

ORDINANCE NO. 2053

AN ORDINANCE AMENDING CHAPTER 84 OF THE CODE OF ORDINANCES, IDENTIFIED AS THE UNIFIED DEVELOPMENT CODE OF THE CITY OF EULESS, TEXAS; AMENDING THE CITY OF EULESS ZONING DISTRICT MAP ON B.B.B. & C. RAILROAD SURVEY, ABSTRACT NO. 204, TRACT 4B2B; J. DOSS SURVEY, ABSTRACT NO. 441, TRACTS 3A, 3B AND 3D; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY FOR VIOLATIONS; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission has conducted a public hearing on January 6, 2015, in conjunction with Zoning Case No. #14-04-PD, and has rendered a recommendation to the City Council with respect to the case; and

WHEREAS, the City Council has conducted a public hearing on January 27, 2015, 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, THAT:

SECTION 1.

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 B.B.B. & C. Railroad Survey, Abstract No. 204, Tract 4B2B; J. Doss Survey, Abstract No. 441, Tracts 3A, 3B, and 3D are changed from Texas 121 Gateway District (TX-121) zoning to 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 herein.

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," Euless Code of Ordinances. Each such violation shall be deemed a separate offense and shall be punishable as such hereunder.

SECTION 4.

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 5.

PUBLICATION. The City Secretary is hereby directed to publish the caption, penalty clause and effective date clause of this Ordinance in the official newspaper as provided by Article II, Section 12 of the Euless City Charter.

SECTION 6.

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 AND APPROVED at a regular meeting of the Euless City Council on the 27th day of January 2015; by a vote of ___ ayes, ___ nays, and ___ abstentions.

APPROVED:

ATTEST:

Linda Martin, Mayor

Kim Sutter, TRMC, City Secretary

APPROVED AS TO FORM:

Wayne K. Olson, City Attorney

Exhibit A

GLADE PARKS SOUTH

A Planned Development District

in the

CITY OF EULESS, TEXAS



TONTI
P R O P E R T I E S

TABLE OF CONTENTS

SECTION “1” – LEGAL DESCRIPTION.....3

SECTION “2” – STATEMENT OF INTENT AND PURPOSE.....7

SECTION “3” – DEVELOPMENT STANDARDS.....8

1. Glade Parks South Development Plan.....8

 Exhibit A –Development Plan

2. Applicability and Rules of Construction.....10

3. Creation of Sub-districts.....10

 Exhibit B – Land Use Plan

4. Permitted Uses.....12

**5. Development Standards for Glade Parks South
 Urban Lofts Sub-district.....21**

 Exhibit C – Urban Lofts Sub-district

 Exhibit D – Architectural Features-Accent Lighting

 Exhibit D – Architectural Features-Dog Park

 Exhibit D – Architectural Features-Primary Entrance

 Exhibit D – Architectural Features-Interior Finish Out

 Exhibit D – Architectural Features-Private Yards

 Exhibit D – Architectural Elements

**6. Development Standards for Glade Parks South
 Commercial/Large Scale Retail Sub-district.....33**

 Exhibit F – Commercial/Large Scale Retail Sub-district

7. Park Areas and Wetlands Sub-district.....39

 Exhibit G – Park Areas and Wetlands Sub-district

8. Signs, Site Lighting, and other Street related Signage.....41

9. Landscaping and Screening.....41

10. Procedure.....43

**Legal Description
For
Glade Parks South**

BEING a 37.158 acre tract of land located in the J. Doss Survey, Abstract No. 441, and the B.B.B. & C. Railroad Survey, Abstract No. 204, in the City of Euless, Tarrant County, Texas, being all of a called 10.367 acre tract of land as described in the Warranty Deed with Vendor's Lien Retained to David M. Glenn, filed for record in Volume 14649, Page 298, Deed Records, Tarrant County, Texas (DRTCT), and being all of a called 25 acre tract of land as described in the Warranty Deed with Vendor's Lien to Charles A. Hoel Jr., and wife, Mary Lea Hoel, filed for record in Volume 3522, Page 540, DRTCT, and being a portion of a called 7.6288 acre tract of land as described in the Warranty Deed with Vendor's Lien to Cheek-Sparger Properties, LLP., a Texas limited partnership, filed for record in County Clerk's Instrument No. D206013089, Official Public Records, Tarrant County, Texas (OPRTCT), said 37.158 acre tract of land being more particularly described by metes & bounds as follows:

COMMENCING at a PK nail with shiner set in concrete sidewalk on the north right-of-way line of Cheeksparger Road, a variable width public right-of-way (78.0' at this point), being the southeast corner of said called 7.6288 acre tract of land, and being the southernmost southwest corner of a right-of-way dedication for Rio Grande Boulevard, an 85.00' public right-of-way, filed for record in County Clerk's Instrument's No. D214047378, OPRTCT, said commencing point having a NAD 83 – Texas Coordinate System position (grid) of N:7000882.3 E:2397053.8 (see note at bottom of description for referenced network);

THENCE North 00 degrees 47 minutes 03 seconds West, along the east line of said called 7.6288 acre tract of land, at a distance of 6.00 feet, passing a 5/8 inch capped iron rod set stamped "Mycoskie McInnis" for an exterior corner of said Rio Grande Boulevard right-of-way dedication, and continuing in all a total distance of 25.97 feet, to a 5/8 inch capped iron rod set stamped "Mycoskie McInnis";

THENCE North 00 degrees 47 minutes 09 seconds West, continuing along said east line, a distance of 127.26 feet, to a 1/2 inch capped iron rod found stamped "Wier & Assoc";

THENCE North 02 degrees 10 minutes 12 seconds West, continuing along said east line, a distance of 107.65 feet, to a 5/8 inch capped iron rod set stamped "Mycoskie McInnis for the southeast corner of said called 25 acre tract of land, same being the northeast corner of said called 7.6288 acre tract of land, and being the **POINT OF BEGINNING**;

THENCE South 89 degrees 31 minutes 24 seconds West, along the south line of said called 25 acre tract of land, being common with the north line of said called 7.6288 acre tract of land, a distance of 941.23 feet, to a point for corner;

THENCE South 00 degrees 30 minutes 46 seconds East, departing said common line, a distance of 252.23 feet, to a point for corner on the north right-of-way line of said Cheeksparger Road, and being on a non-tangent curve to the right having a radius of 994.50 feet;

THENCE Northwesterly, along the north right-of-way line of said Cheeksparger Road, the following calls:

Along said curve to the right, through a central angle of 18 degrees 11 minutes 26 seconds, an arc length of 315.74 feet, and having a long chord which bears North 73 degrees 37 minutes 00 seconds West, a chord length of 314.41 feet, to a 1/2 inch capped iron rod found stamped "Harp 2002", being the beginning of a reverse curve to the left having a radius of 1032.63 feet;

Along said curve to the left, through a central angle of 03 degrees 34 minutes 24 seconds, an arc length of 64.40 feet, and having a long chord which bears North 66 degrees 16 minutes 07 seconds West, a chord length of 64.39 feet, to a 1/2 inch iron rod found;

North 89 degrees 24 minutes 41 seconds East, a distance of 61.32 feet, to a 1/2 inch capped iron rod found stamped "Harp 2002";

North 67 degrees 30 minutes 25 seconds West, a distance of 4.41 feet, to a 1/2 inch iron rod found, being at the beginning of a non-tangent curve to the left having a radius of 1058.63 feet;

Along said curve to the left, through a central angle of 12 degrees 33 minutes 00 seconds, an arc length of 231.88 feet, and having a long chord which bears North 71 degrees 44 minutes 56 seconds West, a chord length of 231.42 feet, to a 1/2 inch iron rod found;

THENCE North 05 degrees 35 minutes 08 seconds West, departing said north right-of-way line, a distance of 58.73 feet, to a 5/8" iron rod found on the south line of said called 25 acre tract of land;

THENCE South 89 degrees 31 minutes 24 seconds West, a distance of 31.34 feet, to a 5/8 inch capped iron rod set stamped "Mycoskie McInnis" for the southwest corner of said called 25 acre tract of land, and being on the east right-of-way line of Heritage Avenue, an undetermined (prescriptive) public right-of-way, from which a 1/2 inch capped iron rod found stamped "Prism" bears South 29 degrees 18 minutes 24 seconds West, a distance of 2.10 feet;

