



Development Review Committee Comments
Final Plat Case FP 2019-12
Green Valley Country Estates: 7409 Bursey Road

WRITTEN STATEMENT OF CONDITIONS

The City of North Richland Hills received this plat application on September 18, 2019. The Development Review Committee reviewed this plat on September 24, 2019. The following represents the written statement of the conditions for conditional approval of the plat.

1. This plat is scheduled for City Council consideration on October 14, 2019. Prior to filing with the County Clerk, new tax certificates must be obtained.
2. Regarding the title block:
 - a. Revise the title block to read FINAL PLAT rather than PRELIMINARY PLAT *NRH Subdivision Regulations §110-331(18) (Requirements for all plat drawings – title block).*
 - b. Revise the text to refer to the proposed plat as LOT 8, BLOCK 2, GREEN VALLEY COUNTRY ESTATES. The “R” designation is not required, as the original plat for Green Valley Country Estates was not recorded. Additionally, “Green Valley Addition” is the name of another platted subdivision not in close proximity to this property. *NRH Subdivision Regulations §110-331(16) (Requirements for all plat drawings – subdivision name).*
3. Regarding the plat graphic:
 - a. Remove all trees, structures, pavement, fencing, utilities and contours from the plat and legend.
 - b. Remove all zoning designations from the plat.
 - c. Dimension the right-of-way width for Bursey Road at the property corners from the centerline of the street as well as the property lines across Bursey Road. *NRH Subdivision Regulations §110-331(14) (Requirements for all plat drawings – Street right-of-way).*
4. Provide the Certificate of Approval (i.e. “approval block”) for City Council.
5. Informational: A front yard sidewalk must be constructed for this lot prior to completion of any new primary structure. Construction of any sidewalk must conform to the standards and specifications contained in the Public Works Design Manual. *NRH Subdivision Regulations §110-372 (Sidewalk requirements)*

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 2019-12).