



CITY COUNCIL COMMUNICATION

June 23, 2015

SUBJECT: Hold Public Hearing for Planned Development Case No. 15-06-PD and Consider First and Final Reading of Ordinance No. 2072

SUBMITTED BY: Mike Collins, Director of Planning and Economic Development

REFERENCE NO: 15-06-PD

ACTION REQUESTED:

Receive public input regarding a request for Planned Development to change the zoning of 56.884 acres of land located in the A.J. Huitt Survey, Abstract 684, from Planned Development (PD), Community Business District (C-2); and Texas Highway 10 multi-use zoning district (TX-10) to Planned Development zoning district (PD) and consider approval of Ordinance No. 2072.

ALTERNATIVES:

- Approve the request with modifications
- Table the request
- Deny the request

SUMMARY OF SUBJECT:

Applicant: Centurion American (CADG 901 Airport Freeway LLC) on behalf of property owners within the proposed Planned Development

Location/Zoning: 56.884 acres located east of S. Industrial Boulevard, north of W. Euless Boulevard and south of W. Airport Freeway. The property is currently zoned Planned Development (PD), Community Business District (C-2) and Texas Highway 10 multi-use zoning district (TX-10) for commercial development.

Project Description: The proposed Planned Development ordinance for approximately 57 acres within the heart of the City of Euless represents one of the largest and most important redevelopments within the city. Three apartment complexes that were developed in the 1960's and undeveloped land currently occupy the area proposed by the development. The applicant for this Planned Development has or is acquiring the apartment complexes as well as the vacant undeveloped land.

The property contains a significant amount of floodplain areas, which has reduced the number of acres that can be developed. Mitigation of the floodplain will include landscaped bioswales designed to capture and slow water filtration through the site as well as retention areas intended to maintain water levels year round. While providing a necessary stormwater management function, the drainage system will be established as water detention areas and designed as manicured landscape and visual amenities within the commercial and residential development.

The proposed mixed use Planned Development will allow for a variety of commercial uses and housing densities and types. The commercial areas will include restaurant and retail development and will be located adjacent to and with access from FM 157, with the water amenity established as an integral design element. The different residential types have been identified in the draft ordinance document. A separate set of design standards and setback distances have been established for each of the housing types, which include:

- Villas – Single family detached dwellings set at forty (40') foot to fifty (50') foot lot widths. Some will be alley loaded and others will have front loaded garages. Villa products may face directly onto a bioswale with connecting sidewalks and be addressed off of an alley.
- Townhomes and Rowhouses – Fee simple developments which exist on their own lot and will be set on common wall boundaries as attached single family dwelling units. These units will be accessed through alley loaded garages and front stoops.
- Cluster housing – a similar product to a townhome, the residences are predominantly single-story and are sold fee simple. Greater flexibility in designing and placing structures is provided, enabling a more efficient use of the land for common access driveways and open space. A property owners association is established to maintain the landscaping and common access driveway courtyards.
- Urban Lofts – A density of up to 30 units per acre is allowed, with minimum unit sizes and unit types established. No more than 5% of the apartment homes may be three-bedroom units. The layout will utilize garage, carport, and surface parking. The units will have a sidewalk system. The stairwells will be designed to blend into the building façade. These units will be constructed to similar standards as the most recent urban loft developments that have been approved in Euless.
- Assisted Living Center – If the market dictates, the current planned development would allow the placement of an assisted living center with the approval of a specific use permit. Otherwise, additional townhomes/row houses may be developed.

The ordinance has been developed to provide flexibility in the ultimate layout and design of the project. Individual site plans will be required for each of the different housing types, as well as for the commercial development and the assisted living. Staff will be reviewing individual site plans to ensure connectivity in thoroughfares, pedestrianism and landscaping as it relates to the overall development. The Planning and Zoning Commission and City Council will have opportunity to review and approve each of the site plans as they are brought forward.

The Planning and Zoning Commission held a Public Hearing on June 2, 2015. The Commission voted to recommend approval by a vote of 7-0-0. Staff is recommending that

the City Council consider three (3) amendments to the version of the Ordinance that the Planning and Zoning Commission has recommended be approved. The minimum dwelling unit square footage for the Cluster Homes was identified as 1,200 s.f. It should be 1,500 s.f. to match the square footage of the Townhomes, Rowhouses, and Villas. The Permitted Use Table should be changed to indicate that a Specific Use Permit would be required for Coin-operated amusement devices and arcades. A new Section 6.3.21 (Interior Design Features) would be added to the PD and would read: "The residential homes to be constructed in Mid Town Euless will incorporate interior quality design features such as hardwood cabinetry, natural stone countertops with undermount sinks, tile flooring, crown molding, and other similar interior design elements. These elements will, in turn, help to enhance the overall feel of the development."

SUPPORTING DOCUMENTS:

- Ordinance No. 2072
- Minutes – P & Z
- Application
- Letter: Property Owner
- Map 1, Map 2, and Map 3

APPROVED BY:

_____ **LG** _____

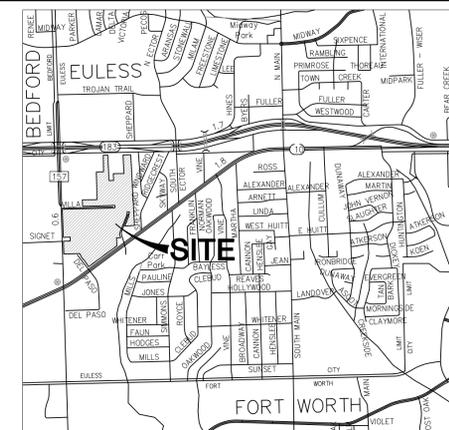
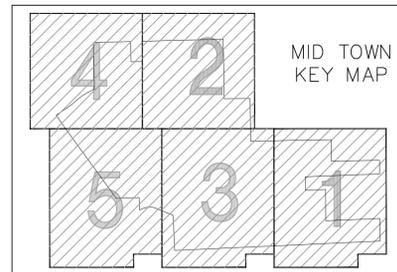
City Manager's Office

_____ **KS** _____

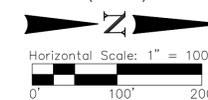
City Secretary's Office

S INDUSTRIAL BLVD. (HWY 157)
(VARIABLE WIDTH RIGHT-OF-WAY)

S INDUSTRIAL BLVD. (HWY 157)
(VARIABLE WIDTH RIGHT-OF-WAY)



VICINITY MAP
(1"=2000')



BGE
Brown & Gay Engineers, Inc.
2595 Dallas Parkway, Suite 204
Frisco, TX 75034
Tel: 972-464-4800 • www.browngay.com
TBPE Registration No. F-1046
Contact: Will Janney
Tel: 972-464-4835
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CA
CENTURION AMERICAN
DEVELOPER
CENTURION AMERICAN
1800 Valley View Lane, Suite 300
Farmers Branch, TX 75234
Contact: Michael Beatty
Tel: 214-287-9009

STUDIO 13 DESIGN GROUP
386 W. MAIN STREET
LEWISVILLE, TX 75057
Contact: Leonard Reeves
Tel: 469-635-1900

CENTURION AMERICAN
SITE PLAN
EULESS
MID-TOWN EULESS
BEING 56.81 ACRES
CITY OF EULESS, TARRANT COUNTY, TEXAS

THESE PLANS ARE ISSUED FOR THE PURPOSE OF PRELIMINARY REVIEW AND ARE NOT INTENDED FOR CONSTRUCTION. WHEN ISSUED IN FINAL FORM THEY WILL BE SEALED, SIGNED AND DATED.

