



Development Review Committee Comments | 9/9/2025  
Case PLAT25-0094  
JL Autrey Addition (4032 Rita Beth Street)

OWNER
DFW Home Solutions LLC
1230 River Bend Dr Suite 220
Dallas TX 75247
<a href="mailto:b74elias@yahoo.com">b74elias@yahoo.com</a>

SURVEYOR
Burns Surveying
2701 Sunset Ridge Dr Suite 103
Rockwall TX 75032
<a href="mailto:plattng@burnssurvey.com">plattng@burnssurvey.com</a>

The City of North Richland Hills received this plat on August 29, 2025. The Development Review Committee reviewed this plat on September 9, 2025. The following represents the written statement of the conditions for **CONDITIONAL APPROVAL** of the plat.

**WRITTEN STATEMENT OF CONDITIONS**

1. The proposed lot does not conform to the -foot dimensional requirements of the R-3 (Single-Family Residential) zoning district. The property is a nonconforming parcel of record but does not meet the minimum lot area, lot width, and lot depth standards. The lot may be approved if a waiver is granted by the Planning and Zoning Commission.

Additional information is available online at [Subdivision Regulations Section 110-42](#). *NRH Subdivision Regulations §110-42 (Modifications, waivers, and exceptions)*

2. Update the property address and owner information for the property. The plat references a different site. *NRH Subdivision Regulations §110-201 (Requirements for all plat drawings – ownership/developer)*
3. There is a minor correction needed in the owner’s certificate, and this is noted on the marked-up copy of the plat. *NRH Subdivision Regulations §110-203 (Requirements for all plat drawings – metes and bounds description)*
4. Remove the City Council approval block. Revise the Planning and Zoning Commission approval block as shown below. *NRH Subdivision Regulations §110-203 (Additional requirements for plat drawings – certification of approval)*

Approved by the Planning and Zoning Commission of the City  
of North Richland Hills, Texas, on \_\_\_\_\_ (date).

\_\_\_\_\_  
Chair - Planning and Zoning Commission

\_\_\_\_\_  
Secretary - Planning and Zoning Commission

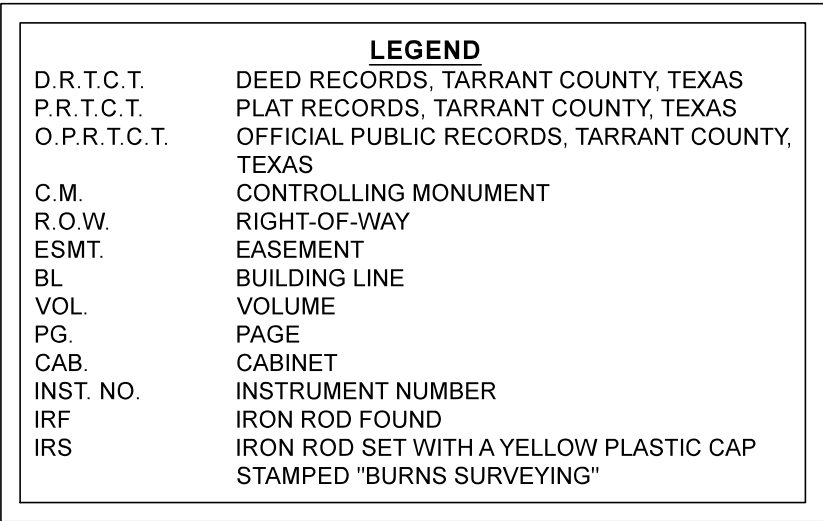
5. Change the legal description of the property to Lot 3R, Block 3, J.L. Autrey Addition. Update this reference on the drawing, title block, dedication statement, and other relevant instances. This will maintain consistency in the lot numbering for this block. *NRH Subdivision Regulations §110-201 (Requirements for all plat drawings – subdivision name)*
6. Label the lot number and the area of the lot in square feet on the lot. *NRH Subdivision Regulations §110-203 (Additional requirements for plat drawings – lot areas)*
7. Remove the structure outlines from the drawing. *NRH Subdivision Regulations §110-201 (Additional requirements for plat drawings)*

