

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 Lots 9-11 as indicated on the above-referenced preliminary plat. The infrastructure improvements include paving and drainage 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 drainage facilities include the installation of a 36" reinforced concrete pipe and an inlet as listed below, and per the City of North Richland Hills' Master Drainage Plan. 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.	% Assessed
36" RCP	LF	530	20%
10' Curb Inlet	EA	1	20%

The requirement for construction versus financial contribution for the required infrastructure will be determined at time of final platting once the scope of the plat is known.

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.