RESPONSIBLE ENGINEER:
BROWN & GAY ENGINEERS, INC.
TEXAS REGISTERED ENGINEERING FIRM F-1046
WILLIAM R. JANNEY, P.E.
TEXAS REGISTRATION NO. 108663
March xx, 2016

CAUTION !!
Contractor to Verify exact location & Depth of Exist Facilities Prior to any Construction Activities

CAUTION !!!
CONTACT: 1-800-DIG-TESS
48 HOURS PRIOR TO CONSTRUCTION

REV NO.	DATE	DESCRIPTION

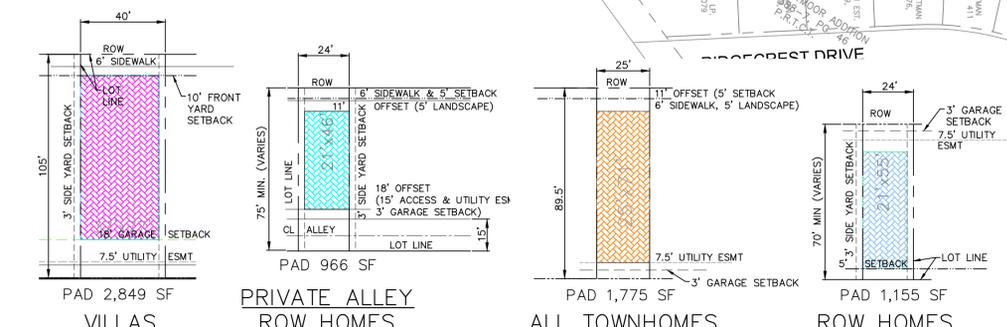
DRAWN BY:
CHECKED BY:
DATE:
PROJECT NUMBER:

Sheet No.
SITE PLAN

BROWN & GAY ENGINEERS, INC.
C:\Projects\LAND - SITE - F1520\Broward_Gabala\EuleSS_V03_CADD\01_ConstructionPlans\01_Sheets\STEP\PLAN\MTC-StepPlan.dwg Mar 03, 2016 - 9:15am hcg

LEGEND

- PROPOSED WATER
- PROPOSED FIRE HYDRANT
- PROPOSED CURB INLET
- PROPOSED SANITARY MANHOLE
- PROPOSED SANITARY
- VISIBILITY TRIANGLE
- PROPOSED STREET LIGHT
- EXISTING FENCE
- 31' B-B STREES & ROW
- 25' COMMERCIAL ROAD & ROW
- 24' ALLEY & ROW
- 12.5' ALLEY, PUBLIC ACCESS & UTILITY EASEMENT



SITE DATA TABLE

TOTAL SINGLE FAMILY LAND AREA	31.6 NET ACRES
NUMBER OF LOTS	285
NUMBER OF DWELLING UNITS	255
ZONING	15-06-PD
PROPOSED USE	SINGLE FAMILY
REQUIRED MAX. LOT COVERAGE 100% OF LOT WIDTH EXCLUDING SIDE YARD SETBACKS	PROVIDED LOT COVERAGE 100% OF LOT WIDTH EXCLUDING SIDE YARD SETBACKS
MAXIMUM BUILDING HEIGHT RESIDENTIAL BUILDING	42'
MINIMUM LOT AREA	1680 SF
MINIMUM LOT WIDTH	24'
PARKING REQUIRED: 255 x 2 = 450	PARKING PROVIDED: GARAGE PARKING: 450 OFF STREET PARKING: 102 TOTAL: 552

NOTE:
1. SEE DETAIL SHEETS AT 1"=40' AND LANDSCAPE PLANS FOR MORE INFORMATION.
2. EXISTING APARTMENTS AND ASSOCIATED ABOVE GROUND IMPROVEMENTS TO BE REMOVED.

ACTION

APPROVED DENIED

STAFF _____ Date _____ Initials _____
P&Z _____ Date _____ Initials _____
Neighborhood # _____

See the Staff Approval Letter or P&Z Result Memo for any condition associated with the approval of the project.

ORDINANCE NO. 2072

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 56.884 ACRES WITHIN THE A. J. HUITT SURVEY, ABSTRACT NO. 684 FROM PLANNED DEVELOPMENT (PD), COMMUNITY BUSINESS DISTRICT (C-2); AND TEXAS HIGHWAY 10 MULTI-USE DISTRICT (TX-10) TO PLANNED DEVELOPMENT (PD) ZONING DISTRICT; 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 June 2, 2015, in conjunction with Zoning Case No. 15-06-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 June 23, 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 56.884 acres out of the A. J. Huitt Survey, Abstract No. 684 from Planned Development (PD), Community Business District (C-2); and Texas Highway 10 Multi-use District to Planned Development (PD) zoning district 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," Eules 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 Eules are expressly saved as to any and all violations of the provisions of the Eules 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 caption, penalty clause, and effective date clause of this ordinance shall be published in a newspaper of general circulation in the City of Eules, in compliance with the provisions of Article II, Section 12 of the Eules City Charter.

SECTION 6.

EFFECTIVE DATE. This ordinance shall be in full force and effect from and after its passage, as provided by the Eules City Charter and the laws of the State of Texas.

PRESENTED AND APPROVED ON FIRST AND FINAL READING at a regular meeting of the Eules City Council on June 23, 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

MID-TOWN EULESS 60

A Planned Development District

in the

CITY OF EULESS, TEXAS

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Section 1 – Legal Description

FIELD NOTES FOR 56.884 ACRES

BEING a tract or parcel of land out of the A. J. Huitt Survey, Abstract 684, situated in the City of Euless, Tarrant, County, Texas; that those tracts of land conveyed to CADG 901 Airport Freeway, LLC, County Clerk Instrument, Numbers 214219704, 214154503, 214140253, to Shridharni Suresh, County Clerk Instrument, Number 214280676, Enconserv, LLC., County Clerk Instrument Number 213222021, G8 Opportunity Fund I, LCC., County Clerk Instruments Numbers 210155644 and 210155645, and Primary Holdings, LTD., County Clerk Instrument Number 20304238, Deed Records, Tarrant County Texas; and being more particularly described as follows:

BEGINNING at a 5/8" iron rod found for corner in the east line of F. M. 157 (S. Industrial Boulevard a 100 foot public right-of-way), being the Northwest corner of Tract-A, of the first National Addition, an addition to the city of Euless, Tarrant County, Texas, according to the plat recorded in Volume 388-109, Page 22, Plat records, Tarrant County, Texas, and also being the most westerly southwest corner of said CADG 901 Airport Freeway, LLC, Instrument, No. 214219704;

THENCE North 01°29'37" West along said right-of-way a distance of 300.02 feet to a point for corner, bringing the southwest corner of the, Lot 1 Block A of Plaza on the Lake, as recorded in Volume 388-204, Page 74, of said Deed Records;

THENCE leaving said right-of-way and along the boundary line of said Plaza on the Lake the following calls:

North 88°23'07" East a distance of 162.14 feet to a point for corner;

North 01°02'40" West a distance of 90.39 feet to a point for corner, being in the south line of said Enconserv tract;

South 88°56'37" West a distance of 162.84 feet to a point for corner, being in the east line of said right-of-way and being the southwest corner of said Enconserv tract;

Thence North 01°25'43" West along said right-of-way a distance of 311.85 feet to a point for corner, being the northwest corner of said Enconserv tract and the southwest corner of said CADG 901 Airport Freeway, LLC, tract Instrument, No. 214154503;

