

## ORDINANCE NO. 2015

**AN ORDINANCE AUTHORIZING THE ISSUANCE OF A SPECIFIC USE PERMIT ON OAKWOOD TERRACE NORTH ADDITION, BLOCK 16, LOT AR1, 1600 WEST EULESS BOULEVARD FOR AUTOMOTIVE REPAIR AND CONVENIENCE STORE USE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING A PENALTY FOR VIOLATION; PROVIDING FOR A PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Planning and Zoning Commission has conducted a public hearing on October 15, 2013, in conjunction with Specific Use Permit Case No. 13-10-SUP, and has rendered a recommendation to the City Council with respect to this case;

**WHEREAS**, City Council has conducted a public hearing on November 12, 2013, 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** Automotive Repair and Convenience Store use as specifically described on the Specific Use Permit Form (attached hereto and made a part hereof) and on “**Exhibit A**” (attached hereto and made a part hereof) shall be permitted on Oakwood Terrace North Addition Block 16, Lot AR1, 1600 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, penalty clause, and effective date 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. Further, this ordinance may be published in pamphlet form and shall be admissible in such form in any court, as provided by law.

**SECTION 5.**

**EFFECTIVE DATE.** This ordinance shall be in full force and effect from and after its passage and 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 on November 12, 2013, by a vote of \_\_\_\_ayes, \_\_\_\_nays, and \_\_\_\_abstentions.

APPROVED:

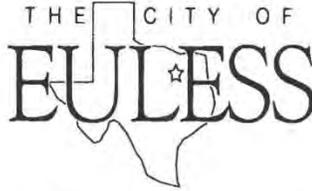
\_\_\_\_\_  
Mary Lib Saleh, Mayor

ATTEST:

\_\_\_\_\_  
Kim Sutter, TRMC, City Secretary

APPROVED AS TO FORM:

\_\_\_\_\_  
Wayne Olson, City Attorney



Ordinance No. 2015  
Specific Use Permit Case #13-10-SUP

**LAND USE:** Automotive Repair and Convenience Store  
**LOCATION:** Oakwood Terrace North Addition, Block 16, Lot AR1  
1600 W. Euless Boulevard

*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: October 15, 2013

approval  denial

X *Richard Louis McQueen*  
Signature of P & Z Chairman

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Considered by City Council:

DATE OF ACTION: November 12, 2013

approval  denial

X \_\_\_\_\_  
Signature of Mayor

# Exhibit A

ARCHITECTURAL NOTES	
1.	DO NOT SCALE DRAWINGS.
2.	BEING ERRORS, OMISSIONS & INCONSISTENCIES IN THE DRAWINGS TO THE ATTENTION OF THE G.C. OR THE ARCHITECT.
3.	UTILITIES ARE EXISTING.
4.	CONSTRUCTION SHALL COMPLY WITH APPLICABLE CODES AND RELATED AMENDMENTS.
5.	ADDITIONAL PLANS MAY BE PROVIDED BY SUB-CONTRACTORS TO SERVE THEIR INDIVIDUAL PERMITS, INCLUDING, BUT NOT LIMITED TO:
6.	MECHANICAL, ELECTRICAL, PLUMBING, IRRIGATION SUB-CONTRACTORS.
7.	HVAC UNITS AND WATER HEATERS (AS TANK) TO BE LOCATED ABOVE THE CEILING EXACT LOCATION TO BE DETERMINED BY OTHERS.
8.	PROVIDE SMOKE DETECTORS AND FIRE EXTINGUISHERS PER BUILDING CODE AND FIRE CODE.
9.	TEST TELEPHONE, ALARM, SECURITY, T.V. AND ANY RELATED SYSTEMS PRIOR TO TAPING & REDDING. VERIFY INTERNET SYSTEM REQUIREMENTS WITH OWNER.

LANDSCAPE			
	STREET TREES	SITE TREES	STREET SHRUBS
TREE REQUIREMENTS (PER ORDINANCE)	1 PER 20' FRONTAGE	1 PER 10 SF (# FRONT)	
SHRUB REQUIREMENTS (PER ORDINANCE)			4 PER 25' FRONTAGE
REQUIREMENTS PER FRONTAGE STATE HIGHWAY 10	394'	11	45
WILSHIRE DR	200'	12	48
RAVENS PER AVAILABLE FRONTAGE (LESS DRIVES, VISIBILITY AREAS) STATE HIGHWAY 10	30'	1	4
WILSHIRE DR	182'	7	28
TREES & SHRUBS PROVIDED STATE HIGHWAY 10	1	1	33
WILSHIRE DR (3 EXISTING, 6 NEW)	12	1	30
GROUNDCOVER-ADDITIONAL LANDSCAPING	APPR 175 SQ.FT. OF GROUNDCOVER AT CORNER OF SE-10 & WILSHIRE		
SHRUBS IN VISIBILITY TRIANGLES AND RECTANGLES SHALL BE MAINTAINED AT A MATURE MAX HT OF 24'. GROUNDCOVER HT SHALL NOT EXCEED 18".			

CODES - ZONING	
ZONING:	SUP FOR TX-10 CORRIDOR DISTRICT
BUILDING CODE:	2003 IBC 2006 IFC, 2002 NBC
OCCUPANCY:	MERCANTILE- M
OVERALL LOT AREA:	114,394 SQUARE FEET (2.625 ACRES)
BUILDING AREA:	1,747 SF - PROPOSED FOOD MART (EXISTING BLDG)
BUILDING AREA:	3,098 SF - AUTO REPAIR (EXISTING BLDG)
OCCUPANT LOAD PER BLDG TO BE REMODELED:	1 OCCUPANT/ 36 SQ FT = 56 OCCUPANTS
PARKING REQUIRED:	1 SPACE PER 200 SQ FT = 8 SPACES
PARKING PROVIDED:	43 SPACES- PROPOSED FOOD MART 43 SPACES- AUTO REPAIR BUILDING
SHEET INDEX	
A1	SITE PLAN, INDEX, CODES & ZONING, LANDSCAPE
A2	FLOOR PLAN
A3	BUILDING ELEVATIONS

DRAWN	AEL
CHECKED	AEL
ISSUE DATES	PMT 15 APR '11 PMT 23 APR '11
REVISIONS	

**ARCHITECTS**  
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 3551 FLAIR DR DALLAS, TX 76229 214.350.1290



**ADAM'S FOOD MART**  
 1600 W EULESS BLVD  
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SHEET NO.	A1
JOB NO.	10002



**01 SITE PLAN**  
1"=30'-0"