ORDINANCE NO. 1904

AN ORDINANCE AMENDING CHAPTER 84 OF THE CODE OF ORDINANCES, IDENTIFIED AS THE UNIFIED DEVELOPMENT CODE OF THE CITY OF EULESS, TEXAS; AMENDING THE CITY OF EULESS ZONING DISTRICT MAP ON A BARNARD SURVEY, A-107, TRACT 1A AND 1C; ADAM BRADFORD SURVEY, A-152, TRACTS 1, 1A2, 1A3, 1A4, 1A07, 1B, 4, 4B, 4B1, 4B1A, 4B1A2, 4B2, 4B2A, 4C, 4C1, 4C2, 4D, 4D1, 4D2, 4E, 5, 5A, 5A1, 5A1A, AND 5B BY CHANGING THE ZONING FROM C-2 (COMMUNITY BUSINESS DISTRICT) ZONING INTO PD (PLANNED DEVELOPMENT) ZONING AS DESCRIBED HEREIN AND ON THE ATTACHED EXHIBIT "A"; PROVIDING FOR A SEVERABILITY CLAUSE, PENALTY FOR VIOLATION AND AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission has conducted a public hearing on March 1, 2011, in conjunction with Zoning Case No. #10-02-PD, and has rendered a recommendation to the City Council with respect to this case; and

WHEREAS, the City Council has conducted a public hearing on March 8, 2011, considered the recommendation of the Planning and Zoning Commission, and has determined that the proposed change is in the best interest of the general welfare of the City of Euless;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EULESS, TEXAS, THAT:

SECTION 1.

The official zoning district map of the City of Euless, Texas, being a part of Chapter 84 of the Code of Ordinances, be amended to read so that the zoning district classification of A Barnard Survey, A-107, Tract 1A and 1C; Adam Bradford Survey, A-152, Tracts 1, 1A2, 1A3, 1A4, 1A07, 1B, 4, 4B, 4B1, 4B1A, 4B1A2, 4B2, 4B2A, 4C, 4C1, 4C2, 4D, 4D1, 4D2, 4E, 5, 5A, 5A1, 5A1A, and 5B, is changed from C-2 (Community Business District) zoning into PD (Planned Development) zoning as described herein and on the attached **Exhibit "A".** Said property described above shall be subject to all the safeguards and conditions set forth on said Exhibit "A" or stipulated herein. Said Exhibit "A" shall be applicable only to the property described in herein.

SECTION 2.

SEVERABILITY CLAUSE. It is hereby declared to be the intention of the City Council of the City of Euless that the sections, paragraphs, sentences, clauses, and phrases of this ordinance are severable and if any phrase, clause, sentence, paragraph, or section of this ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect

any of the remaining phrases, clauses, sentences, paragraphs, or sections of this ordinance, since the same would have been enacted by the City Council without the incorporation in this ordinance of any such unconstitutional phrase.

SECTION 3.

PENALTY FOR VIOLATION. Any person, firm, or corporation violating any of the terms and provisions of this ordinance shall be deemed guilty of a misdemeanor, and upon conviction thereof shall be fined in accordance with Chapter 1, "General Provisions," Section 1-12, "General Penalty," Euless Code of Ordinances. Each such violation shall be deemed a separate offense and shall be punishable as such hereunder.

SECTION 4.

EFFECTIVE DATE. This ordinance shall be in full force and effect from and after its passage, as provided by the Euless City Charter and the laws of the State of Texas.

PRESENTED AND PASSED ON FIRST AND FINAL READING at a regular meeting of the Euless City Council on March 22, 2011, by a vote of __ ayes, __ nays, and __ abstentions.

APPROVED:

_____
Mary Lib Saleh, Mayor

ATTEST:

_____
Susan Crim, TRMC, City Secretary

APPROVED AS TO FORM:

_____
Wayne K. Olson, City Attorney

Riverwalk !

at Euless

Development Code

Planning By:

Roaring Brook Development Company

Developer:

Realty Capital

RIVERWALK!

DEVELOPMENT CODE

EULESS, TX

A DEVELOPMENT BY
Realty Capital Corporation, LLC
8333 Douglas Ave, Suite 110
Dallas, TX 75225
Tim Coltart, Vice President
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PLANNING BY
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SECTION 1

OVERVIEW

OVERVIEW

The *Riverwalk!* site, in Euless, Tarrant County, Texas, consists of approximately 200 acres located at the northwest corner of State Highway 183 and State Highway 360. The site is the largest undeveloped tract in the City of Euless and the topography is generally conducive to development. It occupies a central location relative to job centers and cultural venues in Dallas, Fort Worth, Arlington, the DFW Airport as well as other points in the DFW Metroplex.

The land uses surrounding the site consist predominately of higher density housing to the north and the west, the DFW Airport to the east, and a mix of commercial, industrial and residential uses to the south across SH 183. Virtually the entire site is subject to an Aviation Easement for the DFW Airport. Although several large tracts within the area bounded by the state highways, Harwood Road, and Fuller-Wiser Rd, are outside the bounds of this Ordinance, they may be affected by this zoning ordinance and the structure of the Ordinance anticipates that those tracts may opt to develop in conformance with this zoning program in the future.

The Euless Comprehensive Land Use Plan anticipates that nearly all of the subject site should be used for commercial land uses. This Ordinance anticipates that commercial activity still occupies a primary role in the development of the real estate, but does not constitute the only land use. There are a number of reasons for this modification to the Comprehensive Plan which are enumerated below.

A) Modern Urban Planning Principles - CNU

The principles governing the best practices of modern urban planning have evolved a great deal over the last decade. This is best represented by the explosive growth of the organization known as the Congress for New Urbanism. This organization represents the move toward improving the pedestrian experience and establishing it as a priority above the vehicular access in the town planning process. This organization has developed a master town planning code, called the SmartCode, which is the basis for this ordinance. The Code constitutes the basic guideline for sustainable, humane, pedestrian-oriented urban planning.

B) Local & National Market Forces

National economic trends are migrating away from retail and commercial growth for the near term. Even in the absence of those trends, the magnitude of the site, and the displacement of retail activity into electronic sales formats requires mixing the development portfolio with uses other than retail. The success of the location for housing has been well established, and increases in demand will improve the potential of the retail and office market.

C) More Efficient Use of Infrastructure – Reducing VMT

The North Central Texas Council of Governments has established ten principles to guide new development. The thrust of the principles is to capitalize on the existing infrastructure and to reduce the demand for new infrastructure, particularly roadways. One primary target for this campaign is to reduce Vehicle Miles Traveled (VMT). When uses are separated and residential communities are located far from the goods and services that people require, driving long distances becomes part of the daily life. By mixing uses in a denser fabric of residential and commercial occupancies, NCTCoG hopes to reduce the demands on our local roadways and state highways, making better use of the existing infrastructure. Denser clusters of development have an analogous effect on the water, sewer, and storm water infrastructure.

D) Diversity of Population – Age Integration

One affect of improving pedestrian and bicycle access to goods and services, is the improved mobility for the populations near the ends of the lifespan spectrum. Children and elders are less isolated without access to a vehicle, not only improving the freedom of their lives but also of the drivers. Also, by making public spaces within the necessary public rights-of-way, diverse populations mix, mingle, and meet where they would otherwise be separated.

All of these factors, and many others, help to improve the quality of life for daytime and nighttime residents. The Public Realm becomes the backbone connecting the various private components that depend on each other for their vitality, and it becomes the central nervous system generating ideas, memories, and personal encounters that ultimately result in a unique identity. Some call it a Sense of Place.

SECTION 2

ORGANIZATION AND INTENT OF THE ORDINANCE

ORGANIZATION AND INTENT OF THE ORDINANCE

This Ordinance is based on the SmartCode version 9.2, as released by the Congress for New Urbanism. The original version was released in 2003 by Duany Plater-Zyberk (DPZ) of Coral Gables, Florida. The SmartCode lays out in explicit terms the general principles of planning in a New Urbanism context as well as the specific components and design components required to complete a project-specific development code. The text and the tables provide the generalities and instruct Planning Departments, Developers, and others in the development and regulatory process to edit and modify the document to tailor the principles to the specific town or project.

This Section of the Ordinance, Section 2, is not intended to contain enforceable components. The site-specific requirements contained in all the other sections of this code, supersede the general terms contained in Section 2. It is intended to guide planners and developers in the interpretation and implementation of the enforceable Sections of the Ordinance as well as provide a resource for updating and expanding the code as needed.

The Ordinance is intended to be used by both the public and private sectors. It is also intended to encourage creativity while maintaining quality standards and insuring a high degree of predictability in the final product.

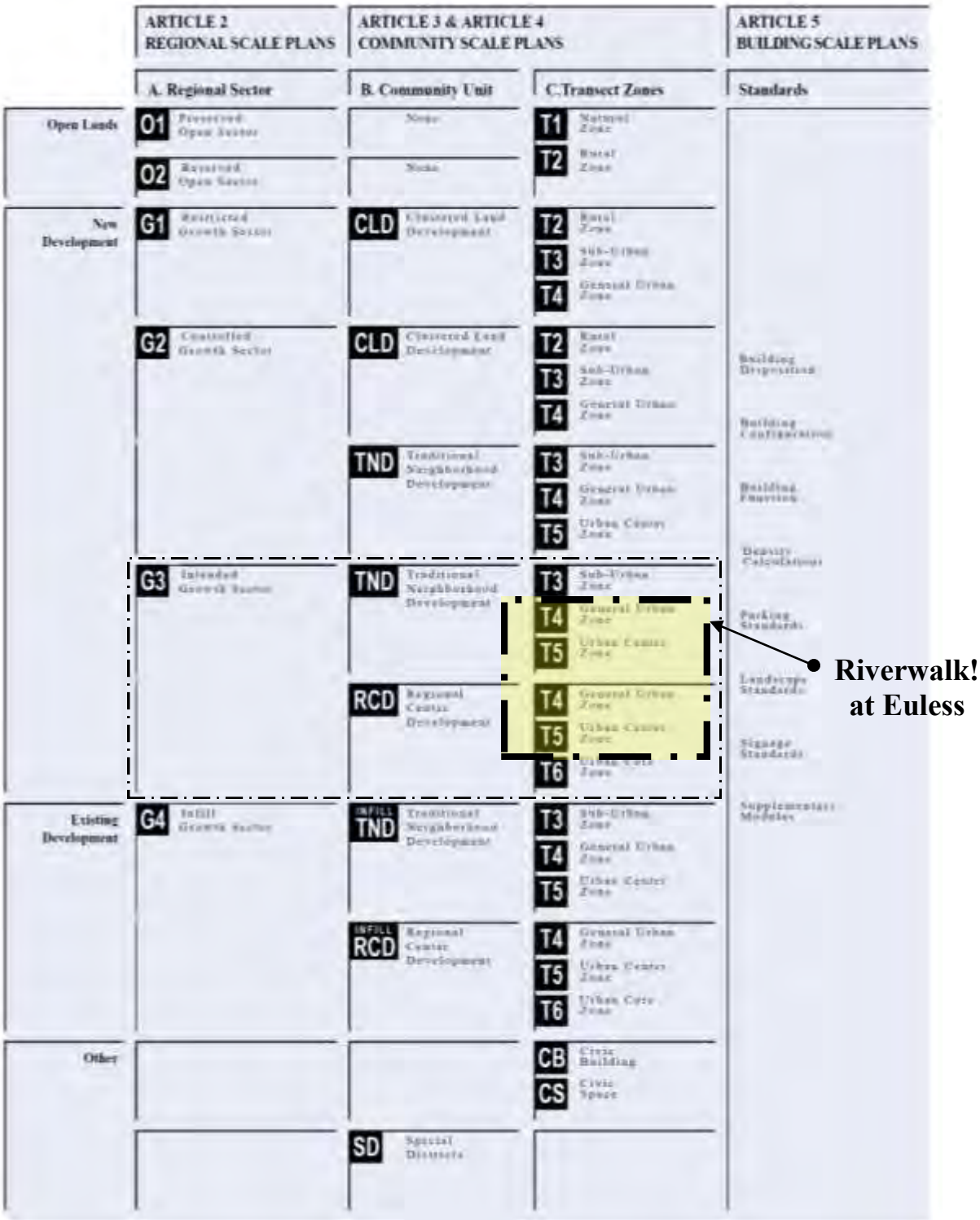
For users who are unfamiliar with the SmartCode or New Urbanism, Section 2 will provide some background in the discipline so that this Ordinance will fit into the context of larger patterns of development, and the larger issues addressed by the SmartCode approach.

Those developing land, including real estate developers, landowners, and end users, can locate a particular portion of the property on the Regulating Plan (see Section 5), and determine the Sub-Zone of the property. Then check the Table of Permitted uses (see Section 6) to see if the property can be used for its the intended purpose. If so, Section 9 will provide standards for the lot type including heights, setbacks and required easements and Section 10 provides building design standards.

Public entities reviewing submittals can follow an analogous process by locating the property on the Regulating Plan, and comparing the submitted documents to the requirements within each section. Section 3 identifies the minimum documentation for each submittal. Infrastructure, whether built by public or private entities, shall follow the design standards established in Sections 7 and 8 for efficient, attractive, streetscapes.

A significant portion of the Ordinance is devoted to the development of public infrastructure, including streets, parks, plazas, and open spaces. Developers should be aware that the intended purpose of the code is to ensure that the public spaces are the highest priority in the development; that they benefit from attentive and creative design, detailed review, and strong execution.

OUTLINE OF THE SMARTCODE



The following excerpts are taken from the SmartCode v.9.2. The complete text can be found online at www.smartcodecentral.org. These excerpts summarize the intent and methodology of the SmartCode and serve as the preamble to the specifics of this Ordinance.

SUMMARY: WHAT THE SMARTCODE DOES

- *It utilizes a type of zoning category that ranges systematically from the wilderness to the urban core.*
- *It enables and qualifies Smart Growth community patterns that include Clustered Land Development (CLD), Traditional Neighborhood Development (TND™), Regional Center Development (RCD), and Transit-Oriented Development (TOD).*
- *It integrates the scale of planning concern from the regional through the community scale, on down to the individual lot and, if desired, its architectural elements.*
- *It integrates the design process across professional disciplines.*
- *It integrates methods of environmental protection, open space conservation and water quality control.*
- *It integrates subdivision, public works and Transfer of Development Rights (TDR) standards.*
- *It provides a set of zoning categories common to new communities and to the infill of existing urbanized areas.*
- *It is compatible with architectural, environmental, signage, lighting, hazard mitigation, and visitability standards.*
- *It establishes parity of process for existing and new urban areas.*
- *It integrates protocols for the preparation and processing of plans.*
- *It encourages the efficiency of administrative approvals when appropriate, rather than decision by public hearing.*
- *It encourages specific outcomes through incentives, rather than through prohibitions.*
- *It specifies standards parametrically (by range) in order to minimize the need for variances.*
- *It generally increases the range of the options over those allowed by conventional zoning codes.*

INTENT

The intent and purpose of this Code is to enable, encourage and qualify the implementation of the following policies:

THE COMMUNITY

- *That neighborhoods and Regional Centers be compact, pedestrian-oriented and Mixed-Use.*
- *That neighborhoods and Regional Centers be the preferred pattern of development and that districts specializing in a single use should be the exception.*
- *That ordinary activities of daily living occur within walking distance of most dwellings, allowing independence to those who do not drive.*
- *That interconnected networks of Thoroughfares be designed to disperse traffic and reduce the length of automobile trips.*
- *That within neighborhoods, a range of housing types and price levels be provided to accommodate diverse ages and incomes.*
- *That appropriate building densities and land uses be provided within walking distance of transit stops.*
- *That Civic, institutional, and Commercial activity be embedded in downtowns, not isolated in remote single-use complexes.*
- *That schools be sized and located to enable children to walk or bicycle to them.*
- *That a range of Open Space including Parks, Squares, and Playgrounds be distributed within neighborhoods and downtowns.*

THE BLOCK AND THE BUILDING

- *That buildings and landscaping contribute to the physical definition of Thoroughfares as Civic places.*
- *That development adequately accommodate automobiles while respecting the pedestrian and the spatial form of public areas.*
- *That the design of streets and buildings reinforce safe environments, but not at the expense of accessibility.*
- *That architecture and landscape design grow from local climate, topography, history, and building practice.*
- *That buildings provide their inhabitants with a clear sense of geography and climate through energy efficient methods.*
- *That Civic Buildings and public gathering places be provided as locations that reinforce community identity and support self-government.*
- *That civic buildings be distinctive and appropriate to a role more important than the other buildings that constitute the fabric of the city.*
- *That the harmonious and orderly evolution of urban areas be secured through form-based codes.*

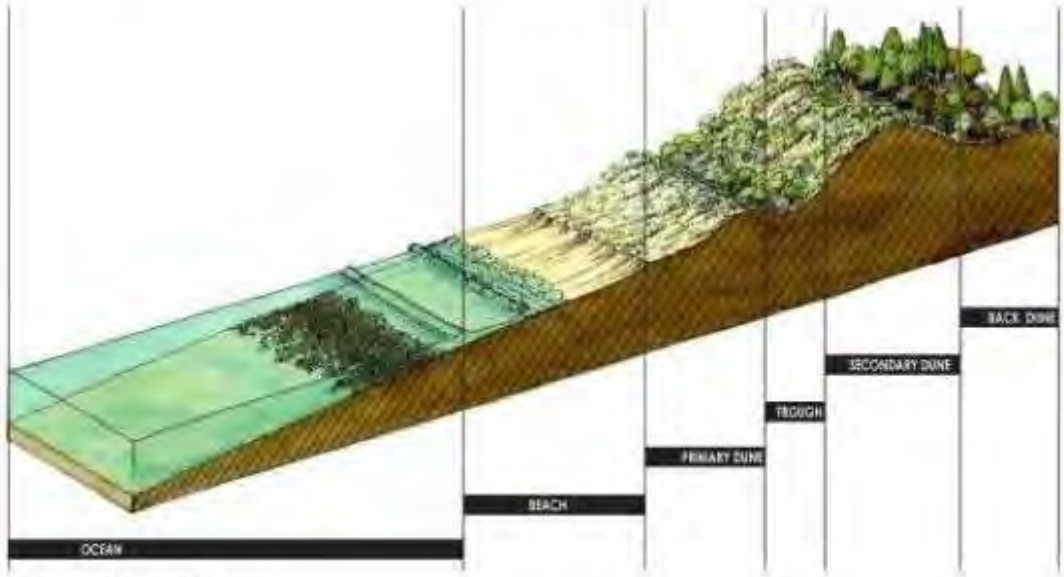
THE TRANSECT

- *That Communities should provide meaningful choices in living arrangements as manifested by distinct physical environments.*
- *That the Transect Zone descriptions on Table 1 shall constitute the Intent of this Code with regard to the general character of each of these environments*

INTRODUCTION

Transect-Based Planning

The SmartCode is a transect-based code. A transect of nature, first conceived by Alexander Von Humboldt at the close of the 18th century, is a geographical cross-section of a region intended to reveal a sequence of environments. Originally, it was used to analyze natural ecologies, showing varying characteristics through different zones such as shores, wetlands, plains, and uplands. It helps study the many elements that contribute to habitats where certain plants and animals thrive in symbiotic relationship to the minerals and microclimate.



A Typical Natural Transect

The rural-to-urban Transect is divided into six Transect Zones for application on Zoning maps. These six habitats vary by the level and intensity of their physical and social character, providing immersive contexts from rural to urban. SmartCode elements are coordinated by these T-zones at all scales of planning, from the region through the community scale down to the individual lot and building.

SMARTCODE TABLE 1

TABLE 1: Transect Zone Descriptions. This table provides descriptions of the character of each T-zone.

T1

T-1 NATURAL

T-1 Natural Zone consists of lands approximating or reverting to a wilderness condition, including lands unsuitable for settlement due to topography, hydrology or vegetation.

General Character:	Natural landscape with some agricultural use
Building Placement:	Not applicable
Frontage Types:	Not applicable
Typical Building Height:	Not applicable
Type of Civic Space:	Parks, Greenways

T2

T-2 RURAL

T-2 Rural Zone consists of sparsely settled lands in open or cultivated states. These include woodland, agricultural land, grassland, and irrigable desert. Typical buildings are farmhouses, agricultural buildings, cabins, and villas.

General Character:	Primarily agricultural with woodland & wetland and scattered buildings
Building Placement:	Variable Setbacks
Frontage Types:	Not applicable
Typical Building Height:	1- to 2-Story
Type of Civic Space:	Parks, Greenways

T3

T-3 SUB-URBAN

T-3 Sub-Urban Zone consists of low density residential areas, adjacent to higher zones that some mixed use. Home occupations and outbuildings are allowed. Planting is naturalistic and setbacks are relatively deep. Blocks may be large and the roads irregular to accommodate natural conditions.

General Character:	Lawns, and landscaped yards surrounding detached single-family houses; pedestrians occasionally
Building Placement:	Large and variable front and side yard Setbacks
Frontage Types:	Porches, fences, naturalistic tree planting
Typical Building Height:	1- to 2-Story with some 3-Story
Type of Civic Space:	Parks, Greenways

T4

T-4 GENERAL URBAN

T-4 General Urban Zone consists of a mixed use but primarily residential urban fabric. It may have a wide range of building types: single, side-yard, and rowhouses. Setbacks and landscaping are variable. Streets with curbs and sidewalks define medium-sized blocks.

General Character:	Mix of Houses, Townhouses & small Apartment buildings, with scattered Commercial activity; balance between landscape and buildings, presence of pedestrians
Building Placement:	Shallow to medium front and side yard Setbacks
Frontage Types:	Porches, fences, Dooryards
Typical Building Height:	2- to 3-Story with a few taller Mixed Use buildings
Type of Civic Space:	Squares, Greens

T5

T-5 URBAN CENTER

T-5 Urban Center Zone consists of higher density mixed use building that accommodate retail, offices, rowhouses and apartments. It has a light network of streets, with wide sidewalks, steady street tree planting and buildings set close to the sidewalks.

General Character:	Shops mixed with Townhouses, larger Apartment houses, Offices; workplace, and Civic buildings; predominantly attached buildings; trees within the public right-of-way; substantial pedestrian activity
Building Placement:	Shallow Setbacks or none; buildings oriented to street defining a street wall
Frontage Types:	Stoops, Shopfronts, Galleries
Typical Building Height:	3- to 5-Story with some variation
Type of Civic Space:	Parks, Plazas and Squares; median landscaping

T6

T-6 URBAN CORE

T-6 Urban Core Zone consists of the highest density and height, with the greatest variety of uses, and civic buildings of regional importance. It may have larger blocks; streets have steady street tree planting and buildings are set close to wide sidewalks. Typically only large towns and cities have an Urban Core Zone.

General Character:	Medium to high-Density Mixed Use buildings, entertainment, Civic and cultural uses. Attached buildings forming a continuous street wall, trees within the public right-of-way, highest pedestrian and transit activity
Building Placement:	Shallow Setbacks or none; buildings oriented to street, defining a street wall
Frontage Types:	Stoops, Dooryards, Forecourts, Shopfronts, Galleries, and Arcades
Typical Building Height:	4-plus Story with a few shorter buildings
Type of Civic Space:	Parks, Plazas and Squares; median landscaping

Riverwalk! at Euless

THOROUGHFARE STANDARDS

GENERAL

- *Thoroughfares are intended for use by vehicular and pedestrian traffic and to provide access to lots and open spaces.*
- *Thoroughfares shall generally consist of vehicular lanes and public frontages.*
- *Thoroughfares shall be designed in context with the urban form and desired design speed of the Transect Zones through which they pass. The Public Frontages of thoroughfares that pass from one Transect Zone to another shall be adjusted accordingly or, alternatively, the Transect Zone may follow the alignment of the Thoroughfare to the depth of one Lot, retaining a single Public Frontage throughout its trajectory.*
- *Within the more urban Transect Zones (T3 through T6) pedestrian comfort shall be a primary consideration of the Thoroughfare. Design conflict between vehicular and pedestrian movement generally shall be decided in favor of the pedestrian.*
- *The Thoroughfare network shall be designed to define Blocks not exceeding the size prescribed. The perimeter shall be measured as the sum of Lot Frontage Lines. Block perimeter at the edge of the development parcel shall be subject to approval by Warrant.*
- *All Thoroughfares shall terminate at other Thoroughfares, forming a network. Internal Thoroughfares shall connect wherever possible to those on adjacent sites. Cul-de-sacs shall be subject to approval by Warrant to accommodate specific site conditions only.*
- *Standards for Paths and Bicycle Trails shall be approved by warrant.*

VEHICULAR LANES

- *Thoroughfares may include vehicular lanes in a variety of widths for parked and for moving vehicles, including bicycles. The standards for vehicular lanes shall be as shown in Table 3A.*
- *A bicycle network consisting of Bicycle Trails, Bicycle Routes and Bicycle Lanes should be provided throughout. Bicycle Routes should be marked. The community bicycle network shall be connected to existing or proposed regional networks wherever possible.*

SMARTCODE TABLE 3A

TABLE 3A: Vehicular Lane Dimensions. This table assigns lane widths to Transect Zones. The Design ADT (Average Daily Traffic) is the determinant for each of these sections.

DESIGN SPEED	TRAVEL LANE WIDTH	T1	T2	T3	T4	T5	T6
Below 20 mph	8 feet	▪	▪	▪			
20-25 mph	9 feet	▪	▪	▪	▪		▪
25-35 mph	10 feet	▪	▪	▪	▪	▪	▪
25-35 mph	11 feet	▪	▪			▪	▪
Above 35 mph	12 feet	▪	▪			▪	▪
DESIGN SPEED	**PARKING LANE WIDTH**						
20-25 mph	(Angle) 18 feet					▪	▪
20-25 mph	(Parallel) 7 feet				▪		
25-35 mph	(Parallel) 8 feet			▪	▪	▪	▪
Above 35 mph	(Parallel) 9 feet					▪	▪
DESIGN SPEED	**EFFECTIVE TURNING RADIUS**						
Below 20 mph	5-10 feet			▪	▪	▪	▪
20-25 mph	10-15 feet	▪	▪	▪	▪	▪	▪
25-35 mph	15-20 feet	▪	▪	▪	▪	▪	▪
Above 35 mph	20-30 feet	▪	▪			▪	▪

Riverwalk! at Euless

PUBLIC FRONTAGES

- ***GENERAL TO ALL ZONES T1, T2, T3, T4, T5, T6***
  - *The Public Frontage contributes to the character of the Transect Zone, and includes the types of Sidewalk, Curb, planter, bicycle facility, and street trees.*
- ***SPECIFIC TO ZONE T4, T5, T6***
  - *The introduced landscape shall consist primarily of durable species tolerant of soil compaction.*
- ***SPECIFIC TO ZONE T4***
  - *The Public Frontage shall include trees planted in a regularly-spaced Allee pattern of single or alternated species with shade canopies of a height that, at maturity, clears at least one Story.*
- ***SPECIFIC TO ZONES T5, T6***
  - *The Public Frontage shall include trees planted in a regularly-spaced Allee pattern of single species with shade canopies of a height that, at maturity, clears at least one Story. At Retail Frontages, the spacing of the trees may be irregular, to avoid visually obscuring the shopfronts.*
  - *Streets with a Right-of-Way width of 40 feet or less shall be exempt from the tree requirement.*

DENSITY CALCULATIONS

All areas of the New Community Plan site that are not part of the O-1 Preserved Sector shall be considered cumulatively the Net Site Area.

Density shall be expressed in terms of housing units per acre as specified for the area of each Transect Zone. For purposes of Density calculation, the Transect Zones include the Thoroughfares.

SPECIAL REQUIREMENTS

A New Community Plan may designate any of the following Special Requirements

- *Designations for Mandatory and/or Recommended Retail Frontage requiring or advising that a building provide a Shopfront at Sidewalk level along the entire length of its Private Frontage. The Shopfront shall be no less than 70% glazed in clear glass and shaded by an awning overlapping the Sidewalk.*
- *Designations for Mandatory and/or Recommended Gallery Frontage, requiring or advising that a building provide a permanent cover over the Sidewalk, either cantilevered or supported by columns. The Gallery Frontage designation may be combined with a Retail Frontage designation..*
- *Designations for Mandatory and/or Recommended Arcade Frontage, requiring or advising that a building overlap the Sidewalk such that the first floor Facade is a colonnade. The Arcade Frontage designation may be combined with a Retail Frontage designation.*
- *A designation for Coordinated Frontage, requiring that the Public Frontage and Private Frontage be coordinated as a single, coherent landscape and paving design.*
- *A designation for Cross Block Passages, requiring that a minimum 8-foot-wide pedestrian access be reserved between buildings.*

PARKING LOCATION STANDARDS

- ***GENERAL TO ZONES T2, T3, T4, T5, T6***
  - *Parking shall be accessed by Rear Alleys or Rear Lanes, when such are available on the Regulating Plan.*
  - *Open parking areas shall be masked from the Frontage by a Building or Streetscreen.*
  - *Vehicular entrances to parking lots, garages, and Parking Structures shall be no wider than 24 feet at the Frontage.*
  - *Pedestrian exits from all parking lots, garages, and Parking Structures shall be directly to a Frontage Line (i.e., not directly into a building) except underground levels which may be exited by pedestrians directly into a building.*
  - *Parking Structures on the A-Grid shall have Liner Buildings lining the first and second Stories.*

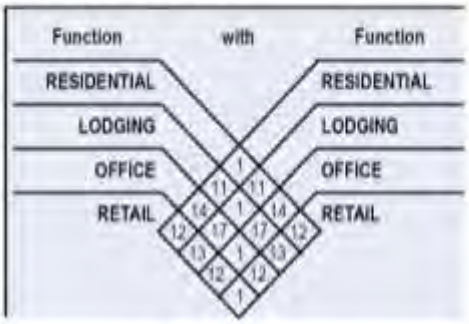
SMARTCODE TABLE 11

TABLE 11: Parking Calculations. The Shared Parking Factor for two Functions, when divided into the sum of the two amounts as listed on the Required Parking table below, produces the Effective Parking needed for each site involved in sharing. Conversely, if the Sharing Factor is used as a multiplier, it indicates the amount of building allowed on each site given the parking available.

REQUIRED PARKING (See Table 10)

	T2 T3	T4	T5 T6
RESIDENTIAL	2.0 / dwelling	1.5 / dwelling	1.0 / dwelling
LODGING	1.0 / bedroom	1.0 / bedroom	1.0 / bedroom
OFFICE	3.0 / 1000 sq. ft.	3.0 / 1000 sq. ft.	2.0 / 1000 sq. ft.
RETAIL	4.0 / 1000 sq. ft.	4.0 / 1000 sq. ft.	3.0 / 1000 sq. ft.
CIVIC	To be determined by Warrant		
OTHER	To be determined by Warrant		

SHARED PARKING FACTOR



SMARTCODE TABLE 10

TABLE 10: Building Function. This table categorizes Building Functions within Transect Zones. Parking requirements are correlated to functional intensity. For Specific Function and Use permitted By Right or by Warrant, see Table 12.

	T4	T5
a. RESIDENTIAL	**Limited Residential:** The number of dwellings on each Lot is limited by the requirement of 1.5 parking places for each dwelling, a ratio which may be reduced according to the shared parking standards (See Table 11).	**Open Residential:** The number of dwellings on each Lot is limited by the requirement of 1.0 parking places for each dwelling, a ratio which may be reduced according to the shared parking standards (See Table 11).
b. LODGING	**Limited Lodging:** The number of bedrooms available on each Lot for lodging is limited by the requirement of 1.0 assigned parking places for each bedroom, up to twelve, in addition to the parking requirement for the dwelling. The Lodging must be owner occupied. Food service may be provided in the a.m. The maximum length of stay shall not exceed ten days.	**Open Lodging:** The number of bedrooms available on each Lot for lodging is limited by the requirement of 1.0 assigned parking places for each bedroom. Food service may be provided at all times. The area allocated for food service shall be calculated and provided with parking according to Retail Function.
c. OFFICE	**Limited Office:** The building area available for office use on each Lot is limited to the first Story of the principal building and/or to the Accessory building, and by the requirement of 3.0 assigned parking places per 1000 square feet of net office space in addition to the parking requirement for each dwelling.	**Open Office:** The building area available for office use on each Lot is limited by the requirement of 2.0 assigned parking places per 1000 square feet of net office space.
d. RETAIL	**Limited Retail:** The building area available for Retail use is limited to the first Story of buildings at corner locations, not more than one per Block, and by the requirement of 4.0 assigned parking places per 1000 square feet of net Retail space in addition to the parking requirement of each dwelling. The specific use shall be further limited to neighborhood store, or food service seating no more than 40.	**Open Retail:** The building area available for Retail use is limited by the requirement of 3.0 assigned parking places per 1000 square feet of net Retail space. Retail spaces under 1500 square feet are exempt from parking requirements.
e. CIVIC	See Table 12	See Table 12

SECTION 3

ADMINISTRATION AND IMPLEMENTATION

ADMINISTRATION AND IMPLEMENTATION

A) The implementation of the Ordinance consists of a sequence of submittals and approvals. The submittal applications to the City must be signed by an authorized agent of the landowner and will be reviewed in a timely fashion by the appropriate municipal departments and entities.

B) Applicability

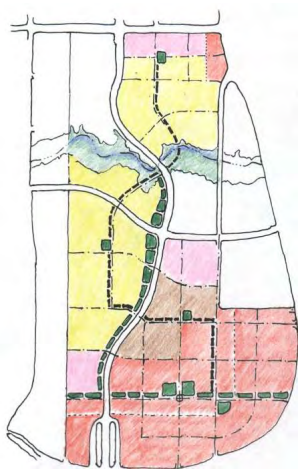
1. The requirements of these Standards are mandatory and all development on land located within the boundaries of the Riverwalk! Development District must adhere to the rules and regulations set forth herein. Prior to development within the district, the requirements of the development approval process contained herein must be satisfied. This ordinance shall be the comprehensive regulatory document for this site allowing for the construction of commercial, mixed use, multi-family and residential uses as outlined in this document.

2. Except as provided by these Standards, development within the Riverwalk! Development District is governed by City regulations. In the event of any conflict or inconsistency between these Standards and the applicable City regulations, the terms and provisions of these Standards shall control. In the event a development standard or regulation is not addressed herein, the standards of applicable City regulations apply, except that in no case shall District Regulations for R-1, R-1A, R-2, R-3, TH, R-4, R-5 be used as applicable standards, nor shall Sections 84-85.e, 84-201.h.5, 84-201.h.7, 84-334.a be applicable. In the event of a conflict between the text and the graphic images, the text shall control. Building codes, life safety codes, and Federal and State regulations take precedence where a standard requires or recommends actions that are in conflict with such codes and regulations.

3. The following table summarizes the approval process for the Riverwalk! Development District. This process requires the applicant to provide a baseline of information on the contiguous holdings, as well as some information relative to connectivity to adjacent tracts in the Concept Plan which shall be reviewed by City Council as well as the Planning Commission. Adjacent tracts are those tracts of land that share a boundary line.

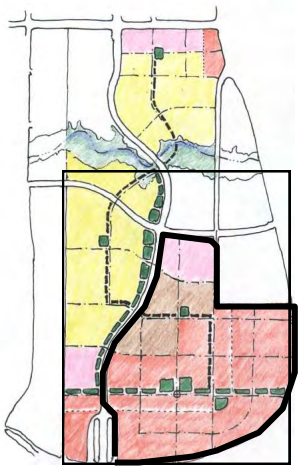
TABLE 3-1	AREA REQUIRED	APPROVAL	COMMENT
REGULATING PLAN	Entire Holdings	DRC♦PZ ♦CC	Included herein
CONCEPT PLAN	Contiguous Holdings + revised Regulating Plan	DRC ♦PZ ♦CC (non-discretionary)	Submitted with updated Regulating Plan
PRELIMINARY PLAT	Subject Phase	DRC ♦PZ (non-discretionary)	May be concurrent with Concept Plan
SITE PLAN	Subject Phase	DRC ♦PZ ♦CC (non-discretionary)	May be concurrent w Concept Plan
FINAL PLAT	Subject Phase	DRC♦PZ (non-discretionary)	Submitted after public improvements completed
BUILDING PERMITS	Subject Building	Bldg Dept	

FIGURE 3-1 EXAMPLE OF SEQUENCE OF SUBMITTAL REQUIREMENTS



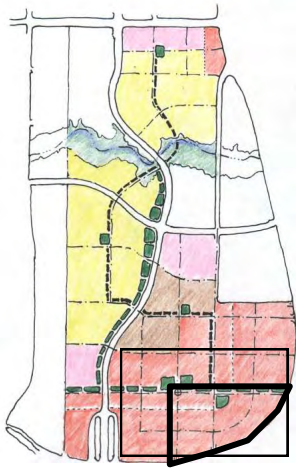
ENTIRE HOLDINGS—All of the land encompassed within the Riverwalk District

Regulating Plan
This applies to the submittal and re-submittal of the Regulating Plan which is required to show the locations, boundaries and areas of the Sub-zones within the Riverwalk! District. It is also required to show the network of proposed open space and system of trails.



