Zoning District Change for Planned Development
City of Euless
201 N. Ector Drive
Euless, Texas
817-685-1684

PART 1. APPLICANT INFORMATION

APPLICANT/AGENT: Bruce Rachel, Hensley Lamkin Rachel, Inc.

Signature: _____

Mailing Address: 2211 N. Lamar Suite #: 4th Floor

City: Dallas State: TX Zip Code 75202

Telephone ( ) 972-726-9400 Fax ( ) _____

Email: bruce@hlrinc.net; babby@hlrinc.net

OWNER: RMR Real Eastate Bear Creek, LLC, under contract to sell property to SS Freedom, LP whose General

Signature: _____

Mailing Address: 1301 So. Capital of Texas Hwy Suite #: A-134

City: Austin State: TX Zip Code 78746

Telephone ( ) 512-329-5755 Fax ( ) 512-329-5565

PART 2. PURPOSE OF PROPOSAL

☐ Amend ZONING REGULATIONS contained in section PD

☐ Amend the OFFICIAL ZONING MAP by changing 4.288 acres of land currently zoned TX-121 to be zoned PD - w/ Senior Housing MF.

In what ways have conditions changed substantially since the current zoning was set for this property?
Ref. to attached PD Draft for proposed Senior Housing/Multifamily Residential Design Standards

How would the proposed amendment promote the public welfare and encourage orderly city development?
Property is located on 121 Frontage and neighbors Industrial and Multi-Family. This project brings in over 55 senior independent living within immediate proximity of a major shopping area at Glade and 121.

PART 3. PROPERTY DESCRIPTION

Street Address of Property (if available): 2350 Highway 121

LEGAL DESCRIPTION: Subdivision Name 4.288 Ac recorded in Doc. No. D209061877
Block(s) and Lot(s) not platted

Survey Name(s): L. Franklin Survey Abstract No(s): A-513 Tract(s) _____

PART 4. PRESENT USE OF PROPERTY (Circle One)

VACANT LAND 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 8-29-2016

OFFICE USE ONLY:

Fee Paid:	Received By:	Date Received:	Case Number:	H.T.E. Number:
500.00		8/30/16	16-03-PD	16 202

Site Plan Process

PROPERTY DESCRIPTION:

General Property Location (street name and block number or nearest cross street):
2350 Highway 121

North Bound 121 Frontage Road, south of W. Glade Road and North of W. Mid Cities Blvd.

Current Legal Description (abstract and tract number or subdivision, lot, and block):
4.288 Ac recorded in Doc. No. D209061877 in the L. Franklin Survey A-513 (not platted)

Current Zoning (if property is in more than one zoning district, indicate the number of acres contained within each district):
TX-121 Zoning District, currently "Vacant"

USE/CONDITIONS/PARKING:

Proposed Use: Senior Housing Apartments SIC Code: 0000

Special Conditions Applicable to the Use: (Indicate the letter of any "Special Conditions" in UDC Table 4-A that apply to the use(s):
Senior Housing - Apartments - 55 plus rental residences

Parking Group: (Indicate the parking group in UDC Table 4-A that applies to the use(s):
2 (PD written to modify parking to 1 parking space required per dwelling unit)

PROPOSED BUILDING STATISTICS:

Lot Area 4.288

Lot Width at Building Line for each Street Frontage 549 feet (at 30' building line)

Proposed Building Setbacks:

Front: 30' Rear: 40', 20' and 5' (see it Side (left): Same as Rear Side (right): Same as Rear

Gross Building Floor Area	45,837 (1 level)
Height in Feet to Highest Point	56' (from finish floor)
Number of Floors	4

Exterior Masonry Façade (exclusive of doors and windows):

Front Elevation:	Brick 75 %	Stucco 18 %	Other 7 %
Left Side Elevation:	Brick 82 %	Stucco 10 %	Other 8 %
Right Side Elevation:	Brick 72 %	Stucco 20 %	Other 8 %
Rear Elevation:	Brick 78 %	Stucco 12 %	Other 10 %

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

Total Spaces Required / Provided	151 Req. (per pd) / 224 Provided (227 with
Number of Handicapped Spaces	6 Req. / 9 Provided
Number of Loading Bays Provided	0 Req. / 0 Provided

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

Number proposed per street	3 Driveways onto SH 121 Frontage
Clearance from nearest street intersections	>350'
Clearance between existing and proposed driveways	min. 100'
Width of each driveway	18' min (one way)
Curb Radii for each driveway	28' min. inside
Distance between property line and first parking space	30'

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

Proposed Pole/Ground Signs:
Street Name TX-121 Front Setback 30' Side Setback (See building

Overall Height Max 8'-0" Sign Area Max 60 s.f.

Proposed Wall Signs:
Street the sign faces TX-121 Sign Area 60 s.f. max. (see elevation

LANDSCAPING: (UDC Article VII)

Land Area of Street Yard 48,792

	Street Yard	Non Street Yard
Number of parking spaces provided	58	147
Square feet of landscaped area	14,386	17,312
Square feet of landscape islands in parking lot	3,316	2,272
Number of large trees existing / proposed	20	16
Number of ornamental trees proposed	15	15
Number of shrubs proposed	186 min	65 min
Square feet of ground cover proposed	860 min	182 min