

Zoning District Change for Planned Development

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

PART 1. APPLICANT INFORMATION

APPLICANT/AGENT: JDJR ENGINEERS & CONSULTANTS, INC. / JIM DEWEY, JR.

Signature: [Signature]

Mailing Address: 2500 TEXAS DRIVE Suite #: 100

City: IRVING State: TX Zip Code 75062

Telephone (972 252-5357) Fax (972 252-8958)

Email: jdjr@jdjr.com

OWNER: HODGES PROPERTIES INC. / LEON HODGES, OWNER

Signature: _____

Mailing Address: 807 S. MAIN STREET Suite #: _____

City: EULESS State: TX Zip Code 76040-5466

Telephone () _____ Fax () _____

PART 2. PURPOSE OF PROPOSAL

Amend ZONING REGULATIONS contained in section _____

Amend the OFFICIAL ZONING MAP by changing 1.5439 acres of land currently zoned R1
to be zoned PD FOR R1

In what ways have conditions changed substantially since the current zoning was set for this property?
NONE

How would the proposed amendment promote the public welfare and encourage orderly city development?
ALLOW SINGLE FAMILY INFILL DEVELOPMENT

PART 3. PROPERTY DESCRIPTION

Street Address of Property (if available): NE/COR S. MAIN STREET @ WHITENER ROAD EAST

LEGAL DESCRIPTION: Subdivision Name _____
Block(s) and Lot(s) _____

Survey Name(s): W. G. MATTHEWS Abstract No(s): 1052 Tract(s) 2B

Site Plan Process

PROPERTY DESCRIPTION:	
General Property Location (street name and block number or nearest cross street):	<u>NE/CORNER S. MAIN STREET @ WHITENER ROAD EAST</u>
Current Legal Description (abstract and tract number or subdivision, lot, and block):	<u>W.G. MATTHEWS SURVEY, A-1052</u>
Current Zoning (if property is in more than one zoning district, indicate the number of acres contained within each district):	<u>R1</u>
USE/CONDITIONS/PARKING:	
Proposed Use: <u>RESIDENTIAL SINGLE FAMILY</u>	SIC Code: <u>15 (1521)</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>N/A</u>
Parking Group: (Indicate the parking group in UDC Table 4-A that applies to the use(s):	<u>N/A - RESIDENTIAL</u>
PROPOSED BUILDING STATISTICS:	
Lot Area <u>6,000 sq-ft. minimum</u>	
Lot Width at Building Line for each Street Frontage <u>50' minimum</u>	
Proposed Building Setbacks:	
Front: <u>20' & 25'</u>	Rear: <u>15'</u> Side (left): <u>5'</u> Side (right): <u>5'</u>
Gross Building Floor Area	<u>N/A - RESIDENTIAL</u>
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 _____%

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

Total Spaces Required / Provided 2

Number of Handicapped Spaces N/A

Number of Loading Bays Provided N/A

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

Number proposed per street N/A

Clearance from nearest street intersections _____

Clearance between existing and proposed driveways _____

Width of each driveway _____

Curb Radii for each driveway _____

Distance between property line and first parking space _____

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

Proposed Pole/Ground Signs:
 Street Name N/A Front Setback _____ Side Setback _____

Overall Height _____ Sign Area _____

Proposed Wall Signs:
 Street the sign faces _____ Sign Area _____

LANDSCAPING: (UDC Article VII) N/A - RESIDENTIAL

Land Area of Street Yard N/A

	<u>Street Yard</u>	<u>Non Street Yard</u>
Number of parking spaces provided	<u>N/A</u>	<u>N/A</u>
Square feet of landscaped area	_____	_____
Square feet of landscape islands in parking lot	_____	_____
Number of large trees existing / proposed	_____	_____
Number of ornamental trees proposed	_____	_____
Number of shrubs proposed	_____	_____
Square feet of ground cover proposed	_____	_____

INFORMATION TO BE INCLUDED ON ALL SITE PLANS

Site Plans must be prepared by a Texas-Registered Professional Architect or Professional Civil Engineer, and must include at least the following information. (Staff may require additional information or may eliminate items as needed for specific sites.) Scale used should be 1"=50' or larger. Pages can be combined, or additional pages created, as long as all items can be clearly seen.

The Development Services Group WILL NOT REVIEW any drawings that are missing any applicable check list items. Please mark all that apply and submit signed list with the application. Application will not be accepted unless this list is submitted.

SHEET ONE

Site Plan Layout

- Title Block near lower right corner
- North indicator, Graphic scale, Sheet number
- Bearings and distances of perimeter of subject property
- Location, size, and purpose of existing and proposed easements, including emergency access and fire vault
- Lot lines with bearings and distances; block and lot designations
- At least 200 feet beyond subject property line; property lines, pavement and ROW widths, street medians, street intersections, street names, driveways, building outlines
- NA* Driveway radii
- NA* Distances between driveways, and between driveways and street intersections
- NA* Location and size of parking spaces, handicapped spaces, and loading zones
- NA* Proposed sidewalks along streets

Building Layout

- NA* Building footprints
- Distance from property lines to buildings and from building to building
- When adjacent to flood prone areas, include minimum finished floor elevations
- For each building: gross floor area, height, stories, building number, address ranges

General

- Names, addresses, telephone and fax numbers of preparer, applicant, property owner
- Vicinity map to scale