CONTIGUOUS HOLDINGS—All of the land bounded by dedicated public rights-of-way or by property not contained in the Riverwalk district. As new rights-of-way are dedicated over time, the limits of the Contiguous Holdings will change.

Concept Plan
This applies to Concept Plan submittals and re-submittals. The information that is required to be submitted on a Concept Plan is defined in Section 3 Paragraph D of this Riverwalk! Development Ordinance.



SUBJECT PHASE OF DEVELOPMENT—All of the land included in the Preliminary Plat.

Preliminary Plat
Site Plan
Final Plat
The required information for each of these submittals is enumerated in the City of Euless Uniform Development Code and referenced in Section 3 Paragraphs E, F, G of the Riverwalk! Development Ordinance.

C) Regulating Plan

The Regulating Plan defines the areas and locations of the transect zones for regulatory purposes. Section 5, Regulating Plan, identifies the rules that limit any changes to the Transect Zone (Sub-Zone) boundaries. Although the Regulating Plan is not a Thoroughfare Plan, the plan indicates that gridded street patterns are preferable because they create defined city blocks. This is more important in the T5 Zones than it is in the T4 zones. Section 13, Riverwalk Standards, govern the development of the Riverwalk.

D) Concept Plan

The Concept Plan shall include the contiguous holdings and be submitted in the format and the quantity required by the Planning Department. The Concept Plan shall be consistent with the governing Regulating Plan. The Concept Plan is a precursor and prerequisite to the approval of the Preliminary Plat and Site Plan but may be submitted simultaneously, and shall contain at a minimum the following information:

1. Sub-zone boundary information and areas
2. Proposed layout of primary collector streets and major blocks (Thoroughfare Plan) but not local streets or streets that do not intersect perimeter arterials.
3. Location, area, perimeter, and character of open space and trail network
4. Open Space requirements
5. Calculation of percentages of Open Space
6. Proposed land uses
7. Intensity of uses: including number of dwelling units, square feet of commercial space for each major block
8. Approximate parking demand and parking provided for residential and commercial uses
9. Any update to the Regulating Plan showing Open Space locations and areas, trail connections and type of trails proposed, street connections across existing public R.O.W., and proposed street extent and routing,
10. Updated location, connections and specifications of the Riverwalk and design of the Riverwalk within the Concept Plan area.

Provided the changes to the Regulating Plan comply with the regulations in Sections 5 and 13 of this Ordinance, then no zoning change shall be required. The Concept Plan shall be reviewed by the City Manager and the Development Review Committee. Comments shall be provided and, if appropriately addressed, the Concept Plan shall be approved for review by the Planning and Zoning Commission and City Council. If the Concept Plan is consistent with this Ordinance, and existing published standards, there shall be no reason to deny the submittal.

E) Preliminary Plat

An approved Concept Plan is required for the submittal of a Preliminary Plat. The submittal, review and approval process of the Preliminary Plat shall proceed in accordance with existing City of Euless Unified Development Code (UDC), Chapter 84, Article IX, Section 407. Plat applications for single family lots shall also include building elevations of homes similar in size, material, and architectural character intended to be constructed on the lots.

F) Final Plat

Final Plat submittal, review and approval process shall proceed in accordance with existing Unified Development Code, Chapter 84, Article IX, Section 410.

G) Site Plan

Site Plan submittal review and approval process shall proceed in accordance with UDC, Article VIII except that it shall include single family attached lots. However, the City Manager or designee may grant modifications requested by the applicant to the requirement of street width, visibility, fire access or landscape requirements provided the modifications are deemed to be minor, are consistent with standards of health and safety, and are consistent with the goals of increasing the value of the overall development.

H) Use of Alternative Materials

Commercial and mixed use development shall be constructed in accordance with the material standards in Section 10 of this Ordinance unless modification is approved by the City Council. In order to obtain a modification to the required building materials, the applicant shall provide color elevations describing the materials on the structure, and the percentage of each material on the building. The use of alternate materials, shall be a discretionary decision of the City Council following a recommendation from the Planning and Zoning Commission. In granting a modification to the required building materials, the City Council shall first determine that the alternative materials are consistent with the goals of this Ordinance and provide the same degree of durability, safety, and aesthetic appeal as the required materials in Section 10. Such and exception may be considered concurrent with the site plan.

I) Building Plans

Building Plans submittal, review and approval process shall proceed in accordance with UDC, Section 84-21.

J) Special Development Plans

Special Development Plans allow the applicant the flexibility to address specific market opportunities and/or changes. It allows the applicant to propose changes to this zoning Ordinance, without affecting other portions of the zoning or the project. An application for a Special Development Plan shall be submitted to the Planning Department and reviewed by the City Manager prior to the submittal to City Council. The City Council shall have the option but not the obligation to approve the Special Development Plan. Evaluation of the plans shall be based upon the following conditions:

1. Whether the original goals and intent of this Ordinance are followed
2. The impact on adjoining properties including economic and aesthetic impact.
3. The public benefits accruing such as usable civic and open spaces, structured and shared parking, and beneficial land uses providing desirable goods and services
4. The impact on future opportunities for development
5. The ability of the development to sustain itself into the future

K) Variances

Any required variances shall be submitted and processed in accordance with the applicable Ordinances. The City Manager shall recommend whether a proposed modification to the approved standards in this Ordinance shall be processed as a Variance or a Special Development Plan. In the event that the Applicant disagrees with the City Manager‘s opinion, a public hearing shall be held before City Council to determine the appropriate process. A variance shall proceed in accordance with Section 84-27 of the UDC.

L) Specific Use Permit

Applications for Specific Use Permits shall proceed in accordance with Section 84, Article IV, Division 5 of the UDC.

M) Continuous Tabulation

Each Final Plat submittal shall be accompanied by a table that tabulates the number of dwelling units and open space for each final plat in the form shown in Tables 3-2 and 3-3 below:

TABLE 3-2 Continuous Area Tabulation	ACRES	DWELLING UNITS	OPEN SPACE (ACRES)	OPEN SPACE (%)	T5c ACRES	T5b ACRES	T5a ACRES	T4b ACRES	T4a ACRES
FINAL PLAT 1									
FINAL PLAT 2									
FINAL PLAT #									
TOTALS									

TABLE 3-3 Average Lot Size Tabulation	NET ACRES OF SINGLE FAMILY LOTS	# OF SINGLE FAMILY LOTS	AVERAGE LOT SIZE
FINAL PLAT 1			
FINAL PLAT 2			
FINAL PLAT #			
TOTALS	SUB-TOTAL	SUB-TOTAL	OVERALL AVERAGE

N) Private Deed Restrictions

Concurrent with the Site Plan Application, or earlier, the Applicant will submit to the City Planning Department a copy of proposed Deed Restrictions. Deed Restrictions shall conform to the standards established in this Ordinance and where a conflict exists between the Deed Restrictions and this Ordinance, then this Ordinance shall govern. The Deed Restrictions will, at a minimum, address the following issues:

1. Establish design guidelines for residential and commercial buildings.
2. Establish design guidelines for landscaping and open space
3. Establish a review and approval process for planned improvements
4. Establish, in conjunction with the City, an appropriately constituted body empowered to facilitate the mercantile and social activity within the public rights-of-way.
5. Establish an association of Property Owners to maintain all common assets and property within the Riverwalk! District.
6. Establish that the property owner‘s association or homeowner‘s association are not allowed to divest responsibilities of any plat recorded requirement without the consent of the City Council.

The City‘s review of the Deed Restrictions is limited to assurance that they conform to the performance standards specifically established herein, not to impose new design requirements.

O) Chinese Garden

In the event that the project known as ―The Chinese Gardens” requests property and a suitable agreement is reached with the landowners, then the land will be identified in a mutually beneficial location south of Midway and east of Bear Creek. An amendment to the Regulating Plan will be submitted to the City, and shall be reviewed as a Special Development Plan by the City Council.

SECTION 4

TRANSECT SUB-ZONES

TRANSECT SUB-ZONES

A) The Transect Sub-Zones included in this Ordinance represent an expansion and specification of the Transect Zones from the more general and universal SmartCode. Portions of the subject site are intended to be used as suburban residential neighborhoods, and portions are intended to incorporate a more urban form. The SmartCode Transects Zone 4 and Zone 5 describe a range of development appropriate to the site. This Ordinance creates additional Sub-Zones within those zones and ascribes specific characteristics to the Sub-Zones.

B) The pattern of streets and blocks is not required to conform to a grid pattern, however the pattern should facilitate access by both vehicle and pedestrian through the development. This means that a ―U" shaped driving motion should not be required for ingress or egress to any location within the development. Cul-de-sacs are discouraged unless they are temporary pending the continuation of a street in the future. Walking routes should generally conform to the sidewalks adjacent to the streets, and also should provide direct routing to any point within the development, that is ―backtracking" should not be required. Hiking and biking trails may be separate from the streetscape and follow different routes.

C) Sub-Zone T5c (Commercial Zoning)
This Sub-Zone is strictly commercial, no residential occupancy of any kind being permitted. Generally, the buildings either front the state highway frontage road, or are visible from it, or front on the road leading into the site from the frontage roads. Commercial buildings may include multi-story office complexes or single story, large-format retail venues, as well as traditional in-line shop fronts facing the sidewalk. Commercial development within 150 feet of the riverwalk amenity is conditional on the development of the riverwalk amenity. See Section 13 Riverwalk Standards for more detailed requirements. Parking lots visible from the roadway are permitted in this Sub-Zone. The minimum Public Open Space is 5% of the gross area of the Sub-Zone. A minimum 15‘ landscape buffer is required along state highway frontage.

D) Sub-Zone T5b (Mixed-use Zoning.)
This Sub-Zone permits residential and commercial uses but without any single family uses permitted. Also, the ground floor of all buildings shall be built to commercial standards and shall only be used for retail, commercial or office uses. That is, the streetscape is a downtown streetscape, with shop windows, sidewalks and street trees. On-street parking shall allow convenient access to each store. Above the ground floor, upper floors may contain multi-family, commercial or office uses. This Sub-Zone is conditional on the development of a riverwalk amenity. See Section 13 Riverwalk Standards for more detailed requirements. The minimum Public Open Space is 5% of the gross area of this Sub-Zone.

E) Sub-Zone T5a (Residential and Commercial Zoning)
The uses permitted in Sub-Zone T4b are also permitted in Sub-Zone T5a. In addition, higher density residential uses, single family uses and commercial uses are permitted. This is the most open Sub-Zone, but it is also the smallest in acreage. Construction of a vertical mixed use product similar in nature to the allowed development within T5b Sub-Zone is conditional on the development of a riverwalk amenity. The character of the neighborhood may include some retail or service uses at the street level and may include multi-family lofts or offices in the upper

levels. All buildings regardless of their occupancy, will be sited to address the street and designed to enhance the streetscape. Again, the streets are lined with trees along sidewalks on both sides of the street. The minimum Public Open Space is 5% of the gross area of this Sub-Zone.

F) Sub-Zone T4b (Single Family Attached and Detached)
This Sub-Zone is similar to Sub-Zone T4a, but is more diverse in terms of housing options and more intimate in terms of the scale of the streetscape. This Sub-Zone includes townhomes and courtyard bungalows, as well as all the housing choices permitted in Sub-Zone T4a. The smaller lots require vehicular access from the rear leaving the front of the homes to enhance the streetscape. The minimum Public Open Space is 8% of the gross area of this Sub-Zone.

G) Sub-ZoneT4a (Single Family Detached)
This Sub-Zone consists of residential neighborhoods that include various types of single family detached housing options. This includes traditional neighborhood development with front porches and alley access to rear garages, as well as more conventional subdivisions with street access to the garage and larger, unobstructed back yards. It also includes patio homes for the families who no longer need a home with the larger yard. But all of the neighborhoods, regardless of the housing option, will have tree-lined streets with sidewalks. Cul-de-sacs are discouraged. Every home shall be not more than 800 feet from a public open space. Proximity to a trail only does not satisfy this requirement. The minimum Public Open space shall be 10% of the gross area of this Sub-Zone.

Changes to the permitted uses, or to the building form, or lot standards, if required, may be accomplished through Special Development Plans.

TABLE 4-1 — PERMITTED STREETSCAPES BY SUB-ZONE

STREETS	T5c	T5b	T5a	T4b	T4a
Street C1	■	■	■		
Street C2	■	■	■		
Street C3	■	■	■		
Street M1	■	■	■	■	
Street M2	■	■	■	■	
Street M3	■	■	■	■	
Street M4	■	■	■	■	
Street R1			■	■	■
Street R2			■	■	■
Street A1	■	■	■		
Street A2			■	■	■
Street T1	■	■	■	■	■
FRONTAGES					
Frontage C1	■	■	■		
Frontage C2	■	■	■		
Frontage C3	■				
Frontage M1	■	■	■	■	
Frontage R1			■	■	■
Frontage R2			■	■	■
LOTS					
Lot C1	■	■	■		
Lot C2	■				
Lot M1			■		
Lot R1			■	■	
Lot R2			■	■	
Lot R3			■	■	■
Lot R4			■	■	■
Lot R5			■	■	■
Lot R6			■	■	■

SECTION 5

REGULATING PLAN

REGULATING PLAN

A) The attached Regulating Plan is intended to provide predictablility to the City, guidance for the developers of the property, and to assist the City staff in reviewing the long term development of the Riverwalk! Development District. Although streets that are indicated separating the property into blocks may move or be deleted, the grid pattern in the higher density and mixed-use portions of the development should be maintained unless there is reason to deviate from a gridded street pattern. Lower density residential portions of the site may deviate from a grid pattern.

B) The following Table shows the site with the minimum and maximum acreage for each of the five Sub-Zones, as well as the maximum allowable Dwelling Units within each Sub-Zone. Open space may be included in the Sub-Zones or may fall outside of the Sub-Zones, such as the floodway. Open Space is cumulative within each Sub-Zone, so that excesses in one phase may be applied to shortage of minimum requirements in subsequent phases.

TABLE 5-1

REGULATING TRANSECT AREA AND DWELLING UNIT COUNT						
	T5c	**T5b**	**T5a**	**T4b**	**T4a**	**Open Space**
Numbers are in acres	COMMERCIAL ONLY	MF UPPER FLOORS ONLY + COMMERCIAL GROUND	SFD + SFA = MULTI-FAMILY (MF)	SFD + SINGLE FAM-ILY ATTACHED (SFA)	SINGLE FAMILY DETACHED (SFD)	
Min. Area	40	No min	No min	18	70	12 in addition to Floodway
Max. Area	No max	N/A	20	25	80	15 in addition to Floodway**
Max. DU's with surface park-ing	0	N/A	500	250	480	0
Max DU's with structured Parking	0	N/A	650	N/A	N/A	

*Note: Acreage and unit numbers are regulatory. Density calculations and percentage of areas are informational and are not regulatory.
**This is the maximum Open Space that is required by the percentages indicated in Section 4 of this Ordinance, not the maximum that can be developed.

TABLE 5-2

ESTIMATED MAXIMUM & MINIMUM GROSS AREA PERCENTAGE BY TRANSECT						
	T5c	**T5b**	**T5a**	**T4b**	**T4a**	**Open Space**
Numbers are the percentages of entire site. Density is calculated as Dwelling Units per acre. (the maximum units permitted divided by the maximum land area)	COMMERCIAL ONLY	MF UPPER FLOORS ONLY + COMMERCIAL GROUND	SFD + SFA = MULTI-FAMILY (MF)	SFD + SINGLE FAMILY ATTACHED (SFA)	SINGLE FAMILY DETACHED (SFD)	
Min. Area	20%	No min	No min	9%	35%	7% in addition to Floodway
Max. Area	No max	N/A	10%	13%	40%	8% in addition to Floodway**
Max. Density with surface parking*	0	25 /AC	25 / AC	10 / AC	6 /AC	0
Max Density with structured Parking*	0	32 / AC	32 /AC	N/A	N/A	

*Note: Acreage and unit numbers are regulatory. Density calculations and percentages of areas are informational and are not regulatory. Percentages are approximate.
**This is the maximum Open Space that is required by the percentages indicated in Section 4 of this code, not the maximum that can be developed.

Each of the sub-zones may be reconfigured within the framework of this Ordinance if the boundary changes occur in accordance with the sub-zone specifications, below.

C) Sub-Zone Rules

1. Sub-Zone T5a may not be located north of Midway Rd nor west of Bear Creek Parkway.
2. Sub-Zone T5a shall be set back a minimum of 750 feet from the SH 183 / SH 360 frontages.
3. For each linear foot of the riverwalk amenity that is dedicated and constructed, a maximum of 750 square feet of Sub-Zone T5b shall be entitled within the Riverwalk! Development District at the election of the Landowner.
4. The alignment of the riverwalk amenity shall be established by the Landowner and may occur anywhere within the Riverwalk! Development District east of Bear Creek Parkway.
5. All the boundary lines of Sub-Zone T5b must be located within 750 feet of the centerline of the riverwalk,
6. Sub-Zone T5b may abut any other Sub-Zone.

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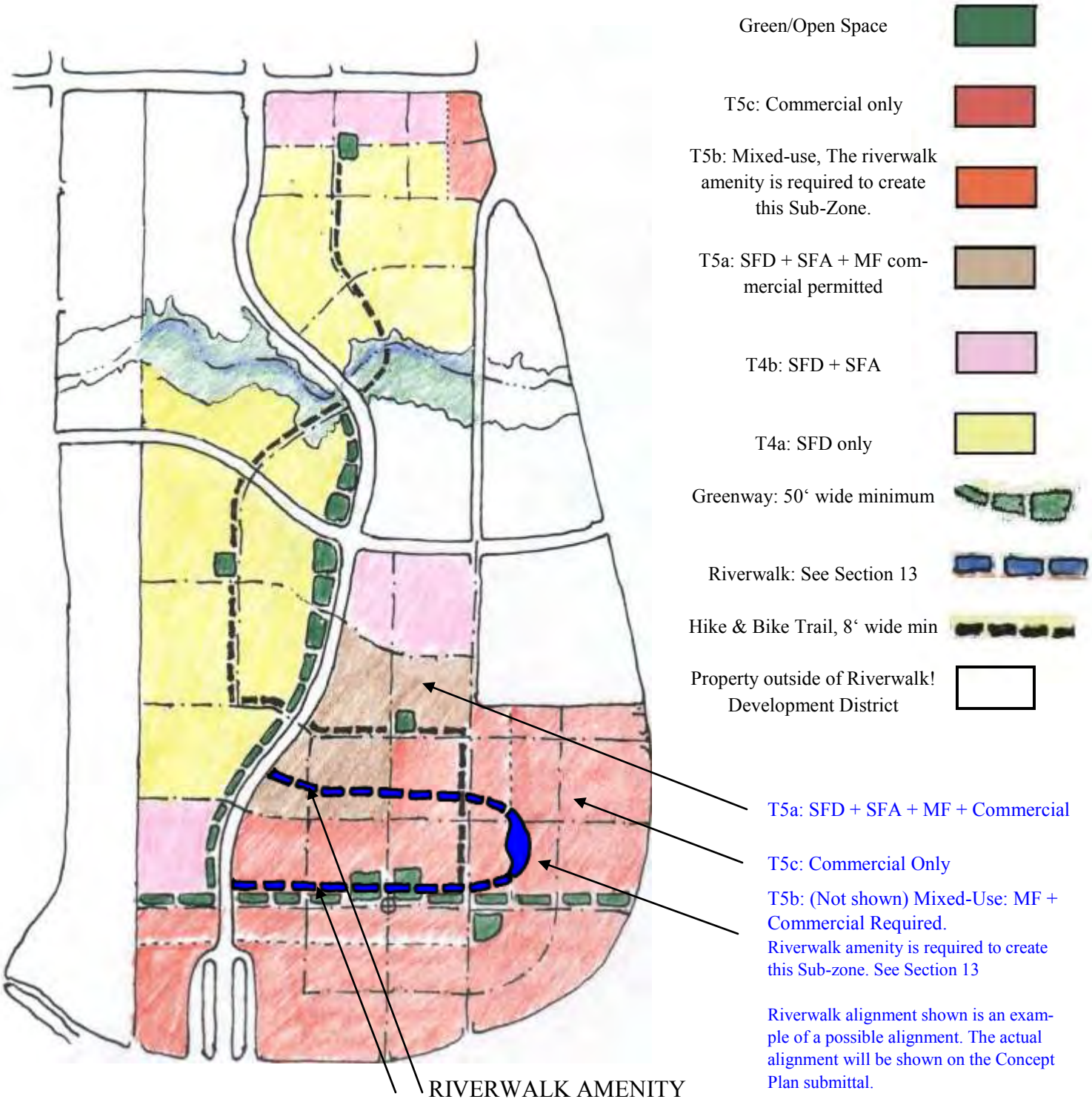
RIVERWALK! AT EULESS
REGULATING PLAN
FIGURE 5-1



D) Regulating Plan Rules

1. Collector streets shown may be moved or deleted.
2. Local streets are not shown and will be shown on Preliminary Plat.
3. Orientation of the street grid may be rotated to improve environmental, political, or economic results.
4. Open Space may be relocated but the minimum area must comply with the open space requirements of each transect Sub-Zone pursuant to Section 4 and the open space design standards pursuant to Section 11.
5. All dedicated Public Parks must be connected by a trail system.
6. The specific location, connection and design of the Riverwalk amenity are not tied to the Regulating Plan Map but will be updated through the Concept Plan process to the specifications described within Section 13 of this Ordinance.

These rules may be amended or expanded by the approval of a Special Development Plan.

SECTION 6

TABLE OF PERMITTED USES

CLASSIFICATION OF NEW/UNLISTED USES:

Those uses set forth in the Table of Permitted Uses in this Section shall be authorized in the various Sub-Zones established for this site. It is recognized that new types of land use will arise in the future, and forms of land use not presently anticipated may seek to locate within the development. In order to provide for such changes and contingencies, a determination as to the appropriate classification of any new or unlisted form of land use in the Permitted Use Table shall be made as follows:

A) An applicant, City Department, the Planning and Zoning Commission, or the City Council may propose zoning amendments to regulate new and previously unlisted uses.

B) An Applicant requesting the addition of a new or unlisted use shall submit to the City Manager all information necessary for the classification of the use, including but not limited to:

1. The nature of the use and whether the use involves dwelling activity, sales, services or processing;
2. The type of product sold or produced under the use;
3. Whether the use has enclosed or open storage and the amount and nature of the storage;
4. Anticipated employment typically anticipated with the use;
5. Transportation requirements;
6. The nature and time of occupancy and operation of the premises;
7. The off-street parking and loading requirements;
8. The amount of noise, odor, fumes, dust, toxic materials and vibration likely to be generated;
9. The requirements for public utilities such as sanitary sewer and water and any special public services that may be required; and
10. Impervious surface coverage.

C) The City Manager may authorize such new or unlisted uses in a particular Sub-Zone based on standards applicable to those of a similar use. When a determination of the appropriate transect Sub-Zone cannot be readily ascertained in the Table of Permitted Uses, the City Manager may refer the determination to the City Council as a Special Development Plan to be approved in accordance with Section 3, paragraph J of this Ordinance.

C) In the attached Permitted Use Table, P = Permitted, S = Special Use Permit Required, Blank = Prohibited.

SIC CODE	PERMITTED PRIMARY USES	T4a	T4b	T5a	T5b	T5c	SPECIAL CONDITIONS
	AGRICULTURAL ACTIVITIES						
01**	Agricultural Production--Crops	S	S	S	S	S	
02**	Agricultural Production--Livestock and Animal Specialties						
212	Beef Cattle, except feed lots						
191	General Farming	S	S	S	S	S	
272	Horses and other Equines						
752	Kennels and pounds	S	S	S	S	S	
781	Landscape Designers with inside storage	S	S	P	P	P	
781	Landscape Designers with outside storage			S	S	S	
782	Lawn and garden services			S	S	S	
10**	Metal Mining						
14**	Nonmetallic Mineral Mining						
13**	Oil and Gas Extraction	P	P	P	P	P	Must conform to Chapter 40 Gas Drilling and Production Euless Code of Ordinances
	RESIDENTIAL ACCOMMODATIONS						
****	Single Family Dwellings (Detached)	P	P	P			(84-85) l, aj
****	Single Family Dwellings (Attached)		P	P	S		(84-85) l, aj
****	Limited Access (gated) Developments	P	P	S			(84-85) l, aj, af
****	Home Occupations	P	P	P	P		(84-85) n
6513	Retirement Housing		S	P	P		
7011	Bed and Breakfasts		S	P	P		T5b - ground floor prohibited; NOTE A
7011	Hotels and Motels (limited service: Hotel providing minimal services which may include breakfast buffet)			S	S	S	(84-85) ad
7011	Hotels and Motels (select service: Hotel providing a staffed public common area until 10 pm or later)			S	S	S	(84-85) ad
7011	Hotels and Motels (full service: Hotel providing a full restaurant and room service)			P	P	P	
7041	Independent Living		S	P	P		T5b - ground floor prohibited; NOTE A
8361	Membership Hotels and Lodging Facilities			P	P	S	
****	Senior Citizens Assisted Living		S	P	P		T5b - ground floor prohibited; NOTE A
****	Multifamily dwellings			P	P		T5b - ground floor prohibited; NOTE A
7021	Manufactured or mobile homes (subdivision)						
7033	Rooming and boarding houses						
	Camps and trailer parks						
	INSTITUTIONAL AND EDUCATION FACILITIES						

SIC CODE	PERMITTED PRIMARY USES	T4a	T4b	T5a	T5b	T5c	SPECIAL CONDITIONS
805*	Nursing and Personal Care Facilities - Inpatient			P	P	P	
8062	Hospitals			P	P	P	
8211	Elementary Schools (Private)	P	P	P	P		
8211	Elementary Schools (Public)	P	P	P	P		
8211	Middle or Junior High Schools (Private)	P	P	P	P		
8211	Middle or Junior High Schools (Public)	P	P	P	P		
8211	Secondary or Senior High Schools (Private)	P	P	P	P		
8211	Secondary or Senior High Schools (Public)	P	P	P	P		
8221	Colleges or Universities (Public or Private)			P	P		
8231	Libraries and Information Centers	S	S	P	P		
824*	Vocational and Correspondence Schools			P	P	P	T5c - ground floor prohibited; NOTE A
8299	School and Educational Services, Not Elsewhere Classified	S	S	P	P		
8322	Community Center--Outdoor			P	P	P	T5c - ground floor prohibited; NOTE A
8322	Community Center--Indoor			P	P		
8351	Day Care and Nursery Facilities (more than five children)	S	S	P	P	P	T5c - ground floor prohibited 84-85 h; NOTE A
8351	Day Care and Nursery Facilities (five or fewer children)	P	P	P	P	P	T5c - ground floor prohibited 84-85 h, n; NOTE A
83**	Social Services (other than below)						
8412	Museums, Galleries			P	P	P	
8422	Botanical Gardens	S	S	P	P	P	
8661	Churches and Other Places of Worship under 5 acres	S	S	P	P		(84-85) c-1,
8661	Churches and Other Places of Worship over 5 acres	S	S	S	S		(84-85) c-1,
86**	Nonprofit Private Membership Organizations	S	S	P	P	P	(84-85) c-1,
91**	Federal, State, and Local Government Uses			P	P	P	(84-85) c-1,
8361	Alcohol, drug or psychiatric care centers						
	PUBLIC UTILITY AND COMMUNICATION FACILITIES						

SIC CODE	PERMITTED PRIMARY USES	T4a	T4b	T5a	T5b	T5c	SPECIAL CONDITIONS
48**	Antennas less than 35 feet high			S	S	S	(84-85) ai
48**	Antennas less than 60 feet high			S	S	S	(84-85) ai, co-location only
48**	Antennas more than 60 feet high			S	S	S	(84-85) ai, co-location only
48**	Telecommunications Facilities and Broadcast Stations (manned)			S	S	S	
48**	Telecommunications Facilities and Broadcast Stations (unmanned)			S	S	S	
4899	Radar Stations			S	S	S	
4899	Satellite Reception Dishes (<= 4 ft. dia.)			P	P	P	
4899	Satellite Reception Dishes (> 4 ft. dia.)	S	S	S	S	S	
4911	Electrical Generating Plants and Electrical Substations	S	S	S	S	S	
4939	Utility Transmission Facilities (High Voltage, Petroleum, etc.)	S	S	S	S	S	
493*	Public Utility Supply and Storage Yards	S	S	S	S	S	
4941	Private Lift Stations	S	S	S	S	S	
4941	Water Storage, Control, and Pumping Facilities	S	S	S	S	S	
4941	Water Purification Facilities	S	S	S	S	S	
4952	Wastewater Pumping Facilities	S	S	S	S	S	
4952	Wastewater treatment and disposal facilities	S	S	S	S	S	
4953	Solid waste landfill, incineration						
****	Recycling collections centers						
	OFFICE USES						
60**	Banks, Depository Institutions except Drive Through			P	P	P	
60**	Drive Through Banks, Depository Institutions			P	P	P	Drive-thru @ rear of building
61**	Nondepository Credit Institutions						
62**	Security Brokers and Commodity Brokers			P	P	P	
64**	Insurance Agencies			P	P	P	
65**	Real Estate Agencies			P	P	P	
807*	Medical and Dental Laboratories			P	P		
808*	Outpatient Care Facilities			P	P	P	
80**	Health-Related Professional Services (other than below)			P	P	P	
81**	Legally-Related Professional Services			P	P	P	
871*	Design-Related Professional Services			P	P	P	
872*	Financially-Related Professional Services			P	P	P	
	RETAIL TRADE						

SIC CODE	PERMITTED PRIMARY USES	T4a	T4b	T5a	T5b	T5c	SPECIAL CONDITIONS
5211	Lumber, Building Materials (indoor only)			P	P	P	
5211	Lumber, Building Materials (open storage)			P	P	P	Storage @ rear of building only
5231	Paint, Glass and Wallpaper Stores			P	P	P	
5251	Hardware Stores (under 5,000 SF gsf)			P	P	P	
5251	Hardware Stores (over 5,000 SF gsf)			P	P	P	
5261	Lawn and Garden Centers			P	P	P	84-85 (2)
53**	General Merchandise Stores			P	P	P	
54**	Food Stores (over 5,000 SF gsa)			P	P	P	
5411	Food Stores (under 5,000 SF gsa)			P	P	S	Under 5000 SF, shops identify specialty
5431	Fruit and Vegetable Markets			P	P	P	
5441	Candy and Nut Confectionary Stores			P	P	P	
5451	Dairy Products Stores			P	P	P	
5461	Retail Bakeries			P	P	P	
	Specialty International Foods: Shops providing food or ingredients around a common ethnic or national identity			P	P	P	
5511	Motor Vehicle Dealers (new and used) (indoor only)			S	S	S	
5531	Auto and Home Supply Stores (indoor only)			P	P	P	
5541	Gasoline Sales/Convenience Stores			S	S	P	
5551	Boat Dealers (indoor only)			S	S	P	
5561	Recreational Vehicle Sales or Rental						
5571	Motorcycle Dealers (indoor only)			S	S	P	
5599	Utility Trailer Sales or Rental						
56**	Apparel and Accessory Stores (< 5,000 sf gfa)			P	P	P	
56**	Apparel and Accessory Stores (> 5,000 sf gfa)			P	P	P	
57**	Furniture and Home Furnishings Stores			P	P	P	
5812	Eating Establishments (with ancillary dedicated curbside pick-up)			P	P	P	(84-85) j, ab
5812	Eating Establishments (drive through)			P	P	P	(84-85) j, ab, drive-thru @ rear only
5812	Eating Establishments (except drive through)			P	P	P	(84-85) j, ab
5812	Drinking establishments under 8,000 SF And alcohol sales under 75%			S	P	P	(84-85) j, ab
5812	Drinking establishments over 8,000 SF			S	S	S	(84-85) j, ab
5812	Microbrewery under 8,000 SF And alcohol sales under 75%			S	P	P	(84-85) j, ab

SIC CODE	PERMITTED PRIMARY USES	T4a	T4b	T5a	T5b	T5c	SPECIAL CONDITIONS
5812	Microbrewery over 8,000 SF			S	S	S	(84-85) j, ab
5812	Food Caterers (Commercial)			P	P	P	
5812	Food Caterers (Retail)			P	P	P	
5912	Drug Stores and Proprietary Stores (excluding Novelty Stores)			P	P	P	(84-85) x
5921	Pawn shops						
5921	Beer and Wine Stores only			S	S	S	Drive-thru prohibited
5932	Used Merchandise Stores			S	S	S	
5932	Consignment and Antique Stores/Dealers (indoor sales only)			S	S	S	
5941	Sporting Goods Stores and Bicycle Shops			P	P	P	
5942	Book Stores (general)			P	P	P	
5942	Book Stores (adult)						
5943	Stationery Stores			P	P	P	
5944	Jewelry Stores			P	P	P	
5945	Hobby, Toy, and Game Shops (< 5000 sf gfa)			P	P	P	
5945	Hobby, Toy, and Game Shops (> 5000 sf gfa)			P	P	P	
5946	Camera and Photographic Supply Stores			P	P	P	
5947	Gift and Souvenir Shops (excluding Novelty Shops)			P	P	P	
5948	Luggage and Leather Goods Stores			P	P	P	
5949	Sewing, Needlework and Piece Goods-Retail			P	P	P	
5992	Florists			P	P	P	
5993	Cigar Stores			P	P	P	(84-85) x
5994	News Dealers			P	P	P	
5995	Optical Goods Stores			P	P	P	
596*	Nonstore Retailers						Street vendors may apply for separate license
5999	Miscellaneous Retail Stores, Not Elsewhere Classified			P	P	P	

SIC CODE	PERMITTED PRIMARY USES	T4a	T4b	T5a	T5b	T5c	SPECIAL CONDITIONS
5999	Auction rooms, Fireworks, Gravestones, Ice Dealers, Monuments, Sales Barns, Tombstones						
5999	Miscellaneous Retail Stores (adult or sexually oriented)						
598*	Fuel dealers, bulk						
	Pet Store (Primarily sale of animals)			S	P	P	
	PERSONAL SERVICES						
4119	Park and Ride Commuting Facilities						
4121	Taxicab companies			P	P		Dispatch only, no vehicle storage
414*	Bus service (private charter)			P	P		Dispatch only, no vehicle storage
472*	Travel Agents			P	P	P	
7212	Garment Pressing and Agents for Laundry or Dry Cleaning			P	P	P	
7213	Linen Supply			S	S	P	
7215	Coin-Operated Laundries and Cleaners			P	P		
7216	Dry Cleaning Plants			S	S	S	
7217	Carpet and Upholstery Cleaning						
7218	Industrial Launderers						
7219	Diaper Services						
7221	Photographic Studios, Portrait			P	P	P	
7231	Beauty Shops			P	P	P	
7241	Barber Shops			P	P	P	
	Salons			P	P	P	
	Spa Services			P	P	P	
7251	Shoe Repair and Shine Shops			P	P	P	
7299	Miscellaneous Personal Services, Not Elsewhere Classified			S	S	S	84-85 (ae)
7299	Escort services, Tattoo Parlors						
7631	Watch, Clock, and Jewelry Repair			P	P	P	
	Escort services and other adult or sexually oriented businesses or services						
	BUSINESS SERVICES						
7311	Advertising Agencies			P	P	P	
7312	Outside Advertising Services (other than below)						
7312	Outside Advertising Services (office facilities only)			P	P	P	
732*	Consumer Credit Reporting and Collection Agencies			P	P	P	
733*	Reproduction and Stenographic Services			P	P	P	
734*	Services to Dwellings and Other Buildings (with outside sales)						

SIC CODE	PERMITTED PRIMARY USES	T4a	T4b	T5a	T5b	T5c	SPECIAL CONDITIONS
735*	Miscellaneous equipment rental and leasing			S	P	P	No outdoor storage
7353	Equipment rental and leasing services			S	P	P	No outdoor storage
736*	Personnel Supply Services			P	P	P	
7378	Computer Maintenance and Repair			P	P	P	
737*	Computer and Data Processing Services			P	P	P	
7381	Detective Agencies and Protective Services			P	P	P	
7383	News Syndicates			P	P	P	
7384	Photo Finishing Laboratories			P	P	P	
7389	Call Centers (inbound only)			P	P	S	No telemarketing or solicitation service on a contract or fee basis
7389	Trading Stamp Services			P	P	P	
7389	Miscellaneous business services			P	P	P	
7389	Business Services, Not Elsewhere Classified			P	P	P	
7389	All uses identified in NOTE B below.						
7499	General and Medical Office			P	P	P	
7521	Commercial Parking Lots or Garages			P	P	P	Maximum 50' of street frontage for each side of a block, or 200' per block
7629	Electronic Equipment Repair			P	P	P	
8734	Commercial Testing Laboratories			S	S	S	
87**	Management, Engineering, Accounting, or Public Relations			P	P	P	
	Trade Offices with shop space under 8000 SF			P	P	P	
	Trade Offices with shop space over 8000 SF			S	S	S	
	AUTOMOTIVE AND REPAIR SERVICES						
7514	Passenger Car Rental (with on-site vehicle storage)			S	S	S	
7521	Parking Structures (commercial)			P	P	P	Maximum 50' of street frontage for each side of a block, or 200' per block
7532	Top and Interior Repair					S	(84-85) u
7532	Body repair					S	(84-85) u
7534	Tire retreading						
7534	Tire Repair					S	(84-85) u
7538	General Automotive Repair					S	(84-85) c, u
7542	Car Washes (Full Service)					S	(84-85) c

SIC CODE	PERMITTED PRIMARY USES	T4a	T4b	T5a	T5b	T5c	SPECIAL CONDITIONS
7513	Truck rental and leasing, without drivers						
7535	Paint shops						
	MISCELLANEOUS REPAIR SERVICES						
762*	Electrical repair services						
7641	Reupholstering and furniture repair			S	S	S	
7692	Welding repair						
7694	Armature rewinding shops						
7538	Repair services, not elsewhere classified			S	S	S	
	AMUSEMENT AND RECREATIONAL SERVICES						
781*	Motion Picture Production			P	P	P	
782*	Motion Picture Distribution			P	P	P	
7832	Motion Picture Theaters (general)			P	P	P	
7832	Motion Picture Theaters (Drive In)						
7832	Motion Picture Theaters (adult)						
7841	Video Rental			P	P	P	
7911	Dance Halls, Studios and Schools under 8000 SF			P	P	P	T5a, T5b, T5c ground floor prohibited
7911	Dance Halls, Studios and Schools over 8000 SF			S	S	S	T5a, T5b, T5c ground floor prohibited
792*	Theatrical Producers, Bands, and Entertainers (Agents)			P	P	P	
793*	Bowling Centers			S	P	P	Permitted as an accessory use
794*	Commercial Sports Clubs			S	P	P	
7991	Health Clubs or Fitness Centers			P	P	P	
7992	Public Golf Courses			S	S	S	
7993	Coin Operated Amusement Devices and Arcades			S	S	S	
7996	Amusement Parks			S	S	S	
7997	Membership Sports and Recreation Clubs			P	P	P	
7997	Accessory Game Courts (Private)			P	P	P	
7999	Golf Driving Ranges						
7999	Miniature Golf Centers			S	S	S	
7999	Pool Halls and Billiards Parlors under 8000 SF			S	S	P	(84-85) ac
7999	Pool Halls and Billiards Parlors over 8000 SF			S	S	S	(84-85) ac
7999	Swimming Pools (Private Residential)	P	P	P	P		
7999	Swimming Pools (Private Non-Residential)			S	S	S	
7999	Amusement Services, Not Elsewhere Classified			S	S	S	
	TRUCK/WAREHOUSE AND WHOLESALE TRADE						
421*	Trucking services						
****	Recycling Drop-Off Container						

SIC CODE	PERMITTED PRIMARY USES	T4a	T4b	T5a	T5b	T5c	SPECIAL CONDITIONS
4215	Courier Services (office generated only)						Office only operation permitted as general office
4225	General Warehousing (except Self Storage Facilities)						
4225	Self storage facilities						
4225	Office Showroom/Warehouse						
4731	Freight or Cargo Agents (office only)						
50**	Durable Goods (excluding 5052 and 5093) (indoor only)						
51**	Nondurable Goods (excluding 515*, 516*, and 517*)						
	TRANSPORTATION FACILITIES						
40**	Rail transportation						
****	Air transportation						
41**	Transit and Highway Passenger Facilities						
42**	Transportation and warehousing						
43**	U.S. Postal Service Distribution Center						
46**	Pipelines	S	S	S	S	S	
490*	Electric, gas and sanitary service			S	S	S	
9221	Police Station	S	S	P	P	P	
	MANUFACTURING						
	Artisans: Furniture, Art, Pottery, Glassworks, Tailor, etc. < 5000 SF			P	P	P	
	Manufacturing under 5000 SF			S	S	S	
	Manufacturing over 5000 SF				S	S	

NOTE A Where a use is prohibited on the Ground Floor, Public access and ancillary uses may be permitted on the ground floor. Ancillary uses are uses that provides necessary support to the primary activities or operation of an organization, institution, or land use, upon the same lot as the primary use and not exceeding 20% of the primary use.

