

ORDINANCE NO. XXXX

AN ORDINANCE AMENDING CHAPTER 84 OF THE CODE OF ORDINANCES, THE UNIFIED DEVELOPMENT CODE OF THE CITY OF EULESS, TEXAS; AMENDING THE CITY OF EULESS ZONING DISTRICT MAP ON PROPERTY RECORDED AS OAK CREST ESTATES BLOCK 1, LOTS 1R AND 2R1 AND BLOCK 2, LOTS 1R, 2RA2 AND 2RA1, APPROXIMATELY 1.087 ACRES OF LAND, FROM SINGLE FAMILY DETACHED DWELLING DISTRICT (R-1) TO PLANNED DEVELOPMENT DISTRICT (PD); ADOPTING SPECIFIC DEVELOPMENT STANDARDS; PROVIDING FOR 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 April 5, 2016, in conjunction with Zoning Case No. 16-02-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 April 26, 2016, 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 Oak Crest Estates Block 1, Lots 1R and 2R1 and Block 2, Lots 1R, 2RA2 and 2RA1, approximately 1.087 acres of land as described on the attached **Exhibit "A-1"**, is changed from Single Family Detached Dwelling District (R-1) to into Planned Development (PD) **being further described on Exhibits "B-1"** (Single Family Residential Design Standards & Elements).

SECTION 2.

DEVELOPMENT STANDARDS. It is hereby declared that the following development standards shall be applicable to the Planned Development zoning district.

1. Minimum lot size – 6,000 square feet.
2. Maximum lot coverage shall be 60 percent.
3. No alleys shall be required.
4. All lots to have full sprinkler and full sod.

5. Sidewalks will be provided to current City of Euless standards of 5' in width.
6. Minimum single family home size – 1,800 square feet.
7. Front Yard Setback – 20' minimum.
8. Side Yard Setback – 5' minimum, 15' Adjacent to a side street.
9. Rear Yard Setback – 15' minimum.
10. Minimum 80% masonry material coverage on all facades.

SECTION 3.

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 4.

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 5.

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 6.

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 7.

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 April 26, 2016 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 A-1

16-02-PD

Zoning Change Requested from:

R-1
Single Family Residential Detached District

Into:

