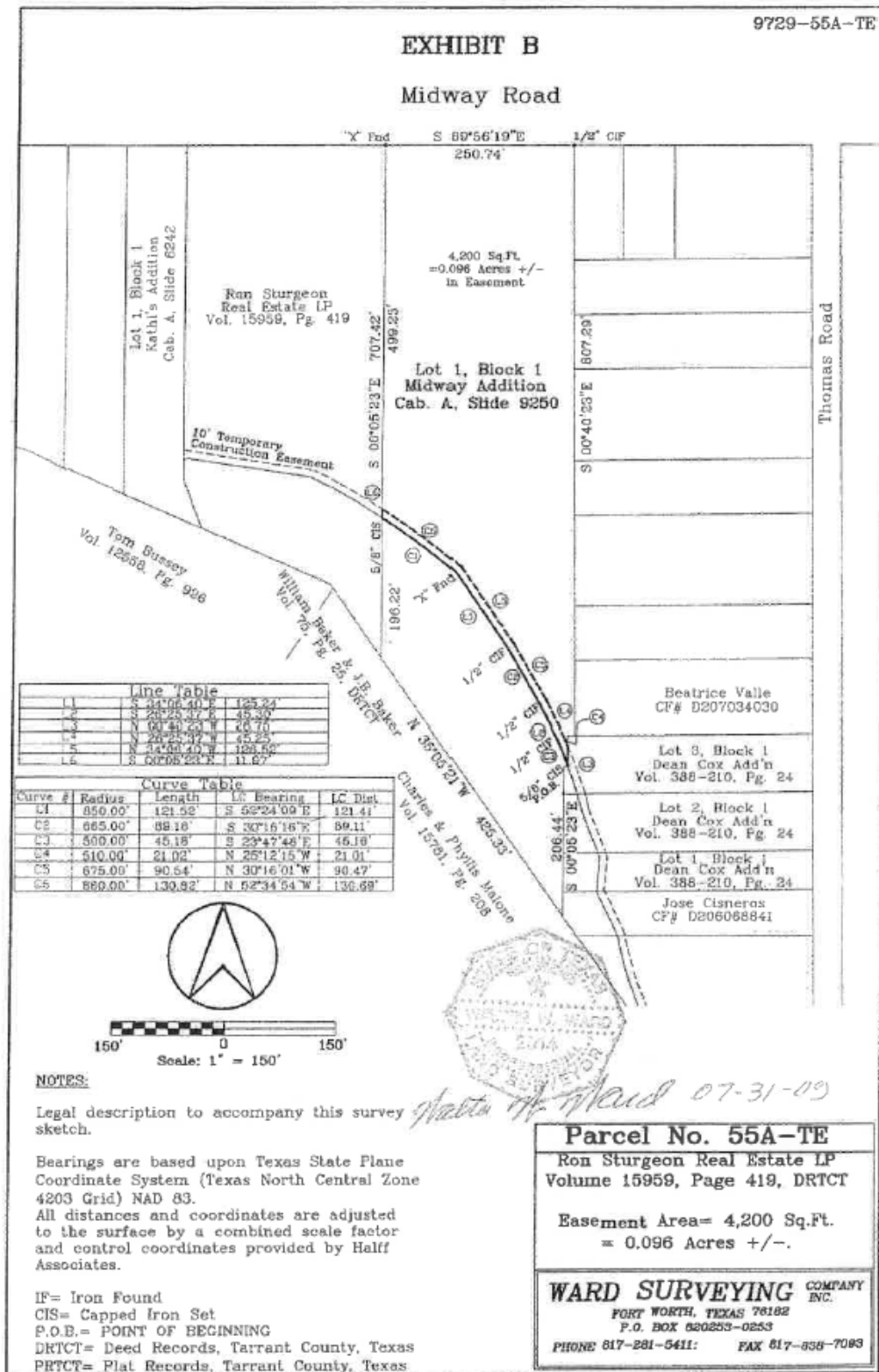
Easement Area= 4,200 Sq.Ft.
= 0.096 Acres +/-.

WARD SURVEYING

COMPANY
INC.

PORT WORTH, TEXAS 76182
P.O. BOX 820263-0353
PHONE 817-281-5411; FAX 817-338-7983

EXHIBIT A



QUITCLAIM DEED

Notice of Confidentiality Rights:

If you are a natural person, you may remove or strike any of the following information from this instrument before it is filed for record in the public records: your social security number or your driver's license number.

Date: October 27, 2025

Grantor: **CITY OF HALTOM CITY, Tarrant County, Texas.**

Grantor's Mailing Address (including county):
4801 Haltom Road
Haltom City
Tarrant County, Texas 76117

Grantee: **Midway Industrial, LLC**

Grantee's Mailing Address (including county):
Midway Industrial, LLC
2550 McMillan Parkway
Fort Worth, Tarrant County, TX 76137

Consideration: TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged.

Property: Temporary Construction Easement (D210251707)
See Exhibit A attached hereto.

Reservations from Conveyance: **None.**

Grantor, for the Consideration and subject to the Reservations from Conveyance, quitclaims to Grantee all of Grantor's right, title, and interest in and to the Property, to have and to hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Neither Grantor nor Grantor's successors, or assigns shall have, claim, or demand any right or title to the Property or any part of it.

When the context requires singular nouns and pronouns include the plural.

SIGNED this October 27, 2025.

GRANTOR:

CITY OF HALTOM CITY, TEXAS

By: _____
Dr. An M. Truong, Mayor

STATE OF TEXAS §
§
COUNTY OF TARRANT §

BEFORE ME, the undersigned authority, on this day, personally appeared Dr. An M. Truong, Mayor of the City of Haltom City, a Texas municipality, and acknowledge to me that he executed the same for the purposes and consideration, therein expressed, and in the capacity therein stated as the act and deed of the City of Haltom City, Texas.

