

SPECIAL EXCEPTIONS TO THE SATELLITE RECEPTION DISH REQUIREMENTS

CURRENT REQUIREMENTS

Current City of Euless Unified Development Code allows satellite reception dishes in residential areas as an accessory use provided they are:

1. No larger than ten feet (10') in diameter;
2. Ground mounted and not over twelve feet (12') in height;
3. Set back from the rear and side property lines a minimum of six feet (6'), and;
4. Located not less than eighty feet (80') from the front property lines so as to keep the reception dishes in the rear yard.

Special Exceptions to the standards that differ from the above stated regulations may be granted by the City of Euless Board of Adjustment. This procedure was established in order to provide property owners relief when it is determined that their lot configuration and/or physical land features make installation of the satellite reception dish, in conformance with the above stated requirements, impractical. Based upon the specific site, requirements can be placed on the applicant to allow the erection of the reception dish in a manner that would minimize the negative aesthetic impacts on adjacent properties.

MAKING APPLICATION

In order to make application for a Special Exception, the following must be submitted to the Planning Department before noon thirty (30) days prior to the date you propose the Board hear the request. The Board of Adjustments meets on an as-called basis.

1. **COMPLETED APPLICATION FORM** (Provided by City)
2. **APPLICATION FEE OF \$75.00**
3. **CERTIFICATE OF TAXES PAID** (not a tax receipt) may be obtained from the following:

CITY AND H-E-B SCHOOL – Tarrant County Tax Assessor/Collectors Office, 100 E. Weatherford Street, Fort Worth, Texas 76196, (817) 884-1100 (property north of Little Bear Creek)
SCHOOL – Grapevine school taxes from Grapevine Tax Office, 3072 Mustang Drive, Grapevine, Texas 76051, (817) 481-1242 (property north of Little Bear Creek)
4. **SITE PLAN SKETCH** on an 8½" x 11" sheet of paper showing all lot lines, the house, trees, satellite dish and any other structures and site characteristics that affect the location of the satellite dish. The lot should be dimensioned and the distance that the satellite dish is from the property lines should be specified as well as its height and dimension. Near the lower right hand corner of the drawing should be the following title:

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Photographs showing the proposed location of the satellite dish, its proximity to trees, fences and other buildings may be advantageous to your request. If you decide to submit such photos, they need to be submitted along with your site plan, application, application fee and certificate of taxes paid.

REVIEW OF THE APPLICATION

After all of the above have been submitted, City Staff will review the submittals and make sure that all is in accordance with city requirements. If any changes are required, you will be contacted at the phone number on the application you provided.

Once the application is determined to be in compliance with City requirements, City Staff will mail out notifications of your request to all property owners within two-hundred feet (200') of your property.

BOARD OF ADJUSTMENTS MEETING

Prior to the meeting, you will receive a copy of the Board of Adjustment's agenda with your request indicated on it. Typically, the Board meets at 6:30 p.m. in the City Council Chambers at the Euless Municipal Building. When your case is called, you will be expected to present to the Board your request and show them why a Special Exception should be granted. The Board will hear from other proponents (people in favor of the request) and then from opponents to the request. Typically, the Board will render its decision after the closing of the public hearing.

IF APPLICATION IS DENIED; WITHDRAWN; OR NO APPLICATION MADE

Should you decide not to make application for a Special Exception, or your request for a Special Exception is denied, or you withdraw your request before it is heard by the Board, you must comply with the current City of Euless ordinances regulating satellite reception dishes. Copies of this ordinance may be obtained through the Euless Inspections Department in the Euless Municipal Building.

FURTHER QUESTIONS

If you have any questions regarding this matter, you may contact the Euless Planning Department anytime between 8:00 a.m. and 5:00 p.m., Monday through Friday at (817) 685-1623.