



WRITTEN STATEMENT OF CONDITIONS

The City of North Richland Hills Development Review Committee reviewed this plat on October 1, 2019. The following represents the written statement of the conditions for conditional approval of the plat, as described above. The applicant may submit a written response and revised plat that adequately addresses each condition. See the **RESUBMITTAL REQUIREMENTS** section below for further information.

1. Verify the scale of the drawing. The measured dimensions are slightly different from the labeled dimensions. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – scale)*
2. Verify the ownership of the property. It is understood that MM City Point 53 LLC is now the current property owner. Update the ownership information if this is accurate. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – ownership information)*
3. Change the base name of the subdivision to City Point 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. Change the legal description of the property to begin block numbering at Block 4. There are already Blocks 1, 2 and 3 platted as part of City Point Addition, and the proposed plat is essentially a replat of existing Block 3. *NRH Subdivision Regulations §110-330 (Requirements for all plat drawings – lot and block numbering)*
5. A block shares the same alley network and is only defined by the separation of street rights-of-way. *NRH Subdivision Regulations §110-330 (Requirements for all plat drawings – lot and block numbering)* Revise the following block numbering and renumber all lots as appropriate:
 - a. Block 11 = Block 4
 - b. Block 10 = Block 5
 - c. Blocks 1 & 2 = Block 6
 - d. Blocks 7, 8 & 9 = Block 7
 - e. Blocks 3, 4, 5 & 6 = Block 8
 - f. Block 12 = Block 9
 - g. Block 13 = Block 10
6. Label the street names as Street A, Street B, etc. The official street names will be determined at the time of final plat. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – street names)*
7. Label Lot 2X Block 2 on the drawing. The label is missing from the lot. *NRH Subdivision Regulations §110-330 (Requirements for all plat drawings – lot and block numbering)*
8. In Block 3, rename Lot 3X to Lot 2X. There does not appear to be three open space lots in the block. *NRH Subdivision Regulations §110-330 (Requirements for all plat drawings – lot and block numbering)*
9. In the lot area table, add Lot 2X Block 9. *NRH Subdivision Regulations §110-333 (Additional requirements for plat drawings – lot areas)*
10. Open space lots that serve as “Proposed Trail Connectors” as defined by the approved PD Zoning must also be identified as pedestrian access easements. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – easements)*

11. Add the Planning and Zoning Commission approval block to the plat. *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.

Chairman, Planning and Zoning Commission

Attest: Secretary, Planning and Zoning Commission

12. Shade or crosshatch all easements that are proposed for abandonment. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – easements)*
13. Written acknowledgement from all franchise utility companies is required for all proposed general utility easement abandonments. A letter from each company or the attached form may be used to satisfy this requirement. A list of utility company contacts is also attached. *NRH Subdivision Regulations §110-10 (Conflicts with public and private provisions) and §110-361 (General infrastructure policy)*
14. Ensure that open space easements that are supposed to house drainage or water/sanitary sewer lines are also dedicated as utility-specific easements. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – easements)*
15. Provide sight visibility easements (15 ft by 70 ft) at the corners of Rodger Line Drive and the new roadway connection. *NRH Zoning Ordinance §118-714 (Visibility sight triangles)*
16. Regarding franchise utilities in the alleys, will utility easements be required here? What is the status of franchise coordination? *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – easements)*
17. In order to address future right-of-way dedication requirements for Boulevard 26, a reservation strip must be added to the future hotel lot (Lot 1 Block 11). Add a 12-foot strip labeled **RESERVED FOR FUTURE RIGHT-OF-WAY** adjacent to Boulevard 26. A final determination on the required width will be established with the final plat. *NRH Subdivision Regulations §110-8 (Conformance with applicable rules and regulations) and §110-368 (Street right-of-way dedication)*
18. 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)*

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 PP 2019-06).
2. For better traffic circulation, it is recommended that the alley behind Lots 14-18, Block 3 connect to the street adjacent to Lots 13 & 14, Block 3.
3. The alley behind Lot 33, Block 9 may be pulled back 27.50 feet and Lot 33 extended so that the alley terminates into private property.
4. Add the following notes to the plat.
 - a. Open space lots must be maintained by HOA.
 - b. No above-ground franchise utility appurtenances allowed in front yards (must be in rear).