



Development Review Committee Comments | 1/10/2023
Case PLAT23-0031
Smithfield Gateway Addition (6251 Davis Blvd)

WRITTEN STATEMENT OF CONDITIONS

The City of North Richland Hills received this plat on January 3, 2023. The Development Review Committee reviewed this plat on January 10, 2023. The following represents the written statement of the conditions for conditional approval of the plat.

1. Add the name, address, and phone number of the current property owners. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – ownership/developer)*
2. Add the name, address, and phone number of the developer. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – ownership/developer)*
3. Change the legal description of the property to Lots 1 and 2, Block 1, Smithfield Gateway Addition. Update this reference on the drawing, title block, dedication statement, and other relevant instances. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – subdivision name)*
4. Update the title block to match the following text. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – title block)*

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| <p style="text-align: center;">PRELIMINARY PLAT SMITHFIELD GATEWAY ADDITION Lots 1 and 2, Block 1, BEING 4.0547 acres of land located in the J.H. Barlough Survey, Abstract No. 130, an addition to the City of North Richland Hills, Tarrant County, Texas. (Date)</p> |
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5. 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)*
6. Add and label the sight visibility easement at the future driveway intersections on Davis Boulevard and Smithfield Road. The easement (triangle) is measured 15 feet perpendicular from the intersection of the street right-of-way with the edge of the driveway and 50 feet parallel to the directions of the approaching traffic. *NRH Zoning Ordinance §118-714 (Visibility sight triangles)*
7. Add and label the sight visibility easement at public street intersections. This includes Newman Drive intersections with Davis Boulevard and Smithfield Road and the intersection of Smithfield Road and Davis Boulevard. The easement (triangle) is measured 15 feet perpendicular from the intersection of the street right-of-way with the edge of the driveway and 70 feet parallel to the directions of the approaching traffic. *NRH Zoning Ordinance §118-714 (Visibility sight triangles)*
8. Remove the County clerk recording block from the drawing. Preliminary plats are not recorded, and the block is not necessary. *NRH Subdivision Regulations §110-333 (Additional requirements for plat drawings – county certification)*
9. Verify the existing right-of-way of Newman Drive with established corner monuments on the north side of the street. Show the dimension and monuments on the drawing. The minimum required right-of-way width for Newman Drive is 60 feet. Dimension 30 feet from centerline of existing pavement OR centerline of right-of-way. Show and label any required right-of-way dedication. *NRH Subdivision Regulations §110-368 (Street right-of-way dedication) and §110-412 (Generally – rights-of-way)*

10. Revise the Planning and Zoning Commission approval block to read as follows. *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 approve this preliminary plat.

Chair, Planning and Zoning Commission

Attest: Secretary, Planning and Zoning Commission

11. Indicate the phasing of the development with a heavy dashed line. Discussions with the applicant indicate that only the southmost lot is proposed for development at this time. Approval of a final plat would be required for the southmost lot prior to the issuance of a building permit. *NRH Subdivision Regulations §110-134 (Phasing development)*
12. Show the property lines, easements, and plat recording information of the lots and tracts that are within 100 feet of this property on the opposite side of Smithfield Road and the north side of Newman Drive. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – adjacent properties)*
13. Add the 50' x 50' city gateway feature easement at the southern tip of Lot 2, as shown on the civil plans (see sheet C1.03). *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – easements)*
14. 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)*

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 PLAT23-0031).
2. A markup of the civil plans associated with this project is provided separately. These comments should be addressed on the final construction plan set. For questions concerning the civil plan comments, contact Nathan Frohman at 817.427.6410 or nfrohman@nrhtx.com.
3. Informational comments. These comments are informational only and do not affect the drawing.
 - a. 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.
 - b. Comments regarding the associated special development plan application will be provided separately.
 - c. Approval of a preliminary plat is effective for one year from the date of approval. If a final plat is not submitted on at least a portion of the area covered by the preliminary plat within one year, the preliminary plat is considered null and void.