



**Development Review Committee Comments | 12/31/2019**  
**Preliminary Plat Case PP 2019-08**  
**City Point Phase 3**

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. Revise the ownership of the property to MM City Point 53 LLC. The plat lists La Verne Butterfield as the owner. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – ownership information)*
2. Revise the following block numbering as shown below and renumber all lots accordingly. This numbering scheme provides continuity throughout all phases of the project. *NRH Subdivision Regulations §110-330 (Requirements for all plat drawings – lot and block numbering)*

SHOWN BLOCK NUMBER	NEW BLOCK NUMBER	NEW LOT NUMBERS
Block 21	Block 1	Lots 2-19, Lot 1X
Block 22	Block 20	No changes
Block 23	Block 21	No changes
Blocks 24	Block 22	No changes

3. Show and label the limits of the 100-year (1% chance) floodplain on the plat. *NRH Subdivision Regulations §110-332 (Additional requirements for preliminary plat drawings – floodplain features)*
4. Remove Lot 2X Block 21 from the plat and extend the right-of-way of Street A to the south property line. Reserve strips of land controlling access to or egress from other property, or to or from any street or alley is prohibited. *NRH Subdivision Regulations §110-361 (General infrastructure policy)*
5. Remove the 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)*
6. Add a 7.5-foot wide utility easement adjacent to the rear property line of all lots. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – easements)*
7. Open space lots that serve as “Proposed Trail Connectors” as defined by the approved PD zoning must also be identified as pedestrian access easements. This applies to shown Lot 1X Block 22, Lot 1X Block 23, and Lot 1X Block 24. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – easements)*
8. On corner lots, show and label the five-foot side building line adjacent to the side street. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – building setback lines)*
9. In order to plan the order of side yard setbacks, add a marker on all lots indicating which side yard will utilize the one-foot setback and which side yard will utilize the four-foot setback. For reference, see Home Town Canal District plats. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – building setback lines)*
10. Show and label the three-foot maintenance easement on the four-foot side yard, as required by the PD zoning. DRC interprets this easement to be a minimum dimension if the applicant would prefer to overlay the building setback and maintenance easement into one common dimension. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – easements)*
11. Add a typical lot detail showing and labeling the setbacks for front yard, side yard, rear yard, and garage; and the three-foot maintenance easement required by the PD zoning. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – building setback lines)*

12. Add the following note to the plat: No above ground franchise utility appurtenances are allowed in the fronts of the properties. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – plat notes and conditions)*
13. Add the following note to the plat: The garage face (door) must be set back 20 feet from the front property line. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – plat notes and conditions)*

#### **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 2019-08).
2. Lot 18 Block 21 is 19 feet wider than the standard lot width in the subdivision. The excess width may be better served by enlarging Lot 1X Block 21 along City Point Drive. Nearly the entirety of Lot 1 Block 21 will otherwise protrude beyond the gate of City Hall and will be surrounded on three sides by parking lot, office building, or roadways.
3. Add the following note to the plat.
  - a. Open space lots must be maintained by HOA.
  - b. No above-ground franchise utility appurtenances allowed in front yards (must be in rear).