NOTE B Automobile recovery service; Automobile repossession service; Cotton inspection service, not connected with transportation; Drive-a-way automobile service; Field warehousing, not public warehousing; Filling pressure containers (aerosol) with hair spray, insecticides, etc.; Gas systems, contract conversion from manufactured to natural gas; Inspection of commodities, not connected with transportation; Labeling bottles, cans, cartons, etc. for the trade: not printing; Liquidators of merchandise on a contract or fee basis; Metal slitting and shearing on a contract or fee basis; Microfilm recording and developing service; Patrol of electric transmission or gas lines; Produce weighing service, not connected with transportation; Repossession service; Rug binding for the trade; Salvaging of damaged merchandise, not engaged in sales; Sampling of commodities, not connected with transportations; Scrap steel cutting on a contract or fee basis; Shrinking textiles for tailors and dressmakers; Solvents recovery service on a contract or fee basis; Sponging textiles for tailors and dressmakers; Tape slitting for the trade (cutting plastics, leather, etc. into widths); Telemarketing (telephone marketing service on a contract or fee basis); Telephone solicitation service on a contract or fee basis; Tobacco sheeting service on a contract or fee basis; and Weighing foods and other commodities.

SECTION 7

THOROUGHFARE STANDARDS

THOROUGHFARE STANDARDS

A) Thoroughfares shall generally conform to the Master Thoroughfare Plan. All streets shall conform to the roadway types specified in this code and specific right-of-way widths, specific street sections, and specific locations shall be submitted as a part of all Preliminary Plat submittals. Construction specifications shall comply with UDC Section 84-201 Article V, Table 5-A-1.

B) Existing Arterials
The existing thoroughfares within the subject property known as Bear Creek Parkway and East Midway Drive are intended to remain as constructed with 80‘ rights-of-way and no on-street parking. Arterials require either a trail, a greenway adjacent to the ROW, or a sidewalk within the existing ROW in accordance with Section 84-442 (16) of the City of Euless UDC. Curb cuts shall be reviewed and approved by the City Manager or designee as part of the review and approval process.

C) Block Criteria
Blocks should generally be less than 1000 feet in length. The frontage of each block should face similar uses across the street where possible. Where the lots are different in use or character (such as single family homes facing commercial occupancy), the street shall contain a landscaped median.

D) Utilities
Municipal utilities for storm water, potable water, reclaimed water and sanitary sewer shall have a minimum 8‘ utility easements. Franchise utilities shall have a minimum of 7.5‘ utility easement. On streets supporting commercial occupancy, the utility easement shall be located under the on-street parking lanes, or in the alleys and parking lots to the rear of the buildings. On residential blocks, utility easements may be placed on the street side of the curb, in the parkway along the sidewalk, or to the rear of the lot if the lots are served by alleys.

E) Thoroughfare Table
The following table enumerates the proposed street types and identifies the permitted types of sidewalk and parkway and building frontage that is permitted on those streets. The Frontages then identify the permitted lots that can be used in the assembly defining a complete streetscape.

F) Health and Safety Priority
The City Manager may require the modification of any street width, curb type, or ROW design, or appurtenances within the ROW if, in his opinion, the proposed design compromises the public heath and safety, particularly regarding access of emergency vehicles throughout the development.

TABLE 7-1 — **PERMITTED FRONTAGES ON SPECIFIED STREETS**

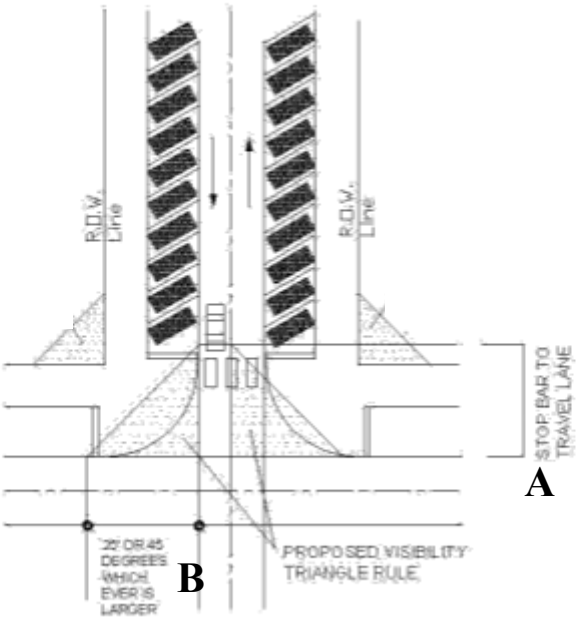
FRONTAGES	STREET C1	STREET C2	STREET C3	STREET M1	STREET M2	STREET M3	STREET M4	STREET R1	STREET R2
Frontage C1	■	■	■	■	■	■	■		
Frontage C2	■	■	■	■	■	■	■		
Frontage C3									
Frontage M1	■	■	■	■	■	■	■		
Frontage R1				■	■	■	■	■	■
Frontage R2						■		■	

TABLE 7-2 — **PERMITTED LOTS ON SPECIFIED FRONTAGES**

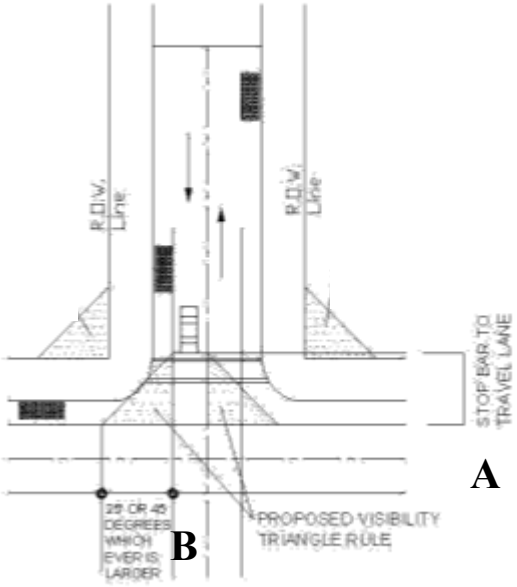
LOTS	FRONTAGE C1	FRONTAGE C2	FRONTAGE C3	FRONTAGE M1	FRONTAGE R1	FRONTAGE R2
Lot C1	■	■				
Lot C2			■			
Lot M1	■	■		■	■	■
Lot R1		■		■	■	■
Lot R2					■	■
Lot R3					■	■
Lot R4						■
Lot R5						■
Lot R6						■

G) Visibility Triangles

1. Streets that accommodate on-street parking require different rules for visibility triangles than the rules in the City of Euless Uniform Development Code. Refer to Figures 1 and 2 in Section 7, Thoroughfare Standards for rules on visibility triangles in the Riverwalk! District.
2. The rules below apply to all street types defined within the Riverwalk! code, as well as all private driveways serving commercial lot types. These rules do not apply to residential driveways.
3. Dimension A: Distance from the stop bar at the stop sign or traffic signal to the nearest edge of the transverse traffic lane.
4. Dimension B: Equal to Distance A or 25‘ whichever is greater.
5. Permitted planting and signage is defined in the City of Euless UDC section
6. Obstructions are defined in the City of Euless UDC section 84-442 (15).

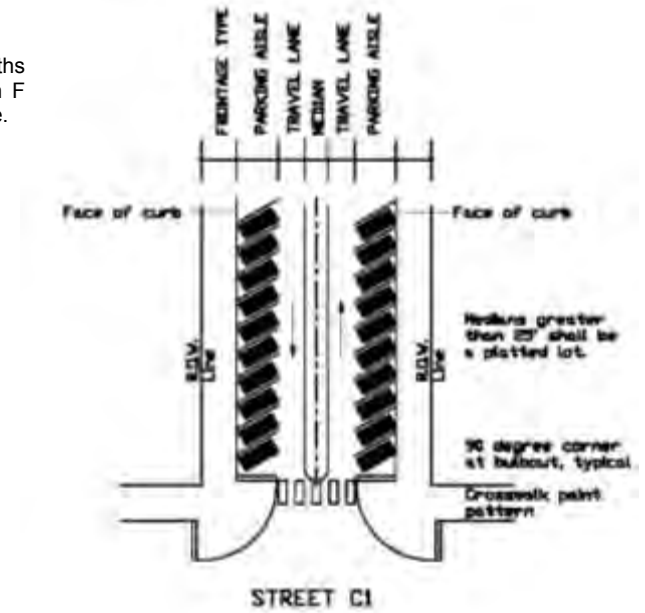


Visibility Triangle: Figure 1



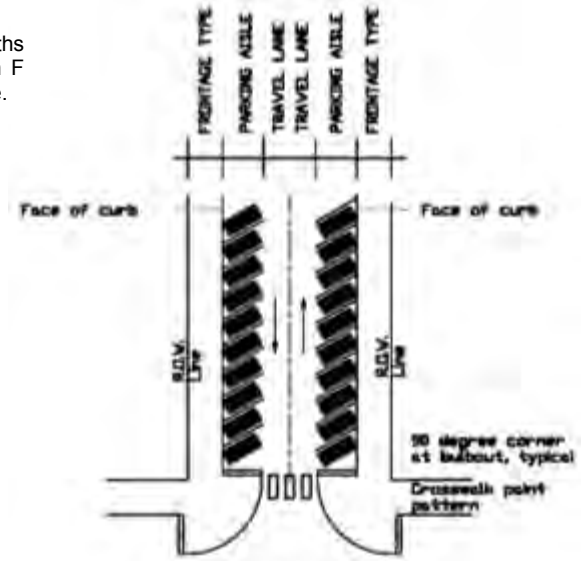
Visibility Triangle: Figure 2

Turning radius and minimum widths are subject to Section 7 Paragraph F of the Riverwalk! Development Code.



1 OF 12	STREET C1
IDENTIFICATION	
Thoroughfare Name	STREET C1
Description	Primary Commercial Street
Sub-Zones Permitted	T5a, T5b, T5c
LANES & DIMENSIONS	
Curb to Curb	61‘ Min, 85‘ Max
Travel Lanes	Two Lanes, Two-way with Median; Median 5' Min, 25' Max
Travel Lane Width	12‘ Min
Parking Lane	Angled-in, both sides
Parking Lane Width	18' Min
INTERSECTION	
Radius w/o Bulbout	NA
Radius with Bulbout	32'
Bulbout Required	yes
Crosswalk Width	10' Min;
Crosswalk Access	dual ramps or single
FRONTAGES PERMITTED	
FRONTAGE C1	YES
FRONTAGE C2	YES
FRONTAGE C3	NO
FRONTAGE M1	YES
FRONTAGE R1	NO
FRONTAGE R2	NO

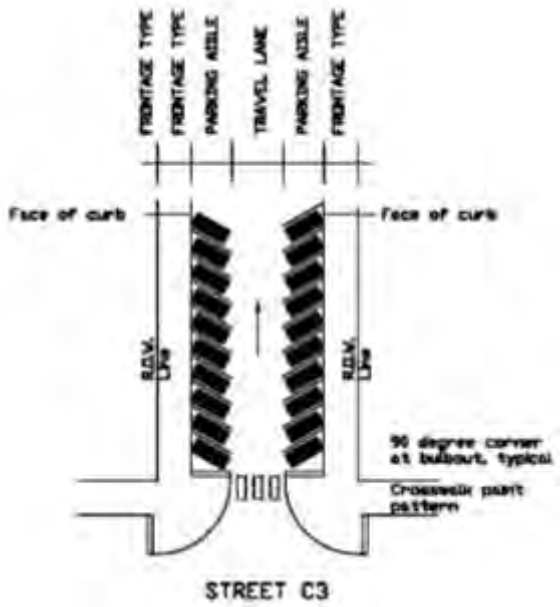
Turning radius and minimum widths are subject to Section 7 Paragraph F of the Riverwalk! Development Code.



STREET C2

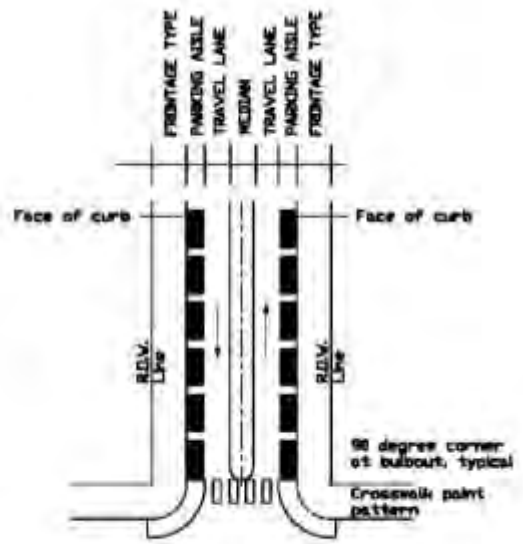
2 OF 12	STREET C2
IDENTIFICATION	
Thoroughfare Name	STREET C2
Description	Primary Commercial Street
Sub-Zones Permitted	T5a, T5b, T5c
LANES & DIMENSIONS	
Curb to Curb	56‘ Min, 60‘ Max
Travel Lanes	Two Lanes, Two-way
Travel Lane Width	12‘ Min
Parking Lane	Angled-in, both sides
Parking Lane Width	18' Min
INTERSECTION	
Radius w/o Bulbout	NA
Radius with Bulbout	32'
Bulbout Required	yes
Crosswalk Width	10' Min;
Crosswalk Access	dual ramps or single
FRONTAGES PERMITTED	
FRONTAGE C1	YES
FRONTAGE C2	YES
FRONTAGE C3	NO
FRONTAGE M1	YES
FRONTAGE R1	NO
FRONTAGE R2	NO

Turning radius and minimum widths are subject to Section 7 Paragraph F of the Riverwalk! Development Code.



3 OF 12	STREET C3
IDENTIFICATION	
Thoroughfare Name	STREET C3
Description	Primary Commercial Street
Sub-Zones Permitted	T5a, T5b, T5c
LANES & DIMENSIONS	
Curb to Curb	49‘ Min, 55‘ Max
Travel Lanes	One Lane, One way
Travel Lane Width	15‘ Min, 21‘ Max
Parking Lane	Angled-in, both sides
Parking Lane Width	18' Min
INTERSECTION	
Radius w/o Bulbout	NA
Radius with Bulbout	32'
Bulbout Required	yes
Crosswalk Width	10' Min;
Crosswalk Access	dual ramps or single
FRONTAGES PERMITTED	
FRONTAGE C1	YES
FRONTAGE C2	YES
FRONTAGE C3	NO
FRONTAGE M1	YES
FRONTAGE R1	NO
FRONTAGE R2	NO

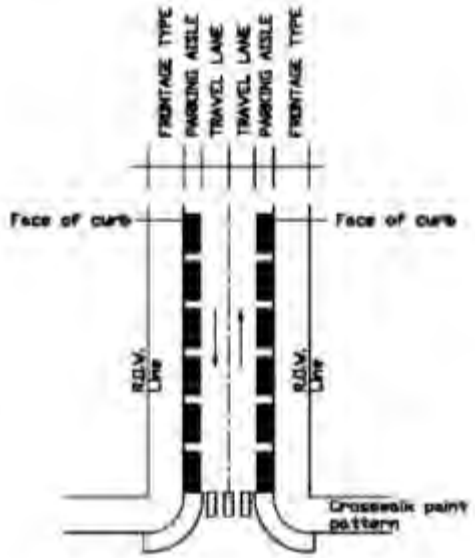
Turning radius and minimum widths are subject to Section 7 Paragraph F of the Riverwalk! Development Code.



STREET M1

4 OF 12	STREET M1
IDENTIFICATION	
Thoroughfare Name	STREET M1
Description	Primary or Secondary Commercial Street
Sub-Zones Permitted	T4b, T5a, T5b, T5c
LANES & DIMENSIONS	
Curb to Curb	41‘ Min, 65‘ Max
Travel Lanes	Two Lanes, Two-way with Median; Median 5' Min, 25' Max
Travel Lane Width	12‘ Min
Parking Lane	Parallel, both sides
Parking Lane Width	8' Min
INTERSECTION	
Radius w/o Bulbout	15
Radius with Bulbout	23'
Bulbout Required	no
Crosswalk Width	8' Min;
Crosswalk Access	dual ramps or single
FRONTAGES PERMITTED	
FRONTAGE C1	YES
FRONTAGE C2	YES
FRONTAGE C3	NO
FRONTAGE M1	YES
FRONTAGE R1	YES
FRONTAGE R2	NO

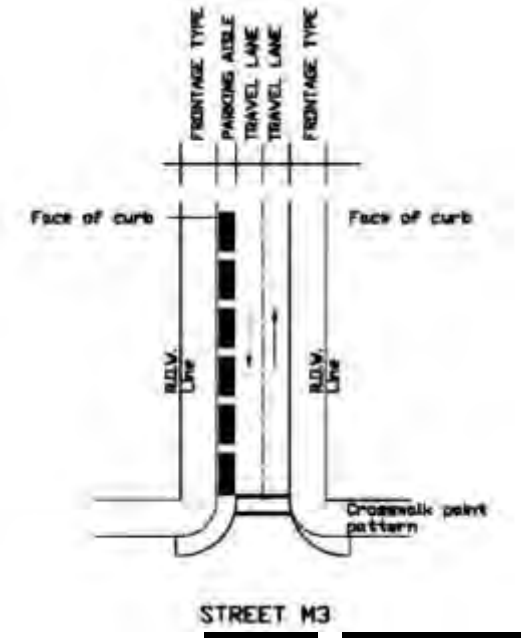
Turning radius and minimum widths are subject to Section 7 Paragraph F of the Riverwalk! Development Code.



STREET M2

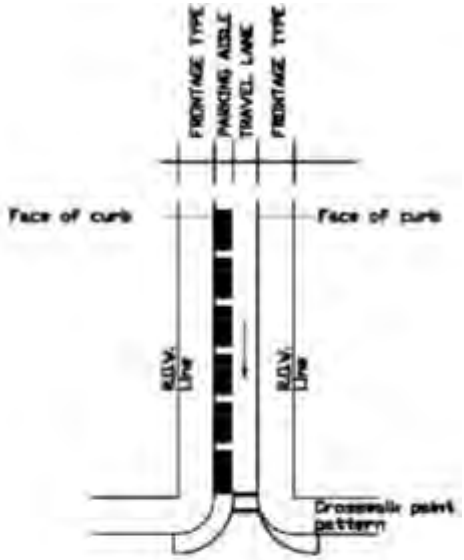
5 OF 12	STREET M2
IDENTIFICATION	
Thoroughfare Name	STREET M2
Description	Secondary Commercial Street, Hi-density Residential Street
Sub-Zones Permitted	T4b, T5a, T5b, T5c
LANES & DIMENSIONS	
Curb to Curb	36‘ Min, 40‘ Max
Travel Lanes	Two Lanes, Two-way
Travel Lane Width	12‘ Min
Parking Lane	Parallel, both sides
Parking Lane Width	8' Min
INTERSECTION	
Radius w/o Bulbout	15‘
Radius with Bulbout	23‘
Bulbout Required	no
Crosswalk Width	8' Min;
Crosswalk Access	dual ramps or single
FRONTAGES PERMITTED	
FRONTAGE C1	YES
FRONTAGE C2	YES
FRONTAGE C3	NO
FRONTAGE M1	YES
FRONTAGE R1	YES
FRONTAGE R2	NO

Turning radius and minimum widths are subject to Section 7 Paragraph F of the Riverwalk! Development Code.



6 OF 12	STREET M3
IDENTIFICATION	
Thoroughfare Name	STREET M3
Description	Secondary Commercial or Urban Residential Street
Sub-Zones Permitted	T4b, T5a, T5b, T5c
LANES & DIMENSIONS	
Curb to Curb	28‘ Min, 32‘ Max
Travel Lanes	Two Lanes, Two-way
Travel Lane Width	12‘ Min, May be reduced through DRC approval of Site Plan
Parking Lane	Parallel, One side
Parking Lane Width	8' Min
INTERSECTION	
Radius w/o Bulbout	15‘
Radius with Bulbout	23‘
Bulbout Required	no
Crosswalk Width	8' Min;
Crosswalk Access	dual ramps or single
FRONTAGES PERMITTED	
FRONTAGE C1	YES
FRONTAGE C2	YES
FRONTAGE C3	NO
FRONTAGE M1	YES
FRONTAGE R1	YES
FRONTAGE R2	YES

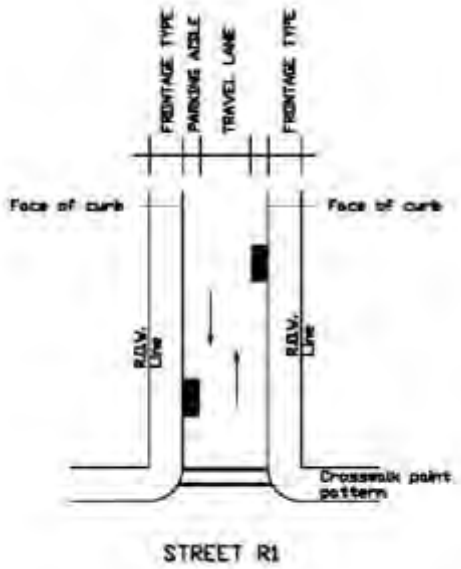
Turning radius and minimum widths are subject to Section 7 Paragraph F of the Riverwalk! Development Code.



STREET M4

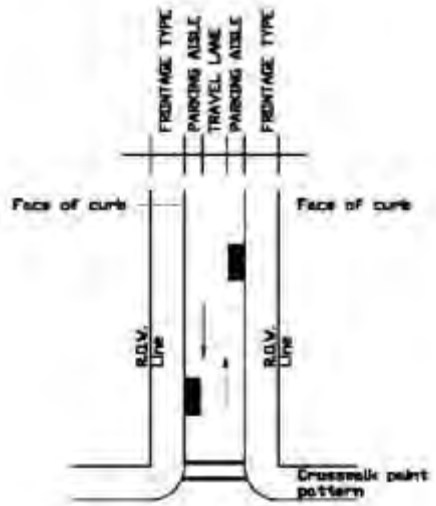
7 OF 12	STREET M4
IDENTIFICATION	
Thoroughfare Name	STREET M4
Description	Secondary Commercial Street, Secondary Residential Street
Sub-Zones Permitted	T4b, T5a, T5b, T5c
LANES & DIMENSIONS	
Curb to Curb	18‘ Min, 20‘ Max
Travel Lanes	One Lane, One-way
Travel Lane Width	12‘ Min, 13‘ Max, May be reduced through DRC approval of Site Plan
Parking Lane	Parallel, one side
Parking Lane Width	8' Min
INTERSECTION	
Radius w/o Bulbout	15‘
Radius with Bulbout	23‘
Bulbout Required	no
Crosswalk Width	8' Min;
Crosswalk Access	dual ramps or single
FRONTAGES PERMITTED	
FRONTAGE C1	YES
FRONTAGE C2	YES
FRONTAGE C3	NO
FRONTAGE M1	YES
FRONTAGE R1	YES
FRONTAGE R2	NO

Turning radius and minimum widths are subject to Section 7 Paragraph F of the Riverwalk! Development Code.



8 OF 12	STREET R1
IDENTIFICATION	
Thoroughfare Name	STREET R1
Description	Primary Residential Street
Sub-Zones Permitted	T4a, T4b, T5a,
LANES & DIMENSIONS	
Curb to Curb	26‘ Min, 34‘ Max
Travel Lanes	Two Lanes, Two-way, Yield lanes
Travel Lane Width	12‘ Min, 18' Max combined lanes, May be reduced through DRC approval of Site Plan
Parking Lane	Parallel, Intermittent Curb parking
Parking Lane Width	8' Min, May be reduced through DRC approval of Site Plan
INTERSECTION	
Radius w/o Bulbout	15‘
Radius with Bulbout	NA
Bulbout Required	Not permitted
Crosswalk Width	6' Min;
Crosswalk Access	dual ramps or single
FRONTAGES PERMITTED	
FRONTAGE C1	NO
FRONTAGE C2	NO
FRONTAGE C3	NO
FRONTAGE M1	NO
FRONTAGE R1	YES
FRONTAGE R2	YES

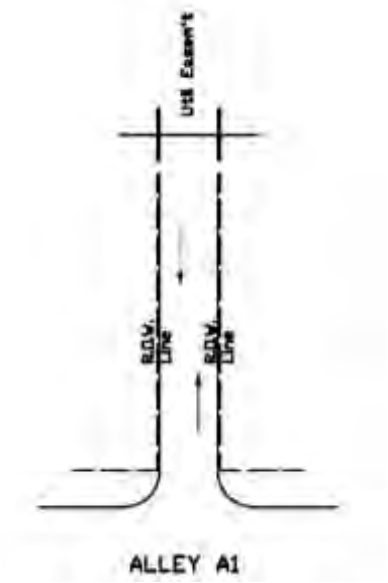
Turning radius and minimum widths are subject to Section 7 Paragraph F of the Riverwalk! Development Code.



STREET R2

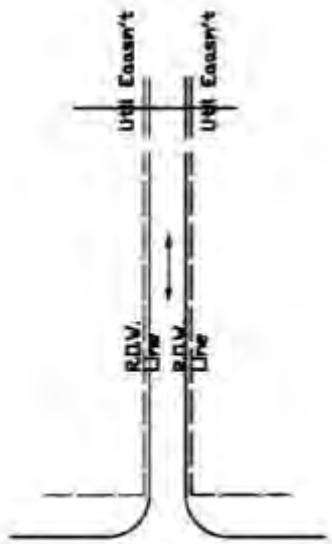
9 OF 12	STREET R2
IDENTIFICATION	
Thoroughfare Name	STREET R2
Description	Secondary Residential Street, Maximum length is 400‘
Sub-Zones Permitted	T4a, T4b, T5a
LANES & DIMENSIONS	
Curb to Curb	24‘ Min, 26‘ Max
Travel Lanes	Two Lanes, Two-way—Yield Movement
Travel Lane Width	12‘ Min combined lanes, May be reduced through DRC approval of Site Plan
Parking Lane	Parallel, Intermittent Curb Parking
Parking Lane Width	8' Min, May be reduced through DRC approval of Site Plan
INTERSECTION	
Radius w/o Bulbout	15‘
Radius with Bulbout	NA
Bulbout Required	Not permitted
Crosswalk Width	6' Min;
Crosswalk Access	dual ramps or single
FRONTAGES PERMITTED	
FRONTAGE C1	NO
FRONTAGE C2	NO
FRONTAGE C3	NO
FRONTAGE M1	NO
FRONTAGE R1	YES
FRONTAGE R2	YES

Turning radius and minimum widths are subject to Section 7 Paragraph F of the Riverwalk! Development Code.



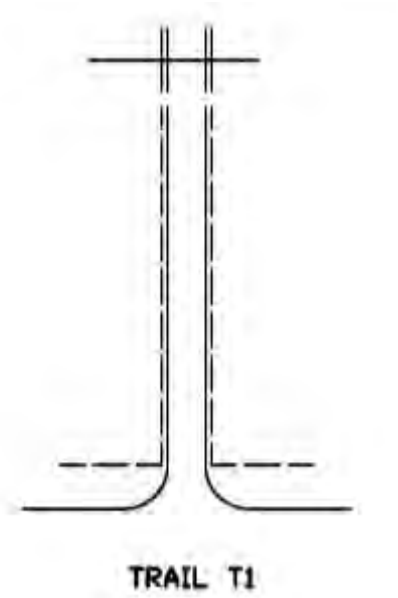
10 OF 12	STREET A1 (ALLEY)
IDENTIFICATION	
Thoroughfare Name	STREET A1
Description	Commercial Alley
Sub-Zones Permitted	T5a, T5b, T5c
LANES & DIMENSIONS	
Curb to Curb	No curb; inverted crown, 24‘ Min, 26‘ Max
Travel Lanes	Two Lanes, Two-way
Travel Lane Width	12‘ Min, 13' Max
Parking Lane	No parking
Parking Lane Width	NA
INTERSECTION	
Radius w/o Bulbout	25‘
Radius with Bulbout	NA
Bulbout Required	Not Permitted
Crosswalk Width	NA
Crosswalk Access	NA
FRONTAGES PERMITTED	
FRONTAGE C1	NA
FRONTAGE C2	NA
FRONTAGE C3	NA
FRONTAGE M1	NA
FRONTAGE R1	NA
FRONTAGE R2	NA

Turning radius and minimum widths are subject to Section 7 Paragraph F of the Riverwalk! Development Code.



ALLEY A2

11 OF 12	STREET A2 (ALLEY)
IDENTIFICATION	
Thoroughfare Name	STREET A2
Description	Residential Alley
Sub-Zones Permitted	T4a, T4b, T5a,
LANES & DIMENSIONS	
Curb to Curb	No curb; inverted crown, 12‘ Min, 17‘ Max
Travel Lanes	Two Lanes, Two-way Yield Movement
Travel Lane Width	12‘ Min, 17‘ Max' Combined
Parking Lane	No Parking
Parking Lane Width	NA
INTERSECTION	
Radius w/o Bulbout	25‘
Radius with Bulbout	NA
Bulbout Required	Not Permitted
Crosswalk Width	NA
Crosswalk Access	NA
FRONTAGES PERMITTED	
FRONTAGE C1	NA
FRONTAGE C2	NA
FRONTAGE C3	NA
FRONTAGE M1	NA
FRONTAGE R1	NA
FRONTAGE R2	NA



12 OF 12	STREET T1 (TRAIL)
IDENTIFICATION	
Thoroughfare Name	STREET T1 (TRAIL)
Description	Hike and Bike Trail
Sub-Zones Permitted	T4a, T4b, T5a, T5b, T5c and Open Space
LANES & DIMENSIONS	
Curb to Curb	No curb, 8‘ Min, 12‘ Max
Travel Lanes	Not for Vehicles (Except Maintenance trucks)
Travel Lane Width	8‘ Min, 12' Max
Parking Lane	No Parking
Parking Lane Width	NA
INTERSECTION	
Radius w/o Bulbout	NA
Radius with Bulbout	NA
Bulbout Required	NA
Crosswalk Width	NA
Crosswalk Access	NA
FRONTAGES PERMITTED	
FRONTAGE C1	NA
FRONTAGE C2	NA
FRONTAGE C3	NA
FRONTAGE M1	NA
FRONTAGE R1	NA
FRONTAGE R2	NA

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SECTION 8

FRONTAGE AND STREETSCAPE STANDARDS

FRONTAGE AND STREETSCAPE NOTES

A) The Frontage and streetscape section generally govern the area between the building façade or front elevation and the street curb in front of the lot. This area constitutes the highest priority of attention, design, regulation, and aesthetics because it defines the quality of the public realm. It is intended to promote a character of high intensity and activity in commercial zones and lower intensity in the residential areas, but all areas are structured to enhance and promote a positive pedestrian experience. The rules contained herein are intended to accomplish these goals without compromising the public health and safety.

