ORDINANCE NO. 1944

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 BBB & C RR SURVEY, A-204, TRACTS 5 AND 5D; J. DOSS SURVEY, A-441, TRACTS 3C, 4A1, 4A1A, 4B, 4B1, 4B2, 4C, 5, 6, 6A, 6A1, 6A2, 6B, 6B1, 6B1A, AND 6B2; AND J. HAVENS SURVEY, A-685, TRACTS 2A AND 3; AND GLADE PARKS ADDITION BLOCK A, LOTS 1 AND 2, BLOCK B, LOTS 1 AND 2, BLOCK G, LOT 1, BLOCK H, LOT 1; PROVIDING A SEVERABILITY CLAUSE; PROVIDNG A PENALTY FOR VIOLATIONS; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the Planning and Zoning Commission has conducted a public hearing on February 7, 2012, in conjunction with Zoning Case No. #12-01-PD, and has rendered a recommendation to the City Council with respect to the case; and,

WHEREAS, the City Council has conducted a public hearing on February 14, 2012, 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:

SECTION 1

That 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 BBB & C RR Survey, A-204, Tracts 5 and 5D; J. Doss Survey, A-441, Tracts 3C, 4A1, 4A1A, 4B, 4B1, 4B2, 4C, 5, 6, 6A, 6A1, 6A2, 6B, 6B1, 6B1A, and 6B2; and J. Havens Survey, A-685, Tracts 2A and 3; and Glade Parks Addition Block A, Lots 1 and 2, Block B, Lots 1 and 2, Block G, Lot 1, Block H, Lot 1 is changed from PD 1916 (Planned Development 1916) zoning to 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 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 APPROVED ON FIRST AND FINAL READING at a regular meeting of the Euless City Council on February 14, 2012, by a vote of __ ayes, __ nays, and __ abstentions.

APPROVED:

_____
Mary Lib Saleh, Mayor

ATTEST:

_____
Kim Sutter, TRMC, City Secretary

APPROVED AS TO FORM:

_____
Wayne K. Olson, City Attorney

Exhibit "A"

GLADE PARKS

A Planned Development District

in the

CITY OF EULESS, TEXAS

GLADE PARKS

CITY OF EULESS, TEXAS

A MIXED USE DEVELOPMENT

TABLE OF CONTENTS

SECTION "1" – LEGAL DESCRIPTION…….……4

SECTION "2" – STATEMENT OF INTENT AND PURPOSE…….….9

SECTION "3" – DEVELOPMENT STANDARDS……...……11

1. **Glade Parks Development Plan……..…….……..……11**

   Exhibit A –Development Plan

2. **Applicability and rules of construction……..…...13**

   Exhibits B.1 – B.6 – Site Elements for Bridge and Entryways

3. **Creation of Sub-districts…….....……20**

   Exhibit C –

4. **Permitted uses…….…….....….….20**

5. **Development Standards for Glade Parks Urban Residential/Commercial Sub-district……...….…34**

   Exhibit D – Urban Residential/Commercial Tract
   Exhibit E – Illustrative of Architectural Elements Building Elevations
   Exhibit F – Building Perspective
   Exhibit G – Street Cross Section
   Exhibit H – Urban Residential/Commercial Streetscape Plan
   Exhibit I – Streetscape Perspective

6. **Development Standards for Glade Parks Neighborhood Residential /Commercial Sub-district ..…….....…….44**

   Exhibit J – Neighborhood Residential/Commercial Tract
   Exhibit K –Neighborhood Residential Lot Types
   Exhibit L – Street Cross Sections
   Exhibit M – Illustrative of Architectural Elements Building Elevations
   Exhibit N – Streetscape Perspective
   Exhibit O.1 – O.2 – Interior Finishes

7. **Development Standards for Glade Parks Commercial Sub-district - Lifestyle Area/Entertainment/Lawn and Large Scale Retail Building….55**

   Exhibit P – Lifestyle Area Site Plan
   Exhibit Q – "Lawn" Site Plan
   Exhibit R – Lawn – Park Elements

Exhibit S – Lifestyle Area – Traffic Circle Clock Tower
Exhibit T – Lifestyle Area – Street Cross Sections
Exhibit U – Large Scale Retail Building Site Plan
Exhibit V – Illustrative of Architectural Elements for Lifestyle Area Building Elevations
Exhibit W – Illustrative of Architectural Elements for Large Scale Retail Building Elevations
Exhibit X – Illustrative of Architectural Elements – Materials Finishes/Colors
Exhibit Y – Specialty Paving Plan
Exhibit Z – Lifestyle Area Special Paving Areas
Exhibit AA – Large Scale Retail Parking Lot Area Plan Detail
Exhibit BB –Typical Sign Types – Sign Standards
Exhibit CC – Sign Locations Map

8. Park Areas and Wetlands Areas……..…..……74

9. Signs, Site Lighting, and other Street related Signage ……..……...…..74

Exhibit DD – Typical Lighting Fixtures
Exhibit EE – Light Locations Map

10. Landscaping and Screening……...……..……77

11. Procedure……...……..…78

12. Gas Drilling and Production……79

Additional Exhibits

Exhibit FF – Trails/Sidewalks Public and Private Access Plan
Exhibit GG – Potential Public Art Locations Map
Exhibit HH – Typical Public Art Examples
Exhibit II – Setback & Distance Requirements

Legal Description
For
Glade Parks

BEING a 193.323 acre tract of land located in the J. Havens Survey Abstract No. 685, J. Doss Survey Abstract No. 441, and the B.B.B. & C. RR Co. Survey Abstract No. 204, City of Euless, Tarrant County, Texas, being all of a called 136.164 acre tract of land as described in the Special Warranty Deed with Vendor's Lien to Glade 121, LP, a Texas Limited Partnership, filed for record in County Clerk's Instrument No. D205241917, Deed Records, Tarrant County, Texas, and being all of a called 46.466 acre tract of land as described in the Special Warranty Deed with Vendor's Lien to Glade 121, LP, a Texas Limited Partnership, filed for record in County Clerk's Instrument No. D205241915, of said Deed Records, also being all of a called 10.697 acre tract of land as described in the Special Warranty Deed to Glade 121, LP, a Texas Limited Partnership, filed for record in County Clerks' Instrument No. D207216456, Deed Records, said 193.323 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a concrete TxDot monument found for the Southeast corner of Lot 1, Block B, Heritage Towne Crossing, an addition to the City of Euless, Tarrant County, Texas, according to the plat recorded in Cabinet A, Page 7743, Plat Records, Tarrant County, Texas, also being on the West right-of-way line of State Highway 121, a variable width right-of-way, from which City of Euless GPS monument E16 bears North 42 degrees 55 minutes 08 seconds East, a distance of 705.90 feet;

THENCE along said West right-of-way line, the following calls:

South 02 degrees 51 minutes 41 seconds West, a distance of 1566.91 feet, to a concrete TxDot monument found at the beginning of a curve to the right having a radius of 2,834.79 feet;

Along said curve to the right, and in a Southerly direction, through a central angle of 10 degrees 17 minutes 57 seconds, an arc length of 509.57 feet, and having a long chord which bears South 07 degrees 59 minutes 00 seconds West, a chord length of 508.89 feet, to a 5/8 inch iron rod found at the beginning of a curve to the right having a radius of 2,834.79 feet;

Along said curve to the right, and in a Southerly direction, through a central angle of 00 degrees 59 minutes 57 seconds, an arc length of 49.44 feet, and having a long chord which bears South 13 degrees 43 minutes 40 seconds West, a chord length of 49.43 feet, to a 5/8 inch capped iron rod found stamped "JQ ENG" for the Northeast corner of a called 0.022 acre tract of land as described in the General Warranty Deed to the Trinity River Authority of Texas, filed for record in County Clerk's Instrument No. D206263886, of said Deed Records;

THENCE along the North, West and South lines of said called 0.022 acre tract of land, the following calls:

North 75 degrees 28 minutes 09 seconds West, a distance of 29.82 feet, to a 5/8 inch

South 14 degrees 33 minutes 59 seconds West, a distance of 32.02 feet, to a 5/8 inch

capped iron rod found stamped “JQ ENG”;

South 75 degrees 30 minutes 18 seconds East, a distance of 29.82 feet, to a 5/8 inch capped iron rod found stamped “JQ ENG” on the West right-of-way line of said State Highway 121, and being at the beginning of a non-tangent curve to the right having a radius of 2,834.79 feet;

THENCE along said West right-of-way line, the following calls:

Along said curve to the right, and in a Southerly direction, through a central angle of 11 degrees 31 minutes 14 seconds, an arc length of 570.00 feet, and having a long chord which bears South 20 degrees 38 minutes 03 seconds West, a chord length of 569.02 feet, to a concrete TxDot monument found (broken), and being at the beginning of a curve to the left having a radius of 1,939.86 feet;

Along said curve to the left, and in a Southerly direction, through a central angle of 17 degrees 16 minutes 36 seconds, an arc length of 584.94 feet, and having a long chord which bears South 17 degrees 40 minutes 17 seconds West, a chord length of 582.72 feet, to a point for corner, being the Northeast corner of a called 0.1124 acre tract of land as described in the General Warranty Deed to the Trinity River Authority, filed for record in Volume 14525, Page 309, of said Deed Records;

THENCE along the North, West and South lines of said called 0.1124 acre tract of land, the following calls:

South 88 degrees 48 minutes 11 seconds West, a distance of 50.01 feet;

South 07 degrees 32 minutes 58 seconds West, a distance of 99.91 feet;

North 88 degrees 53 minutes 17 seconds East, a distance of 49.99 feet, to a concrete TxDot monument found on said West right-of-way line, and being at the beginning of a non-tangent curve to the left having a radius of 1,939.86 feet;

THENCE along said West right-of-way line, the following calls:

Along said curve to the left, and in a Southerly direction, through a central angle of 11 degrees 38 minutes 54 seconds, an arc length of 394.38 feet, and having a long chord which bears South 00 degrees 39 minutes 45 seconds West, a chord length of 393.70 feet, to a 1/2 inch capped iron rod found stamped “WIER & ASSOC.” at the beginning of a curve to the right having a radius of 1,879.86 feet;

Along said curve to the right, and in a Southerly direction, through a central angle of 12 degrees 13 minutes 45 seconds, an arc length of 401.24 feet, and having a long chord which bears South 00 degrees 11 minutes 32 seconds West, a chord length of 400.48 feet, to a 5/8 inch iron rod found;

South 12 degrees 39 minutes 00 seconds West, a distance of 692.79 feet, to a 1/2 inch capped iron rod found stamped “WIER & ASSOC.”

South 13 degrees 10 minutes 13 seconds West, a distance of 52.54 feet, to a 1/2 inch capped iron rod found stamped “WIER & ASSOC.” at the intersection of the said West right-of-way line and the North right-of-way line of Cheek Sparger Road, a variable width right-of-way;

THENCE along said North right-of-way line, the following calls:

South 84 degrees 39 minutes 42 seconds West, a distance of 284.42 feet, to a 1/2 inch capped iron rod found stamped “WIER & ASSOC.” at the beginning of a curve to the right having a radius of 1,394.50 feet;

Along said curve to the right, and in a Westerly direction, through a central angle of 05 degrees 26 minutes 35 seconds, an arc length of 132.48 feet, and having a long chord which bears South 87 degrees 22 minutes 18 seconds West, a chord length of 132.43 feet, to a 1/2 inch capped iron rod found stamped “WIER & ASSOC.”;

North 89 degrees 51 minutes 08 seconds West, a distance of 109.37 feet, to a 1/2 inch capped iron rod found stamped “WIER & ASSOC.” for the Southeast corner of a called 25.00 acre tract of land as described in the deed to Charles A. Hoel, Jr., et ux Mary Hoel, filed for record in Volume 3522, Page 540, said Deed Records;

THENCE along the East line of said called 25.00 acre tract of land the following calls:

North 00 degrees 10 minutes 42 seconds West, a distance of 25.97 feet, to a 1/2 inch capped iron rod found stamped “WIER & ASSOC.”,

North 00 degrees 10 minutes 47 seconds West, a distance of 127.26 feet, to a 1/2 inch capped iron rod found stamped “WIER & ASSOC.”,

North 01 degrees 33 minutes 50 seconds West, a distance of 107.65 feet, to a 1/2 inch capped iron rod found stamped “WIER & ASSOC.”;

North 00 degrees 59 minutes 25 seconds East, a distance of 173.29 feet, to a 5/8 inch iron rod found;

North 10 degrees 47 minutes 33 seconds West, a distance of 144.71 feet, to a 1/2 inch capped iron rod found stamped “WAI”;

North 46 degrees 21 minutes 27 seconds West, a distance of 31.73 feet, to a 1/2 inch capped iron rod found stamped “WAI”; North 00 degrees 58 minutes 22 seconds East, a distance of 161.95 feet, to a 1/2 inch
capped iron rod found stamped “WAI”;

North 05 degrees 17 minutes 30 seconds East, a distance of 5.52 feet, to a 1/2 inch capped iron rod found stamped “WIER & ASSOC.”;

North 08 degrees 48 minutes 38 seconds West, a distance of 236.11 feet, to a 5/8 inch iron rod found for the Northeast corner of the said called 25.00 acre tract of land;

South 89 degrees 39 minutes 11 seconds West, a distance of 152.87 feet, to a 1/2 inch capped iron rod found stamped "WIER & ASSOC." for the Southeast corner of a called 15.692 acre tract of land as described in Warranty Deed to Trinity Properties Ltd., filed for record in Volume 8842, Page 692, said Deed Records;

THENCE North 00 degrees 02 minutes 19 seconds West, along the East line of said 15.692 acre tract of land, a distance of 487.64 feet, to a 1/2 inch capped iron rod found stamped "WIER & ASSOC." for the Northeast corner of said called 15.692 acre tract of land;

THENCE South 89 degrees 02 minutes 59 seconds West, along the North line of said called 15.962 acre tract of land, a distance of 605.46 feet, to a 1/2 inch capped iron rod found stamped "WAI";

THENCE North 89 degrees 17 minutes 45 seconds West, passing the common corner of said 15.962 acre tract of land and a called 10.367 acre tract of land as described in Warranty Deed to David M. Glenn, filed for record in Volume 14649, Page 298, said Deed Records, at a distance of 59.05 feet, and continuing in all a total distance of 686.15 feet, to a 3/4 inch iron rod found, and being on the East right-of-way line, of Heritage Parkway (an undetermined prescriptive width);

THENCE along said East right-of-way line, the following calls:

North 00 degrees 35 minutes 25 seconds West, a distance of 310.41 feet, to a 1/2 inch capped iron rod found stamped "WAI" at the beginning of a curve to the right having a radius of 1,407.39 feet;

Along said curve to the right in a Northerly direction, through a central angle of 16 degrees 05 minutes 11 seconds, an arc length of 395.14 feet, and having a long chord which bears North 06 degrees 58 minutes 51 seconds East, a chord length of 393.84 feet, to a 1/2 inch capped iron rod found stamped "WAI";

North 15 degrees 00 minutes 09 seconds East, a distance of 308.29 feet, to a 1/2 inch capped iron rod found stamped "WAI" at the beginning of a curve to the right having a radius of 2,839.64 feet;

Along said curve to the right in a Northeasterly direction, through a central angle of 15 degrees 51 minutes 57 seconds, an arc length of 786.33 feet, and having a long chord which bears North 22 degrees 56 minutes 42 seconds East, a chord length of 783.83 feet, to a 1/2 inch capped iron rod found stamped "WAI";

North 30 degrees 53 minutes 12 seconds East, a distance of 516.04 feet, to a 1/2 inch capped iron rod found stamped "WAI" at the beginning of a curve to the left having a radius of 1121.05 feet;

Along said curve to the left in a Northerly direction, through a central angle of 27 degrees 30 minutes 17 seconds, an arc length of 538.16 feet, and having a long chord which bears North 17 degrees 42 minutes 20 seconds East, a chord length of 533.01 feet, to a 1/2 inch capped iron rod found stamped "WAI";

North 05 degrees 01 minutes 14 seconds East, a distance of 735.61 feet, to a 1/2 inch capped iron rod found stamped “WAI” for the Southwest corner of Lot 1, Block A, of the aforementioned Heritage Town Crossing;

THENCE Due East (bearing basis), along the South line of said Heritage Town Crossing, a distance of 1,860.29 feet, to the POINT OF BEGINNING and containing 193.323 acres (8,421,138 square feet) of land.

