

NRH
CITY OF NORTH RICHLAND HILLS
MEMO

TO: Clayton Husband, Principal Planner

FROM: Caroline Waggoner, P.E., City Engineer

RE: FP 2019-13
Johns Addition: Lot 11

DATE: November 25, 2019

Rough Proportionality

Public infrastructure improvements are needed to support the development of Johns Addition Lot 11 as indicated on the above-referenced final plat. The infrastructure improvements include paving and storm drain facilities. Paving improvements include the installation of a 6' wide sidewalk, 8' wide on-street parking and curb and gutter along the frontage of Cardinal Lane. These improvements are in keeping with the City's current transportation plan. The storm drain facilities include the installation of a 36" reinforced concrete pipe and an inlet per the City of North Richland Hills' Master Drainage Plan.

Due to the limited scope of the final plat, it is not feasible to construct those improvements at this time. As such, the developer will be required to set aside the value of those improvements to be constructed at a later date. Note that the property is only responsible for its proportionate percentage of the drainage infrastructure (based on land area and land use). Credit will be given for the value of ROW dedication at the time of final platting.

Item	Unit	Qty.	Unit Price	% Assessed	Total
Curb (Monolithic)	LF	149	\$ 5.00	100%	\$ 744.85
On Street Parking	SY	132	\$ 45.00	100%	\$ 5,958.80
Concrete Sidewalk (6' wide)	SY	106	\$ 33.00	100%	\$ 3,498.00
Stabilized Subgrade	SY	132	\$ 3.00	100%	\$ 397.25
Lime	TON	2.5	\$ 160.00	100%	\$ 400.00
36" RCP	LF	530	\$ 85.00	9%	\$ 4,054.50
10' Curb Inlet	EA	1	\$ 4,000.00	9%	\$ 360.00
Total					\$ 10,201.65
ROW Credit					\$ (9,027.45)
					\$ 1,174.20

	<u>Unit</u>	<u>Area</u>	<u>Unit Value</u>	<u>Value</u>
ROW Dedication per Deed	SF	5,129.10	\$ 2.64	\$ 13,541.18
Prescriptive ROW (already under pavement)	SF	<u>(1,709.70)</u>	\$ 2.64	<u>\$ (4,513.73)</u>
Net ROW dedication - Cardinal		3,419.40		\$ 9,027.45
Land Value		\$ 94,760.00		
TAD Land Area		35,893.00	SF	
Value / SF		\$ 2.64		

Such amount, \$1,174.20 is roughly proportionate to the proposed development.

The above determination of proportionality is made pursuant to Section 212.904, Texas Local Government Code by the undersigned professional engineer in the employ of the City of North Richland Hills, licensed by the State of Texas.

The Public Works staff will be available to meet and further discuss this rough proportionality determination. The developer/engineer/owner may dispute staff's proportionality determination by filing a written appeal of this proportionality determination, along with 15 copies of such appeal, with the City Secretary within 10 days of the date of the Planning and Zoning Commission. The appeal shall comply with Section 110-455: "Rough Proportionality Appeal" and Section 110-456: "Appeals Procedure" of the City Code.