



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. Add the Planning & 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)*
2. 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)*
3. 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).