

Meadow Development Group, LLC
2900 N Fitzhugh Ave Ste 200
Dallas, TX. 75204

June 26, 2025

To: Cori Reaume, AICP, Director of Planning

From: Meadow Development Group, LLC

RE: Franchise utilities location variance per Ordinance 110-256 (c) for The Meadow

Due to the unique circumstances of this single-family lot development project, please accept this letter as our formal request for a variance regarding City of North Richland Hills Ordinance 110-256 (c) that requires franchise utility infrastructure and equipment to be placed at the rear of residential lots.

Respectfully, we submit the following facts and circumstances as justification that the franchise utility infrastructure be allowed to be located in the front of the lots for the subdivision:

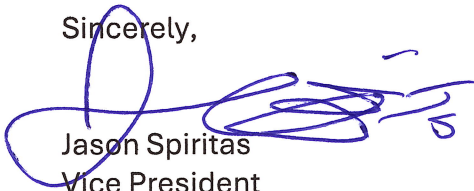
- (1) Per The Meadow's final plat, approved by the planning and zoning commission on October 3, 2024, there is an existing 10' UE already in place located at the front of our lots to accommodate the franchise utility infrastructure, so no additional easements are needed.
- (2) Per the approved final plat, the subdivision does not have alleys. Oncor and Atmos have informed us of their policy, which dictates that their utility infrastructure cannot be located in the rear yard of a lot. Having front access to their franchise facilities is imperative during inclement weather events or infrastructure failures.
- (3) Per The Meadow construction plans there are proposed retaining walls along the rear property lines along Block A, lots 1-19, Block B, lots 1-7, Block C, lots 5-10, Block D lots 1-22, Block E, 1-22 and Block F lots 1-11. With 90% or more of the lots on this project having proposed rear yard retaining walls, and an additional 26 lots having proposed side yard retaining walls, there is no feasible way to place franchise utilities at the rear of a lot .
- (4) Additionally, the proposed retaining walls are gravity walls. The construction of the gravity walls dictates the placement of rock backfill, which is placed in a trench

behind the walls and is necessary for structural integrity. The rock backfill and back batter of the walls will encroach onto and interfere with any proposed franchise utilities located in the rear of the lot. There are several large existing trees, existing power poles and existing homeowner fencing along the common property lines of Block A, lots 14-19, Block B Lots 1-7 and Block C Lots 1-5 which exponentially complicates any rear yard franchise utility installation in these areas especially factoring in the large proposed retaining walls in these areas.

- (5) All of the lots abutting Rufe Snow and Bursey have proposed perimeter masonry screening walls, making rear yard access during emergencies and inclement weather events much more complicated.

We believe that any of the above points viewed singularly and even more so when taken in aggregate, justify our request being granted. Thank you, and we appreciate your consideration.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jason Spiritas", with a large, stylized initial "J" and a flourish at the end.

Jason Spiritas
Vice President

Meadow Development Group, LLC