



**WRITTEN STATEMENT OF CONDITIONS**

The City of North Richland Hills received this plat on July 5, 2023. The Development Review Committee reviewed this plat on July 18, 2023. The following represents the written statement of the conditions for conditional approval of the plat.

1. Revise the Planning and Zoning Commission approval block on the plat as shown below. The City Council block may be removed since the plat will not be recorded. *NRH Subdivision Regulations §110-333 (Additional requirements for plat drawings – planning division approval certification)*

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| <p>WHEREAS the Planning and Zoning Commission of the City of North Richland Hills, Texas, voted affirmatively on this ____ day of _____, 20__, to approve this preliminary plat.</p> <p>_____</p> <p>Chair, Planning and Zoning Commission</p> <p>_____</p> <p>Attest: Secretary, Planning and Zoning Commission</p> |
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2. Revise the front building line adjacent to Glynda Drive to 15 feet. This will correspond with the approved zoning of the property. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – building setback lines)*
3. 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)*
4. Add lot numbers to the two open space lots as shown on the marked up drawing. The lot numbers should include an 'X' suffix. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – lot and block numbering)*
5. Provide sight visibility easements (15 ft by 70 ft) at the southeast corner of Glynda Drive and Trinidad Drive. *NRH Zoning Ordinance §118-714 (Visibility sight triangles)*
6. There are a few minor labeling and spelling discrepancies on the plat, and those are noted on the marked-up drawing. Verify and update as needed. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings)*

**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 PLAT23-0044).

2. Informational comments. These comments are informational only and do not need to be added to the drawing.
  - a. In addition to generally applicable NRH development codes and standards, the review of this final plat included the development-specific standards required by the Residential Infill Planned Development zoning district adopted by Ordinance No. 3785 on April 24, 2023.
  - b. Comments regarding the preliminary civil plans for the project are noted on marked-up copies of the plans. These comments should be addressed in the final construction plan set.
  - c. Prior to submittal of the final plat application, public infrastructure plans must be submitted for review to the city engineer. A final plat application cannot be accepted until final construction plans are approved.