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: _____

EXHIBIT A

Notice of Confidentiality Rights: If you are a natural person, you may remove or strike any of the following information from this instrument before it is filed for record in the public records: your Social Security Number or your Driver's License Number.

COPY

Little Fossil Creek Flood Protection and
Recreational Facilities Project
From Belknap Street,
To 1,100 ft. South of SH 121

TEMPORARY CONSTRUCTION EASEMENT

Parcel 55B

THE STATE OF TEXAS

§
§
§
§

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF TARRANT

That, **RON STURGEON REAL ESTATE, L. P.**, a Texas limited partnership, of the County of Tarrant, State of Texas, hereinafter referred to as Grantors, whether one or more, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), cash and other good and valuable consideration to Grantors in hand paid by the CITY OF HALTOM CITY, a Texas municipal corporation, receipt of which is hereby acknowledged, and for which no lien is retained, either expressed or implied, do by these presents Grant, Bargain, Sell and Convey unto the **CITY OF HALTOM CITY, a Texas municipal corporation**, a temporary easement for the purpose of drainage and recreation improvements in, along, upon and across the property located in the County of Tarrant, State of Texas, more particularly described in **Exhibits A and B**, which are attached hereto and incorporated herein for any and all purposes.

And for the same consideration described above and upon the same conditions, the Grantors have this day granted and conveyed and by these presents do grant and convey unto the CITY OF HALTOM CITY any and all improvements presently existing upon the property described in said Exhibits A and B; **SAVE and EXCEPT, HOWEVER**, it is expressly understood and agreed that Grantors are retaining title to the following improvements located on the aforesaid property, to wit:

IMPROVEMENT TYPE
NONE

RETENTION VALUE
\$0.00

Grantors covenant and agree to remove the above-described improvements from said land within thirty (30) days from the date of closing, subject, however, to such extensions of time as may be granted by the CITY OF HALTOM CITY in writing; and if, for any reason, Grantors fail or refuse to remove same within said period of time prescribed, then, without any further consideration, the title to all or any part of such improvements not so removed shall pass to and vest in the CITY OF HALTOM CITY forever.

This easement shall expire four (4) years from the date of this instrument, or on the date of completion of construction of Little Fossil Creek Flood Protection and Recreational Facilities Project, whichever occurs first.

EXHIBIT A

TO HAVE AND TO HOLD unto the said CITY OF HALTOM CITY as aforesaid, for the purposes and on the conditions set forth hereinabove, the premises described in said Exhibits A and B.

IN WITNESS WHEREOF, this instrument is executed on this the 7 day of July, 2010.

RON STURGEON REAL ESTATE, L. P.,
a Texas limited partnership:

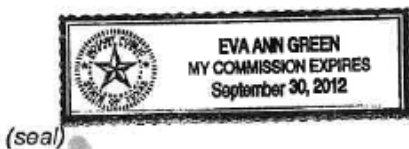
by: **Auto Recyclers, Inc., a Texas corporation,**
its General Partner:

by: [Signature]
Ronald Sturgeon, as President

Acknowledgement

State of Texas,
County of Tarrant:

This instrument was acknowledged before me on July 7, 2010, by Ronald Sturgeon, as President of Auto Recyclers, Inc., a Texas corporation, the General Partner of Ron Sturgeon Real Estate, L. P., a Texas limited partnership, on behalf of said limited partnership.



✓ Eva Ann Green
Notary Public, State of Texas

EXHIBIT A

9729-55B-TE

EXHIBIT A

TEMPORARY CONSTRUCTION EASEMENT PARCEL No. 55B-TE

BEING OF A TRACT IN THE THOMAS AKERS SURVEY ABSTRACT No. 25, SITUATED IN THE CITY OF HALTOM CITY, TARRANT COUNTY, TEXAS, AND BEING A PORTION OF A TRACT DESCRIBED IN A DEED TO RON STURGEON REAL ESTATE LP OF RECORD IN VOLUME 15959, PAGE 419, DRTCT, SAID PORTION BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 5/8" CIS in west line of the herein described tract said point being in the east line of Kathi's Addition, an addition to the City of Haltom City, as shown on a plat recorded in Cabinet A, Slide 6242, PRTCT, said point being S. 00°-05'-23"E. 429.30 feet from an "X" found at the northeast corner of said Kathi's Addition in the south line of Midway Road;

THENCE S. 81°-19'-04"E. 172.58 feet to an cut "X" found, said point being the beginning of a curve to the right having a radius of 850.00 feet and whose long chord bears S. 60°-19'-20"E. 113.38 feet;

THENCE with the arc of said curve a distance of 113.46 feet to a 5/8" CIS in the west line of Lot 1, Block 1, Midway Addition to the City of Haltom City as shown on a plat of record in Cabinet A, Slide 9250, PRTCT;

THENCE N. 00°-05'-23"W. along said west line 11.97 feet to a point in same for corner said point being in a curve the the left having a radius of 860.00 feet and whose long chord bears N. 60°-35'-36"W. 109.61 feet;

THENCE with the arc of said curve 109.69 feet to the PT of same;

THENCE N. 81°-19'-04"W. 175.63 feet to a point in the east line of Lot 1, Block 1, Kathi's Addition, above referenced;

THENCE S. 00°-05'-23"E. 10.12 feet along the east line of said Kathi's Addition to the POINT OF BEGINNING and containing 2,857 Sq.Ft. = 0.066 acres +/-.

I, Walter W. Ward, a Registered Professional Land Surveyor in the State of Texas hereby certify that the plat and field notes shown herein are true and correct representations of a survey made under my supervision on the ground.

