



**WRITTEN STATEMENT OF CONDITIONS**

The City of North Richland Hills received this plat on September 16, 2020. The Development Review Committee reviewed this plat on September 29, 2020. The following represents the written statement of the conditions for conditional approval of the plat.

1. Change the base name of the subdivision to City Point Addition. Update this reference on the drawing, title block, dedication statement, and other relevant instances. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – subdivision name)*
2. Revise the title block to reference Block 3 through 11 (rather than Block 2). *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – title block)*
3. In the title block, the instrument number does not appear to reference the current plat of the property as noted in the opening section of the owner’s dedication. The title block references D214125258 and the dedication references D219052181. Verify and update the plat as necessary. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – title block)*
4. Increase the scale of the drawing to at least 1 inch = 60 feet. This will help make the drawing more legible, as the dimensions and building lines are difficult to read at the scale shown. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – scale)*
5. Label the point of beginning of the metes and bounds description on the drawing. *NRH Subdivision Regulations §110-333 (Requirements for all plat drawings – metes and bounds description)*
6. Revise the front building line from four feet to three feet on Lots 22-40, Block 4; Lots 14-25, Block 8; and Lots 1-5, Block 6. Based on the zoning and lot width, these lots are “urban home” lots, which require a three-foot front building line. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – building setback lines)*
7. On corner lots that have street frontage, add and label a five-foot side building line. This setback is required by the zoning of the property. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – building setback lines)*
8. Ensure that all building lines are labeled on the plat. Dimensional labels are missing on many lots in Blocks 5, 6, and 7. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – building setback lines)*
9. Revise the block number for Lots 1X and 2X Block 12 (shown) to read Block 6. Block 12 is already accounted within City Point Addition Phase 1. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – lot and block numbering)*
10. Revise the block number for Lot 2X Block 2 (shown) to read Lot 1X Block 10. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – lot and block numbering)*
11. Add a 2.5-foot wide screening wall easement at the following locations. Screening walls are required by the planned development zoning district for the property. *NRH Subdivision Regulations §110-373 (Masonry screening wall requirements)*
  - a. The northwest side of Lot 2X, Block 6, adjacent to Boulevard 26.
  - b. The south side of Lot 1X, Block 6, adjacent to the Richland Hills Methodist Church property.
12. In order to address future right-of-way dedication requirements for Boulevard 26, label Lot 2X Block 6 as **RESERVED FOR FUTURE RIGHT-OF-WAY**. *NRH Subdivision Regulations §110-8 (Conformance with applicable rules and regulations) and §110-368 (Street right-of-way dedication)*

13. Proposed street names are subject to change. The final determination will be made by City Council. The “Public Alleys” in Block 5 will require street names, as lots that face the open space will be addressed as Mews lots on the open space. Whatever street name “Stapylton Ave” ends up being, reference that name on the “unnamed 60 foot public right-of-way” to the east as well. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – street names)*
14. The plat does not show any of the multiple existing platted easements for both public and franchise utilities. Provide a plan showing how easement abandonment will be addressed. See preliminary plat for the easements. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – easements)*
15. 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)*
16. 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)*

#### **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. Revise the City case number near the bottom right corner of the drawing (Case FP 2020-09).