



**Development Review Committee Comments | 4/16/2024**  
**Case PLAT24-0063**  
**Dawn King Addition (6829-6901 Crane Rd)**

**WRITTEN STATEMENT OF CONDITIONS**

The City of North Richland Hills received this plat on April 5, 2024. The Development Review Committee reviewed this plat on April 16, 2024. The following represents the written statement of the conditions for conditional approval of the plat. The applicant may submit a written response and revised plat that adequately addresses each condition.

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. Update the title block to read **REPLAT** rather than **PLAT REVISION**. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – title block)*
3. There are minor 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)*
4. Increase the line weight of the property boundary line so that the property boundary is differentiated from the other lines in the drawing. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – subdivision boundary)*
5. Change the lot designations to Lots 1R1, 1R2, and 2R on the drawing, the title block, and other relevant instances. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – lot and block numbering)*
6. 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)*
7. Crane Road is classified as a C2U Minor Collector on the Transportation Plan. An R2U roadway requires an ultimate right-of-way of sixty (60) feet. Verify the existing right-of-way with established corner monuments on the opposite side of the street. Right-of-way dedication would be required to establish thirty (30) feet of right-of-way measured from the centerline of the existing right-of-way. *NRH Subdivision Regulations §110-368 (Street right-of-way dedication) and §110-412 (Generally – rights-of-way)*
8. Remove the 10-foot rear building line on the lots. It is not necessary to show this building line as it is regulated by the zoning of the property. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – building setback lines)*
9. Add the following notes to the plat. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – plat notes and conditions)*:
  - a. This plat does not remove any existing covenants or restrictions, if any, on the property.
  - b. Above ground franchise utility appurtenances are not allowed in the fronts of the properties.
  - c. 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.

10. Show the property lines and plat recording or deed information of the lots that are within 100 feet of this property on the east side of Crane Road. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – adjacent properties)*

#### **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 PLAT24-0063).
2. Prior to recording the plat and the issuance of building permits, existing structures on the property must be removed or revised to conform to new boundary setbacks and other zoning standards.
3. A markup of the civil plans associated with this project is provided separately. For questions concerning the civil plan comments, contact Nathan Frohman at 817.427.6410 or [nfrohman@nrhtx.com](mailto:nfrohman@nrhtx.com).
4. Informational comments. These comments are informational only and do not need to be added to the drawing.
  - a. The developer will be responsible for any water and sewer impact fees at the time of building permit application for any new water meters.
  - b. 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 Dawn King Addition 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.
  - c. Lot 1R1 will be addressed 6825 Crane Road. Lot 1R2 will be addressed 6833 Crane Road. Lot 2R will be addressed 6837 Crane Road.

CALLED 1.0 ACRE  
 DAVID SAUERWEIN AND WIFE,  
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 D.R.T.C.T.