



Development Review Committee Comments | 12/3/2019  
Final Plat Case FP 2019-14  
Hometown Canal District Phase 6

**WRITTEN STATEMENT OF CONDITIONS**

The City of North Richland Hills received this plat on November 20, 2019. The Development Review Committee reviewed this plat on December 3, 2019. The following represents the written statement of the conditions for conditional approval of the plat.

1. In the metes and bounds description, revise the street name Parker Road to Parker Boulevard *NRH Subdivision Regulations §110-333 (Requirements for all plat drawings – metes and bounds description)*
2. Provide a minimum of two sets of NAD83 State Plane coordinates (GRID, not surface) on the plat perimeter. *NRH Subdivision Regulations §110-333 (Requirements for all plat drawings – metes and bounds description)*
3. A five-foot rear build line is shown for all lots. Revise this to a five-foot utility easement (U.E.) instead. This would be consistent with the final plats for Canal District Phases 4 and 5. Furthermore, rear garage setbacks are required to be a minimum of 7.5 feet per the Town Center zoning district standards. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – building setback lines)*
4. On the variable building line for Lots 1-8 Block B, add a dimension at locations near the north and south ends for reference. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – building setback lines)*
5. Add a rear building line to the typical lot detail. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – building setback lines)*
6. Add side setback markers to the following lots: Lot 3 Block A; Lot 12 Block B; and Lot 6 Block C. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – building setback lines)*
7. In addition to the Planning and Zoning Commission approval block, add the City Council approval block to the plat. *NRH Subdivision Regulations §110-333 (Additional requirements for plat drawings - city council approval certification)*

WHEREAS the City Council of the City of North Richland Hills, Texas,  
voted affirmatively on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_, to approve this  
plat for filing of record.

\_\_\_\_\_  
Mayor, City of North Richland Hills

\_\_\_\_\_  
Attest: City Secretary

8. Update the year to 2020 in the City approval blocks and notary statements. The plat will not be approved or recorded until 2020. *NRH Subdivision Regulations §110-333 (Additional requirements for plat drawings – planning division approval certification)*
9. Add the following County Clerk recording block near the bottom right of the drawing: This plat filed as instrument no. \_\_\_\_\_, dated \_\_\_\_\_. *NRH Subdivision Regulations §110-333 (Additional requirements for plat drawings – county certification)*
10. Before the plat can be recorded, the proposed right-of-way abandonment must be completed and recorded. *NRH Subdivision Regulations §110-368 (Street right-of-way dedication) and §110-412 (Generally – rights-of-way)*

## **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 FP 2019-14).
2. In developments with alleys, solid waste collection service should be discussed with Republic Services. The curb radii on the alleys must satisfy their vehicle turning criteria. With the next submittal, include a letter or statement from them that acknowledges their review of the plan and layout. The City contact is Vince Hrabal, Municipal Services Manager, at [vhrabal@republicservices.com](mailto:vhrabal@republicservices.com) or 817-317-2061.
3. There are concerns about fire coverage on the lots that front an open space area. Coordinate fire hydrant and stand pipe locations with the fire marshal's office.
4. Change the three-foot side yard setback on Lot 18 Block A to the opposite side of the lot. This will provide greater separation between the units and perceived open space area.