Site Data

- Required building setbacks consistent with the zoning district
- Ownership, legal description, zoning, land uses for land within 200 feet of site boundary
- Existing structures and fences, labeled whether they are to be removed
- NA* Horizontal clear triangles at all driveways
- 25 foot visibility triangles at street intersections
- NA* Parking Table indicating number of parking spaces required and number provided
- NA* Location of any proposed controlled access gates

Site Data Table

- Area of subject property
- Number of lots
- Number of dwelling units
- NA* Required maximum lot coverage, maximum building height, minimum lot area, and minimum lot width
- Amounts of landscaping required and provided for trees, shrubs, and groundcover
- Lot area
- Street yard area
- Required landscaped area
- Required minimum landscape spacing
- Required minimum size (caliper/height) for landscaping materials at time of planting

Site Data Notes

- If property is located east of Euless Main Street, add an Avigation Easement and a note stating "This property is located within Aircraft Noise Zone B. All noise sensitive uses will be constructed to achieve a 25 decibel reduction from outside to inside".
- Description of proposed land uses
- Description of proposed landscape protection
- Note indicating when landscaping will be installed

Lighting Plan *NA*

- Fixture locations
- General throw patterns
- Average and minimum foot-candles provided
- Calculation grid of foot-candles and distance from light fixtures that demonstrates compliance with Unified Development Code Section 84-201(i)
- Lighting Table listing type of luminaries, pole height, and wattage for each fixture
- Note stating, "The property represented on this Plan conforms with the parking lot lighting requirements of Section 84-201(i) of the Unified Development Code of the City of Euless, Texas".

Screening and Fencing *NA*

- Location of trash receptacle and recycling areas
- Location, height, and type of materials used for all walls, fencing, and screening (including dock, loading areas, and service areas)
- Location of controlled access gates, gate control pedestals, and key boxes

Landscaping *NA*

- Location of existing trees 6" in diameter or greater, with type and size indicated
- "Street yard" delineated, with square footage indicated
- Square footage of each landscaped area
- Location, type, and size of proposed landscaping material
- Note stating, "Underground irrigation system plans designed by a Licensed Irrigator will be submitted with the Building Permit application", if applicable

Free Standing Signs *NA*

- Location, height, and area of existing or proposed free standing signs
- Distance from each sign to front and side property lines

SHEET TWO

Site Plan Layout

- Title Block near lower right corner
- Date of preparation, with space for revision dates
- North indicator, Graphic scale, Sheet number
- Bearings and distances of perimeter of subject property
- Lot lines with bearings and distances
- Block and lot designations
- Location, size, and purpose of existing and proposed easements, including emergency access and fire vault
- Extending at least 200 feet beyond subject property line: property lines, pavement and ROW widths, street medians, street intersections, street names, driveways, building outlines
- Driveway radii
- Distances between driveways, and between driveways and street intersections
- Location and size of parking spaces, handicapped spaces, and loading zones
- Proposed sidewalks along streets

Building Layout NA

- Building footprints
- Distance from property lines to buildings and from building to building
- When adjacent to flood prone areas, include minimum finished floor elevations
- For each building: gross floor area, height, stories, building number, address ranges

Grading

- Existing topography, showing 2' contours, half toned, extending at least 200 feet beyond subject property lines
- Proposed grading with spot elevations throughout site, particularly along perimeter

Drainage and Utilities

- Location, type, and size of proposed and existing water and sanitary sewer mains and taps, and their utility easements
- Limits of 100 year frequency storm water run-off
- Boundaries and elevations of flood prone areas identified on the Flood Insurance Rate Maps
- Areas to be reclaimed
- Location, type, size, capacity of existing and proposed storm sewer systems on and off site
- Locations of proposed detention and retention areas, with capacities and discharge velocities and rates
- Locations and sizes of existing and proposed drainage easements
- Drainage area map (overall as well as on site) with calculations and areas in tabular form

Existing and Proposed Fire Protection Systems

- Existing and proposed fire hydrants with fire protection radii indicated
- Proposed fire sprinkler line, fire vault, and fire department connection locations

SHEET THREE

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

PLAN PREPARER'S ACKNOWLEDGMENT:

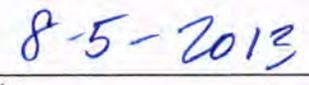
I prepared this Site Plan in accordance with the City of Euless Unified Development Code and I included all applicable requested information.



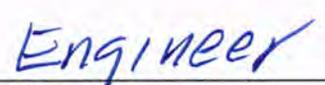
Plan Preparer's Signature



Printed Name



Date



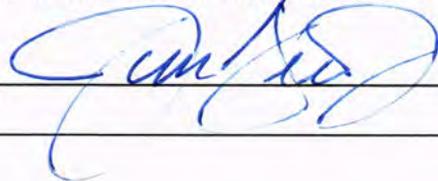
Printed Title

PART 4. PRESENT USE OF PROPERTY (Circle One)

<u>VACANT LAND</u>	VACANT BUILDING	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  Date 8-5-13

OFFICE USE ONLY:

Fee Paid:	Received By:	Date Received:	Case Number:	H.T.E. Number:
\$500 ⁰⁰	<i>Alicia</i>	8/5/2013	13-02-PD	13-40000007