



Development Review Committee Comments | 2/4/2020
Preliminary Plat Case PP 2020-01
Thornbridge North Phase II

REASONS FOR DISAPPROVAL

The City of North Richland Hills received this plat on January 22, 2020. The Development Review Committee reviewed this plat on February 4, 2020. The following represents the written reasons for disapproval of the plat.

1. Add a 2.5-foot screening wall easement adjacent to the east property lines of Lots 2-4. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – easements)*
2. 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

3. The owner contact information for Doris Bamberger Irrevocable Trust can be removed from the drawing. That parcel is now owned by Beaten Path Development per the deed submitted with the application. *NRH Subdivision Regulations §110-333 (Additional requirements for plat drawings)*
4. 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)*
5. Lot 2 appears to have errant or unlabeled lines on the lot. Verify and update the plat as necessary. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings)*
6. Delete the 7.5-foot easement line that crosses the right-of-way at the intersection of Cabra Lane and Ardilla Court. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – easements)*
7. The plat drawing shall indicate the current zoning classification of the proposed subdivision and all adjacent properties. Show this information on the plat exhibit. *NRH Subdivision Regulations §110-332 (Additional requirements for preliminary plat drawings – zoning classification)*
8. The approximate dimensions of all proposed or existing lots with sufficient detail to verify compliance with the specific requirements of the zoning chapter shall be shown on the plat drawing. *NRH Subdivision Regulations §110-332 (Additional requirements for preliminary plat drawings – lot dimensions).* Staff measures the lot depth of proposed Lots 3 and 11, Block F to be less than the 110 feet required by the R-2 Single Family Residential Zoning District. Every lot shall be designed in such a manner that it complies with the minimum dimensions of the applicable zoning district as contained in the zoning chapter (Chapter 118). *NRH Subdivision Regulations §110-411 (Conformity with zoning regulations).*
 - a. The Planning & Zoning Commission may approve lots of irregular shapes which do not fully meet the lot requirements of the zoning district, provided that each lot have the ability to accommodate proper placement of building structures meeting the minimum

floor area of the zoning district. *NRH Zoning Ordinance §118-591 (Lot widths; irregular and/or cul-de-sac)*. If the lot dimensions of Lots 3 & 11 are to be requested, provide exhibits showing a full building, driveway, 20% rear yard open space, and required setbacks for each lot for the Planning & Zoning Commission to review.

9. No cul-de-sac street may exceed 500 feet in length, as measured along the street centerline from the projected curb intersection to the farthest curb location. *NRH Subdivision Regulations §110-412(9) (Cul-de-sac length)*. The proposed cul-de-sac street is approximately 670 feet in length and must be reduced.
10. At all street intersections, there shall be provided a minimum ten-foot by ten-foot corner clip sidewalk and utility easement diagonal to the street right-of-way lines. *NRH Subdivision Regulations §110-412(7) (Corner Clip)*. Provide a corner clip easement or right-of-way dedication of same dimension at the southeast corner of Lot 18, Block F.
11. Additional building setback lines may be required by the Planning & Zoning Commission when sound planning principles apply. *NRH Subdivision Regulations §110-331(2) (Building setback lines)*. Show and label 10-foot minimum setback lines on the west property lines of Lots 11 & 12, Block F, as they will be adjacent to the rear building line of Thornbridge East lots.
12. All property lines, streets and easements on lands immediately adjacent to and contiguous with the perimeter of the proposed subdivision and extending 100 feet shall be shown... *NRH Subdivision Regulations §110-331(1) (Adjacent properties)*. Show and label all existing easements in the adjoining Thornbridge East subdivision (Cab. A, Slide 4133, P.R.T.C.T.).

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 2020-01).
2. Comments regarding the civil plans for the project are provided in a separate letter.
3. Consider providing a common open space lot of 5 feet in depth on along the Precinct Line Road frontage for the purpose of adding landscape material and setback from the 5-foot sidewalk along the roadway to the masonry wall.
4. Consider reducing the lot area and width of Lot 2, Block F and appending additional lot area to Lot 1X, Block F of the original phase of Thornbridge North to allow greater neighborhood entry landscaping.
5. In support of Comment 9 in the Written Statement of Conditions above, it is common design practice in North Richland Hills—while not codified—that cul-de-sacs are terminated by either (1) buildable lots, (2) an open space or parkland, or (3) a future street extension opportunity. The proposed cul-de-sac design of terminating the street at the back of existing homes in Thornbridge East is not consistent with standard residential subdivision design in North Richland Hills.

VARIANCES

The Planning and Zoning commission may recommend variances from these regulations to the City Council upon written request from the subdivider stating the grounds for such variance. Where the City Council finds that extraordinary hardships or practical difficulties may result from strict compliance with these regulations, and/or the purposes of these regulations may be served to a greater extent by an alternative proposal, it may recommend approval of a variance to these subdivision regulations, provided that such variance shall not have the effect of nullifying the intent and purpose of these regulations; and further provided that the City Council shall not approve variances unless it shall make findings based upon the evidence presented to it in each specific case that:

1. The conditions upon which the request for a variance is based are unique to the property and are not applicable generally to other properties;
2. A tract has peculiar physical surroundings, severe topographical conditions, or unique environmental qualities worthy of protection;
3. Where a hardship to the owner would result rather than a mere inconvenience; or
4. The variance will not have an adverse effect on the intent of these provisions or the comprehensive land use plan.