Walter W. Ward 12-17-09
Registered Professional Land Surveyor No. 2014.



NOTES:

Bearings are based upon Texas State Plane Coordinate System (Texas North Central Zone 4203 Grid) NAD 83.
All distances and coordinates are adjusted to the surface by a combined scale factor and control coordinates provided by Halff Associates.

IF= Iron Found
CIS= Capped Iron Set
P.O.B.= POINT OF BEGINNING
DRTCT= Deed Records, Tarrant County, Texas
PRTCT= Plat Records, Tarrant County, Texas

Parcel No. 55B-TE

Ron Sturgeon Real Estate LP
Volume 15959, Page 419, DRTCT

Easement Area= 2,857 Sq.Ft.
= 0.066 Acres +/-.

WARD SURVEYING COMPANY
INC.

FORT WORTH, TEXAS 76188
P.O. BOX 820253-0253
PHONE 817-201-6411 FAX 817-838-7093

EXHIBIT A

9729-55B-TE

EXHIBIT B

Midway Road

Thomas Akers Survey A-25

Lot 1, Block 1
Kathi's Addition
Cab. A, Slide 8242

2,857 Sq. Ft.
0.066 Acres
In Esmt.

Lot 1, Block 1
Midway Addition
Cab. A, Slide 9250

S 00°05'23"E
10.12'
5/8" CIS
P.O.B.

N 81°19'04"W
175.83'
S 81°19'04"E
172.58'

1" Find

L=109.66'
R=800.00'
N 60°53'38"W
109.81'

N 00°06'23"W
11.97'

10' Temporary
Construction
Easement

Tom Bussey
Vol. 18558, Pg. 826

William Baker & J.B. Baker
Vol. 75, Pg. 20, DRTCT

Charles & Phyllis Malone
Vol. 15781, Pg. 208



100' 0 100'
Scale: 1" = 100'

NOTES:

Legal description to accompany this survey sketch.

Bearings are based upon Texas State Plane Coordinate System (Texas North Central Zone 4203 Grid) NAD 83.
All distances and coordinates are adjusted to the surface by a combined scale factor and control coordinates provided by Half Associates.

IF= Iron Found
CIS= Capped Iron Set
P.O.B.= POINT OF BEGINNING
DRTCT= Deed Records, Tarrant County, Texas
PRTCT= Plat Records, Tarrant County, Texas



Walter W. Ward
08-30-10 REV

Parcel No. 55B-TE

Ron Sturgeon Real Estate LP
Volume 15959, Page 419, DRTCT

Easement Area= 2,857 Sq.Ft.
= 0.066 Acres +/-.

WARD SURVEYING COMPANY INC.

FORT WORTH, TEXAS 76182
P.O. BOX 820253-0253
PHONE 817-261-5411 FAX 817-838-7093

CITY COUNCIL MEMORANDUM / RESOLUTION

City Council Meeting: Monday, October 27, 2025, 6:00 PM

Department: Public Works

Subject: RESOLUTION NO. R-2025-022-11 Acceptance of Property Donation

BACKGROUND

The Birdville Independent School District is considering selling their property at 5305 Midway Road in Haltom City. BISD has hired a real estate professional to handle any potential sale. During the course of researching this property, BISD determined that they do not need a nearby tract of land and this tract would have little (if any) value to include with the sale of their 5305 Midway Road property. The tract of land is 7,751 SF (0.178 Acres) and lies almost entirely within the flowline of Little Fossil Creek – as shown below. BISD would like to donate this tract to the City of Haltom City.



This tract is desirable to the City because it is one of a handful of properties that the City will need to acquire for the next phase of Little Fossil Creek improvements (Thomas Road to Belknap Street). Acquiring this tract now at no cost will also save the City money in the future.

FISCAL IMPACT

Not applicable.

RECOMMENDATION

Staff recommends the approval of Resolution No. R-2025-022-11 accepting the donation of an approximate 0.178 acre tract of land described as Lot 2B-R, Block 3, Revised J.W. Akers Addition in the Simone Akers Survey, A-17, Haltom City, Texas from the Birdville Independent School District.

Attachments

[2025-10-27 BISD Donation of Land in LFC-R with Deed.pdf](#)

RESOLUTION NO. R - 2025 - 022 - 11

A RESOLUTION OF THE CITY OF HALTOM CITY, TEXAS, ACCEPTING A DONATION OF LAND DESCRIBED AS LOT 2B-R, BLOCK 3, REVISED J.W. AKERS ADDITION IN THE SIMON AKERS SURVEY, A-17, HALTOM CITY, TEXAS; AUTHORIZING THE SPECIAL WARRANTY DEED TO BE RECORDED IN THE DEED RECORDS OF TARRANT COUNTY, TEXAS; 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, the Birdville Independent School District (“BISD”) is the owner of an approximate 0.178 acre tract of land described as Lot 2B-R, Block 3, Revised J.W. Akers Addition in the Simone Akers Survey, A-17, Haltom City, Texas, (the “Property”); and

WHEREAS, BISD desires to donate the Property to the City for public purposes; and

WHEREAS, the City Council deems it to be in the best interest of the citizens of Haltom City to accept donation of the Property.

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

SECTION 1.

The City accepts the donation of the Property through the Special Warrant Deed dated August 28, 2025, attached to this Resolution and incorporated for all purposes as **Exhibit A**, and authorizing the Special Warranty Deed to be recorded in the Deed Records of Tarrant County, Texas.

SECTION 2.

This Resolution becomes effective immediately upon its passage.

PASSED AND APPROVED THIS the ____ day of _____, 2025.