THENCE North 11 degrees 09 minutes 26 seconds West, a distance of 39.02 feet, to a point for corner, being on the city limit line for the cities of Colleyville and Euless, Tarrant County, Texas, per the Joint Ordinance and Boundary Adjustment Agreement filed for record in County Clerk's Instrument No. D212087478, OPRTCT;

THENCE North 01 degrees 19 minutes 48 seconds West, along said city limit line, a distance of 686.86 feet, to a 1/2 inch iron rod found for the northwest corner of said called 25 acre tract of land, same being the southwest corner of said called 10.367 acre tract of land, from which a 1/2 inch found for reference bears North 57 degrees 56 minutes 42 seconds West, a distance of 58.64 feet;

THENCE North 00 degrees 37 minutes 17 seconds West, a distance of 83.42 feet, to a 5/8 inch capped iron rod set stamped “Mycoskie McInnis”;

THENCE North 01 degrees 56 minutes 13 seconds West, a distance of 411.31 feet, to a 5/8 inch iron rod found for the northwest corner of said called 10.367 acre tract of land;

THENCE South 89 degrees 54 minutes 05 seconds East, along the north line of said called 10.367 acre tract of land, a distance of 645.75 feet, to a point for corner in the center of Bear Creek, from which a 1/2 inch capped iron rod found stamped “WAI” bears South 89 degrees 54 minutes 05 seconds East, a distance of 40.34 feet;

THENCE Southerly, along east line of said called 10.367 acre tract of land, and generally along the center of Bear Creek, the following calls:

South 45 degrees 30 minutes 04 seconds East, a distance of 77.54 feet, to a point for corner;

South 62 degrees 07 minutes 18 seconds East, a distance of 171.91 feet, to a point for corner;

South 48 degrees 34 minutes 46 seconds East, a distance of 357.54 feet, to a point for corner;

South 34 degrees 25 minutes 26 seconds West, a distance of 126.36 feet, to a point for corner, being the southeast corner of said called 10.367 acre tract of land, and being on the north line of said called 25 acre tract of land;

THENCE North 89 degrees 00 minutes 38 seconds East, along said north line, being common with the south line of that certain tract of land described in the Warranty Deed to Trinity Properties, LTD, filed for record in Volume 8843, Page 692, DRTCT, a distance of 247.15 feet, to a 1/2 inch iron rod found;

THENCE North 89 degrees 02 minutes 49 seconds East, continuing along the north line of said called 25 acre tract of land, a distance of 152.87 feet, to a 5/8” capped iron rod set stamped “Mycoskie McInnis” for the northeast corner of said called 25 acre tract of land, being an interior corner for that certain tract of land as described in the Special Warranty Deed to Ruby-12-Gladeretail, LLC, filed for record in County Clerk's Instrument No. D213153303, OPRTCT;

THENCE Southerly, along the east line of said called 25 acre tract of land, being common with the westerly line of said Ruby-12-Gladeretail tract, the following calls:

South 09 degrees 25 minutes 00 seconds East, a distance of 236.11 feet, to a 1/2 inch capped iron rod found stamped “Wier & Assoc”;

South 04 degrees 41 minutes 08 seconds West, a distance of 5.52 feet, to a 1/2 inch iron rod found;

South 00 degrees 22 minutes 01 seconds West, a distance of 161.95 feet, to a 1/2 inch capped iron rod found stamped "WAI";

South 46 degrees 57 minutes 49 seconds East, a distance of 31.73 feet, to a 1/2 inch capped iron rod found stamped "WAI";

South 11 degrees 23 minutes 55 seconds East, a distance of 144.71 feet, to a 1/2 inch iron rod found;

South 00 degrees 23 minutes 03 seconds West, a distance of 173.29 feet, to the **POINT OF BEGINNING**, and containing 37.158 acres (1,618,624 square feet) of land, more or less.

BEARINGS & COORDINATE VALUES SHOWN HEREON ARE IN REFERENCE TO THE NAD 83 - TEXAS COORDINATE SYSTEM - NORTH CENTRAL ZONE, 4202, BASED ON GPS OBSERVATIONS UTILIZING THE LEICA GPS REFERENCE NETWORK. COORDINATE VALUES ARE PROVIDED FOR LOCATION PURPOSES ONLY (GENERAL) AND SHOULD NOT BE SOLELY RELIED UPON WHEN CONDUCTING A BOUNDARY RETRACEMENT SURVEY.

Section II

Statement of Intent and Purpose for Glade Parks South

The Glade Parks South Planned Development District (hereinafter the “District”) is intended to promote the creation of contained, mixed-use development consisting of major retail, restaurants, and a residential neighborhood. The District is designed to encourage and permit a wide range of integrated land uses within a framework of private drives. The intent is to accommodate a range of compatible land uses, mixing employment opportunities with housing, retail, and service uses. The District emphasizes control over the scale and urban form of each building -- building setback, size, and height -- as well as the relationship of development to the street, street landscaping, and other characteristics. Glade Parks South enhanced architectural design elements will be portrayed throughout the District. Chain retailers and restaurants will incorporate the paving, lighting, landscape, and site furnishings found throughout Glade Parks South. The consistency of elements will enhance the overall character of the development.

The purpose of the residential component is to provide suitable areas for the development of residential housing in the form of urban residential units. The development should be designed in an architecturally unified manner and provide adequate vehicular parking and circulation needs.

These Glade Parks South Planned Development District Standards (hereinafter the “PD Standards”) included as Section III define the regulations applicable to new development within the District including its sub-districts, park area, and wetlands preserve area. The PD Standards are intended to ensure the provision of a quality planned development over time.

Glade Parks South will be a contemporary mixed use development comprised of a pedestrian oriented residential and commercial community which provides traditional destination retail and restaurants. In this fashion, Glade Parks South enhances community opportunities for the City while at the same time enabling the City to serve regional needs.

Section III

Development Standards for Glade Parks South

1 Glade Parks South Development Plan

- 1.1 General. The Glade Parks South Development Plan, attached to these PD Standards as Exhibit “A” and incorporated herein, delineates the boundaries of the planned development district.
- 1.2 Conformance with Glade Parks South Development Plan. Development of a sub-district or tract within the Property must generally comply with the Glade Parks South Land Use Plan attached hereto.

DRAFT



2. Applicability and Rules of Construction

- 2.1 **Applicability.** The requirements of these PD Standards are mandatory and all development on land located within the boundaries of the Glade Parks South Planned Development District must adhere to the rules and regulations set forth herein. Prior to development within the district, the requirements of development approval process contained in the Unified Development Code, must be satisfied.
- 2.2 **Rules of Construction.** Except as provided by these PD Standards, development within the Glade Parks South Planned Development District is governed by all applicable City regulations. In the event of any conflict or inconsistency between these PD Standards and the applicable City regulations, the terms and provisions of these PD Standards shall control. In the event a development standard or regulation is not addressed herein, the standards of the Gateway 121 and other City regulations apply. Local building codes, life safety codes, and all applicable Federal, State and Local regulations take precedence where any standard requires or recommends actions that are in conflict with such codes and regulations.

3. Creation of Sub-districts

- 3.1.1 **Creation of Sub-districts.** The following sub-districts are established within the Glade Parks South Planned Development District:
 - 3.1.2 Glade Parks South Urban Lofts Sub-district shall consist of Tract 1; and
 - 3.1.3 Glade Parks South Commercial/Large Scale Retail Sub-district shall consist of Tract 2; For the Large Scale Retail area – all development is limited to a Large Scale Retail use defined as a single user occupying 25,000 square feet or greater. The Large Scale Retail use may have ancillary uses tied to the primary use; and,
 - 3.1.4 Glade Parks South Park Areas and Wetlands Sub-district shall consist of Tract 3.
- 3.2 **Boundaries of Sub-districts.** The boundaries of each sub-district are as shown on The Glade Parks South Sub-district map. Property within each sub-district shall conform to the regulations to the Sub-district.
- 3.3 **Land Use Plan.** The Glade Parks South tract map is attached to these PD standards as Exhibit “B”.