THE BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF LOT 1, BLOCK B, HERITAGE TOWN CROSSING, AN ADDITION TO THE CITY OF EULESS, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET A, PAGE 7743, PLAT RECORDS, TARRANT COUNTY, TEXAS (BEING DUE EAST).

THIS LEGAL DESCRIPTION IS INTENDED FOR ZONING PURPOSES ONLY.

Section II

Statement of Intent and Purpose for Glade Parks

The Glade Parks Planned Development District is intended to promote the creation of contained, mixed-use development consisting of major retail, restaurants, neighborhood, pedestrian-oriented retail uses and residential neighborhoods. The Planned Development District is designed to encourage and permit a wide range of integrated land uses within a framework of streets and alleys of a scale conducive to pedestrian activity. The intent is to accommodate a range of compatible land uses, mixing employment opportunities with housing, retail, and service uses. The District emphasizes control over the scale and urban form of each building -- building setback, size, and height -- as well as the relationship of development to the street, street landscaping, and other characteristics. The street facing façade is a significant design element because of its contribution to the character of the street. Glade Parks enhanced architectural design elements will be portrayed. The unique architectural features custom designed exclusively for the Glade Parks lifestyle center will be carried through, in part, to others areas in the development. Chain retailers and restaurants will incorporate the paving, lighting, landscape, and site furnishings found throughout Glade Parks. The consistency of elements will enhance the overall character of the development.

The purpose of the residential component of this district is to provide suitable areas for the development of residential housing in the form of residential neighborhood dwelling units and urban residential units. The development should be designed in an architecturally unified manner and provide adequate vehicular parking and circulation needs.

These Glade Parks Planned Development District Standards (hereinafter the "PD Standards") included as Section III define the regulations applicable to new development within the Planned Development District including its subdistricts, park area, and wetlands preserve area. The PD Standards are intended to ensure the provision of a quality planned development over time.

It is intended that this District shall establish pedestrian and vehicular linkages which provide, in part, the following:

- a continuous connection among open spaces (parks, wetland preserve area, and trail network), commercial businesses and residential areas;
- pedestrian crossings that flow into sidewalks;
- safe passage of pedestrians;
- sidewalks that are separated from the back of curb by either a planting strip or enhanced pavement; and,
- meandering pedestrian paths with enhanced pavement treatments between vehicular access lanes/ fire lanes and building lines in commercial areas.

This District will provide a central gathering area comprised of a multi-use plaza consisting of open space, possible locations for public art, store fronts and vertical mixed-use buildings. Anchored by a park/entertainment/hospitality area to the west connected to a hike and bike trail network, the plaza will

establish the architectural theme for the mixed use component of the District. The plaza will create a sense of place for visitors and residents and become the social gathering hub for the District and create a community landmark. Consistent with the City's commitment to public art, the District is intended to provide open space and public art elements throughout the District.

The District will be served by an integrated roadway network consisting of four classifications of street: (i) 80' ROW, (ii) 85' ROW, (iii) 60' ROW, and (iv) 52' ROW, as identified on the Glade Parks Land Plan (Case Number 06-01-LP).

Glade Parks will be a contemporary mixed use development comprised of a pedestrian oriented residential and commercial community which also provides traditional destination retail and restaurants. In this fashion, Glade Parks enhances community opportunities for the City while at the same time enabling the City to serve regional needs.

Section III

Development Standards
for
Glade Parks

1 Glade Parks Development Plan

1.1 General. The Glade Parks Development Plan, attached to these PD Standards as Exhibit "A" and incorporated herein, delineates the boundaries of the planned development district. The Glade Parks Development Plan includes the following elements:

1.1.1 Boundary and Subdistrict Map; and

1.1.2 Development plan for the Glade Parks Commercial Tracts, including three (3) areas: Outparcel area: Block A, Block B, Block C, Block D, Block E and Block K, Lot 2; Large Scale Retail: Block K, Lots 1 and 4 ; Lifestyle area: Block K, Lot 3 & Block J, Lot 1; and

1.1.3 Development plan for Glade Parks Neighborhood Residential/Commercial Tracts; Block F, Lot 1; and

1.1.4 Development plan for Glade Parks Urban Residential/Commercial Tracts; Block G, Lot 1 and Block H, Lot 1.

1.2 Conformance with Glade Parks Development Plan. Development of a subdistrict or tract within the Property must generally comply with the Glade Parks Development Plan attached hereto.

RUBLOFF
DEVELOPMENT GROUP INC.
A Diversified Real Estate Company

EXHIBIT A

GLADE PARKS OVERALL DEVELOPMENT PLAN

2 Applicability and Rules of Construction

2.1 Applicability. The requirements of these PD Standards are mandatory and all development on land located within the boundaries of the Glade Parks Planned Development District must adhere to the rules and regulations set forth herein. Prior to development within the district, the requirements of development approval process contained in the Unified Development Code, must be satisfied.

2.2 Rules of Construction. Except as provided by these PD Standards, development within the Glade Parks Planned Development District is governed by all applicable City regulations. In the event of any conflict or inconsistency between these PD Standards and the applicable City regulations, the terms and provisions of these PD Standards shall control. In the event a development standard or regulation is not addressed herein, the standards of the Gateway 121 and other City regulations apply. Local building codes, life safety codes, and all applicable Federal, State and Local regulations take precedence where any standard requires or recommends actions that are in conflict with such codes and regulations.

See Exhibits "B.1 – B.6" representing illustrations of the site elements for the bridge and entryways.

RUBLOFF
DEVELOPMENT GROUP INC.
A Diversified Real Estate Company

EXHIBIT B-1

DEVELOPMENT MAIN ENTRY

9

SITE ELEMENTS

SECONDARY ENTRY FEATURE

BRANDING ELEMENT WITH CITY LOGO

EXHIBIT B-2

DETAILS

10

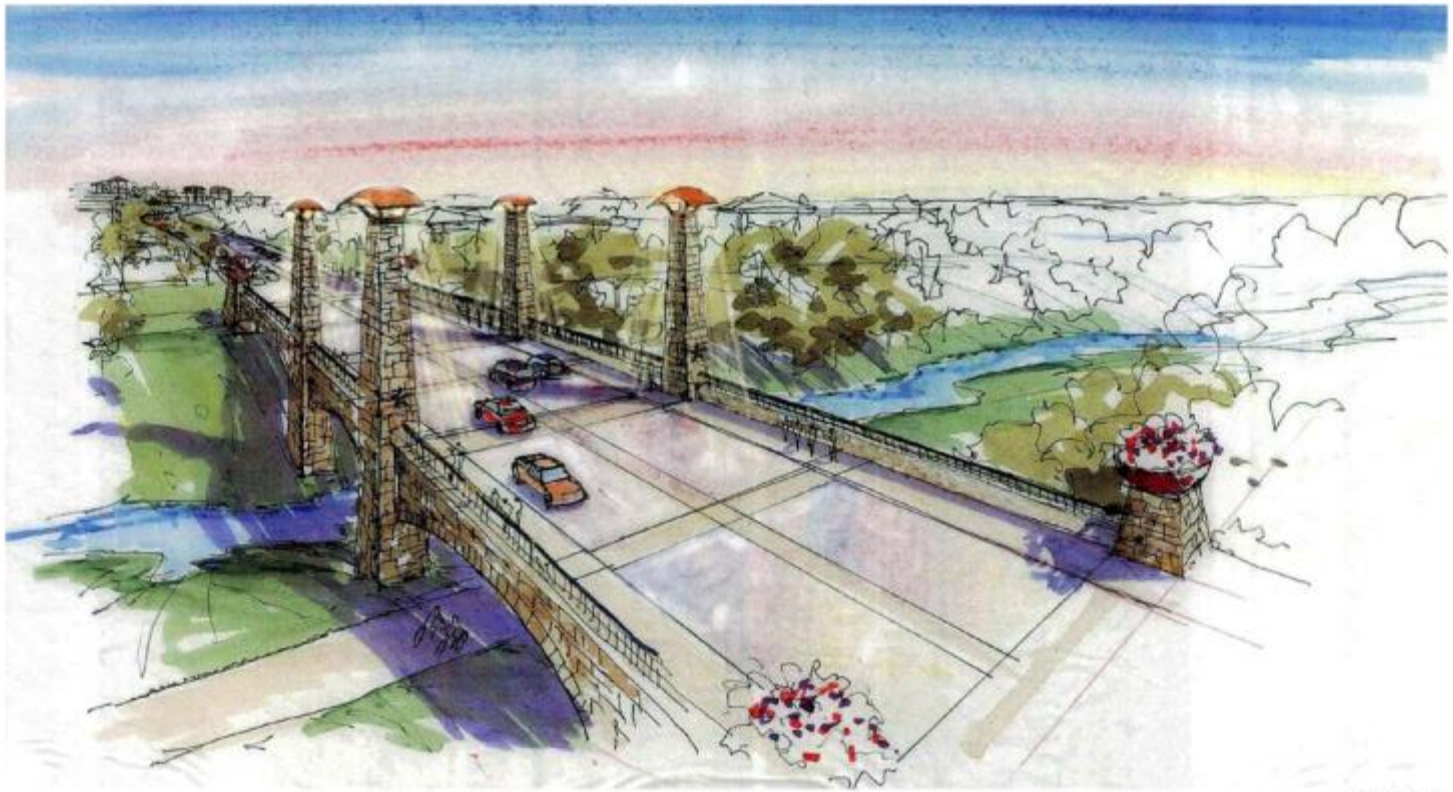
m|m|a

RUBLOFF
DEVELOPMENT GROUP INC.
A Diversified Real Estate Company

EXHIBIT B-3

CHEEK SPARGER SECONDARY ENTRY

11



RDG RUBLOFF
DEVELOPMENT GROUP INC.
A Diversified Real Estate Company

EXHIBIT B-4

LITTLE BEAR BRIDGE

5

SITE ELEMENTS

NATURAL STONE FACED

NATURAL STONE FACED COLUMN
WITH PLANTER/FLOWERS

IRON RAILING AND STAMPED
CONCRETE PAVEMENT ON BRIDGE

EXHIBIT B-5

MATERIALS

4

m|m|a

SITE

STONE ELEMENT

METAL ROOF
MATERIAL/COLOR

MULLION COLOR

STUCCO ELEMENT

BRICK ELEMENT

COLOR PALLETE

EXHIBIT B-6

MATERIAL FINISHES/COLORS

6

O'BRIEN

3. Creation of Subdistricts

3.1 Creation of Subdistricts. The following subdistricts are established within the Glade Parks Planned Development District:

3.1.1 Glade Parks Commercial Subdistrict, which shall consist of three (3) areas: Outparcel area: Block A, Block B, Block C, Block D, Block E and Block K, Lot 2; Large Scale Retail: Block K, Lots 1 and 4 ; and Lifestyle area: Block K, Lot 3 & Block J, Lot 1.

3.1.2 Glade Parks Residential/Commercial Subdistrict which shall consist of the following tracts:

3.1.2.1. Urban Residential/Commercial Tracts, Block G, Lot 1 and Block H, Lot 1.

3.1.2.2. Neighborhood Residential/Commercial Tract, Block F, Lot 1.

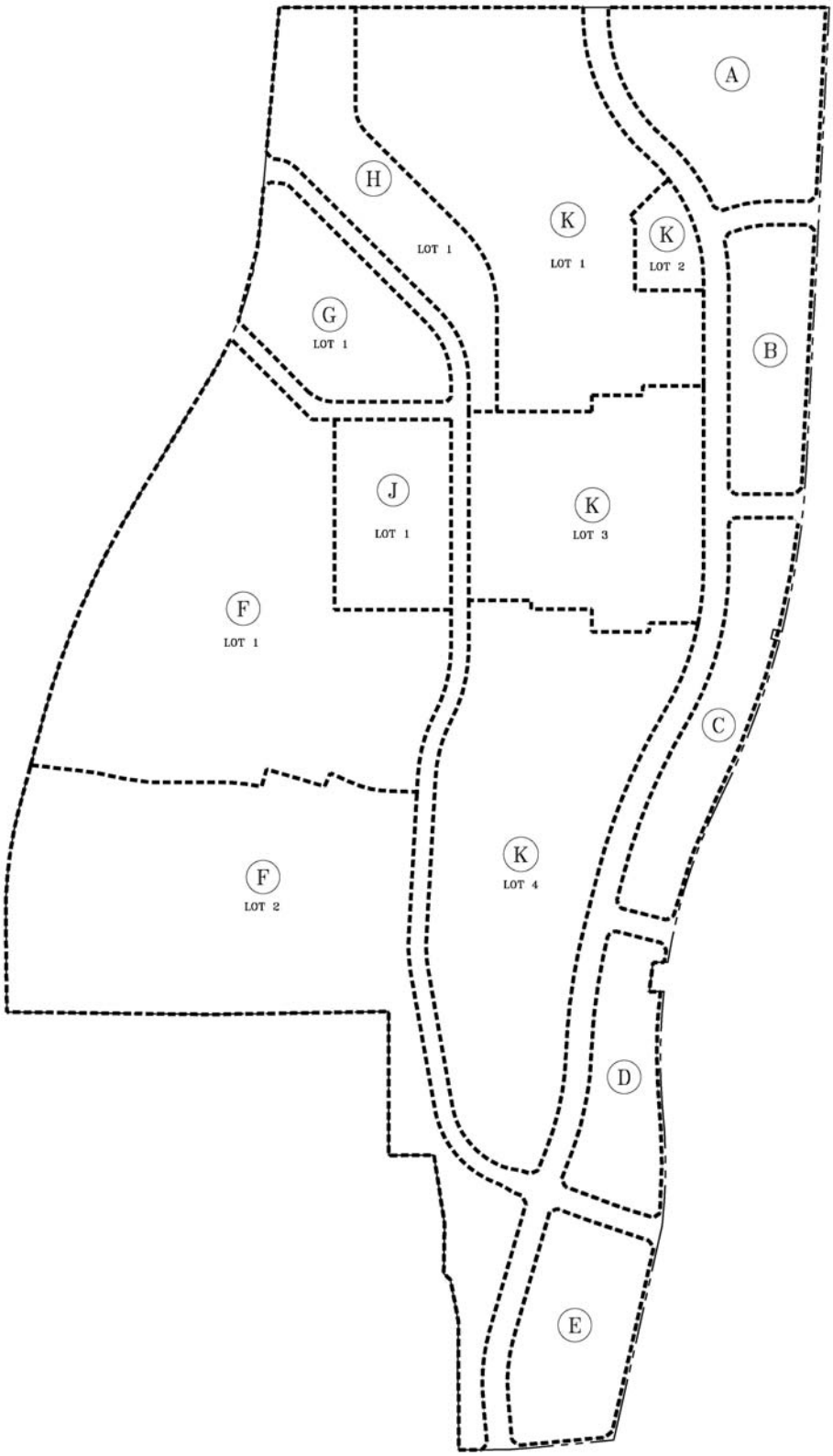
3.2 Boundaries of Subdistricts. The boundaries of each subdistrict and residential tracts are as shown on The Glade Parks Subdistrict map. Property within each subdistrict shall conform to the regulations to the Subdistrict.

3.3 Subdistrict Map. The Glade Parks block map is attached to these PD standards as Exhibit "C".

4. Permitted Uses

4.1 Land Uses. Only uses listed in the Permitted Use Table below are permitted in The Glade Parks. If there is a question as to whether an unlisted use is permitted, the Director of Planning shall make a determination whether the use is permitted or prohibited. The letter "P" in the district column opposite the listed permitted use means that the use is permitted as a use of right in that subdistrict, subject to compliance with the requirements specified in the Special Conditions column. The letter "S" in the district column opposite the listed use means that the use is permitted in that subdistrict subject to a Specific Use Permit approved by the City Council of the City of Euless.