THENCE North 01°26'17" West continuing along said right-of-way a distance of 345.95 feet to a point for corner being the northwest corner of said CADG 901 Airport Freeway, LLC, Instrument, No. 214154503 and in the south right-of-way line of Villa Drive;

THENCE North 89°05'30" East along the said south right-of-way line of villa drive a distance of 479.59 feet to a point for corner;

THENCE North 00°54'54" West crossing said villa drive a distance of 209.95 feet to a

point for corner, being a corner of said CADG 901 Airport Freeway, LLC, Instrument, No. 214140253, being the northwest corner of Lot 3, Villa West Second Inst., as recorded by plat in the Plat Records, Tarrant County, Texas, and being in the south line of a tract conveyed to Home Depot USA, Inc. as recorded by deed, Deed Records, Tarrant County, Texas;

THENCE along the property line of said CADG 901 Airport Freeway, LLC, Instrument, No. 214140253 the following calls:

North 89°06'17" East a distance of 344.11 feet to a point for corner, being the southeast corner of said Home Depot tract;

North 00°56'45" West a distance of 648.77 feet to a point for corner, being the northeast corner of said Home Depot tract and being in the south line of a tract conveyed by deed to Eules Ventures, Inc., as recorded by deed, County Clerk Instrument No. 214262201, Deed Records, Tarrant County, Texas;

North 89°01'45" East a distance of 171.28 feet to a point for corner, being the southeast corner of said Eules venture tract;

North 00°46'59" West a distance of 389.78 feet to a point for corner, in the east line of a tract of land conveyed by deed to Akashamy Investments, LLC., Volume 12848, Page121, Deed Records, Tarrant County, Texas, and being in the south line of Highway 183 (a variable width right-of-way;

North 89°27'10" East a distance of 109.50 feet to a point for corner, being the northwest corner of a tract of land conveyed by deed to Eules Animal Emergency, LLC., County Clerk Instrument No. 41584791, Deed Records, Tarrant County, Texas;

South 02°08'01" East a distance of 600.15 feet to a point for corner, being the southwest corner of said Eules Animal tract;

North 89°19'41" East a distance of 108.65 feet to a point for corner, being the southeast corner of said Eules Animal tract, and being in the west line of a tract of land conveyed by deed to Shridharani Suresh, County Clerk No. 214280676, Deed Records, Tarrant County, Texas;

THENCE along the property line of said Suresh tract the following calls:

North 02°16'55" West a distance of 161.52 feet to a point for corner, being the southwest corner of a tract of land conveyed by deed to Acme Brick Company, County Clerk No. 204162933, Deed Records, Tarrant County, Texas;

North 89°34'46" East a distance of 251.97 feet to a point for corner, being the southeast corner of said Acme Brick tract;

North 02°19'14" West a distance of 438.00 feet to a point for corner, being the northeast

corner of said Acme Brick, being in the south line of said Highway 183;

North 89°34'45" East a distance of 181.25 feet to a point for corner;

South 02°39'14" East along said highway 183 a distance of 200.04 feet to a point for corner, being the northwest corner of Park Crestmoor Addition, an addition to the City of Euless a recorded in Volume 388-7, Page 46, Plat Records, Tarrant County, Texas;

South 02°34'05" East along the west line of said Park Crestwood Addition a distance of 1135.77 feet to a point for corner;

South 03°17'57" East continuing along the west line of said Park Crestwood Addition a distance of 332.29 feet to a point for corner, being the southeast corner of said Suresh tract and the northeast corner of a tract of land conveyed to G8 Opportunity, Fund I, LLC., as recorded by deed, County Clerk Instrument No. 210155644, Deed Records, Tarrant County, Texas;

THENCE South 87°07'20" West a distance of 284.24 feet to a point for corner, being in the west right-of-way line of Park Drive (a 50 foot right-of-way);

THENCE South 22°16'30" West along said Park Drive a distance of 150.74 feet to a point for corner, at the beginning of a curve to the left whose chord bears South 00°12'26" East, 93.79 feet;

THENCE continuing along said Park Drive in a Southerly direction along said curve to the left having a central angle of 44°57'52", a radius of 122.64 feet, and an arc length of 96.25 feet to a point for corner;

THENCE South 21°08'47" East continuing along said Park Drive a distance of 33.43 feet to a point for corner, said corner being the northeast corner of a tract of land conveyed to Pride'n Texas Land, LTD. As recorded by deed, County Clerk Instrument No. 23042381, Deed Records Tarrant County, Texas;

THENCE South 87°46'09" West a distance of 102.05 feet to a point for corner, being in the east line of said CADG 901 Airport Freeway, LLC, Instrument, No. 214219704;

THENCE South 02°19'22" East a distance of 185.00 feet to a point for corner, in the north right-of-way line of West Euless Boulevard (a variable width right-of-way);

THENCE South 53°54'05" West along the north right-of-way line of said West Euless Boulevard a distance of 717.03 feet to a point for corner, at the beginning of a curve to the right whose chord bears South 55°12'52" West, 110.19 feet;

THENCE continuing along the north right-of-way line of said West Euless Boulevard in a Southwesterly direction along said curve to the right having a central angle of 2°16'00", a radius of 2785.45 feet, and an arc length of 110.19 feet to a point for corner;

THENCE North 33°59'37" West a distance of 110.87 feet to a point for corner, being in the west right-of-way of Del Paso Street at the beginning of a curve to the left whose chord bears North 38°16'48"West, 100.29 feet,;

THENCE in a Northwesterly direction along said Del Paso Street right-of way and along said curve to the left having a central angle of 8°34'22", a radius of 670.92 feet, and an arc length of 100.39 feet to a point for corner;

THENCE in a Northwesterly direction along said curve to the right having a central angle of 15°29'52", a radius of 365.55 feet, and an arc length of 98.88 feet to a point for corner;

THENCE North 27°04'07" West continuing along said Del Paso Street right-of-way a distance of 64.11 feet to a point for corner;

THENCE South 88°45'53" West a distance of 375.15 feet to the POINT OF BEGINNING and containing 56.884 acres of land, more or less.

Section 2

Statement of Intent and Purpose for Mid-Town Euless 60

The Mid-Town Euless 60 Planned Development District (hereinafter the “District”) is intended to promote the creation of mixed-use development consisting of commercial and/or retail, restaurants, various types of residential housing, senior housing and open spaces. The District is designed to encourage and permit a wide range of integrated land uses within a framework of public 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, such as building setback, size, and height as well as the relationship of development to the street, street landscaping, and other characteristics. Mid-Town Euless 60 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 Mid-Town Euless 60. The consistency of elements will enhance and epitomize 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 will be designed in an architecturally unified manner and provide adequate vehicular parking and circulation needs for both vehicular and pedestrian means of travel.

These Mid-Town Euless 60 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.

Mid-Town Euless 60 is envisioned to 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, Mid-Town Euless 60 enhances community opportunities for the City while at the same time enabling the City to serve regional needs.

