

## ORDINANCE NO. 2001

**AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF EULESS, CHAPTER 84, "UNIFIED DEVELOPMENT CODE," AMENDING THE CITY OF EULESS ZONING DISTRICT MAP ON 5.588 ACRES IN THE B. HARRINGTON SURVEY, ABSTRACT 808, BY CHANGING THE ZONING FROM PLANNED DEVELOPMENT (PD) ZONING INTO PLANNED DEVELOPMENT (PD) ZONING AS DESCRIBED HEREIN AND ON THE ATTACHED "EXHIBIT A"; PROVIDING FOR A SEVERABILITY CLAUSE; PENALTY FOR VIOLATION; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND AN EFFECTIVE DATE.**

**WHEREAS**, the Planning and Zoning Commission has conducted a public hearing on August 20, 2013, in conjunction with Zoning Case No. #13-01-PD, and has rendered a recommendation to the City Council with respect to this case;

**WHEREAS**, the City Council has conducted a public hearing on September 10, 2013, 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 5.588 acres out of the B. Harrington Survey, Abstract 808, is changed from Planned Development (PD) zoning into Planned Development (PD) zoning (As Described Herein and on the Attached "Exhibit A"). Said property described above shall be subject to all the safeguards and conditions set forth on said "Exhibit A" or stipulated herein. Said Exhibit "A" shall be applicable only to the property described in herein.

### SECTION 2.

**THAT** if in the event that the property as described in "**Exhibit A**" is not developed in a single family development, the land use as described in City of Euless Ordinance Number 1353 established as Block D, Lot 2 of the Development Plan is allowed to develop as an independent or assisted living center.

### SECTION 3.

**THAT** all residential structures shall be developed and constructed in accordance with the architectural design criteria as attached in "**Exhibit B.**"

#### **SECTION 4.**

**THAT** the elevations of residential structures shall be developed and constructed consistent with the building elevations attached as “**Exhibit C**” as a guide for their development. Innovation and modifications to individual elevations may be approved by the City of Euless Building Official.

#### **SECTION 5.**

**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 6.**

**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 7.**

**SAVINGS CLAUSE.** All rights and remedies of the City of Euless are expressly saved as to any and all violations of the provisions of the Euless Unified Development Code applicable to the Property that have accrued at the time of the effective date of this Ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances, same shall not be affected by this Ordinance but may be prosecuted until final disposition by the courts.

#### **SECTION 8.**

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

#### **SECTION 9.**

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

**PRESENTED AND PASSED ON FIRST AND FINAL READING** at a regular meeting of the Euless City Council on September 10, 2013 by a vote of \_\_\_\_ ayes, \_\_\_\_ nays, and \_\_\_\_ abstentions.

APPROVED:

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Mary Lib Saleh, Mayor

ATTEST:

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Kim Sutter, TRMC, City Secretary

APPROVED AS TO FORM:

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Wayne Olson, City Attorney



## **“Exhibit B”**

### **Gateway Court - Bloomfield Homes, LP. - Design Criteria**

#### **Standard Features**

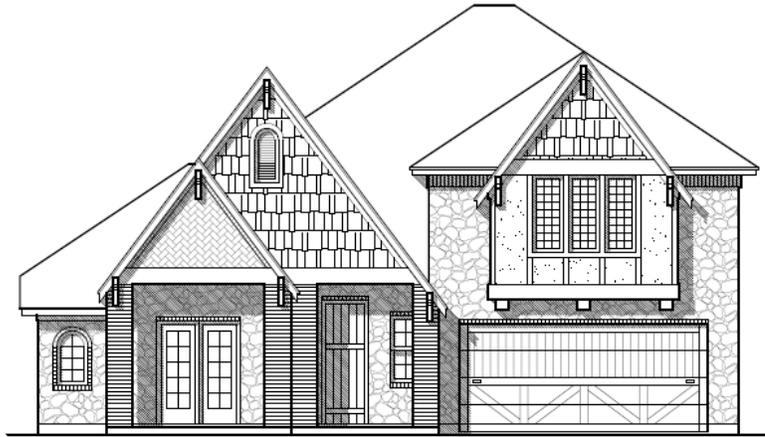
1. Minimum Roof Pitch: 8:12, except porches.
2. Architectural grade asphalt shingles.
3. Cedar garage doors with steel support frames.
4. Wood and Iron 8' front doors.
5. Brick and Stone – brick and stone elevations for all plans. Each home shall have at least 20% stone and/or detailed brick accents on the front façade unless the design incorporates the cementitious fiberboard product as the primary surface material.
6. Cementitious fiberboard or other alternative materials varying from the required masonry products may be requested by the builder based on a particular architectural style of home. The City of Euless Building Official shall determine if the home design warrants changes to the required masonry percentages.
7. Driveway and lead walks shall be aggregate finished concrete.
8. Porches/Patios/Decks – all plans will have a combined minimum square footage of 130 total square feet. Full front porches may encroach the front building line by a maximum of seven (7') feet.
9. Ornamental coach lights on all front elevations.
10. Windows – Vinyl divided light windows (Prairie Style) standard on all front elevations.
11. Concealed HVAC units, trash storage and utility meters (as appropriate).
12. Brick shall course exactly to the top and bottom of all walls.
13. Plan Repetition – will build each elevation no more than 2 times in the neighborhood.
14. Windows will be single or double hung with sliders on the sides as necessary in bedrooms.
15. Windows are to be placed on each wall elevation with a proper wall to window ratio.
16. If shutters are used, shutters shall be the same height as the associated opening and proportional in scale to the windows and elevation.
17. Gutters shall be aluminum or painted if necessary.
18. If a porch is used, the porch column base shall not protrude beyond the foundation.
19. Eaves and Soffits – consist of durable LP Smart Siding and cementitious products.
20. Landscaping shall include a minimum of 2 trees and 12 shrubs with stone edging. Each home will include an irrigation system for front, side and rear yard.
21. Ornamental address blocks placed on each house on the front façade.
22. Front up lighting included on all homes.

#### **Optional Features – variations per Plan and customer selections**

1. Dormer windows & Arched windows.
2. Second story front/rear porches per plan.
3. Stone facades options with additional stone details.
4. Decorative cedar accents per elevation.

5. Decorative porch rails and columns per plan selected.
6. Garages – certain plans/lots will offer an optional ½ car additional storage space or an optional 3<sup>rd</sup> car garage.
7. Ornamental steel fencing may be used from structure to the sideyard fence.

**“Exhibit C”**



**the carolina  
elevation e**



**the carolina  
elevation f**



**the hawthorne  
elevation d**