EXHIBIT C


A
H
LOT 1
K
LOT 1
K
LOT 2
G
LOT 1
B
J
LOT 1
K
LOT 3
F
LOT 1
C
K
LOT 4
F
LOT 2
D
E

4.2 Permitted Use Table.

SIC CODE	Permitted Primary Uses	Districts			Parking Group (schedule below)	Special Condition (condition described below)
		Glade Parks Commercial	Glade Parks Residential/Commercial			
			Urban Residential/Commercial	Neighborhood Residential /Commercial		
	AGRICULTURAL ACTIVITIES					
01**	Agricultural Production--Crops					g
02**	Agricultural Production--Livestock and Animal Specialties					g
0212	Beef Cattle, except feed lots					g
0191	General Farming					g
0272	Horses and other Equines					g
0752	Kennels and pounds	S			8	y
0781	Landscape Designers with inside storage				8	
0781	Landscape Designers with outside storage				8	
0782	Lawn and garden services					
10**	Metal Mining					
14**	Nonmetallic Mineral Mining					
13**	Oil and Gas Extraction	P	P	P		4.2.1.1
0181	Plant Nurseries--Non-Retail (outdoor)				14	o
	RESIDENTIAL ACCOMMODATIONS					
****	Single Family Dwellings (Detached)		P	P	3	l, aj
****	Single Family Dwellings (Attached)		P		3	w, aj
****	Limited Access (gated) Developments		P	S		ag
****	Residential Accessory Uses					a,b,t
****	Private Street Developments			S	3	af
****	Home Occupations		P	P		n
6513	Retirement Housing				1	
7011	Bed and Breakfasts				1	ad
7011	Hotels and Motels (limited service) [1]	S	S	S	1	ad

SIC CODE	Permitted Primary Uses	Districts			Parking Group (schedule below)	Special Condition (condition described below)
		Glade Parks Commercial	Glade Parks Residential/Commercial			
			Urban Residential/Commercial	Neighborhood Residential /Commercial		
7011	Hotels and Motels (full service) [2]	P	P	P	1	ad
7021	Independent Living				3	
7041	Membership Hotels and Lodging Facilities				1	
8361	Senior Citizens Assisted Living	S			1	
****	Multifamily dwellings		P		2	
****	Manufactured or mobile homes (subdivision)					
7021	Rooming and boarding houses					
7033	Camps and trailer parks					
	INSTITUTIONAL AND EDUCATION FACILITIES					
****	Accessory Residential with Educational Facilities	S			2	
805*	Nursing and Personal Care Facilities	S			22	
8062	Hospitals	S			22	
8211	Elementary Schools (Private)	S			19	
8211	Elementary Schools (Public)	S			19	
8211	Middle or Junior High Schools (Private)	S			18	
8211	Middle or Junior High Schools (Public)	S			18	
8211	Secondary or Senior High Schools (Private)	S			17	

[1] Extended stay hotels are not permitted in this planned development district.

[2] A "Full Service" hotel offers sleeping accommodations along with full food and beverage service for three meals per day, meeting space and other guest amenities. Rooms in a full service hotel may be suites, each with a parlor and a sleeping room, separated by a floor to ceiling partition.

SIC CODE	Permitted Primary Uses	Districts			Parking Group (schedule below)	Special Condition (condition described below)
		Glade Parks Commercial	Glade Parks Residential/Commercial			
			Urban Residential/Commercial	Neighborhood Residential / Commercial		
8211	Secondary or Senior High Schools (Public)	S			17	
8221	Colleges or Universities (Public or Private)	S			16	d
8231	Libraries and Information Centers	P			7	
824*	Vocational and Correspondence Schools	S			16	
8299	School and Educational Services, Not Elsewhere Classified				16	
8322	Community Center--Outdoor				23	
8322	Community Center--Indoor				23	
8351	Day Care and Nursery Facilities (more than five children)	S			20	h
8351	Day Care and Nursery Facilities (five or fewer children)	P			20	h,n
83**	Social Services (other than below)				6	
8412	Museums, Galleries	P	P	P	9	
8422	Botanical Gardens	P	P	P	9	
8661	Churches and Other Places of Worship				23	
86**	Nonprofit Private Membership Organizations	S			8	
91**	Federal, State, and Local Government Uses	S			8	
8361	Alcohol, drug or psychiatric care centers					
	PUBLIC UTILITY AND COMMUNICATION FACILITIES					
48**	Antennas less than 35 feet high	S				ai
48**	Antennas less than 60 feet high	S				ai
48**	Antennas more than 60 feet high					
48**	Telecommunications Facilities and Broadcast Stations (manned)	S			8	

SIC CODE	Permitted Primary Uses	Districts			Parking Group (schedule below)	Special Condition (condition described below)
		Glade Parks Commercial	Glade Parks Residential/Commercial			
			Urban Residential/Commercial	Neighborhood Residential / Commercial		
48**	Telecommunications Facilities and Broadcast Stations (unmanned) (with screening)	S				
4899	Radar Stations				20	
4899	Satellite Reception Dishes (<= 3 ft. dia.)	P	P	P		s
4899	Satellite Reception Dishes (> 3 ft. dia.)	S	S	S		s
4911	Electrical Generating Plants and Electrical Substations				20	q
4939	Utility Transmission Facilities (High Voltage, Petroleum, etc.)	S				q
493*	Public Utility Supply and Storage Yards				20	q
4941	Private Lift Stations	S				
4941	Water Storage, Control, and Pumping Facilities	S				q
4941	Water Purification Facilities					q
4952	Wastewater Pumping Facilities					q
4952	Wastewater treatment and					
	disposal facilities					
4953	Solid waste landfill, incineration					
****	Recycling collections centers	S				
	OFFICE USES					
60**	Banks, Depository Institutions except Drive Through	P	P	P	8	
60**	Drive Through Banks, Depository Institutions	S			8+27	
61**	Nondepository Credit Institutions				8	
62**	Security Brokers and Commodity Brokers	P	P	P	8	
64**	Insurance Agencies	P	P	P	8	
65**	Real Estate Agencies	P	P	P	8	
807*	Medical and Dental Laboratories	P	P	P	6	
808*	Outpatient Care Facilities	P	P	P	6	
80**	Health-Related Professional Services (other than below)	P	P	P	6	

SIC CODE	Permitted Primary Uses	Districts			Parking Group (schedule below)	Special Condition (condition described below)
		Glade Parks Commercial	Glade Parks Residential/Commercial			
			Urban Residential/Commercial	Neighborhood Residential / Commercial		
81**	Legally-Related Professional Services	P	P	P	8	
871*	Design-Related Professional Services	P	P	P	8	
872*	Financially-Related Professional Services	P	P	P	8	
7389	Call center for on-site office space	P				
	RETAIL TRADE					
****	Temporary Retail Uses	P	P	P	6	
5211	Lumber, Building Materials (indoor only)	P	P		9	
5211	Lumber, Building Materials (open storage)	S			9+14	
5231	Paint, Glass and Wallpaper Stores	P	P	P	6	
5251	Hardware Stores (under 5,000 SF gsf)	P	P	P		
5251	Hardware Stores (over 5,000 SF gsf)	P	P		6	
5261	Lawn and Garden Centers	S	P		6	z
53**	General Merchandise Stores	P	P	P	6	
54**	Food Stores (over 5,000 SF gsa)	P	P		6	
54**	Food Stores (under 5,000 SF gsa)	P	P	P		
5511	Motor Vehicle Dealers (new and used)				15	ah
5531	Auto and Home Supply Stores (indoor only)	P			6	
5541	Gasoline Sales/Convenience Stores	S	S	S	21	
5551	Boat Dealers				15	ah
5561	Recreational Vehicle Sales or Rental				14	ah
5571	Motorcycle Dealers (indoor only)	P	P	S	9	
5599	Utility Trailer Sales or Rental				14	ah
56**	Apparel and Accessory Stores (< 5,000 sf gfa)	P	P	P		

SIC CODE	Permitted Primary Uses	Districts			Parking Group (schedule below)	Special Condition (condition described below)
		Glade Parks Commercial	Glade Parks Residential/Commercial			
			Urban Residential/Commercial	Neighborhood Residential / Commercial		
56**	Apparel and Accessory Stores (> 5,000 sf gfa)	P	P	S	6	
57**	Furniture and Home Furnishings Stores	P	P	P	9	
5812	Eating Establishments (with ancillary dedicated curbside pickup)	S	S	S	5	j, ab
5812	Eating Establishments (drive through)	P	P		5 + 28	j, ab 4.2.1.2
5812	Eating Establishments (except drive through)	P	P	P	5	j, ab
5812	Drinking establishments	S	S	S		ab
5812	Microbrewery	S	S	S		ab
5812	Food Caterers (Commercial)	P	P	P	8	
5812	Food Caterers (Retail)	P	P	P	8	
5912	Drug Stores and Proprietary Stores (excluding Novelty Stores)	P	P	P	6	x
5921	Pawn shops					
5921	Beer and Wine Stores only	S	S	S	6	
5932	Used Merchandise Stores	S	S	S	6	
5932	Consignment and Antique Stores/Dealers (indoor sales only)	P	P	P	6	
5941	Sporting Goods Stores and Bicycle Shops	P	P	P	6	
5942	Book Stores (general)	P	P	P	6	
5942	Book Stores (adult)					
5943	Stationery Stores	P	P	P	6	
5944	Jewelry Stores	P	P	P	6	
5945	Hobby, Toy, and Game Shops (< 5000 sf gfa)	P	P	P		
5945	Hobby, Toy, and Game Shops (> 5000 sf gfa)	P	P	S	6	
5946	Camera and Photographic Supply Stores	P	P	P	6	
5947	Gift and Souvenir Shops (excluding Novelty Shops)	P	P	P	6	

SIC CODE	Permitted Primary Uses	Districts			Parking Group (schedule below)	Special Condition (condition described below)
		Glade Parks Commercial	Glade Parks Residential/Commercial			
			Urban Residential/Commercial	Neighborhood Residential / Commercial		
5948	Luggage and Leather Goods Stores	P	P	P	6	
5949	Sewing, Needlework and Piece Goods-Retail	P	P	P	6	
5992	Florists	P	P	P	6	
5993	Cigar Stores	P	P	P	6	x
5994	News Dealers	P	P	P	6	
5995	Optical Goods Stores	P	P	P	6	
596*	Nonstore Retailers	P	P	P	14	
5999	Miscellaneous Retail Stores, Not Elsewhere Classified	S	S	S	6	
5999	Miscellaneous Retail Stores (adult or sexually oriented)					
598*	Fuel dealers, bulk					
	Pet Store (veterinary services and pet hotel may occupy up to 40% of space)	P	P	P		
	PERSONAL SERVICES					
4119	Park and Ride Commuting Facilities	P				
4121	Taxicab companies					
414*	Bus service (private charter)					
472*	Travel Agents	P	P	P	8	
7212	Garment Pressing and Agents for Laundry or Dry Cleaning	P	P	P	8	
7213	Linen Supply				11	
7215	Power laundries, Coin-Operated Laundries and Cleaners				24	
7216	Dry Cleaning Plants	S			11	
7217	Carpet and Upholstery Cleaning				11	
7218	Industrial Launderers				11	
7219	Diaper Services				11	
7221	Photographic Studios, Portrait	P	P	P	8	
7231	Beauty Shops	P	P	P	8	
7241	Barber Shops	P	P	P	8	
7251	Shoe Repair and Shine Shops	P	P	P	8	

SIC CODE	Permitted Primary Uses	Districts			Parking Group (schedule below)	Special Condition (condition described below)
		Glade Parks Commercial	Glade Parks Residential/Commercial			
			Urban Residential/Commercial	Neighborhood Residential / Commercial		
7299	Miscellaneous Personal Services, Not Elsewhere Classified	S			8	
7631	Watch, Clock, and Jewelry Repair	P	P	P	6	
	Modeling, photo studios, escort services and other adult or sexually oriented businesses or services					
	BUSINESS SERVICES					
****	Phone Banks				20	
7311	Advertising Agencies	P	P	P	8	
7312	Outside Advertising Services (other than below)	P	P	P	8	
7312	Outside Advertising Services (office facilities only)	P	P	P	8	
732*	Consumer Credit Reporting and Collection Agencies	S			8	
733*	Reproduction and Stenographic Services				8	
734*	Services to Dwellings and Other Buildings (with outside sales)				11	
734*	Services to Dwellings and Other Buildings (no outside sales, storage or display)				11	
735*	Miscellaneous equipment rental and leasing					
7353	Equipment rental and leasing services					
736*	Personnel Supply Services	P	P	P	8	
7378	Computer Maintenance and Repair	P	P	P	8	
737*	Computer and Data Processing Services	P	P	P	8	
7381	Detective Agencies and Protective Services				8	
7383	News Syndicates				8	
7384	Photo Finishing Laboratories				8	
7389	Call Centers				20	
7389	Trading Stamp Services	P	P	P	8	

SIC CODE	Permitted Primary Uses	Districts			Parking Group (schedule below)	Special Condition (condition described below)
		Glade Parks Commercial	Glade Parks Residential/Commercial			
			Urban Residential/Commercial	Neighborhood Residential / Commercial		
7389	Miscellaneous business services	P	P	P		
7389	Business Services, Not Elsewhere Classified	S	S	S	8	
7521	Commercial Parking Lots					
7629	Electronic Equipment Repair	P	P	P	8	
8734	Commercial Testing Laboratories				8	
87**	Management, Engineering, Accounting, Consulting, or Public Relations	P	P	P	8	
	AUTOMOTIVE AND REPAIR SERVICES					
7514	Passenger Car Rental (with on-site vehicle storage)	S			15	
7515	Passenger Car Leasing (with on-site vehicle storage)				15	
7521	Parking Structures (commercial)	S	S	S		
7532	Top and Interior Repair				9	u
7532	Body repair					
7534	Tire retreading					
7534	Tire Repair				9	u
7538	General Automotive Repair				9	c, u
7542	Car Washes (Full Service)	S	S		27	c
7513	Truck rental and leasing, without drivers					
7535	Paint shops					
7538	Miscellaneous repair services					
762*	Electrical repair services					
7641	Reupholstering and furniture repair					
7692	Welding repair					
7694	Armature rewinding shops					
7538	Repair services, not elsewhere classified					
	AMUSEMENT AND RECREATIONAL SERVICES					
781*	Motion Picture Production	P	P	P	10	

SIC CODE	Permitted Primary Uses	Districts			Parking Group (schedule below)	Special Condition (condition described below)
		Glade Parks Commercial	Glade Parks Residential/Commercial			
			Urban Residential/Commercial	Neighborhood Residential / Commercial		
782*	Motion Picture Distribution	P	P	P	10	
7832	Motion Picture Theaters (general)	P	P	P	23	
7832	Motion Picture Theaters (Drive In)					
7832	Motion Picture Theaters (adult)					
7841	Video Rental	P	P	P	6	
7911	Dance Halls and Clubs	S	S	S	8	
7911	Dance Studios and Schools	S	S	S	8	
792*	Theatrical Producers, Bands, and Entertainers (Agents)	P	P	P	8	
793*	Bowling Centers	P	P	S	26	
794*	Commercial Sports Clubs and Race Tracks				23	
7991	Health Clubs or Fitness Centers	P	P	P	5	
7992	Public Golf Courses				25	i, m
7993	Coin Operated Amusement Devices and Arcades	S	S	S	6	ac
7996	Amusement Parks				6	
7997	Membership Sports and Recreation Clubs	P	P	P	6	
7997	Accessory Game Courts (Private)				6	
7999	Golf Driving Ranges				25	i
7999	Miniature Golf Centers				25	
7999	Pool Halls and Billiards Parlors	S	S	S	26	
7999	Swimming Pools (Private Residential)			P		v
7999	Swimming Pools (Private Non-Residential)	P	P	P		v
7999	Amusement Services, Not Elsewhere Classified	S	S	S	6	
	TRUCKING/ WAREHOUSING AND WHOLESALE TRADE					
421*	Trucking services					
****	Recycling Drop-Off Container					
4215	Courier Services (office generated only)				8	

SIC CODE	Permitted Primary Uses	Districts			Parking Group (schedule below)	Special Condition (condition described below)
		Glade Parks Commercial	Glade Parks Residential/Commercial			
			Urban Residential/Commercial	Neighborhood Residential / Commercial		
4225	General Warehousing (except Self Storage Facilities)				13	
4225	Self storage facilities					
4225	Office Showroom/Warehouse				6/12	
4731	Freight or Cargo Agents (office only)				8	
4731	Freight or Cargo Agents (kiosk)				20+27	
50**	Durable Goods (excluding 5052 and 5093) (indoor only)				12	
50**	Durable Goods (excluding 5052 and 5093) (with outdoor storage)				12+14	
51**	Nondurable Goods (excluding 515*, 516*, and 517*)				12	
	TRANSPORTATION FACILITIES					
40**	Rail transportation	P				
****	Air transportation					
41**	Transit and Highway Passenger Facilities				12	
42**	Transportation and warehousing					
43**	U.S. Postal Service				12	
46**	Pipelines	S	S	S	12	
470*	Transportation services					
480*	Communication	P				
490*	Electric, gas and sanitary service					
9221	Police Station	S			6	
9224	Fire Station	S			8	

Parking Group Schedule

Group	Minimum Number of Off-Street Parking Spaces
1	1 per unit
2	1 per unit plus .5 per bedroom and 1 guest space per every 5 units
3	2 per unit
4	1 per 50 sq. ft. of gross floor area plus 12
5	1 per 100 sq. ft. of gross floor area
6	1 per 200 sq. ft. of gross floor area
7	1 per 250 sq. ft. of gross floor area
8	1 per 300 sq. ft. of gross floor area
9	1 per 400 sq. ft. of gross floor area
10	1 per 500 sq. ft. of gross floor area
11	1 per 600 sq. ft. of gross floor area
12	1 per 800 sq. ft. of gross floor area
13	1 per 1,000 sq. ft. of gross floor area
14	1 per 1,000 sq. ft. of gross site area
15	1 per 1,500 sq. ft. of gross site area
16	1 per 3 students
17	1 per 5 students
18	1 per 15 students
19	1 per 25 students
20	1 per employee on largest shift
21	1 per bay or pump island
22	1 per 4 beds
23	1 per 4 seats
24	1 per 6 machines
25	5 per hole
26	5 per alley or table
27	3 queuing spaces per bay or stall
28	5 queuing spaces per bay or stall

4.2.1 Permitted Use Table Special Conditions. Special Conditions referenced in the Permitted Use Table above shall be in accordance with the Special Conditions set forth in Section 84-85 of the City of Euless Unified Development Code.

