

## **ORDINANCE NO. 1947**

**AN ORDINANCE AUTHORIZING THE ISSUANCE OF A SPECIFIC USE PERMIT ON PARK CENTER ADDITION, LOT 1, 2219 WEST EULESS BOULEVARD FOR PLACE OF WORSHIP AND ASSEMBLY USE; PROVIDING FOR A SEVERABILITY CLAUSE; PENALTY FOR VIOLATION; PUBLICATION AND AN EFFECTIVE DATE.**

**WHEREAS**, the Planning and Zoning Commission has conducted a public hearing on February 21, 2012 in conjunction with Specific Use Permit Case No. 12-01-SUP, and has rendered a recommendation to the City Council with respect to this case;

**WHEREAS**, City Council has conducted a public hearing on February 28, 2012, has 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 and that any foreseeable negative impacts of the proposed use have been mitigated through design restrictions or other set conditions;

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

### **SECTION 1 ALLOWED USES**

**THAT** Place of Worship and Assembly uses as specifically described on Exhibit "A" (attached hereto and made a part hereof) and on the Specific Use Permit Form (attached hereto and made a part hereof), shall be permitted on Park Center Addition, Lot 1, 2219 West Euless Boulevard.

### **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," Eules Code of Ordinances. Each such violation shall be deemed a separate offense and shall be punishable as such hereunder.

**SECTION 4**

**PUBLICATION.** The caption and penalty clause of this ordinance shall be published in a newspaper of general circulation in the City of Eules, in compliance with the provisions of Article II, Section 12, of the City Charter.

**SECTION 5**

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

**PRESENTED AND PASSED ON FIRST AND FINAL READING** at a regular meeting of the Eules City Council February 28, 2012 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

T H E C I T Y O F  
**EULESS**

ORDINANCE NO. 1947  
SPECIFIC USE PERMIT CASE #12-01-SUP

**LAND USE:** PUBLIC ASSEMBLY AND PLACE OF WORSHIP

**LOCATION:**  
(property address):2219 West Eulesse Boulevard  
(legal description):Park Center Addition, Lot 1

*This permit is valid only for the property and use listed above and then ONLY in accordance with the following documents and/or conditions:*

**CONDITIONS (INCLUDING DATES):**  
Conditions will be inserted after City Council approval.

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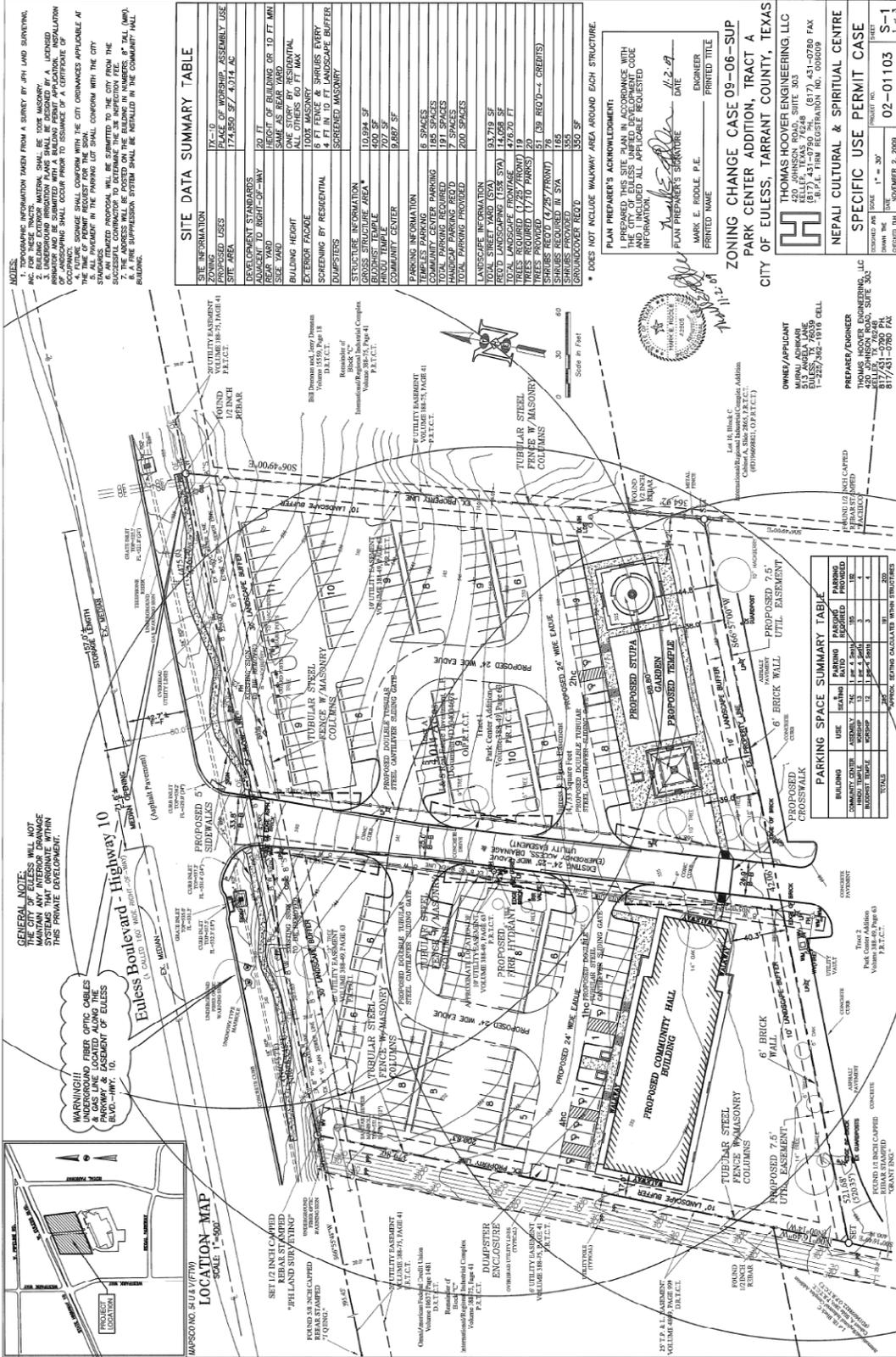
Considered by Planning and Zoning Commission:  
DATE OF ACTION: February 21, 2012  
 approval       denial  
X Richard L. McQueen  
Signature of P & Z Chairman

