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Sent: Thursday, May 23, 2024 4:55 PM

To: Clayton Comstock <cocomstock@nrhtx.com>; Eason@maykus.com

Subject: Grove utility easements

Clayton,

We would like to request consideration of an exception to Sections 110-367(c) and (d) of the North Richland Hills Subdivision Ordinance, as allowed by Section 110-367(e). We are making this request now because we just became aware of the North Richland Hills ordinance for rear yard franchise utilities. Atmos Gas and Oncor have both provided us designs with front yard service and their designers were unaware of the NRH ordinance as well. The reason for this request is that we have a complex grading plan with many rear yard retaining walls. We would be unable to effectively split easements along rear property lines and this would have a severe impact on the usability of backyards, which would impact the ultimate quality of the homes in the neighborhood. We anticipate most of our homeowners desiring pools and rear yard outdoor living areas that would be limited by rear yard franchise utilities.

We understand that Section 110-367(f) quoted below would apply.

"Section 110-367(f) *Requirements for non-rear lot locations.* Service lines, aboveground appurtenances and equipment locations for utility service approved by the Planning and Zoning Commission for other than the required rear lot locations must follow the guidelines below:

1. Underground utility service lines shall be located within a 10 foot wide easement, equally divided and paralleling the side property line of two adjacent lots. Aboveground electrical transformers and other utility appurtenances located within such easements shall be located five feet from the front building setback line.
2. Transformers will be hinged to provide for rear service access. Access to the rear must be free from obstructions. Additionally, the use of surface "hand boxes" versus pedestals for electric utilities is required.
3. Screening of the above ground appurtenance by a live vegetative screen is recommended for the street front and sides of the pad. Maintenance of the optional screening shall be the responsibility of the owners of the adjacent lots where the appurtenance is located.
4. In situations where the grade requires retaining walls, the transformer pad will be located on the lower grade and the retaining walls will be "jogged" to accommodate the transformer pad and provide adequate service access."

Thank you,

Cole Temple
Hat Creek Development
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