



Development Review Committee Comments | 10/5/2021
Case PLAT21-0001
Rumfield Estates – 7501 Precinct Line Road

WRITTEN STATEMENT OF CONDITIONS

The City of North Richland Hills received this plat on September 22, 2021. The Development Review Committee reviewed this plat on October 5, 2021. The following represents the written statement of the conditions for conditional approval of the plat.

1. Add the following notes to the plat: *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – plat notes and conditions)*
 - a. No above ground franchise utility appurtenances are allowed in the fronts of the properties.
 - b. 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.
 - c. The open space lots, designated as “X” lots, are owned and maintained by the homeowners association.
2. Revise note 5 to reflect that floodplain is present on the property. See the marked up plat for additional information. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – plat notes and conditions)*
3. In the title block, change the reference to Block 5 to Block 4. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – subdivision name)*
4. On Lot 6 Block 4, the street side building line may be changed to a 10-foot building line. This will correspond with the existing zoning of the property. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – building setback lines)*
5. On Lot 7 Block 4, add a 20-foot building line adjacent to Kendall Lane. This will correspond with the existing zoning of the property. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – building setback lines)*
6. Provide sight visibility easements (15 ft by 70 ft) at the southeast corner of Spring Oak Drive and Rumfield Road. *NRH Zoning Ordinance §118-714 (Visibility sight triangles)*
7. Show the limits of the 100-year (1% chance) floodplain on the plat. *NRH Subdivision Regulations §110-332 (Additional requirements for preliminary plat drawings – floodplain features)*
8. Show the limits of the drainage easement on Lot 2X Block 1 and Lot 7X Block 2. *NRH Subdivision Regulations §110-332 (Additional requirements for preliminary plat drawings – floodplain features)*
9. Add a 10-foot erosion control easement on either side of the channel. Cross fencing is prohibited within the easement. Confirm that rear and side yard fences would be at least ten (10) feet from the top of the channel bank. *NRH Subdivision Regulations §110-332 (Additional requirements for preliminary plat drawings – floodplain features)*
10. Add a 7.5-foot wide utility easement adjacent to the rear property line of all lots. *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 PLAT21-0001).
2. Provide a status update on the traffic study requested by City Council during the zoning hearings. Final Plat application and final engineering plans will be dependent on any recommendations of a traffic study.