4.2.1.1 Oil and Gas Extraction shall be permitted as provided in Section 12 of this Ordinance. ~~may be permitted in accordance with Chapter 40- "Gas Drilling and Production" of the City of Euless Code of Ordinances.~~

4.2.1.2 Eating Establishments (drive through) are only permitted within the following areas as delineated in Exhibit "C":

On no greater than three (3) of the lots contained within Block A;

On no greater than one (1) of the lots contained within Block B, not immediately adjacent to the S.H. 121 Entryways;

On no greater than one (1) of the lots contained within Block C, not immediately adjacent to S.H. 121 Entryways (this requirement may be waived if the City Manager or their designee determines the drive through portion is incidental and accessory to the primary use as a restaurant and finds that given the characteristics, design and functionality of the site, on- and off-site pedestrian and vehicular traffic safety and congestion would be adequately provided for), with a standalone, single user building gross floor area over 5,000 sq. ft.;

On no greater than one (1) of the lots contained within Block D, not immediately adjacent to S.H. 121 Entryways (this requirement may be waived if the City Manager or their designee determines the drive through portion is incidental and accessory to the primary use as a restaurant and finds that given the characteristics, design and functionality of the site, on- and off-site pedestrian and vehicular traffic safety and congestion would be adequately provided for), with a standalone, single user building gross floor area over 5,000 sq. ft;

Within no greater than one (1) of the lots contained within Block E, not immediately adjacent to S.H. 121 Entryways; and,

Within Block H if fronting Heritage Avenue.

5. Development Standards for the Glade Parks Urban Residential/Commercial Subdistrict.

5.1 Urban Residential/Commercial Subdistrict. The purpose of this Urban Residential/Commercial Subdistrict is to provide suitable areas for the development of multifamily residential structures at densities of up to 30 units per gross acre mixed with limited commercial uses. This land use should be located in areas not suitable for lower density residential uses and can be used as transitional buffers between lower density residential uses such as townhouses and more intensive land uses. For purposes of applying the development standards herein the Urban Residential/Commercial Subdistrict is identified as Block G, Lot 1 and Block H, Lot 1. See Exhibit "D". Commercial development is this subdistrict shall be in conformance with the development standards located in Section 3, Subsection 7.2 of this document.

5.2 Maximum density: 30 dwellings units per gross acre within the entire Urban Residential/Commercial Tract.

5.3 Maximum units per structure: 48 units

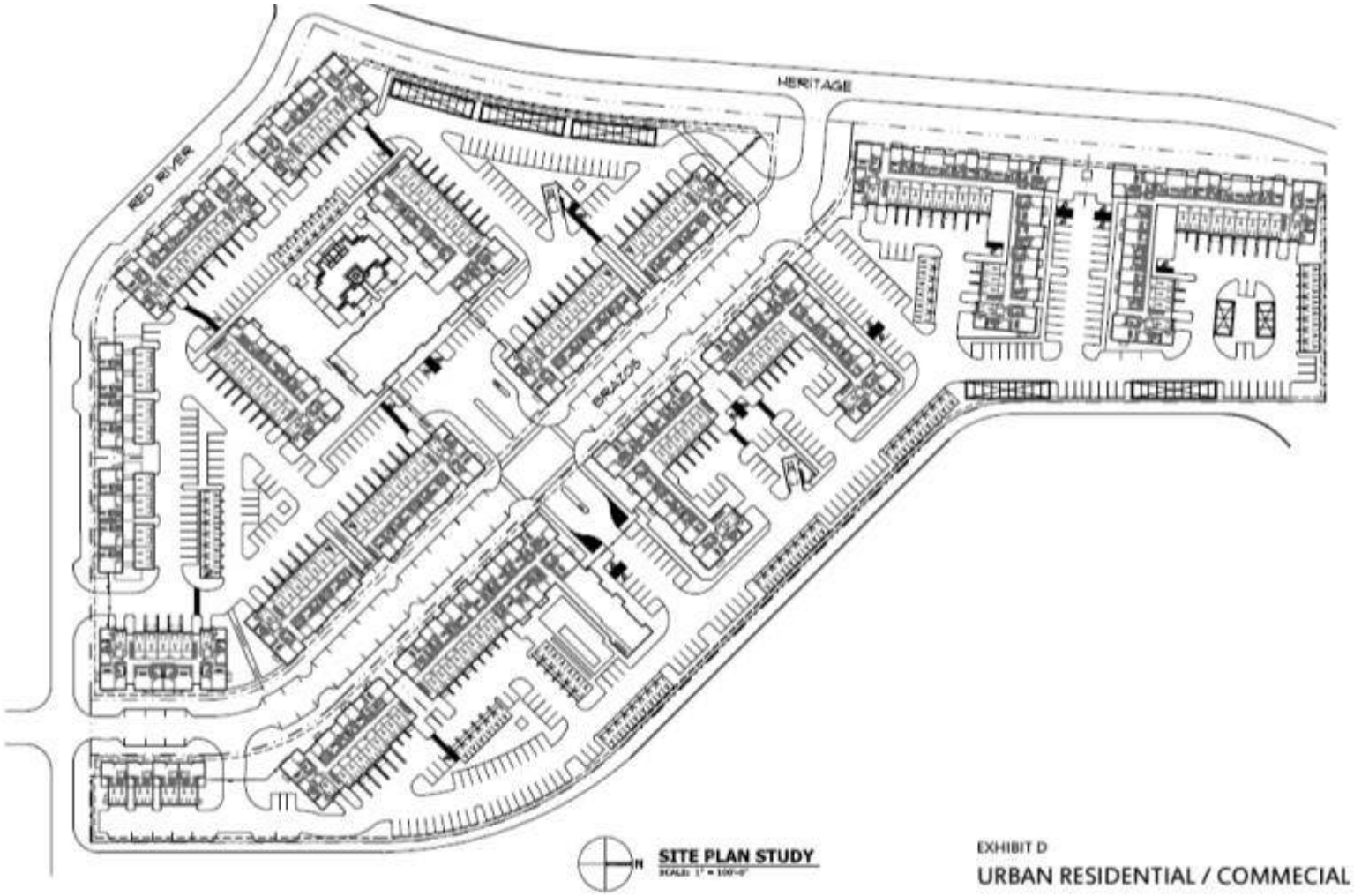


EXHIBIT D

URBAN RESIDENTIAL / COMMECIAL TRACT

GLADE PARKS - URBAN LOFTS

5.4 Minimum building setbacks from public right-of-way line: 5 feet along Brazos Boulevard and Red River Drive for all structures. Roof, columns, balcony and porch overhangs, fireplaces and window boxes may extend into the building setback. 20 feet along Heritage Avenue for all structures

5.5 Minimum building setback from other property lines: 5 feet.

5.6 Maximum Building Coverage: 50 percent of lot.

5.7 Minimum interior building spacing: 20 feet between buildings or less as permitted by Building Code.

5.8 Maximum number of units per dwelling by type: No limitations.

5.9 Minimum floor area per unit type: One bedroom: 700 square feet Two bedroom: 1,000 square feet Three bedroom: 1,150 square feet Additional 250 square feet per added bedroom.

5.10 Maximum Structure Height: 3 stories or a maximum of 40 feet as measured to the midpoint of the pitched roof. Architectural projections above the 40 foot level may be allowed however these may not exceed 50 feet in height.

5.11 Minimum parking requirements: One bedroom: 1.5 parking spaces per unit Two bedroom: 2.0 parking spaces per unit Three bedroom: 2.5 parking spaces per unit Additional 0.5 spaces per additional bedroom. Guest parking: 1 parking space per 5 units. Additional parking spaces for clubhouse or leasing facilities shall not be required.

5.12 Additional Parking Regulations:

5.12.1 Parking requirements may be met by onsite parking spaces, garage spaces, or nearby on-street parking spaces located within 1,000 feet of a building.

5.12.2 Garage parking may be located attached to residential structures or in detached garages or carports. Carports or garages shall be architecturally compatible with the main structures in the project. The minimum ratio of garage/carport spaces to the total number of units will be 65%.

5.12.3 Garages shall be designed with a minimum garage parking space measuring 11 feet by 20 feet in size. A minimum door width of 9 feet shall be provided.

5.12.4 Tandem parking spaces, exclusive of on-street parallel parking, meeting a minimum dimension of 9 feet x 18 feet can be counted towards the minimum parking requirement.

5.12.5 Off-street parking shall not be located between the street frontage of any building and the public ROW.

5.13 Exterior Construction: 90 percent masonry veneers on all façades of buildings shall be provided. This requirement may be met using a combination of stucco, stone, brick, split face block or cultured stone (area containing glass shall be included in the 90 percent calculation).

5.14 Architectural Features:

5.14.1 A variety of architectural elements and techniques shall be incorporated into the buildings (ie. Articulated façades, bay windows, balconies, columns, changes in material, color and texture). Exhibits "E" and "F" are attached hereto to demonstrate the types of architectural elements and techniques for the Urban Residential/Commercial Tract.

5.14.2 Flat roof design is prohibited. Gabled roofs or hipped roofs shall have a minimum pitch of 5:12.

5.14.3 All units shall have a minimum ceiling height of nine feet in the living areas, not including closets and storage spaces.

5.14.4 Personal Open Space within this zone shall be satisfied by incorporating balconies, patios, yards and/or common facilities.

5.14.5 Building Orientation. Where possible, buildings shall be oriented along public streets so as to create a pleasant walking environment along public sidewalks.

5.14.6 Trash Receptacles. All trash receptacles shall be screened with a masonry wall of similar materials as the main structure and shall have a screening gate which shall remain closed except when being serviced. All trash receptacles shall conform to the requirements of Section 84-336(e) of the City of Euless Unified Development Code.

5.14.7 Utility facilities including gas meters, electrical meters and panels, fire control panels, telephone panels, CATV panels and similar devices not attached to buildings shall be screened from public view and not located within street right-of-way or in an E.A.D.U.E. Landscape screening under Article VII may be used for such screening.

5.14.8 Screening. A decorative masonry screening wall shall be located along the perimeter of the development however, tubular steel (wrought iron type) fencing with masonry columns, incorporated within an enhanced streetscape design, is permitted along the Heritage Avenue, Brazos Boulevard, and Red River Drive street frontages where the residential buildings front onto the street. Any type of perimeter screening wall must be of similar construction materials and architectural style as the main structures. Masonry screening must be constructed in accordance with Section 84-336 (4) of the City of Euless Unified Development Code.

PUBLIC STREET ELEVATION
N.T.S.

PARKING LOT ELEVATION
N.T.S.

END ELEVATION
N.T.S.

RUBLOFF
DEVELOPMENT GROUP INC.
A Diversified Real Estate Company

EXHIBIT E

URBAN RESIDENTIAL/COMMERCIAL BUILDING ELEVATIONS

URBAN RESIDENTIAL/COMMERCIAL TRACT

EXHIBIT F

BUILDING PERSPECTIVE

5.15 Site Plan Approval: Site plan approval is required pursuant to Article VIII of the City of Euless Unified Development Code. Site plan submittal shall include color elevations.

5.16 Landscaping: Landscaping shall be provided as required under Article VII of the City of Euless Unified Development Code with the following exceptions:

5.16.1 Required trees must be three (3) inches in caliper when planted.

5.16.2 Two (2) ornamental trees may substitute for one required canopy tree.

5.16.3 An approved existing tree six (6) inches in caliper and fifteen (15) feet in height may substitute for two (2) required trees.

5.16.4 Parking lot landscaping must be provided as follows:

5.16.4.1 Shrubs along parking areas must be maintained at a maximum height of twenty-four (24) inches.

5.16.4.2 Required trees must be three (3) inched in caliper when planted.

5.16.4.3 There shall be one (1) landscape island provided per twenty (20) parking spaces.

5.16.4.4 The landscape island may consist of groundcover or turf provided at least one tree is planted within the landscape island

5.16.4.5 Two (2) shrubs may be substituted for each ten (10) square feet of groundcover or turf.

5.16.4.6 Two design standards must also be incorporated:

Enhanced vehicular pavement (brick, stamped concrete, or pavers) and one from below must be included:

Enhanced perimeter landscape edge (15 feet);

OR permeable enhanced pavement (includes pavers with grass);

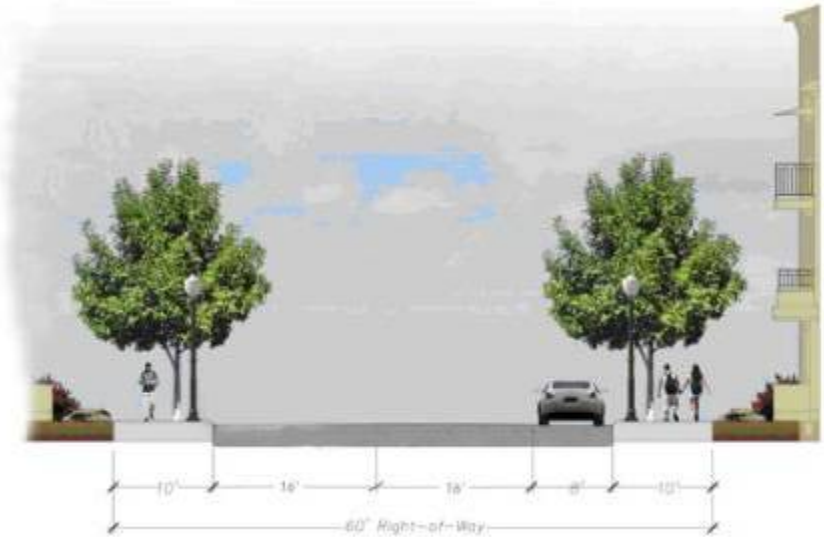
OR pedestrian facilities, (plazas, fountains, lakes, benches, etc.);

OR foundation planting strip (may include containers);

OR embedded crosswalk safety lighting.

5.16.4.7 Exhibit “G” Street Cross Section, Exhibit “H” Streetscape Plan, and Exhibit “I” Streetscape Perspective demonstrate the character of design for these areas.

