



Development Review Committee Comments | 2/4/2020
Replat Case RP 2020-01
Brentwood Estates

WRITTEN STATEMENT OF CONDITIONS

The City of North Richland Hills received this plat on January 22, 2020. The Development Review Committee reviewed this plat on February 4, 2020. The following represents the written statement of the conditions for conditional approval of the plat.

1. Change the lot designations to Lots 1R2R1 and 1R2R2. 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 – lot and block numbering)*
2. Update the City Council approval block to read as follows. *NRH Subdivision Regulations §110-333 (Additional requirements for plat drawings - city council approval certification)*

WHEREAS the City Council of the City of North Richland Hills, Texas, voted affirmatively on this ____ day of _____, 20__, to approve this plat for filing of record.

Mayor, City of North Richland Hills

Attest: City Secretary

3. Update the Planning and Zoning Commission approval block to read as follows. *NRH Subdivision Regulations §110-333 (Additional requirements for plat drawings – planning division approval certification)*

WHEREAS the Planning and Zoning Commission of the City of North Richland Hills, Texas, voted affirmatively on this ____ day of _____, 20__, to recommend approval of this plat by the City Council.

Chairman, Planning and Zoning Commission

Attest: Secretary, Planning and Zoning Commission

4. There are several proposed easements shown on the plat, which align with improvements shown on the site plan for the property. Since a replat was submitted, these easements will not be recorded by separate instrument. The easements should be dedicated by this plat. Change the labeling on all these easements from Doc No – OPRTCT to by this plat. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – easements)*

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 RP 2020-01).

2. Informational. During the site plan review, it was noted that the west exterior wall of future building 'B' (Lot 1R2R2) must be a one-hour fire rated or be provided with a 20-foot separation between buildings. If future building 'B' is provided with a fire sprinkler system (similar to building 'A') the two buildings can be considered as one, negating the separation.