



Development Review Committee Comments | 7/28/2026
Case PLAT26-0115
Antinone Addition (7200 Mid-Cities Blvd)

OWNER
7200 Mid Cities LLC
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SURVEYOR
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GENERAL INFORMATION

PLAT APPROVAL PROCEDURES

1. Approving Authority. The plat application will be scheduled for the following meetings. Additional information will be provided before the meeting.

- August 6, 2026 (Thursday) – Planning and Zoning Commission

The plat will be recommended for conditional approval subject to the Development Review Committee (DRC) comments noted in this letter. Any plat conditionally approved by the Planning and Zoning Commission or City Council may require final approval by the appropriate body once all comments are addressed. The revised plat would be scheduled for action following resubmittal, if necessary.

2. Conditional Approval. The City of North Richland Hills received this plat on July 22, 2026. The Development Review Committee reviewed this plat on July 28, 2026. The following represents the written statement of the conditions for **CONDITIONAL APPROVAL** of the plat by the Planning and Zoning Commission. In addition to the DRC comments included in this letter, review comments for this project are noted on a marked-up plat drawing. The marked-up plat is intended to supplement the comments in this letter. The applicant may submit a written response and revised plat that adequately addresses each condition. See the **RESUBMITTAL REQUIREMENTS** section below for further information.
3. Plat Recording. Upon final approval of the plat and acceptance of any public improvements, the plat may be submitted to the City for recording with the Tarrant County Clerk.

DEVELOPMENT REVIEW COMMITTEE COMMENTS

WRITTEN STATEMENT OF CONDITIONS

1. Change the legal description of the property to Lots 1 and 2, Block 2, Antinone Addition. Update this reference on the drawing, title block, dedication statement, and other relevant instances. This maintains subdivision name consistency for lots facing Mid-Cities Boulevard. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – subdivision name)*
2. There are revisions and corrections required in the owner's certificate, and these are noted on the marked-up copy of the plat. These should be updated as appropriate. *NRH Subdivision Regulations §110-203 (Requirements for all plat drawings – metes and bounds description)*

3. The County Clerk recording block may be removed from the drawing. Plats are recorded electronically, and the block is not necessary. *NRH Subdivision Regulations §110-203 (Additional requirements for plat drawings – county certification)*
4. Add and label a sight visibility easement (15 ft by 70 ft) at all street corner intersections. See marked-up drawing for details. *NRH Zoning Ordinance §118-714 (Visibility sight triangles)*
5. At each street intersection corner, add a 10 ft x 10 ft sidewalk and utility easement, or provide a 10 ft x 10 ft corner clip right-of-way dedication. See marked-up drawing for details. *NRH Subdivision Regulations §110-412 (Generally – corner clip)*
6. Driveway access to the property must be located on Dick Fisher Drive and/or Dick Fisher Drive North. There is insufficient spacing between street intersections on Mid-Cities Boulevard and Iron Horse Boulevard to allow for driveway access from these streets. It is recommended that a shared drive approach and common access easement be provided from Dick Fisher Drive North for property access. *NRH Public Works Design Manual §PWDM-04 (Street system – commercial/industrial driveway approaches)*
7. There is a 12-inch water line running parallel to Mid-Cities Boulevard in front of this property. The water line must be located within a dedicated **WATER LINE EASEMENT**. The easement must be 15 feet wide centered on the water line (7.5 feet on either side of the centerline of the water line). Add the easement to the drawing. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – easements)*
8. Regarding public utilities, Lot 1 (as proposed) has a sanitary sewer stub-out at the manhole that was field verified from Dick Fisher Drive. The length of the stub-out is unknown. *NRH Subdivision Regulations §110-451 (Proportionality determination) and §110-446 (Adequate public facilities)*
9. Remove the staff approval block and add the Planning and Zoning Commission approval block as shown below to the drawing. *NRH Subdivision Regulations §110-203 (Additional requirements for plat drawings – certification of approval)*

Approved by the Planning and Zoning Commission of the City of North Richland Hills, Texas, on _____ (date). _____ Chair - Planning and Zoning Commission _____ Secretary - Planning and Zoning Commission
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DESIGN PRINCIPLES

The following comments represent suggested modifications to the plat drawing based on general NRH design principles and standard practices in city planning. While conformance to these principles is not required by the subdivision regulations, the applicant is encouraged to include these modifications as part of the revised plat.

1. Add the City case number near the bottom right corner of the drawings (Case PLAT26-0115).
2. Regarding public utilities, Lot 1 (as proposed) has a sanitary sewer stub-out at the manhole that was field verified from Dick Fisher Drive. The length of the stub-out is unknown. Lot 2 (as proposed) has no know stub-out to the site directly. There is sanitary sewer service available to the site, but the owner would be required to install their own service. *NRH Subdivision Regulations §110-451 (Proportionality determination) and §110-446 (Adequate public facilities)*

3. Informational comments. These comments are informational only and do not need to be added to the drawing.
 - a. Lot 1 will be addressed as 7200 Mid-Cities Boulevard. Lot 2 will be addressed as 7208 Mid-Cities Boulevard.
 - b. A site plan, landscape plan, exterior building elevations, and photometric plan for the development must be approved by the Development Review Committee prior to the issuance of a building permit for the property.
 - c. Sidewalks are required to be constructed on all street frontages.

RESUBMITAL REQUIREMENTS

The following items must be resubmitted for revised plat applications. All documents should be emailed to the Planning & Zoning Department at planning@nrhtx.com.

1. **RESPONSE LETTER.** A written letter providing the applicant's response to all comments included in this letter.
2. **REVISED PLAT.** A digital copy (PDF) of the revised plat.

CONTACT INFORMATION

If you need information on these comments, the review process, or resubmittal requirements, please contact the Planning & Zoning Department at 817.427.6312 or planning@nrhtx.com.