



Development Review Committee Comments | 6/21/2022
Case PLAT22-0023
Hometown Dolce Addition (6021 Parker Blvd)

WRITTEN STATEMENT OF CONDITIONS

The City of North Richland Hills received this plat on June 8, 2022. The Development Review Committee reviewed this plat on June 21, 2022. The following represents the written statement of the conditions for conditional approval of the plat.

1. There are revisions and corrections required in the owner's certificate, and these are noted on the marked-up copy of the plat. These should be updated as appropriate. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – metes and bounds description)*
2. Revise the Planning and Zoning Commission approval block to read as shown below. *NRH Subdivision Regulations §110-333 (Additional requirements for plat drawings – planning division approval certification)*

WHEREAS the Planning and Zoning Commission of the City of North Richland Hills, Texas, voted affirmatively on this ____ day of _____, 20__, to recommend approval of this plat by the City Council.

Chair, Planning and Zoning Commission

Attest: Secretary, Planning and Zoning Commission

3. 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)*
4. Add the following note to the plat: *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – plat notes and conditions)*
 - a. 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.
5. Change the lot designations to Lot 1R1 and Lot 1R2 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)*
6. For clarity, increase line weight of new lot line. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – subdivision boundary)*
7. Add a **NO BUILD AREA EASEMENT** in the location shown on the marked-up copy of the plat. This is required due to the new property line location relative to the existing building and openings in the exterior wall. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – easements) and International Building Code § 708.5 (Openings in exterior walls)*

DESIGN PRINCIPLES

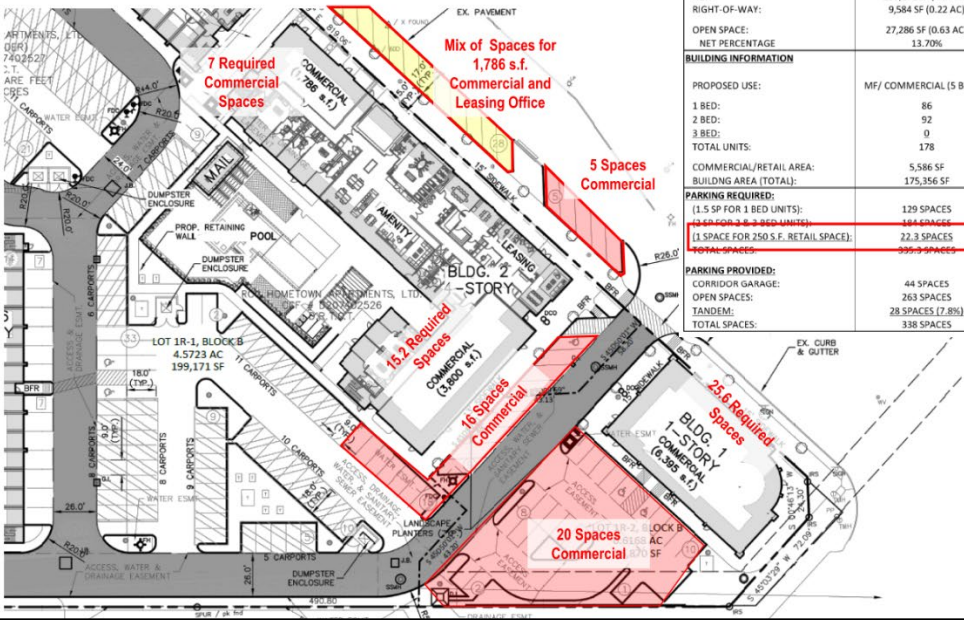
The following comments represent suggested modifications to the plat drawing based on general NRH design principles and standard practices in city planning. While conformance to these principles is not required by the subdivision regulations, the applicant is encouraged to include these modifications as part of the revised plat.

1. Add the City case number near the bottom right corner of the drawings (Case PLAT22-0023).
2. In order to accommodate 26 parking spaces for Lot 1R2, the plat is designed to split an existing row of parking between Lot 1R1 and Lot 1R2. While this satisfies the required parking for Lot 1R2, it removes commercial parking that would support existing commercial space on Lot 1R1. It also creates issues in determining property ownership and responsibilities for maintenance, upkeep, and liability of the parking area. Additionally, residents of Sovereign have taken over use of the parking on future Lot 1R2 and the angled commercial parking on Lot 1R1.

The Development Review Committee strongly recommends that Sovereign develop and record a reciprocal parking agreement between Lot 1R1 and Lot 1R2 that accomplishes the following (see attached exhibit).

- a. Dedication of 28 parking space on Lot 1R1 to support commercial space on both lots. Of the 28 spaces, 21 spaces would be located on Lot 1R1 to wrap the 3,800-square-foot commercial building, including five (5) angled spaces on Parker Boulevard in front of the leasing office.
 - b. Dedication of seven (7) spaces on Parker Boulevard to support the 1,786-square-foot commercial frontage in the mid-block area.
 - c. Revise the replat to exclude the angled parking spaces fronting the 3,800-square-foot commercial building from Lot 1R2 and return the spaces to Lot 1R1. The reciprocal parking agreement will satisfy the parking requirements for both lots.
 - d. Implement a “Business Customer Parking Only” signage and striping plan so that Sovereign residents do not park on dedicated commercial parking on either lot.
3. Informational comments. These comments are informational only and do not need to be added to the drawing.
 - a. Lot 1R1 will be addressed as 6021 Parker Boulevard.
 - b. Lot 1R2 will be addressed as 6001 Parker Boulevard.

Replat - PLAT22-0023 Hometown Dolce Replat
Proposed Commercial Parking Plan – 47 Commercial Space Required



SITE DATA SUMMARY TABLE		
	LOT 1R1, BLOCK B	LOT 1R2, BLOCK B
SITE AREA	GROSS:	208,755 SF (4.79 AC)
	NET:	199,171 SF (4.57 AC)
	RIGHT-OF-WAY:	9,584 SF (0.22 AC)
	OPEN SPACE:	27,286 SF (0.63 AC)
	NET PERCENTAGE	13.70%
BUILDING INFORMATION		
PROPOSED USE:	MF/ COMMERCIAL (5 BLDGS)	COMMERCIAL RETAIL (1 BLDG)
	1 BED:	86
	2 BED:	92
	3 BED:	0
	TOTAL UNITS:	178
COMMERCIAL/RETAIL AREA:	5,586 SF	6,395 SF
	BUILDING AREA (TOTAL):	175,356 SF
PARKING REQUIRED:		
(1.5 SP FOR 1 BED UNITS):		
129 SPACES		
(1 SPACE FOR 250 S.F. RETAIL SPACE):		
22.3 SPACES		
TOTAL SPACES:		
151.3 SPACES		
PARKING PROVIDED:		
CORRIDOR GARAGE:		
44 SPACES		
OPEN SPACES:		
263 SPACES (7.8%)		
TANDEM:		
338 SPACES		
TOTAL SPACES:		
605 SPACES		