Zoning District Change for Planned Development

City of Euless
201 N. Ector Drive
Euless, Texas
817-685-1684

PART 1. APPLICANT INFORMATION

APPLICANT/AGENT: ~~The~~ Courtyards, LP / Charles Dibrell

Signature: [signature]

Mailing Address: 2109 Franklin Dr Suite #:

City: Arlington State: Tx Zip Code 76011

Telephone (817 995-8648 FAX ( )

OWNER: Charles Dibrell / ~~The~~ Courtyard Developement, LP

Signature: [signature]

Mailing Address: 2109 Franklin Drive Suite #:

City: Arlington State: Tx Zip Code 76011

Telephone ((817) 995-8648 FAX ( )

PART 2. PURPOSE OF PROPOSAL

☑ Amend ZONING REGULATIONS contained in section

☐ Amend the OFFICIAL ZONING MAP by changing _____ acres of land currently zoned _____ to be zoned _____.

In what ways have conditions changed substantially since the current zoning was set for this property?

Market is different, Ability to place higher end housing requires a change to the access & building pad area.

How would the proposed amendment promote the public welfare and encourage orderly city development?

Higher end housing, less rental property, less use of city resources (emergency / Fire / Police)

PART 3. PROPERTY DESCRIPTION

Street Address of Property (if available):

LEGAL DESCRIPTION: Subdivision Name PP The Courtyards Addition
Block(s) and Lot(s) Blk A, Lots 1-16 BlkB Lots 1-7, ~~HOA Lots~~ BlkA. Lot A BkA Lot B, BkB Lot A

Survey Name(s): Eligah Rogers Abstract No(s): 1299 Tract(s)

PART 4. PRESENT USE OF PROPERTY (Circle One)

VACANT LAND VACANT BUILDING SINGLE FAMILY DWELLING COMMERCIAL

MULTI-FAMILY DWELLINGS INDUSTRIAL OTHER:_____

PART 5. ACKNOWLEDGMENTS

I certify that the above information is correct and complete to the best of my knowledge and ability and that I will be fully prepared to present the above proposal at a Planning and Zoning Commission public hearing. I reserve the right to withdraw this proposal at any time by filing a written request with the Department of Planning and Development. I understand that 50% of my application fee will be refunded if my written request for withdrawal is received by the Department within 24 hours after the Planning and Zoning Commission public hearing.

Applicant, Owner or Authorized Agent [signature] Date 5/11/08

OFFICE USE ONLY:

Fee Paid:	Received By:	Date Received:	Case Number:	H.T.E. Number:
$500.00	HW	5-27-08	08-03-PD	08-20000003

Site Plan Process

PROPERTY DESCRIPTION:

General Property Location (street name and block number or nearest cross street):

Pipeline @ Simmons

Current Legal Description (abstract and tract number or subdivision, lot, and block):

Oakwood Terrace West Lot A2 & Lot A3

Current Zoning (if property is in more than one zoning district, indicate the number of acres contained within each district):

R1-L (PD)

USE/CONDITIONS/PARKING:

Proposed Use: R1-L (PD) SIC Code: _____

Special Conditions Applicable to the Use: (Indicate the letter of any "Special Conditions" in UDC Table 4-A that apply to the use(s):

Parking Group: (Indicate the parking group in UDC Table 4-A that applies to the use(s):

PROPOSED BUILDING STATISTICS:

Is this for Commercial?

Lot Area 5,500 SF

Lot Width at Building Line for each Street Frontage 45'

Proposed Building Setbacks:

Front: 20' Rear: 15' Side (left): 5' Side (right): 5'

Gross Building Floor Area 2,925 (TYP)
Height in Feet to Highest Point UDC Code
Number of Floors UDC Code

Exterior Masonry Façade (exclusive of doors and windows):

Front Elevation:	Brick _____%	Stucco _____%	Other _____%
Left Side Elevation:	Brick _____%	Stucco _____%	Other _____%
Right Side Elevation:	Brick _____%	Stucco _____%	Other _____%
Rear Elevation:	Brick _____%	Stucco _____%	Other _____%

OFF STREET PARKING: (UDC 84-200 and 84-202)

Total Spaces Required / Provided _____

Number of Handicapped Spaces _____

Number of Loading Bays Provided _____

Commercial

DRIVEWAYS: (UDC 84-202 through 84-210)

Number proposed per street _____

Clearance from nearest street intersections _____

Clearance between existing and proposed driveways _____

Width of each driveway _____

Curb Radii for each driveway _____

Distance between property line and first parking space _____

Commercial

SIGN & STREET GRAPHICS: (UDC 84-230 through 84-302)

Proposed Pole/Ground Signs:

Street Name _____ Front Setback _____ Side Setback _____

Overall Height _____ Sign Area _____

Commercial

Proposed Wall Signs:

Street the sign faces _____ Sign Area _____

LANDSCAPING: (UDC Article ~~VII)~~ Article VII Finance ?

Land Area of Street Yard _____

	Street Yard	Non Street Yard
Number of parking spaces provided		
Square feet of landscaped area		
Square feet of landscape islands in parking lot		
Number of large trees existing / proposed		
Number of ornamental trees proposed		
Number of shrubs proposed		
Square feet of ground cover proposed		

Commercial