

Zoning District Change for Planned Development  
City of Euless  
201 N. Ector Drive  
Euless, Texas  
817-685-1684

PART 1. APPLICANT INFORMATION	
APPLICANT/AGENT:	Huckabee / Josh Brown, AIA
Signature:	J.H.C.B.
Mailing Address:	4521 South Hulen Suite #: 22D
City:	Fort Worth State: TX Zip Code 76109
Telephone ( )	817-377-2969 Fax ( ) 817-377-2303
Email:	jbrown@huckabee-inc.com
OWNER:	HEB I.S.D.
Signature:	Dubbe Koester
Mailing Address:	1849 Central Dr. v.p. Suite #:
City:	Bedford State: TX Zip Code 76021
Telephone (817)	399-2031 Fax (817) 354-3558
PART 2. PURPOSE OF PROPOSAL	
<input type="checkbox"/>	Amend ZONING REGULATIONS contained in section _____
<input checked="" type="checkbox"/>	Amend the OFFICIAL ZONING MAP by changing 17.713 acres of land currently zoned TX-10 to be zoned PD
In what ways have conditions changed substantially since the current zoning was set for this property? The site will be redeveloped for a new use with new design standards.	
How would the proposed amendment promote the public welfare and encourage orderly city development? The new school facility will provide jobs for school district employees.	
PART 3. PROPERTY DESCRIPTION	
Street Address of Property (if available): 1350 W. Euless Blvd.	
LEGAL DESCRIPTION: Subdivision Name Wilshire Village Shopping Center Block(s) and Lot(s) Vol. 388-95 PG 7, P.R.T.C.T Tracts A, B and C	
Survey Name(s):	A.M. Downing Abstract No(s): 415 Tract(s)

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**PART 4. PRESENT USE OF PROPERTY (Circle One)**

VACANT LAND	<u>VACANT BUILDING</u>	SINGLE FAMILY DWELLING	COMMERCIAL
MULTI-FAMILY DWELLINGS	INDUSTRIAL	OTHER: _____	

**PART 5. ACKNOWLEDGMENTS**

I certify that the above information is correct and complete to the best of my knowledge and ability and that I will be fully prepared to present the above proposal at a Planning and Zoning Commission public hearing. I reserve the right to withdraw this proposal at any time by filing a written request with the Department of Planning and Development. I understand that 50% of my application fee will be refunded if my written request for withdrawal is received by the Department within 24 hours after the Planning and Zoning Commission public hearing.

Applicant, Owner or Authorized Agent Debra A. Reesler Date 8/24/12

OFFICE USE ONLY:				
Fee Paid:	Received By:	Date Received:	Case Number:	H.T.E. Number:
\$1500 <sup>00</sup>	Alicia D	8/27/12	#12-04-PD	12-1000005

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### Site Plan Process

PROPERTY DESCRIPTION:	
General Property Location (street name and block number or nearest cross street):	<u>State Highway 10 / Wilshire Drive</u>
Current Legal Description (abstract and tract number or subdivision, lot, and block):	<u>Tracts A, B and C - Wilshire Village Shopping Center</u> <u>Volume 388-95 Pg 7 P.R.T.C.T.</u>
Current Zoning (if property is in more than one zoning district, indicate the number of acres contained within each district):	<u>Zoning Code: TX-10</u> <u>Ord # 1264, Case # 97-48-ZC</u>
USE/CONDITIONS/PARKING:	
Proposed Use: <u>School Service Facility</u> SIC Code: <u>8299</u>	
Special Conditions Applicable to the Use: (Indicate the letter of any "Special Conditions" in UDC Table 4-A that apply to the use(s):	<u>NA</u>
Parking Group: (Indicate the parking group in UDC Table 4-A that applies to the use(s):	<u>16</u>
PROPOSED BUILDING STATISTICS:	
Lot Area <u>17.713 Ac.</u>	<u>Sagebrush Tr. - 1015 LF</u>
Lot Width at Building Line for each Street Frontage	<u>SH 10 - 270 LF, Wilshire Dr. - 867 LF</u>
Proposed Building Setbacks:	
Front: <u>30</u> Rear: <u>20</u> Side (left): <u>20</u> Side (right): <u>20</u>	
Gross Building Floor Area	_____
Height in Feet to Highest Point	_____
Number of Floors	_____
Exterior Masonry Façade (exclusive of doors and windows):	
Front Elevation:      Brick _____% / Stucco _____% / Other _____%	
Left Side Elevation:      Brick _____% / Stucco _____% / Other _____%	
Right Side Elevation:      Brick _____% / Stucco _____% / Other _____%	
Rear Elevation:      Brick _____% / Stucco _____% / Other _____%	

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OFF STREET PARKING: (UDC 84-200 and 84-202)		
Total Spaces Required / Provided	_____ / <u>397</u>	
Number of Handicapped Spaces	_____ <u>8</u> / <u>11</u>	
Number of Loading Bays Provided	_____ <u>5</u>	
DRIVEWAYS: (UDC 84-202 through 84-210)		
Number proposed per street	<u>Hwy 10 - 2 Ex / Wilshire - 2 / Sagebrush - 1</u>	
Clearance from nearest street intersections	<u>Wilshire - 124' / Sagebrush - 514'</u>	
Clearance between existing and proposed driveways	_____ <u>N/A</u>	
Width of each driveway	_____ <u>30'</u>	
Curb Radii for each driveway	_____ <u>30'</u>	
Distance between property line and first parking space	_____ <u>96'</u>	
SIGN & STREET GRAPHICS: (UDC 84-230 through 84-302)		
<u>Proposed Pole/Ground Signs:</u>		
Street Name	<u>NA</u>	Front Setback _____ Side Setback _____
Overall Height	_____	Sign Area _____
<u>Proposed Wall Signs:</u>		
Street the sign faces	<u>SH 10</u>	Sign Area <u>50 sf</u>
LANDSCAPING: (UDC Article VII)		
Land Area of Street Yard	_____ <u>329,865 sf</u>	
	<u>Street Yard</u>	<u>Non Street Yard</u>
Number of parking spaces provided	<u>203</u>	<u>194</u>
Square feet of landscaped area	<u>63,972</u>	<u>75,436</u>
Square feet of landscape islands in parking lot	<u>12,651</u>	<u>11,360</u>
Number of large trees existing / proposed	<u>65</u>	<u>50</u>
Number of ornamental trees proposed	<u>-</u>	<u>-</u>
Number of shrubs proposed	<u>-</u>	<u>234</u>
Square feet of ground cover proposed	<u>-</u>	<u>2,549</u>

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