

## ORDINANCE NO. 2042

**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 2.393 ACRES OF LAND OUT OF THE BEN F. CROWLEY SURVEY, ABSTRACT NO. 320, TRACT 5A01, BY CHANGING THE ZONING FROM SINGLE-FAMILY DWELLING (R-1) DISTRICT INTO PLANNED DEVELOPMENT (PD) ZONING DISTRICT 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 September 2, 2014 in conjunction with Zoning Case No. #14-03-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 23, 2014, 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 2.393 acres out of the Ben F. Crowley Survey, Abstract No. 320, Tract 5A01, is changed from Single-Family Dwelling (R-1) district into Planned Development (PD) zoning district 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 herein.

### **SECTION 2.**

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

### **SECTION 3.**

**THAT** masonry screening wall along North Main Street will be maintained by a homeowner's association.

#### **SECTION 4.**

**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 5.**

**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 6.**

**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 7.**

**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 8.**

**EFFECTIVE DATE.** This ordinance shall be in full force and effect from and after its passage and publication, 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 23, 2014 by a vote of \_\_\_\_ ayes, \_\_\_\_ nays, and \_\_\_\_ abstentions.

**APPROVED:**

\_\_\_\_\_  
Linda Martin, Mayor

**ATTEST:**

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

**APPROVED AS TO FORM:**

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



## Exhibit B

### Griffith Parc – Bloomfield Homes - Design Criteria

#### Design Standards

1. In the North Open Space Lot – there will be a minimum twenty (20), three-inch (3") caliper trees. These may either be existing trees preserved, or new trees planted.
2. In addition to the required two (2), three-inch (3") minimum caliper trees to be planted in the front yard of each lot, each lot shall have a minimum of two (2), three-inch (3") minimum caliper trees within the rear yard of each lot. This design standard may be achieved through the preservation of existing trees, or the planting of new trees.
3. Minimum Roof Pitch: 8:12, except porches.
4. Architectural grade asphalt shingles.
5. Cedar garage doors with steel support frames.
6. Wood and iron 8' front doors.
7. Brick and Stone elevations for all plans with each home having at least 20% stone and/or detailed brick accents on the front façade.
8. Driveway and lead walks shall be aggregate finished concrete.
9. Porches/Patios/Decks – all plans will have a combined minimum square footage of 130 total square feet.
10. Ornamental coach lights on all front elevations.
11. Windows – Vinyl divided light windows (Prairie Style) standard on all front elevations.
12. Concealed HVAC units, trash storage and utility meters (as appropriate).
13. Brick shall course exactly to the top and bottom of all walls.
14. Plan Repetition – will build each elevation no more than once in the neighborhood.
15. Windows will be single or double hung with sliders on the sides as necessary in bedrooms.
16. Windows are to be placed on each wall elevation with a proper wall to window ratio.
17. If shutters are used, shutters shall be the same height as the associated opening and proportional in scale to the windows and elevation.
18. Gutters shall be aluminum or painted if necessary.
19. If a porch is used, the porch column base shall not protrude beyond the foundation.
20. Eaves and Soffits – consist of durable LP smart siding and cementitious products.
21. Landscaping shall include a minimum of 2 trees and 12 shrubs with stone edging.
22. Irrigation – each home will include a irrigation system for front, side and rear yard.
23. Ornamental address blocks placed on each house on the front façade.
24. Front up lighting included on all homes.

#### Optional Features – variations per plan and customer selections.

1. Dormer windows and 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 optional ¼ car addition storage space or optional 3<sup>rd</sup> car garage.