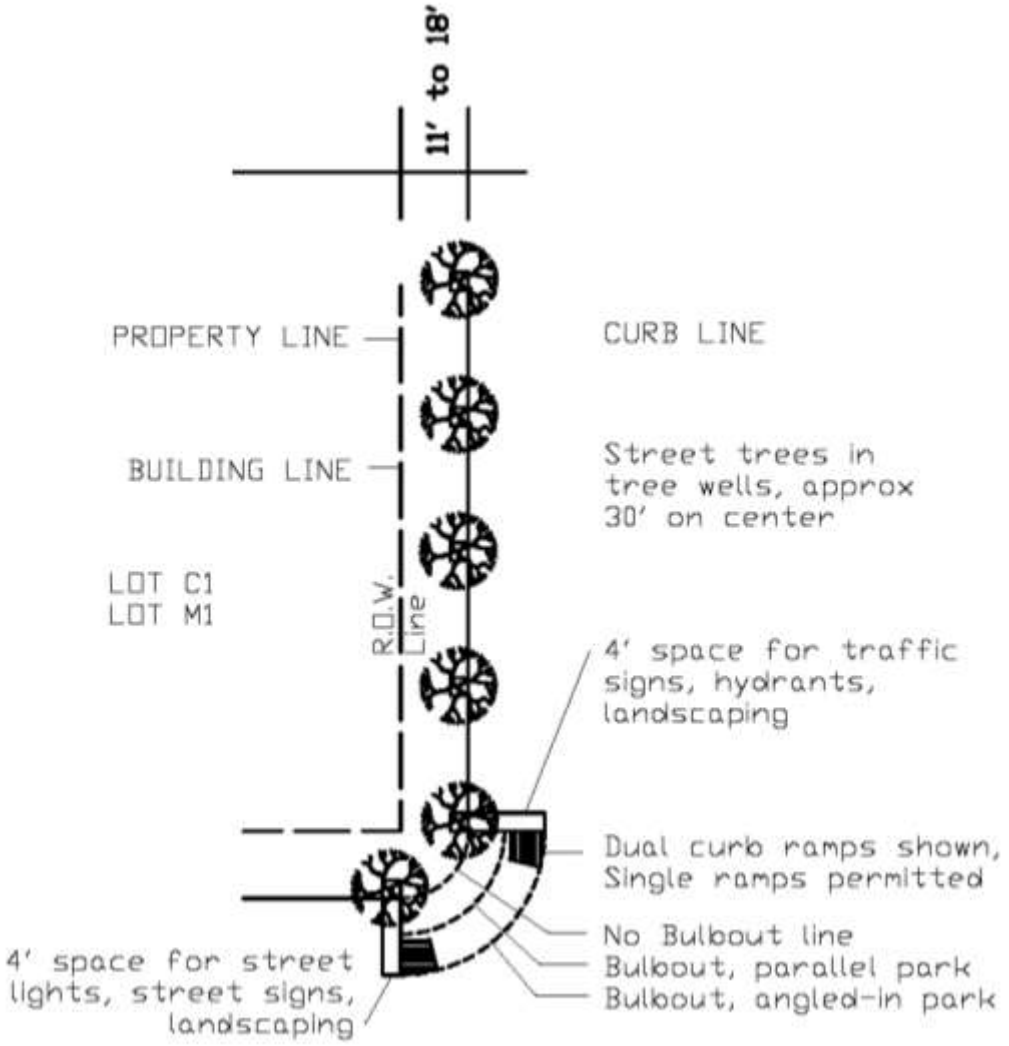
B) The primary lines defining the Frontages are as follows:

1. **Curb Line**: the edge of the vehicular pavement that may be raised or flush to a swale. It is usually a part of the storm drainage system.
2. **Property Line (or Right-of-way Line):** the boundary that legally and geometrically defines a lot.
3. **Building line**: The area of a lot measured from the lot line to a building Facade or elevation that is maintained clear of permanent structures, with the exception of permitted encroachments.
4. **Sidewalk**: the paved section of the public Frontage (within the public ROW) dedicated primarily to pedestrian activity.
5. **Parkway**: The continuous element of the public Frontage which accommodates street trees.

C) General Rules

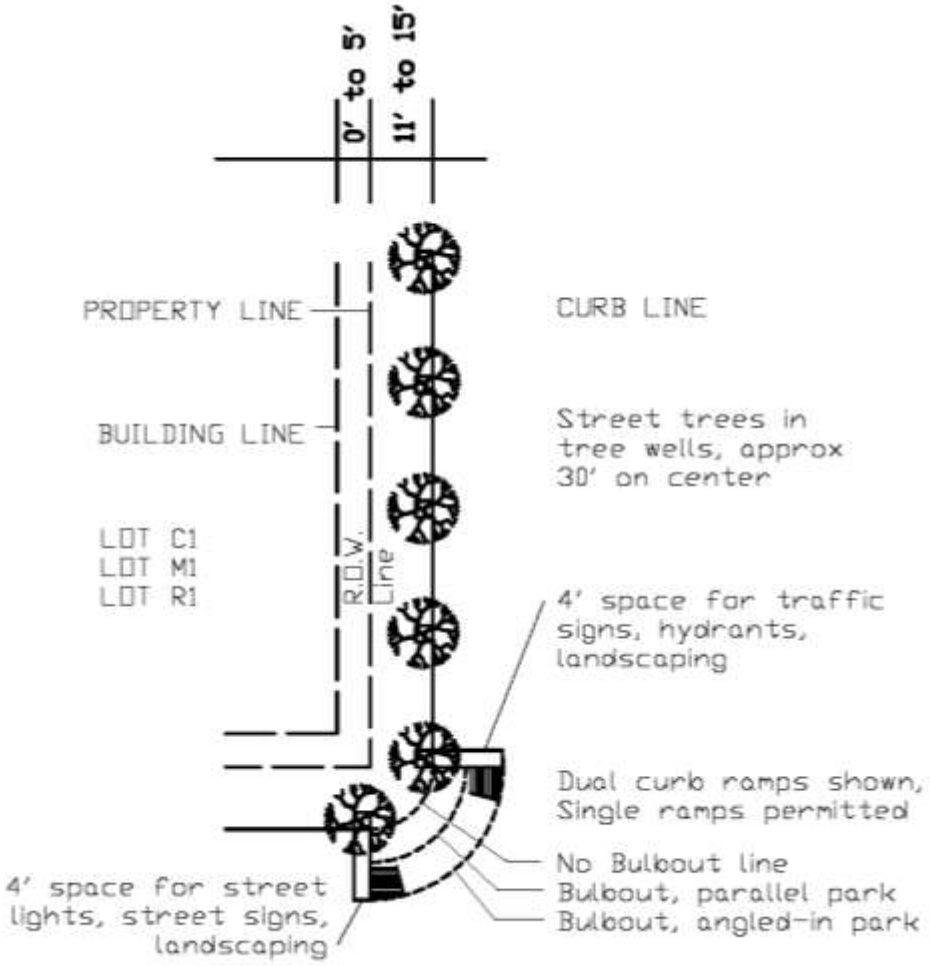
The character of the streetscape is defined by the distance between the sidewalk and building line, the landscaping, and the design and use of the adjacent buildings. The frontage types define certain categories of urban character ranging from a relaxed residential pedestrian experience (Frontage Type R2) to a retail/commercial character (Frontage Type C1). Certain encroachments over the building Line and the Property Line are permitted provided they do not compromise public safety.

1. Permitted encroachments on the sidewalks may not block the required 6 foot free passage way for pedestrian or the required visibility triangles at driveways and intersections.
2. Public ROW‘s must be kept clear of signage in conformance to Section 15 of the Riverwalk! Development Code and Section 84-232 of the City of Euless Unified Development Code.
3. Where the Building Line and the Property Line are identical, the permitted encroachments shall be governed by the Property Line.
4. Balconies and bay window encroachments shall be structurally integrated with the building and shall be cantilevered so that no supporting structure is required to encroach on the setback or ROW. A minimum clearance of 9 feet shall be required under all balconies or bay window encroachments.


11' to 18'
PROPERTY LINE
CURB LINE
BUILDING LINE
Street trees in tree wells, approx 30' on center
LOT C1
LOT M1
R.O.W. Line
4' space for traffic signs, hydrants, landscaping
Dual curb ramps shown, Single ramps permitted
No Bulbout line
Bulbout, parallel park
Bulbout, angled-in park
4' space for street lights, street signs, landscaping

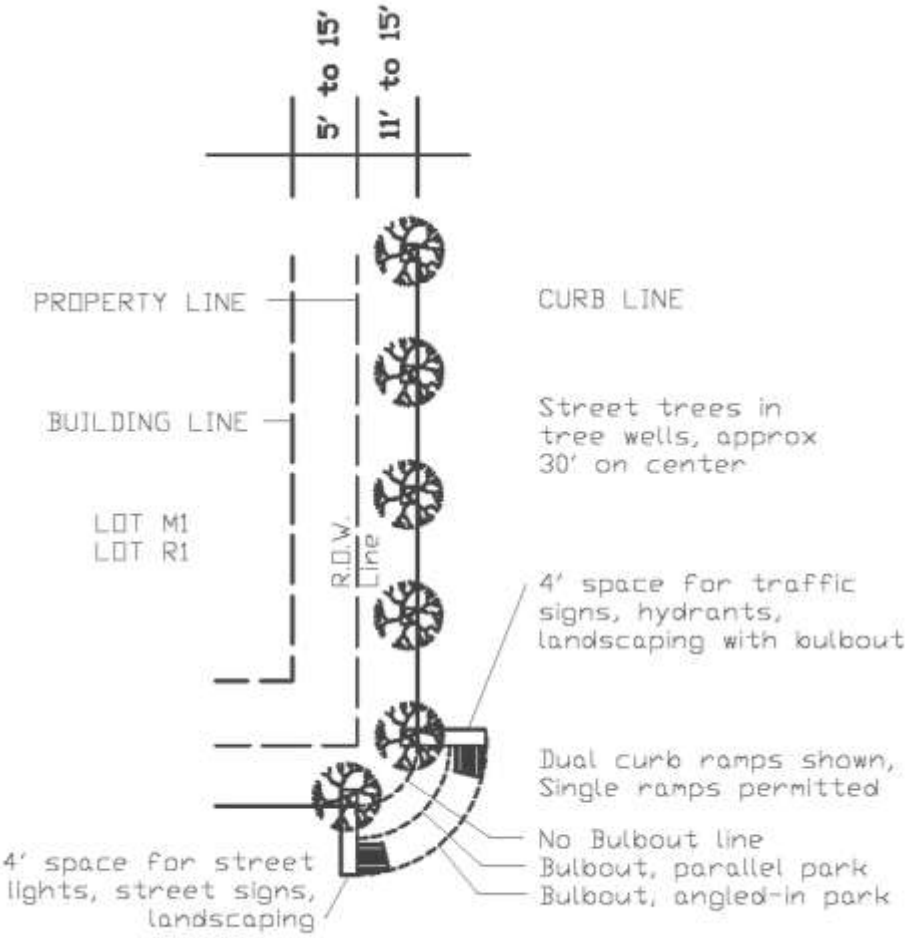
FRONTAGE C1

	1 of 6	FRONTAGE C1
IDENTIFICATION		
Name	FRONTAGE C1	
Description	Primary Commercial Streetscape	
Sub-Zones Permitted	T5a, T5b, T5c	
LINES & DIMENSIONS		
Curb-to-Property line	11' Min., 18' Max	
Property Line to Building Line	0'	
Building to Building Line	100% of Façade on B.L. except for plazas and courtyards	
Sidewalk Width	11' Min., 18' Max	
Parkway Width or Tree Wells	Tree Wells	
ENCROACHMENTS	**OVER BUILDING LINE**	**OVER PROPERTY LINE**
Building	NO	NO
Mechanical Equipment	NO	NO
Foundation	YES, BELOW GRADE	WITH EASEMENT
Roof Overhang	YES	YES, BUT NO DRAINAGE
Arcade or Gallery	YES	WITH EASEMENT
Fencing	YES, 3' HIGH MAX	WITH PERMIT FOR DINING
Parking	NO	NO
Balconies & Bay Windows	YES, 6‘ Max	YES
Front Porch	YES	NO
Front Stoop	YES	NO
Lead Walk	YES	YES
Canopy	YES	YES, MIN 6‘ CLEAR
Awning	YES	YES
Landscaping	YES	YES
Hardscaping	YES	YES
Signage	YES	YES
Daily Sidewalk Merchandising	YES	WITH PERMIT
Sidewalk Dining	YES	WITH PERMIT
Sidewalk Dining with Alcohol Sales	WITH PERMIT	WITH PERMIT
PERMITTED LOT TYPES		
LOT C1	YES	
LOT C2	NO	
LOT M1	YES	
LOT R1	NO	
LOT R2	NO	
LOT R3	NO	
LOT R4	NO	
LOT R5	NO	
LOT R6	NO	


0' to 5'
11' to 15'
PROPERTY LINE
CURB LINE
BUILDING LINE
Street trees in tree wells, approx 30' on center
LOT C1
LOT M1
LOT R1
R.O.W. Line
4' space for traffic signs, hydrants, landscaping
Dual curb ramps shown, Single ramps permitted
No Bulbout line
Bulbout, parallel park
Bulbout, angled-in park
4' space for street lights, street signs, landscaping

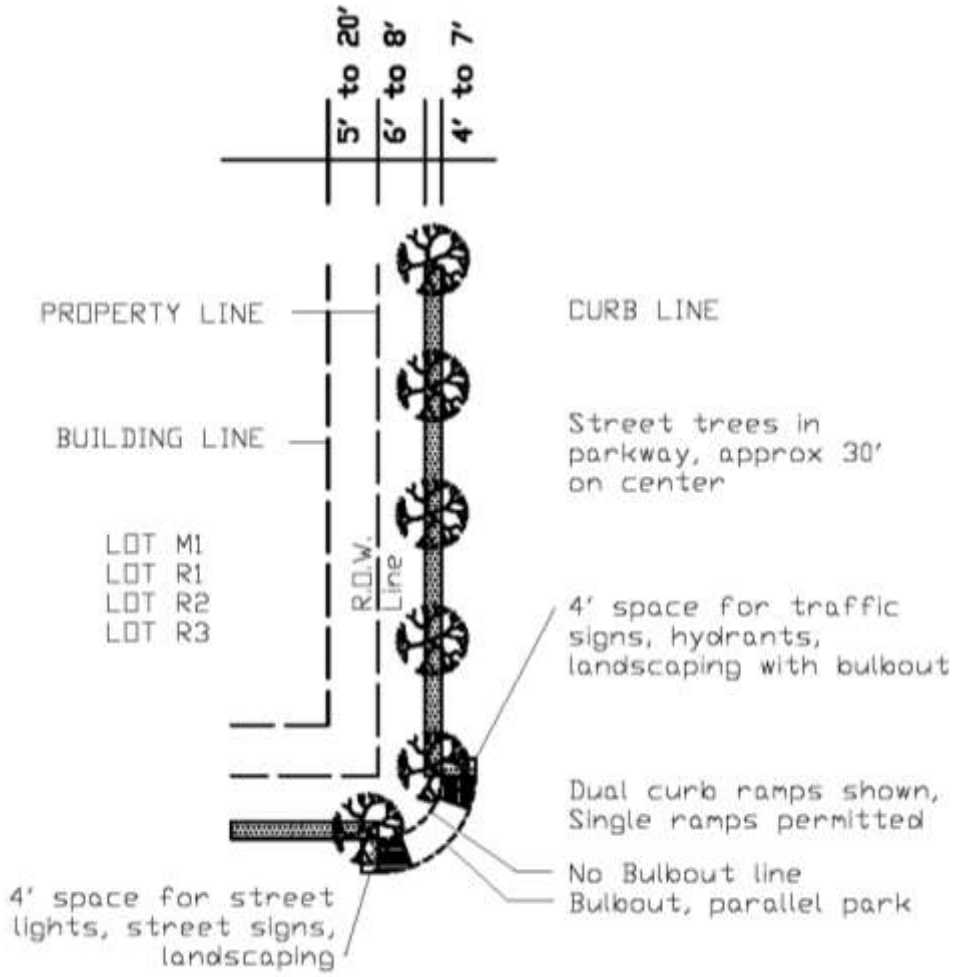
FRONTAGE C2

	2 of 6	FRONTAGE C2
IDENTIFICATION		
Name	FRONTAGE C2	
Description	Primary Commercial or Urban Residential Streetscape	
Sub-Zones Permitted	T5a, T5b, T5c	
LINES & DIMENSIONS		
Curb-to-Property line	11' Min., 15' Max	
Property Line to Building Line	0' Min, 5‘ Max	
Building to Building Line	90% of Façade on B.L. except for plazas and courtyards	
Sidewalk Width	11' Min., 15' Max	
Parkway Width or Tree Wells	Tree Wells	
ENCROACHMENTS	**OVER BUILDING LINE**	**OVER PROPERTY LINE**
Building	NO	NO
Mechanical Equipment	NO	NO
Foundation	YES, BELOW GRADE	WITH EASEMENT
Roof Overhang	YES	YES, BUT NO DRAINAGE
Arcade or Gallery	YES	WITH EASEMENT
Fencing	YES, 3' HIGH MAX	WITH PERMIT FOR DINING
Parking	NO	NO
Balconies & Bay Windows	YES, 6‘ Max	YES
Front Porch	YES	NO
Front Stoop	YES	NO
Lead Walk	YES	YES
Canopy	YES	YES
Awning	YES	YES
Landscaping	YES	YES
Hardscaping	YES	YES
Signage	YES	YES
Daily Sidewalk Merchandising	YES	WITH PERMIT
Sidewalk Dining	YES	WITH PERMIT
Sidewalk Dining with Alcohol Sales	WITH PERMIT	WITH PERMIT
PERMITTED LOT TYPES		
LOT C1	YES	
LOT C2	NO	
LOT M1	YES	
LOT R1	YES	
LOT R2	NO	
LOT R3	NO	
LOT R4	NO	
LOT R5	NO	
LOT R6	NO	


5' to 15'
11' to 15'
PROPERTY LINE
CURB LINE
BUILDING LINE
Street trees in tree wells, approx 30' on center
LOT M1
LOT R1
R.O.W. Line
4' space for traffic signs, hydrants, landscaping with bulbout
Dual curb ramps shown, Single ramps permitted
No Bulbout line
Bulbout, parallel park
Bulbout, angled-in park
4' space for street lights, street signs, landscaping

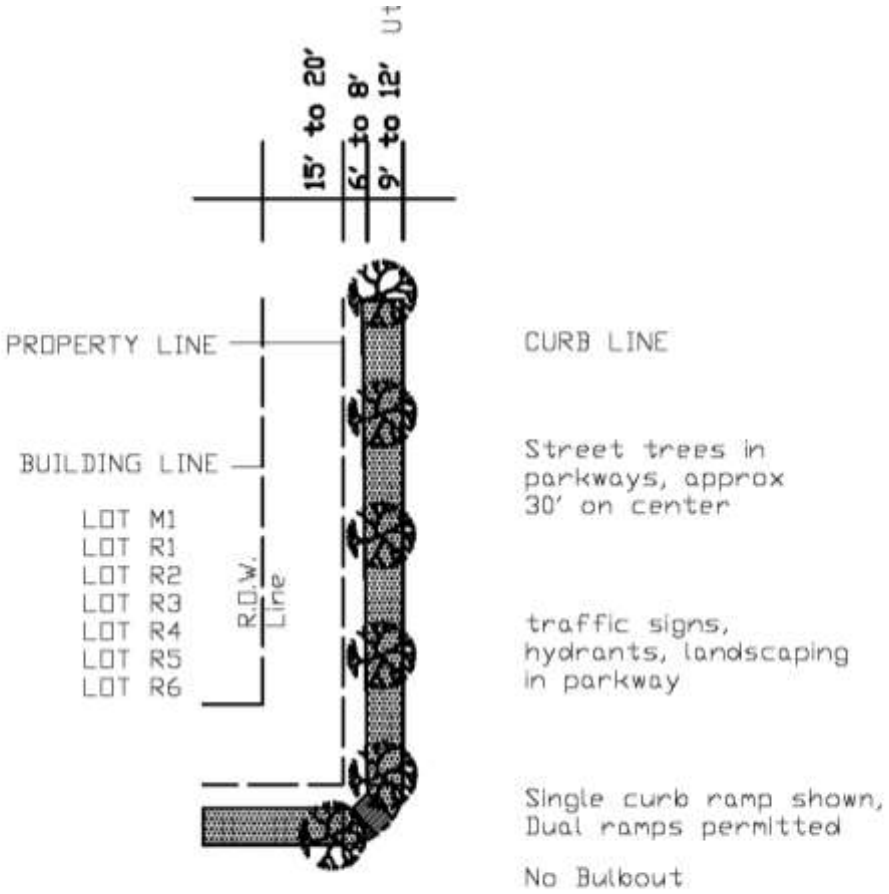
FRONTAGE M1

	3 of 6	FRONTAGE M1
IDENTIFICATION		
Name	FRONTAGE M1	
Description	Secondary Commercial or Urban Residential Streetscape	
Sub-Zones Permitted	T4b, T5a, T5b, T5c	
LINES & DIMENSIONS		
Curb-to-Property line	11' Min., 15' Max	
Property Line to Building Line	5‘ Min, 15‘ Max	
Building to Building Line	80% of Façade on B.L. except for plazas and courtyards	
Sidewalk Width	11' Min., 15' Max	
Parkway Width or Tree Wells	Tree Wells	
ENCROACHMENTS	**OVER BUILDING LINE**	**OVER PROPERTY LINE**
Building	NO	NO
Mechanical Equipment	NO	NO
Foundation	YES, BELOW GRADE	WITH EASEMENT
Roof Overhang	YES	NO
Arcade or Gallery	YES	NO
Fencing	YES, 3' HIGH MAX	NO
Parking	NO	NO
Balconies & Bay Windows	YES, 6‘ Max	NO
Front Porch	YES	NO
Front Stoop	YES	NO
Lead Walk	YES	YES
Canopy	YES	NO
Awning	YES	NO
Landscaping	YES	YES
Hardscaping	YES	YES
Signage	YES	YES
Daily Sidewalk Merchandising	YES	WITH PERMIT
Sidewalk Dining	YES	WITH PERMIT
Sidewalk Dining with Alcohol Sales	WITH PERMIT	WITH PERMIT
PERMITTED LOT TYPES		
LOT C1	NO	
LOT C2	NO	
LOT M1	YES	
LOT R1	YES	
LOT R2	NO	
LOT R3	NO	
LOT R4	NO	
LOT R5	NO	
LOT R6	NO	


5' to 20'
6' to 8'
4' to 7'
PROPERTY LINE
BUILDING LINE
LOT M1
LOT R1
LOT R2
LOT R3
R.O.W. Line
CURB LINE
Street trees in parkway, approx 30' on center
4' space for traffic signs, hydrants, landscaping with bulbout
Dual curb ramps shown, Single ramps permitted
No Bulbout line
Bulbout, parallel park
4' space for street lights, street signs, landscaping

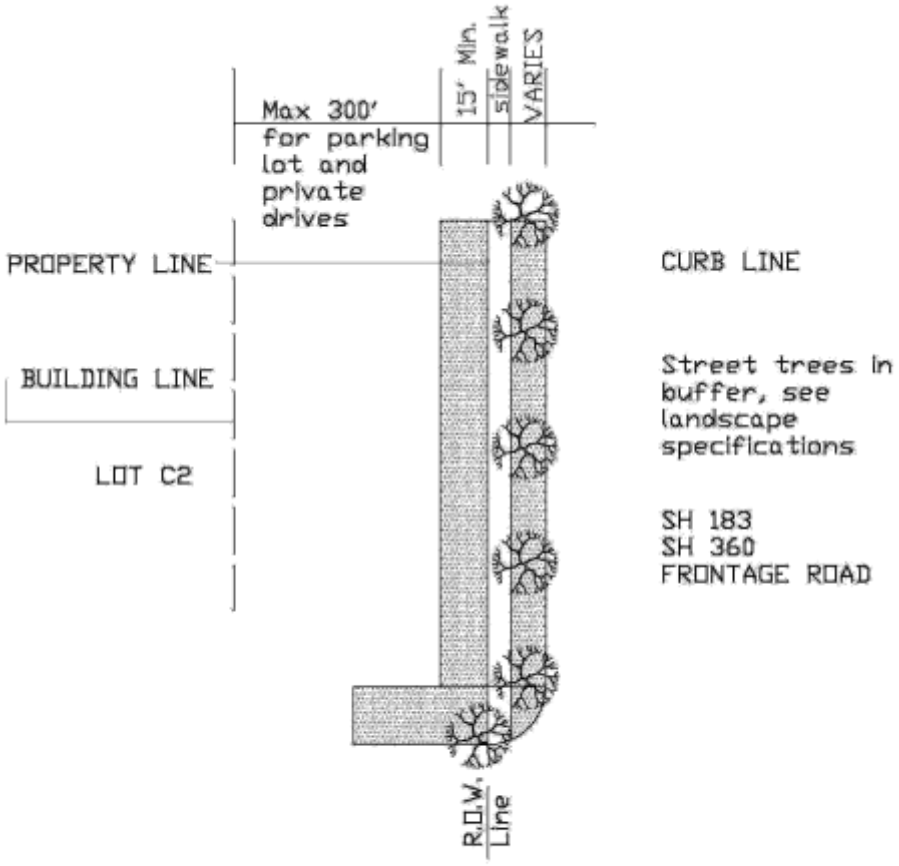
FRONTAGE R1

	4 of 6	FRONTAGE R1
IDENTIFICATION		
Name	FRONTAGE R1	
Description	Primary Residential Streetscape	
Sub-Zones Permitted	T4a, T4b, T5a	
LINES & DIMENSIONS		
Curb-to-Property line	10' Min., 15' Max	
Property Line to Building Line	5' Min, 20‘ Max	
Building to Building Line	80% of Façade on B.L.	
Sidewalk Width	6' Min., 8' Max	
Parkway Width or Tree Wells	Parkway, 4‘ Min, 7‘ Max	
ENCROACHMENTS	**OVER BUILDING LINE**	**OVER PROPERTY LINE**
Building	NO	NO
Mechanical Equipment	NO	NO
Foundation	YES, BELOW GRADE	NO
Roof Overhang	YES	NO
Arcade or Gallery	YES	NO
Fencing	YES, 3' HIGH MAX	NO
Parking	NO	NO
Balconies & Bay Windows	YES, 6‘ Max	NO
Front Porch	YES	NO
Front Stoop	YES	NO
Lead Walk	YES	YES
Canopy	YES	NO
Awning	YES	NO
Landscaping	YES	YES
Hardscaping	YES	NO
Signage	YES	TEMPORARY ONLY
Daily Sidewalk Merchandising	NO	NO
Sidewalk Dining	NO	NO
Sidewalk Dining with Alcohol Sales	NO	NO
PERMITTED LOT TYPES		
LOT C1	NO	
LOT C2	NO	
LOT M1	YES	
LOT R1	YES	
LOT R2	YES	
LOT R3	YES	
LOT R4	NO	
LOT R5	NO	
LOT R6	NO	


15' to 20'
6' to 8'
9' to 12'
PROPERTY LINE
BUILDING LINE
LOT M1
LOT R1
LOT R2
LOT R3
LOT R4
LOT R5
LOT R6
R.O.W. Line
CURB LINE
Street trees in parkways, approx 30' on center
traffic signs, hydrants, landscaping in parkway
Single curb ramp shown, Dual ramps permitted
No Bulbout

FRONTAGE R2

	5 of 6	FRONTAGE R2
IDENTIFICATION		
Name	FRONTAGE R2	
Description	Primary Residential Streetscape	
Sub-Zones Permitted	T4a, T4b, T5a	
LINES & DIMENSIONS		
Curb-to-Property line	15' Min., 20' Max	
Property Line to Building Line	15' Min, 20‘ Max	
Building to Building Line	80% of Façade on B.L.	
Sidewalk Width	6' Min., 8' Max	
Parkway Width or Tree Wells	Parkway, 9‘ Min, 12‘ Max	
ENCROACHMENTS	**OVER BUILDING LINE**	**OVER PROPERTY LINE**
Building	NO	NO
Mechanical Equipment	NO	NO
Foundation	YES, BELOW GRADE	NO
Roof Overhang	YES	NO
Arcade or Gallery	YES	NO
Fencing	YES, 3' HIGH MAX	NO
Parking	NO	NO
Balconies & Bay Windows	YES, 6‘ Max	NO
Front Porch	YES	NO
Front Stoop	YES	NO
Lead Walk	YES	YES
Canopy	YES	NO
Awning	YES	NO
Landscaping	YES	YES
Hardscaping	YES	NO
Signage	YES	TEMPORARY ONLY
Daily Sidewalk Merchandising	NO	NO
Sidewalk Dining	NO	NO
Sidewalk Dining with Alcohol Sales	NO	NO
PERMITTED LOT TYPES		
LOT C1	NO	
LOT C2	NO	
LOT M1	YES	
LOT R1	YES	
LOT R2	YES	
LOT R3	YES	
LOT R4	YES	
LOT R5	YES	
LOT R6	YES	



FRONTAGE C3

FRONTAGE C3

	6 of 6 FRONTAGE C3	
IDENTIFICATION		
Name	FRONTAGE C3	
Description	Streetscape Frontage Roads, Fronting SH 183/360	
Sub-Zones Permitted	T5c	
LINES & DIMENSIONS		
Curb-to-Property line	Varies, Existing	
Property Line to Building Line	15‘ Min, 300‘ Max	
Building to Building Line	100% of Façade w/ 25‘ of B.L. Setback for plazas and court-yards only, no parking in plazas and courtyards	
Sidewalk Width	5' Min., 12' Max	
Parkway Width or Tree Wells	Parkway width not applicable	
ENCROACHMENTS	**OVER BUILDING LINE**	**OVER PROPERTY LINE**
Building	YES	NO
Mechanical Equipment	NO	NO
Foundation	YES	NO
Roof Overhang	YES	NO
Arcade or Gallery	YES	NO
Fencing	YES	NO
Parking	YES	NO
Balconies & Bay Windows	YES, 6‘ Max	NO
Front Porch	YES	NO
Front Stoop	YES	NO
Lead Walk	YES	NO
Canopy	YES	NO
Awning	YES	NO
Landscaping	YES	YES
Hardscaping	YES	NO
Signage	YES	NO
Daily Sidewalk Merchandising	YES	NO
Sidewalk Dining	YES	NO
Sidewalk Dining with Alcohol Sales	WITH PERMIT	NO
PERMITTED LOT TYPES		
LOT C1	NO	
LOT C2	YES	
LOT M1	NO	
LOT R1	NO	
LOT R2	NO	
LOT R3	NO	
LOT R4	NO	
LOT R5	NO	
LOT R6	NO	

NOTES
Measured from Face-of-Curb
Parallel to Curb, or measured at corners of property
Parallel to Front Property Line

SECTION 9

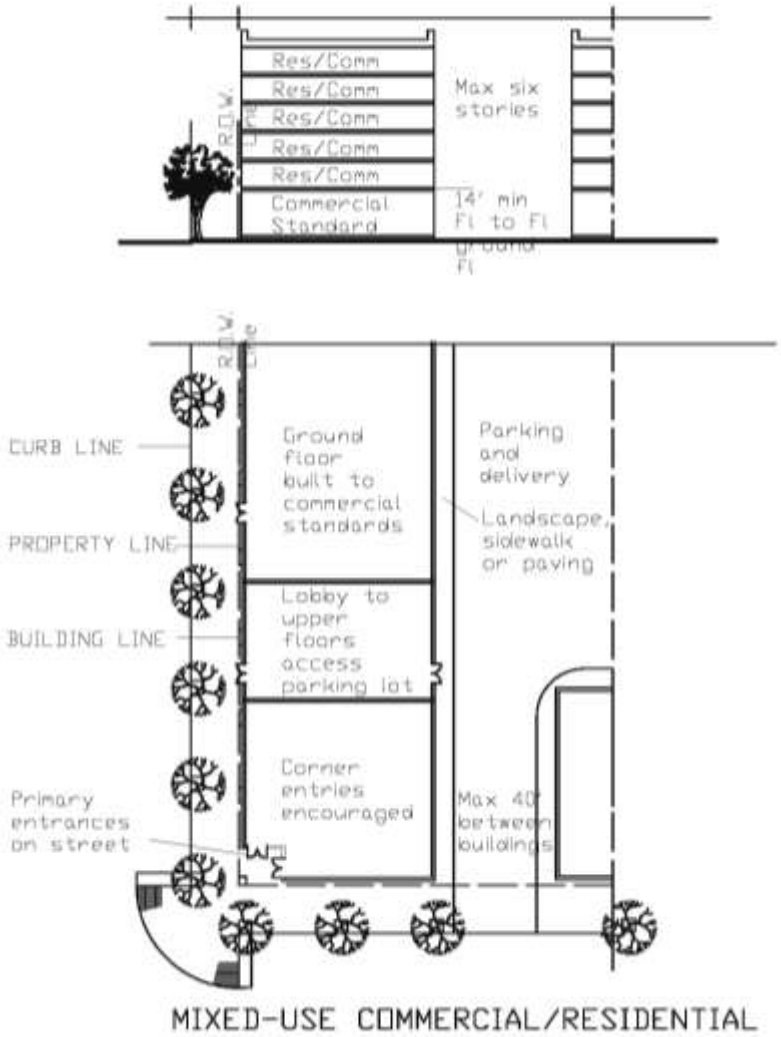
LOT TYPE STANDARDS

LOT TYPE NOTES

A) The purpose of the Lot and Building Standards Section is to match the permitted and encouraged land uses with the types of lots appropriate to the use and the quality of the streetscape. These rules govern the building massing in height and setbacks, the broad category of uses in terms of residential or commercial, and the general disposition toward landscaping.

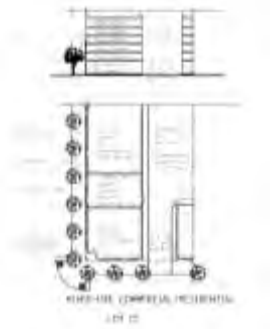
B) Rules governing the Lot and Building Standards:

1. **Encroachments**: Permitted encroachments on the sidewalks may not block the required 6 foot free passage way for pedestrian or the required visibility triangles at driveways and intersections.
2. **Signage**: Public ROW's must be kept clear of signage in conformance to the City of Euless Unified Development Code Section 84-232.
3. **Principle Frontage:** Commercial Lots facing Thoroughfares on more than one side shall have a designated Principle frontages and may have Secondary Frontages. Unless otherwise designated, a Principle Frontage shall be that facing the thoroughfare of higher pedestrian importance or intensity (i.e. traffic volume, number of lanes, etc.).
4. **Corner Lots**: If two Thoroughfares are of equal importance, each frontage shall be considered a Principle Frontage. Lots with two or more Principle Frontages may consider other non-fronting Property lines as sides.
5. **Minimum Principle Frontage:** Commercial Lots shall have at least (1) principle Frontage, except riverwalk lots shall have at least (2) principle Frontages, one of which shall be the riverwalk.
6. **Minimum Unit Size:** Minimum size of dwelling unit: There is a minimum size and a minimum average size in the tables. The minimum size applies to every individual dwelling unit. The minimum average size applies to a development as a whole, taking the aggregate number of fee-simple homes identified on a final plat, adding all the conditioned space including exterior walls, and dividing by the number of homes.
7. **Outbuilding and Accessory Buildings**: An outbuilding is a secondary building on a single lot that is intended for human habitation or for a garage or both. An accessory building is a secondary building used to house equipment or for storage. Outbuildings are permitted on residential lots. Accessory buildings are not permitted on residential lots.



MIXED-USE COMMERCIAL/RESIDENTIAL

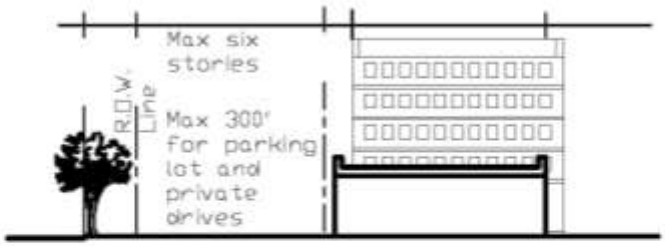
LOT C1

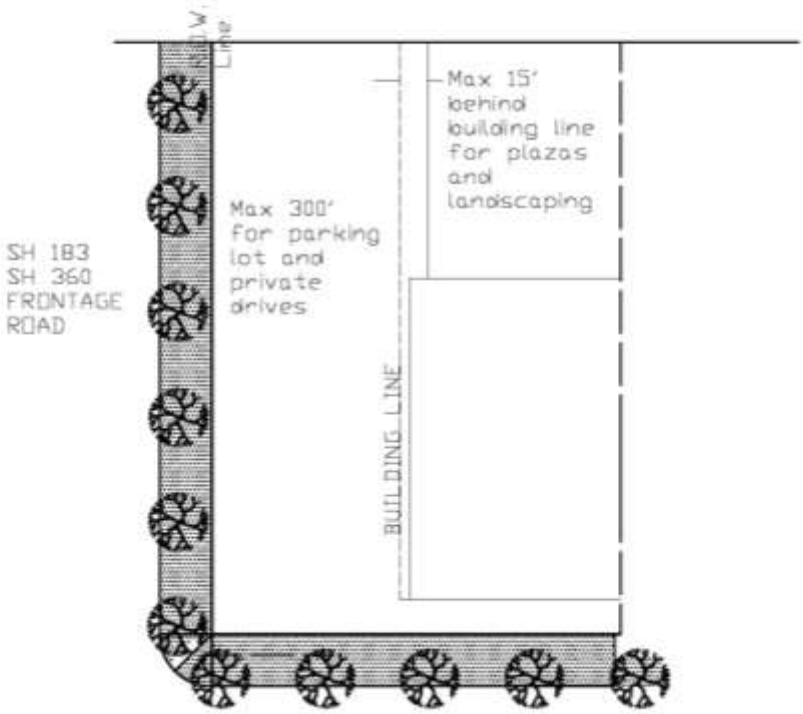


Permitted encroachments on the sidewalks may not block the required 6 foot free passage way for pedestrian or the required visibility triangles at driveways and intersections.