8. The zoning for the property requires a 20-foot front building line adjacent to the Rita Beth Street frontage. Add the building line to the plat. *NRH Subdivision Regulations §110-201 (Requirements for all plat drawings – building setback lines)*
9. Add the following note to the plat: Above ground franchise utility appurtenances are not allowed in the fronts of the properties. *NRH Subdivision Regulations §110-201 (Requirements for all plat drawings – plat notes and conditions)*
10. Add the following note to the plat: The easements indicated on this plat are for the purpose of constructing, using, and maintaining public utilities including underground conduits, manholes, pipes, valves, posts, above ground cables, wires or combinations thereof, together with the right of ingress and egress to operate and maintain the public utilities. *NRH Subdivision Regulations §110-201 (Requirements for all plat drawings – plat notes and conditions)*

#### **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 PLAT25-0094).
2. Informational comments. These comments are informational only and do not need to be added to the drawing.
  - a. Lot 3R will retain its current address of 4032 Rita Beth Street.
  - b. The developer will be responsible for any water and sewer impact fees at the time of building permit application.



Add the following notes to the plat:

- Above ground franchise utility appurtenances are not allowed in the fronts of the properties.
- The easements indicated on this plat are for the purpose of constructing, using, and maintaining public utilities including underground conduits, manholes, pipes, valves, posts, above ground cables, wires or combinations thereof, together with the right of ingress and egress to operate and maintain the public utilities.

**STATE OF TEXAS**  
**COUNTY OF TARRANT**

WHEREAS DFW Home Solutions, LLC is the owner of a 0.103 acre tract of land situated in the Mahaly Lynch Survey, Abstract Number 953, Tarrant County, Texas, same being a portion of Block 3, of J.L. Autrey Addition, an addition to the City of North Richland Hills, Tarrant County, Texas, according to the plat thereof recorded in Volume 388-4, Page 237, Plat Records, Tarrant County, Texas, same being that tract of land conveyed to DFW Home Solutions, LLC by Special Warranty Deed recorded in Instrument Number D225046264, Official Public Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

THE NENTH North 89 degrees 09 minutes 23 seconds East, a distance of 90.01 feet to a 1/2 inch iron rod set with a yellow cap stamped "BURNS SURVEYING" for corner, said corner being the Southeast corner of said Lot 2R, same lying along the West line of Lot 3, Block 4, J.L. Autrey Addition, an addition to the City of North Richland Hills, Tarrant County, Texas, according to the plat thereof recorded in Instrument Number D212210656, Official Public Records, Tarrant County, Texas, from which a 3/8 inch iron rod found bears South 65 degrees 20 minutes 59 seconds West a distance of 1.01 feet for reference;

THENCE South 00 degrees 11 minutes 33 seconds East, a distance of 50.00 feet to a 3/8 inch iron rod found for corner, said corner lying along the West line of said Lot 3, same being the Northeast corner of a tract of land conveyed to Elizabeth A. Richardson, Trustee of the Elizabeth A. Richardson Irrevocable Trust by deed recorded in Instrument Number D224135624, Official Public Records, Tarrant County, Texas;

THENCE South 89 degrees 09 minutes 23 seconds West, a distance of 90.01 feet to a 1/2 inch iron rod set with a yellow cap stamped "BURNS SURVEYING" for corner, said corner being the Northwest corner of said Richardson tract, same lying along the East Right-of-Way line of said Rita Beth Street;

THENCE North 00 degrees 11 minutes 39 seconds West, a distance of 50.00 feet to the POINT OF BEGINNING and containing 4,500 square feet or 0.103 acres of land

LOT 3R, BLOCK 3

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, DFW Home Solutions, LLC, acting by and through their duly authorized agent, Brandon Elias, do hereby adopt this plat designating the hereinabove described real property as **LOT 3, BLOCK 3, J.L. AUTREY ADDITION**, an addition to the City of North Richland Hills, Tarrant County, Texas, and do/does hereby dedicate to the public's use the streets, alleys, rights-of-way, and any other public areas shown on this plat.