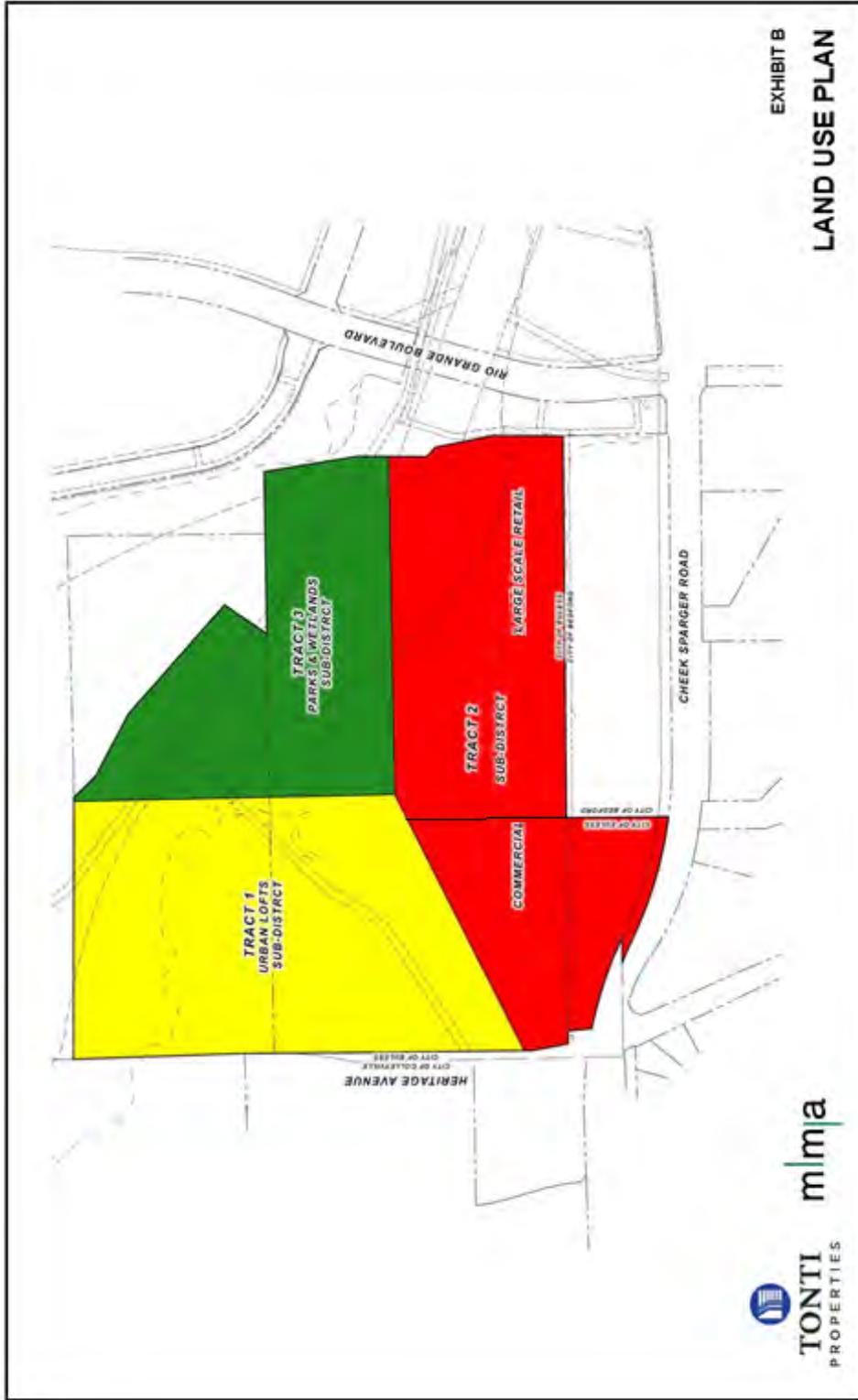
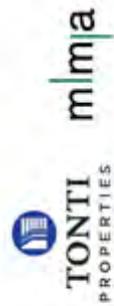


EXHIBIT B
LAND USE PLAN



4. Permitted Uses

4.1 Land Uses. Only uses listed in the Permitted Use Table below are permitted in The Glade Parks South. If there is a question as to whether an unlisted use is permitted, the Director of Planning shall make a determination whether the use is permitted or prohibited. The letter “P” in the district column opposite the listed permitted use means that the use is permitted as a use of right in that sub-district, subject to compliance with the requirements specified in the Special Conditions column. The letter “S” in the district column opposite the listed use means that the use is permitted in that sub-district subject to a Specific Use Permit approved by the City Council of the City of Euleess.

4.2 Permitted Use Table.

SIC CODE	Permitted Primary Uses	Districts		Parking Group (schedule below)	Special Condition (Conditions listed in Sec 84-85 Euleess UDC)
		Glade Parks South Commercial/Large Scale Retail	Glade Parks South Urban Lofts		
	AGRICULTURAL ACTIVITIES				
0752	Kennels and pounds	S		8	y
	RESIDENTIAL ACCOMMODATIONS				
****	Single Family Dwellings (Detached)		P	3	l, aj
****	Single Family Dwellings (Attached)		P	3	w, aj
****	Limited Access (gated) Developments		P		ag
****	Home Occupations		P		n
7011	Hotels and Motels (limited service) ¹	S	S	1	ad
7011	Hotels and Motels (full service) ²	P	P	1	ad
8361	Senior Citizens Assisted Living	S		1	
****	Multifamily dwellings		P	2	
	INSTITUTIONAL AND EDUCATION FACILITIES				
****	Accessory Residential with Educational Facilities	S		2	

SIC CODE	Permitted Primary Uses	Districts		Parking Group (schedule below)	Special Condition (Conditions listed in Sec 84-85 Euleless UDC)
		Glade Parks South Commercial/Large Scale Retail	Glade Parks South Urban Lofts		
805*	Nursing and Personal Care Facilities	S		22	
8062	Hospitals	S		22	
8211	Elementary Schools (Private)	S		19	
8211	Elementary Schools (Public)	S		19	
8211	Middle or Junior High Schools (Private)	S		18	
8211	Middle or Junior High Schools (Public)	S		18	
8211	Secondary or Senior High Schools (Private)	S		17	
8211	Secondary or Senior High Schools (Public)	S		17	
8221	Colleges or Universities (Public or Private)	S		16	d
8231	Libraries and Information Centers	P		7	
824*	Vocational and Correspondence Schools	S		16	
8351	Day Care and Nursery Facilities (more than five children)	S		20	h
8351	Day Care and Nursery Facilities (five or fewer children)	P		20	h,n
83**	Social Services (other than below)		P	6	
8412	Museums, Galleries	P	P	9	
8422	Botanical Gardens	P		9	
86**	Nonprofit Private Membership Organizations	S		8	
91**	Federal, State, and Local Government Uses	S		8	
	PUBLIC UTILITY AND COMMUNICATION FACILITIES				
48**	Antennas less than 35 feet high	S			ai
48**	Antennas less than 60 feet high	S			ai

SIC CODE	Permitted Primary Uses	Districts		Parking Group (schedule below)	Special Condition (Conditions listed in Sec 84-85 Eules UDC)
		Glade Parks South Commercial/Large Scale Retail	Glade Parks South Urban Lofts		
48**	Telecommunications Facilities and Broadcast Stations (manned)	S		8	
48**	Telecommunications Facilities and Broadcast Stations (unmanned) (with screening)	S			
4899	Radar Stations		P	20	
4899	Satellite Reception Dishes (<= 3 ft. dia.)	P	S		s
4899	Satellite Reception Dishes (> 3 ft. dia.)	S			s
4939	Utility Transmission Facilities (High Voltage, Petroleum, etc.)	S			q
4941	Private Lift Stations	S			
4941	Water Storage, Control, and Pumping Facilities	S			q
****	Recycling collections centers	S			
OFFICE USES					
60**	Banks, Depository Institutions except Drive Through	P		8	
60**	Drive Through Banks, Depository Institutions	S		8+27	
61**	Nondepository Credit Institutions			8	
62**	Security Brokers and Commodity Brokers	P	P	8	
64**	Insurance Agencies	P	P	8	
65**	Real Estate Agencies	P	P	8	
807*	Medical and Dental Laboratories	P	P	6	
808*	Outpatient Care Facilities	P	P	6	
80**	Health-Related Professional Services (other than below)	P	P	6	
81**	Legally-Related Professional Services	P	P	8	
871*	Design-Related Professional Services	P	P	8	
872*	Financially-Related Professional Services	P		8	
7389	Call center for on-site office space	P			