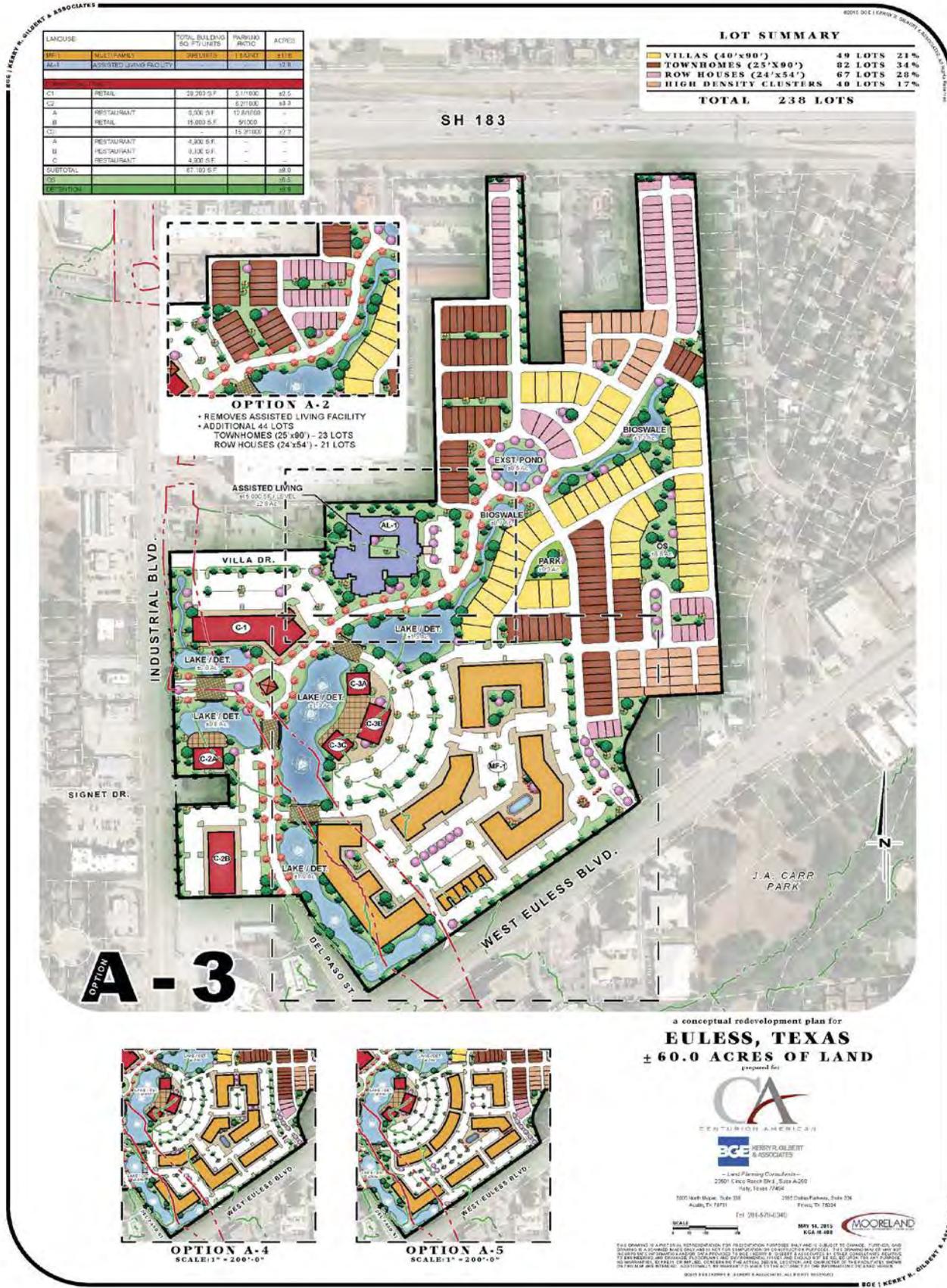
Section 3

Development Standards for Mid-Town Euleess 60

1 Mid-Town Euleess 60 Development Plan

- 1.1 General. The Mid-Town Euleess 60 Development Plan, attached to these PD Standards as Exhibit "A" and incorporated herein, delineates the boundaries of the planned development district. The Mid-Town Euleess 60 Development Plan includes the following elements:
 - 1.1.1 Boundary and sub-district Map; and
 - 1.1.2 Mid-Town Euleess 60 Commercial/Retail sub-district shall consist of Tract 1; and
 - 1.1.3 Mid-Town Euleess 60 Residential sub-district shall consist of Tract 2; and
 - 1.1.4 Mid-Town Euleess 60 Urban lofts sub-district shall consist of Tract 3.
- 1.2 Conformance with Mid-Town Euleess 60 Development Plan. Development of a sub-district or tract within the Property must generally comply with the Mid-Town Euleess 60 Land Use Plan attached hereto.

EXHIBIT 'A'



a conceptual redevelopment plan for
EULESS, TEXAS
 ± 60.0 ACRES OF LAND
 prepared for:



3CE HENRY R. GILBERT & ASSOCIATES
 - Land Planning Consultants -
 2001 Creech Road Dr., Suite A-200
 Katy, Texas 77454

1001 North Ridge, Suite 308
 Aubrey, TX 75701
 1981 Dallas Parkway, Suite 376
 Frisco, TX 75034

(Tel) 281-674-0340

MAY 14, 2015
 606-00-008

SCALE: 1" = 200'-0"

THIS DRAWING IS A PRELIMINARY REPRESENTATION FOR PRELIMINARY PURPOSES ONLY AND IS SUBJECT TO CHANGE. FURTHER USE OF THIS DRAWING FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF HENRY R. GILBERT & ASSOCIATES IS PROHIBITED. THE INFORMATION CONTAINED HEREIN IS FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT CONSTITUTE AN OFFER OF ANY FINANCIAL PRODUCT OR SERVICE. THE INFORMATION CONTAINED HEREIN IS NOT INTENDED TO BE USED AS A BASIS FOR ANY INVESTMENT DECISION. THE INFORMATION CONTAINED HEREIN IS NOT INTENDED TO BE USED AS A BASIS FOR ANY INVESTMENT DECISION. THE INFORMATION CONTAINED HEREIN IS NOT INTENDED TO BE USED AS A BASIS FOR ANY INVESTMENT DECISION.

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 Mid-Town Euleless 60 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 Mid-Town Euleless 60 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 Chapter 84 "Unified Development Code" 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 Creation of sub-districts. The following sub-districts are established within the Mid-Town Euleless 60 Planned Development District:
 - 3.1.1 Mid-Town Euleless 60 Commercial/Retail sub-district shall consist of Tract 1; and
 - 3.1.2 Mid-Town Euleless 60 Residential sub-district shall consist of Tract 2; and
 - 3.1.3 Mid-Town Euleless 60 Urban lofts sub-district shall consist of Tract 3.
- 3.2 Boundaries of Sub-districts. The boundaries of each sub-district are as shown on the Mid-Town Euleless 60 Sub-district map. Property within each sub-district shall conform to the regulations to the Sub-district.
- 3.3 Streets & Alleys:
 - 3.3.1 Public streets may have a minimum width of thirty-one (31) feet and a maximum width of thirty-three (33) feet for collector type streets.
 - 3.3.2 Alley Widths:
 - 3.3.2.1 Maximum width shall be twenty-four (24) feet; Alleys that are designated as 24' shall permit adjacent units to be addressed from the alley's right-of-way.
 - 3.3.2.2 Where residential units are separated by an alley, the minimum alley width shall be twenty (20) feet.