Dr. An M. Truong, Mayor

ATTEST:

Imelda Rodriguez, City Secretary

EXHIBIT A

SPECIAL WARRANTY DEED

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Date:

August 28, 2025

Grantor:

BIRDVILLE INDEPENDENT SCHOOL DISTRICT,
a political subdivision of the State of Texas

Grantor's Mailing Address:

6125 East Belknap
Haltom City, Texas 76177

Grantee:

CITY OF HALTOM CITY, TEXAS

Grantee's Mailing Address:

5024 Broadway Avenue
Haltom City, Texas 76117

Consideration:

\$10.00 and other good and valuable consideration

Property (including any improvements): See attached Exhibit "A"

Reservations and Exceptions to Conveyance and Warranty: This conveyance is made subject to any covenants, conditions, easements and restrictions recorded in the public records of Tarrant County, and all easements, setback lines and other matters shown on the recorded plat of the Property.

Notwithstanding any provision hereof to the contrary, Grantor reserves, excepts and retains unto Grantor and Grantor's successors and assigns all of Grantor's interest in the oil, gas, hydrocarbons and other minerals which may be located in, under or produced from the Property (all of which oil, gas, hydrocarbons and other mineral interests are excluded from the definition of Property). If the mineral estate is subject to existing production or an existing lease, this reservation includes the production, the lease, and all benefits from it. Grantor hereby waives all rights of ingress and egress upon or use of the surface of the Property for or in connection with the exploration for, drilling for, production of, removal or transportation of oil, gas, hydrocarbons or other minerals, subject to the rights of the lessee under any existing lease. Such surface use waiver will not prohibit the pooling or unitization of the oil, gas, hydrocarbons and other mineral interests owned by Grantor with real property other than the Property or subterranean underground directional drilling activities under the Property that begin upon and are conducted from the surface of real property other than the Property.

Grantor, for the Consideration and subject to the Reservations and Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's successors and assigns forever. Grantor binds Grantor and Grantor's successors to warrant and forever defend all and singular the Property to Grantee and Grantee's successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, when the claim is by, through, or under Grantor, but not otherwise.

When the context requires, singular nouns and pronouns include the plural.

This instrument was prepared from information furnished by the parties and no examination has been made and no opinion has been given by the firm preparing this instrument as to the title to or the description of the property involved.

GRANTOR:

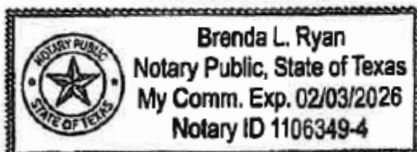
BIRDVILLE INDEPENDENT SCHOOL DISTRICT,
a political subdivision of the State of Texas

By: Ralph Kunkel
Ralph Kunkel, President of the Board of Trustees

ACKNOWLEDGMENT

STATE OF TEXAS §
 §
COUNTY OF TARRANT §

This instrument was acknowledged before me on the 28 day of August, 2025, by Ralph Kunkel, President of the Board of Trustees of Birdville Independent School District, a political subdivision of the State of Texas, on behalf of said political subdivision.



Brenda L. Ryan
Notary Public -- State of Texas

EXHIBIT "A"

Description of the Property

PAGE 1 OF 2

METES AND BOUNDS DESCRIPTION

7,751 SQUARE FEET

LOT 2B-R, BLOCK 3, REVISED J.W. AKERS ADDITION IN THE SIMON AKERS SURVEY, A-17 CITY OF HALTOM CITY, TARRANT COUNTY, TEXAS

All that certain 7,751 square feet of land, which is a portion of the tract of land described in the deed to Birdville Independent School District, recorded in Volume 13277, Page 451 in the Deed Records of Tarrant County, Texas (D.R.T.C.T.), and is out of Lot 2B-R, Block 3, Revised J.W. Akers Addition, recorded in Cabinet A, Slide 4307, in the Plat Records of Tarrant County, Texas (P.R.T.C.T.) in the Simon Akers Survey, A-17, City of Haltom City, Tarrant County, Texas and more particularly described by metes and bounds as follows: (All bearings shown hereon are based on the 0.888 acre tract, Parcel 64, described in the deed to the City of Haltom City, recorded in Document Number D211271625 D.R.T.C.T.).

BEGINNING at a 5/8" iron rod with a cap stamped "RPLS 2014" found for the southwest corner of the herein described tract, common to the most westerly northwest corner of said 0.888 acre tract, and common to the northeast corner of the 0.0313 acre tract – Parcel 65, to the City of Haltom City, recorded in Document Number D211105174 D.R.T.C.T.;

THENCE North 18° 51' 16" East – 73.74' to the north corner of said Lot 2B-R, Block 3, Revised J.W. Akers Addition (point falls on the steep bank) and in the southwesterly line of Lot 4, Block 1, J.W. Akers Subdivision, recorded in Volume 956, Page 113 D.R.T.C.T.;

THENCE South 52° 24' 47" East – 134.17' along the north line of said Lot 2B-R, Block 3, Revised J.W. Akers Addition to the northeast corner of the herein described tract, (point falls in drainage channel), common to the most northerly northwest corner of said 0.888 acre tract;

THENCE South 28° 25' 20" West – 51.02' (called 51.44') to a 5/8" iron rod with a cap stamped "RPLS 2014" found for the southeast corner of the herein described tract, common to a point corner of said 0.888 acre tract;

THENCE North 61° 44' 00" West – 120.20' (called North 61° 34' 40" West – 120.00') to the POINT OF BEGINNING and containing 7,751 square feet of land.

**THIS METES AND BOUNDS DESCRIPTION IS ISSUED IN CONJUNCTION WITH
THE EXHIBIT PREPARED BY SPRY SURVEYORS, HEREBY REFERENCED AS
PAGE 2 OF 2. THIS METES AND BOUNDS DESCRIPTION IS PAGE 1 OF 2.**

This Exhibit is issued in conjunction with the Mates and Bounds Description, prepared by Spry surveyors, hereby referenced as Page 1 of 2. This Exhibit is Page 2 of 2.