SIC CODE	Permitted Primary Uses	Districts		Parking Group (schedule below)	Special Condition (Conditions listed in Sec 84-85 Eules UDC)
		Glade Parks South Commercial/Large Scale Retail	Glade Parks South Urban Lofts		
	RETAIL TRADE				
****	Temporary Retail Uses	P	P	6	
5211	Lumber, Building Materials (indoor only)	P		9	
5211	Lumber, Building Materials (open storage)	S		9+14	
5231	Paint, Glass and Wallpaper Stores	P	P	6	
5251	Hardware Stores (under 5,000 SF GFA)	P			
5251	Hardware Stores (over 5,000 SF GFA)	P		6	
5261	Lawn and Garden Centers	S	S	6	z
53**	General Merchandise Stores	P		6	
54**	Food Stores (over 5,000 SF GFA)	P	P	6	
54**	Grocery Store with accessory Uses ³	P		6	
54**	Food Stores (under 5,000 SF GFA)	P			
5531	Auto and Home Supply Stores (indoor only)	P	S	6	
5541	Gasoline Sales/Convenience Stores ³	P		21	
5561	Recreational Vehicle Sales or Rental			14	ah
5599	Utility Trailer Sales or Rental			14	ah
56**	Apparel and Accessory Stores (< 5,000 SF GFA)	P	S		
56**	Apparel and Accessory Stores (> 5,000 SF GFA)	P	P	6	
57**	Furniture and Home Furnishings Stores	P	S	9	
5812	Eating Establishments (with ancillary dedicated curbside pick-up)	S	S	5	j, ab
5812	Eating Establishments (drive through)	P	S	5 + 28	j, ab 4.2.1.2
5812	Eating Establishments (except drive through)	P	S	5	j, ab
5812	Drinking establishments	S	S		ab

SIC CODE	Permitted Primary Uses	Districts		Parking Group (schedule below)	Special Condition (Conditions listed in Sec 84-85 Euless UDC)
		Glade Parks South Commercial/Large Scale Retail	Glade Parks South Urban Lofts		
5812	Microbrewery	S	S		ab
5812	Food Caterers (Commercial)	P	P	8	
5812	Food Caterers (Retail)	P	P	8	
5912	Drug Stores and Proprietary Stores (excluding Novelty Stores)	P		6	x
5921	Pawn shops				
5921	Beer and Wine Stores only	S	S	6	
5932	Used Merchandise Stores	S	S	6	
5932	Consignment and Antique Stores/Dealers (indoor sales only)	P	P	6	
5941	Sporting Goods Stores and Bicycle Shops	P	P	6	
5942	Book Stores (general)	P		6	
5942	Book Stores (adult)				
5943	Stationery Stores	P	P	6	
5944	Jewelry Stores	P	P	6	
5945	Hobby, Toy, and Game Shops (< 5000 sf gfa)	P	P	6	
5945	Hobby, Toy, and Game Shops (> 5000 sf gfa)	P	P	6	
5946	Camera and Photographic Supply Stores	P	P	6	
5947	Gift and Souvenir Shops (excluding Novelty Shops)	P	P	6	
5948	Luggage and Leather Goods Stores	P	P	6	
5949	Sewing, Needlework and Piece Goods-Retail	P	P	6	
5992	Florists	P	P	6	
5993	Cigar Stores			6	x
5994	News Dealers	P	P	6	
5995	Optical Goods Stores	P	P	6	
596*	Nonstore Retailers	P	S	14	
5999	Miscellaneous Retail Stores, Not Elsewhere Classified	S		6	

SIC CODE	Permitted Primary Uses	Districts		Parking Group (schedule below)	Special Condition (Conditions listed in Sec 84-85 Euleless UDC)
		Glade Parks South Commercial/Large Scale Retail	Glade Parks South Urban Lofts		
	Pet Store (veterinary services and pet hotel may occupy up to 40% of space)	P			
PERSONAL SERVICES					
4119	Park and Ride Commuting Facilities	P			
472*	Travel Agents	P	P	8	
7212	Garment Pressing and Agents for Laundry or Dry Cleaning	P		8	
7216	Dry Cleaning Plants	S		11	
7221	Photographic Studios, Portrait	P	P	8	
7231	Beauty Shops	P	P	8	
7241	Barber Shops	P	P	8	
7251	Shoe Repair and Shine Shops	P		8	
7299	Miscellaneous Personal Services, Not Elsewhere Classified	S		8	
7631	Watch, Clock, and Jewelry Repair	P		6	
BUSINESS SERVICES					
****	Phone Banks			20	
7311	Advertising Agencies	P	P	8	
7312	Outside Advertising Services (other than below)	P	P	8	
7312	Outside Advertising Services (office facilities only)	P		8	
732*	Consumer Credit Reporting and Collection Agencies	S		8	
736*	Personnel Supply Services	P	P	8	
7378	Computer Maintenance and Repair	P	P	8	
737*	Computer and Data Processing Services	P		8	
7389	Trading Stamp Services	P	P	8	
7389	Miscellaneous business services	P	S		
7389	Business Services, Not Elsewhere Classified	S		8	
7629	Electronic Equipment Repair	P		8	

SIC CODE	Permitted Primary Uses	Districts		Parking Group (schedule below)	Special Condition (Conditions listed in Sec 84-85 Eules UDC)
		Glade Parks South Commercial/Large Scale Retail	Glade Parks South Urban Lofts		
87**	Management, Engineering, Accounting, Consulting, or Public Relations	P	P	8	
	AUTOMOTIVE AND REPAIR SERVICES				
7514	Passenger Car Rental (with on-site vehicle storage)	S		15	
7521	Parking Structures (commercial)	S			
7542	Car Washes (Full Service)	S		27	c
	AMUSEMENT AND RECREATIONAL SERVICES				
781*	Motion Picture Production	P	P	10	
782*	Motion Picture Distribution	P	P	10	
7832	Motion Picture Theaters (general)	P		23	
7841	Video Rental	P	S	6	
7911	Dance Halls and Clubs	S	S	8	
7911	Dance Studios and Schools	S	S	8	
792*	Theatrical Producers, Bands, and Entertainers (Agents)	P	S	8	
793*	Bowling Centers	S		26	
7991	Health Clubs or Fitness Centers	P		5	
7993	Coin Operated Amusement Devices and Arcades	S		6	ac
7997	Membership Sports and Recreation Clubs	P		6	
7999	Miniature Golf Centers		S	25	
7999	Pool Halls and Billiards Parlors	S		26	
7999	Swimming Pools (Private Residential)		P		v
7999	Swimming Pools (Private Non-Residential)	P	S		v
7999	Amusement Services, Not Elsewhere Classified	S	S	6	
	TRANSPORTATION FACILITIES				
43**	U.S. Postal Service		S	12	

SIC CODE	Permitted Primary Uses	Districts		Parking Group (schedule below)	Special Condition (Conditions listed in Sec 84-85 Euleless UDC)
		Glade Parks South Commercial/Large Scale Retail	Glade Parks South Urban Lofts		
46**	Pipelines	S		12	
480*	Communication	P			
9221	Police Station	S		6	
9224	Fire Station	S		8	

Notes:

1. Extended stay hotels are not permitted in this planned development district.
2. A “Full Service” hotel offers sleeping accommodations along with full food and beverage service for three meals per day, meeting space and other guest amenities. Rooms in a full service hotel may be suites, each with a parlor and a sleeping room, separated by a floor to ceiling partition.
3. Grocery Stores with accessory uses shall be defined as any food store over 50,000 square feet selling dry goods, groceries, convenience and specialty foods, beer, wine, and similar consumer goods which have ancillary uses which may include gasoline fuel sales; accessory car wash; café with curbside pick-up or “food on the run” sales models and open air vending which is the sale of any merchandise or goods from an outdoor location upon privately-owned property not within any permanent building or structure designed for the sale of such goods. The term open air vending shall specifically include the sale of merchandise from “tents” or “kiosks” owned, permitted and operated by the primary grocery store.

