

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

PROCESSED
AUG 03 2015
BY: mollie

PART 1. APPLICANT INFORMATION	
APPLICANT/AGENT: <u>ANDY IGWE AIA, NCAAB, LEED AP.</u>	
Signature: <u>[Signature]</u>	
Mailing Address: <u>14455 WEBB CHAPEL ROAD</u> Suite #: <u>200</u>	
City: <u>FARMERS BRANCH</u> State: <u>TX</u> Zip Code <u>75234</u>	
Telephone <u>(214) 587-9484</u> Fax <u>(972) 484-6677</u>	
Email: <u>ENDYMOOR@YAHOO.COM</u>	
OWNER: <u>Beden Enterprises LLC</u>	
Signature: <u>[Signature]</u>	
Mailing Address: <u>345 Westpark Way</u> Suite #: <u>1020B</u>	
City: <u>Euless</u> State: <u>TX</u> Zip Code <u>76040</u>	
Telephone <u>(817) 229 3212</u> Fax <u>(817) 299 2831</u>	
PART 2. PURPOSE OF PROPOSAL	
<input type="checkbox"/> Amend ZONING REGULATIONS contained in section _____	
<input checked="" type="checkbox"/> Amend the OFFICIAL ZONING MAP by changing <u>0.81</u> acres of land currently zoned <u>C1</u> to be zoned <u>PD</u> .	
In what ways have conditions changed substantially since the current zoning was set for this property? _____ _____	
How would the proposed amendment promote the public welfare and encourage orderly city development? <u>BUILDING IS EXISTING, PROPOSED AMMENDMENT WILL ENABLE</u> <u>PROVISION OF MUCH NEEDED SERVICES IN THE COMMUNITY.</u>	
PART 3. PROPERTY DESCRIPTION	
Street Address of Property (if available): <u>345 WESTPARK WAY EULESS TX 76040</u>	
LEGAL DESCRIPTION: Subdivision Name <u>KOSAMBO ADDITION</u> Block(s) and Lot(s) <u>BLOCK A, LOT 1</u>	
Survey Name(s): <u>T. A. CASH SURVEY</u> Abstract No(s): <u>280</u> Tract(s) <u>1A7</u>	

Site Plan Process

PROPERTY DESCRIPTION:	
General Property Location (street name and block number or nearest cross street):	<u>WESTPARK WAY & SILVER CREEK</u>
Current Legal Description (abstract and tract number or subdivision, lot, and block):	<u>LOT 1, BLOCK A, ROSAMBO ADDITION</u>
Current Zoning (if property is in more than one zoning district, indicate the number of acres contained within each district):	<u>C1 - NEIGHBORHOOD DISTRICT</u>
USE/CONDITIONS/PARKING:	
Proposed Use: <u>SENIOR ASSISTED LIVING FACILITY</u> / SIC Code: <u>628312 8361</u>	
Special Conditions Applicable to the Use: (Indicate the letter of any "Special Conditions" in UDC Table 4-A that apply to the use(s):	<u>N/A</u>
Parking Group: (Indicate the parking group in UDC Table 4-A that applies to the use(s):	<u>22 (1 PER 4 BEDS)</u>
PROPOSED BUILDING STATISTICS:	
Lot Area <u>35,494 SF, 0.81 ACRES</u>	
Lot Width at Building Line for each Street Frontage <u>214.33 FT. (SOUTH) 168 FT (WEST)</u>	
Proposed Building Setbacks: <u>EXISTING CONDITIONS TO REMAIN</u>	
Front: _____ Rear: _____ Side (left): _____ Side (right): _____	
Gross Building Floor Area _____	<u>8000 SF.</u>
Height in Feet to Highest Point _____	<u>25 FT.</u>
Number of Floors _____	<u>1</u>
Exterior Masonry Façade (exclusive of doors and windows):	
Front Elevation: Brick <u>100</u> % / Stucco _____ % / Other _____ %	
Left Side Elevation: Brick <u>100</u> % / Stucco _____ % / Other _____ %	
Right Side Elevation: Brick <u>100</u> % / Stucco _____ % / Other _____ %	
Rear Elevation: Brick <u>100</u> % / Stucco _____ % / Other _____ %	

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

Total Spaces Required / Provided 4 / 14
 Number of Handicapped Spaces 2
 Number of Loading Bays Provided N/A

DRIVEWAYS: (UDC 84-202 through 84-210) N/A (EXISTING BLDG)

Number proposed per street _____
 Clearance from nearest street intersections _____
 Clearance between existing and proposed driveways _____
 Width of each driveway _____
 Curb Radii for each driveway _____
 Distance between property line and first parking space _____

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

Proposed Pole/Ground Signs:
 Street Name _____ Front Setback _____ Side Setback _____
 Overall Height _____ Sign Area _____

Proposed Wall Signs:
 Street the sign faces _____ Sign Area _____

LANDSCAPING: (UDC Article VII) EXISTING

Land Area of Street Yard	Street Yard	Non Street Yard
Number of parking spaces provided	_____	_____
Square feet of landscaped area	_____	_____
Square feet of landscape islands in parking lot	_____	_____
Number of large trees existing / proposed	_____	_____
Number of ornamental trees proposed	_____	_____
Number of shrubs proposed	_____	_____
Square feet of ground cover proposed	_____	_____