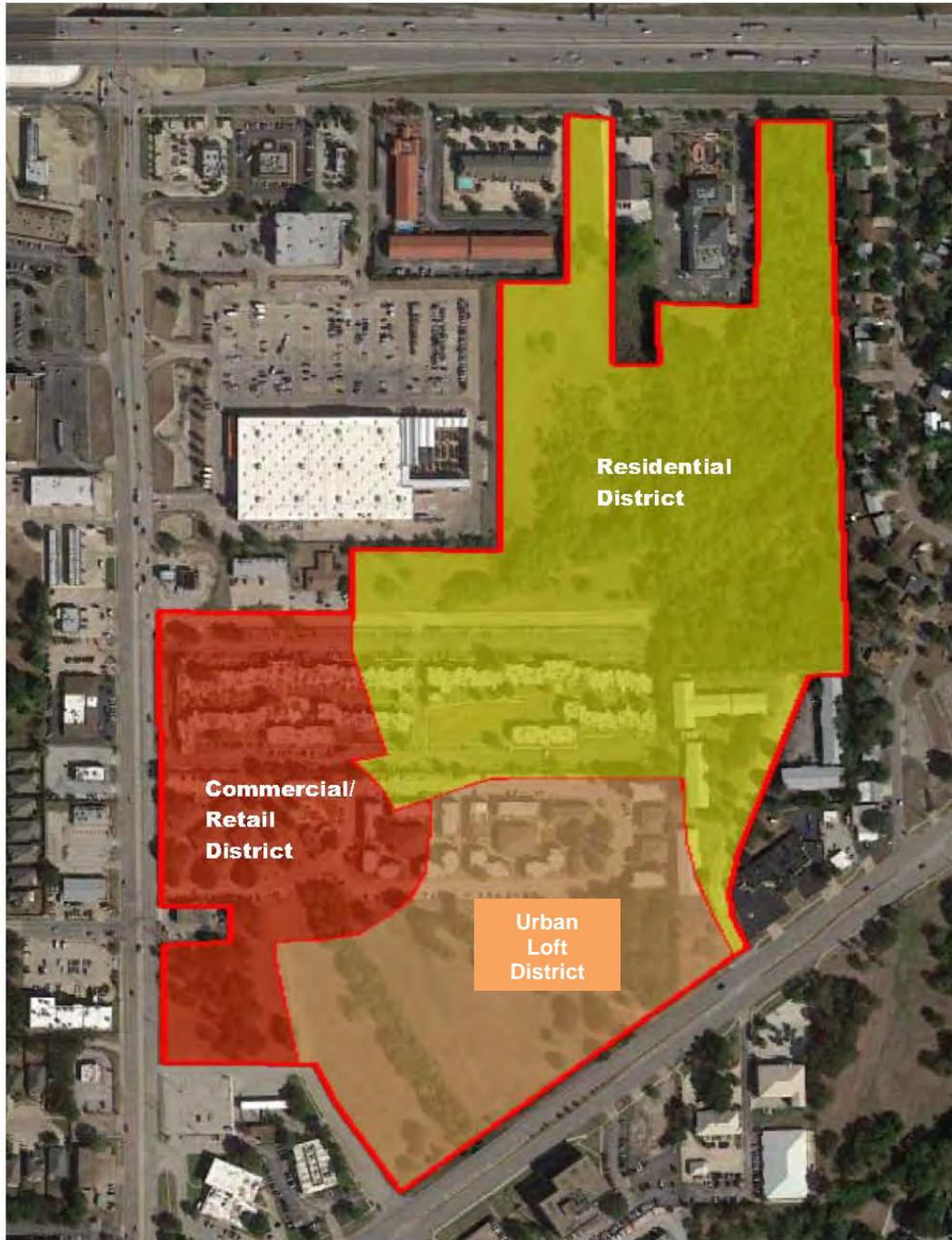
- 3.3.2.3 Where residential units are single loaded, the alley width may have a minimum width of fifteen (15) feet.
- 3.3.2.4 Alleys shall have a minimum twenty-five (25) foot radius on build out.
- 3.3.2.4 All units adjacent to an alley shall have their address numbers displayed in a manner that clearly identifies each unit.
- 3.3.2.5 All units shall provide a seven and a half (7.5') foot utility easement at building rear to carry franchise utilities. Modification of these easements may be modified by the City Manager or their designee based on franchise utility agreement.
- 3.3.2.6 Public utilities may be placed within the public right-of-way within parkway/sidewalk areas as long as appropriate spacing is allowed.

3.3.3 Sidewalks:

- 3.3.3.1 A minimum sidewalk width of 6' is established throughout the project with the following exceptions:
 - 3.3.3.1.1 Along a publicly platted alley that meets all City standards for a fire lane and is restricted from on-street parking, no sidewalk is required. These alleyways are to serve as vehicle-access only to the residential garages in the adjacent properties.
 - 3.3.3.1.2 For alley-only served residential properties, a 6' sidewalk will be provided within the adjacent mews (public open space) and/or bioswale green space feature as provided.

- 3.4 Land Use Plan. The Mid-Town Euless 60 tract map is attached to these PD standards as Exhibit "B".

EXHIBIT B



4. Permitted Uses

4.1 Land Uses. Only uses listed in the Permitted Use Table below are permitted in the Mid-Town Eules 60. 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 Eules.

4.2 Permitted Use Table.

SIC CODE	Permitted Primary Uses	Sub-Districts			Parking Group (schedule below)	Special Condition (Conditions listed in Sec 84-85 Eules UDC)
		Commercial/Retail	Residential	Urban Lofts		
	AGRICULTURAL ACTIVITIES					
0752	Kennels and pounds	S			8	y
13**	Oil and Gas Extraction 1	P	P	P		y
	RESIDENTIAL ACCOMMODATIONS					
****	Single Family Dwellings (Detached)		P	P	3	l, aj
****	Single Family Dwellings (Attached)		P	P	3	w, aj
****	Limited Access (gated) Developments		P	S		ag
****	Home Occupations		P	P		n
7011	Hotels and Motels (limited service) 2	S		S	1	ad
7011	Hotels and Motels (full service) 3	P		S	1	ad
8361	Senior Citizens Assisted Living	S	S	S	1	

SIC CODE	Permitted Primary Uses	Sub-Districts			Parking Group (schedule below)	Special Condition (Conditions listed in Sec 84-85 Euleless UDC)
		Commercial/Retail	Residential	Urban Lofts		
****	Urban lofts dwellings			P	2	
	INSTITUTIONAL AND EDUCATION FACILITIES					
****	Accessory Residential with Educational Facilities	S			2	
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
8412	Museums, Galleries	P			9	
8422	Botanical Gardens	P			9	
86**	Nonprofit Private Membership Organizations	S			8	

SIC CODE	Permitted Primary Uses	Sub-Districts			Parking Group (schedule below)	Special Condition (Conditions listed in Sec 84-85 Euleless UDC)
		Commercial/Retail	Residential	Urban Lofts		
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
48**	Telecommunications Facilities and Broadcast Stations (manned)	S			8	
48**	Telecommunications Facilities and Broadcast Stations (unmanned) (with screening)	S				
4899	Satellite Reception Dishes (<= 3 ft. dia.)	P	S	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	
62**	Security Brokers and Commodity Brokers	P			8	
64**	Insurance Agencies	P			8	
65**	Real Estate Agencies	P			8	
807*	Medical and Dental Laboratories	P			6	