1 of 9 | LOT C1

IDENTIFICATION	
Lot Name	LOT C1
Lot Description	Commercial or Mixed-use Lot
Sub-Zones Permitted	T5a, T5b, T5c
USE	
Residential	Permitted, except in T5c
Commercial	All Ground Floors built to commercial standards
LOT	
Lot Size	No Min, No Max
Width	No Min, No Max
Depth	No Min, No Max
Building Coverage	100% of lot can be covered by building
SETBACK	
At Building Front	0‘ ft Min, 5 ft Max
At Building side	0‘ ft Min, 40‘ Max
At Building Rear	0‘ Min
At Outbuilding Side	0‘ Min
At Outbuilding Rear	0‘ Min
FRONTAGE	
Of Building on Bldg Line	100% except for Plazas and Courtyards
Porch Width	0‘ Min width
Arcade/Porch Depth	Arcade not required, but 10‘ Min if arcade is used
Of Frontage Fence	36” Max height
HEIGHT	
Number of Stories	6 Max
Height at Eave	75‘ Max
Residential Ceiling, 1st Fl	NA
Commercial 1st Floor Height	14‘ fl to fl Min
RESIDENTIAL BUILDING SIZE	
SF Detached	NA
SF Attached	NA
Multi-Family	1 Bedrm: 690 SF; 2 Bedrm 980 SF; 3 Bedrm 1100 SF Min; + 250 SF per additional bedroom
Outbuilding Dwelling Unit	NA
IMPERVIOUS COVERAGE	
Building plus Paving	100%





COMMERCIAL ONLY

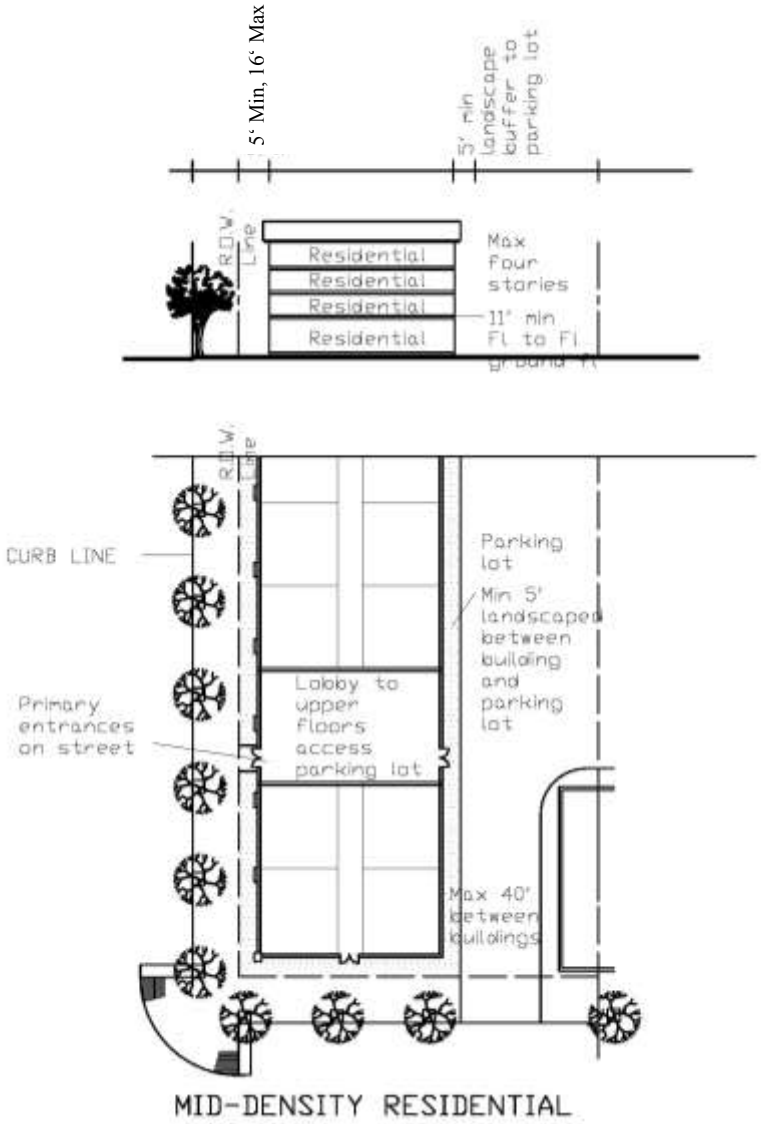
LOT C2

Permitted encroachments on the sidewalks may not block the required 6 foot free passage way for pedestrian or the required visibility triangles at driveways and intersections.

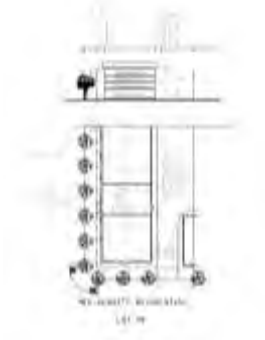
2 of 9

LOT C2

IDENTIFICATION	
Lot Name	LOT C2
Lot Description	Commercial only, Office or Retail
Sub-Zones Permitted	T5c
USE	
Residential	Not Permitted on this Lot Type
Commercial	All Floors
LOT	
Lot Size	No Min, No Max
Width	No Min, No Max
Depth	No Min, No Max
Building Coverage	100% Max of building on lot
SETBACK	
At Building Front	15 ft Min, 300 ft Max from 183/360 Frontage Rd
At Building side	0‘ Min, 40‘ Max
At Building Rear	0‘ Min
At Outbuilding Side	0‘ Min
At Outbuilding Rear	0‘ Min
FRONTAGE	
Of Building on Bldg Line	100% except for Courtyards and Plazas
Porch Width	NA
Arcade/Porch Depth	Arcade not required but 10‘ Min if arcade is used
Of Frontage Fence	36” Max height
HEIGHT	
Number of Stories	6 Max
Height at Eave	75‘ Max
Residential Ceiling, 1st Fl	NA
Commercial 1st Floor Height	NA
Of Frontage Wall	NA
RESIDENTIAL BUILDING SIZE	
SF Detached	NA
SF Attached	NA
Multi-Family	NA
Senior Independent Living Unit	NA
IMPERVIOUS COVERAGE	
Building plus Paving	100%

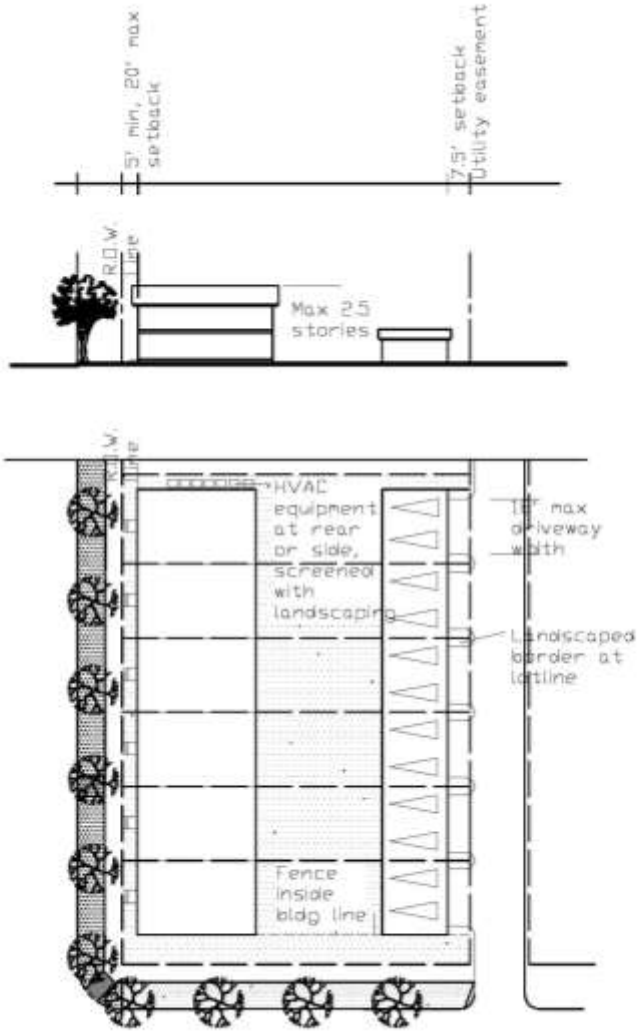

5' Min, 16' Max
5' min landscape buffer to parking lot
R.O.W. Line
Residential
Residential
Residential
Residential
Max four stories
11' min Fl to Fl
R.O.W. Line
CURB LINE
Parking lot
Min 5' landscaped between building and parking lot
Lobby to upper floors access parking lot
Primary entrances on street
Max 40' between buildings
MID-DENSITY RESIDENTIAL

LOT M1



Permitted encroachments on the sidewalks may not block the required 6 foot free passage way for pedestrian or the required visibility triangles at driveways and intersections.

3 of 9	LOT M1
IDENTIFICATION	
Lot Name	LOT M1
Lot Description	Multiple Dwelling Unit Building
Sub-Zones Permitted	T5a
USE	
Residential	Permitted on all Floors
Commercial	Permitted
LOT	
Lot Size	2,400 SF Min
Width	30' Min; No Max
Depth	80 Min; No' Max
Building Coverage	90% max of lot covered by building
SETBACK	
At Building Front	5 ft Min, 16 ft Max
At Building side	0 ft Min, 40‘ Max
At Building Rear	5‘ Min landscape buffer
At Outbuilding Side	0‘ Min
At Outbuilding Rear	NA
FRONTAGE	
Of Building on Bldg Line	65% except for courtyards and plazas
Porch Width	0‘ Min width
Arcade/Porch Depth	0‘ Min depth
Of Frontage Fence	36” Max height
HEIGHT	
Number of Stories	4 Max
Height at Eave	55‘ Max
Residential Ceiling, 1st Fl	9‘ Min
Commercial 1st Floor Height	NA
RESIDENTIAL BUILDING SIZE	
SF Detached	NA
SF Attached	NA
Multi-Family	1 Bedrm: 690 SF; 2 Bedrm 980 SF; 3 Bedrm 1100 SF Min; + 250 SF per additional bedroom
Senior Independent Living Unit	400 SF Min
IMPERVIOUS COVERAGE	
Building plus Paving	90%



ALLEY-LOADED ATTACHED

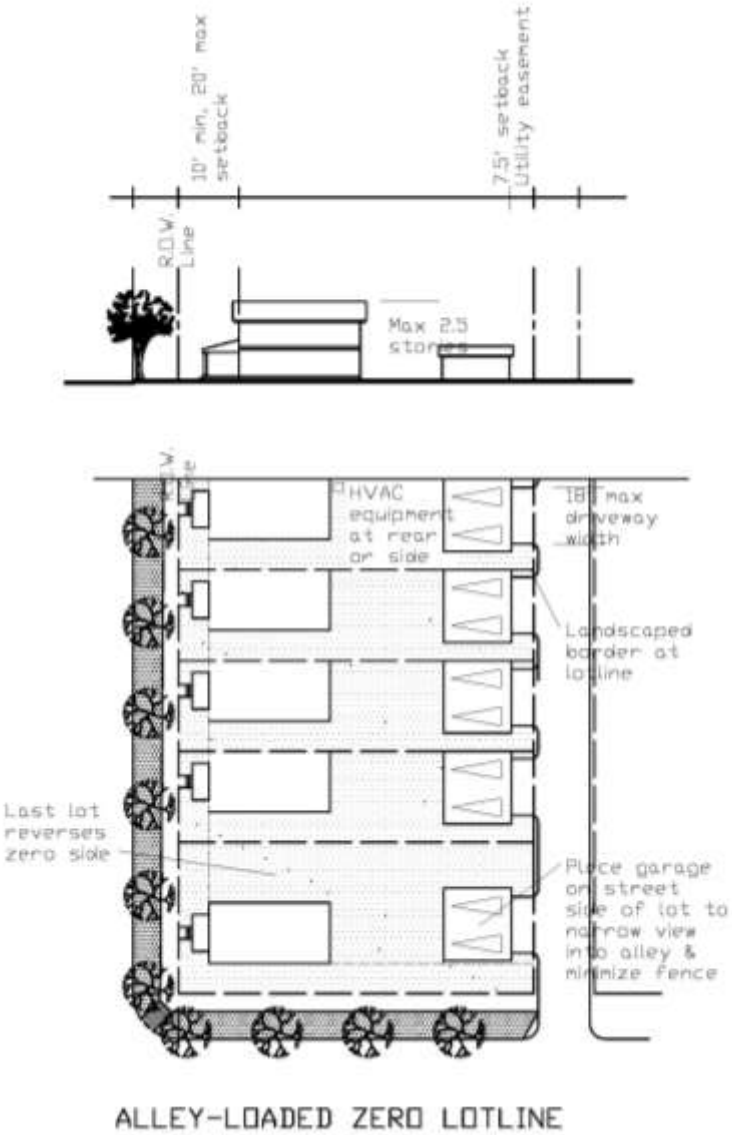
LOT R1

PRIVACY FENCE LOCATION

Front: Behind the designated Building Line
Side fronting secondary street on corner lots: Behind designated Building Line
Side abutting adjacent lot: may be on property line

4 of 9 | LOT R1

IDENTIFICATION	
Lot Name	LOT R1
Lot Description	Single Family Attached; Townhomes
Sub-Zones Permitted	T4b, T5a
USE	
Residential	Permitted
Commercial	T4b: Home Occupation only. T5a: Live/Work units permitted
LOT	
Lot Size	2,200 SF Min
Width	25' Min
Depth	80 Min
Building Coverage	85% max of lot covered by building
SETBACK	
At Building Front	5‘ Min, 20‘ Max
At Building side	0‘ Min
At Building Rear	7.5' Utility Easement
At Outbuilding Side	0‘ Min
At Outbuilding Rear	7.5‘ Utility Easement
FRONTAGE	
Of Building on Bldg Line	85% Min typ. 90% corner lots
Porch Width	0‘ Min width
Arcade/Porch Depth	0‘ Min Depth
Of Frontage Fence	36” Max height
HEIGHT	
Number of Stories	2.5 Max
Height at Eave	35‘ Max
Residential Ceiling, 1st Fl	8‘ Min
Commercial 1st Floor Height	NA
RESIDENTIAL BUILDING SIZE	
SF Detached	NA
SF Attached	1200 SF Min
Multi-Family	550 SF Min
Outbuilding Additional Unit	400 Max
IMPERVIOUS COVERAGE	
Building plus Paving	95%

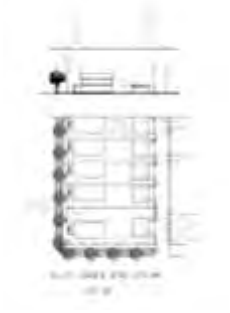


ALLEY-LOADED ZERO LOTLINE

LOT R2

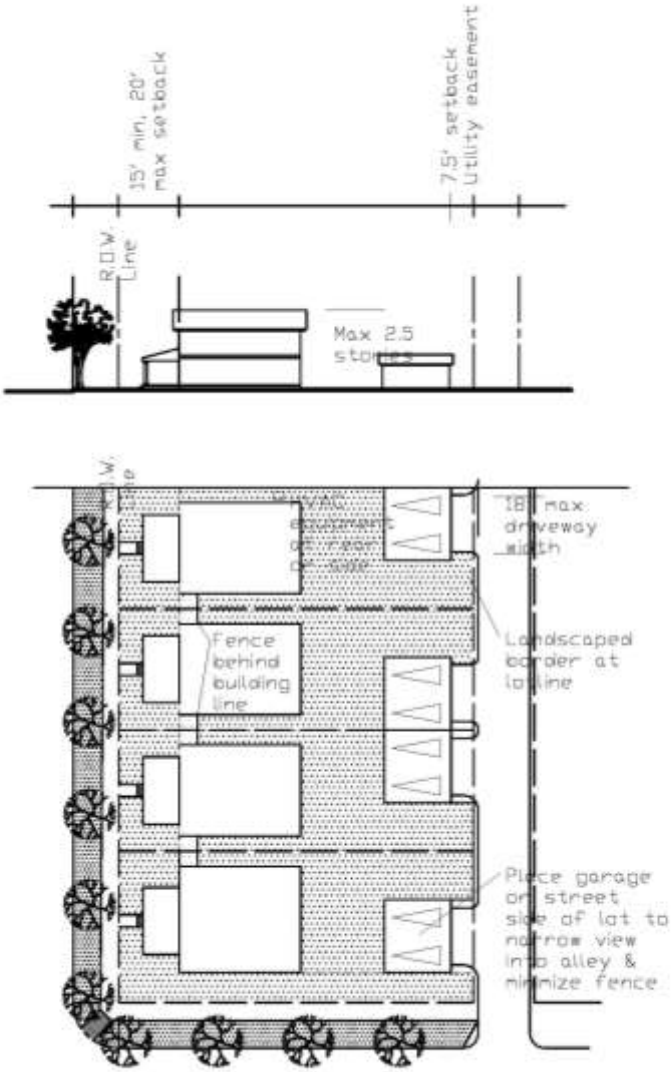
PRIVACY FENCE LOCATION

Front: Behind the designated Building Line
Side fronting secondary street on corner lots: Behind designated Building Line
Side abutting adjacent lot: may be on property line



5 of 9 | LOT R2

IDENTIFICATION	
Lot Name	LOT R2
Lot Description	Single Family Detached Residential, Zero Lot Line
Sub-Zones Permitted	T4b, T5a
USE	
Residential	Permitted
Commercial	Home Occupation only
LOT	
Lot Size	2,700 SF Min
Width	30' Min
Depth	90 Min
Building Coverage	80% Max of lot covered by building
SETBACK	
At Building Front	10‘ Min, 20 ft Max
At Building side	0 ft one side, 5 ft min other side
At Building Rear	7.5' Utility Easement
At Outbuilding Side	0‘ Min
At Outbuilding Rear	7.5‘ Utility Easement
FRONTAGE	
Of Building on Bldg Line	80% min except corner lots
Porch Width	0‘ Min width
Arcade/Porch Depth	0‘ Min depth
Of Frontage Fence	36” Max height
HEIGHT	
Number of Stories	2.5 Max
Height at Eave	35‘ Max
Residential Ceiling, 1st Fl	8‘ Min
Commercial 1st Floor Height	NA
RESIDENTIAL BUILDING SIZE	
SF Detached	1700 SF Min Average
SF Attached	NA
Multi-Family	NA
Outbuilding Additional Unit	500 SF Max
IMPERVIOUS COVERAGE	
Building plus Paving	90%



ALLEY-LOADED DETACHED

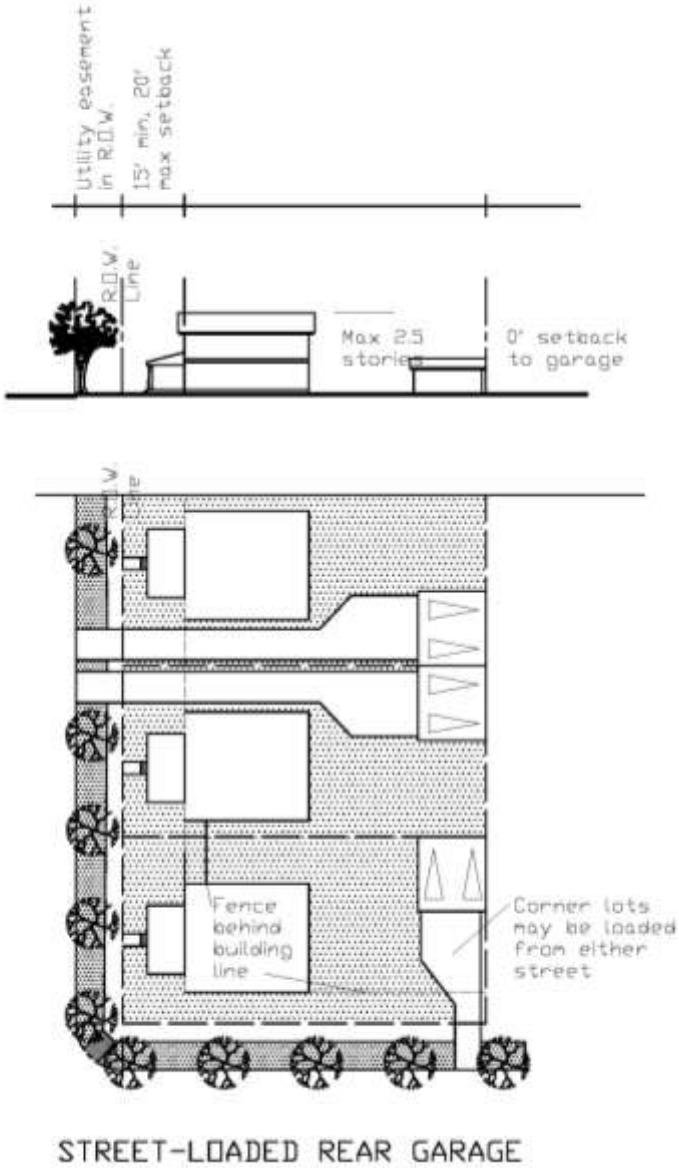
LOT R3

PRIVACY FENCE LOCATION

Front: Behind the designated Building Line
Side fronting secondary street on corner lots: Behind designated Building Line
Side abutting adjacent lot: may be on property line

6 of 9 | LOT R3

IDENTIFICATION	
Lot Name	LOT R3
Lot Description	Single Family Detached Residential, Traditional Lot
Sub-Zones Permitted	T4a, T4b, T5a
USE	
Residential	Permitted
Commercial	Home Occupation only
LOT	
Lot Size	4,000 SF Min
Width	40' Min
Depth	100‘ Min
Building Coverage	70% max of lot covered by building
SETBACK	
At Building Front	15‘ Min, 20‘ Max
At Building side	5 ft Min
At Building Rear	7.5' Utility Easement
At Outbuilding Side	0‘ Min
At Outbuilding Rear	7.5‘ Utility Easement
FRONTAGE	
Of Building on Bldg Line	80% Min
Porch Width	0‘ Min width
Arcade/Porch Depth	0‘ Min depth
Of Frontage Fence	36” Max height
HEIGHT	
Number of Stories	2.5 Max
Height at Eave	35‘ Max
Residential Ceiling, 1st Fl	8‘ Min
Commercial 1st Floor Height	NA
RESIDENTIAL BUILDING SIZE	
SF Detached	1700 SF Min and 2000 SF Min Average
SF Attached	NA
Multi-Family	NA
Outbuilding Additional Unit	500 SF Max
IMPERVIOUS COVERAGE	
Building plus Paving	80%



STREET-LOADED REAR GARAGE

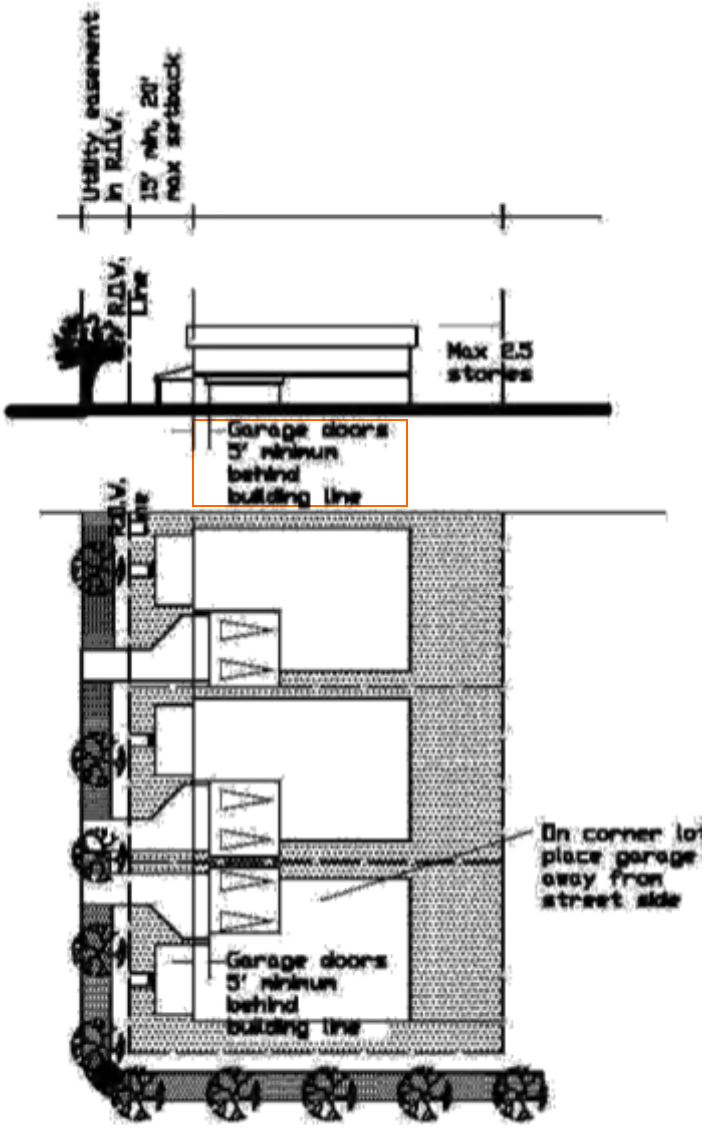
LOT R4

PRIVACY FENCE LOCATION

Front: Behind the designated Building Line
Side fronting secondary street on corner lots: Behind designated Building Line
Side abutting adjacent lot: may be on property line

7 of 9 **LOT R4**

IDENTIFICATION	
Lot Name	LOT R4
Lot Description	Single Family Detached Residential, Rear Garage
Sub-Zones Permitted	T4a, T4b, T5a
USE	
Residential	Permitted
Commercial	Home Occupation only
LOT	
Lot Size	5,500 SF Min
Width	50' Min
Depth	100‘ Min
Building Coverage	65% Max of lot covered by building
SETBACK	
At Building Front	15‘ Min, 20‘ Max
At Building side	5‘ Min
At Building Rear	0‘ Min
At Outbuilding Side	0‘ Min
At Outbuilding Rear	0‘ Min
FRONTAGE	
Of Building on Bldg Line	50% Min
Porch Width	0‘ Min width
Arcade/Porch Depth	0‘ Min depth
Of Frontage Fence	36” Max height
HEIGHT	
Number of Stories	2.5 Max
Height at Eave	35‘ Max
Residential Ceiling, 1st Fl	8‘ Min
Commercial 1st Floor Height	NA
RESIDENTIAL BUILDING SIZE	
SF Detached	1700 SF Min and 2000 SF Min Average
SF Attached	NA
Multi-Family	NA
Outbuilding Additional Unit	500 SF Max
IMPERVIOUS COVERAGE	
Building plus Paving	70%

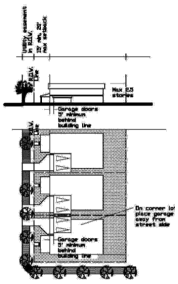


STREET-LOADED RECESSED GARAGE

LOT R5

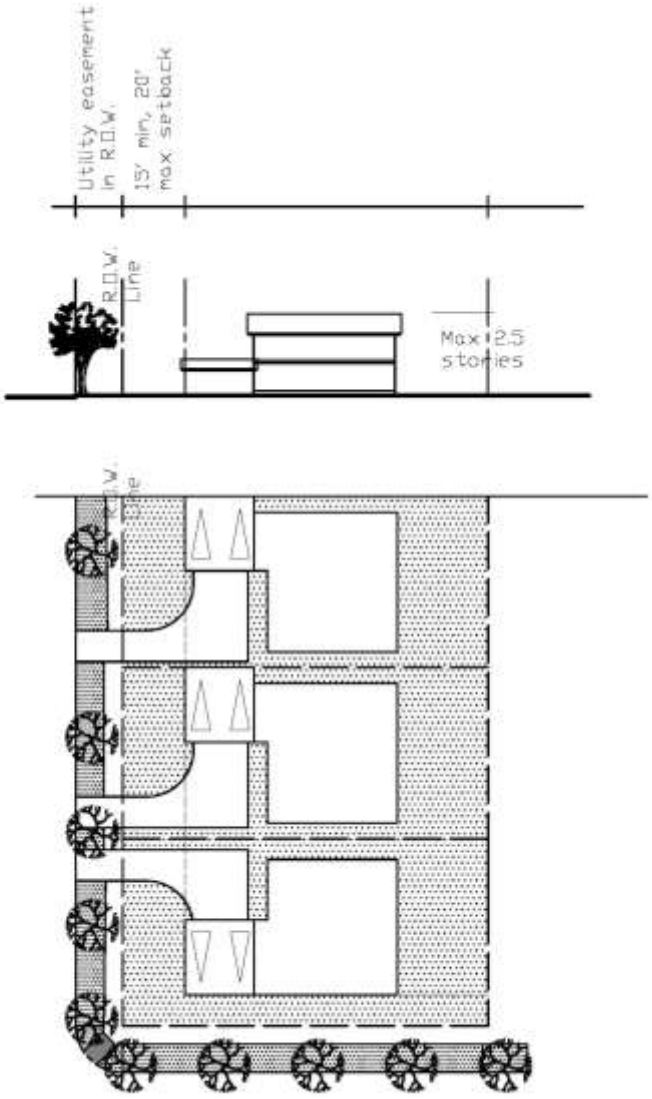
PRIVACY FENCE LOCATION

Front: Behind the designated Building Line
Side fronting secondary street on corner lots: Behind designated Building Line
Side abutting adjacent lot: may be on property line



8 of 9 **LOT R5**

IDENTIFICATION	
Lot Name	LOT R5
Lot Description	Single Family Detached Residential, Recessed Garage
Sub-Zones Permitted	T4a, T4b, T5a
USE	
Residential	Permitted
Commercial	Home Occupation only
LOT	
Lot Size	5,500 SF Min
Width	50' Min
Depth	100‘ Min
Building Coverage	65% max of lot covered by building
SETBACK	
At Building Front	15‘ Min, 20‘ Max
At Building side	5‘ Min
At Building Rear	0‘ Min
At Outbuilding Side	0‘ Min
At Outbuilding Rear	0‘ Min
FRONTAGE	
Of Building on Bldg Line	50% Min
Porch Width	0‘ Min width
Arcade/Porch Depth	0‘ Min depth
Of Frontage Fence	36” Max height
HEIGHT	
Number of Stories	2.5 Max
Height at Eave	35‘ Max
Residential Ceiling, 1st Fl	8‘ Min
Commercial 1st Floor Height	NA
RESIDENTIAL BUILDING SIZE	
SF Detached	1700 SF Min and 2000 SF Min Average
SF Attached	NA
Multi-Family	NA
Outbuilding Additional Unit	500 SF Max
IMPERVIOUS COVERAGE	
Building plus Paving	70%

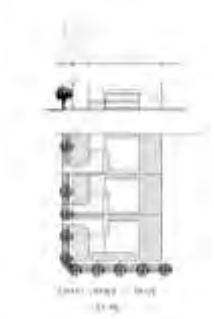


STREET-LOADED 'J' DRIVE

LOT R6

PRIVACY FENCE LOCATION

Front: Behind the designated Building Line
Side fronting secondary street on corner lots: Behind designated Building Line
Side abutting adjacent lot: may be on property line



9 of 9 | LOT R6

IDENTIFICATION	
Lot Name	LOT R6
Lot Description	Single Family Detached Residential, _J‘ Drive Garage
Sub-Zones Permitted	T4a, T4b, T5a
USE	
Residential	Permitted
Commercial	Home Occupation only
LOT	
Lot Size	5,500 SF Min
Width	50' Min
Depth	100 Min
Building Coverage	65% Max of lot covered by building
SETBACK	
At Building Front	15 ft Min, 20 ft Max
At Building side	5 ft Min
At Building Rear	0 ft Min
At Outbuilding Side	0 ft Min
At Outbuilding Rear	0 ft Min
FRONTAGE	
Of Building on Bldg Line	50% Min
Porch Width	0‘ Min width
Arcade/Porch Depth	0‘ Min depth
Of Frontage Fence	36” Max height
HEIGHT	
Number of Stories	2.5 Max
Height at Eave	35‘ Max
Residential Ceiling, 1st Fl	8‘ Min
Commercial 1st Floor Height	NA
RESIDENTIAL BUILDING SIZE	
SF Detached	1700 SF Min and 2000 SF Min Average
SF Attached	NA
Multi-Family	NA
Outbuilding Additional Unit	500 SF Max
IMPERVIOUS COVERAGE	
Building plus Paving	70%

SECTION 10

BUILDING DESIGN STANDARDS

BUILDING DESIGN STANDARDS

Building Design Standards are divided into five categories. Commercial Buildings are occupied entirely by commercial uses including retail, restaurant or office. Mixed-use Buildings contain both commercial occupancy and residential occupancy. Multiple-family Buildings contain multiple dwelling units within a single building and share a lot. Single Family Attached contain multiple dwelling units separated by shared walls on individually platted lots. Single Family Detached are freestanding individual dwelling units on a single lot.

A) Commercial Structures (Stores, in-line retail, pad sites and offices)

1. **Zones Permitted**: T5a, T5b, T5c.
2. **Materials—Permitted and Prohibited:**
   a. Materials for structures will be in compliance with Section 84-181 of the UDC.
   b. Minimum exterior façade—100 percent masonry façade on all wall elevations.
3. **Building and accessory structures location on lot:**
   a. Primary Building Structure must comply with Setback requirements.
   b. Building garages or parking decks may have one entrance on each street façade.
   c. Carports must be accessed from the alley or parking lot. Carport columns must match primary building material, if visible from the public ROW.
   d. Dumpsters must be accessed from the alley or parking lot and must be concealed by a masonry wall.
   e. Any ancillary building or outbuilding fronting the street must match the primary building in design and materials.
   f. Service and delivery and loading docks must be accessed from the alleys or rear of structures.
4. **Required Features**:
   a. Enclosed and conditioned interior corridors on upper floors.
   b. Elevators shall be used for buildings 2 full stories or higher. Mezzanines do not require elevators.
   c. HVAC units and utility meters shall be concealed from the public right-of-way, and shall be placed at the rear of the building or HVAC units may be placed on the roof. Roof screening may be required to insure that equipment is not visible from adjacent public right-of-way.
   d. If brick is used, it shall be properly detailed. Brick shall course exactly to the top and bottom of all wall openings.
   e. If brick is used, a soldier course or other masonry header above windows & doors on street façade.
   f. The style of the windows shall match the building style.
   g. Window openings and panes shall be vertically proportioned or square.
   h. Casings shall never be narrower than 3 ½” except on masonry walls. Brick shall never be visible between a door or window and its casing. Head casing shall be equal to or wider than the jamb casing.
   i. Gutters shall be copper, galvanized steel, aluminum or painted if exposed.

A) Commercial Structures (Stores, in-line retail, pad sites and offices) Continued

5. **Optional Features**—each structure must use at least 2 of the following features:
   a. Awnings on 25% of the storefront windows and doors
   b. Upgraded signage to include halo or silhouette signage lighting.
   c. Decorative eave and soffit .
   d. Upgrading the roof material to tile, slate, or simulated tile or simulated slate.
   e. Decorative lighting of the street façade.
   f. Public feature such as a fountain or shaded sitting area.
   g. Decorative eave and soffit
   h. Public feature such as fountain or shaded sitting area
   i. Canopy at the front entrance to lobbies
   j. If brick or stucco is used, a stone base below first floor windows.