PD - Planned Development



- Subject Parcel
- Zoning Boundary
- Notification Area

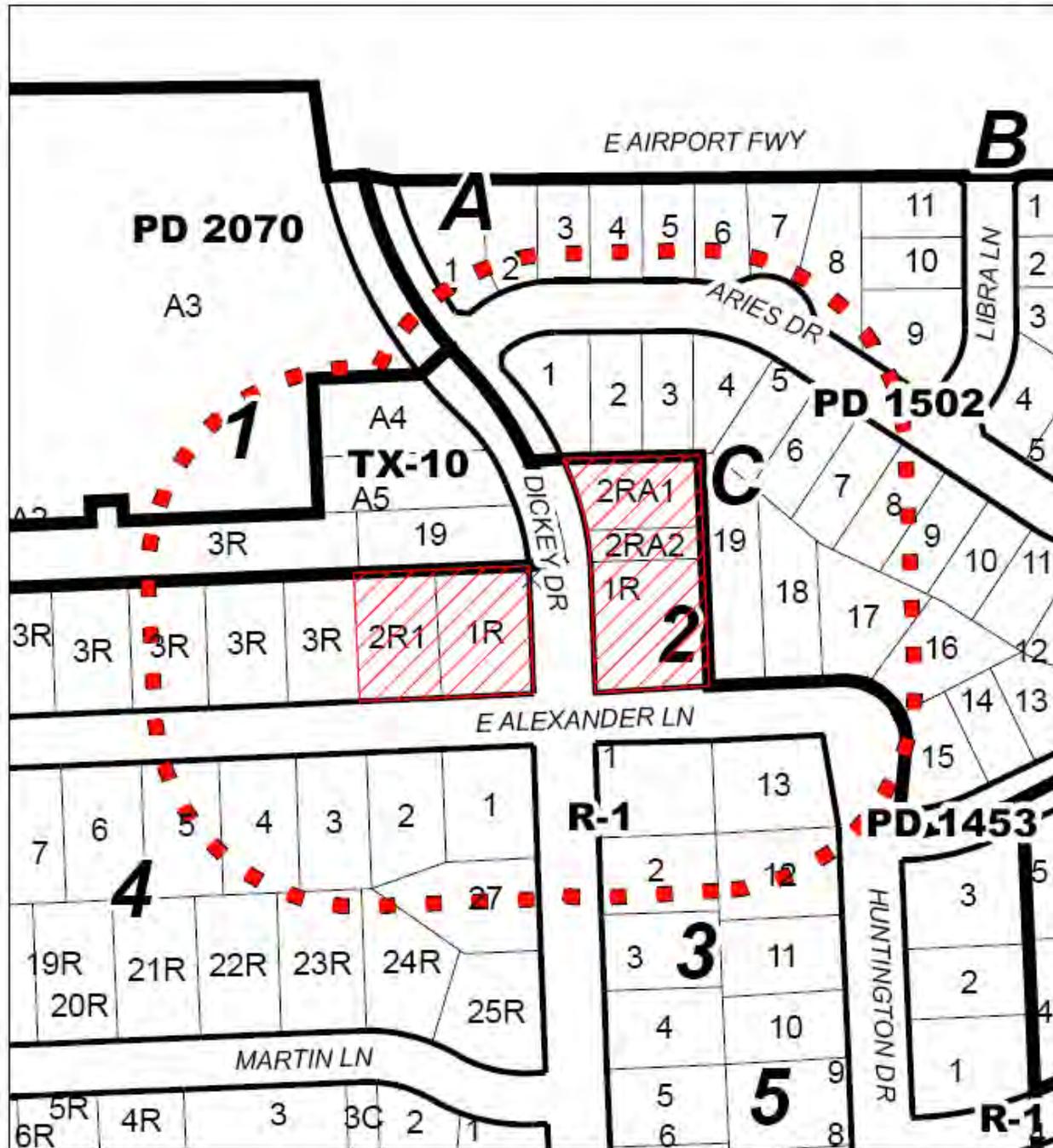


Exhibit B-1

Single Family Residential Design Standards

1. Minimum Roof Pitch: 8:12, except porches.
2. Architectural grade asphalt shingles.
3. Wood and Iron 8' front doors.
4. 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.
5. 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.
6. 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 the maximum of seven (7') feet.
7. Ornamental coach lights on all front elevations.
8. Windows – Vinyl divided light windows(Prairie Style) standard on all front elevations.
9. Concealed HVAC units, trash storage and utility meters(as appropriate).
10. Brick shall course exactly to the top and bottom of all walls.
11. Plan Repetition – will build each elevation no more than 4 times in the neighborhood.
12. Windows will be single or double hung with sliders on the sides as necessary in bedrooms.
13. Windows are to be placed on each wall elevation with a proper wall to window ratio.
14. If shutters are used, shutters shall be the same height as the associated opening and proportional in scale to the windows and elevation.
15. Gutters shall be aluminum or painted if necessary.
16. If a porch is used, the porch column base shall not protrude beyond the foundation.
17. Eaves and Soffits – consist of durable LP Smart Siding and cementitious products.
18. 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.
19. Ornamental address blocks placed on each house on the front façade.

Optional Features – Variations per plan and customer selections

20. Dormer windows & Arched windows.
21. Second story front/rear porches per plan.
22. Stone facades options with additional stone details.
23. Decorative cedar accents per elevation.
24. Decorative porch rails and columns per plan selected.
25. Garages – certain plans/lots will offer an optional ½ car additional storage space.
26. Cedar garage doors with steel support option available
27. Aggregate finished concrete driveways and lead walks - optional
28. Front up lighting options available

Exhibit B-2: Single Family Residential– Building Elevations

Stone and Brick Exteriors



Historic Architecture



Cedar Garage Doors



Multiple Floor Plans



Custom Facades



Excellent Craftsmanship



Single Family Residential– Interior Living Spaces

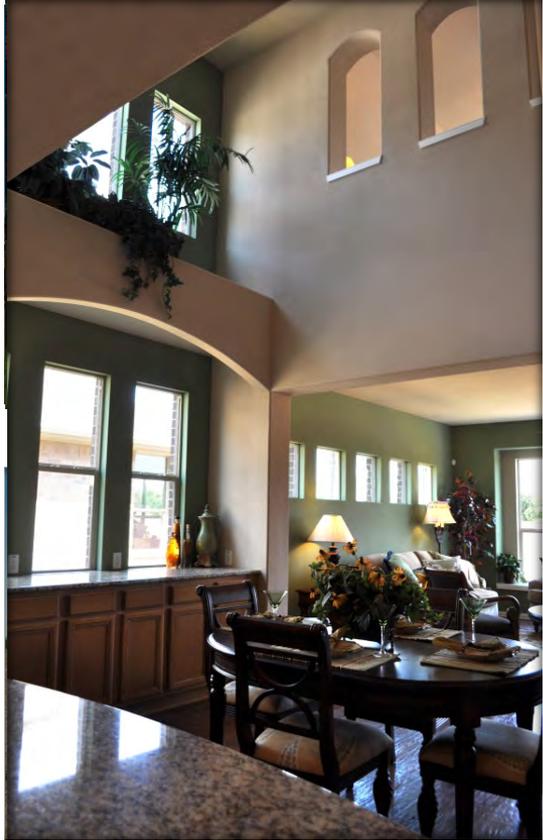
Trendsetting Designs & Features



Decorative Windows & Shelving



Stylish Rounded Corners & Archways



Spacious Open Interiors



Gourmet Kitchens & Energy Appliances

