



Development Review Committee Comments | 6/29/2021  
Final Case FP 2021-02  
Hewitt Estates – 7524 Frankie B Street

**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.

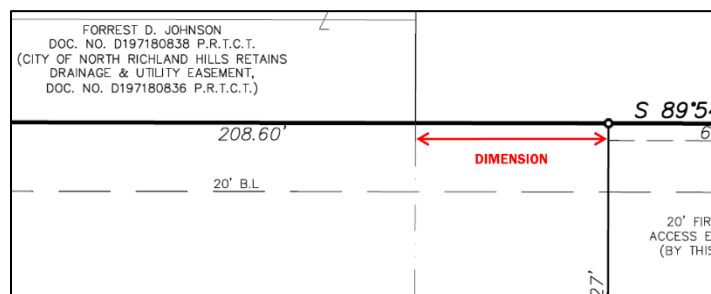
1. The county clerk recording block may be removed from the drawing. Plats are recorded electronically and the block is not necessary. *NRH Subdivision Regulations §110-333 (Additional requirements for plat drawings – county certification)*
2. Revise the Planning and Zoning Commission approval block 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

3. 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

4. For reference purposes, label the width of Lot 14 at its street frontage on Frankie B Street. *NRH Subdivision Regulations §110-412 (Design criteria – lot dimensions)*



5. 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.
6. Delete note 4. 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)*

#### **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 2021-02).
2. Informational comments. These comments are informational only and do not need to be added to the drawing.
  - a. Addresses for each lot will be assigned at the time of building permit submittal.