URBAN RESIDENTIAL/COMMERCIAL TRACT



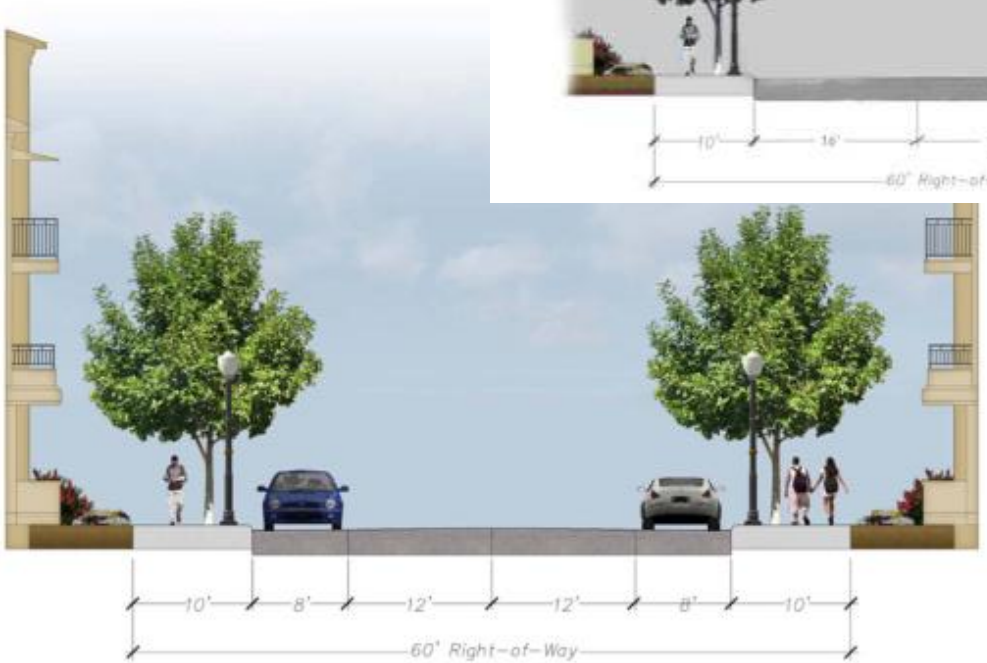


EXHIBIT G

STREET CROSS SECTION

Lee and Associates, Inc.
512.345.8477

RUBLOFF
DEVELOPMENT GROUP INC.
A Diversified Real Estate Company

EXHIBIT H

URBAN RESIDENTIAL/COMMERCIAL STREETSCAPE PLAN

URBAN RESIDENTIAL/COMMERCIAL TRACT

EXHIBIT I

STREETSCAPE PERSPECTIVE

Lee and Associates, Inc.
8500 Mesa Cove, Suite B101
Austin, Texas 78759
512.345.8477
www.leeandassociates.net

6 Development Standards for Glade Parks Neighborhood Residential/Commercial Subdistrict

6.1 The purpose of the Neighborhood Residential/Commercial Subdistrict is to provide suitable areas for the development of residential housing in the form of detached dwelling units. For purposes of applying the development standards herein the entire Neighborhood Residential/Commercial Subdistrict is identified as Block F, Lot 1. Exhibit "J". Commercial development is this subdistrict shall be in conformance with the development standards located in Section 3, Subsection 7.2 of this document.

6.2 Permitted primary uses. Uses permitted shall be in accordance with the Permitted Use Table in Section 4.12 herein.

6.3 District development standards.

Minimum	Minimum	Minimum	Minimum SF	Minimum	Maximum	Minimum	Minimum	Minimum Average	Maximum Percentage of
Lot Area	**Lot Width**	**Lot Depth**	**Per Dwelling Unit**	**Front Yard**	**Front Yard**	**Rear Yard**	**Garage Front Yard**	**SF**	**Minimum SF Units**
5500	50	110	2,000	13	28	15	22	2500	10%
*** Reference Exhibit K**									

6.3.1 Minimum side yard:

6.3.1.1 5 feet

6.3.1.2 15 feet next to public streets on corner lots.

6.3.2 Maximum building coverage: 100 percent of lot width excluding required side yard setbacks.

6.3.3 Maximum structure height: forty-five (45) feet

6.3.4 Exterior construction: 90 percent masonry veneers on all façades. This requirement may be met using a combination of stone and/or brick (area containing glass shall be included in the 90 percent calculation).

6.3.5 Minimum off-street parking:

6.3.5.1 Per Article V of the City of Euless Unified Development Code.

6.3.5.2 A two car garage shall be provided for all neighborhood residential. A 22' front setback is required for front facing front entry garages.

6.3.6 Signs: Article VI of the City of Euless Unified Development Code regarding signage shall apply to this planned development district.

6.3.7 Utility services: All utility services shall be buried. See Section 84-447(2)(k) of the City of Euless Unified Development Code construction standards for additional requirements.

6.3.8 Site plan approval: Site plan approval is required pursuant to Article VIII of the City of Euless Unified Development Code. Site plan submittal shall include color elevations.

6.3.9 Landscaping and screening: Landscaping and screening shall be provided in accordance with Article VII of the City of Euless Unified Development Code with the following exceptions:

6.3.9.1 One (1) street tree per lot is allowed and may be counted toward the two required front yard trees.

6.3.9.2 Required trees must be three (3) inches in caliper when planted.

6.3.9.3 Two (2) ornamental trees may substitute for one (1) canopy tree.

6.3.9.4 One (1) approved existing tree measuring six (6) inches in caliper and fifteen (15) feet in height may substitute for two (2) required trees.

6.3.9.5 Two design standards must also be incorporated:

Enhanced vehicular pavement (brick, stamped concrete, or pavers) and

Choose one from below must be included:

Enhanced perimeter landscape edge (15 feet)

OR permeable enhanced pavement (includes pavers with grass)

OR pedestrian facilities, (i.e. plazas, fountains, lakes, benches, etc.)

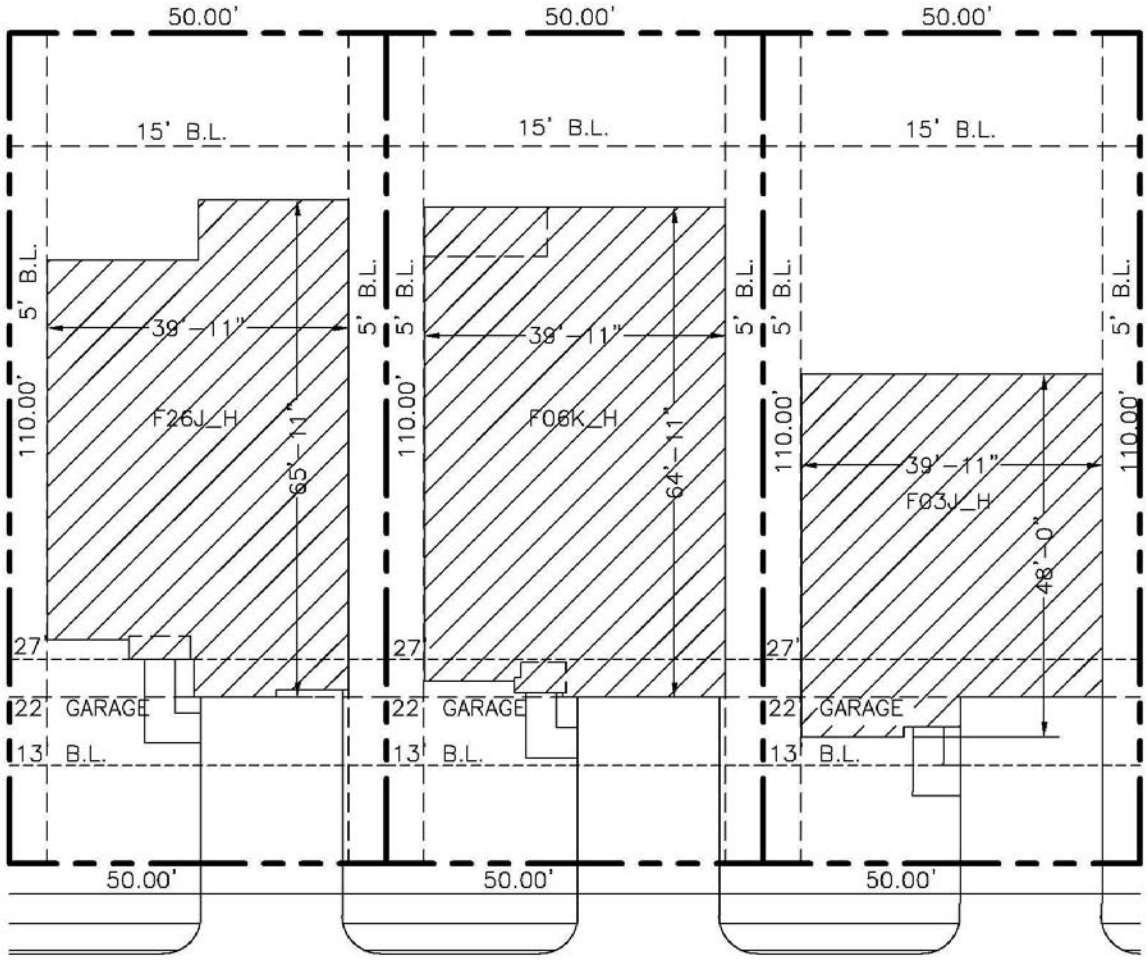
OR foundation planting strip (may include containers)

OR embedded crosswalk safety lighting

NEIGHBORHOOD RESIDENTIAL/COMMERCIAL TRACT

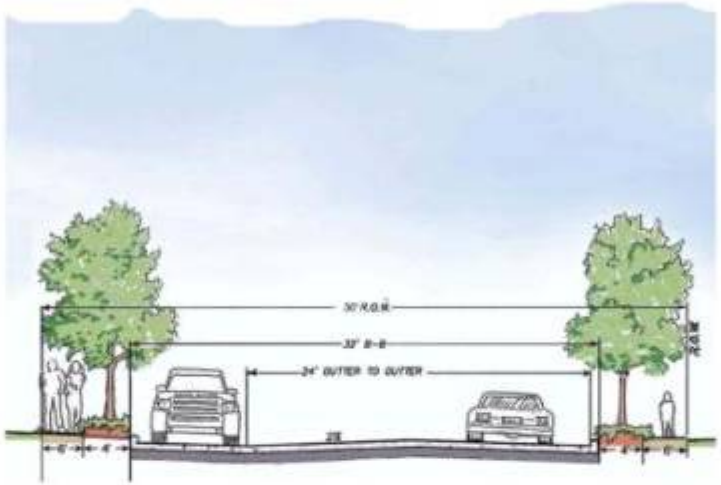
EXHIBIT J

m|m|a



NEIGHBORHOOD RESIDENTIAL LOT TYPES

EXHIBIT K



TYPICAL STREET SECTION
50' R.O.W.

EXHIBIT L

STREET CROSS SECTIONS

34

m|m|a

6.4 Architectural Features:

6.4.1 Exterior materials: Ninety (90%) percent masonry veneers on all façades. This requirement may be met using a combination of stone and/or brick (area containing glass shall be included in the ninety (90%) percent calculation).

6.4.2 All brick will be a true clay-fired brick (Boral or Acme).

6.4.3 Roof pitches shall be minimum 8:12 in order to facilitate an architecturally pleasing ridgeline.

6.4.4 All Shingles will be a 30-year dimensional laminate shingle in a Weatherwood color (no 3- tab shingles).

6.4.5 Front facing garage doors will be cedar-clad with an oil base stain, or ornamental (Clopay Portfolio-Gallery Series). A 1/2 HP garage door opener will be standard to facilitate the additional weight of the garage door.

6.4.6 Al interior garage walls will be taped & bedded and painted a neutral color.

6.4.7 All front windows will be divided light, Low-E vinyl windows.

6.4.8 Any exposed wood accents will be stained cedar.

6.4.9 Entry doors must be wood or fiberglass, capable of being painted or stained an either be a decorative six-panel design or have a decorative glass insert. Hardware must be decorative hardware (Oil Rubbed Bronze, Satin Nickel, etc.)

6.4.10 All elevations will include three or more of the following:

6.4.10.1 Natural stone accents (no concrete or imitation stone)

6.4.10.2 Decorative brick treatment, i.e. herringbone pattern, lacing, etc.

6.4.10.3 Brick rowlock or cedar shutter accents around all front facing windows.

6.4.10.4 Either sliced brick or stone soldier course on corners, keystones or coins.

6.4.10.5 Decorative door and window molding or lintels.

6.4.10.6 Decorative brackets or corbelling.

6.4.11 Each front yard will be fully sodded with an irrigation system and will include two 3” caliper trees (Cedar Elm, Red Oak, Live Oak, etc.) and 15 gallon shrubs.

6.4.12 Please refer to Exhibit “O.1-O.2” for prospective interior finishes. Interior finishes will meet and/or exceed the quality of what is depicted in these exhibits.

6.4.12.1 Prohibited interior finish out materials include vinyl flooring, linoleum flooring, plastic laminate counter tops, and any other materials of a similar standard.

6.5 Screening. A decorative masonry screening wall shall be located along the perimeter of the development however, tubular steel (wrought iron type) fencing with masonry columns, incorporated within an enhanced streetscape design, is permitted along the Park Preserve Tract. Any type of perimeter screening wall must be of similar construction materials and architectural style as the main structures. Masonry screening must be constructed in accordance with Section 84-336 (4) of the City of Euless Unified Development Code.

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EXHIBIT M

NEIGHBORHOOD RESIDENTIAL/COMMERCIAL ELEVATIONS

EXHIBIT N

STREETSCAPE PERSPECTIVE

EXHIBIT O

EXHIBIT O.1

EXHIBIT O.2

TYPICAL NEIGHBORHOOD RESIDENTIAL INTERIOR FINISH OUTS

7. Development Standards For Glade Parks Commercial Subdistrict

7.1 Purpose. The Glade Parks Commercial Subdistrict, by virtue of its location, depth, width, size and visibility lends itself to a multi-use or mixed-use development pattern. It is envisioned that a variety of uses including retail and wholesale commercial, office, business and personal services, entertainment, educational developments and public art should be encouraged to occur in proximity to each other. Further, it is intended that these uses possess site designs, architectural themes and overall spatial relationships that serve to complement and enhance the economic and aesthetic value of the State Highway 121 Gateway area as a whole. The architectural style and quality of Glade Parks will be an interesting and appropriate mix of high end elements and materials creating a unique and unified upscale environment intended to be a major attraction for the City of Euless. For purposes of applying the development standards herein, the entire Commercial Subdistrict is identified as including three (3) areas: Outparcel area: Block A, Block B, Block C, Block D, Block E and Block K, Lot 2; Large Scale Retail area: Block K, Lots 1 and 4 ; and Lifestyle area: Block K, Lot 3 & Block J, Lot 1. See Exhibits "P" thru "U".

7.1.1 The base zoning for the Glades Park Commercial Subdistrict shall be "TX-121" in accordance with the City of Euless Unified Development Code.

7.1.2 In the event a development standard or regulation is not addressed herein, the standards of TX-121 apply.

7.2 District development standards.

7.2.1 Minimum lot area: 22,500 Square feet, except for common area lots for which there is no minimum lot area.

7.2.2 Minimum lot width: 130 Feet

7.2.3 Minimum front yard: 20 Feet, except for Block K, Lot 3.

7.2.4 Minimum side yard: 0 feet from nonresidential, 20 feet from residential.

7.2.5 Minimum rear yard: No minimum when contiguous to another nonresidential use. Equal to the height of structure within one hundred (100) feet of the Urban Residential subdistrict.

7.2.6 Maximum lot coverage: 90 percent.

7.2.7 Maximum floor area ratio: Standard 3:1 With TDR's 6:1 maximum

7.2.8 Maximum structure height: None

7.2.9 Utility services: See Section 84-447(2)(k) of the City of Euless Unified Development Code, construction standards, for additional requirements. All utility services shall be buried.

7.3 Minimum exterior façade:

7.3.1 Non Residential

7.3.1.1 100 percent masonry veneers on all façades. This requirement may be met using a combination of stucco, stone, brick, split face block or cultured stone (area containing glass shall be included in the 100 percent calculation). Masonry includes standard brick, manufactured stone, tilt wall, and similar approved materials. See Exhibits "V", "W" and "X" attached hereto to demonstrate elevations for the Glade Parks Commercial Subdistrict.

