

Zoning District Change for Planned Development

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

PART 1. APPLICANT INFORMATION

APPLICANT/AGENT: BYRON FOUSE ASSOCIATES, INC.

Signature: [Signature]

Mailing Address: 2275 WESTPARK COURT Suite #: 200

City: EULESS State: TX Zip Code 76040

Telephone (817-267-3596) FAX (817-267-8615)

OWNER:

Signature: _____

Mailing Address: _____ Suite #: _____

City: _____ State: _____ Zip Code _____

Telephone () _____ FAX () _____

PART 2. PURPOSE OF PROPOSAL

Amend ZONING REGULATIONS contained in section _____

Amend the OFFICIAL ZONING MAP by changing 6.038 acres of land currently zoned P01025 # C-2
to be zoned P0 based on C-2

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

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

PART 3. PROPERTY DESCRIPTION

Street Address of Property (if available): _____

LEGAL DESCRIPTION: Subdivision Name _____
Block(s) and Lot(s) _____

Survey Name(s): _____ Abstract No(s): _____ 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 10/6/08

OFFICE USE ONLY:

Fee Paid:	Received By:	Date Received:	Case Number:	H.T.E. Number:
waived	HW	10-7-08	08-04-PD	08-2000004



Site Plan Process

PROPERTY DESCRIPTION:	
General Property Location (street name and block number or nearest cross street):	<u>NORTH MAIN STREET, BLOCK A</u>
Current Legal Description (abstract and tract number or subdivision, lot, and block):	<u>LOT 3, BLOCK A, MAIN CENTRE ADDITION - AND - 3.830 ACRES OUT OF JAMES P. HANFORD SURVEY, ABSTRACT NO. 711</u>
Current Zoning (if property is in more than one zoning district, indicate the number of acres contained within each district):	<u>C-2 COMMUNITY BUSINESS DISTRICT</u>
USE/CONDITIONS/PARKING:	
Proposed Use: <u>OFFICE</u>	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):	
<u>8 (1 SPACE / 300 S.F.)</u>	
PROPOSED BUILDING STATISTICS:	
Lot Area	<u>6.038 ACRES OR 263,002 S.F.</u>
Lot Width at Building Line for each Street Frontage	<u>PER EXHIBIT A0.1</u>
Proposed Building Setbacks: <u>PER EXHIBIT A0.1</u>	
Front: _____	Rear: _____
Side (left): _____	Side (right): _____
Gross Building Floor Area	<u>32,569 S.F.</u>
Height in Feet to Highest Point	<u>33'-4" A.F.G.</u>
Number of Floors	<u>ONE</u>
Exterior Masonry Façade (exclusive of doors and windows):	
Front Elevation:	Brick <u>94</u> % / Stucco <u>6</u> % / Other _____ %
Left Side Elevation:	Brick <u>67</u> % / Stucco <u>33</u> % / Other _____ %
Right Side Elevation:	Brick <u>70</u> % / Stucco <u>30</u> % / Other _____ %
Rear Elevation:	Brick <u>85</u> % / Stucco <u>15</u> % / Other _____ %



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

Total Spaces Required / Provided	<u>109 REQ'D / 204 PROVIDED</u>
Number of Handicapped Spaces	<u>5 REQ'D / 10 PROVIDED</u>
Number of Loading Bays Provided	<u>2 REQ'D. / 2 PROVIDED</u>

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

Number proposed per street	<u>ONE</u>
Clearance from nearest street intersections	<u>EXCEEDS 150' EA. WAY</u>
Clearance between existing and proposed driveways	<u>62'-10" CTR-TO-CTR. (MAIN ST.)</u>
Width of each driveway	<u>35' (MAIN), 25' (BYERS)</u>
Curb Radii for each driveway	<u>20'/15' (MAIN), 10' (BYERS)</u>
Distance between property line and first parking space	<u>243'-11" @ ENTRY DRIVE FROM MAIN ST.</u>

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

Proposed Pole/Ground Signs:
 Street Name NORTH MAIN STREET Front Setback 5'-0" Side Setback 78'-0"
 Overall Height 7' MAX. Sign Area 50 S.F.

Proposed Wall Signs:
 Street the sign faces NORTH MAIN STREET Sign Area 46 S.F. (TENTATIVE)

LANDSCAPING: (UDC Article VII)

Land Area of Street Yard	<u>108,414 S.F.</u>	
	<u>Street Yard</u>	<u>Non Street Yard</u>
Number of parking spaces provided	<u>85</u>	<u>119</u>
Square feet of landscaped area	<u>56,986</u>	<u>56,256</u>
Square feet of landscape islands in parking lot	<u>137</u>	<u>411</u>
Number of large trees existing / proposed	<u>COMPLIANT</u>	<u>COMPLIANT</u>
Number of ornamental trees proposed	↓	↓
Number of shrubs proposed	↓	↓
Square feet of ground cover proposed	↓	↓