SIC CODE	Permitted Primary Uses	Sub-Districts			Parking Group (schedule below)	Special Condition (Conditions listed in Sec 84-85 Euleless UDC)
		Commercial/Retail	Residential	Urban Lofts		
808*	Outpatient Care Facilities	P			6	
80**	Health-Related Professional Services (other than below)	P			6	
81**	Legally-Related Professional Services	P			8	
871*	Design-Related Professional Services	P			8	
872*	Financially-Related Professional Services	P			8	
	RETAIL TRADE					
****	Temporary Retail Uses	P			6	
5211	Lumber, Building Materials (indoor only)	P			9	
5231	Paint, Glass and Wallpaper Stores	P			6	
5251	Hardware Stores (under 5,000 SF gsf)	P				
5251	Hardware Stores (over 5,000 SF gsf)	P			6	
5261	Lawn and Garden Centers	S			6	Z
53**	General Merchandise Stores	P			6	
54**	Food Stores (over 5,000 SF gsa)	P			6	
54**	Grocery Store with accessory ^{uses 4}	P			6	
54**	Food Stores (under 5,000 SF gsa)	P				
5531	Auto and Home Supply Stores (indoor only)	P			6	
5541	Gasoline Sales/Convenience Stores ³	P			21	
56**	Apparel and Accessory Stores (< 5,000 sf gfa)	P				
56**	Apparel and Accessory Stores (> 5,000 sf gfa)	P			6	
57**	Furniture and Home Furnishings Stores	P			9	

SIC CODE	Permitted Primary Uses	Sub-Districts			Parking Group (schedule below)	Special Condition (Conditions listed in Sec 84-85 Euleless UDC)
		Commercial/Retail	Residential	Urban Lofts		
5812	Eating Establishments (with ancillary dedicated curbside pickup)	P			5	j, ab
5812	Eating Establishments (drive through)	P			5 + 28	j, ab 4.2.1.2
5812	Eating Establishments (except drive through)	P			5	j, ab
5812	Drinking establishments	S				ab
5812	Microbrewery	S				ab
5812	Food Caterers (Commercial)	P			8	
5812	Food Caterers (Retail)	P			8	
5912	Drug Stores and Proprietary Stores (excluding Novelty Stores)	P			6	x
5921	Beer and Wine Stores only	S			6	
5932	Consignment and Antique Stores/Dealers (indoor sales only)	P			6	
5941	Sporting Goods Stores and Bicycle Shops	P			6	
5942	Book Stores (general)	P			6	
5943	Stationery Stores	P			6	
5944	Jewelry Stores	P			6	
5945	Hobby, Toy, and Game Shops (< 5000 sf gfa)	P				
5945	Hobby, Toy, and Game Shops (> 5000 sf gfa)	P			6	
5946	Camera and Photographic Supply Stores	P			6	
5947	Gift and Souvenir Shops (excluding Novelty Shops)	P			6	
5948	Luggage and Leather Goods Stores	P			6	
5949	Sewing, Needlework and Piece Goods-Retail	P			6	
5992	Florists	P			6	
5994	News Dealers	P			6	

SIC CODE	Permitted Primary Uses	Sub-Districts			Parking Group (schedule below)	Special Condition (Conditions listed in Sec 84-85 Euleless UDC)
		Commercial/Retail	Residential	Urban Lofts		
5995	Optical Goods Stores	P			6	
5999	Miscellaneous Retail Stores, Not Elsewhere Classified	S			6	
	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			8	
7212	Garment Pressing and Agents for Laundry or Dry Cleaning	P			8	
7221	Photographic Studios, Portrait	P			8	
7231	Beauty Shops	P			8	
7241	Barber Shops	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						
7311	Advertising Agencies	P			8	
7312	Outside Advertising Services (other than below)	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			8	
7378	Computer Maintenance and Repair	P			8	
737*	Computer and Data Processing Services	P			8	
7389	Trading Stamp Services	P			8	

SIC CODE	Permitted Primary Uses	Sub-Districts			Parking Group (schedule below)	Special Condition (Conditions listed in Sec 84-85 Euleless UDC)
		Commercial/Retail	Residential	Urban Lofts		
7389	Miscellaneous business services	S				
7629	Electronic Equipment Repair	P			8	
87**	Management, Engineering, Accounting, Consulting, or Public Relations	P			8	
	AUTOMOTIVE AND REPAIR SERVICES					
7514	Passenger Car Rental (with on-site vehicle storage)	S			15	
7521	Parking Structures (commercial)	S				
7549	Automotive Lubrication Service	S			9	c, u
	AMUSEMENT AND RECREATIONAL SERVICES					
781*	Motion Picture Production	P			10	
782*	Motion Picture Distribution	P			10	
7832	Motion Picture Theaters (general)	P			23	
7841	Video Rental	P			6	
7911	Dance Halls and Clubs	S			8	
7911	Dance Studios and Schools	S			8	
792*	Theatrical Producers, Bands, and Entertainers (Agents)	P			8	
793*	Bowling Centers	P			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	Pool Halls and Billiards Parlors	S			26	
7999	Swimming Pools (Private Residential)		P	P		v
7999	Swimming Pools (Private Non-Residential)	P				v

SIC CODE	Permitted Primary Uses	Sub-Districts			Parking Group (schedule below)	Special Condition (Conditions listed in Sec 84-85 Euleless UDC)
		Commercial/Retail	Residential	Urban Lofts		
7999	Amusement Services, Not Elsewhere Classified	S			6	
	TRANSPORTATION FACILITIES					
46**	Pipelines	S			12	
480*	Communication	P				
9221	Police Station	S			6	
9224	Fire Station	S			8	
	¹ All uses must conform to Chapter 40 Euleless Code of Ordinances ² Extended stay hotels are not permitted in this planned development district. ³ 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. ⁴ 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 Euless Unified Development Code.

4.2.1.2 Eating Establishments (drive through) are only permitted within Tract 1:

On no greater than five (5) lots contained within Tract 1;

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 Mid-Town Euless 60 Commercial/Retail Sub-district.

5.1 Purpose. The Mid-Town Euless 60 Commercial/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 183, State Highway 10 and F.M. 157 area as a whole. The architectural style and quality of Mid-Town Euless 60 will be an interesting and appropriate mix of high end elements and materials creating a unique and unified environment intended to be a major attraction for the City of Euless. For purposes of applying the development standards herein, the Commercial/ Retail Sub-district is identified as Tract 1.

5.1.1 The base zoning for the Mid-Town Euless 60 Commercial/Retail Sub-district shall be "TX-10" in accordance with the City of Euless Unified Development Code.

5.1.2 In the event a development standard or regulation is not addressed herein, the standards of TX-10 apply.

5.2 District development standards.

5.2.1 Minimum lot area: 22,500 Square feet, except for common area lots for

which there is no minimum lot area.

5.2.2 Minimum lot width: 130 Feet

5.2.3 Minimum front yard: 20 Feet

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

5.2.5 Minimum rear yard: No minimum when contiguous to another nonresidential use. Equal to the height of structure within fifty (50) feet of the Residential Sub-district.

5.2.6 Maximum lot coverage: 90 percent

5.2.7 Maximum structure height: None

5.2.8 Utility services: All utility services shall be buried.

5.2.9 Utility Location: All utilities to be located at the rear of the lots except as conflicted with an alley-platted lot that faces or backs to a mew/open space/bioswale. All units shall provide a seven and a half (7.5') foot utility easement at building rear to carry franchise utilities. Modification of these easements may be modified by the City Manager or their designee based on franchise utility agreement.

5.3 Minimum exterior façade:

5.3.1 Non Residential:

5.3.1.1 100 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.

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

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

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

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

5.3.2.4 An approved existing tree with six (6) inch diameter plus 15 feet

tall may substitute for two required trees.

5.3.2.5 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).