7.3.2 Landscaping: Shall conform to Article VII, City of Euless Unified Development Code, landscape design requirements with the additional following conditions:

7.3.2.1 Minimum Landscape Edge - ten (10) feet (exclusive of R.O.W.).

7.3.2.2 Required trees must be three (3) inches caliper when planted.

7.3.2.3 Two (2) ornamental trees may substitute for one (1) canopy tree.

7.3.2.4 An approved existing tree with six (6) inch diameter plus 15 feet tall may substitute for two required trees.

7.3.2.5 Two design standards must also be incorporated:

Enhanced vehicular pavement (brick, stamped concrete, or pavers) and

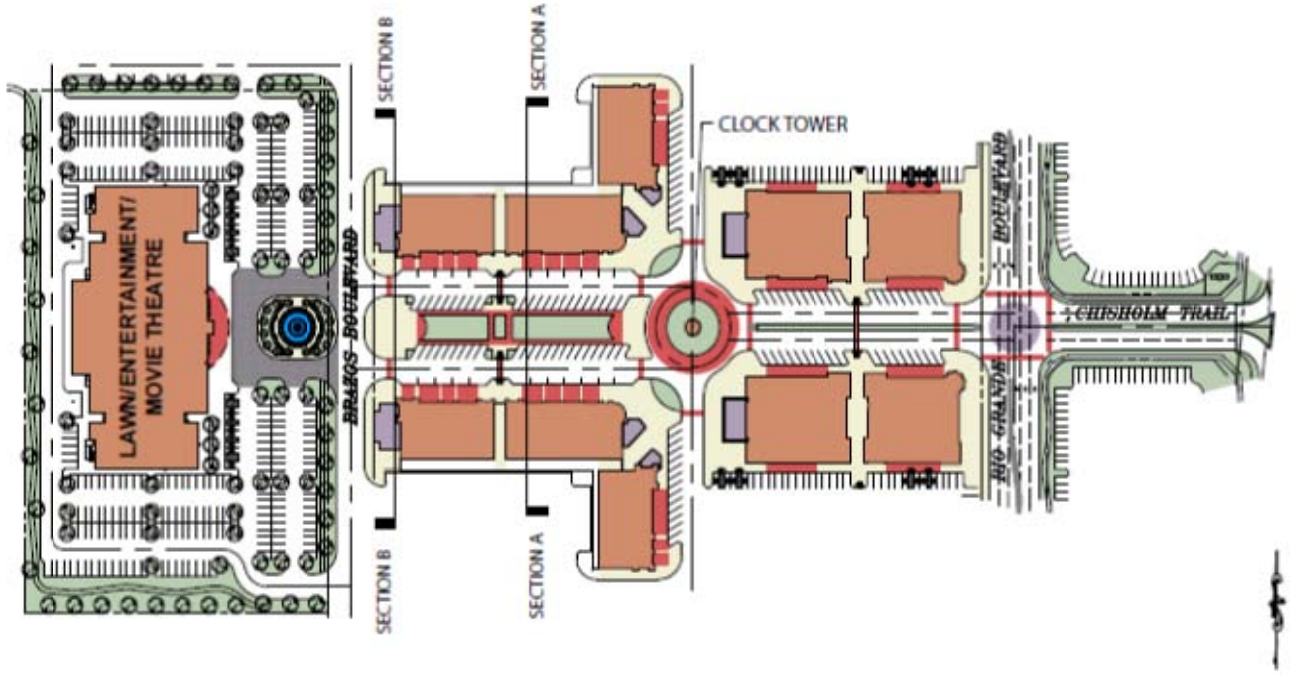
Choose one from below must be included:

Enhanced perimeter landscape edge (15 feet)

OR Permeable enhanced pavement (includes pavers with grass)

OR Pedestrian facilities, (i.e. plazas, fountains, lakes, benches, etc.)

OR Foundation planting strip (may include containers)



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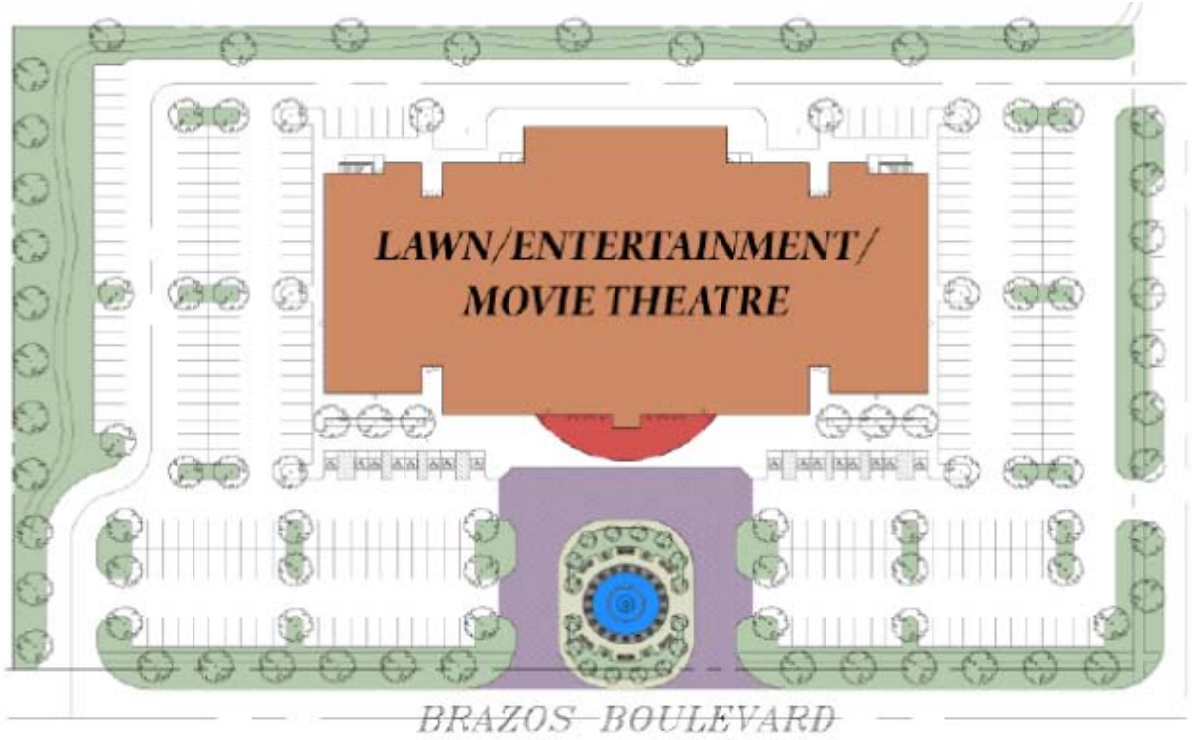
LEGEND

PHASES:
- COMMERICAL PHASE 1

SPECIALTY PAVING:
- STAMPED
- PAVERS
- SCORED & STAINED

EXHIBIT P

LIFESTYLE AREA SITE PLAN



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LEGEND
PHASES:
COMMERICAL PHASE 1
SPECIALTY PAVING:
STAMPED
PAVERS
SCORED & STAINED

EXHIBIT Q

"LAWN" SITE PLAN

GLADE PARKS "LAWN"

POT

STONE COLUMN

PAVERS

STONE COLUMN ELEMENT

STONE MATERIAL

PAVERS

STAMPED

EXHIBIT R

LAWN PARK ELEMENTS

m|m|a

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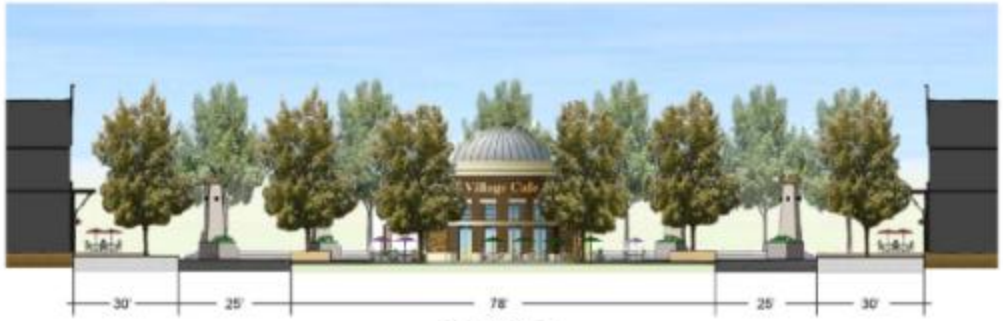
EXHIBIT S

CLOCK TOWER

COMMERCIAL TRACT

SECTION A



SECTION B

EXHIBIT T

LIFESTYLE AREA STREET CROSS SECTIONS

EXHIBIT U
LARGE RETAIL BUILDING SITE PLAN

3-STORY BUILDING ELEVATION

1-STORY BUILDING ELEVATION

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EXHIBIT V

LIFESTYLE AREA BUILDING ELEVATIONS

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EXHIBIT W

LARGE SCALE RETAIL BUILDING ELEVATIONS

COMMERCIAL TRACT

STONE ELEMENT

METAL ROOF
MATERIAL/COLOR

MULLION COLOR

STUCCO ELEMENT

BRICK ELEMENT

COLOR PALLETE

EXHIBIT X

MATERIAL FINISHES/COLORS

O'BRIEN

7.3.3 Parking lot landscaping:

7.3.3.1 Any parking area of 20 or more spaces shall have interior landscaping.

7.3.3.2 Shrubs along parking areas must be maintained at a maximum height of 24 inches.

7.3.3.3 Required trees must be three inches caliper when planted

7.3.3.4 One space per each 20 shall be landscaped:

7.3.3.4.1 May be all groundcover or turf if island contains a tree

7.3.3.4.2 Two shrubs may be substituted for each 10 SF of groundcover or turf.

7.3.4 Screening: Shall conform to Article VII of the City of Euless Unified Development Code screening requirements.

7.3.4.1 The solid masonry screening wall may use any of the materials described in the minimum exterior facade section.

7.3.4.2 All service corridors and loading areas shall be screened.

7.3.4.3 Open storage permitted in buildable area if screened on all sides with a fence or wall as required by Article VII of the City of Euless Unified Development Code.

7.3.4.4 Six foot solid perimeter masonry fence or wall shall be required along all contiguous residential use, except residential above a nonresidential uses.

7.4. Site plan approval: Site plan approval shall be required as per Article VIII of the City of Euless Unified Development Code. Site plan submittal shall include color elevations.

7.5. Off-street parking shall conform to TX-121.

7.6. Parking lot design shall conform to TX-121.

7.7. Pedestrian circulation shall conform to TX-121.

7.8 See Exhibits “Y”, “Z”, and “AA” attached hereto to demonstrate specialty paving for the Glade Parks Commercial Subdistrict

7.9 Signs in nonresidential areas.

7.9.1 Signs in nonresidential areas shall conform to the Article VI of the City of Euless Unified Development Code except as otherwise permitted in these development standards. The signs will be complementary to the building architecture through

use of like building materials, colors, and design elements. Carrying a consistent "bridge" logo or City of Euless "star", will brand Glade Parks as a unique development through, in part, its graphic and sign package. See Exhibits "BB" and "CC" attached hereto to demonstrate certain signage types and locations. Exhibits "BB" and "CC" are intended to serve as a Unified Sign Development Plan in accordance with Article VI of the City of Euless Unified Development Code, Section 84-232 (96).

7.9.2 Monument signs shall be permitted as follows. A maximum of two monument signs shall be permitted per platted lot, limited to one sign per street frontage, as provided below:

7.9.2.1 Monument Signs adjacent to SH 121:

Single Tenant Monument Sign

Maximum size	Minimum setback from property line
6'x10'	0'

Multi Tenant Monument Sign

Maximum size	Minimum setback from property line
8'x10'	0'

7.9.2.2 Monument Signs adjacent to Rio Grande Boulevard:

Single Tenant Monument Sign

Maximum size	Minimum setback from property line
3'6"x6'	0'

Multi Tenant Monument Sign

Maximum size	Minimum setback from property line
4.5'x6'	0'

7.9.2.3 Monument Signs adjacent to Cheek Sparger Road:

Single Tenant Monument Sign

Maximum size	Minimum setback from property line
6'x10'	0'

Signs will not be permitted within any platted or dedicated easement except with the written approval of the city manager or his designee. Measurement of sign height will be determined from final grade at the property line adjacent to sign.

7.10 Lighting: Lighting shall conform to the Article V of the City of Euless Unified Development Code, Section 84-201 (i). The lighting program and standards will be varied due to scale, location, use, and function. Street lighting, parking lights, lifestyle center parking lights, bridge lights, pedestrian scale light standards, period lights thru the residential sections will all be consistent in character, color, materials thru-out the Glade

Parks development. All street light lamps will be a consistent metal halite See Exhibits "DD" and "EE" attached hereto to demonstrate typical lighting fixtures and locations.

7.11 Parking lot lighting used in this district must complement the overall project architecture. The maximum height for parking light standards shall be 40 feet.

7.12. Special Exceptions: Exceptions to these development standards may be granted through the procedures provided for by the City of Euless Unified Development Code.

7.13 Transfer of Development Rights (TDR) and Floor to Area Ratio (FAR) Assignment within the Property is permitted in accordance with TX-121.

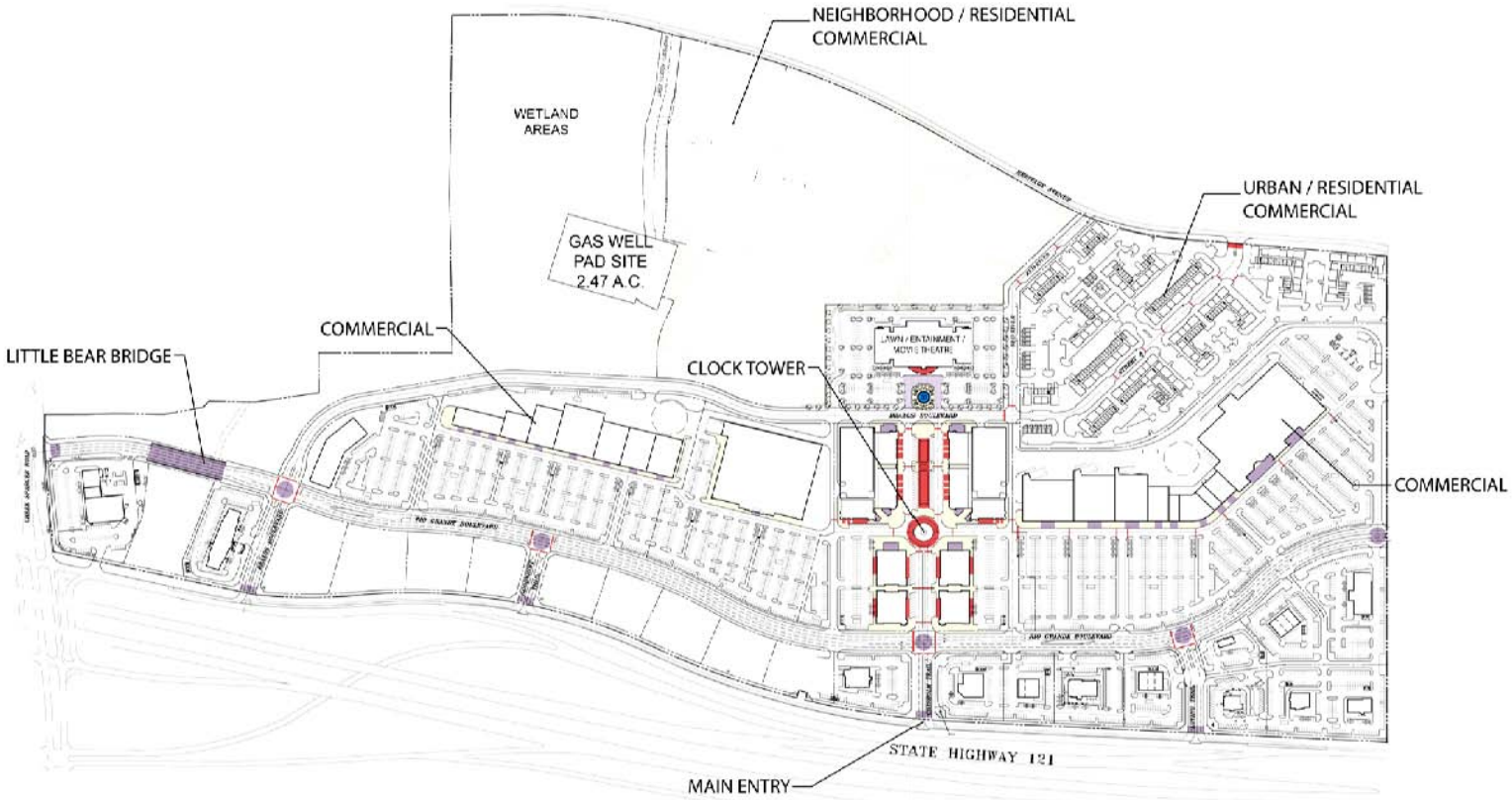

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EXHIBIT Y

GLADE PARKS OVERALL DEVELOPMENT PLAN

LEGEND

SPECIALTY PAVING:

