



Development Review Committee Comments | 4/20/2021
Replat Case RP 2021-02
Smithfield Addition – 6525-6529 Snider Street

WRITTEN STATEMENT OF CONDITIONS

The City of North Richland Hills received this plat on April 7, 2021. The Development Review Committee reviewed this plat on April 20, 2021. The following represents the written statement of the conditions for conditional approval of the plat.

1. Add a title caption to the owner's certification and dedication statement as shown below. *NRH Subdivision Regulations §110-333 (Additional requirements for plat drawings – dedication certificate)*

OWNER'S CERTIFICATION AND DEDICATION STATEMENT

STATE OF TEXAS

COUNTY OF TARRANT

2. There are a few minor discrepancies in the owner's certificate. Verify and update as needed. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – metes and bounds description)*
 - a. The opening paragraph of the legal description does not reference the last instrument conveying title to the property. Add the reference to the paragraph.
 - b. The statement for the point of beginning references the northeast corner of Lot 2R Block F. It appears this should reference the southeast corner of that lot.
 - c. Move the note referencing the existing covenants and restrictions from the owner's dedication statement to the notes section on the plat.
3. Add the following note to the plat: The easements indicated on this plat are for the purpose of constructing, using, and maintaining public utilities including underground conduits, manholes, pipes, valves, posts, above ground cables, wires or combinations thereof, together with the right of ingress and egress to operate and maintain the public utilities. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – plat notes and conditions)*
4. Remove the front building line adjacent to Snider Street. Since this lot is located in a TOD (Transit Oriented Development) district, the building lines will be governed by the district standards rather than the plat. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – building setback lines)*
5. Verify the existing right-of-way of Snider Street with additional established monuments on the east and/or west side of the street. Show the dimension and monuments on the drawing. *NRH Subdivision Regulations §110-368 (Street right-of-way dedication) and §110-412 (Generally – rights-of-way)*
6. Label the square footage of the right-of-way dedication for Snider Street. *NRH Subdivision Regulations §110-368 (Street right-of-way dedication) and §110-412 (Generally – rights-of-way)*
7. Revise the label of the access easement to **COMMON ACCESS EASEMENT**. *NRH Subdivision Regulations Article XI Design Criteria §110-412 (Generally – common access easements)*
8. 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)*
9. Public infrastructure improvements are required to support the development of the property. The property is not currently served with water and sanitary sewer facilities. While there are plans in place to provide city main extensions, the schedule for the work is not established, and a date certain for utility access cannot be provided. The plat would not be recorded until adequate public facilities are provided to the property. *NRH Subdivision Regulations §110-451 (Proportionality determination) and §110-446 (Adequate public facilities)*

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 RP 2021-02).