6241 Mid-Cities Blvd., Suite 102 • North Richland Hills, TX 75182
 PH: 817.775.4049 • sprysurveyors.com • www.sprysurveyors.com
 Firm Reg. No. 10112000

SCALE: 1"=40'

CERTIFICATE DATE

DAVID CARLTON LEWIS, R.P.L.S. NO. 5647

CITY COUNCIL MEMORANDUM

City Council Meeting: Monday, October 27, 2025, 6:00 PM

Department: Public Works

Subject: FACILITIES AGREEMENT - Diamond Meadows
Subdivision

BACKGROUND

On August 26, 2025, the Final Plat (P-011-25) for the Diamond Meadows Subdivision (Block 1: Lots 1 - 40 and Lots 41X - 44X) was approved. The Final Plat was for a single family residential development located at the northeast corner of the intersection of Denton Hwy and Cedarcrest Drive. Lots 1 - 40 are to be developable single family residential lots and lots 41X - 44X are open space and/or stormwater detention lots that are to be maintained by the Diamond Meadows property owners.

The Subdivision includes additions and modifications to the City's existing public infrastructure which includes water mains, sanitary sewer mains and drainage facilities (along with the normal appurtenances associated with these infrastructure items). When a development requires significant changes to the City's public infrastructure, the City's Subdivision Ordinance requires the developer and the City to enter into an agreement (titled as a Facilities Agreement in Haltom City) to address these changes and identify which party is responsible for these changes. These development agreements are fairly common for multi-lot developments and large acreage developments.

The Diamond Meadows Facilities Agreement is a fairly standard agreement for residential developments. The only significant deviation from the City's standard agreement is in regard to the public infrastructure construction within Cedarcrest Drive. Because of the age of the existing water and sanitary sewer mains within Cedarcrest Drive, the developer will be replacing these mains. After their replacement, the developer will also remix the subgrade in accordance with the City's standards and then the City's Street Division will place the asphalt binder and pavement surface layers.

The City Attorney has reviewed this Facilities Agreement and determined it to be acceptable.

FISCAL IMPACT

The Public Works Street Division's operations budget accommodates the funding required (asphalt material) of this Facilities Agreement.

RECOMMENDATION

Staff recommends that the City Council authorize the City Manager to execute the Facilities Agreement for the Diamond Meadows Subdivision (Block 1: Lots 1 - 40 and Lots 41X - 44X).

Attachments

[2025-10-19 Facilities Agreement-Diamond Meadows.pdf](#)

CITY OF HALTOM CITY
FACILITIES AGREEMENT
FOR THE
DIAMOND MEADOWS ADDITION
BLOCK 1: LOTS 1 – 40 and LOTS 41X – 44X

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 Diamond Meadows, LLC whose address is 6809 Baker Boulevard, Fort
Worth, Texas, 76118, hereinafter known as the "DEVELOPER".

WHEREAS, the DEVELOPER has requested the CITY to permit the platting
and/or development of a tract of land known as Diamond Meadows Addition, Block 1:
Lots 1 – 40 and Lots 41X – 44X (the "SUBDIVISION"); and

WHEREAS, the CITY has approved such platting and/or development which
requires the construction of community facilities and improvements to serve the
SUBDIVISION as provided herein; 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. ZONING, PLATTING and SITE PLANNING

All property owned by the DEVELOPER and located within the limits of the
SUBDIVISION shall be zoned and platted in accordance with the Zoning Ordinance

and the Subdivision Ordinance of the CITY before any Building Permit will be issued. The DEVELOPER shall dedicate, at no cost to the CITY, all street rights-of-way, alleys, drainage easements, floodways, utility easements and other dedications as required by the CITY at the time of platting.

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

B. PUBLIC IMPROVEMENTS

All public improvements, including streets, utilities, drainage, sidewalks, street lighting, street signage, 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 within all applicable time frames in accordance with the Subdivision Ordinance of the CITY unless otherwise approved herein.

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 public improvements. 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 prepared by the licensed engineer shall be provided by the DEVELOPER at the time of platting as required by the Subdivision Ordinance. Such documents, signed and sealed by Keith Hamilton, P.E. on 9-29-25 and released for construction by Autumn Permenter on 10/8/2025 (the "Construction Plans") have been approved by the City Engineer and released for construction of the Public Improvements. 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.

Street lighting shall be installed by Oncor Electric Delivery Company in accordance with a street lighting layout plan provided by Oncor Electric Delivery Company and approved by the City Engineer or his/her agent. The DEVELOPER shall be responsible for the installation costs of any required street lighting as provided herein.

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.

No building permits will be issued on any lot in the SUBDIVISION until all public improvements have been installed, inspected and a Letter of Acceptance has been issued.

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 one hundred percent (100%) 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. STREETS

In conjunction with the platting and development of the SUBDIVISION, the DEVELOPER shall complete the following:

1. All required Rights-of-Way shall be dedicated to the CITY at the time of platting.
2. All internal roads shall be fully constructed in accordance with the plans and specifications prepared by the DEVELOPER's engineer, and shall be constructed in conjunction with construction of the development unless otherwise approved herein. Such construction shall be in accordance with the Subdivision Ordinance of the CITY, and plans shall be approved by the City Engineer or his/her agent prior to Final Plat approval and filing.
3. The DEVELOPER shall remove the full width of Cedarcrest Drive as indicated in the Construction Plans. After installation of the underground Public Improvements within this removed portion of Cedarcrest Drive, the DEVELOPER shall remix the subgrade in accordance with the Construction Plans. The CITY shall be responsible for placing asphalt over the remixed subgrade.
4. Upon the City Engineer's approval of the street lighting layout plan provided by Oncor Electric Delivery Company, the DEVELOPER shall be responsible for the installation costs of any required street lighting with the SUBDIVISION.

