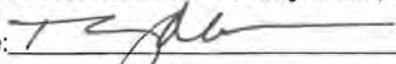


Zoning District Change for Planned Development

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

PART 1. APPLICANT INFORMATION

APPLICANT/AGENT: Tommy Mann, Winstead PC

Signature: 

Mailing Address: 1201 Elm Street Suite #: 5400

City: Dallas State: TX Zip Code: 75270

Telephone (214) 745-5724 Fax (214) 745-5390

Email: tmann@winstead.com

OWNER: Dallas MTA, L.P. (d/b/a Verizon Wireless)

Signature: 

Mailing Address: 180 Washington Valley Road Suite #: N/A

City: Bedminster State: NJ Zip Code: 07921

Telephone: (682) 831-3220 Fax: (682) 831-3283

PART 2. PURPOSE OF PROPOSAL

- Amend ZONING REGULATIONS contained in section _____
- Amend the OFFICIAL ZONING MAP by changing 16.36± acres of land currently zoned PD1474 & CUD 754 to be zoned _____.

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

This property was never developed in accordance with its existing zoning. This request allows for a more viable development

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

The proposed switch facility will be architecturally appealing and equipped with highly valuable technology, greatly enhancing the currently undeveloped property.

PART 3. PROPERTY DESCRIPTION

Street Address of Property (if available): N/A (southwest corner of Harwood Rd. and Bear Creek Parkway)

LEGAL DESCRIPTION: Subdivision Name: Plat to be filed concurrently

Block(s) and Lot(s): -----

Survey Name(s): A. Bradford

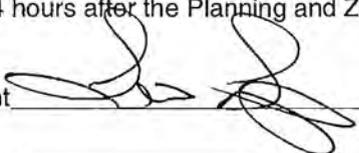
Abstract No(s): 152 Tract(s): Part 143

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  Date 2/6/09

OFFICE USE ONLY:

Fee Paid: Previously \$500.00	Received By: HH	Date Received: 2-16-09	Case Number: 08-02-PD	H.T.E. Number: 08-20000002
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Site Plan Process

PROPERTY DESCRIPTION:

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

Southwest corner of Harwood Road and Bear Creek Parkway

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

Tract w/m A. Bradford Survey, Abstract No. 152 (Note: Plat application to be filed concurrently with zoning, portion Tract 143)

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

PD1474 (approximately 85% of site) and CUD 754 (approximately 15% of site)

USE/CONDITIONS/PARKING:

Proposed Use: **Commercial Switch Facility** SIC Code: **N/A**

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

The proposed is not defined in the UDC. As such, a definition and parking requirement will be provided in the PD conditions.

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

PROPOSED BUILDING STATISTICS:

Lot Area: **16.36± acres**

Lot Width at Building Line for each Street Frontage: **Harwood Rd.: 527'±, Bear Creek Parkway: 1433'±**

Proposed Building Setbacks:

Front: **196'** Rear: **670'** Side (left): **182'** Side (right): **209'**

Gross Building Floor Area	31,400 sq. ft.±
Height in Feet to Highest Point	24'-0"
Number of Floors	One

Exterior Masonry Façade (exclusive of doors and windows):

Front Elevation:	Brick 91% / Stucco 0% / Other 9%
Left Side Elevation:	Brick 93% / Stucco 0% / Other 7%
Right Side Elevation:	Brick 96% / Stucco 0% / Other 4%
Rear Elevation:	Brick 98% / Stucco 0% / Other 2%

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

Total Spaces Required / Provided	53 required/55 provided
Number of Handicapped Spaces	6
Number of Loading Bays Provided	1

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

Number proposed per street	(1) @ Harwood Rd. and (1) @ Bear Creek Parkway
Clearance from nearest street intersections	Bear Creek Parkway: 390'±, Harwood Rd.:470'±
Clearance between existing and proposed driveways	400'± @ Harwood Rd. from proposed curb cut to existing curb cut at the adjacent shopping plaza.
Width of each driveway	24'-0" at all entrances and exits
Curb Radii for each driveway	52'-0" minimum
Distance between property line and first parking space	102'

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

Proposed Pole/Ground Signs:
 Street Name **None proposed** Front Setback _____ Side Setback _____
 Overall Height _____ Sign Area _____

Proposed Wall Signs:
 Street the sign faces: **Bear Creek Parkway** Sign Area: **16.25 sq. ft.**

LANDSCAPING: (UDC Article VII)

Land Area of Street Yard	184,606 sq. ft.	
	<u>Street Yard</u>	<u>Non Street Yard</u>
Number of parking spaces provided	0	0
Square feet of landscaped area	4804	0
Square feet of landscape islands in parking lot	308	0
Number of large trees existing / proposed	39	0
Number of ornamental trees proposed	38	0
Number of shrubs proposed	609	0
Square feet of ground cover proposed	1300	0