- STAMPED
- PAVERS
- SCORED & STAINED

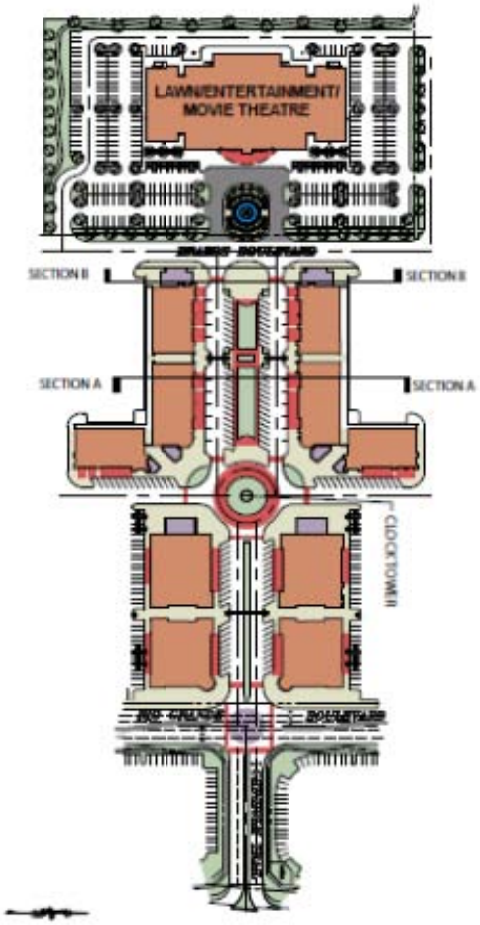

EXHIBIT Z

LIFESTYLE AREA SITE PLAN

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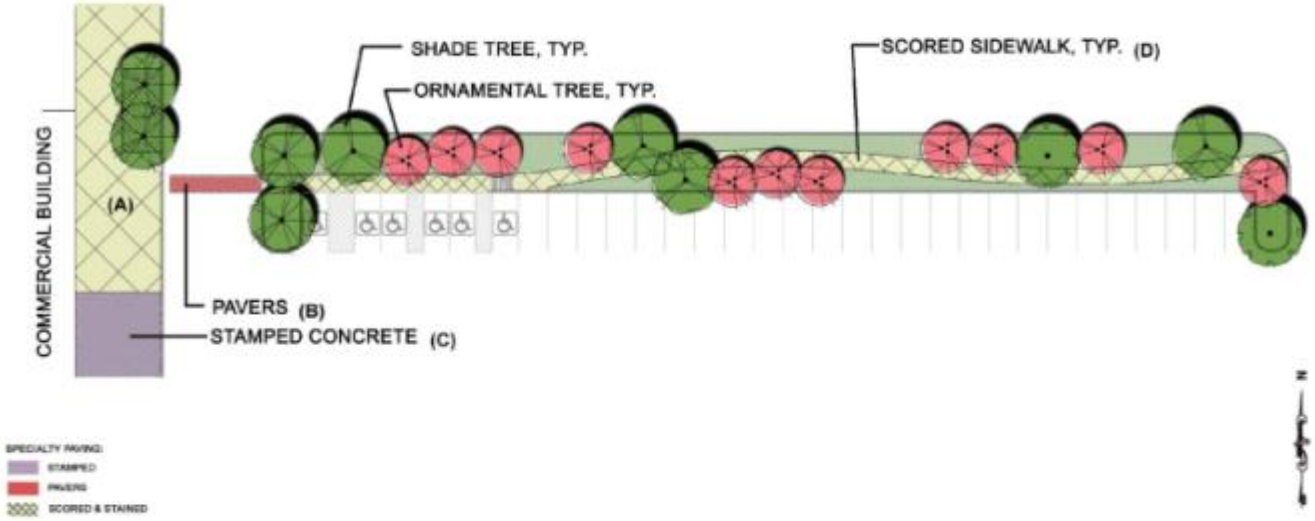

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EXHIBIT AA

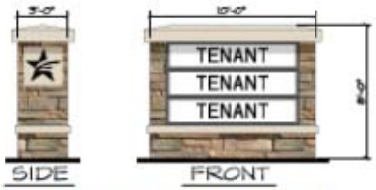
LARGE SCALE RETAIL PARKING AREA PLAN DETAIL

LARGE PYLON SIGN

MEDIUM PYLON SIGN

MONUMENT SIGNS ADJACENT TO STATE HIGHWAY 121

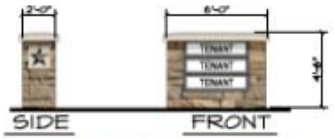
SINGLE TENANT MONUMENT SIGN



MULTI-TENANT MONUMENT SIGN

MONUMENT SIGNS ADJACENT TO RIO GRANDE BOULEVARD

SINGLE TENANT MONUMENT SIGN



MULTI-TENANT MONUMENT SIGN

RESIDENTIAL ENTRY FEATURE

BRANDING ELEMENT

KIOSK

- Branding Element
- Large Pylon Sign
- Medium Pylon Sign
- Single Tenant Monument Sign - Adjacent to SH 121
- Single Tenant Monument Sign - Adjacent to Rio Grande
- Multi Tenant Monument Sign - Adjacent to SH 121
- Multi Tenant Monument Sign - Adjacent to Rio Grande
- Residential Entry Feature
- Kiosk

EXHIBIT BB

SIGN STANDARDS / TYPICAL SIGN TYPES

EXHIBIT CC

SIGN LOCATIONS MAP

8. Park Areas and Wetland Areas

8.1 Purpose. Park areas are intended to provide open spaces that enhance the quality of development, leisure and recreation opportunities for residents and guests of the residential components and patrons of the commercial components of the Property. The wetland areas are intended to ensure the preservation of aquatic vegetative and fauna habitat; wetlands are placed in "Wetland Preservation Areas" which will be open to the public and enhanced with observation stands along trails. These wetland areas will effectively improve water quality by conditioning storm water with vegetation as a natural filter and at the same time support wildlife. It is the intent of the owners to work in cooperation with the City of Euless to pursue available grant funding opportunities from various governmental entities that would result in permanent improvements being made to the park and wetland areas.

8.2. Uses permitted. The only uses permitted within the park and wetland areas are passive recreational uses including, but not limited to hike and bike trails, pet parks, park amenities, outdoor educational amenities, observation sites and landscaping amenities.

8.2.1 Within Block F, Lot 2, Oil and Gas Exploration is permitted in accordance with Section 12 of this ordinance.

8.3. Locations. Park and wetland areas shall be provided in the approximate locations shown on the Development Plan.

8.4. Signage. Signage within the park and wetland areas may only relate to the park and wetland areas and uses permitted therein.

9. Signs, Site Lighting, and other Street related signage (see Article VI of the City of Euless Unified Development Code.)

9.1. All signs within the development shall be required to have individual sign permits in accordance with the Article VI of the City of Euless Unified Development Code.

9.2 The exception to Chapter 84, Article VI of the City of Euless Unified Development Code is that signs may be located anywhere within the Building Setback along Private Streets, however, they cannot be located within any visibility triangles. Signs may be located within the Building Setbacks along Public Streets as long as they are not located within any visibility triangles or interfere with a public sidewalk route.

9.3 Blade Signs. Blade Signs are allowed, but may not exceed 15 SF., and may not project out from the face of the building more than five (5) feet. The use of a Blade Sign does not prohibit a tenant from also being on a Business Center, Ground or General Sign.

9.4 Signs and lights intended to be displayed on light poles. The architectural style of the signs and banners will be tastefully designed and selected as a distinctive, uniform, period style to compliment the architectural style of the center. Street banners size is subject to the approval of the City of Euless.

LIGHTING STANDARDS

O'BRIEN

RESIDENTIAL ACCENT LIGHT

LIFESTYLE/RESIDENTIAL LIGHT

PEDESTRIAN LIGHT

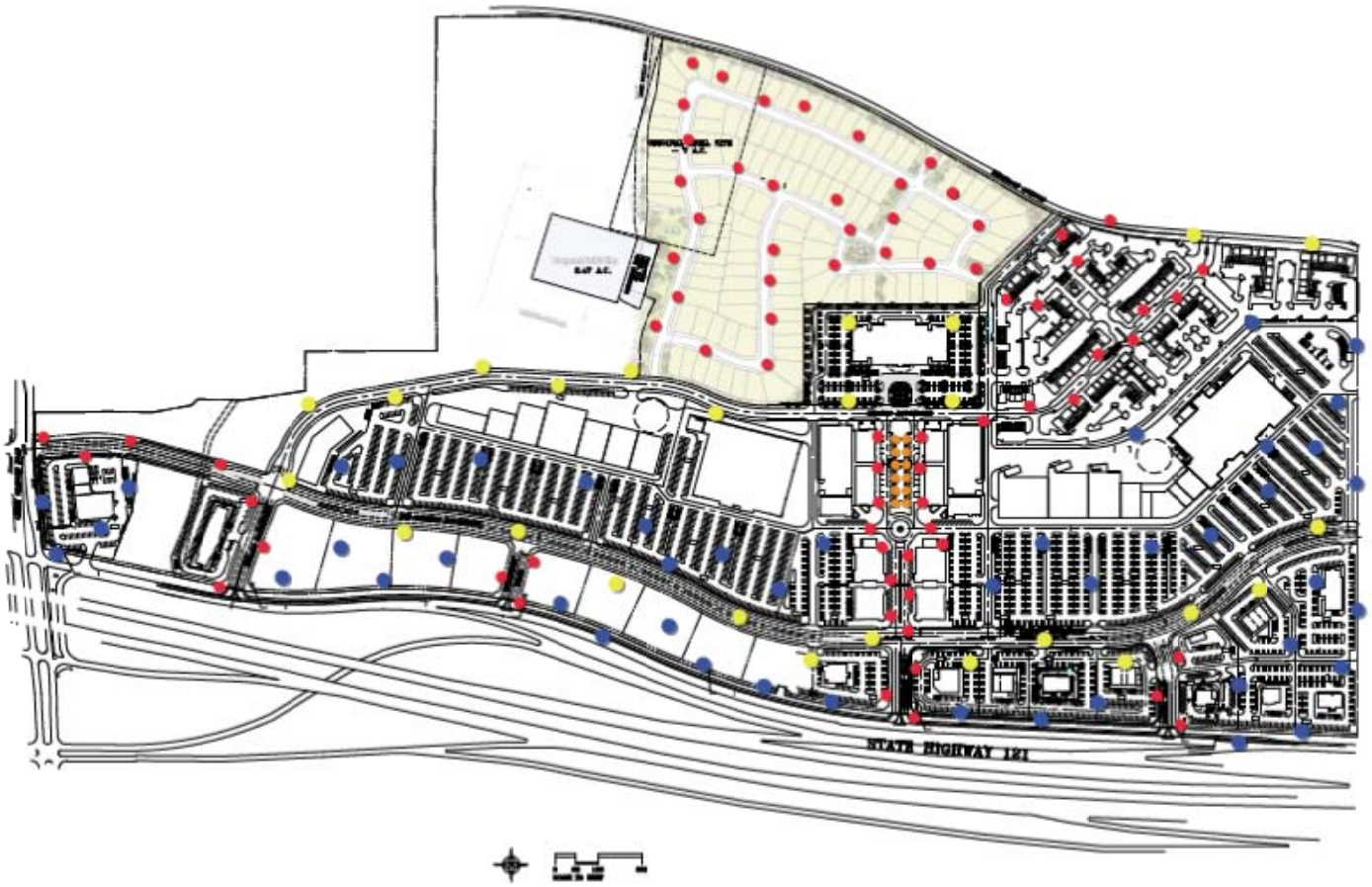
PARKING LIGHT

R.O.W. LIGHT

EXHIBIT DD

TYPICAL LIGHTING FIXTURES

m|m|a



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N

EXHIBIT EE

LIGHT LOCATIONS MAP

10. Landscaping and Screening

10.1 Requirements for landscaping and screening are per an approved Landscape Plan specific to the project site to be reviewed as part of the Site Plan Review process.

10.1.1 The Landscape Plan shall be prepared by a Licensed Professional Landscape Architect and provide an appropriate amount of trees and shrubbery to provide visual screening and areas of shade, appropriate to the urban residential setting. Due to the nature of the urban residential site, street trees located within public rights-of-way will provide the majority of perimeter landscaping treatment. These street trees shall be shown on a Landscape Plan prepared by a Licensed Landscape Architect and maybe reviewed as part of a Planned Development. Foundation plantings along the base of buildings may be used to supplement the street trees.

10.1.2. All required landscaping shall be irrigated by an underground irrigation system approved and permitted by the building dept. Landscaping shall not be placed or located to obstruct any emergency equipment such as fire hydrants and sprinkler system connections, nor shall landscaping be placed in a manner to obstruct emergency ingress/egress access to the building. All required landscaping shall be maintained in a neat and orderly manner at all times. This shall include mowing, edging, pruning, fertilizing, watering, weeding, and other such activities common to the maintenance of landscaping.

10.1.3. A landscape screen, wall or fence may be incorporated onto the site design. A masonry screen, wall or fence must conform to Section 84-336 of the City of Euless Unified Development Code. The wall or fence may be constructed totally of masonry material or may include a combination of ornamental iron with masonry columns as approved on the site plan. No fence, screen, wall or visual barrier shall be located or placed where it obstructs the vision of motor vehicle drivers approaching any street, intersection. At all street intersections, clear vision shall be maintained across the lot for a distance of 25 feet back from the property corner along both streets. A fence permit shall be required from the Planning and Development department.

10.1.4. Parking lots and vehicular use areas. A minimum amount of the total area of all vehicular use areas shall be devoted to landscaped islands, peninsulas or medians.

10.1.4.1 Street yard area. The minimum total area in such islands, peninsulas and medians in the street yard shall be 90 square feet for each 15 parking spaces. Landscape islands, peninsulas and medians located in the street yard may be included in calculating the minimum required landscape in the street yard.

10.1.4.2 Non-street yard area. The minimum total area in such islands, peninsulas and medians in the non-street yard shall be 60 square feet for each 15 parking spaces.

10.1.4.3 Distribution of landscape islands, medians, and peninsulas. The number, size, and shape of islands, peninsulas, and medians, in both street and non-street yards shall be at the discretion of the applicant. All required islands, peninsulas and medians shall be more or less evenly distributed throughout such parking areas, respectively; however, the distribution and location of landscaped islands, peninsulas, and medians may be adjusted to accommodate existing trees or other natural features so long as the total area requirements for landscaped islands, peninsulas, and medians for the respective parking areas above is satisfied.

10.2 Swimming pools shall be fenced in addition to the requirements of the City of Euless Building Code. The fence shall be a minimum height of four feet, be constructed of masonry or tubular steel construction, or approved equal, and be equipped with self-closing and self latching gates.

10.3 Open Storage. Open storage and use areas may be located on site but must be located more than 50 feet from other residential development, shall be located behind building lines and shall be screened in accordance with Section 84-336(b)(2) of the City of Euless Unified Development Coe unless the screen is visible from public street, in which case that portion of the screen visible to the street shall be a landscape screen or masonry in accordance with Section 84-336(b)(4) of the City of Euless Unified Development Code.

11. Procedure

11.1 Compliance with Land Plan. Development of any portion of the Property must generally comply with the Land Plan, Case No. 06-01-LP.

11.2 Site Plan. Prior to the city's issuance of construction and/or building permits, a site plan must be approved by the City's Planning and Zoning Commission and the City Council in accordance with the City's Unified Development Code.

11.3 Amendment of Site Plan. At any time following the approval of a site plan and before the lapse of such approval, the property owner(s) may request an amendment. Amendments shall be classified as major and minor. Minor amendments shall include corrections of distances and dimensions, adjustments of building configuration and placement, realignment of drives and aisles, layout of parking, adjustments to open space, landscaping, and screening, changes to utilities and service locations, and other development aspects which do not substantially change the original plan. Any increase of building height or proximity to an adjacent (offsite) single-family detached residential use shall not be considered a minor amendment. If the original site plan was approved administratively or the amendment constitutes a minor amendment, the Director of Planning may approve or disapprove the minor amendment. Disapproval may be appealed to the Planning & Zoning Commission and the City Council. All other amendments shall be referred to the Planning & Zoning Commission and City Council.

11.4 Amendment of this Planned Development District. Amendment of any portion of this Planned Development District shall require only the petition of the owner of the portion of the Property subject to the respective amendment to the Planning and Zoning Commission

and City Council and shall not require the consent of any other property owner within the Property. For purposes of satisfying the notice requirements under State law and the City of Euless Unified Development Code, notice need only be sent to the owners of property within 200 feet of the portion of the Property subject to a change.

