



Development Review Committee Comments | 12/31/2019
Final Plat Case FP 2019-15
Lots 3-5, Block 1, Coulson Addition

WRITTEN STATEMENT OF CONDITIONS

The City of North Richland Hills received this plat on December 18, 2019. The Development Review Committee reviewed this plat on December 31, 2019. The following represents the written statement of the conditions for conditional approval of the plat.

1. 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)*
2. Change the legal description of the property to Lots 3, 4, and 5, Block 1, Coulson Addition. Update this reference on the drawing, title block, dedication statement, and other relevant instances. City policy requires that minor 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)*
3. 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)*
4. Delete note 6. It is not necessary to reference the zoning designation on the plat as the zoning could change in the future. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – plat notes and conditions)*
5. Extend the 25-foot front building line across the frontage of all lots. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – building setback lines)*
6. Remove the side and rear building lines on the lots. It is not necessary to show these setbacks on the plat. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – building setback lines)*

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 2019-15).
2. Remove the zoning labels on the lot and adjacent properties. Zoning designations may change in the future. The official zoning map is the regulatory authority for zoning designations of property.