



Development Review Committee Comments | 9/19/2023
Case PLAT23-0048
Berry Creek Village (9000 block Mid-Cities Blvd)

WRITTEN STATEMENT OF CONDITIONS

The City of North Richland Hills received this plat on September 7, 2023. The Development Review Committee reviewed this plat on September 19, 2023. The following represents the written statement of the conditions for conditional approval of the plat. The applicant may submit a written response and revised plat that adequately addresses each condition. See the **RESUBMITTAL REQUIREMENTS** section below for further information.

1. Add the City Council approval block to the plat. *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

2. Revise the Planning and Zoning Commission approval block as shown on the marked-up drawing. *NRH Subdivision Regulations §110-333 (Additional requirements for plat drawings – planning division approval certification)*
3. Revise note 6 as shown on the marked-up print. The FIRM number should be 48439C0205L, with a date of March 21, 2019. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – plat notes and conditions)*
4. There are revisions and corrections required in the owner’s certificate, and these are noted on the marked-up copy of the plat. These should be updated as appropriate. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – metes and bounds description)*
5. Extend the 24-foot wide **FIRE LANE, ACCESS, WATER & SANITARY SEWER EASEMENT** across the northern portions of the lots, as shown on the approved preliminary plat. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – easements)*

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 PLAT23-0048).
2. Informational comments. These comments are informational only and do not need to be added to the drawing.
 - a. The property will be addressed as follows:
 - o Lot 1: 9005 Mid-Cities Boulevard
 - o Lot 2: 9001 Mid-Cities Boulevard

- Lot 3: 9009 Mid-Cities Boulevard
- Lot 4: 9013 Mid-Cities Boulevard