F. SIDEWALKS

1. Sidewalks shall be installed in accordance with Chapter 86 [specifically, Sec. 86-10: Sidewalks - Required; location; standards; waiver] of the CITY's Code of Ordinances.
2. Sidewalks specifically will be required at the following locations:
 - a. along the "north" side of the R.O.W. of Cedarcrest Drive (Denton Hwy to Maryview Terrace);
 - b. along the "west" side of the R.O.W. of Maryview Terrace (Cedarcrest Drive to the approximate 90⁰ turn of Maryview Terrace); and
 - c. along both sides of all interior streets of the Subdivision.

Sidewalks along the north side of Sapphire Drive shall be completely constructed within one hundred twenty (120) days of the recording of the Final Plat in the Real Property Records of Tarrant County.

G. UTILITIES

1. WATER

All required onsite and offsite water mains, valves, fire hydrants and other improvements 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 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 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.

H. PUBLIC FACILITIES TO BE PROVIDED BY THE CITY

The CITY makes no guarantee that water supply or wastewater treatment capacity will be available at any particular time or place, it being fully understood by both parties hereto that the ability of the CITY to supply water and wastewater services is subject to the CITY's water and wastewater system capacity. The CITY shall be the sole judge of the availability of such capacity to supply such water and/or wastewater services, provided, however, that the CITY will use its best efforts to insure that said water supply and wastewater treatment capacity is available.

I. FEES TO BE PAID BY THE DEVELOPER

1. PLAT FEES

The DEVELOPER hereby agrees to pay the CITY \$ 300.00. Payment is due at the time of submittal for Final Plat approval.

2. PARK DEDICATION FEES

The DEVELOPER hereby agrees to pay the CITY \$ 250.00 per lot, for a total of \$ 11,000.00. Payment is due prior to Final Plat execution by the City and filing of said Final Plat in the Tarrant County Plat Records.

3. PLAN REVIEW AND CONSTRUCTION INSPECTION FEES

The DEVELOPER hereby agrees to pay the CITY construction inspection fees in accordance with Resolution No. R-2025-003-03 for the SUBDIVISION. Payment is due prior to initiating construction of any of the Public Infrastructure Improvements.

4. STREET NAME SIGNS and TRAFFIC CONTROL DEVICE SIGNAGE

The DEVELOPER is responsible for both material costs and installation costs of all street name signs, traffic control devices and school zone signs, including flashing light school zone signs as required by the City Engineer. All street name signs and traffic control device signage shall meet the current CITY standards and comply with the requirements of the Texas Manual on Uniform Traffic Control Devices at the time of installation. Installation must be completed prior to the CITY's acceptance of the SUBDIVISION's Infrastructure Improvements. Traffic control or regulatory signs shall be installed by the DEVELOPER where required based upon an engineering study performed by the DEVELOPER's engineer.

5. 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.

6. 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.

J. 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. It is understood that the DEVELOPER may assign the maintenance of these responsibilities to a Home Owners Association ("HOA"). In doing so, the DEVELOPER shall provide the CITY with the names and contact information of the HOA's Board of Directors.

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.

K. FINAL ACCEPTANCE OF SUBDIVISION INFRASTRUCTURE

The CITY will not issue a Letter of Acceptance until the SUBDIVISION's public Infrastructure Improvements 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 infrastructure facilities and improvements mentioned herein above 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.

L. 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.

M. 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.

N. AMENDMENTS

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

O. 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.

P. CONTINUITY

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

Q. 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.

R. 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.

DIAMOND MEADOWS ADDITION, LOTS 1 – 40 and LOTS 41X – 44X of BLOCK 1

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: _____

Facilities Agreement
Diamond Meadows Addition
Block 1: Lots 1 – 40 and Lots 41X – 44X
Page - 16 of 16 -

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: _____

CITY COUNCIL MEMORANDUM / RESOLUTION

City Council Meeting: Monday, October 27, 2025, 6:00 PM

Department: Public Works

Subject: SIDEWALK VARIANCE - Deposit into the Safe Pathways Program

BACKGROUND

The Owner of 2417 Weaver Street is currently pursuing necessary permits with the City of Haltom City for the development of the property to accommodate additional pavement and stormwater improvements.

Per 86-10 (a) of Chapter 86 – Streets, Sidewalks, and Drainage of the Haltom City Municipal Code, the Owner is required to install sidewalks along the entire length of the property abutting any street within the City at the time the property is developed. In instances where it is determined that the public would not be served by the installation of sidewalks on the subject property, the City Council shall have the right to accept, in its sole discretion, the payment of cash in lieu thereof in the amount of \$50.00 per linear foot of sidewalk length that would otherwise be required to be installed.

A special fund has been established for the deposit of all sums paid in lieu of sidewalk installation known as the "Safe Pathways Program" fund. The *Safe Pathways* Program shall serve to enhance the safety and convenience of pedestrians through the installation of sidewalks that serve a higher number of pedestrians on more heavily traveled streets or where children typically walk to schools, parks and community centers. Monies placed in this fund may not be utilized for any other general business activity of the City. All expenditures from this fund shall be approved by the City Council.

Existing sidewalks are not currently located at this section of Weaver Street. Therefore, the owner is requesting to make a payment into the Safe Pathways Program fund in lieu of sidewalk installation along the property frontage. The linear frontage for 2417 Weaver Street is approximately 337 linear feet. Therefore, based upon the current adopted fee schedule of \$50 per linear foot, the Owner is requesting to make a payment of \$16,850.00 into the Safe Pathways Fund, to be used at a future location.

FISCAL IMPACT

None.

