



WRITTEN STATEMENT OF CONDITIONS

The City of North Richland Hills received this plat on May 5, 2021. The Development Review Committee reviewed this plat on May 18, 2021. The following represents the written statement of the conditions for conditional approval of the plat.

1. The proposed lot does not conform to the minimum area or depth requirements of the R-3 Single-Family Residential zoning district. The lot may be approved if a waiver is granted by the Planning and Zoning Commission and City Council.

In order to consider a waiver, the applicant must submit a letter stating the grounds for the request and describing the special conditions or circumstances causing hardships that justify the waivers being requested. Additional information is available online at [Subdivision Regulations Section 110-42](#). *NRH Subdivision Regulations §110-42 (Variances)*

2. Change the legal description of the property to Lot 2R, Block 3, J.L. Autrey Addition. Update this reference on the drawing, title block, dedication statement, and other relevant instances. This will avoid confusion with existing Lot 1 Block 3, located north of the property. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – subdivision name)*
3. Remove the side and rear building line labels from the drawing. These setbacks are regulated through zoning and are not required to be shown on the plat. *NRH Subdivision Regulations §110-331 (Requirements for all plat drawings – building setback lines)*
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. 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)*

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 2021-05).
2. The property ownership information indicated on the application form does not match Tarrant Appraisal District (TAD) records. The application form indicates the owner of the property as Kemp Financial LLC, and TAD indicates the owner as Dora Chavez Duarte and Marco Antonio Duarte. An application form with the property owner's signature or a letter of authorization from the owner must be submitted.
3. Informational comments. These comments are informational only and do not need to be added to the drawing.

- a. A sidewalk must be constructed on the lot frontage adjacent to Rita Beth Street prior to completion of building construction.
- b. An engineered grading plan must be included in the building permit application.
- c. The developer will be responsible for water and sewer impact fees at the time of building permit application.
- d. The following standards are required for the R-3 Single-Family Residential zoning district. At the time of building permit review, the house location and floorplan will be evaluated based on these standards.

R-3 DISTRICT STANDARDS	
Front building line	20 feet
Side building line	6 feet
Rear building line	10 feet
Minimum dwelling unit size	1,600 square feet
Maximum structure height	38 feet
Rear yard open space	20% of lot area