



WRITTEN STATEMENT OF CONDITIONS

The City of North Richland Hills received this plat on March 10, 2022. The Development Review Committee reviewed this plat on March 22, 2022. The following represents the written statement of the conditions for conditional approval of the plat.

- 1. The proposed lots do not conform to the minimum width or area requirements of the R-3 Single-Family Residential zoning district. The lots 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](#).

- 2. Revise the plat to reduce the number of lots to two (2) lots, with one lot fronting Odell Street (Lot 12R) and the portion with the existing house Mickey Street as a single lot (Lot 11R).

The proposed plat would result in a property line splitting the existing house on Mickey Street. If the existing house will remain on the site for some time period, the Development Review Committee cannot recommend approval of a plat that splits the house and creates two nonconforming lots and a nonconforming structure. When the situation with the existing house is finalized, a replat of the Mickey Street portion may be submitted and processed to divide that property. *NRH Subdivision Regulations §110-333 (Additional requirements for plat drawings – permanent structure encroachments) and §110-331 (Requirements for all plat drawings – building setback lines)*

- 3. Add a vicinity/location map the drawing. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – vicinity location map)*
- 4. Change the lot designations to Lots 11R and 12R 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 all plat drawings – lot and block numbering)*
- 5. Revise the City Council approval block on the plat 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: Assistant City Secretary

- 6. 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)*

7. Show the property lines, easements, and plat recording information of the lots that are within 100 feet of this property on the south side of Mickey Street and on the north side of Odell Street. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – adjacent properties)*
8. Add the following notes to the plat: *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – plat notes and conditions)*
 - a. This plat does not remove any existing covenants or restrictions, if any, on the property.
 - b. No above ground franchise utility appurtenances are allowed in the fronts of the properties.
 - c. 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.
9. On Lot 11R, add a 20-foot front building line adjacent to the Mickey Street frontage. This building line is required by the zoning of the property. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – building setback lines)*
10. On Lot 11R, add internal lot dimensions as measured from the new front property line after right-of-way dedication. *NRH Subdivision Regulations §110-412 (Design criteria – lot dimensions)*
11. On Lot 12R, add an internal lot dimension to the east property line. *NRH Subdivision Regulations §110-412 (Design criteria – lot dimensions)*
12. The recorded plat for Lots 13R1 and 13R2 show an existing 10-foot sanitary sewer easement adjacent to the east property line of the proposed lots. While recording information is unavailable, there is an existing 6-inch sanitary sewer line located on the property. Add the 10-foot sanitary sewer easement to the plat. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – easements)*
13. Label and dimension the width of the right-of-way dedication shown for Mickey Street. *NRH Subdivision Regulations §110-368 (Street right-of-way dedication) and §110-412 (Generally – rights-of-way)*

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 PLAT22-0013).
2. Informational comments. These comments are informational only and do not need to be added to the drawing.
 - a. Since Mickey Street is an unimproved street, the escrow of funds for future sidewalk construction may be required as part of the building permit applications for the lots.
 - b. An engineered grading plan must be included in the building permit applications.
 - c. The developer will be responsible for water and sewer impact fees at the time of building permit application for any new water meters.