Witness my hand at \_\_\_\_\_, Texas, This \_\_\_\_\_ day of \_\_\_\_\_, 2025

Name: Brandon Elias  
Title: Agent

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_  
BEFORE ME, the undersigned, a Notary Public in and for the said County and State on this day personally appeared Brandon Elias, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

Witness my hand at \_\_\_\_\_, Texas, This \_\_\_\_\_ day of \_\_\_\_\_, 2025

Notary Public in and for the State of Texas  
My commission expires:

**STATE OF TEXAS**  
**COUNTY OF DALLAS**

That I, Barry S. Rhodes, A REGISTERED PROFESSIONAL LAND SURVEYOR, licensed by the State of Texas, certify that I have prepared this plat from an actual on the ground survey of the land and the monuments shown hereon were found or placed under my personal supervision.

WITNESS MY HAND AT \_\_\_\_\_, TEXAS this the \_\_\_\_\_ day of \_\_\_\_\_, 2025

"Preliminary, this document shall not be recorded for any purpose."

Barry S. Rhodes  
Registered Professional Land Surveyor R.P.L.S. No. 3691

Remove the City Council approval block. Revise the Planning and Zoning Commission approval block as shown below.

WHEREAS the Planning and Zoning Commission of the City of North Richland Hills, Texas, voted affirmatively on this \_\_\_\_\_ day of \_\_\_\_\_, 2025, to recommend approval of this plat by the City Council

~~Chairman, Planning and Zoning Commission~~

~~Attest: Secretary, Planning and Zoning Commission~~

~~WHEREAS the City Council of the City of North Richland Hills, Texas, voted affirmatively on this \_\_\_\_ day of \_\_\_\_\_, 2025, to approve this plat for filing of record~~

~~Mayor, City of North Richland Hills~~

~~Attest: City Secretary~~

Approved by the Planning and Zoning Commission of the City of North Richland Hills, Texas, on _____ (date).
Chair - Planning and Zoning Commission
Secretary - Planning and Zoning Commission

## GENERAL COMMENT

The proposed lot does not conform to the 70-foot minimum width requirements of the R-3 (Single-Family Residential) zoning district. The lot may be approved if a waiver is granted by the Planning and Zoning Commission.

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.

LOT 3R, BLOCK 3

**REPLAT**  
**J.L. AUTREY ADDITION**  
**LOT 3, BLOCK 3,**

BEING A PORTION OF BLOCKS 1, LAUREY ADDITION,  
AN ADDITION TO THE CITY OF NORTH RICHLAND HILLS  
TARRANT COUNTY, TEXAS,  
AND BEING 0.103 ACRES OF LAND LOCATED IN THE  
MAHALY LYNCH SURVEY, ABSTRACT NO. 953  
TARRANT COUNTY, TEXAS

CASE: PLAT25-0094

Update the property address and owner information for this property

**PROPERTY ADDRESS:**  
8008 VALLEY DR. & 7409 BURSEY, NORTH RICHLAND HILLS, TX 76182

OWNER: JASON HAYNIE AND ANGELA HAYNIE  
ADDRESS: 7409 BURSEY RD., NORTH RICHLAND HILLS, TX 76182  
PHONE: 817-271-9733

 **BURNS**  
SURVEYING  
PROFESSIONAL LAND SURVEYORS  
OFFICE: 1529 EAST INTERSTATE 30, GARLAND, TEXAS 75040

**FIRM NO. 10194366**

WEBSITE: [WWW.BURNSSURVIVAL.COM](http://WWW.BURNSSURVIVAL.COM)  
PHONE: (214) 326-1090

JOB NO.: 202108147-01      PREPARATION DATE: 01/19/2021      DRAWN BY: TD

JOB NO.: 202108147-01