RECOMMENDATION

Staff recommends that the City Council approve the payment of \$16,850.00 from the Owner of 2417 Weaver Street into the Safe Pathways Program fund in lieu of sidewalk installation along Weaver Street.

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 27th day of October 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

Dr. An M. Truong, Mayor

ATTEST

Imelda Rodriguez, City Secretary

CITY COUNCIL MEMORANDUM/RESOLUTION

City Council Meeting: Monday, October 27, 2025, 6:00 PM

Department: Administration

Subject: 380 DEVELOPMENT AGREEMENT

BACKGROUND

FMJM LLC has purchased 3.13 acres from the city located at the 5100 block of Haltom Road for the purposes of constructing and operating an indoor/outdoor bar, entertainment venue, and restaurant under a previously approved Chapter 380 agreement.

In the original 380 agreement the city had agreed to construct an entry and an access slip road to the venues. FMJM, LLC agreed to accept ownership of the road as a private road and maintain the road, relieving the city of future maintenance and reconstruction.

FMJM's construction of the venue has progressed much faster than anticipated. Due to their construction progress, they have asked that the city allow them to construct the entry way and road and reimburse them upon completion of the road. The reason for this request is that the road can be built in conjunction with their construction timeline.

It has been estimated that the construction portion of the road and utility installation would cost the city approximately \$812,000. However, the city, due to many other priorities and legal requirements as it relates to procurement, bidding, etc., simply cannot build the road in the time needed. Since this road will be a privately dedicated road and was part of the original 380 agreement it makes sense to allow the developer to construct the road to city specifications and simply reimburse the developer upon completion. This would be a win-win scenario for both the city and the developer (FMJM, Inc.).

FISCAL IMPACT

This agreement relieves the city of any future road maintenance or reconstruction once completed and saves the city's staff time, costs of engineering and design phases, and enables the tax revenue generating business to open much sooner.

RECOMMENDATION

Approve the 380-agreement amendment as described

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 27TH day of October 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

[2025-10-17 Third Amendment to 380. wko edits with TC Accepted.pdf](#)

[HCSG-ACCESS ROAD-PUBLIC IMPROVEMENTS-24X36.pdf](#)

**THIRD AMENDMENT TO
CHAPTER 380 DEVELOPMENT PROGRAM AND ECONOMIC
DEVELOPMENT AGREEMENT BETWEEN
THE CITY OF HALTOM CITY, TEXAS, AND FMJM GROUP, LLC FOR
DEVELOPMENT OF AN INDOOR/OUTDOOR SPORTS VENUE AND
RESTAURANT**

This Third Amendment to Chapter 380 Development Program and Economic Development Agreement between the City of Haltom City, Texas, and FMJM Group, LLC for Development of a Restaurant (the “**Amendment**”) is made and entered into as of October 27, 2025, (the “**Effective Date**”) by and between the City of Haltom City, Texas, a Texas municipal corporation located in Tarrant County, Texas (the “**City**”) and FMJM Group, LLC, a Texas limited liability company (the “**Developer**”), for the purposes and considerations stated below. The City and the Developer may sometimes hereafter be collectively referred to as the “parties.”

WITNESSETH:

WHEREAS, on or about November 25, 2024, the City and the Developer entered into that Chapter 380 Development Program and Economic Development Agreement between the City of Haltom City and FMJM Group, LLC for Development of an Indoor/Outdoor Sports Venue and Restaurant, as amended on or about December 26, 2024, by the First Amendment to Chapter 380 Development Program and Economic Development Agreement between the City of Haltom City and FMJM Group, LLC for Development of an Indoor/Outdoor Sports Venue and Restaurant, and further amended on or about December 31, 2024, by the Second Amendment to Chapter 380 Development Program and Economic Development Agreement between the City of Haltom City and FMJM Group, LLC for Development of an Indoor/Outdoor Sports Venue and Restaurant (collectively, the “**Agreement**”); and

WHEREAS, the parties desire to amend the Agreement to provide for construction of public infrastructure and a private mutual access road providing direct access to the Property (as that term is described in the Agreement) and adjacent properties.

NOW THEREFORE, in consideration of the mutual benefits and promises contained herein and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

1. Amendment to the Agreement.

A. Section 2.07 is revised to read as follows:

“2.07 In connection with the platting of the Property as provided in Section 3.04, the Developer will dedicate a 25 foot wide Mutual Access & Utility Easement for the construction of a private mutual access road and public infrastructure. This private mutual access road within the easement will provide access entry from Northern Cross Boulevard to provide direct

access to the Property. The Developer will construct a private mutual access road within the easement to provide access to the Property and adjacent properties (including Block 2, Haltom Crossing Addition and Lot 1, Block 1, Haltom City Pickleball Addition), as depicted on **Exhibit D**, attached hereto for all purposes. The private mutual access road will be constructed in accordance with plans approved by the City but will be a private road/driveway that is maintained by the Developer. The City is not responsible for and will not share in any costs of maintenance or repair of the private mutual access road once it is constructed. The Developer may enter into appropriate agreements with adjacent property owners to share in the cost of maintenance of the mutual access road.”

B. A new Section 2.08 is added to read as follows:

“2.08 The Developer shall install public infrastructure (water, sanitary sewer and storm drainage facilities) necessary to serve the Property and adjacent properties, (including Block 2, Haltom Crossing Addition and Lot 1, Block 1, Haltom City Pickleball Addition), as depicted on **Exhibit D**, within easements to be dedicated on the plat. The Developer will provide performance, maintenance, and payment bonds for the construction of the public infrastructure, in accordance with City requirements. The City will provide construction inspection services for the public infrastructure. The Developer will provide As-Built (Record) Drawings of the installed public infrastructure to the City. The City will not issue a Letter of Acceptance of the public infrastructure until receiving such drawings. After completion of the private mutual access road and public infrastructure, upon receipt of an invoice from the Developer the City shall, within sixty (60) days of acceptance by the City, reimburse the Developer \$812,390.37 toward the cost of construction.