Parking Group Schedule

Group	Minimum Number of Off-Street Parking Spaces
1	1 per unit
2	1.6 per unit
3	2 per unit
4	1 per 50 sq. ft. of gross floor area plus 12
5	1 per 100 sq. ft. of gross floor area
6	1 per 200 sq. ft. of gross floor area
7	1 per 250 sq. ft. of gross floor area
8	1 per 300 sq. ft. of gross floor area
9	1 per 400 sq. ft. of gross floor area
10	1 per 500 sq. ft. of gross floor area
11	1 per 600 sq. ft. of gross floor area
12	1 per 800 sq. ft. of gross floor area
13	1 per 1,000 sq. ft. of gross floor area
14	1 per 1,000 sq. ft. of gross site area
15	1 per 1,500 sq. ft. of gross site area
16	1 per 3 students
17	1 per 5 students
18	1 per 15 students
19	1 per 25 students

20	1 per employee on largest shift
21	1 per bay or pump island
22	1 per 4 beds
23	1 per 4 seats
24	1 per 6 machines
25	5 per hole
26	5 per alley or table
27	3 queuing spaces per bay or stall
28	5 queuing spaces per bay or stall

4.2.1 Permitted Use Table Special Conditions. Special Conditions referenced in the Permitted Use Table above shall be in accordance with the Special Conditions set forth in Section 84-85 of the City of Eules Unified Development Code.

4.2.1.2 Eating Establishments (drive through) are only permitted within Tract 2:

On no greater than three (3) lots contained within Tract 2;

This requirement may be waived if the City Manager or their designee determines the drive through portion is incidental and accessory to the primary use as a restaurant and finds that given the characteristics, design and functionality of the site, on- and off-site pedestrian and vehicular traffic safety and congestion would be adequately provided for), with a standalone, single user building gross floor area over 5,000 sq. ft.

5. Development Standards for the Glade Parks South Urban Lofts Sub-district.

- 5.1 Urban Lofts Sub-district. The purpose of this Urban Lofts Sub-district is to provide suitable areas for the development of multifamily residential structures at densities of up to 65 units per gross acre. This land use should be located in areas not suitable for lower density residential uses and can be used as transitional buffers between lower density residential and more intensive land uses. For purposes of applying the development standards herein the Urban Lofts Sub-district is identified as Tract 1.
- 5.2 Maximum density: 65 dwellings units per gross acre within the entire Urban Loft Tract.
- 5.3 Minimum building setbacks from public right-of-way line: 20 feet along Heritage Avenue for all structures. Roof, columns, balcony and porch overhangs, fireplaces and window boxes may extend into the building setback
- 5.4 Minimum building setback from other property lines: 5 feet.
- 5.5 Minimum interior building spacing: 20 feet between buildings or less as permitted by Building Code.
- 5.6 Maximum number of units per dwelling by type: Single and two bedroom units shall contain a mix of 95% of the total number of units. Units containing three bedrooms or more may not exceed 5% of the total units, except for townhomes.
- 5.7 Minimum floor area per unit type:
One bedroom: 575 square feet
Two bedroom: 900 square feet
Three bedroom: 1,150 square feet
Additional 250 square feet per added bedroom.
- 5.8 Maximum Structure Height: 4 stories or a maximum of 65 feet as measured to the midpoint of the pitched roof. Architectural projections above the 65 foot level may be allowed however these may not exceed 75 feet in height. Parking structures have no maximum height; however, they will not be visible from public right-of-way.
- 5.9 Minimum parking requirements: 1.6 parking spaces per unit.
- 5.10 Additional Parking Regulations:
- 5.10.1 Parking requirements may be met by a combination of onsite parking spaces, garage spaces, or nearby on-street parking spaces located within 1,000 feet of a building.
- 5.10.2 Garage parking may be located attached to residential structures or in

detached garages or carports or in structured parking garage. Carports or garages shall be architecturally compatible with the main structures in the project.

5.10.3 Private garages shall be designed with a minimum garage parking space measuring 11 feet by 20 feet in size. A minimum door width of 9 feet shall be provided.

5.10.4 Tandem parking spaces, exclusive of on-street parallel parking, meeting a minimum dimension of 9 feet x 18 feet can be counted towards the minimum parking requirement.

5.10.5 Off-street parking shall not be located between the street frontage of any building and the public ROW.

5.11 Exterior Construction: 90 percent masonry veneers on all exterior façades of buildings, not including interior courtyards, shall be provided. This requirement may be met using a combination of stucco, stone, brick, split face block, cultured stone, or other city approved material (area containing glass shall be included in the 90 percent calculation).

5.12 Architectural Features:

5.12.1 Primary Building Structures and Accessory Structures

5.12.1.1 Building Orientation. Where possible, buildings shall be oriented along public streets so as to create a pleasant walking environment along public sidewalks.

5.12.1.2 Buildings should incorporate a front yard transitional space between the adjacent street(s) and the building(s). This may include a landscape front yard and/or landscape entry court.

5.12.1.3 Parking garage entries must not dominate the streetscape. They should be designed and sited to complement the pedestrian entry.

5.12.1.4 Primary entrance should be architecturally significant and separate in height from the remainder of the property.

5.12.1.5 Carport columns must match the primary building material, if visible from the public right-of-way.

5.12.1.6 Building garages or parking decks may have up to two entrances on each street façade.

5.12.1.7 Dumpsters must be accessed from the alley, parking lot, or

parking structure/garage and must be concealed by a masonry wall.

- 5.12.1.8 Any ancillary building or outbuilding fronting the street must match the primary building in design and materials.

5.12.2 Required Architectural Features

- 5.12.2.1 Flat roof, gabled roofs, or hipped roofs are allowed. Gabled roofs or hipped roofs shall have a minimum pitch of 5:12.

- 5.12.2.2 Elevators are required in a four story or higher building

- 5.12.2.3 Stairways should be concealed from the street and be placed within the building footprint, although stairs and corridors may be exposed to ambient weather. Pedestrian entrances shall be accessible from the street.

- 5.12.2.4 If the roof is visible from the street, roof material shall use architectural grade asphalt shingles, or better, such as tile, slate or standing seam metal roof.

- 5.12.2.5 HVAC units and utility meters shall be concealed from the public right-of-way, and shall be placed at the rear of the building or screened by landscaping and/or masonry wall or placed on the roof.

- 5.12.2.6 If brick is used, it shall be properly detailed. Brick shall course exactly to the top and bottom of all wall openings. A soldier course or other masonry header shall be placed above windows and doors on the street façade.

- 5.12.2.7 If bay windows are used on the street façade, they shall be trimmed with a vertical jamb casing which extends from the window sash to the corner of the bay. Bay windows shall extend to the ground or be supported by visible brackets or bracing.

- 5.12.2.8 Windows shall be single hung, double hung, triple hung, or casement.

- 5.12.2.9 Flush mounted windows are prohibited. Windows are to be placed on each wall elevation with a wall to window ratio which meets the light and air requirements of the code.

- 5.12.2.10 If shutters are used, they shall be one-half the width of, and the same height as the associated window. All shutters shall be

louvered, paneled, or constructed of boards as appropriate to the style of the building. Shutters do not need to be operable.

5.12.2.11 Casings shall never be narrower than 3 ½ inch except on masonry walls. Brick shall never be visible between a door or window and its casing. Head casing shall be equal to or wider than the jamb casing.

5.12.2.12 Gutters, if visible, shall be copper, galvanized steel, aluminum or painted if exposed.

5.12.2.13 If dormers are used, they shall not use siding as jamb material. Dormer jamb material should be a solid casing assembly from the window to the corner of the dormer wall.

5.12.2.14 The body of a single-window dormer shall be vertically proportioned or square.

5.12.2.15 If chimneys are visible, they shall be sheathed in brick, stucco, or cementitious siding and shall have a projecting cap.

5.12.2.16 Posts exposed on the street wall shall be no less than 6 inch by 6 inch in cross section.

5.12.2.17 If there are columns at the front façade, column bases shall not protrude beyond the bottom edge of the porch, stoop, or patio flooring.

