

Zoning District Change for Planned Development

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

PART 1. APPLICANT INFORMATION

APPLICANT/AGENT: ANDREW B. CHESNEY AND DEBORAH D. CHESNEY

Signature: Andrew B Chesney Deborah D. Chesney

Mailing Address: 1201 West Euless Boulevard Suite #: _____

City: Euless State: Texas Zip Code 76040

Telephone (817) 267-3103 Fax (817) 283-8821

Email: towsrus@sbcglobal.net

OWNER: ANDREW B. CHESNEY AND DEBORAH D. CHESNEY

Signature: Andrew B Chesney Deborah D. Chesney

Mailing Address: 1201 West Euless Boulevard Suite #: _____

City: Euless State: Texas Zip Code 76040

Telephone (817) 267-3103 Fax (817) 283-8821

PART 2. PURPOSE OF PROPOSAL

Amend ZONING REGULATIONS contained in section _____

Amend the OFFICIAL ZONING MAP by changing 3.759 acres of land currently zoned TX-10 and C-2 to be zoned PD.

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

The original zoning was C-2 and I-1 and was subsequently changed to TX-10 and C-2 on a City initiated zoning case. While the specific SIC code for automotive services, including wrecker services, is not listed in the UDC, the uses proposed would fit in the C-2 and TX-10 zoning categories. The request (continued on separate sheet)

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

The subject property has never been developed. The proposed development plan conforms to the standards previously established for the property to the east. The wrecker service and impound/storage serves the entire mid-cities area in addition to DFW Airport, providing significant sales tax revenue to the City of Euless.

PART 3. PROPERTY DESCRIPTION

Street Address of Property (if available): 1203 West Euless Boulevard

LEGAL DESCRIPTION: Subdivision Name Proposed Clark McKelvy Addition
Block(s) and Lot(s) Proposed Lot 4, Block 1

Survey Name(s): Allen M. Downen Survey, Tracts 3A01, 3A04, and Abstract No(s): 415 Tract(s) 3A07

RECEIVED
SEP 19 2011
BY: _____

FILE COPY

(Continued from Page 3, PART 2. PURPOSE OF PROPOSAL)

change to the "PD" category will allow the owner of Lot 3 to expand his current business operations with the same development criteria for both tracts.

END OF ITEM

RECEIVED
SEP 19 2011
BY: _____

FILE COPY

PART 4. PRESENT USE OF PROPERTY (Circle One)			
<input checked="" type="radio"/> VACANT LAND	<input type="radio"/> VACANT BUILDING	<input type="radio"/> SINGLE FAMILY DWELLING	<input type="radio"/> COMMERCIAL
<input type="radio"/> MULTI-FAMILY DWELLINGS	<input type="radio"/> INDUSTRIAL	<input type="radio"/> OTHER: _____	

PART 5. ACKNOWLEDGMENTS
<p>I certify that the above information is correct and complete to the best of my knowledge and ability and that I will be fully prepared to present the above proposal at a Planning and Zoning Commission public hearing. I reserve the right to withdraw this proposal at any time by filing a written request with the Department of Planning and Development. I understand that 50% of my application fee will be refunded if my written request for withdrawal is received by the Department within 24 hours after the Planning and Zoning Commission public hearing.</p>
<p>Applicant, Owner or Authorized Agent <u>Andrew B Chesney</u> Date <u>09/13/2011</u> <u>Heborah D. Chesney</u></p>

RECEIVED
 SEP 19 2011
 BY: _____

OFFICE USE ONLY:				
Fee Paid:	Received By:	Date Received:	Case Number:	H.T.E. Number:
	A Davenport	9/19/11	11-03-AD	11-20000002