12. Gas Drilling and Production

12.1 Gas Drilling and Production is permitted within the Glade Parks PD at the location shown on Exhibit II attached hereto in accordance with the provisions of Chapter 40 "Gas Drilling and Production" of the City of Euless Code of Ordinances, except as modified in this Section. All setback and minimum distance criteria requirements in Chapter 40 are amended as shown in Exhibit II, subject to the following:

12.1.1 the outside fence or boundary of the gas well pad site shall not be built or located closer than 150 feet from any residence, commercial structure, church, public building, hospital, public park, playground, golf course or school, including any structure for which an application for a building permit has been made;

12.1.2 no well shall be drilled, the center of which, at the surface of the ground, is within 300 feet from any residence, commercial structure, church, public building, hospital, public park, playground, golf course or school; and,

12.1.3 any tanks, tank batteries, well facilities and equipment shall not be built or located closer than 150 feet from any residence, commercial structure, church, public building, hospital, public park, playground, golf course or school.

All requirements for obtaining waivers or consents, whether from protected use property owners or otherwise, are waived.

12.2 Within 6 months from the approval of the Ordinance #XXXX amending the Glade Park PD, the Applicant shall install a masonry screening wall and landscaping along the well site boundary, excluding any portion within the flood plain, utilizing such materials as are reasonably approved by the city manager or his designee, and Applicant shall erect a monument sign, the size and content of which shall be reasonable approved by the city manager or his designee providing notice of the existence of the future well site. City Manager, may, at his discretion, grant an extension not to exceed six months.

12.3 On-site and on-line marketing materials designed for the initial sale to home buyers of residential lots within the Neighborhood/Residential Commercial Tract that depict the development or residential lot lay-out shall clearly depict the existence and proximity of the gas well pad site.

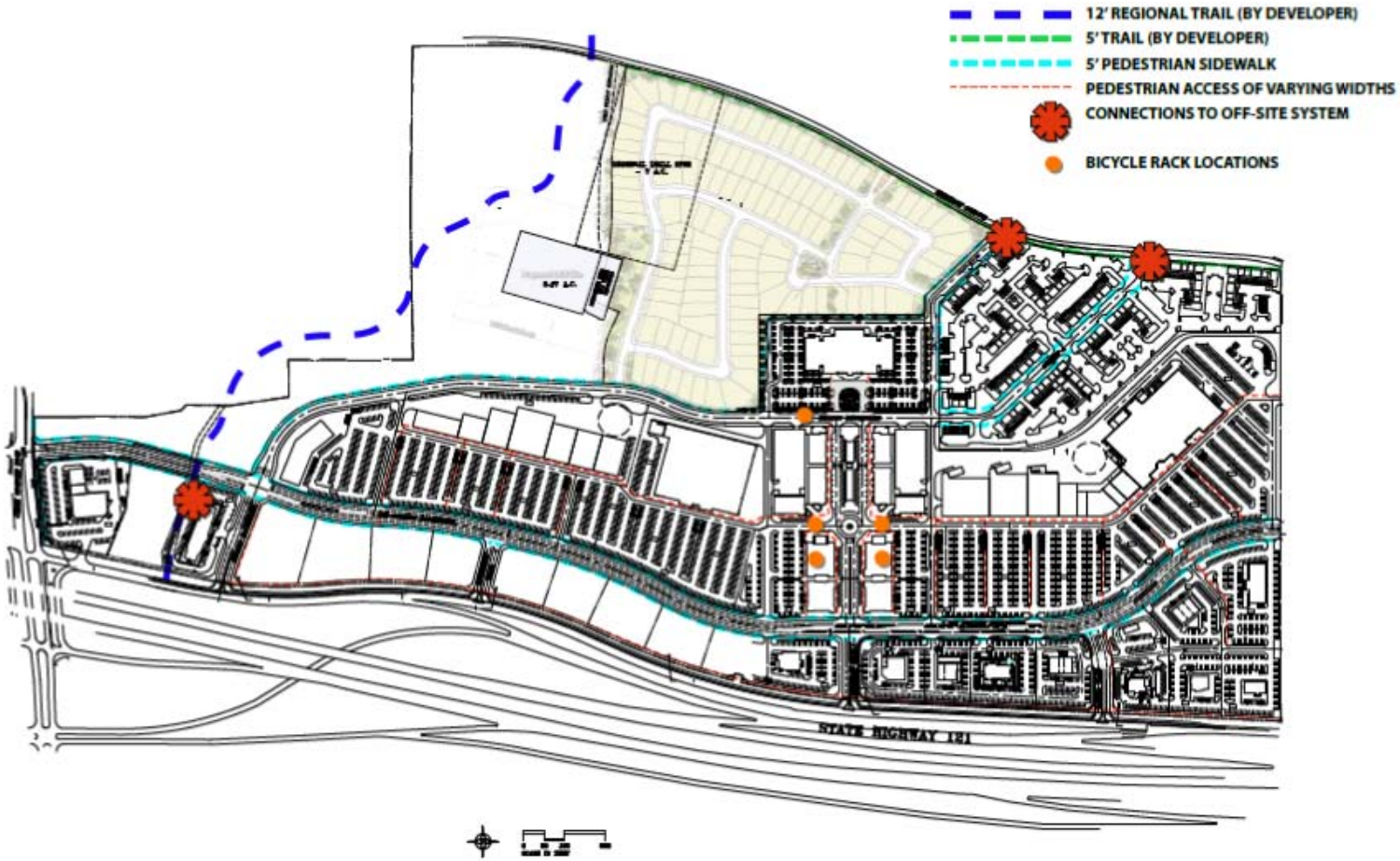
12.4 No building permit for any single family residential zoned lots within the Neighborhood/Residential Commercial Tract shall be issued until Applicant has recorded a declaration against the Neighborhood/Residential Commercial Tract that requires all sales of residential lots within the Neighborhood/Residential Commercial Tract that occur between the Applicant or home builder and a home buyer to include a requirement that

each such home buyer shall have executed an acknowledgment that such home buyer has been provided notice of the existence of the gas well pad site. The form of such acknowledgement shall be as reasonably approved by the city manager or his designee. Such declaration and requirement to obtain such acknowledgements shall terminate upon the installation of the masonry screening wall, landscaping and monument sign required to be installed pursuant to Section 12.2.

12.5 In the event that the masonry screening wall, landscaping and monument sign required to be installed pursuant to Section 12.2 have not been installed by the deadline established in Section 12.2 , as such deadline may be extended by the city manager pursuant thereto, the issuance of building permits for all single family residential lots within the Neighborhood/Residential Commercial Tract shall be suspended until such time as such masonry screening wall, landscaping and monument sign have been installed in accordance with Section 12.2.

12.6 All provisions and requirements of Chapter 40 "Gas Drilling and Production" of the City of Euless Code of Ordinances that are not specifically amended in this Section shall be applicable.

12.7 To the extent that any provision of this Section might be inconsistent or in conflict with any other provision of the Glade Parks development standards or any other ordinance of the city, this Section shall control.



RUBLOFF
DEVELOPMENT GROUP INC.
A Diversified Real Estate Company

N

EXHIBIT FF

PUBLIC AND PRIVATE ACCESS PLAN

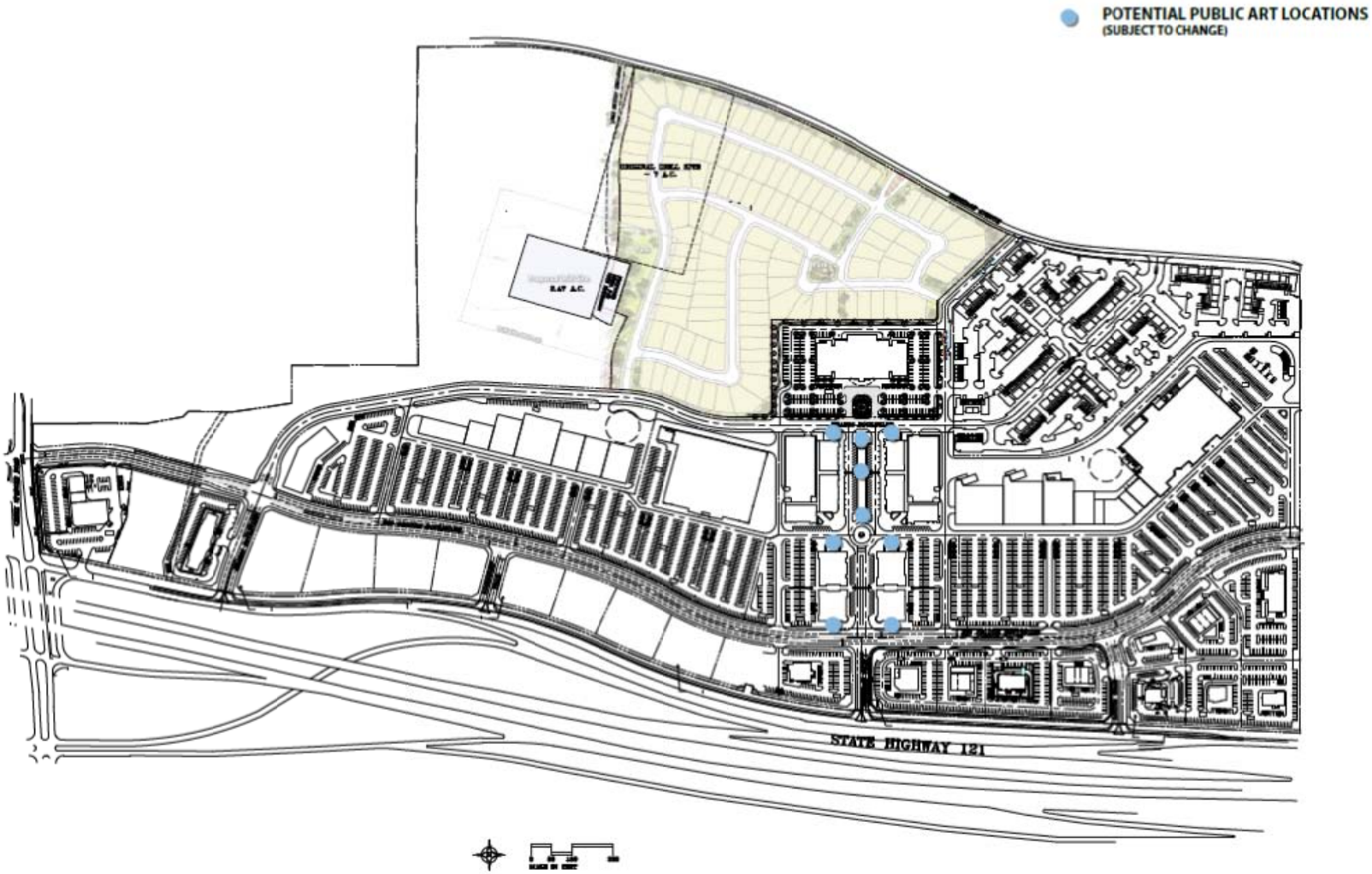


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EXHIBIT GG

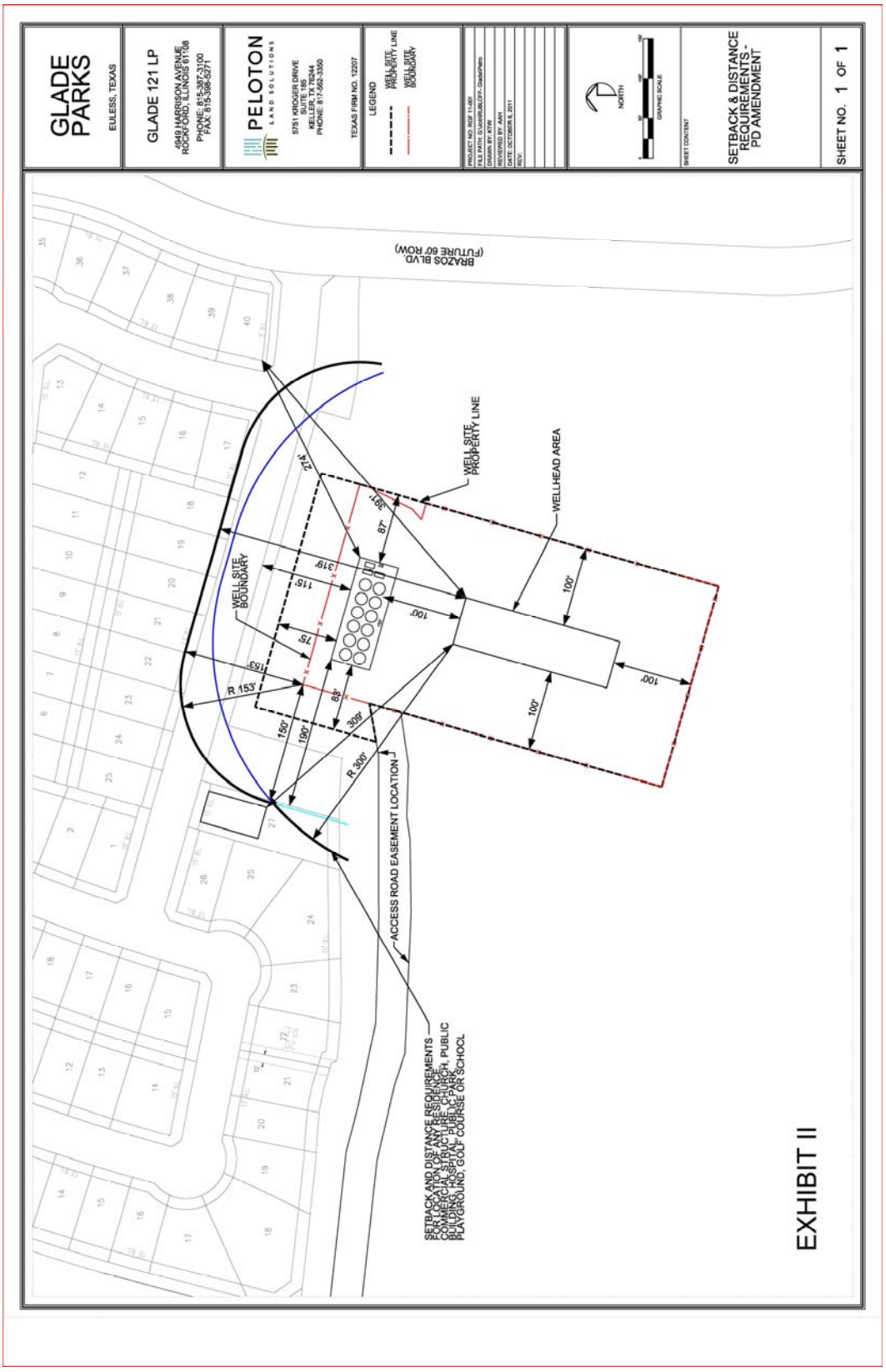
POTENTIAL PUBLIC ART LOCATIONS MAP

PUBLIC ART

EXHIBIT HH

TYPICAL PUBLIC ART EXAMPLES

m|m|a


GLADE PARKS
EULESS, TEXAS
GLADE 121 LP
4849 HARRISON AVENUE
ROCKFORD, IL 61108
PHONE: 815-397-3100
FAX: 815-398-5211
PELOTON
LAND SOLUTIONS
5751 KROGER DRIVE
SUITE 175
KELLER, TX 76244
PHONE: 817-562-3350
TEXAS FIRM NO. 12207
LEGEND
WELL SITE PROPERTY LINE
WELL SITE BOUNDARY
PROJECT NO. REF 11-001
FILE NAME: 121GLADE-SLCP1- GladeParks
DRAWN BY: CTW
REVIEWED BY: AWI
DATE: OCTOBER 6, 2011
REV:
NORTH
GRAPHIC SCALE
SHEET CONTINT
SETBACK & DISTANCE REQUIREMENTS - PD AMENDMENT
SHEET NO. 1 OF 1
BRAZOS BLVD.
(FUTURE 60' ROW)
WELL SITE PROPERTY LINE
WELLHEAD AREA
WELL SITE BOUNDARY
ACCESS ROAD EASEMENT LOCATION
SETBACK AND DISTANCE REQUIREMENTS FOR LOCATION OF ANY RESIDENCE, DWELLING, STRUCTURE, PUBLIC BUILDING, HOSPITAL, PUBLIC PARK, PLAYGROUND, GOLF COURSE OR SCHOOL
R 153'
R 300'
212'
319'
115'
75'
153'
150'
190'
85'
300'
87'
100'
100'
100'
100'
EXHIBIT II