



Development Review Committee Comments | 4/29/2025
Case PLAT25-0087
The Hills at Davis Park (8320 Davis Blvd)

WRITTEN STATEMENT OF CONDITIONS

Conditional Approval. The City of North Richland Hills received this plat on April 23, 2025. The Development Review Committee reviewed this plat on April 29, 2025. The following Development Review Committee comments represent the written statement of the conditions for **CONDITIONAL APPROVAL** of the plat by the Planning and Zoning Commission. In addition to the DRC comments included in this letter, review comments for this project are noted on a marked-up plat drawing. The marked-up plat is intended to supplement the comments in this letter.

1. The zoning for the property requires a front building line of 25 feet adjacent to the Davis Boulevard frontage. Add the building line to the plat. *NRH Subdivision Regulations §110-201 (Requirements for all plat drawings – building setback lines)*
2. Delete note 5 or revise as noted on the marked-up drawing. While it is not necessary to reference the zoning designation on the plat as the zoning could change in the future, the property is currently zoned O-1 (Office). *NRH Subdivision Regulations §110-201 (Requirements for all plat drawings – plat notes and conditions)*
3. Add and label sight visibility easements at the future driveway intersection on Davis Boulevard between Lot 1 and Lot 3. The easement (triangle) is measured 15 feet perpendicular from the intersection of the street right-of-way with the edge of the driveway and 50 feet parallel to the directions of the approaching traffic. *NRH Zoning Ordinance §118-714 (Visibility sight triangles)*
4. Remove the staff approval block and add 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. The water line located within the M.A.& P.U. easement must be located within a dedicated water line easement. Revise the plat as necessary. *NRH Subdivision Regulations §110-201 (Requirements for all plat drawings - easements)*
6. A portion of the sanitary sewer easement may be removed from the plat as noted on the marked-up drawing. Except for the part of the easement at the rear of the property, all sewer lines on the site are considered private facilities. *NRH Subdivision Regulations §110-201 (Requirements for all plat drawings - easements)*
7. The civil design includes the use of a detention pond, which requires approval of a special use permit (SUP) by the Planning and Zoning Commission and City Council. Construction of the pond is dependent on approval of the special use permit. The SUP application should be submitted online on the [NRH E-SERVICES PORTAL](#), and include a copy of the drainage design plans and a landscape plan for the pond area.

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 PLAT25-0087).
2. Informational comments. These comments are informational only and do not need to be added to the drawing.
 - a. Prior to the issuance of building permits or construction, site plan approval for each lot is required. Site plan applications may be submitted online on the [NRH E-SERVICES PORTAL](#). The application should include a dimensioned site plan, landscape plan, building elevations, and photometric plan. For additional information, contact the Planning & Zoning Department.
 - b. The lots in the development will be addressed as follows:

○ Lot 1: 8344 Davis Blvd	○ Lot 4: 8328 Davis Blvd
○ Lot 2: 8336 Davis Blvd	○ Lot 5: 8332 Davis Blvd
○ Lot 3: 8340 Davis Blvd	○ Lot 6: 8324 Davis Blvd

