



WRITTEN STATEMENT OF CONDITIONS

The City of North Richland Hills received this plat on October 21, 2020. The Development Review Committee reviewed this plat on November 3, 2020. The following represents the written statement of the conditions for conditional approval of the plat, as described above. The applicant may submit a written response and revised plat that adequately addresses each condition. See the **RESUBMITTAL REQUIREMENTS** section below for further information.

1. The proposed lot does not conform to the minimum area requirements of the R-2 (Single-Family Residential) zoning district. The lots may be approved if a waiver is granted by the Planning and Zoning Commission and City Council. The general standards for the R-2 district are noted below and available online [at this link](#).

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)*

R-2 DISTRICT	STANDARD	PROPOSED LOT
Lot area	9,00 SF	8,528 SF
Lot width	72.5 ft	74 feet
Lot depth	110 ft	112 feet
Front building line	20 ft	
Side	10 ft / 6 ft	
Rear	10 ft	
Rear yard open space	20% of lot area	

2. Change the legal description of the property to Lot 7, Block 14, North Hills Addition. Update this reference on the drawing, title block, dedication statement, and other relevant instances. City policy requires that single-lot plats adopt the predominant subdivision name in the area or the underlying survey name. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – subdivision name)*
3. In the second call of the metes and bounds description, the word line is misspelled (...the north lien of Lot 8R...). *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – metes and bounds description)*
4. The property is zoned R-2 (Single-Family Residential), which requires a front building line of 20 feet. Add the building line to the plat. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – building setback lines)*
5. Add the following note to the plat: No above ground franchise utility appurtenances are allowed in the fronts of the properties. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – plat notes and conditions)*
6. Tourist Drive is classified as an R2U Local Road on the Transportation Plan. An R2U roadway requires an ultimate right-of-way of 50 feet. Right-of-way dedication is required to establish a 50-foot existing right-of-way. The southwest corner of the property should coincide with the northeast corner of Lot 8R to the south, so that the Tourist Drive right-of-way is consistent. The

surplus triangle should be labeled as right-of-way dedication by this plat. *NRH Subdivision Regulations §110-368 (Street right-of-way dedication) and §110-412 (Generally – rights-of-way)*

7. Revise the width of the utility easement adjacent to the rear property line to 7.5 feet. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – easements)*
8. There is an existing 6-inch water main that runs east-west near the south property line of these combined tracts. As such, the rear easement proposed for abandonment cannot be completely abandoned and an easement needs to be provided across Tract 1 to accommodate the line. In order to minimize the width of this easement, indicate the location of the existing water valve lid located near the south side of the lot approximately 10 feet behind the curb. The required width of the easement will be determined following review of that information. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – easements) and §110-361 (General infrastructure policy)*
9. There are existing overhead power lines running east-west through the middle of the lot in an area of the potential building pad. In the response letter, describe how these lines will be addressed to allow construction on the lot. Otherwise, add a utility easement on the lot that encompasses the aerial utility. *NRH Subdivision Regulations §110-10 (Conflicts with public and private provisions)*
10. Provide a minimum of two sets of NAD83 State Plane coordinates (GRID, not surface) on the plat perimeter. *NRH Subdivision Regulations §110-333 (Requirements for all plat drawings – metes and bounds description)*

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 FP 2020-11).
2. On the north side of the property, there is a landscaped area that was apparently installed by the adjacent property owner. Has the applicant had any discussions with this owner about the future status of this area?
3. Informational comments.
 - a. A sidewalk must be constructed on the lot frontage prior to completion of building construction.
 - b. An engineered grading plan must be included in the building permit application.
 - c. The developer will be responsible for water and sewer impact fees at the time of building permit application.
 - d. The lot will be addressed as 3516 Tourist Drive.