B) Mixed-Use Structures (Shops and Lofts)

1. **Zones Permitted**: T5a, T5b.
2. **Materials—Permitted and Prohibited**:
   a. Materials for structures will be in compliance with Section 84-181 of the UDC.
   b. Minimum exterior façade—100 percent masonry façade on all wall elevations.
3. **Building and accessory structures location on lot:**
   a. Primary Building Structure must comply with Setback requirements.
   b. Individual garages must be accessed from the alley or parking lot.
   c. Building garages or parking decks may have one entrance on each street façade.
   d. Carports must be accessed from the alley or parking lot. Carport columns must match primary building material, if visible from the public ROW.
   e. Dumpsters must be accessed from the alley or parking lot and must be concealed by a masonry wall.
   f. Any ancillary building or outbuilding fronting the street must match the primary building in design and materials.
   g. Ground floor must have multiple primary entrances on the public sidewalk.
   h. Service and delivery and loading docks must be accessed from the parking lots or alleys.
4. **Required Features:**
   a. Street façade shall have shop windows and doors.
   b. There shall be a sign band of at least 4 feet in height above shop windows.
   c. Stairways should be concealed from the street and be placed within the building footprint, although stairs and corridors may be exposed to ambient weather. Pedestrian entrances shall be accessible from the street.
   d. Elevators are required in buildings 4 stories in height or higher.
   e. If a portion of the roof is visible from the street sidewalk, the roof material shall be slate or simulated slate, tile or simulated tile, or standing seam metal roof.
   g. If brick is used, it shall be properly detailed. Brick shall course exactly to the top and bottom of all wall openings.
   f. If brick is used, a soldier course or other masonry header shall be placed above windows & doors on the street façade
   g. HVAC units and utility meters shall be concealed from the public right-of-way, and shall be placed at the rear of the building or HVAC may be placed on the roof. Roof screening may be required to insure that equipment is not visible from adjacent public right-of-way.
   h. If bay windows are used on the street façade, they shall be trimmed with a vertical jamb casing that extends from the window sash to the corner of the bay.

B) Mixed-Use Structures (Shops and Lofts) Continued

i. If bay windows are used on the street façade, they shall extend to the ground or be supported by visible brackets or bracing.
j. Window openings and panes shall be vertically proportioned or square.
k. Flush mounted windows are prohibited.
l. If shutters are used, they shall be one-half the width of, and the same height as the associated windows. All shutters shall be louvered, paneled, or constructed of boards as appropriate to the style of the building. Shutters do not need to be operable.
m. Gutters shall be copper, galvanized steel, aluminum or painted if exposed.
n. Casings shall never be narrower than 3 ½" except on masonry walls. Brick shall never be visible between a door or window and its casing. Head casing shall be equal to or wider than the jamb casing.
q. If chimneys are visible, they shall be sheathed in brick, stone, stucco or cementitious siding.
r. If chimneys are visible, they shall have a projecting cap.
s. If chimneys are located on a street-facing wall, they shall extend to the ground.
f. If there are columns at the front façade, column bases shall not protrude beyond the bottom edge of the porch, stoop or patio flooring,

5. **Optional Features**—each structure must use at least 4 of the following features:
a. Canopy at the front entrance to lobbies
b. Balconies on at least 25% of the units facing the street.
c. Decorative railings on balconies.
d. Window awnings on 25% of the upper story windows facing the street.
e. Awnings on 25% of the storefront windows and doors
f. If brick or stucco is used, a stone base below first floor windows.
g. Upgrading the roof material to tile, slate, or simulated tile or simulated slate.
h. Decorative roof finials or ornamentation on the parapet.
i. Trim at windows and doors of the street façade.
j. Decorative eave and soffit.
k. Arched window head or heads (depending on architectural style) on street façade.
l. Painted wood or simulated wood panels below the window sills of the shop windows
m. Halo or indirect lighting on shop wall signs.
n. Elevators in building 3 stories or less in height.
o. Shutters on all primary frontage windows

C) Multiple Family Structures (Lofts)

1. **Zones Permitted**: T5a.
2. **Materials**—Permitted and Prohibited:
   a. Materials for structures will be in compliance with Section 84-181 of the UDC.
   b. Minimum exterior façade—90 percent masonry façade on all wall elevations.
3. **Building and accessory structures location on lot:**
   a. Primary Building Structure must comply with Setback requirements.
   b. Individual garages and carports must be accessed from the alley or parking lot. Carport columns must match primary building material, if visible from the public ROW.
   c. Building garages or parking decks may have one entrance on each street façade
   d. Dumpsters must be accessed from the alley or parking lot and must be concealed by a masonry wall.
   e. Any ancillary building or outbuilding fronting the street must match the primary building in design and materials.
4. **Required Features:**
   a. Elevators are required in 4 story or higher buildings.
   b. Stairways should be concealed from the street and be placed within the building footprint, although stairs and corridors may be exposed to ambient weather. Pedestrian entrances shall be accessible from the street.
   c. If the roof is visible from the street, roof material shall use architectural grade asphalt shingles, or better, such as tile, slate or standing seam metal roof.
   f. HVAC units and utility meters shall be concealed from the public right-of-way, and shall be placed at the rear of the building or HVAC may be placed on the roof. Roof screening may be required to insure that equipment is not visible from adjacent public right-of-way.
   g. If brick is used, it shall be properly detailed. Brick shall course exactly to the top and bottom of all wall openings.
   h. If brick is used, a soldier course or other masonry header shall be placed above windows & doors on the street façade
   i. If bay windows are used on the street façade, they shall be trimmed with a vertical jamb casing that extends from the window sash to the corner of the bay.
   j. If bay windows are used on the street façade, they shall extend to the ground or be supported by visible brackets or bracing.
   k. Windows shall be single hung, double hung, triple hung, or casement.
   l. Window openings and panes shall be vertically proportioned or square.
   m. Flush mounted windows are prohibited.

C) Multiple Family Structures (Lofts) Continued

n. Windows are to be placed on each wall elevation with a wall to window ratio that meets the light and air requirements of the code.
o. If shutters are used, they shall be one-half the width of, and the same height as the associated window. All shutters shall be louvered, paneled, or constructed of boards as appropriate to the style of the building. Shutters do not need to be operable.
p. Casings shall never be narrower than 3 ½" except on masonry walls. Brick shall never be visible between a door or window and its casing. Head casing shall be equal to or wider than the jamb casing.
q. Gutters shall be copper, galvanized steel, aluminum or painted if exposed.
r. If dormers are used, they shall not use siding as jamb material. Dormer jamb material should be a solid casing assembly from the window to the corner of the dormer wall.
s. The body of a single-window dormer shall be vertically proportioned or square.
t. If chimneys are visible, they shall be sheathed in brick, stone, stucco or cementitious siding.
u. If chimneys are visible, they shall have a projecting cap.
v. If chimneys are located on a street-facing wall, they shall extend to the ground.
w. Posts exposed on the street wall shall be no less than 6" x 6" in cross section.
x. If there are columns at the front façade, column bases shall not protrude beyond the bottom edge of the porch, stoop or patio flooring,

5. **Optional Features**—each structure must use at least 4 of the following features:
   a. Canopy at the front entrance.
   b. Balconies on at least 25% of the units facing the street.
   c. Decorative railings on balconies.
   d. Window awnings on 25% of the windows facing the street.
   e. If brick or stucco is used, a stone base below first floor windows.
   f. Upgrading the roof material to tile, slate, or simulated tile or simulated slate.
   g. Decorative trim at eave and soffit
   h. Decorative roof finials or ornamentation on the parapet.
   i. Trim at windows and doors of the street façade.
   j. Arched window head or heads (depending on architectural style) on street façade.
   k. Elevators in building 3 stories or less in height.
   l. Shutters on all primary frontage windows

D) Single Family Attached Structures (Townhomes)

1. **Zones Permitted**: T4b, T5a
2. **Materials—Permitted and Prohibited**:
   a. Materials for structures will be in compliance with Section 84-181 of the UDC.
   b. Minimum exterior façade—90 percent masonry façade on all wall elevations.
3. **Required Features:**
   a. Architectural grade asphalt shingles, or better.
   b. Wood or stained fiberglass simulated wood grain front door.
   c. Finished floor elevation must be at least 18 inches above the street curb, unless lot abuts floodplain.
   f. Concealed HVAC units, trash storage and utility meters to insure equipment is not visible from adjacent ROW.
   g. Brick shall be properly detailed. Brick shall course exactly to the top and bottom of all wall openings.
   h. If brick is used, soldier course or other masonry header above windows & doors on street façade
   i. Windows shall be single hung, double hung, triple hung , or casement.
   j. Window openings and panes shall be vertically proportioned or square.
   k. Flush mounted windows are prohibited.
   l. Windows are to be placed on each wall elevation with a wall to window ratio that meets the light and air requirements of the code.
   m. If shutters are used, they shall be exactly one-half the width of, and the same height of the associated opening. All shutters shall be louvered, paneled, or constructed of boards as appropriate to the style of the building. Shutters do not need to be operable.
   n. Casings shall never be narrower than 3 ½” except on masonry walls. Brick shall never be visible between a door or window and its casing. Head casing shall be equal to or wider than the jamb casing.
   o. Gutters shall be copper, galvanized steel, aluminum or painted if exposed.
   p. Dormers shall never use siding as jamb material. Dormer jamb material should be a solid casing assembly from the window to the corner of the dormer wall.
   q. The body of a single-window dormer shall be vertically proportioned or square.
   r. If chimneys are visible, they shall be sheathed in brick, stone, stucco or cementitious siding.
   s. If chimneys are visible, they shall have a projecting cap
   t. If chimneys are located on a street-facing wall, they shall extend to the ground.
   u. Posts exposed on the street wall shall be no less than 6” x 6” in cross section.

D) Single Family Attached Structures (Townhomes) Continued

v. Column base shall not protrude beyond the bottom edge of the porch or stop flooring.
w. If a porch is used, porch beams shall be visible from both the inside and the outside of the porch. Seams between the beam face and the bottom of built-up beams shall occur beneath the beam.

4. **Optional Features**—each home must use at least 4 of the following features:
   a. Front Stoop and Portico at front door.
   b. Decorative or architectural stair railing.
   c. If brick or stucco is used, stone base below first floor windows.
   d. Tile, slate, or simulated tile or simulated slate roof material.
   e. Decorative eave and soffit.
   f. Trim at gable rake.
   g. Decorative roof finials or ornamentation.
   h. Trim at windows and doors of the street façade.
   i. Arched window head or heads (depending on architectural style) on street façade.
   j. Dormer with window.
   k. Window shutters.
   l. Divided light windows.
   m. Decorative attic or gable feature greater than 3 square feet in size
   n. Stone, brick, or decorative concrete lead walk from sidewalk to front door.

D) Single Family Detached Structures

1. **Zones Permitted**: T4a, T4b, T5a.
2. **Architecture**
   a. For single family residential (detached and attached) structures, the common ―developer tract" styles are discouraged, particularly since they rely on ―curb appeal" architectural features attached to a ―box." They also emphasize garages as a prominent architectural portion of the façade. All single family residential structures are encouraged to provide an architectural style which is researched and can be appropriately represented before projects are submitted to staff, the Development Review Committee, the Planning and Zoning Commission, and the City Council.
   b. Development of new homes should address the following:
      i. The front entry should be well defined in scale with the house, and not distract from the rest of the house.
      ii. The architectural style and design of building elements including building proportions, exterior siding or façade treatment, roof pitch, materials, door and window styles, color and textures should be considered throughout the structure.
      iii. To reduce ―box" volumes, use of single story roofs and porches on front elevations is encouraged.
      iv. Architectural elements, such as simple roof forms, façade articulation, roof breaks, walls with texture materials and ornamental details, and incorporation of landscaping, add visual interest and reduce scale.
      v. Façade treatment, relevant to the home‘s style should be carried throughout the entire house with each façade and any accessory structure.
      vi. Architectural features such as decorative moldings, windows, dormers, chimneys, balconies and railings, and landscaping elements such as lattices can add detail to a façade and are encouraged.
      vii. Facades should be articulated to show fenestration and recessed planes. Large areas of flat, blank wall and lack of treatment are strongly discouraged.
      viii. Two story entries appear inappropriately massive and are discouraged.
3. **Materials—Permitted and Prohibited**:
   a. Materials for structures will be in compliance with Section 84-181 of the UDC.
   b. Minimum exterior façade—90 percent masonry façade on all wall elevations.
4. **Building and accessory structures location on lot**:
   a. Primary Building Structure must comply with Setback requirements.
   b. Garage doors accessible from the street shall be constructed of decorative wood (―Carriage Door" Style) or stained simulated wood composite material to be used on Lot Type R6 and lot type R5. Lot Type R5 may use painted aluminum garage doors if the doors are set back from the building line 18 feet or more.

E) Single Family Detached Structures, Continued

5. **Required Features:**
   a. Minimum Roof Pitch: 6:12, except porches.
   b. Architectural grade asphalt shingles, or better.
   c. Wood or stained fiberglass simulated wood grain front door.
   d. Finished floor elevation must be at least 18 inches above the street curb, unless lot abuts floodplain.
   e. No façade may be repeated within any 5 adjacent lots or across the street from those lots.
   f. Concealed HVAC units, trash storage, and utility meters.
   g. If brick is used, brick shall be properly detailed. Brick shall course exactly to the top and bottom of all wall openings. .
   i. If brick is used, a soldier course or other masonry header is required above windows & doors on the façade(s) facing the street, if compatible with building section.
   j. Windows shall be single hung, double hung, triple hung, or casement.
   k. Window openings and panes shall be vertically proportioned or square.
   l. Flush mounted windows are prohibited.
   m. Windows are to be placed on each wall elevation with a wall to window ratio that meets the light and air requirements of the code.
   n. If shutters are used, shutters shall be one-half the width of, and the same height of the associated opening. All shutters shall be louvered, paneled, or constructed of boards as appropriate to the style of the building. Shutters do not need to be operable.
   o. Casings shall never be narrower than 3 ½" except on masonry walls. Brick shall never be visible between a door or window and its casing. Head casing shall be equal to or wider than the jamb casing.
   p. Gutters shall be copper, galvanized steel, aluminum or painted if exposed.
   q. Dormers shall not use siding as jamb material.
   r. The body of a single-window dormer shall be vertically proportioned or square.
   s. If chimneys are visible, they shall be sheathed in brick, stone, stucco or cementitious siding.
   t. If chimneys are visible, they shall have a projecting cap
   u. If chimneys are located on a street-facing wall, they shall extend to the ground.
   v. Posts exposed on the street wall shall be no less than 6" x 6" in cross section.
   w. If a porch is used, the porch column base shall not protrude beyond the bottom edge of the porch flooring.
   x. If a porch is used, porch beams shall be visible from both the inside and the outside of the porch. Seams between the beam face and the bottom of built-up beams shall occur beneath the beam.
   y. If gutters are exposed, they shall be copper, galvanized steel, aluminum or painted.
   z. For Lot Type R2, (zero lot line lots) a covered patio shall be installed on the non-zero lot line façade. The covering element may be a roof structure or trellis type structure. The patio cover may encroach on the side setback up to the property line.

6. **Optional Features**—each home must use at least 4 of the following features:
   a. Stoop and portico at front door
   b. Front Porch.
   c. Front porch or front stoop steps and railing
   d. Front Porch roof.
   e. Decorative or architectural porch railing.
   f. Second story porch.
   g. Wood or simulated wood garage doors; on lot types R1, R2, R3, R4. It is an optional feature on lot type R5 if garage door is set back 18‘ or more from building line.
   h. If brick or stucco is used, a stone base below first floor windows shall be installed.
   i. Facades using stone to cover 70% or more of the exterior.
   j. Tile, slate, or simulated tile or simulated slate roof material.
   k. Decorative eave and soffit.
   l. Trim at gable rake.
   m. Decorative roof finials or ornamentation.
   n. Decorative attic or gable feature greater than 3 square feet in size
   o. Trim at windows and doors of the street façade.
   p. Arched window head or heads (depending on architectural style) on street façade.
   q. Dormer with window.
   r. Window shutters on street façade(s).
   s. Divided light windows.
   t. Decorative concrete driveway

SECTION 11

OPEN SPACE REQUIREMENTS

OPEN SPACE REQUIREMENTS

A) Minimum Area

1. The cumulative total of all public Open Space shall not fall below 7% of the total land area being developed, exclusive of the Floodway located within the area governed by the Riverwalk! Development Code. The Open Space shall be calculated by adding all the areas of dedicated public space plus the dedicated private Open Space lots that have clear public access directly from a public Right -of-way. The totals from each final plat submitted and approved shall constitute a running total for the entire area governed by this Ordinance.
2. Within each Sub-Zone, a minimum area of public Open Space shall be dedicated as a part of the development process. The minimum areas are identified in Section 4 of this Ordinance.

B) Trail Connections

1. All of the public Open Space, one acre or greater, shall be connected by the trail system into a unified system of recreational and public Open Spaces. The trail must comply with Thoroughfare type T1, and may be combined with other street frontage types. The maintenance of the open spaces and the trail system shall be borne by the respective property owners‘ associations, unless established otherwise by agreements with the City.

C) Maximum of 800 feet

1. All residential dwelling units must be located within 800 feet from a public or private open space. The distribution of open space may include dedicated common areas within thoroughfare rights-of way, as well as playgrounds. Small, local open spaces within a portion of a neighborhood are not required to be connected to the trail system, but it is highly recommended. The measurement of the 800 feet can be established by mapping a circle with an 800 foot radius. All lots touching the circle shall meet this requirement. The trail system connecting Open Spaces shall not be counted as Open Space unless it complies with the requirements for Greenways.

D) Greenways

1. Greenways are linear open spaces containing trails and landscaping. The minimum width of a Greenway shall be 50‘ but it may be narrower for short distances if conditions do not permit the full width due to topography or natural obstructions.

E) No Other Requirements

1. No other minimum Open Space Standards shall apply

SMARTCODE TABLE 13: CIVIC SPACE

a. Park: A natural preserve available for unstructured recreation. A park may be independent of surrounding building Frontages. Its landscape shall consist of Paths and trails, meadows, waterbodies, woodland and open shelters, all naturalistically disposed. Parks may be lineal, following the trajectories of natural corridors. The minimum size shall be 8 acres. Larger parks may be approved by Warrant as Special Districts in all zones.

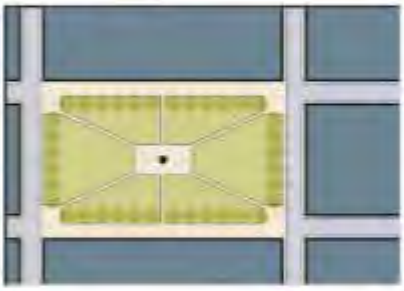
A Park shall be greater than 5 acres with a typical transverse dimension greater than 200 feet minimum. There shall be at least one Park within the *Riverwalk!* planning area

b. Green: An Open Space, available for unstructured recreation. A Green may be spatially defined by landscaping rather than building Frontages. Its landscape shall consist of lawn and trees, naturalistically disposed. The minimum size shall be 1/2 acre and the maximum shall be 8 acres.

A Green shall be greater than 0.5 acres but less than 5 acres with a typical transverse dimension greater than 100 feet minimum. There shall be at least one Green within the *Riverwalk!* planning area

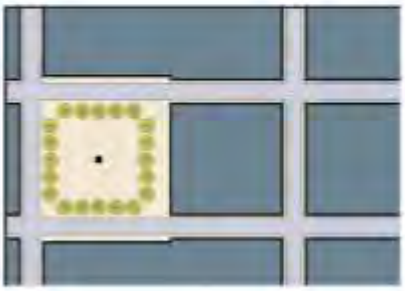
c. Square: An Open Space available for unstructured recreation and Civic purposes. A Square is spatially defined by building Frontages. Its landscape shall consist of paths, lawns and trees, formally disposed. Squares shall be located at the intersection of important Thoroughfares. The minimum size shall be 1/2 acre and the maximum shall be 5 acres.

A Square shall be greater than 0.25 acres but less than 2 acres with a typical transverse dimension greater than 50 feet minimum. There shall be at least one square within each neighborhood in the *Riverwalk* planning area



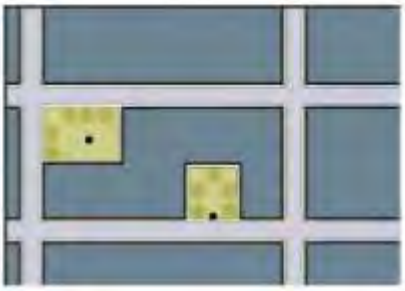
d. Plaza: An Open Space available for Civic purposes and Commercial activities. A Plaza shall be spatially defined by building Frontages. Its landscape shall consist primarily of pavement. Trees are optional. Plazas should be located at the intersection of important streets. The minimum size shall be 1/2 acre and the maximum shall be 2 acres.

A Plaza shall have no minimum dimension. They shall be used typically as a public place between a commercial or multi-dwelling residential building and the public ROW to be used either as outdoor commercial activity or as a "Gift to the Street" public amenity. No minimums apply in Riverwalk.



e. Playground: An Open Space designed and equipped for the recreation of children. A playground should be fenced and may include an open shelter. Playgrounds shall be interspersed within Residential areas and may be placed within a Block. Playgrounds may be included within parks and greens. There shall be no minimum or maximum size.

No Minimum
No Specifications



SECTION 12

LANDSCAPE AND FENCE STANDARDS

LANDSCAPE AND FENCE STANDARDS

A) Landscape Standards

Minimum landscape standards may be found in Table 12-1 in Section 12, identifying minimum plantings for all lot types. Procedures for approval of landscaping shall follow the process outlined in Section 84-335 of the City of Euless Unified Development Code. All landscaping shall comply with the minimum requirements outlined in Section 84-334 of the City of Euless Unified Development Code except as specified below.

MINIMUM LANDSCAPE STANDARDS				
TABLE 12-1	TREES	5 GAL	3 GAL	1 GAL
LOTS				
Residential Lots R1	0/lot	0	2	
Residential Lots R2, R3	2/lot, front & rear	2/ lot	3/ lot	9/lot
Residential Lots R4, R5, R6	2/lot, front	2/ lot	3/ lot	9/lot
Multi-family Lots M1	1/50' frontage	2/ 50' frontage	2/ 50' frontage	6/ 50' frontage
Mixed-use Lots C1	0	0	0	0
Commercial Lots C2	See UDC	See UDC	See UDC	See UDC
FRONTAGES				
Frontages C1, C2, M1	1/35' frontage	0	0	0
Frontages R1, R2	1/40' frontage	0	0	0
OPEN SPACES				
Park: > 5 acres	8/ acre	2	2	10/ac
Green: 0.5 > 5 acres	4/ acre	0	0	5/ac
Square: 0.25 > 3 acres	2/ acre	0	0	0
Plaza: No min. up to 1 acre	0	1	1	0
PARKING AREAS				
Parking lot - T5a Sub-zone	1/ 12 stalls	screen dumpsters & equipment	0 min	0 min
Parking lot - T5b Sub-zone	1/ 20 stalls	screen dumpsters & equipment	0 min	0 min
Parking lot - T5c Sub-zone	1/ 30 stalls	See UDC	See UDC	See UDC

NOTES:

1. All unpaved areas shall receive turf or landscaping.
2. Required trees on lots shall be a minimum of 3" caliper
3. Required Street Trees shall a minimum of 3" caliper, 12' in height
4. Tree species and spacing shall be consistent for each block
5. Tree canopies over the travel lanes of streets shall be 14' min
6. Site Plan submittals for single family residential shall include a street tree plan indicating tree species, varied by street.
7. Landscape approval process shall comply with 84-334 of City of Euless UDC except as indicated below:
   a. No exception
   b. Street yards less than 10' wide shall not require trees
   c. Shrubbery shall not be required on commercial C1 lots where buildings abut the sidewalk. C2 lots shall comply with UDC landscaping requirements.
8. If, at the time of land platting as required by Chapter 84, Article IX of the City of Euless Unified Development Code, Type I Reclaimed Water is made available by the City to the property governed by the Riverwalk! Planned Development, the Owner shall be required install the appropriate infrastructure to facilitate use and to utilize the Type I Reclaimed Water for all landscape irrigation purposes, except for residential irrigation at individual homes, in accordance with all applicable local, state and federal regulations. The requirement to use Type I Reclaimed Water is conditioned upon the volume charge per 1,000 gallons of metered reclaimed water being less than the volume charge per 1,000 gallons of metered potable water. The schedule of rates and charges for water service by the city is governed by Chapter 30, Section 35 of the City of Euless Comprehensive Code of Ordinances

B) Fence Standards

Fence and screening must comply with the UDC Sections 84-336 (b)(1), 84-336 (b)(3), 84-336 (c), and 84-336 (e).

Fence types and descriptions		Restrictions
	Wood Stockade Fence: Fence generally consisting of stained vertical wood boards nailed to cross members and 90% to 100% solid. Typical on residential rear yards.	Permitted only on Lot Types R1, R2, R3, R4, R5, R6. Fence cannot exceed 6 feet in height and must remain inside building setback lines.
	Masonry Decorative Fence: Generally consisting of brick, stone, precast concrete, or stucco. Usually 75% to 100% solid. Typical of higher end residential and commercial installations.	Masonry walls shall be installed as perimeter fencing of any single family detached subdivision if the rear of any lots abuts to Harwood Road, Midway Drive or Bear Creek Parkway. Steel tubular (wrought iron type) fencing with masonry columns may be installed with City Council approval. Masonry walls may not be used as internal or frontage fencing within single family detached lot types. Wherever else fencing may be used (with the exceptions above) this fence may be used. Height and design is subject to restrictions in the design guidelines. Masonry walls used as frontage fences (where allowed) shall be 25% to 50% open.
	Wrought Iron: Versatile applications for residential or commercial applications consisting of iron, steel or aluminum vertical pickets welded to a metal frame at the top and bottom. Usually at least 90% open.	May be used on all residential and commercial lots. Height max at rear of R-lots is 6 ft; height at front of R-lots is 3 ft.
	Picket Fence: This a shorter wood fence generally consisting of vertical wood boards nailed to cross members alternating open spaces with the pickets. Usually less than 3 feet high in residential applications and is about 50% open.	May be used only on R-lots. Max height at sidewalk is 3 feet.
	Corral Fencing: Typical of ranching or agricultural operations. Consists of a couple of long horizontal wood or pipe components between upright posts. More than 90% open.	Not permitted on residential lots except by Special Development Plan.
	Split rail Fence: Similar to Corral Fencing but consisting of rough hewn timber. Also used in ranching and agricultural applications and more than 90% open.	Not permitted on residential lots except by Special Development Plan.
	Vinyl Plastic Fence: Residential applications only, solid plastic material intended to simulate white stockade fence.	Vinyl fencing is prohibited.
	Premium Composite Fence: Residential applications only, solid composite wood/ plastic fencing colored to match wood grains and colors.	Permitted on Lot Types R1, R2, R3, R4, R5, R6. Fence cannot exceed 6 feet in height and must remain inside building setback lines. Other prohibited fences: chain link, and other fences constructed primarily of pipe or wire components.

SECTION 13

RIVERWALK STANDARDS

RIVERWALK STANDARDS

A) Purpose

The Developer of the Riverwalk! Development District has proposed to construct, or to have constructed, a riverwalk amenity as a central element of the District. The riverwalk feature within the Riverwalk! Development District is intended to provide aesthetic, economic and civic benefit to the project as a whole. Like the riverwalk in other downtowns and entertainment districts, the river and surrounding development create an opportunity to gather, to spend leisure time, to establish memorable landmarks and to create an organizing architectural structure for the buildings and the landscape.The riverwalk feature is considered to be an essential element of this planned development district. The nature and timing of portions of the development within the district is dependent on the construction of the riverwalk feature.

B) Design

The map of the riverwalk that is included herein on Figure 5-1, does not constitute a final design or a final alignment of the proposed feature. It is an example of a possible design and includes many of the features that are required by this Ordinance. Developers within the Riverwalk! project area will be required to build sections of the riverwalk feature or commit funding to its future development. The ultimate design of the riverwalk feature will be created through a cooperative arrangement between the developers of the properties through which the riverwalk feature will run. This cooperative arrangement includes the following elements:

1. Description of the an ultimate design length of the riverwalk amenity
2. Description of a minimum segment of the riverwalk amenity which will be constructed concurrent with any mixed use development or any commercial development within 150 feet of the riverwalk amenity;
3. General guidelines as to the types of riverwalk amenity sections which may be constructed throughout the ultimate design length of the amenity as described within this Section 13;
4. The acknowledgement of the developer and/or developers of the Riverwalk Development District that construction may not begin on the riverwalk amenity until such time that the details of a cooperative arrangement have been finalized.

TABLE 13-1	MINIMUM RIVERBANK BUILD-OUT REQUIREMENTS	
T5c	750‘ OF RIVERWALK OR 1500‘ OF RIVERBANK, MINIMUM	MINIMUM 1ST PHASE
T5b	SUB-ZONE CREATED BY THE RIVERWALK AMENITY	
T5a	0 FEET PER ACRE, NO MINIMUM*	
T4b	0 FEET PER ACRE, NO MINIMUM*	
T4a	0 FEET PER ACRE, NO MINIMUM*	

(Note: One linear foot of river equals 2 feet of riverbank,. 3000 minimum feet of river equals 6000 feet of riverbank frontage.)

C) Dedication

The riverwalk amenity shall be dedicated as common area to be maintained by a property owners association or other common association such as a merchant association. The dedication shall include the land between the riverbanks, land required for equipment and including the equipment, and any landscaping and pathways critical to the operation or aesthetics of the riverwalk amenity.

D) Creation of T5b Sub-Zone

The entitlement to develop property within the T5b Mixed-use Sub-Zone is dependent upon the development of the riverwalk amenity. Prior to the development of the riverwalk amenity, no T5b Sub-Zone development shall occur. Upon completion of the minimum riverwalk amenity, the landowner shall be entitled to establish a T5b Sub-Zone whose boundaries comply with the following rules and regulations.

1. For each linear foot of riverwalk amenity that is dedicated and constructed, a maximum of 750 square feet of T5b Sub-Zone shall be entitled within the Riverwalk! Development District at the election of the Landowner.
2. The alignment of the riverwalk amenity shall be established by the landowner and may occur anywhere within the Riverwalk! Development District east of Bear Creek Parkway.
3. All the boundary lines of the T5b Sub-Zone must be located within 750 feet of the centerline of the riverwalk,
4. The T5b Sub-Zone may abut any other Sub-Zone.

E) Submittal

The alignment of the riverwalk amenity shall be shown on the Concept Plan for the –contiguous holdings." Riverbank design and frontage details shall be shown on the Site Plan submittal. The alignment shall indicate the location of the centerline of the riverwalk feature and the alignment of any associated trail system. The riverbank design and frontage shall show the topographic relationship of the riverwalk feature to the landscaping, trails, sidewalks, and buildings along its length. Probable locations of water pumping or re-circulating equipment is required to be submitted on the site plan prior to issuance of a building permit.

F) Minimum Riverwalk Standards

The proposed rules regulating the riverwalk amenity govern the possible profiles, location, length, and edge conditions on the riverwalk and create minimum standards for their development.
Initial phase of the riverwalk amenity minimum requirements:

1. Minimum average width = 18 feet
2. Minimum width 15 feet
3. Minimum depth is 12 inches
4. Minimum length = 750 feet
5. Minimum profile: 3000‘ of the riverwalk amenity shall use riverbank Types RB 3, RB 6, RB 9, or RB 12; that is, there shall be a hard edge at the riverbank.
6. Where private development abuts the riverwalk, a pedestrian easement shall be established on at least one side of the Riverwalk and shall meet the minimum landscape standards for C1 Frontages in Section 12 of this Ordinance.
7. To the extent deemed beneficial to the Project, Owner and City shall explore the possibility of utilizing reclaimed water for the purpose of providing an adequate water source to maintain the viability of the riverwalk water feature.

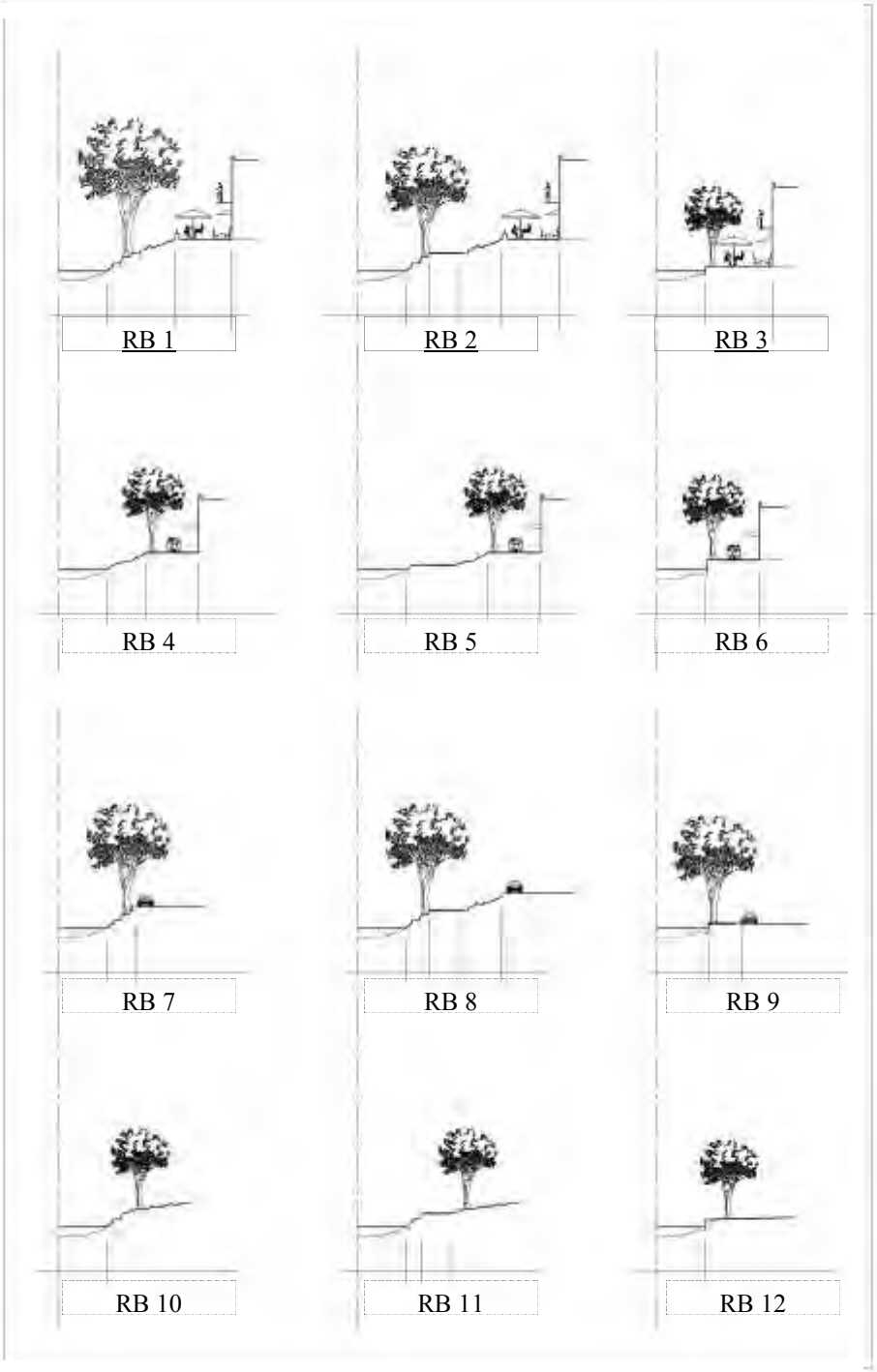
NATURAL EDGE WITHOUT TRAIL | NATURAL EDGE WITH TRAIL | HARD EDGE

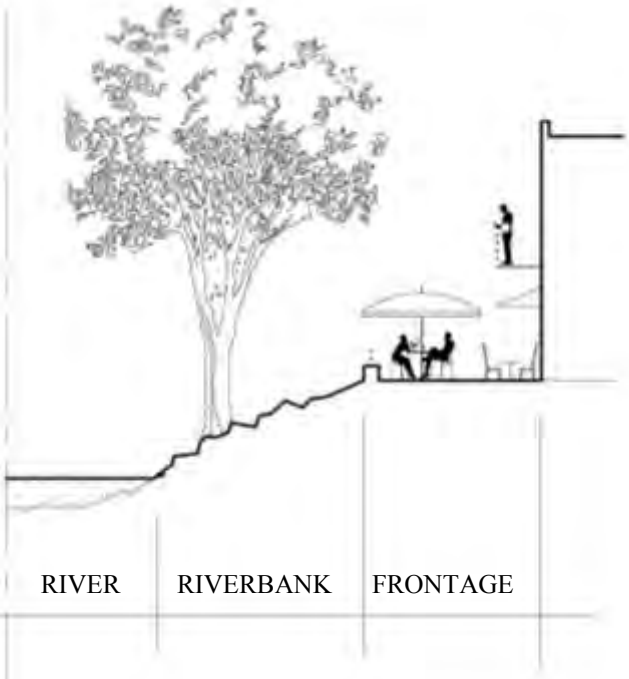
BUILDING REAR PATIO FAÇADE
RB1, RB2 RB3 represent the more private side of buildings including residential patios and balconies, and indoor and ouotdoor dining and entertainment overlooking the riverwalk feature.

BUILDING FRONT /SHOP FAÇADE
RB4, RB5, RB6 represent the front or public facaces of buildings facing the riverwalk feature. In this case, the River becomes the –street."