5.12.3 Optional Architectural Features

5.12.3.1 Each structure must use at least 4 of the following features.

1. Canopy at the front entrance.
2. Balconies on a least 25% of the units facing the street.
3. Decorative railings on balconies.
4. Window awnings on 25% of the windows facing the street.
5. If brick or stucco is used, a stone base below the first floor windows.
6. Upgrading the roof material to tile, slate, or simulated tile or simulated slate.
7. Decorative trim at eave or soffit.
8. Decorative roof finials or ornamentation on the parapet.
9. Trim at windows and doors of the street façade.
10. Arched window head or heads (depending on architectural style) on street façade.
11. Elevators in building three stories or less in height.

12. Shutters on all primary frontage windows.
13. Architectural accent lighting.

DRAFT

- 5.13 Site Plan Approval: Site plan approval is required pursuant to Article VIII of the City of Eules Unified Development Code. Site plan submittal shall include color elevations.
- 5.14 Landscaping: Landscaping shall be provided as required under Article VII of the City of Eules Unified Development Code with the following exceptions:
- 5.14.1 Required trees must be three (3) inches in caliper when planted.
- 5.14.2 Two (2) ornamental trees may substitute for one required canopy tree.
- 5.14.3 An approved existing tree six (6) inches in caliper and fifteen (15) feet in height may substitute for two (2) required trees.
- 5.14.4 Surface parking lot landscaping must be provided as follows:
- 5.14.4.1 Shrubs along parking areas must be maintained at a maximum height of twenty-four (24) inches.
- 5.14.4.2 Required trees must be three (3) inches in caliper when planted.
- 5.14.4.3 There shall be one (1) landscape island provided per twenty (20) parking spaces.
- 5.14.4.4 The landscape island may consist of groundcover or turf provided at least one tree is planted within the landscape island
- 5.14.4.5 Two (2) shrubs may be substituted for each ten (10) square feet of groundcover or turf.
- 5.14.4.6 Two design standards must also be incorporated:
Enhanced vehicular pavement (brick, stamped concrete, or pavers) and one from below must be included:
Enhanced perimeter landscape edge (15 feet);
OR permeable enhanced pavement (includes pavers with grass);
OR pedestrian facilities, (plazas, fountains, lakes, benches, etc.);
OR foundation planting strip (may include containers);
OR embedded crosswalk safety lighting.



EXHIBIT C

URBAN LOFTS SUB-DISTRICT



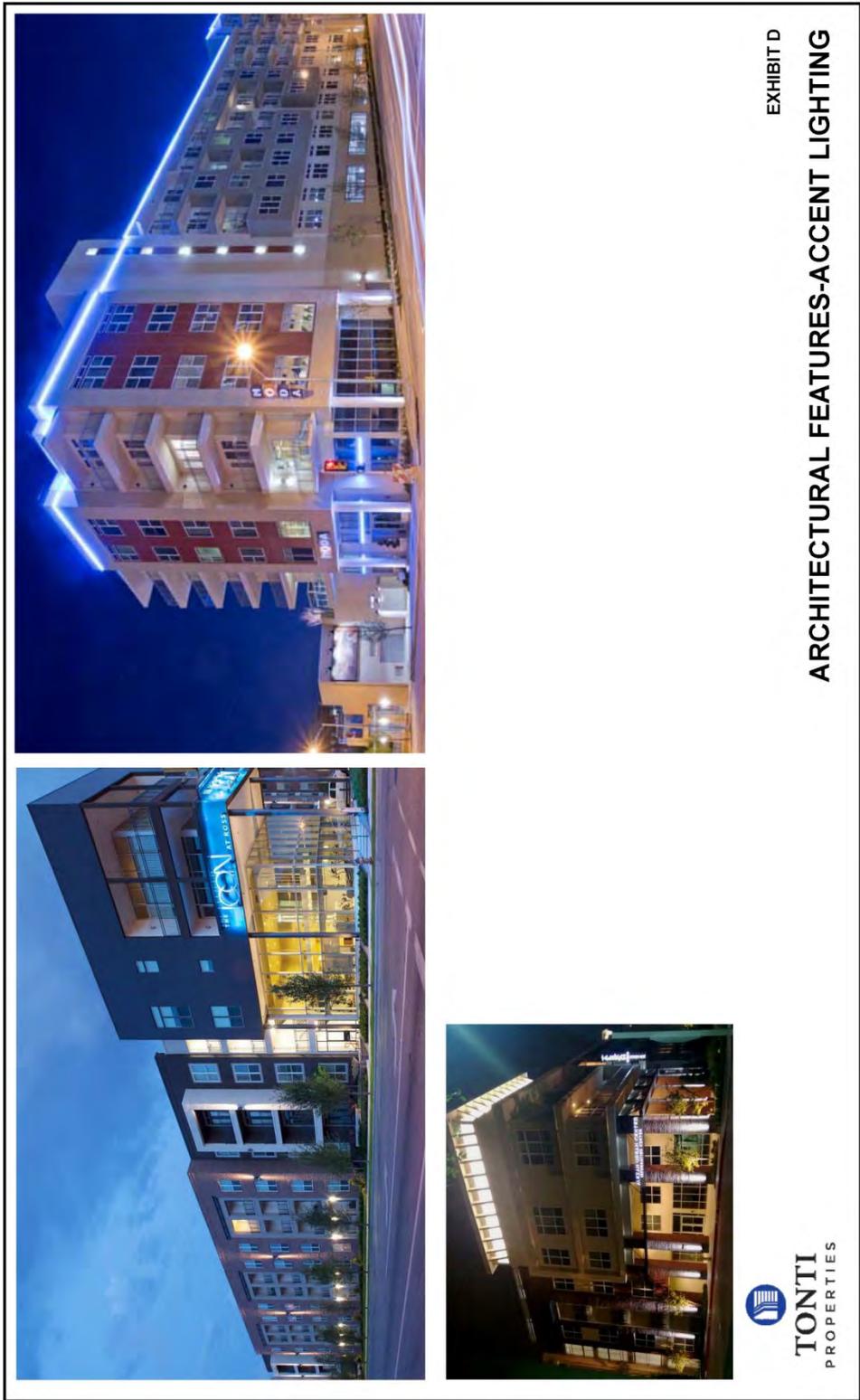


EXHIBIT D

ARCHITECTURAL FEATURES-ACCENT LIGHTING

 TONTI
PROPERTIES



2. Dog Park



EXHIBIT D
ARCHITECTURAL FEATURES-DOG PARK



EXHIBIT D
ARCHITECTURAL FEATURES-PRIMARY ENTRANCE





EXHIBIT D

ARCHITECTURAL FEATURES-INTERIOR FINISH OUT



EXHIBIT D
ARCHITECTURAL FEATURES-PRIVATE YARDS





EXHIBIT D
ARCHITECTURAL ELEMENTS

6. Development Standards for Glade Parks South Commercial/Large Scale Retail Sub-district

6.1 Purpose. The Glade Parks South Commercial/Large Scale Retail Sub-district, by virtue of its location, depth, width, size and visibility lends itself to a multi-use or mixed-use development pattern. It is envisioned that a variety of uses including retail and wholesale commercial, office, business and personal services, entertainment, educational developments and public art should be encouraged to occur in proximity to each other. Further, it is intended that these uses possess site designs, architectural themes and overall spatial relationships that serve to complement and enhance the economic and aesthetic value of the State Highway 121 Gateway area as a whole. The architectural style and quality of Glade Parks South will be an interesting and appropriate mix of high end elements and materials creating a unique and unified upscale environment intended to be a major attraction for the City of Euless. For purposes of applying the development standards herein, the Commercial/Large Scale Retail Sub-district is identified as Tract 3.

6.1.1 The Glade Park South Commercial / Large Scale Retail Sub-district is further divided into identified “Commercial” and “Large Scale Retail” areas on Exhibit F.

6.1.1.1 For the Large Scale Retail area – all development is limited to a Large Scale Retail use defined as a single user occupying 25,000 square feet or greater. The Large Scale Retail use may have ancillary uses tied to the primary use.

6.1.2 The base zoning for the Glade Park South Commercial/Large Scale Retail Sub-district shall be “TX-121” in accordance with the City of Euless Unified Development Code.

6.1.3 In the event a development standard or regulation is not addressed herein, the standards of TX-121 apply.

6.2 District development standards.

6.2.1 Minimum lot area: 22,500 Square feet, except for common area lots for which there is no minimum lot area.

6.2.2 Minimum lot width: 130 Feet

6.2.3 Minimum front yard: 20 Feet

6.2.4 Minimum side yard: 0 feet from nonresidential, 20 feet from residential.

6.2.5 Minimum rear yard: No minimum when contiguous to another nonresidential use. Equal to the height of structure within one hundred

(100) feet of the Urban Lofts sub-district.

