



WRITTEN STATEMENT OF CONDITIONS

The City of North Richland Hills received this plat on December 18, 2019. The Development Review Committee reviewed this plat on December 31, 2019. The following represents the written statement of the conditions for conditional approval of the plat.

1. The proposed lots do not conform to the minimum width requirements of the proposed R-2 Single-Family Residential zoning district. The lot width shown is an existing condition that was in place prior to the property's incorporation into the city. The proposed lot widths may be approved if a waiver is granted by the Planning and Zoning Commission and City Council.

In order to consider a waiver, the applicant must submit a letter stating the grounds for the request and describing the special conditions or circumstances causing hardships that justify the waivers being requested. Additional information is available online at [Subdivision Regulations Section 110-42](#). *NRH Subdivision Regulations §110-42 (Variances)*

2. Change the lot designations to Lots 1R and 2R. Update this reference on the drawing, title block, dedication statement, and other relevant instances. This is the City standard for lot numbers on amended plat and replats. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – subdivision name)*
3. Remove the side building lines on the lots. It is not necessary to show these setbacks on the plat. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – building setback lines)*

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 AP 2019-04).