2. Effect of Amendment. All other terms and conditions of the Agreement, with the exception of the terms modified by this Amendment, shall remain in full force and effect.

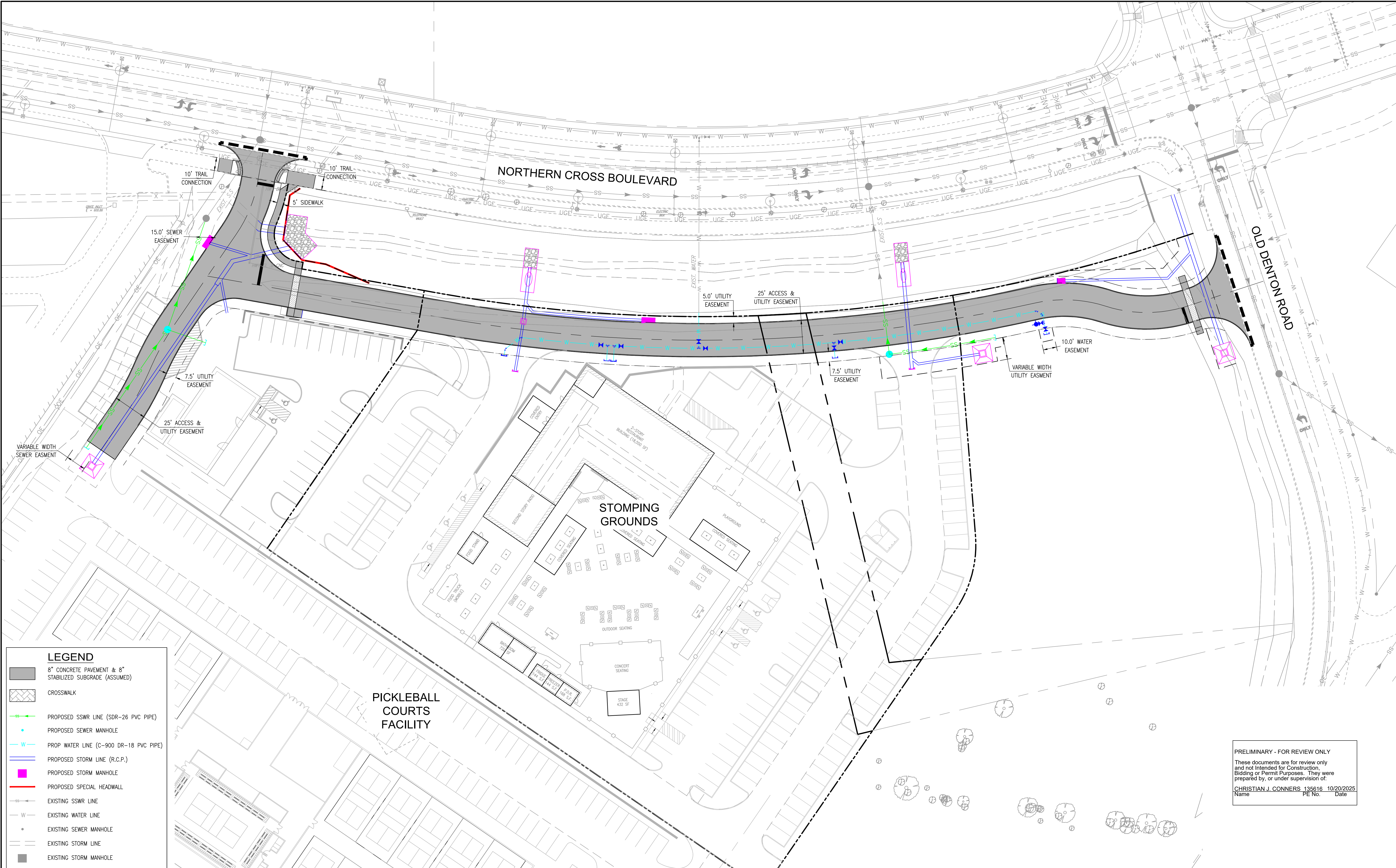
CITY OF HALTOM CITY, TEXAS

By: _____
An Truong, Mayor

FMJM GROUP, LLC

By: _____
Felix O. Salinas, Managing Member

PLOTTED BY: QMAR EL MAD - PLOTTED ON: 10/20/2025 12:01 PM
 FILE NAME: \\A\HALTOM-CITY\HALTOM DEVELOPMENT\SW NCB & ORP\MUTUAL ACCESS ROAD\1-4-EXHIBITS\HCSG-ACCESS ROAD-PUBLIC IMPROVEMENTS.DWG - SHEET SIZE: ARCH E (36.00 X 48.00 INCHES) * 85/256" = 1"



8" CONCRETE PAVEMENT & 8" STABILIZED SUBGRADE (ASSUMED)

CROSSWALK

PROPOSED SSWR LINE (SDR-26 PVC PIPE)

PROPOSED SEWER MANHOLE

PROP WATER LINE (C-900 DR-18 PVC PIPE)

PROPOSED STORM LINE (R.C.P.)

PROPOSED STORM MANHOLE

PROPOSED SPECIAL HEADWALL

EXISTING SSWR LINE

EXISTING WATER LINE

EXISTING SEWER MANHOLE

EXISTING STORM LINE

EXISTING STORM MANHOLE

LEGEND

PRELIMINARY - FOR REVIEW ONLY
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 CHRISTIAN J. CONNERS 135616 10/20/2025
 Name PE No. Date