



REASONS FOR DISAPPROVAL

The City of North Richland Hills received this plat application on September 4, 2019. The City of North Richland Hills Development Review Committee reviewed this plat on September 10, 2019. The following represents the written reasons for disapproval of the plat.

1. [Section 110-365 \(Sewage facility requirements\)](#) The sanitary sewer service for Lot 2R2 crosses Lot 2R1, and the existing building on Lot 2R2 cannot be reliant on a private sewer service being located on another private lot. The sanitary sewer line should be reconstructed to current City design standards and be located within a 15-foot public drainage easement centered on the sanitary sewer line. Alternatively, the lot lines could be adjusted to keep the sanitary sewer service located on Lot 2R2.
2. [Section 110-374 \(Drainage improvement requirements\)](#) The subdivision of the property creates an issue with the existing drainage infrastructure on the site. Currently, there is an 18-inch storm drain that runs from Lot 2R2 west to Weyland Drive. The line is not located within a drainage easement, and the plat would make Lot 2R2 reliant upon a storm drain running through Lot 2R1. The storm drain should be reconstructed to current City design standards and be located within a 15-foot public drainage easement centered on the storm drain. Alternatively, the storm drain line could be located within a private drainage easement, which would make the owner of Lot 2R1 responsible for maintenance of the storm drain line. Alternatively, the lot lines may be adjusted to keep the storm drain located on Lot 2R1.