



DEVELOPMENT REVIEW COMMITTEE COMMENTS

WRITTEN STATEMENT OF CONDITIONS

The City of North Richland Hills received this plat on March 8, 2023. The Development Review Committee reviewed this plat on March 21, 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. Revise the lot numbers to Lots 5R1 and 5R2, Block 3, Industrial Park Addition.
2. Revise the front building lines adjacent to Browning Drive and Wuliger Way to 25 feet. This will correspond with the zoning of the property. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – building setback lines)*
3. Add a **NO-BUILD EASEMENT** to the lots as measured 150 feet from the screening wall of the gas well production site. *NRH Gas Drilling and Production §104-6 (Gas well permit requirements)*

Add the following note to describe the no-build easement: *The construction of residences, religious institutions, and retail or commercial buildings within 150 feet from the outside wall or other screening around the final production gas well site is prohibited.*

4. Add and label a sight visibility easement at the intersection of Browning Drive and Wuliger Way. The easement (triangle) is measured 15 feet perpendicular on each street from the intersection of the street right-of-way and 70 feet parallel to the direction of traffic. See the marked-up print for more information. *NRH Zoning Ordinance §118-714 (Visibility sight triangles)*
5. Add the following note to the plat *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. NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – plat notes and conditions)*
6. Add the following note to the plat *No above ground franchise utility appurtenances are allowed in the front of the property. 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 PLAT23-0035).