ROADWAY OR PARKING LOT ADJACENT
RB7, RB8, RB9 represent the streets and parking lots that must occasionally abut the riverwalk feature. Here the riverwalk affords an amenity to the drivers as well as the pedestrians.

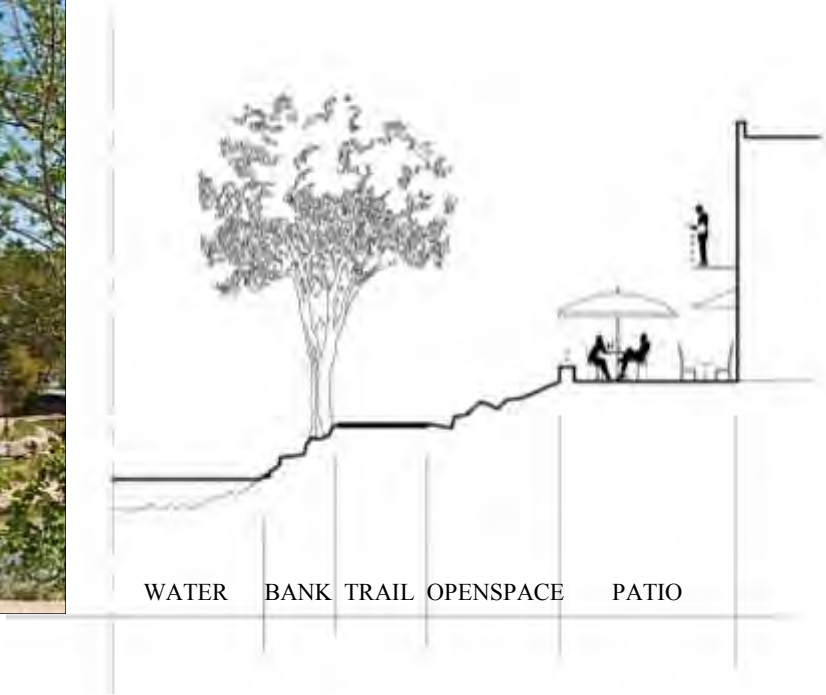
OPEN SPACE OR GREENWAY ADJACENT
RB10, RB11, RB12 represent the oopen space between areas of urban development, through which the riverwalk feature may pass. This may be on one side or both sides of the river.





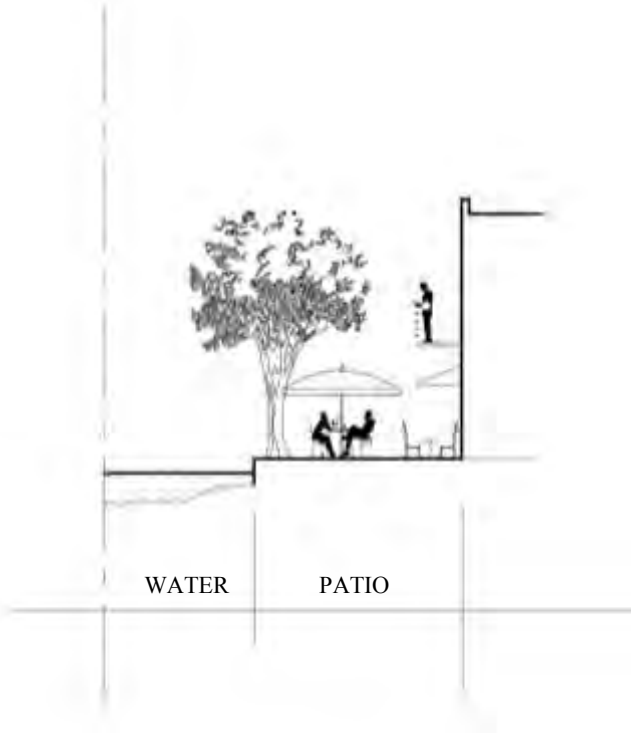
1 OF 12 **RIVERBANK RB1**

IDENTIFICATION	
Riverbank Name	RIVERBANK RB1
Description	Natural riverbank at restaurant or residential patio
RIVER	
Natural flow / Re-circulating	Re-circulating
River Width	15‘ Min, 18‘ Avg
Calm surface / Waterfall	Calm Surface
Natural Edge / Hard Edge	Hard Edge
Water Depth	12 inches Min
RIVERBANK	
Width	5‘ Min
Slope	Maximum 3:1
FACADES PERMITTED	
Restaurant	YES
Retail / Office	YES
Residential 1st Floor	YES
Single Family Detached	YES
Single Family Attached	YES



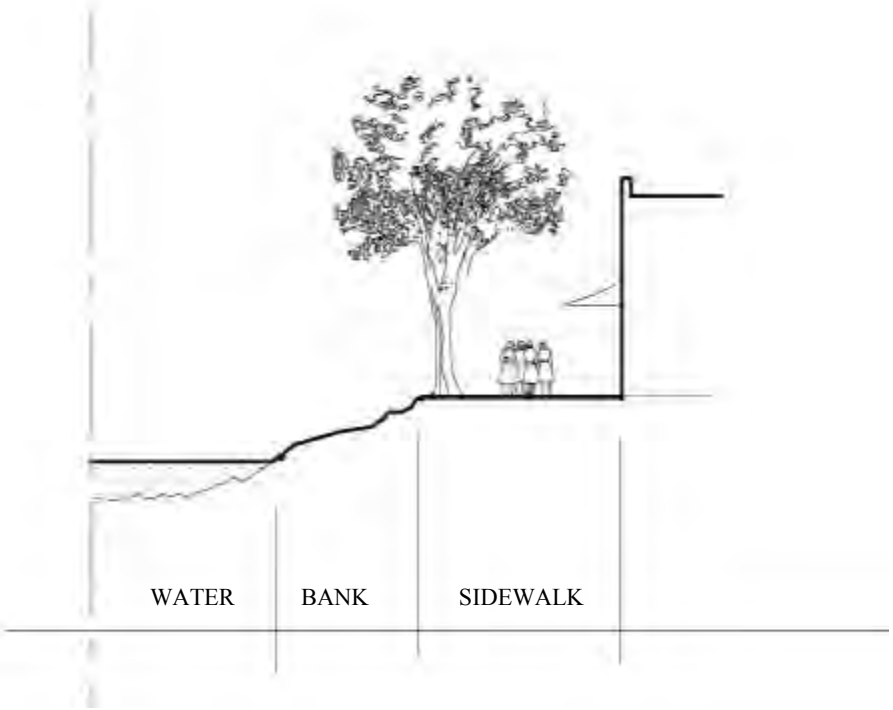
2 OF 12 | RIVERBANK RB2

IDENTIFICATION	
Riverbank Name	RIVERBANK RB2
Description	Natural riverbank at restaurant or residential patio
RIVER	
Natural flow / Re-circulating	Re-circulating
River Width	15‘ Min, 18‘ Avg
Calm surface / Waterfall	Calm Surface
Natural Edge / Hard Edge	Hard Edge
Water Depth	12 inches Min
RIVERBANK	
Width	0‘ Min
Slope	Maximum 3:1
FACADES PERMITTED	
Restaurant	YES
Retail / Office	YES
Residential 1st Floor	YES
Single Family Detached	YES
Single Family Attached	YES



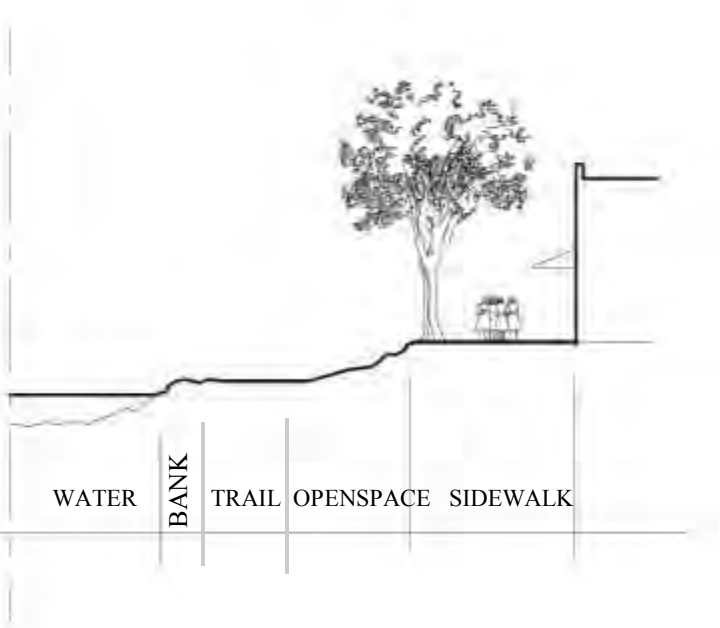
3 OF 12 | RIVERBANK RB3

IDENTIFICATION	
Riverbank Name	RIVERBANK RB3
Description	Natural riverbank at restaurant or residential patio
RIVER	
Natural flow / Re-circulating	Re-circulating
River Width	15‘ Min, 18‘ Avg
Calm surface / Waterfall	Calm Surface
Natural Edge / Hard Edge	Hard Edge
Water Depth	12 inches Min
RIVERBANK	
Width	0‘ Min
Slope	NA
FACADES PERMITTED	
Restaurant	YES
Retail / Office	YES
Residential 1st Floor	YES
Single Family Detached	YES
Single Family Attached	YES

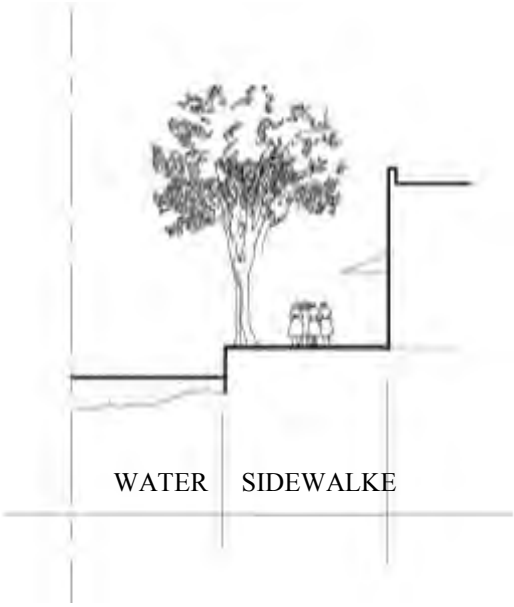


4 OF 12 | RIVERBANK RB4

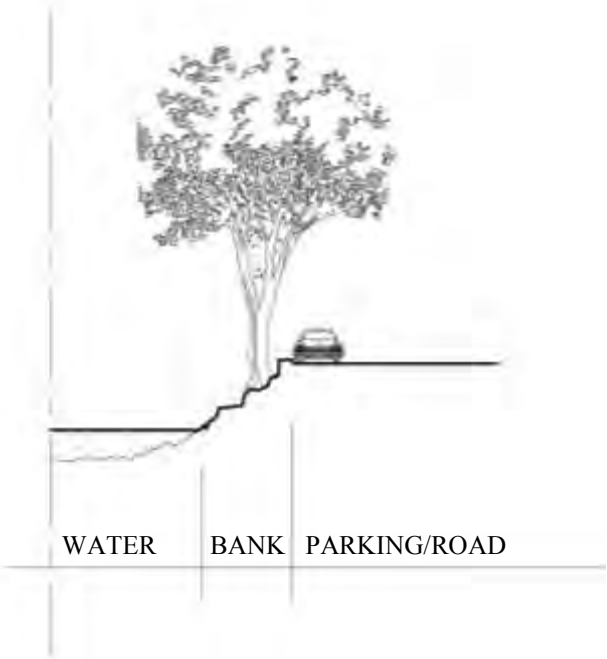
IDENTIFICATION	
Riverbank Name	RIVERBANK RB4
Description	Natural riverbank at restaurant or residential patio
RIVER	
Natural flow / Re-circulating	Re-circulating
River Width	15‘ Min, 18‘ Avg
Calm surface / Waterfall	Calm Surface
Natural Edge / Hard Edge	Hard Edge
Water Depth	12 inches Min
RIVERBANK	
Width	0‘ Min
Slope	Maximum 3:1
FACADES PERMITTED	
Restaurant	YES
Retail / Office	YES
Residential 1st Floor	YES
Single Family Detached	YES
Single Family Attached	YES



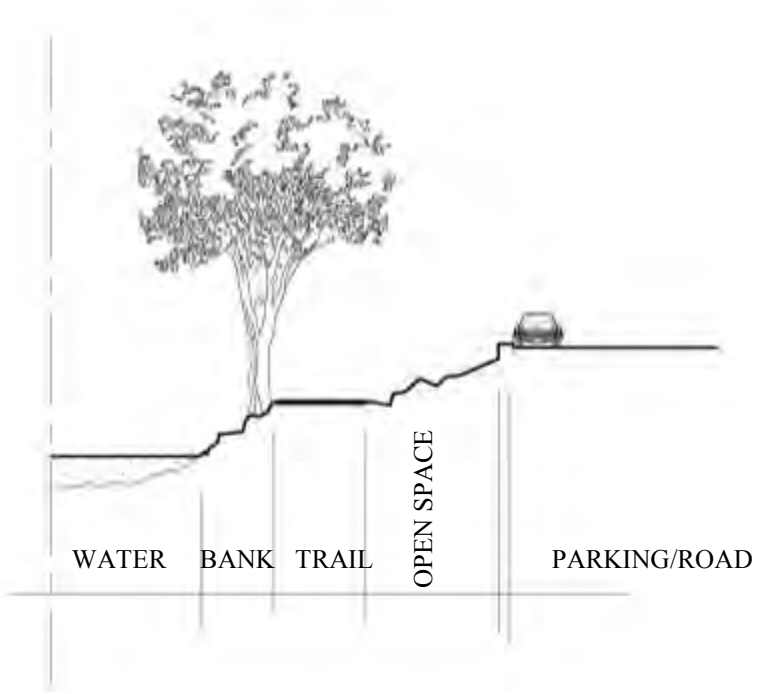
	5 OF 12 RIVERBANK RB5
IDENTIFICATION	
Riverbank Name	RIVERBANK RB5
Description	Natural riverbank at restaurant or residential patio
RIVER	
Natural flow / Re-circulating	Re-circulating
River Width	15‘ Min, 18‘ Avg
Calm surface / Waterfall	Calm Surface
Natural Edge / Hard Edge	Hard Edge
Water Depth	12 inches Min
RIVERBANK	
Width	0‘ Min
Slope	Maximum 3:1
FACADES PERMITTED	
Restaurant	YES
Retail / Office	YES
Residential 1st Floor	YES
Single Family Detached	YES
Single Family Attached	YES



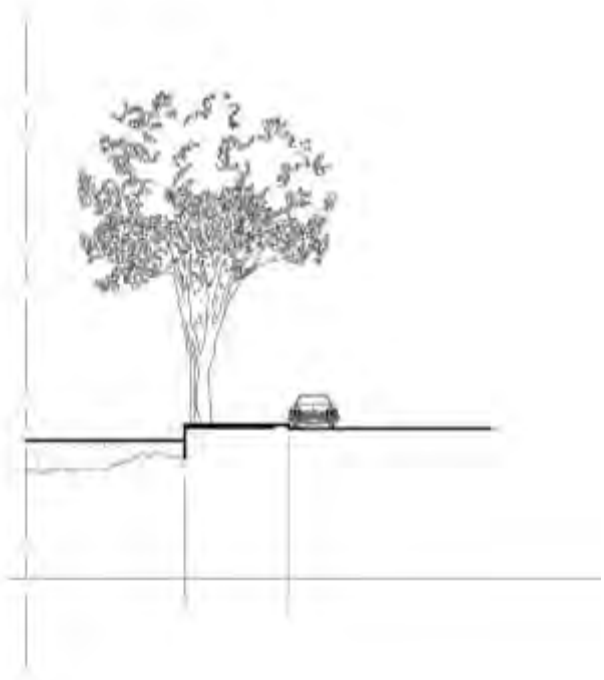
	6 OF 12	RIVERBANK RB6
IDENTIFICATION		
Riverbank Name		RIVERBANK RB6
Description		Natural riverbank at restaurant or residential patio
RIVER		
Natural flow / Re-circulating		Re-circulating
River Width		15‘ Min, 18‘ Avg
Calm surface / Waterfall		Calm Surface
Natural Edge / Hard Edge		Hard Edge
Water Depth		12 inches Min
RIVERBANK		
Width		0‘ Min
Slope		NA
FACADES PERMITTED		
Restaurant		YES
Retail / Office		YES
Residential 1st Floor		YES
Single Family Detached		YES
Single Family Attached		YES



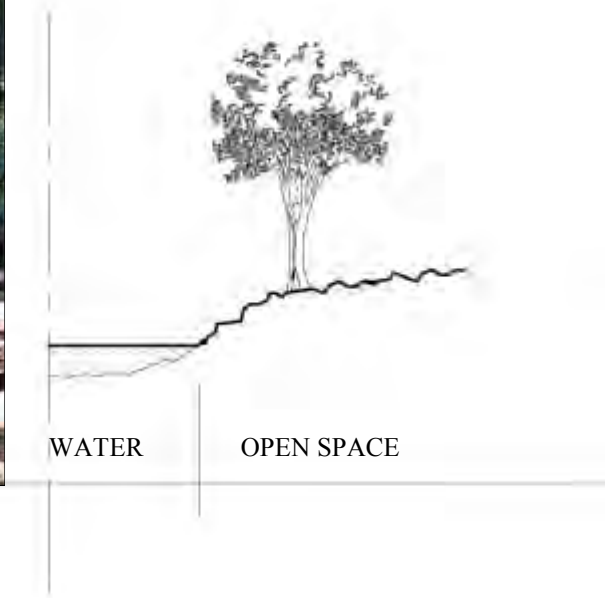
	7 OF 12 RIVERBANK RB7
IDENTIFICATION	
Riverbank Name	RIVERBANK RB7
Description	Natural riverbank at restaurant or residential patio
RIVER	
Natural flow / Re-circulating	Re-circulating
River Width	15‘ Min, 18‘ Avg
Calm surface / Waterfall	Calm Surface
Natural Edge / Hard Edge	Hard Edge
Water Depth	12 inches Min
RIVERBANK	
Width	0‘ Min
Slope	Maximum 3:1
FACADES PERMITTED	
Restaurant	YES
Retail / Office	YES
Residential 1st Floor	YES
Single Family Detached	YES
Single Family Attached	YES



8 OF 12	RIVERBANK RB8
IDENTIFICATION	
Riverbank Name	RIVERBANK RB8
Description	Natural riverbank at restaurant or residential patio
RIVER	
Natural flow / Re-circulating	Re-circulating
River Width	15‘ Min, 18‘ Avg
Calm surface / Waterfall	Calm Surface
Natural Edge / Hard Edge	Hard Edge
Water Depth	12 inches Min
RIVERBANK	
Width	0‘ Min
Slope	Maximum 3:1
FACADES PERMITTED	
Restaurant	YES
Retail / Office	YES
Residential 1st Floor	YES
Single Family Detached	YES
Single Family Attached	YES

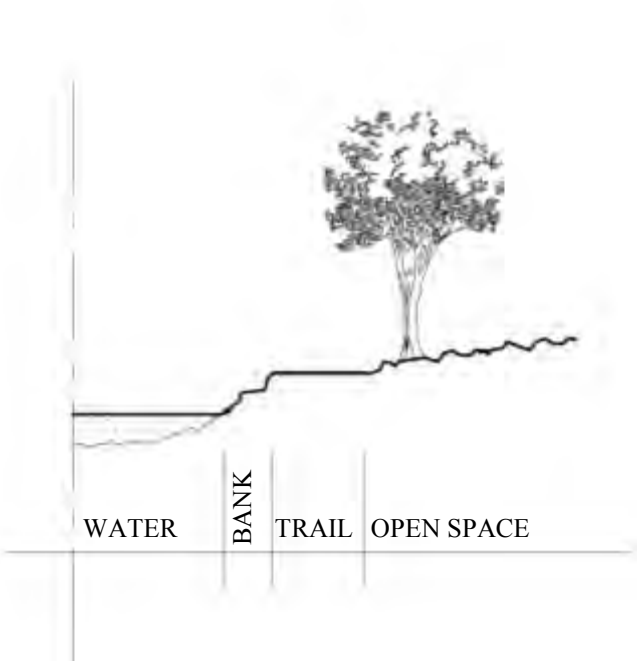


9 OF 12	RIVERBANK RB9
IDENTIFICATION	
Riverbank Name	RIVERBANK RB9
Description	Natural riverbank at restaurant or residential patio
RIVER	
Natural flow / Re-circulating	Re-circulating
River Width	15‘ Min, 18‘ Avg
Calm surface / Waterfall	Calm Surface
Natural Edge / Hard Edge	Hard Edge
Water Depth	12 inches Min
RIVERBANK	
Width	0‘ Min
Slope	NA
FACADES PERMITTED	
Restaurant	YES
Retail / Office	YES
Residential 1st Floor	YES
Single Family Detached	YES
Single Family Attached	YES

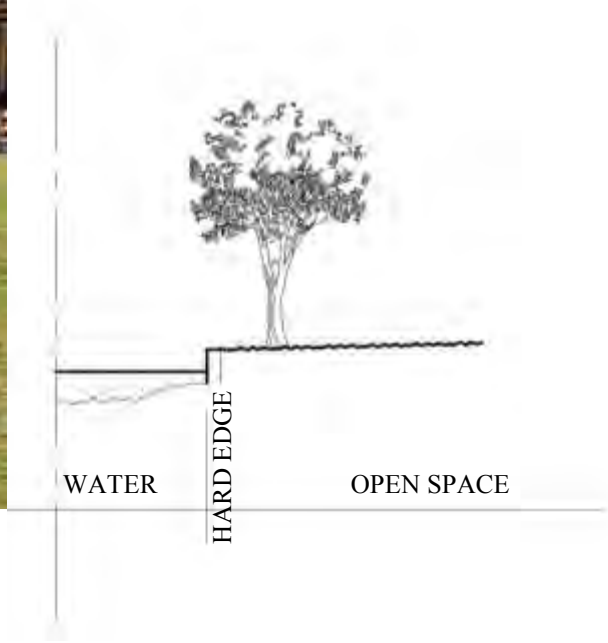


10 OF 12 | RIVERBANK RB10

IDENTIFICATION	
Riverbank Name	RIVERBANK RB10
Description	Natural riverbank at restaurant or residential patio
RIVER	
Natural flow / Re-circulating	Re-circulating or Natural Flow
River Width	No Minimum
Calm surface / Waterfall	Calm Surface or Cascading Waterfall
Natural Edge / Hard Edge	Hard Edge or Natural Edge
Water Depth	No Min
RIVERBANK	
Width	0‘ Min
Slope	Maximum 3:1
FACADES PERMITTED	
Restaurant	After 1st 3000‘ feet of Riverwalk is constructed
Retail / Office	After 1st 3000‘ feet of Riverwalk is constructed
Residential 1st Floor	YES
Single Family Detached	YES
Single Family Attached	YES



	11 OF 12	RIVERBANK RB11
IDENTIFICATION		
Riverbank Name		RIVERBANK RB11
Description		Natural riverbank at restaurant or residential patio
RIVER		
Natural flow / Re-circulating		Re-circulating or Natural Flow
River Width		No Minimum
Calm surface / Waterfall		Calm Surface or Cascading Waterfall
Natural Edge / Hard Edge		Hard Edge or Natural Edge
Water Depth		No Min
RIVERBANK		
Width		0‘ Min
Slope		Maximum 3:1
FACADES PERMITTED		
Restaurant		After 1st 3000‘ feet of Riverwalk is constructed
Retail / Office		After 1st 3000‘ feet of Riverwalk is constructed
Residential 1st Floor		YES
Single Family Detached		YES
Single Family Attached		YES



	12 OF 12 RIVERBANK RB12
IDENTIFICATION	
Riverbank Name	RIVERBANK RB11
Description	Natural riverbank at restaurant or residential patio
RIVER	
Natural flow / Re-circulating	Re-circulating or Natural Flow
River Width	No Minimum
Calm surface / Waterfall	Calm Surface
Natural Edge / Hard Edge	Hard Edge
Water Depth	No Min
RIVERBANK	
Width	0‘ Min
Slope	NA
FACADES PERMITTED	
Restaurant	After 1st 3000‘ feet of Riverwalk is constructed
Retail / Office	After 1st 3000‘ feet of Riverwalk is constructed
Residential 1st Floor	YES
Single Family Detached	YES
Single Family Attached	YES

SECTION 14

PARKING STANDARDS

PARKING STANDARDS

A) Minimum Parking Requirements

Minimum required parking for various uses can be found in the Parking Standards Table 14-2 in this Section of the Ordinance. Where the City Manager has reason to believe that these Standards do not adequately address the parking needs of the intended use within a proposed block, he/she may require an increase in the total parking count by up to an additional 10 percent. Whereas either the City Manager or the Developer disagree with the total number of parking spaces for a development is adequate to handle parking demand, the Developer shall provide an engineered parking study to indicate the minimum parking required.

B) Covered Parking

On C1 and M1 lots for multi-dwelling occupancy, at least 10 percent of the total parking demand shall be covered parking stalls, either carport or garage parking. Carport design shall be architecturally compatible with the primary building.

C) Shared Parking

Where multiple landowners desire to share a parking facility, either a parking lot or a parking garage, the respective owners shall draft a parking easement and submit the easement to the City as a part of the permitting process. The easement shall become a condition of the land use and cannot be reversed except by variance. The easement may be modified by mutual consent of the landowners and the approval of the City Manager provided that the minimum parking requirements are still in compliance with this Ordinance.

D) Surface Parking Lots

Surface parking lots should avoid frontage on public streets. Where they do front on a public street, a screening wall or landscape hedge is required to separate the parking stalls from pedestrian activity. Refer to Section 12, Landscape and Fence Standards for acceptable materials and heights. State Highways 360 and 183 frontages are not exempt from this requirement.

E) Structured Parking

Structured parking in an urban context can be detrimental to the streetscape fabric and therefore the frontage should be shielded for the parking function if possible. Where a parking structure must be sited directly on the street, shielding at the ground floor with commercial uses is the best alternative. Alternatively, a plaza between the sidewalk and the structure shall be acceptable. If these options are infeasible then an alternative proposal shall be reviewed as part of the site plan process and reviewed and determined tto be acceptable by the City Council.

PARKING STANDARDS

TABLE 14-1	ON-STREET	OFF-STREET	COVERED	STRUCTURED
LOT TYPES				
RESIDENTIAL LOTS				
Lots R1, R2, R3, R4, R5, R6	NOTE 1	NOTE 2	NOTE 2	NA
MULTI-FAMILY LOTS				
Lots M1	NOTE 3	NOTE 4	NOTE 5	NOTE 6
MIXED USE LOTS				
Lots C1	NOTE 3	NOTE 4	NOTE 5	NOTE 6
COMMERCIAL ONLY LOTS				
Lots C2	NOTE 3	NOTE 7	NOTE 5	NOTE 6

NOTE 1 On-street parking is permitted but does not count toward the required minimum parking.

NOTE 2 2 covered parking spaces are required per lot.

NOTE 3 On-street parking counts toward the parking requirements if the spaces are contiguous to the block frontage. Spaces farther than that require the submittal of a parking easement signed by the landowners.

NOTE 4 Surface parking lots are permitted, but only up to maximum of 6 acres per block unless an alternative proposal shall be reviewed as part of the site plan process and reviewed and determined to be acceptable by the City Council.

NOTE 5 At-grade garages and carports are permitted. Materials and design must match the primary buildings.

NOTE 6 Structured parking decks cannot have more frontage on a public street at the ground level than is required for ingress and egress, unless and alternative proposal is reviewed and approved as part of the Site Plan process. This does not apply to alleys.

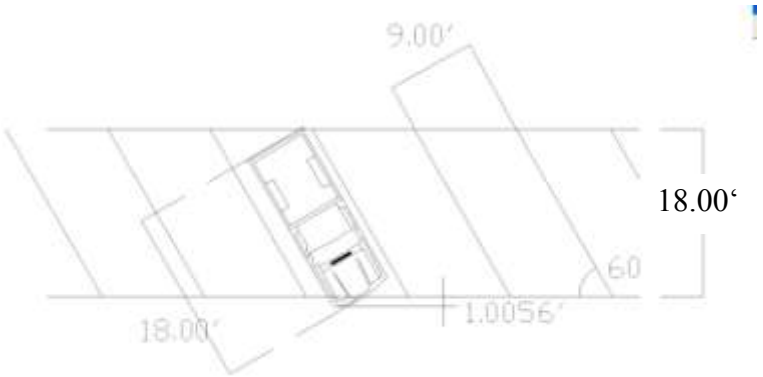
NOTE 7 Surface parking lots are permitted. Refer to landscape requirements.

GENERAL NOTE 8 Parking stalls are 9' x 18‘, typical

GENERAL NOTE 9 Angled-in stalls are between 45 and 60 degrees

GENERAL NOTE 10 All stalls must be paved and striped

Figure 14-1
PARKING DIAGRAM



F) Angled Parking

Figure 14-1 shows 60 degree angled parking. Angled parking is permitted between 45 and 60 degrees. Where wheel stops are not used and the vehicle is intended to overhang the curb, the curb shall be no higher than 6 inches. If the depth of the parking bay is increased from 17 feet to 18 feet, the curb may be higher than 6 inches.

G) Shared Parking Factor Standard

This table, taken from the Smart Code, provides one method for calculating the effectiveness of shared parking. Adding the parking requirements from any two uses, the resultant sum can be divided by the Shared Parking Factor to determine the effective parking demand. Alternatively, a parking engineer may conduct a 24-hour parking demand study to determine the peak demand of all the shared uses.

TABLE 14-2	T5a, T5b, T5c	T4a, T4b	SHARED PARKING FACTOR			
			RESIDENTIAL	LODGING	OFFICE	RETAIL
SINGLE-FAM RESIDENTIAL	NA	2/unit	NA	NA	NA	NA
MULTI-FAM RESIDENTIAL	1/unit	N/A	1.0	1.1	1.4	1.2
LODGING	1/bedroom	N/A	1.1	1.0	1.7	1.3
OFFICE	2.0/1000 sq. ft.	N/A	1.4	1.7	1.0	1.2
RETAIL	3.0/1000 sq. ft.	N/A	1.2	1.3	1.2	1.0
RESTAURANT	10.0/1000 sqft	N/A	1.0	1.0	1.0	1.0

Note: Restaurants with a drive-thru lane shall have a minimum of three queuing spaces per bay or stall. The drive thru must be located at the rear of the building.

H) Loading Zones

All parking, loading and maneuvering of trucks shall be conducted off-street on private property or within private drives. For structures with mixed uses, the number of loading spaces required shall be the number of loading spaces required for the most intensive use and shall not be a cumulative number of loading spaces for all uses.

SECTION 15

SIGNAGE

SIGNAGE

A) Purpose

The purpose of this section is to create a criteria for street graphics and signs that are safe, easy to understand and aesthetically pleasing communication. These regulations authorize the use of street graphics and signs that reflect the community's aesthetics and are responsive to their surroundings, while allowing the expression of the identity of individual proprietors. Specific objectives are to:

1. Preserve and enhance the City's unique set of visual aesthetics which will attract potential residents, commercial customers, and tourists to the area.
2. Recognize and appreciate the value of advertising and signage to a successful business climate.
3. Encourage creativity in the Riverwalk! graphics program so that signage assists in supporting the architectural goals
4. Clarify the intent and the rules to potential businesses and developers so that there is predictability in applications for signage.

B) Applicability:

All signs within the Riverwalk! Development District shall be subject to the regulations within this Section. The provisions of this Section apply to the location, size, use, number, and placement of signs and shall otherwise be considered supplementary to the City‘s codes and ordinances pertaining to the erection, maintenance and operation of signs in the development. Any other codes and ordinances found elsewhere in the City of Euless Unified Development Code (UDC) that are in direct conflict with these provisions are superseded by this Ordinance.

C) Unified Sign Plan

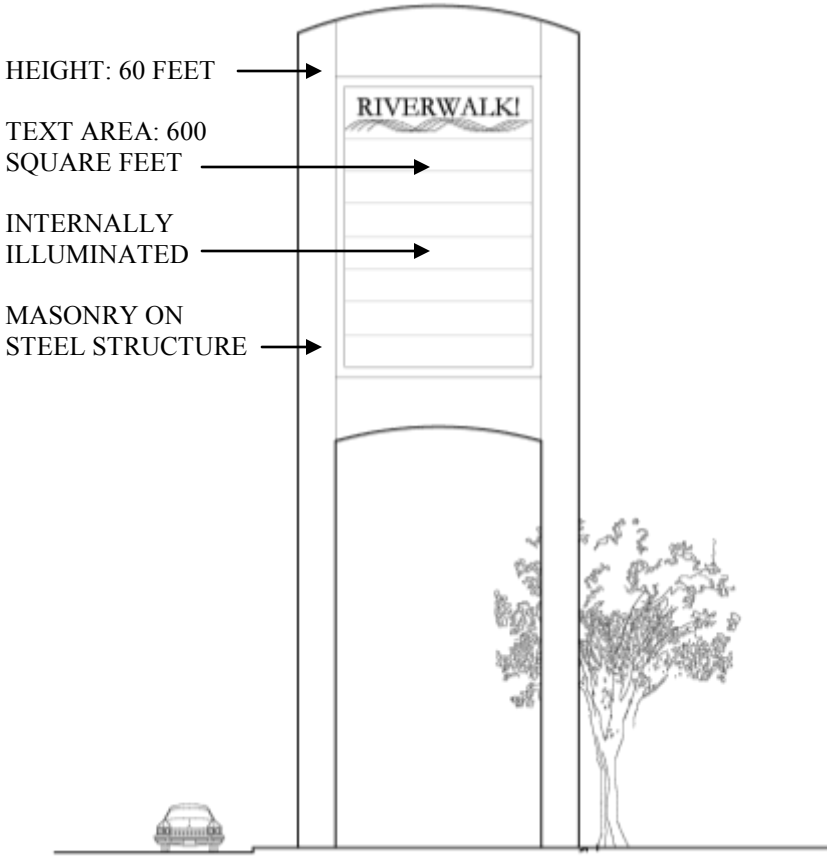
A Unified Sign Development Plan shall be required for commercial signage within the Riverwalk! Development District.

D) UDC Compliance

Signage within the Riverwalk! Development District shall comply with Article VI, Division 1, Section 84-232 of the UDC except as identified below.

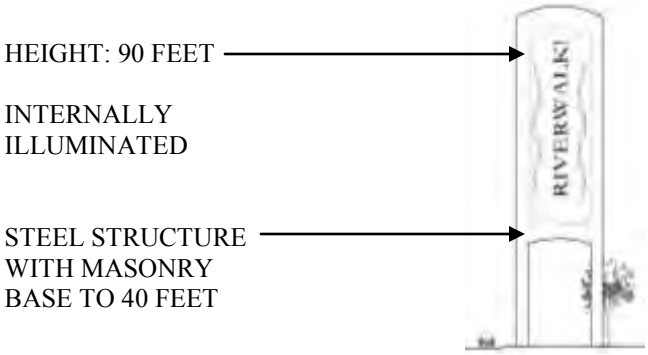
1. **Multi-tenant Development Pylon Signs**: Due to the access issues surrounding the Riverwalk! site and the need for quality signage for commercial viability, the development shall erect up to four multi-tenant pylon signs. The signs shall conform to the intent of the existing sign ordinance in the UDC and shall be submitted and reviewed in accordance with said code. The signs shall allow one 90 foot Development identification sign with no multi-tenant aspects. Three 60 foot multi-tenant pylon signs shall be allowed (two on SH 183 frontage; two on the SH 360 Frontage). These signs may have up to 600 square feet of sign area on each face of the pylon sign. See Figure 15-1 and Figure 15-2 for the design and location of proposed Development Signs.

