



Development Review Committee Comments | 5/17/2022
Case PLAT22-0021
Holder Smithfield Estates (8609 Timber Drive)

WRITTEN STATEMENT OF CONDITIONS

The City of North Richland Hills received this plat on May 4, 2022. The Development Review Committee reviewed this plat on May 17, 2022. The following represents the written statement of the conditions for conditional approval of the plat.

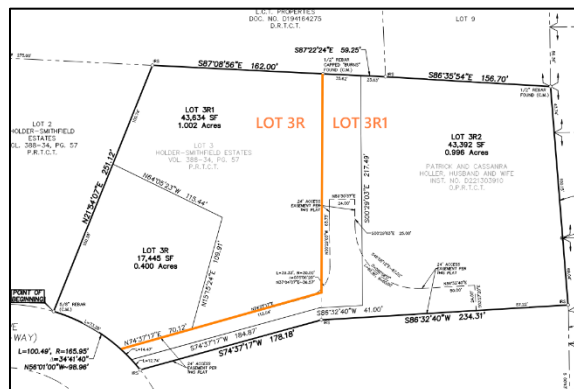
1. Informational. A zoning change application was submitted for this property in conjunction with the subdivision plat. The review of the plat was based in part on proposed zoning of R-1 (Single-Family Residential). *NRH Subdivision Regulations §110-384 (Conformity with zoning regulations)*
2. The proposed lots do not conform to the minimum lot frontage standards of the proposed R-1 (Single-Family Residential) zoning district. Revise the plat to reduce the number of lots to two (2) lots as shown in the exhibit below, with the common lot line coinciding with the existing tract boundary.

The Development Review Committee (DRC) will recommend denial of the three-lot plat as proposed. The existing property only has 100 feet of street frontage, which is not sufficient frontage for more than one standard lot zoned R-1 (Single-Family Residential). The zoning ordinance and subdivision regulations could allow for a lot to provide only 50 feet of street frontage, and this standard has been applied in other flag-shaped lot arrangements.

The DRC could support and recommend approval of a two-lot plat with a waiver to allow for one lot to have 25 feet of street frontage due to the unusual shape and depth of the existing property.

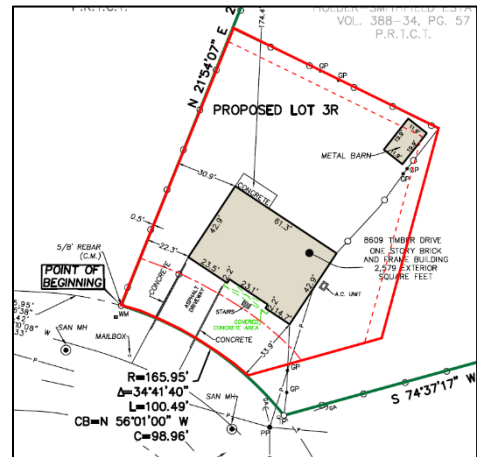
The three-lot plat may be approved only if a waiver is granted by the Planning and Zoning Commission and City Council to this standard. In order to consider a waiver, the applicant must submit a letter stating the grounds for the request and describing the special conditions or circumstances causing hardships that justify the waivers being requested. Additional information is available online at [Subdivision Regulations Section 110-42](#).

NRH Subdivision Regulations §110-90 (Frontage on improved roads required) and NRH Zoning Ordinance §118-591 (Lot widths, irregular and/or cul-de-sac)



3. The exhibit showing the existing structures on the property shows that a nonconformity will be created by the proposed dimensions of Lot 3R. The existing metal barn will encroach the required 7.5-foot utility easement as well as the required zoning setbacks for permanent accessory structures. As such, the lot cannot be created as proposed unless one of the following occurs:

- a. Revise the proposed lot lines for Lot 3R to meet all required setbacks and encroachments for the accessory building;
- b. Demolish and remove the accessory building prior to plat filing; or
- c. Provide a letter requesting and justifying the creation of a nonconformity on the lot. This is subject to review and approval by the Planning & Zoning Commission and City Council.



NRH Subdivision Regulations §110-333 (Additional requirements for plat drawings – permanent structure encroachments)

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. Informational comments. These comments are informational only and do not need to be added to the drawing.
 - a. Since Timber Drive 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.
 - d. As required by Section 212.015(f) of the Texas Local Government Code, written notice of approval of this replat will be mailed to each owner of a lot in the Holder Smithfield Estates subdivision that is within 200 feet of the lots being replatted. The notice is required to be sent no later than 15 days after approval of the plat by City Council.
 - e. The lots will be addressed as follows:
 - Lot 3R: 8609 Timber Drive
 - Lot 3R1: 8607 Timber Drive
 - Lot 3R2: 8611 Timber Dr