6.2.6 Maximum lot coverage: 90 percent.

6.2.7 Maximum structure height: None

6.2.8 Utility services: All utility services shall be buried.

6.3 Minimum exterior façade:

6.3.1 Non Residential

6.3.1.1 One Hundred (100) percent masonry veneers on all façades. This requirement may be met using a combination of stucco, stone, brick, split face block or cultured stone (area containing glass shall be included in the 100 percent calculation). Masonry includes standard brick, manufactured stone, tilt wall, split face concrete masonry units and similar approved materials. Glazed and/or painted common smooth-face concrete masonry units may not constitute more than 25% of the area comprised of concrete masonry units or tilt walls.

6.4 Landscaping: Shall conform to Article VII, City of Euless Unified Development Code, landscape design requirements with the additional following conditions:

6.4.1 Minimum Landscape Edge - ten (10) feet (exclusive of R.O.W.).

6.4.2 Required trees must be three (3) inches caliper when planted.

6.4.3 Two (2) ornamental trees may substitute for one (1) canopy tree.

6.4.4 An approved existing tree with six (6) inch diameter plus 15 feet tall may substitute for two required trees.

6.4.5 Two design standards must also be incorporated:

Enhanced vehicular pavement (brick, stamped concrete, or pavers)
and

Choose one from below must be included:

Enhanced perimeter landscape edge (15 feet)

OR Permeable enhanced pavement (includes pavers with grass)

OR Pedestrian facilities, (i.e. plazas, fountains, lakes, benches, etc.)

OR Foundation planting strip (may include containers).

6.4.6 Parking lot landscaping:

6.4.6.1 Any parking area of 20 or more spaces shall have interior landscaping.

6.4.6.2 Shrubs along parking areas must be maintained at a maximum height of 24 inches.

6.4.6.3 Required trees must be three (3") inches caliper when planted.

6.4.6.4 One space per each twenty (20) shall be landscaped. These areas may be consolidated to promote efficient traffic flow through the parking area.

6.4.6.4.1 May be all groundcover or turf if island contains a tree, and the inclusion of step-off borders.

6.4.6.4.2 Two shrubs may be substituted for each 10 SF of groundcover or turf.

6.5.7 Screening: Shall conform to Article VII of the City of Eules Unified Development Code screening requirements.

6.5.7.1 The solid masonry screening wall may use any of the materials described in the minimum exterior facade section. Masonry walls may be thin wall construction or pre-fabricated, pre-cast masonry wall sections as approved by the Building Official. A minimum eight (8') foot spacing of masonry columns is required.

6.5.7.2 All service corridors and loading areas shall be screened.

6.5.7.3 Open storage permitted in buildable area if screened on all sides with a fence or wall as required by Article VII of the City of Eules Unified Development Code.

6.5.7.4 Six (6') foot solid perimeter masonry fence or wall shall be required along all contiguous residential use, except residential above a nonresidential uses. This does not preclude the placement of approved gates in the perimeter fencing or wall when determined to be necessary for fire access or emergency egress purposes.

6.6. Site plan approval: Site plan approval shall be required as per Article VIII of the City of Eules Unified Development Code. Site plan submittal shall include color

elevations.

- 6.7. Off-street parking shall conform to TX-121.
- 6.8. Parking lot design shall be created so as to provide the most efficient use of parking spaces. Parking bays must have a minimum nine (9') foot width and minimum eighteen (18') feet effective depth. For any drive aisle of ninety (90°) degree parking or if serving as an Emergency Access, Drainage and Utility Easement (EADUE) providing fire lane access to the primary structure, the drive aisle shall be a minimum twenty-four (24') feet in width. For drive aisles of angled parking from thirty (30°) degrees to eighty (80°) degrees, and provide one-way markings, the drive aisle may be reduced in width to no less than twenty (20') feet in width.

6.9. Pedestrian circulation shall conform to TX-121.

6.10 Signs in nonresidential areas.

6.10.1 Signs in nonresidential areas shall conform to the Article VI of the City of Eules Unified Development Code except as otherwise permitted in these development standards. The signs will be complementary to the building architecture through use of like building materials, colors, and design elements. Carrying a consistent "bridge" logo or City of Eules "star", will brand Glade Parks South as a unique development through, in part, its graphic and sign package.

6.10.2 Multiple signs types (pylon, pole, monument) on the same parcel may be allowed with the submittal of a Unified Sign Development Plan as described within Sec.84-230, City of Eules Unified Development Code. The Unified Sign Development Plan shall be submitted with a site plan for review and approval by the City Council.

6.10.3 Monument signs shall be permitted as follows. A maximum of two monument signs shall be permitted per platted lot, limited to one sign per street frontage, as provided below:

6.10.3.1 Monument Signs adjacent to Rio Grande Boulevard:

Single Tenant Monument Sign

<u>Maximum size</u>	<u>Minimum setback from property line</u>
3'6"x6'	0'

Multi-Tenant Monument Sign

<u>Maximum size</u>	<u>Minimum setback from property line</u>
4.5'x6'	0'

6.10.3.2 Monument Signs adjacent to Cheek Sparger Road:

Single Tenant Monument Sign

<u>Maximum size</u>	<u>Minimum setback from property line</u>
6'x10'	0'

Signs will not be permitted within any platted or dedicated easement except with the written approval of the city manager or his designee. Measurement of sign height will be determined from final grade at the property line adjacent to sign.

- 6.11 Lighting: Lighting shall conform to the Article V of the City of Euless Unified Development Code, Section 84-201 (i). The lighting program and standards will be varied due to scale, location, use, and function. Street lighting, parking lights, lifestyle center parking lights, bridge lights, pedestrian scale light standards, period lights thru the residential sections will all be consistent in character, color, materials thru-out the Glade Parks South development. All street light lamps will be a consistent metal halite.
- 6.12 Parking lot lighting used in this district must complement the overall project architecture. The maximum height for parking light standards shall be 40 feet.
- 6.13. Special Exceptions: Exceptions to these development standards may be granted through the procedures provided for by the City of Euless Unified Development Code.