5.3.3 Parking lot landscaping:

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

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

5.3.3.3 Required trees must be three inches caliper when planted.

5.3.3.4 One space per each 20 shall be landscaped:

5.3.3.4.1 May be all groundcover or turf if island contains a tree.

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

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

5.3.4.1 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.

5.3.4.2 All service corridors and loading areas shall be screened.

5.3.4.3 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 Euless Unified Development Code.

5.3.4.4 The Screen Walls/Fences requirement within the Mid-Town Eules 60 Planned Development may be waived by the City Manager or designee where the Developer successfully demonstrates that such screening will prohibit the natural pedestrian access between the mixture of uses desired.

5.4. 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.

5.5. Off-street parking shall conform to TX-10.

5.6. Parking lot design shall conform to TX-10.

5.7. Pedestrian circulation shall conform to TX-10.

5.8 Signs in nonresidential areas:

5.8.1 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. The signs will be complementary to the building architecture through use of like building materials, colors, and design elements. A Unified Sign Development Plan in accordance with Section 84-232 (96) will be developed to manage development-wide sign types and placement.

5.8.2 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:

5.8.2.1 Monument Signs adjacent to Villa Drive, Park Drive and Del Paso Street:

Single Tenant Monument Sign

<u>Maximum size</u>	<u>Minimum setback from property line</u>
3'6"x8'	0'

Multi-Tenant Monument Sign

<u>Maximum size</u>	<u>Minimum setback from property line</u>
4.5'x8'	0'

5.8.2.2 Monument Signs adjacent to State Highway 10 or Farm-to-Market 157:

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 their designee. Measurement of sign height will be determined from the top of the sign's structural foundation.

- 5.9 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 Euless MidTown 60 development. All street light lamps will be a consistent metal halite.
- 5.10 Parking lot lighting used in this district must complement the overall project architecture. The maximum height for parking light standards shall be 40 feet.
- 5.11. Special Exceptions: Exceptions to these development standards may be granted through the procedures provided for by the City of Euless Unified Development Code.

6. Development Standards for Mid-Town Euless 60 Residential Sub-district.

- 6.1 The purpose of the Residential Sub-district is to provide suitable areas for the development of residential housing in the form of single family detached (villas), single family attached (duplex and cluster homes), row houses and townhomes. For purposes of applying the development standards herein the entire Residential Sub-district is identified as Tract 2. Any fee simple residential housing may be located anywhere within Tract 2 in accordance with the approved Concept Plan.
- 6.2 Permitted primary uses. Uses permitted shall be in accordance with the Permitted Use Table in Section 4.12 herein.
- 6.3 District development standards.
 - 6.3.1 Minimum lot area:
 - 6.3.1.1 Villas shall have a minimum of 4200 SF.
 - 6.3.1.2 Row Houses and Cluster Houses shall have a minimum of 1680 SF.
 - 6.3.1.3 Townhomes shall have a minimum of 2125 SF
 - 6.3.2 Minimum lot width:
 - 6.3.2.1 Villas: forty (40) feet
 - 6.3.2.2 Cluster Homes: twenty-four (24) feet

6.3.2.3 Row Houses: twenty-four (24) feet

6.3.2.4 Townhomes: twenty-five (25) feet

6.3.3 Minimum lot depth:

6.3.3.1 Villas: one hundred-five (105) feet

6.3.3.2 Cluster Homes: seventy (70) feet

6.3.3.3 Row Houses: seventy (70) feet

6.3.3.4 Townhomes: eighty-five (85) feet

6.3.4 Maximum building coverage: 100 percent of lot width excluding required side yard setbacks.

6.3.5 Minimum square footage per dwelling unit:

6.3.5.1 Villas: 1500 SF

6.3.5.2 Cluster Homes: 1500 SF

6.3.5.3 Row Houses: 1500 SF

6.3.5.4 Townhomes: 1500 SF

6.3.6 Minimum front yard setback:

6.3.6.1 Villas: ten (10) feet.

6.3.6.1 Cluster Homes, Row Houses and Townhomes: five (5) feet.

6.3.7 Minimum side yard setback:

6.3.7.1 For Villas, Cluster and Row Homes, one side yard may be reduced down to zero if the other side yard has a minimum of three (3) feet. A minimum three (3) foot maintenance easement shall be required on the lot adjacent to the reduced side yard.

6.3.7.2 Seven and a half (7.5) feet adjacent to public streets on corner lots.

6.3.8 Minimum rear yard: zero (0) feet, (see 6.3.12.2 for minimum garage setback)

6.3.9 Maximum building coverage: 100 percent of lot area excluding required setbacks.

6.3.10 Minimum number of stories:

6.3.10.1 Villas and Cluster Homes: one (1) story

6.3.10.2 Row Houses and Townhomes: two (2) stories

6.3.11 Maximum structure height: forty-two (42) feet as measured from the front door threshold.

6.3.12 Minimum off-street parking:

6.3.12.1 Per Article V of the City of Euless Unified Development Code.

6.3.12.2 A two car garage shall be provided for all neighborhood residential. A twenty-two (22) foot front setback is required for front facing entry garages. For garages fronting on alleys, for buildings with common wall construction there shall be a three (3) foot minimum setback to the alley pavement. For Villa product structures, an eighteen (18) foot minimum setback from the garage to the alley pavement is required.

6.3.13 Shared walls for attached residential housing:

6.3.13.1 Walls for Cluster Homes may be shared with zero (0) foot setbacks.

6.3.14 Primary Access: If the primary access to the unit is from the alley, a clear pathway shall be provided either through a portal or doorway to the rear of the unit other than the garage doorway for emergency access.

6.3.15 Exterior construction: 90 percent masonry veneers on all façades. This requirement may be met using a combination of stone and/or brick (area containing glass shall be included in the 90 percent calculation).

6.3.16 Signs: Article VI of the City of Euless Unified Development Code regarding signage shall apply to this planned development district.

6.3.17 Utility services: All utility services shall be buried. Easements shall be placed according to Section 3.3.2.5 of this Ordinance.

6.3.18 Site plan approval: Site plan approval is required pursuant to Article VIII of the City of Euless Unified Development Code. Site plan submittal shall include color elevations.

6.3.19 Landscaping and screening: Landscaping and screening shall be provided in accordance with Article VII of the City of Euless Unified Development

Code with the following exceptions:

6.3.19.1 One (1) street tree per lot is allowed and may be counted toward the two required front yard trees.

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

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

6.3.19.4 One (1) approved existing tree measuring six (6) inches in caliper and fifteen (15) feet in height may substitute for two (2) required trees.

6.3.19.5 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)

OR embedded crosswalk safety lighting

6.3.20 Open Space: All open space requirements shall be met through the dedication of land to the Public Improvement District. Each unit shall be located within eight hundred (800) feet of accessible open space (i.e. pockets parks, bio-swale and lake areas).

6.3.21 Interior Design Features: The residential homes to be constructed in Mid Town Euless will incorporate interior quality design features such as hardwood cabinetry, natural stone countertops with undermount sinks, tile flooring, crown molding, and other similar interior design elements. These elements will, in turn, help to enhance the overall feel of the development.

7. Development Standards for the Mid-Town Euless 60 Urban lofts Sub-district.

7.1 Urban lofts Sub-district. The purpose of this Urban lofts Sub-district is to provide suitable areas for the development of urban lofts residential structures at densities of up to 65 units per gross acre. For purposes of applying the development standards herein the Urban Lofts Sub-district is identified as Tract 3.