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Considered by City Council:  
DATE OF ACTION: February 28, 2012  
 approval       denial  
X \_\_\_\_\_  
Signature of Mayor

201 N. Ector Drive, Eulesse, Texas 76039-3595  
817/685-1400 • Metro 817/267-4403 • Fax 817/685-1416  
www.ci.eulesse.tx.us

# EXHIBIT "A"



**NOTES:**

1. TOPOGRAPHIC INFORMATION TAKEN FROM A SURVEY BY RPH LAND SURVEYING.
2. EXISTING EXTERIOR MATERIAL SHALL BE TORE, MASONRY, CONCRETE, BRICK, OR OTHER MATERIALS AND BE SUBMITTED WITH A BUILDING PERMIT APPLICATION. INSTALLATION AND REPAIR SHALL OCCUR PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
3. FUTURE DRAINAGE SHALL CONFORM WITH THE CITY ORDINANCES APPLICABLE AT THE TIME OF THE PROPOSAL.
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6. AN IRRIGATED PROPOSAL WILL BE SUBMITTED TO THE CITY FROM THE CITY ENGINEER TO DETERMINE THE IRRIGATION PERMIT REQUIREMENTS.
7. A FIRE SUPPRESSION SYSTEM SHALL BE INSTALLED IN THE COMMUNITY HALL BUILDING.

ITEM	DESCRIPTION	QUANTITY
1	ASSEMBLY USE	174,850 SF ± 0.14 AC
2	REAR YARD LIGHT-SIDEWAY	20 FT
3	HEIGHT OF BUILDING OR 10 FT MIN	SAME AS REAR YARD
4	ALL OTHERS 50 FT MAX	100% MASONRY
5	SCREENING BY RESIDENTIAL	6 FT FENCE W/ MASONRY COLUMNS
6	SCREENING EVERY DUMPSTERS	SCREENED MASONRY
7	STRUCTURE INFORMATION	10,944 SF
8	GROSS STRUCTURE AREA*	400 SF
9	BLDG. TEMP.	707 SF
10	COMMUNITY CENTER	5,607 SF
11	PARKING INFORMATION	8 SPACES
12	COMMUNITY CENTER PARKING	165 SPACES
13	TOTAL PARKING REQUIRED	173 SPACES
14	TOTAL PARKING PROVIDED	7 SPACES
15	LANDSCAPE INFORMATION	800 SPACES
16	LANDSCAPE INFORMATION	63,715 SF
17	REAR LANDSCAPING (10% SW)	14,026 SF
18	TOTAL LANDSCAPE FRONTAGE	4,762.0 FT
19	TOTAL TREES PROVIDED (1/10 TRUNK)	19
20	TOTAL TREES PROVIDED (1/10 TRUNK)	51 (SEE RED-C-C CREDITS)
21	SHRUBS PROVIDED (1/10 TRUNK)	76
22	SHRUBS PROVIDED (1/10 TRUNK)	150
23	GROUNDCOVER REQ'D	350 SF

**PLAN PREPARED'S ACKNOWLEDGMENT:**

I PREPARED THIS SITE PLAN IN ACCORDANCE WITH THE CITY OF EULESS UNIFIED DEVELOPMENT CODE INFORMATION, AND I HAVE OBTAINED ALL APPLICABLE REQUIRED INFORMATION.

DATE: 11.2.24

MARK E. RIDGLE, P.E. ENGINEER

THOMAS HOOPER ENGINEERING, LLC  
 420 JOHNSON ROAD, SUITE 303  
 EULESS, TEXAS 76038  
 (817) 431-0780 FAX (817) 431-0780 FAX  
 TARRANT COUNTY, TEXAS

**OWNER/APPLICANT:**  
 THOMAS HOOPER ENGINEERING, LLC  
 420 JOHNSON ROAD, SUITE 303  
 EULESS, TEXAS 76038  
 (817) 431-0780 FAX (817) 431-0780 FAX

**PREPARED BY:**  
 THOMAS HOOPER ENGINEERING, LLC  
 420 JOHNSON ROAD, SUITE 303  
 EULESS, TEXAS 76038  
 (817) 431-0780 FAX (817) 431-0780 FAX

**SPECIFIC USE PERMIT CASE**  
 SHEET NO. 02-01103  
 DATE: NOVEMBER 2, 2020

**GENERAL NOTE:** THESE OPTIC CABLES WILL NOT MAINTAIN ANY INTERIOR DRAINAGE SYSTEMS THAT ORIGINATE WITHIN THIS PRIVATE DEVELOPMENT.

**WARNING!!!** THESE OPTIC CABLES PARALLEL TO THE BASEMENT OF EULESS BLVD - HWY. 10.

**SET 1/2 INCH CAPPED REBAR STAMPED WITH "PHILAND SURVEYING"**

**UTILITY EASEMENT (LINE 18-7A PAGE 4)**

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