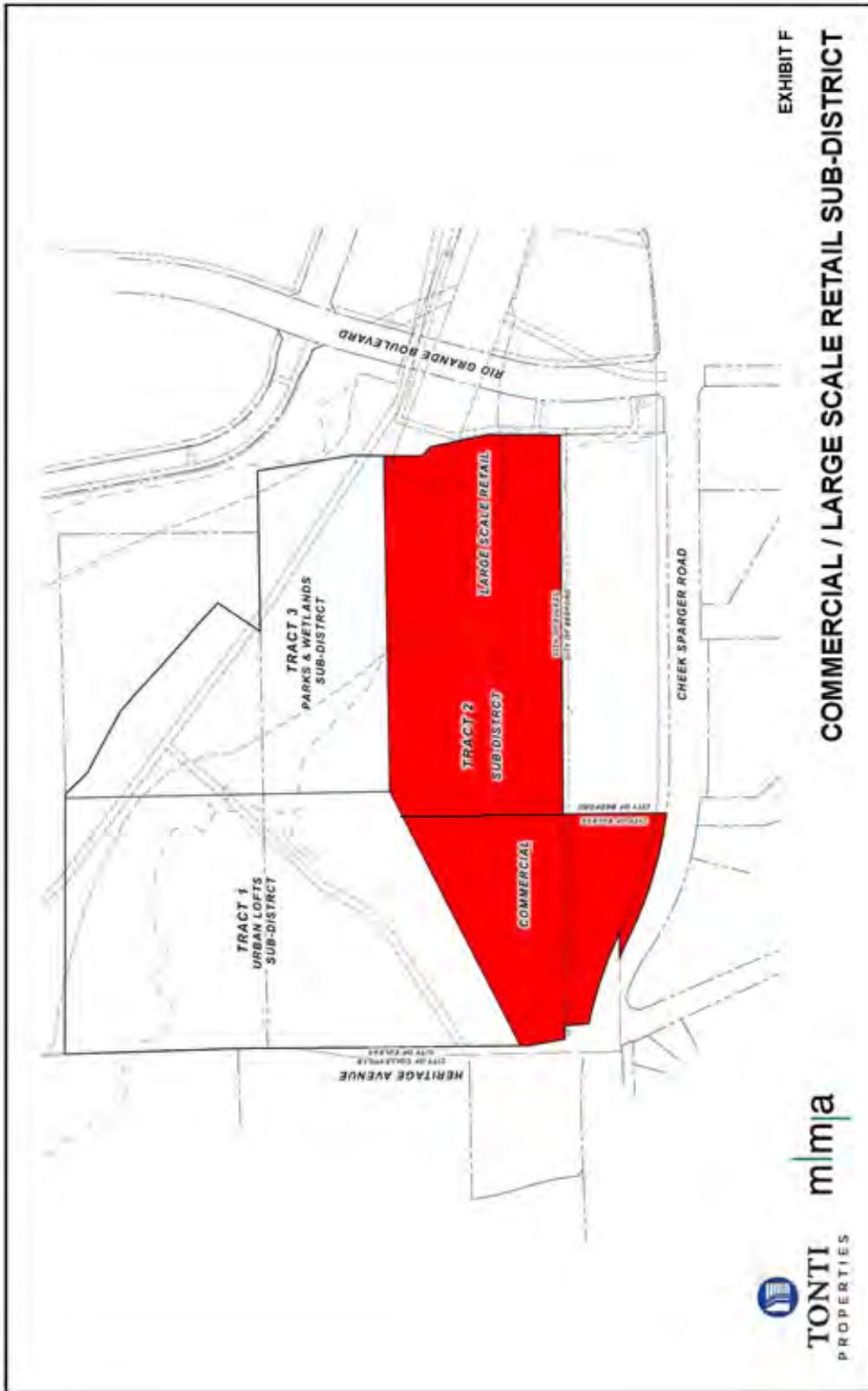


EXHIBIT F
COMMERCIAL / LARGE SCALE RETAIL SUB-DISTRICT



7. Glade Parks South Park Areas and Wetland Sub-district

- 7.1 Purpose. Park areas are intended to provide open spaces that enhance the quality of development, leisure and recreation opportunities for residents and guests of the residential components and patrons of the commercial components of the Property. The wetland areas are intended to ensure the preservation of aquatic vegetative and fauna habitat; wetlands are placed in “Wetland Preservation Areas” which will be open to the public and enhanced with observation stands along trails. These wetland areas will effectively improve water quality by conditioning storm water with vegetation as a natural filter and at the same time support wildlife. It is the intent of the owners to work in cooperation with the City of Eules to pursue available grant funding opportunities from various governmental entities that would result in permanent improvements being made to the park and wetland areas.
- 7.2. Locations. Park and wetland areas shall be provided in the approximate locations shown on the Development Plan.
- 7.3. Signage. Signage within the park and wetland areas may only relate to the park and wetland areas and uses permitted therein.

8. Signs, Site Lighting, and other Street related signage (see Article VI of the City of Euless Unified Development Code.)

- 8.1. All signs within the development shall be required to have individual sign permits in accordance with the Article VI of the City of Euless Unified Development Code.
- 8.2. The exception to Chapter 84, Article VI of the City of Euless Unified Development Code is that signs may be located anywhere within the Building Setback along Private Streets, however, they cannot be located within any visibility triangles. Signs may be located within the Building Setbacks along Public Streets as long as they are not located within any visibility triangles or interfere with a public sidewalk route.
- 8.3. Blade Signs. Blade Signs are allowed, but may not exceed 15 SF., and may not project out from the face of the building more than five (5) feet. The use of a Blade Sign does not prohibit a tenant from also being on a Business Center, Ground or General Sign.
- 8.4. Signs and lights intended to be displayed on light poles. The architectural style of the signs and banners will be tastefully designed and selected as a distinctive, uniform, period style to compliment the architectural style of the center. Street banners size is subject to the approval of the City of Euless.

9. Landscaping and Screening

- 9.1. Requirements for landscaping and screening are per an approved Landscape Plan specific to the project site to be reviewed as part of the Site Plan Review process.
 - 9.1.1. The Landscape Plan shall be prepared by a Licensed Professional Landscape Architect and provide an appropriate amount of trees and shrubbery to provide visual screening and areas of shade, appropriate to the urban residential setting. Due to the nature of the urban residential site, street trees located within public rights-of-way will provide the majority of perimeter landscaping treatment. These street trees shall be shown on a Landscape Plan prepared by a Licensed Landscape Architect and maybe reviewed as part of a Planned Development. Foundation plantings along the base of buildings may be used to supplement the street trees.
 - 9.1.2. All required landscaping shall be irrigated by an underground irrigation system approved and permitted by the building dept. Landscaping shall not be placed or located to obstruct any emergency equipment such as fire hydrants and sprinkler system connections, nor shall landscaping be placed in a manner to obstruct emergency ingress/egress access to the building. All required landscaping shall be maintained in a neat and orderly manner at all times. This shall include mowing, edging, pruning,

fertilizing, watering, weeding, and other such activities common to the maintenance of landscaping.

9.1.3. A landscape screen, wall or fence may be incorporated onto the site design. A masonry screen, wall or fence must conform to Section 84-336 of the City of Euless Unified Development Code. The wall or fence may be constructed totally of masonry material or may include a combination of ornamental iron with masonry columns as approved on the site plan. No fence, screen, wall or visual barrier shall be located or placed where it obstructs the vision of motor vehicle drivers approaching any street, intersection. At all street intersections, clear vision shall be maintained across the lot for a distance of 25 feet back from the property corner along both streets. A fence permit shall be required from the Planning and Development department.

9.1.4. Parking lots and vehicular use areas. A minimum amount of the total area of all vehicular use areas shall be devoted to landscaped islands, peninsulas or medians.

9.1.4.1 Street yard area. Landscape islands, peninsulas and medians located in the street yard may be included in calculating the minimum required landscape in the street yard.

9.1.4.2 Distribution of landscape islands, medians, and peninsulas. The number, size, and shape of islands, peninsulas, and medians, in both street and non-street yards shall be at the discretion of the applicant. All required islands, peninsulas and medians shall be more or less evenly distributed throughout such parking areas, respectively; however, the distribution and location of landscaped islands, peninsulas, and medians may be adjusted to accommodate existing trees or other natural features so long as the total area requirements for landscaped islands, peninsulas, and medians for the respective parking areas above is satisfied.

9.2 Open Storage. Open storage and use areas may be located on site but must be located more than 50 feet from other residential development, shall be located behind building lines and shall be screened in accordance with Section 84--336(b)(2) of the City of Euless Unified Development Code unless the screen is visible from public street, in which case that portion of the screen visible to the street shall be a landscape screen or masonry in accordance with Section 84-336(b)(4) of the City of Euless Unified Development Code.

10. Procedure

- 10.1 Site Plan. Prior to the city's issuance of construction and/or building permits, a site plan must be approved by the City's Planning and Zoning Commission and the City Council in accordance with the City's Unified Development Code.
- 10.2 Amendment of Site Plan. At any time following the approval of a site plan and before the lapse of such approval, the property owner(s) may request an amendment. Amendments shall be classified as major and minor. Minor amendments shall include corrections of distances and dimensions, adjustments of building configuration and placement, realignment of drives and aisles, layout of parking, adjustments to open space, landscaping, and screening, changes to utilities and service locations, and other development aspects which do not substantially change the original plan. Any increase of building height or proximity to an adjacent (offsite) single-family detached residential use shall not be considered a minor amendment. If the original site plan was approved administratively or the amendment constitutes a minor amendment, the Director of Planning may approve or disapprove the minor amendment. Disapproval may be appealed to the Planning & Zoning Commission and the City Council. All other amendments shall be referred to the Planning & Zoning Commission and City Council.
- 10.3 Amendment of this Planned Development District. Amendment of any portion of this Planned Development District shall require only the petition of the owner of the portion of the Property subject to the respective amendment to the Planning and Zoning Commission and City Council and shall not require the consent of any other property owner within the Property. For purposes of satisfying the notice requirements under State law and the City of Euless Unified Development Code, notice need only be sent to the owners of property within 200 feet of the portion of the Property subject to a change.