



Development Review Committee Comments | 11/5/2019
Preliminary Plat Case PP 2019-05
John's Addition

WRITTEN STATEMENT OF CONDITIONS

The City of North Richland Hills received this plat on October 23, 2019. Development Review Committee reviewed this plat on November 5, 2019. The following represents the written statement of the conditions for conditional approval of the plat.

1. Revise the title block to read preliminary plat rather than minor plat. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – title block)*
2. Indicate the phasing of the development with a heavy dashed line (see attached exhibit). Discussions with the applicant indicate that only the easternmost lot is proposed for development at this time. Approval of a final plat would be required for the easternmost lot prior to the issuance of a building permit. *NRH Subdivision Regulations §110-134 (Phasing development)*
3. Correct the spelling of North Richland Hills in the Planning and Zoning Commission and City Council approval blocks. *NRH Subdivision Regulations §110-333 (Additional requirements for plat drawings - city council approval certification and planning division approval certification)*
4. Change the legal description of the property to Lots 9, 10, and 11, John's Addition. Update this reference on the drawing, title block, dedication statement, and other relevant instances. City policy requires that single-lot plats adopt the predominant subdivision name in the area or the underlying survey name. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – subdivision name)*
5. The acreage shown in the owner's dedication statement and title block appears to be incorrect. Based on the property dimensions, the acreage should be 2.05 acres. Verify and update as needed. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – subdivision boundary)*
6. Verify the property dimensions on the east and south property lines. It appears the dimension on the east line should be 235.76 feet and the south line should be 379.72 feet. *NRH Subdivision Regulations §110-333 (Additional requirements for plat drawings – metes and bounds description)*
7. The zoning for the property requires two separate front building lines. Add the following building lines to the plat. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – building setback lines)*
 - a. Minimum front building line: 5 feet
 - b. Maximum front building line: 20 feet
8. Add a 7.5-foot wide drainage and utility easement adjacent to the rear property line. This easement is for a future storm drain that is included in the drainage master plan. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – easements)*
9. Cardinal Lane is classified as a C2U Minor Collector street on the Transportation Plan and designated as a General TOD Street on the Smithfield TOD Regulating Plan. The roadway requires an ultimate right-of-way of 60 feet. Verify the existing right-of-way with established corner monuments on the south side of the street. Right-of-way dedication may be required depending on the width of the existing right-of-way. Enough right-of-way should be dedicated to provide 55 feet of right-of-way from the southern right-of-way line. *NRH Subdivision Regulations §110-368 (Street right-of-way dedication) and §110-412 (Generally – rights-of-way)*
10. Some right-of-way for Cardinal Lane may previously have been dedicated. Please review the attached documents. *NRH Subdivision Regulations §110-368 (Street right-of-way dedication) and §110-412 (Generally – rights-of-way)*

11. Label the square footage of right-of-way dedication for Cardinal Lane. *NRH Subdivision Regulations §110-368 (Street right-of-way dedication) and §110-412 (Generally – rights-of-way)*
12. The plat indicates an existing road easement that is proposed for abandonment. This easement appears to have been dedicated by separate instrument; however, the document associated with the recording information does not reference the easement. Since the easement was not dedicated by plat, it must be abandoned by separate instrument. Add the recording information for the abandonment instrument to the plat. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – easements)*
13. Written acknowledgement from all franchise utility companies is required for all general utility easement abandonments being proposed. 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. Public infrastructure improvements are required to support the development of the property. These improvements include paving and storm drain facilities. See the attached rough proportionality determination for more information. *NRH Subdivision Regulations §110-451 (Proportionality determination) and §110-446 (Adequate public facilities)*

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 2019-07).

ATTACHMENT