FILE COPY

Site Plan Process

PROPERTY DESCRIPTION:	
General Property Location (street name and block number or nearest cross street):	1203 West Eules Boulevard. South side of S.H. 10, approximately 1250 feet West of F.M. 157, Industrial Boulevard
Current Legal Description (abstract and tract number or subdivision, lot, and block):	3.759 Acres, including Tracts 3A01, 3A04, and 3A07; out of the Allen M. Downen Survey, A-415
Current Zoning (if property is in more than one zoning district, indicate the number of acres contained within each district):	Approximately 1.73 Acres fronting on West Eules Boulevard is zoned "TX-10". The remaining approximate 2.03 Acres is zoned "C-2"
USE/CONDITIONS/PARKING:	
Proposed Use: <u>Wrecker Service, Automobile/Truck Impound(cont)</u>	SIC Code: <u>7549</u>
Special Conditions Applicable to the Use: (Indicate the letter of any "Special Conditions" in UDC Table 4-A that apply to the use(s): (cont) and Container Storage	
Parking Group: (Indicate the parking group in UDC Table 4-A that applies to the use(s): N/A- None listed for SIC Code 7549	
PROPOSED BUILDING STATISTICS:	
Lot Area <u>3.759 Acres</u>	
Lot Width at Building Line for each Street Frontage <u>251.61 Feet</u>	
Proposed Building Setbacks: Front: <u>20 Feet</u> Rear: <u>15 Feet</u> Side (left): <u>-0-</u> Side (right): <u>-0-</u>	
Gross Building Floor Area	<u>None</u>
Height in Feet to Highest Point	<u>N/A</u>
Number of Floors	<u>N/A</u>
Exterior Masonry Façade (exclusive of doors and windows):	
Front Elevation:	Brick <u>-0-</u> % / Stucco <u>-0-</u> % / Other <u>-0-</u> %
Left Side Elevation:	Brick <u>-0-</u> % / Stucco <u>-0-</u> % / Other <u>-0-</u> %
Right Side Elevation:	Brick <u>-0-</u> % / Stucco <u>-0-</u> % / Other <u>-0-</u> %
Rear Elevation:	Brick <u>-0-</u> % / Stucco <u>-0-</u> % / Other <u>-0-</u> %

RECEIVED
 SEP 19 2011
 BY: _____

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

Total Spaces Required / Provided	<u>N/A- None listed for SIC Code 7549</u>
Number of Handicapped Spaces	<u>N/A</u>
Number of Loading Bays Provided	<u>N/A</u>

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

Number proposed per street	<u>One on S.H. 10</u>
Clearance from nearest street intersections	<u>1250 Feet to F.M. 157; 800 Feet to Highland</u>
Clearance between existing and proposed driveways	<u>342 Feet to Lot 3, 320 Feet to Lot 2 (West)</u>
Width of each driveway	<u>40.0 Feet</u>
Curb Radii for each driveway	<u>30.0 Feet</u>
Distance between property line and first parking space	<u>N/A</u>

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

Proposed Pole/Ground Signs:
 Street Name N/A Front Setback N/A Side Setback N/A
 Overall Height N/A Sign Area N/A

Proposed Wall Signs:
 Street the sign faces West Eules Boulevard Sign Area Street Address Plaque

LANDSCAPING: (UDC Article VII)

Land Area of Street Yard	<u>7300 S.F.</u>	
	<u>Street Yard</u>	<u>Non Street Yard</u>
Number of parking spaces provided	<u>-0-</u>	<u>-0-</u>
Square feet of landscaped area	<u>4251 S.F.</u>	<u>-0-</u>
Square feet of landscape islands in parking lot	<u>-0-</u>	<u>-0-</u>
Number of large trees existing / proposed	<u>4 Each</u>	<u>-0-</u>
Number of ornamental trees proposed	<u>6 Each</u>	<u>-0-</u>
Number of shrubs proposed	<u>57 Each</u>	<u>-0-</u>
Square feet of ground cover proposed	<u>2150 S.F.</u>	<u>-0-</u>

FILE COPY

SHEET THREE

- Typical building elevations, indicating exterior façade materials and percentages, and addressing
 - Location of address plaque on each elevation provided
 - Detail of an address plaque, showing layout, typestyle, and colors
- Roof slopes labeled
- Elevations of proposed screening, indicating height and materials, for the following: the site, trash receptacles, docks, loading areas, service areas
 - Detail of controlled access gate design and description of operation

PLAN PREPARER'S ACKNOWLEDGMENT:

I prepared this Site Plan in accordance with the City of Euless Unified Development Code and I included all applicable requested information.


Plan Preparer's Signature

09/19/2011
Date

DAVID C. HUGHES, JR. P.E.
Printed Name
ELLIOTT AND HUGHES, INC.
Consulting ENGINEERS

PRESIDENT
Printed Title

REC'D
SEP 19 2011
BY: [Signature]
FILE 0014