2. **Wall Sign:** Wall Signs shall comply with the City of Euless UDC Section 84-232 paragraph (104) Walls signs (Primary) and Section 84-232 paragraph (105) Wall sign (Secondary) as published and documented as of December 6, 2010.
3. **Window Sign:** Advertising may cover up to 15% of the window area.
4. **Murals:** Non-advertising artwork and graphics may cover up to 50% of the window area, and must be translucent or screened to permit the passage of daylight to the interior. Content of the non-advertising artwork shall be reviewed by the City Manager to insure that the images are decorative and not commercial in nature.
5. **Blade signs:** Blade Signs are signs projecting from the plane of the building façade and shall comply with the UDC Section 84-232 (73) Projecting Signs except as follows:
   i. One blade sign per storefront is permitted up to 8 square feet per sign face. The blade sign must be at least 7 feet above the sidewalk.
   ii. Large blade signs up to 100 SF per sign face on building corners are permitted but are limited to one such signs per city block. Large blade signs must have a vertical orientation with vertical dimension at least 3 times the width.
6. **Under awning signs:** An under-awning sign is a sign identifying the store from the sidewalk pedestrian viewpoint where the building wall sign is not visible. One under -awning sign is permitted per store façade, no lower than 7 feet above sidewalk and no larger than 2 square feet.
7. **Site Directories:** Site Directories shall comply with the UDC Section 84-232 definition for Internal Monument Signs identified as MIS-2 except that setbacks shall be zero feet. Site Directories may not be located within the required sight-visibility triangles.
8. **Building Directories:** Building directories shall comply with the UDC Section 84-232, except that the number of permitted directories per building shall equal the number of entrances to each building containing commercial occupancies. Building directories shall be allowed for all multi-tenant buildings which contain a commercial component only. One directory sign will be allowed at each entrance with multiple tenants. This definition does not include individual storefront entrances to each leased space. The maximum area of each building directory sign shall be limited to ten (10) square feet. Design of the sign shall be integral to the façade on which the sign is to be fixed.



PROPOSED MULTI-TENANT SIGN
Figure 15-2

PROPOSED LOCATIONS
Figure 15-1



PROPOSED PYLON IDENTITY SIGN
Figure 15-3

SECTION 16

APPENDICES

- APPENDIX A: DEFINITIONS
- APPENDIX B: LEGAL DESCRIPTION of RIVERWALK! DEVELOPMENT DISTRICT

DEFINITIONS

This Article provides definitions for terms in this Ordinance that are technical in nature or that otherwise may not reflect a common usage of the term. If a term is not defined in this Article, then the definition shall be adopted from the City of Euless Unified Development Code.

Accessory building: a secondary building on a single lot that is used for storage or equipment. (Not an Outbuilding)
Accessory unit: an Apartment not greater than 600 square feet sharing ownership and utility connections with a principal building; it may or may not be within an outbuilding.
Allee: a regularly spaced and aligned row of trees usually planted along a thoroughfare or path.
Alley: a vehicular way located to the rear of lots providing access to service areas, parking, and Outbuildings and containing utility easements.
Apartment: a residential unit sharing a building or sharing a lot with other units and/or uses; may be for rent, or for sale as a condominium.
Arcade: a private Frontage conventional for retail use wherein the Facade is a colonnade supporting a roof or habitable space that overlaps the Sidewalk, while the Facade at Sidewalk level remains at the Frontage Line.
Artisanal Manufacturing: premises under 5000 square feet excluding associated retail space for the manufacture of unique or customized products and the fabrication process is visually open to the public.
Attic: the interior part of a building contained within a pitched roof structure.
Avenue: a thoroughfare of high vehicular capacity and low to moderate speed, usually equipped with a landscaped median.
Awning: A sheet of canvas or other material stretched on a frame and used to keep the sun or rain of a storefront , window or doorway.
Base Density: the number of dwelling units per acre before adjustment for other Functions and/or thoroughfares. see Density.
Bed and Breakfast: an owner-occupied lodging type offering 1 to 5 bedrooms, permitted to serve breakfast in the mornings to guests.
Bicycle Lane: a dedicated lane for cycling within a moderate-speed vehicular thoroughfare, demarcated by striping.
Bicycle Route: a thoroughfare suitable for the shared use of bicycles and automobiles moving at low speeds.
Bicycle Trail: a bicycle way running independently of a vehicular thoroughfare.
Block: the aggregate of private lots, passages, rear Alleys and rear lanes, circumscribed by thoroughfares.
Block Area: The area bounded by public Rights-of-way excluding alleys and rear lanes.
Block Face: the aggregate of all the building Facades on one side of a Block. See Streetwall.
Boulevard: a thoroughfare designed for high vehicular capacity and moderate speed, traversing an urbanized area. Boulevards may be equipped with slip Roads buffering Sidewalks and buildings.
Building Line: The line within a lot, parallel to a lot line, that defines the minimum distance a building may be to a lot line. See **Setback Line**
Bulbout: A configuration of a curb that increases the area of sidewalk or parkway within the public right-of-way and reduces the width a street or intersection.
By right: characterizing a use that complies with the terms of this code and is permitted and processed administratively, without public hearing.
Canopy: A roof structure providing sun and rain protection to the pedestrian entry of a building.
City Manager: The City Manager of the City of Euless, TX or his/her designee.
Civic: the term defining not-for-profit organizations dedicated to arts, culture, education, recreation, government, transit, and municipal parking.
Civic Building: a building operated by not-for-profit organizations dedicated to arts, culture, education, recreation, government, transit, and municipal parking, or for other approved use.
Commercial: the term collectively defining workplace, Office, Retail, and Lodging uses, exclusive of industrial uses.

Civic Space: an outdoor area dedicated for public use other than, or in addition to, infrastructure uses. Civic Space is Open Space
Civic zone: designation of sites for public uses.
Configuration (Building): the form of a building, defined by its footprint, massing, frontage, height, and its pedestrian and vehicular ingress and egress.
Curb: the edge of the vehicular pavement that may be raised or flush to a swale. It is usually a part of the storm drainage system.
Density: the number of dwelling units within a standard measure of land area that includes associated open space, private parking areas, and the area of the associated infrastructure. ROW area is included if the ROW provides on-street parking.
Disposition: the placement of a building on its lot.
Driveway: a vehicular lane within a lot, often leading to a garage, carport, or parking lot
Effective Parking Demand: the amount of parking required for Mixed Use after adjustment by the Shared Parking Factor. *See Table 14-2*
Effective Turning Radius: the measurement of the inside Turning Radius taking parked cars into account.
Elevation: 1) a depiction or rendering of an exterior wall of a building. See Façade. **2)** The height of a point or plane in space (e.g. Finished Floor Elevation) in reference to topographic data
Encroach: to break the plane of a vertical or horizontal regulatory limit or ownership boundary so that the element or the use extends onto land or area it is not entitled to occupy.
Encroachment: any element or use that occupies land or space or area it is not entitled to occupy.
Enfront: to occupy the frontage of, as in ―porches enfront the street."
Facade: the exterior wall of a building that is positioned adjacent to Frontage line. *See* elevation.
Flex-space: A single unit or tenant space that may be used for residential or commercial occupancy.
Forecourt: a private Frontage wherein a portion of the Facade is set back from the Building Line to create a semi-public open space.
Frontage: the area between a building Facade and the vehicular lanes of a thoroughfare. Frontage is divided into Private Frontage and Public Frontage.
Frontage line: a lot line bordering a public Frontage or a Public Right-of-way, excluding alleys or infrastructure dedication. Facades facing Frontage Lines define the public realm and the street-wall and are therefore more regulated than the Elevations facing other lot lines.
Function: the use or uses accommodated by a building and its lot. See the Table of Permitted Uses.
Gallery: a Frontage for commercial use configured so that the Facade is aligned close to the Frontage line with an attached roof or colonnade overlapping the Sidewalk.
Greenway: an open space corridor in largely natural conditions which may include trails for bicycles and pedestrians. *See Section 11.*
Highway: a thoroughfare of high vehicular speed and capacity usually with limited access and high-speed interchanges
Home occupation: Small Commercial enterprises limited in size and scope. The work quarters should be invisible from the Frontage, located either within the house or in an outbuilding. Permitted activities are defined by the Permitted Use Table.
House: a single-family detached dwelling unit on a fee-simple lot often shared with an Accessory Building in the back yard.
Impervious Coverage: Any improvement on the land that does not permit rainwater to penetrate the ground.
Inn: a lodging type, owner-occupied, offering 6 to 12 bedrooms, permitted to serve breakfast in the mornings to guests.
Lead Walk: Small walkway from the public sidewalk to the front door of a house.

Lightwell Frontage: A private Frontage type that is a below-grade entrance or recess designed to allow light into basements. (syn: light court.)
Liner Building: a building specifically designed to mask a parking lot, a Parking structure or other use from view along a Public Frontage.
Live-Work: a single dwelling unit that houses a commercial and residential Function. The commercial Function is not limited to *Home Occupations* and may be located anywhere within the unit. It is intended that the residential portion and the commercial portion be occupied by at least one person common to both occupancies. *See* **Work-live.** (Syn: flex-space.)
Lodging: premises available for daily and weekly renting of bedrooms.
Lot: a parcel of land accommodating a building or buildings or open space.
Lot Line: the boundary that legally and geometrically defines a lot.
Lot Width: the length of the principal Frontage line of a lot.
Manufacturing: premises available for the creation, assemblage and/or repair of artifacts, using electrical machinery or equipment, See Artisanal Manufacturing.
Mixed use: multiple Functions within the same building (*e.g.: residential and commercial uses, or office and retail*)
Net Area: The land area used in the calculation of residential density, includes open space, parking areas, and dedicated rights-of-way.
Occupancy: Uses identified in the Table of Permitted Uses. See Section 6
Office: premises available for the transaction of general business but excluding Retail, Artisanal Manufacturing, Restaurants, and Home Occupations
Open Space: land intended for outdoor use, buildings may be permitted if they are accessory to the primary outdoor use.
Outbuilding: an secondary building, usually located toward the rear of the principle lot, and sometimes connected to the principal building and is intended for human habitation or for use a vehicular garage. (Not an Accessory Building)
Parking Lane: An area within the street, adjacent to the curb, dedicated to the temporary storage of motor vehicles.
Parking Structure: a building containing at least one floor of parking above or below grade
Parkway: the continuous element of the public Frontage which accommodates street trees
Planter: the element of the public Frontage which accommodates street trees in a tree well or container.
Principal Building: the primary building on a lot.
Principle Building Façade: The building Façade on the Principle Frontage.
Principal Entrance: the main point of access for pedestrians into a building.
Principal Frontage: on corner lots, the Frontage designated to bear the address and principal entrance to the building, and the measure of minimum lot width.
Private Frontage: the privately owned area between the Frontage line and the principal building Facade.
Property Line: A boundary defining the limits of ownership of land.
Public Frontage: the area between the vehicular lanes and the Frontage line.
Rear Alley: a vehicular way located to the rear of lots providing access to service areas, parking, and Outbuildings and containing utility easements. Rear Alleys should be paved from lot line to lot line, with drainage by inverted crown at the center or with roll curbs at the edges. See Alley.
Rear Lane: a vehicular way located to the rear of lots providing access to service areas, parking, and Outbuildings and containing utility easements. Rear lanes may be paved lightly to Driveway standards. The streetscape consists of gravel or landscaped edges, has no raised curb, and is drained by percolation.
Rearyard Building: a building that occupies the full Frontage line, leaving the rear of the lot as the sole yard.
Regulating Plan: a Zoning Map or set of maps that shows the Transect Zones, special districts if any, and special requirements if any, of areas subject to the regulation of uses within buildings or the regulation of the building form.

Residential: characterizing premises available for long-term human dwelling.
Retail: characterizing premises available for the sale of goods and services.
Retail Frontage: Frontage that includes a shop-front, high first floor ceilings, and the ground level to be available for retail use.
Right-of-way: The property dedicated to public use usually for pedestrian or vehicular travel or utilities.
Right-of-way Line: The Boundary defining the limits of public ownership of the land.
Road: a local, rural and suburban thoroughfare of low-to-moderate vehicular speed and capacity.
Rowhouse: a single-family dwelling that shares a party wall with another of the same type and occupies the full Frontage line. see **rearyard Building.** (syn: **Townhouse)**
Secondary Frontage: on corner lots, the private Frontage that is not the principal Frontage.
Semi-public Open space: Open Space on private property that is accessible from a public right-of-way and open to the public, but under the control of a private owner.
Setback: the area of a lot measured from the lot line to a building Facade or elevation that is maintained clear of permanent structures, with the exception of permitted encroachments.
Setback Line: See Building Line
Shared Parking Factor: a reduction in parking demand where the parking serves more than one Function. *See Table 14-2.*
Shopfront: a private Frontage for retail use, with substantial glazing usually with an awning, with individual building entrances at Sidewalk grade.
Sidewalk: the paved section of the public Frontage dedicated primarily to pedestrian activity.
Slip road: an vehicular lane or lanes of a thoroughfare for slower local traffic, located between the Public Frontage and the traffic lanes for the higher speed through traffic. It is usually separated from the through lanes by a planted median. (syn: access lane, service lane)
Special District: an area that, by its intrinsic Function, Disposition, or Configuration, cannot or should not conform to one of the required building types or requirements of the Transect zones.
Story: a habitable level within a building, excluding an Attic or raised basement.
Street : a local urban thoroughfare of low speed.
Streetscreen: a freestanding wall built along the Frontage line, or coplanar with the Facade. It may mask a parking lot from the Thoroughfare, provide privacy to a side yard, and/or strengthen the spatial definition of the public realm. (Syn: streetwall.)
Streetwall: The composite of all the Facades along the length of multiple blocks along a street.
Sub-Zones: Areas within the *Riverwalk!* Development District, that define the permitted land uses, types of thoroughfares, types of frontages, types of lots, and the building requirements as defined in Section 4 and Section 5 of the Riverwalk! Development Code.
T-zone: see Transect zone
Thoroughfare: a way for use by vehicular and pedestrian traffic and to provide access to lots and open spaces, consisting of Vehicular lanes and the public Frontage.
Townhouse: (syn: **rowhouse**)
Transect Zone: one of several areas on a Zoning Map or Regulating Plan administratively similar to the land use zones in conventional codes, except that other elements of the intended development are integrated, including those of the private lot and building and public Frontage.
Travel Lane: An area within the street, parallel to the centerline of the street, dedicated to the movement of motor vehicles.
Turning radius: the curved boundary of the area required for a vehicle to complete a turn, measured at the inside edge of the vehicular tracking. The smaller the Turning Radius, the smaller the pedestrian crossing distance and the more slowly the vehicle is forced to make the turn.

Variance: a ruling that would permit a practice that is not consistent with either a specific provision or the Intent of this Code Variances are usually granted by the board of Appeals in a public hearing.

Warrant: a ruling that would permit a practice that is not consistent with a specific provision of this Code, but that is justified by its Intent . Warrants may be granted administratively by the Development Review Committee.

Work-live: a single dwelling unit that houses a commercial and residential Function. The commercial Function is not limited to *Home Occupations* and may be located anywhere within the unit. It is intended that the residential portion and the commercial portion be occupied by at least one person common to both occupancies. See Live-Work.

Yield Lane: characterizing a Thoroughfare that has two-way traffic but only one effective travel lane because of parked cars, necessitating slow movement and driver negotiation. Also, characterizing parking on such a Thoroughfare.

Zoning Map: the official map or maps that are part of the municipal zoning ordinance and delineate the boundaries of individual zones and districts. see **Regulating Plan.**

TRACT 1

BEING situated in the A. Bradford Survey, Abstract Number 152, in the City of Euless, Tarrant County, Texas and being all of that certain Tract III, Parcel E and Parcel F described by deed to Bear Creek Associates, III, LP recorded in Volume 11228, Page 1600, Deed Records, Tarrant County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found at the southwest corner of said Parcel F, said iron rod also being the northwest corner of that certain tract of land described by deed to Chesapeake Land Development Company, LLC recorded in County Clerk's File Number D210116659, Deed Records, Tarrant County, Texas and being in the east right-of-way line of Bear Creek Parkway (80' right-of-way) and being the beginning of a curve to the left;

THENCE along the west line of said Parcel E and Parcel F and the east right-of-way line of Bear Creek Parkway the following bearings and distances:

> 210.62 feet with said curve to the left, having a radius of 540.00 feet, through a central angle of 22 degrees 20 minutes 51 seconds, whose long chord bears North 38 degrees 06 minutes 04 seconds West, 209.29 feet to a 1/2 inch iron rod with yellow cap found;
>
> North 49 degrees 17 minutes 33 seconds West, 509.66 feet to a 1/2 inch iron rod found at the beginning of a curve to the right;
>
> 563.02 feet with said curve to the right, having a radius of 464.45 feet, through a central angle of 69 degrees 27 minutes 20 seconds, whose long chord bears North 14 degrees 32 minutes 32 seconds West, 529.17 feet to a 1/2 inch iron rod with yellow cap found at the beginning of a reverse curve to the left;
>
> 273.61 feet with said reverse curve to the left, having a radius of 740.00 feet, through a central angle of 21 degrees 11 minutes 05 seconds, whose long chord bears North 09 degrees 36 minutes 35 seconds East, 272.05 feet to a 1/2 inch iron rod found;
>
> North 00 degrees 58 minutes 49 seconds West, 356.22 feet to a point in the existing pavement of Harwood Road, said point being the northwest corner of said Parcel E and being in the south right-of-way line of Harwood Road (80' right-of-way);

THENCE along the north line of said Parcel E and said south right-of-way line of Harwood Road the following bearings and distances:

> North 89 degrees 27 minutes 02 seconds East, 142.20 feet to a point in the existing pavement of Harwood Road;
>
> North 89 degrees 12 minutes 18 seconds East, 735.84 feet to a point in the existing pavement of Harwood Road, said point also being in the existing west right-of-way line of State Highway 360 (variable width right-of-way);

THENCE along the east line of said Parcel E and said west right-of-way line of State Highway 360 the following bearings and distances:

> South 00 degrees 21 minutes 17 seconds East, 35.22 feet to a Texas Highway Department monument found;

North 89 degrees 51 minutes 19 seconds East, 12.28 feet to a Texas Highway Department monument found at the beginning of a curve to the right;

164.47 feet with said curve to the right, having a radius of 170.00 feet, through a central angle of 55 degrees 25 minutes 59 seconds, whose long chord bears South 62 degrees 22 minutes 35 seconds East, 158.13 feet to a Texas Highway Department monument found;

South 35 degrees 22 minutes 43 seconds East, 5.82 feet to a Texas Highway Department monument found;

South 35 degrees 20 minutes 54 seconds East, 206.47 feet to a Texas Highway Department monument found;

South 12 degrees 24 minutes 35 seconds East, 132.67 feet to a Texas Highway Department monument found in the west right-of-way line of Minter's Chapel Road (50' right-of-way);

THENCE South 00 degrees 18 minutes 38 seconds East, 1155.21 feet, departing said west right-of-way line of State Highway 360 and along said east line of Parcel E and Parcel F and said west right-of-way line of Minter's Chapel Road to a 1/2 inch iron rod with yellow cap found at the southeast corner of said Parcel F, said iron rod also being the northeast corner the aforementioned Chesapeake tract;

THENCE along the south line of said Parcel F and the north line of said Chesapeake tract the following bearings and distances:

North 86 degrees 22 minutes 05 seconds West, 131.24 feet to a 1/2 inch iron rod found;

North 63 degrees 58 minutes 28 seconds West, 339.89 feet to a 1/2 inch iron rod found;

South 31 degrees 07 minutes 49 seconds West, 276.07 feet to the POINT OF BEGINNING and containing 1,654,512 square feet or 37.982 acres of land, more or less.

TRACT 2

BEING situated in the A. Bradford Survey, Abstract Number 152, in the City of Euless, Tarrant County, Texas and being all of that certain Tract III, Parcel B and Parcel C described by deed to Bear Creek Associates, III, LP recorded in Volume 11228, Page 1600, Deed Records, Tarrant County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found at the southwest corner of said Parcel C, said iron rod also being the southeast corner of Block E, Midway Square Addition, an addition to the City of Euless recorded in Volume 388-139, Page 45, Plat Records, Tarrant County, Texas and being in the north right-of-way line of Midway Drive (80' right-of-way);

THENCE North 00 degrees 26 minutes 22 seconds West, 583.58 feet along the west line of Parcel C and Parcel B and the east line of said Block E to a 1/2 inch iron rod found at the northwest corner of said Parcel B, said iron rod also being the southwest corner of that certain tract of land described by deed to Dallas MTA, LP recorded in County Clerk's File Number D207209305, Deed Records, Tarrant County, Texas;

THENCE along the north line of said Parcel B and the south line of said MTA tract the following bearings and distances:

> North 70 degrees 33 minutes 46 seconds East, 166.77 feet to a 1/2 inch iron rod found;
>
> South 46 degrees 02 minutes 57 seconds East, 167.39 feet to a 1/2 inch iron rod found;
>
> South 24 degrees 35 minutes 52 seconds West, 214.77 feet to a 1/2 inch iron rod found;
>
> South 60 degrees 23 minutes 24 seconds East, 167.08 feet to a 1/2 inch iron rod found;
>
> North 60 degrees 32 minutes 22 seconds East, 292.36 feet to a 1/2 inch iron rod found;
>
> North 73 degrees 52 minutes 38 seconds East, 145.60 feet to a 1/2 inch iron rod found;
>
> South 75 degrees 14 minutes 46 seconds East, 77.62 feet to a 1/2 inch iron rod found;
>
> South 49 degrees 18 minutes 18 seconds East, 343.84 feet to a 1/2 inch iron rod found;
>
> North 56 degrees 07 minutes 57 seconds East, 16.56 feet to a 1/2 inch iron rod found at the northeast corner of said Parcel B, said iron rod also being the southeast corner of said MTA tract and being in the west right of way line of Bear Creek Parkway (80' right-of-way) and being the beginning of an non-tangent curve to the right;

THENCE along the east line of said Parcel B and Parcel C and said west right-of-way line of Bear Creek Parkway the following bearings and distances:

> 404.89 feet with said curve to the right, having a radius of 460.00 feet, through a central angle of 50 degrees 25 minutes 53 seconds, whose long chord bears South 14 degrees 36 minutes 35 seconds East, 391.95 feet to a 1/2 inch iron rod found;

South 10 degrees 39 minutes 35 seconds West, 346.71 feet to an “X” cut in concrete found at the southeast corner of said Parcel C, said “X” cut also being in the north right-of-way line of Midway Drive and being the beginning of a non-tangent curve to the right;

THENCE along the south line of said Parcel C and said north right-of-way line of Midway Drive the following bearings and distances:

461.54 feet with said curve to the right, having a radius of 910.00 feet, through a central angle of 29 degrees 03 minutes 34 seconds, whose long chord bears North 58 degrees 27 minutes 01 seconds West, 456.61 feet to a 1/2 inch iron rod found at the beginning of a reverse curve to the left;

765.23 feet with said reverse curve to the left, having a radius of 937.46 feet, through a central angle of 46 degrees 46 minutes 10 seconds, whose long chord bears North 67 degrees 19 minutes 29 seconds West, 744.16 feet to a 1/2 inch iron rod found;

South 89 degrees 24 minutes 12 seconds West, 32.07 feet to the POINT OF BEGINNING and containing 679,368 square feet or 15.596 acres of land, more or less.

TRACT 3

BEING situated in the A. Bradford Survey, Abstract Number 152, in the City of Euless, Tarrant County, Texas and being all of that certain Tract III, Parcel D described by deed to Bear Creek Associates, III, LP recorded in Volume 11228, Page 1600, Deed Records, Tarrant County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 iron rod found at the northwest corner of said Parcel D, said iron rod also being the northeast corner of Block B, Midway Square Addition - Phase II, an addition to the City of Euless recorded in Volume 388-132, Page 43, Plat Records, Tarrant County, Texas and being in the south right-of-way line of Midway Drive (80' right-of-way);

THENCE along the north line of said Parcel D and said south right of way line of Midway Drive the following bearings and distances:

> North 89 degrees 28 minutes 50 seconds East, 32.54 feet to a 1/2 inch iron rod found at the beginning of a curve to the right;
>
> 699.73 feet with said curve to the right, having a radius of 857.46 feet, through a central angle of 46 degrees 45 minutes 22 seconds, whose long chord bears South 67 degrees 18 minutes 28 seconds East, 680.47 feet to a 1/2 inch iron rod found at the beginning of a reverse curve to the left;
>
> 511.30 feet with said reverse curve to the left, having a radius of 990.00 feet, through a central angle of 29 degrees 35 minutes 29 seconds, whose long chord bears South 58 degrees 43 minutes 09 seconds East, 505.64 feet to an "X" cut found at the northeast corner of said Parcel D, said "X" cut also being in the west right-of-way line of Bear Creek Parkway (80' right-of-way);

THENCE along the east line of said Parcel D and said west right-of-way line of Bear Creek Parkway the following bearings and distances:

> South 10 degrees 33 minutes 18 seconds West, 583.62 feet to a 1/2 inch iron rod found at the beginning of a curve to the right;
>
> 446.10 feet with said curve to the right, having a radius of 910.00 feet, through a central angle of 28 degrees 05 minutes 15 seconds, whose long chord bears South 24 degrees 39 minutes 47 seconds West, 441.65 feet to a 1/2 inch iron rod found;
>
> South 38 degrees 42 minutes 35 seconds West, 200.41 feet to a 1/2 inch iron rod found at the beginning of a curve to the left;
>
> 686.58 feet with said curve to the left, having a radius of 990.00 feet, through a central angle of 39 degrees 44 minutes 08 seconds, whose long chord bears South 18 degrees 49 minutes 49 seconds West, 672.90 feet to a 1/2 inch iron rod found;
>
> South 01 degrees 02 minutes 06 seconds East, 263.63 feet to a 1/2 inch iron rod found;
>
> South 88 degrees 53 minutes 18 seconds West, 18.79 feet to a 1/2 inch iron rod found;
>
> South 01 degrees 06 minutes 42 seconds East, 31.50 feet to a 1/2 inch iron rod found;

South 49 degrees 32 minutes 04 seconds West, 148.21 feet to a 1/2 inch iron rod found;

South 01 degrees 06 minutes 42 seconds East, 459.68 feet to a 1/2 inch iron rod found;

South 46 degrees 16 minutes 58 seconds West, 68.19 feet to a 1/2 inch iron rod with cap stamped "BRITTAIN CRAWFORD" found at the southeast corner of said Parcel D, said iron rod also being in the north right-of-way line of State Highway 183 (variable width right-of-way);

THENCE along the south line of said Parcel D and said north right-of-way line of State Highway 183 the following bearings and distances:

North 85 degrees 13 minutes 30 seconds West, 150.24 feet to a 1/2 inch iron rod with cap stamped "BRITTAIN CRAWFORD" found;

North 82 degrees 10 minutes 13 seconds West, 113.89 feet to a 5/8 inch iron rod found at the southwest corner of said Parcel D, said iron rod also being the southeast corner of the aforementioned Block B;

THENCE North 00 degrees 32 minutes 15 seconds West, 3163.61 feet along the west line of said Parcel D and the east line of said Block B to the POINT OF BEGINNING and containing 2,047,116 square feet or 46.995 acres of land, more or less.

TRACT 4

BEING situated in the A. Bradford Survey, Abstract Number 152, in the City of Euless, Tarrant County, Texas and being all of that certain Tract III, Parcel H described by deed to Bear Creek Associates, III, LP recorded in Volume 11228, Page 1600, Deed Records, Tarrant County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at an "X" cut in concrete found at the northwest corner of said Parcel H, said "X" cut also being in the east right-of-way line of Bear Creek Parkway (80' right-of-way) and in the south right-of-way line of Midway Drive (80' right-of-way) and being the beginning of a curve to the left;

THENCE along the north line of Parcel H and said south right-of-way line of Midway Drive the following bearings and distances:

> 209.31 feet with said curve to the left, having a radius of 990.00 feet, through a central angle of 12 degrees 06 minutes 48 seconds, whose long chord bears South 84 degrees 09 minutes 27 seconds East, 208.92 feet to a 1/2 inch iron rod found;
>
> North 89 degrees 43 minutes 43 seconds East, 406.09 feet to an "X" cut in concrete found at the northeast corner of said Parcel H, said "X" cut also being in the west right-of-way line of Minter's Chapel Road (50' right-of-way);

THENCE South 00 degrees 18 minutes 59 seconds East, 1761.96 feet along the east line of said Parcel H and said west right-of-way line of Minter's Chapel Road to a 1/2 inch iron rod found at the southeast corner of said Parcel H, said iron rod also being the northeast corner of that certain tract of land described by deed to Bear Creek Associates II recorded in Volume 8856, Page 237, Deed Records, Tarrant County, Texas;

THENCE along the south line of said Parcel H and the north line of said Bear Creek Associates, II tract the following bearings and distances:

> North 88 degrees 57 minutes 20 seconds West, 394.86 feet to a 1/2 inch iron rod found;
>
> North 00 degrees 25 minutes 12 seconds West, 3.04 feet to a 1/2 inch iron rod found;
>
> North 88 degrees 47 minutes 11 seconds West, 195.92 feet to a 1/2 inch iron rod found;
>
> North 88 degrees 45 minutes 19 seconds West, 664.85 feet to a 1/2 inch iron rod found at the southwest corner of said Parcel H, said iron rod also being the northwest corner of said Bear Creek Associates, II tract, and being in said east right-of-way line of Bear Creek Parkway;

THENCE along the west line of said Parcel H and said east right-of-way line of Bear Creek Parkway the following bearings and distances:

> North 00 degrees 55 minutes 24 seconds West, 5.27 feet to a 1/2 inch iron rod with yellow cap found at the beginning of a curve to the right;
>
> 631.33 feet with said curve to the right, having a radius of 910.00 feet, through a central angle of 39 degrees 45 minutes 00 seconds, whose long chord bears North 18 degrees 50 minutes 03 seconds East, 618.74 feet to a 1/2 inch iron rod found;

North 38 degrees 40 minutes 48 seconds East, 199.92 feet to a 1/2 inch iron rod found at the beginning of a curve to the left;

485.17 feet with said curve to the left, having a radius of 990.00 feet, through a central angle of 28 degrees 04 minutes 45 seconds, whose long chord bears North 24 degrees 38 minutes 26 seconds East, 480.33 feet to a 1/2 inch iron rod found;

North 10 degrees 38 minutes 23 seconds East, 578.86 feet to the POINT OF BEGINNING and containing 1,597,229 square feet or 36.667 acres of land, more or less.

TRACT 5

BEING situated in the Abraham Barnard Survey, Abstract Number 107, in the City of Euless, Tarrant County, Texas and being all of that certain tract of land described by deed to Bear Creek Associates IV, LP recorded in County Clerk's File Number D204252624, Deed Records, Tarrant County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 3/4 inch iron rod found at the northwest corner of said Bear Creek tract, said iron rod also being the southwest corner of that certain tract of land described by deed to Ardinger Properties, LLC recorded in County Clerk's File Number D210055720, Deed Records, Tarrant County, Texas, and being in the east right-of-way line of Minter's Chapel Road (50' right-of-way);

THENCE North 89 degrees 08 minutes 38 seconds East, 906.73 feet along the north line of said Bear Creek tract and the south line of said Ardinger tract to a 5/8 inch iron rod with cap stamped "DFW BOUNDARY" found at the northeast corner of said Bear Creek tract, said iron rod also being the southeast corner of said Ardinger tract and being in the west right-of-way line of State Highway 360 (variable width right-of-way) and being the beginning of a non-tangent curve to the right, from which a 5/8 inch iron rod with cap stamped "DFW PROPERTY CORNER" found bears North 42 degrees 34 minutes 56 seconds West, 1.01 feet;

THENCE along the east line of said Bear Creek tract and said west line of State Highway 360 the following bearings and distances:

> 1039.52 feet with said curve to the right, having a radius of 1879.86 feet, through a central angle of 31 degrees 41 minutes 00 seconds, whose long chord bears South 03 degrees 05 minutes 45 seconds West, 1026.33 feet to a broken concrete monument found, said monument being the beginning of a compound curve to the right, from which 5/8 inch iron rod with cap stamped "DRW PROPERTY CORNER" found bears North 51 degrees 00 minutes 27 seconds West, 1.05 feet;
>
> 812.50 feet with said compound curve to the right, having a radius of 924.93 feet, through a central angle of 50 degrees 19 minutes 52 seconds, whose long chord bears South 44 degrees 07 minutes 04 seconds West, 786.63 feet to a 5/8 inch iron rod with cap stamped "DFW BOUNDARY" found, from which a 5/8 inch iron rod with cap stamped "DFW PROPERTY CORNER" found bears North 26 degrees 34 minutes 27 seconds West, 1.02 feet;
>
> South 69 degrees 17 minutes 33 seconds West, 241.75 feet to a 5/8 inch iron rod with cap stamped "DFW BOUNDARY" found at the southwest corner of said Bear Creek tract, said iron rod also being in the east right-of-way line of Minter's Chapel Road, from which a 5/8 inch iron rod with cap stamped "DFW PROPERTY CORNER bears North 44 degrees 35 minutes 04 seconds West, 0.67 feet;

THENCE along the west line of said Bear Creek tract and the east line of said Minter's Chapel Road the following bearings and distances:

> North 69 degrees 21 minutes 23 seconds West, 57.95 feet to a 5/8 inch iron rod with cap stamped "DFW BOUNDARY" found;
>
> North 15 degrees 49 minutes 25 seconds West, 51.76 feet to a 5/8 inch iron rod with cap stamped "DFW BOUNDARY" found;

North 00 degrees 19 minutes 43 seconds West, 1591.29 feet to the POINT OF BEGINNING and containing 1,323,408 square feet or 30.381 acres of land, more or less.

TRACT 6

BEING situated in the A. Bradford Survey, Abstract Number 152, in the City of Euless, Tarrant County, Texas and being all of that certain tract of land described by deed to Bear Creek Associates II recorded in Volume 8856, Page 237, Deed Records, Tarrant County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a Texas Department of Transportation monument found at the southeast corner of said Bear Creek Associates, II tract, said monument also being in the north right-of-way line of State Highway 183 (variable width right-of-way) and being in the west right-of-way line of Minter's Chapel Road (50' right-of-way);

THENCE along the south line of said Bear Creek Associates II tract and said north right-of-way line of State Highway 183 the following bearings and distances:

South 65 degrees 50 minutes 51 seconds West, 98.27 feet to a Texas Department of Transportation monument found;

South 76 degrees 56 minutes 13 seconds West, 98.17 feet to a 5/8 inch iron rod found;

South 81 degrees 53 minutes 23 seconds West, 99.82 feet to a 1/2 inch iron rod found;

South 86 degrees 56 minutes 20 seconds West, 97.20 feet to a 1/2 inch iron rod found;

South 89 degrees 31 minutes 14 seconds West, 142.67 feet to a 1/2 inch iron rod found;

South 89 degrees 32 minutes 14 seconds West, 466.57 feet to a 1/2 inch iron rod found at the southwest corner of said Bear Creek Associates II tract, said iron rod also being in the east right-of-way line of Bear Creek Parkway (80' right-of-way);

THENCE along the west line of said Bear Creek Associates II tract and said east right-of-way line of Bear Creek Parkway the following bearings and distances:

North 45 degrees 52 minutes 10 seconds West, 76.79 feet to a 1/2 inch iron rod found;

North 00 degrees 58 minutes 33 seconds West, 475.20 feet to a 1/2 inch iron rod found;

North 51 degrees 55 minutes 12 seconds West, 148.42 feet to a 1/2 inch iron rod found;

North 00 degrees 54 minutes 28 seconds West, 31.31 feet to a 1/2 inch iron rod found;

South 89 degrees 04 minutes 39 seconds West, 19.78 feet to a 1/2 inch iron rod found;

North 00 degrees 55 minutes 24 seconds West, 256.35 feet to a 1/2 inch iron rod found at the northwest corner of said Bear Creek Associates, II, said iron rod also being the southwest corner of that certain Tract III, Parcel H described by deed to Bear Creek Associates, III, LP recorded in Volume 11228, Page 1600, Deed Records, Tarrant County, Texas;

THENCE along the north line of said Bear Creek Associates, II tract and the south line of said Parcel H the following bearings and distances:

South 88 degrees 45 minutes 19 seconds East, 664.85 feet to a 1/2 inch iron rod found;

South 88 degrees 47 minutes 11 seconds East, 195.92 feet to a 1/2 inch iron rod found;

South 00 degrees 25 minutes 12 seconds East, 3.04 feet to a 1/2 inch iron rod found;

South 88 degrees 57 minutes 20 seconds East, 394.86 feet to a 1/2 inch iron rod found at the northeast corner of said Bear Creek Associates, II tract, said iron rod also being the southeast corner of said Parcel H and being in said west right-of-way line of Minter’s Chapel Road;

THENCE along the east line of said Parcel H and said Bear Creek Associates II tract and said west right-of-way line of Minter's Chapel Road the following bearings and distances:

South 00 degrees 18 minutes 59 seconds East, 643.39 feet to a 1/2 inch iron rod found;

South 11 degrees 04 minutes 09 seconds West, 51.07 feet to a Texas Department of Transportation monument found;

South 28 degrees 52 minutes 07 seconds West, 112.46 feet to the POINT OF BEGINNING and containing 1,013,109 square feet or 23.258 acres of land, more or less.