Zoning District Change for Planned Development

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

APPLICANT/AGENT: Realty Capital Corporation

Signature:

Mailing Address: 8333 Douglas Ave Suite #: 110

City: Dallas State: TX Zip Code 76034

Telephone (469) 5334127 Fax (469) 5334150

Email: tcoltart@realtycapital.com

OWNER: BENNETT REALTY GROUP, INC

Signature: Del Bennett

Mailing Address: 24013 CALLE de la PLATA Suite #: 460

City: LAGUNA HILLS State: CA Zip Code 92653

Telephone (949) 295-0434 Fax (949) 454-3961

☐ Amend ZONING REGULATIONS contained in section

☒ Amend the OFFICIAL ZONING MAP by changing 194 acres of land currently zoned CZ to be zoned Form Based Zoning as Attached.

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?

Street Address of Property (If available): Corner of 183 & and 360 (North west corner)

LEGAL DESCRIPTION: Subdivision Name Bear Creek Property - Legal Attached.
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_____ Date 9/7/10

OFFICE USE ONLY

Fee Paid:	Received By:	Date Received:	Case Number:	H.T.E. Number:
$1,940.00	HH	9-8-10	10-02-PD	10-20000002

Site Plan Process

PROPERTY DESCRIPTION

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

North-west corner of Highway 360 and Highway 183

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

Legal description attached

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

C2

USE/CONDITIONS/PARKING

Proposed Use:_____ 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):

Please see attached proposed ordinance

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

PROPOSED BUILDING STATISTICS

Lot Area _____

Lot Width at Building Line for each Street Frontage Please see attached proposed ordinance.

Proposed Building Setbacks:

Front: _____ Rear:_____ Side (left):_____ Side (right):_____

Gross Building Floor Area _____
Height in Feet to Highest Point _____
Number of Floors _____

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 64-200 and 64-202)

Total Spaces Required / Provided _____

Number of Handicapped Spaces See proposed ordinance

Number of Loading Bays Provided _____

DRIVEWAYS: (UDC 64-202 through 64-210)

Number proposed per street _____

Clearance from nearest street intersections See proposed ordinance

Clearance between existing and proposed driveways _____

Width of each driveway _____

Curb Radii for each driveway _____

Distance between property line and first parking space _____

SIGN & STREET GRAPHICS: (UDC 64-240 through 64-300)

Proposed Pole/Ground Signs:
Street Name _____ Front Setback _____ Side Setback _____

Overall Height _____ Sign Area _____

Proposed Wall Signs:
Street the sign faces _____ Sign Area _____

LANDSCAPING: (UDC Article VIII)

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		