



Development Review Committee Comments | 6/29/2021
Amended Case AP 2021-03
College Hill Addition – 7400 College Circle South

WRITTEN STATEMENT OF CONDITIONS

The City of North Richland Hills received this plat on June 26, 2021. The Development Review Committee reviewed this plat on June 29, 2021. The following represents the written statement of the conditions for conditional approval of the plat.

1. The proposed Lot 22R1 does not conform to the minimum depth requirements of the R-2 (Single-Family Residential) zoning district. The required lot depth is 110 feet. The existing lot depth of 95 feet is an existing condition that is in place on the current recorded plat. The proposed lot depth may be approved if a waiver is granted by the Planning and Zoning Commission and City Council.

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)*

2. Update the title block to read **AMENDED PLAT** rather than **FINAL PLAT**. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings –title block)*
3. There are a few minor discrepancies in the owner’s certificate. Verify and update the drawing as needed. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – metes and bounds description)*
 - a. The bearing in the third call does not match the drawing. The description shows South 24 degrees 34 minutes 53 seconds and the drawing shows South 24 degrees 34 minutes 23 seconds.
 - b. In the last three calls, revise the street name spelling to Whitfield Drive. The description shows Whitefield Drive.
4. The county clerk recording block may be removed from the drawing. Plats are recorded electronically and the block is not necessary. *NRH Subdivision Regulations §110-333 (Additional requirements for plat drawings – county certification)*
5. Revise the Planning and Zoning Commission approval block as shown below. *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.

Chair, Planning and Zoning Commission

Attest: Secretary, Planning and Zoning Commission

6. Revise the City Council approval block as shown below. *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

7. Change the lot designation to 22R1 on the drawing, the title block, and other relevant instances. The preferred lot designation does not include dashes. *NRH Subdivision Regulations §110-331 (Requirements for*
8. Revise the building lines adjacent to the street frontages to 25 feet. This setback is required by the zoning of the property and is consistent with the setback shown on the existing plat. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – building setback lines)*
9. Revise the street name label to read College Circle South. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – street names)*
10. Add the following notes to the plat: *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – plat notes and conditions)*
- a. No above ground franchise utility appurtenances are allowed in the fronts of the properties.
 - b. 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.
11. Delete note 7. It is not necessary to reference the zoning designation on the plat as the zoning could change in the future. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – plat notes and conditions)*
12. 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 AP 2021-03).
2. Informational comments. These comments are informational only and do not need to be added to the drawing.
 - a. Lot 23R will retain the current address of 7400 College Circle South
 - b. Lot 22R1 will be addressed as 6004 Whitfield Drive.