- 7.2 Maximum density: 65 dwellings units per gross acre within the entire Urban lofts tract.
- 7.3 Minimum building setbacks from public right-of-way line: 20 feet along West Eules Boulevard for all structures. Roof, columns, balcony and porch overhangs, fireplaces and window boxes may extend into the building setback. A maximum encroachment of five (5) feet into the front setback shall be allowed.
- 7.4 Minimum building setback from other property lines: 5 feet.
- 7.5 Minimum interior building spacing: 20 feet between buildings or less as permitted by Building Code.
- 7.6 Maximum number of units per dwelling by type: Three bedroom units may not exceed 5% of the total units.
- 7.7 Minimum floor area per unit type: One bedroom: 600 square feet; Two bedroom: 800 square feet; Three bedroom: 1,125 square feet
- 7.8 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 shall not be visible from public right-of-way.
- 7.9 Minimum parking requirements: 1.6 parking spaces per unit.
- 7.10 Additional Parking Regulations:
- 7.10.1 Parking requirements may be met by onsite parking spaces, garage spaces, or nearby on-street parking spaces located within 1000 feet of a building.
- 7.10.2 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.
- 7.10.3 Private garages shall be designed with a minimum garage parking space measuring 12 feet by 20 feet in size. A minimum door width of 9 feet shall be provided.
- 7.10.4 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.
- 7.11 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).

7.12 Architectural Features:

7.12.1 Primary Building Structures and Accessory Structures

- 7.12.1.1 Building Orientation. Where possible, buildings shall be oriented along public streets so as to create a pleasant walking environment along public sidewalks.
- 7.12.1.2 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.
- 7.12.1.3 Parking garage entries must not dominate the streetscape. They should be designed and sited to complement the pedestrian entry.
- 7.12.1.4 Primary entrance should be architecturally significant and separate in height from the remainder of the property.
- 7.12.1.5 Carport columns must match the primary building material, if visible from the public right-of-way.
- 7.12.1.6 Building garages or parking decks may have up to two entrances on each street façade.
- 7.12.1.7 Dumpsters must be accessed from the alley, parking lot, or parking structure/garage and must be concealed by a masonry wall.
- 7.12.1.8 Any ancillary building or outbuilding fronting the street must match the primary building in design and materials.

7.12.2 Required Architectural Features

- 7.12.2.1 Flat roof, gabled roofs, or hipped roofs are allowed. Gabled roofs or hipped roofs shall have a minimum pitch of 5:12.
- 7.12.2.2 Elevators are required in a four story or higher building
- 7.12.2.3 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.
- 7.12.2.4 If the roof is visible from the street, roof material shall use architectural grade asphalt shingles, or better, such as

tile, state or standing seam metal roof.

- 7.12.2.5 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. HVAC units may be placed on the roof.
- 7.12.2.6 If brick is used as a building material, the 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.
- 7.12.2.7 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.
- 7.12.2.8 Windows shall be single hung, double hung, triple hung, or casement.
- 7.12.2.9 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.
- 7.12.2.10 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.
- 7.12.2.11 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.
- 7.12.2.12 Gutters, if visible, shall be copper, galvanized steel, aluminum or painted if exposed.
- 7.12.2.13 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.
- 7.12.2.14 The body of a single-window dormer shall be vertically proportioned or square.
- 7.12.2.15 If chimneys are visible, they shall be sheathed in brick, stucco, or cementitious siding and shall have a projecting

cap.

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

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

7.12.3 Optional Architectural Features

7.12.3.1 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. Shutters on all primate frontage windows.
14. Architectural accent lighting.

7.13 Site Plan Approval: Site plan approval is required pursuant to Article VIII of the City of Euless Unified Development Code. Site plan submittal shall include color elevations.

7.14 Landscaping: Landscaping shall be provided as required under Article VII of the City of Euless Unified Development Code with the following exceptions:

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

7.14.2 Two (2) ornamental trees may substitute for one required canopy tree.

7.14.3 An approved existing tree six (6) inches in caliper and fifteen (15) feet in height may substitute for two (2) required trees.

7.14.4 Surface parking lot landscaping must be provided as follows:

- 7.14.4.1 Shrubs along parking areas must be maintained at a maximum height of twenty-four (24) inches.
- 7.14.4.2 Required trees must be three (3) inched in caliper when planted.
- 7.14.4.3 There shall be one (1) landscape island provided per twenty (20) parking spaces.
- 7.14.4.4 The landscape island may consist of groundcover or turf provided at least one tree is planted within the landscape island
- 7.14.4.5 Two (2) shrubs may be substituted for each ten (10) square feet of groundcover or turf.
- 7.14.4.6 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.

7.15 Open Space: All open space requirements shall be met through the dedication of land to the Public Improvement District.

Exhibit 'C'- COMMERCIAL/RETAIL

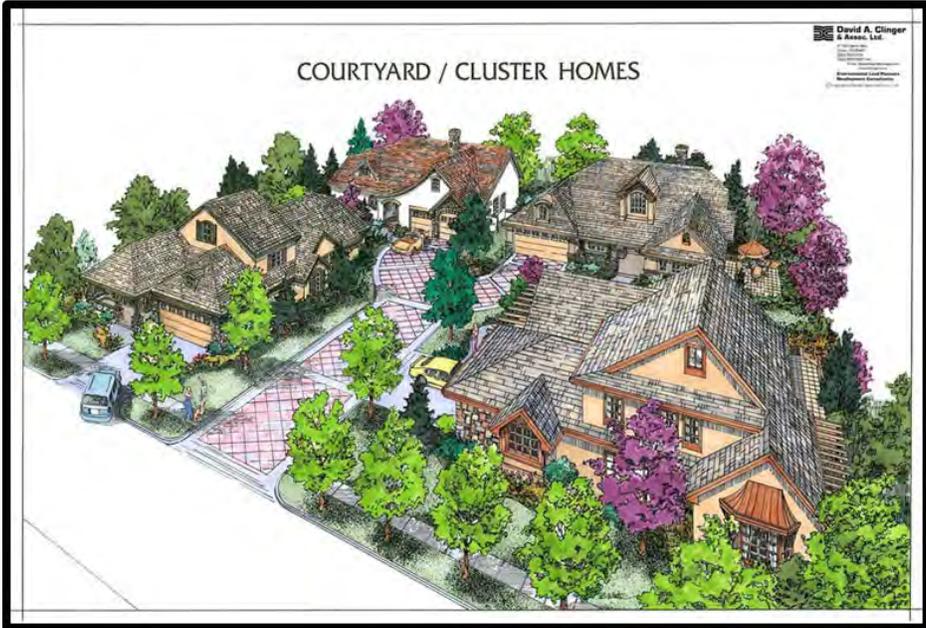


Exhibit 'C' – RESIDENTIAL

Villas



Cluster/Row Homes



Rowhomes



Townhomes



Exhibit 'C' – URBAN LOFTS



8. Signs, Site Lighting, and other Street related signage (see Article VI of the City of Eules 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 Eules Unified Development Code.
- 8.2 The exception to Chapter 84, Article VI of the City of Eules 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 Eules.

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. Efforts shall be made to use to utilize, where applicable, native species including trees, shrubs, groundcovers and ornamental plantings.
 - 9.1.2. All required landscaping shall be irrigated by an underground irrigation system approved and permitted by the Planning and Development Department. The subsequent design of the irrigation system shall incorporate best practices for low water use to include drip irrigation and smart controllers. 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. The minimum total area in such islands, peninsulas and medians in the street yard shall be 90 square feet for each 15 parking spaces. 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 Non-street yard area. The minimum total area in such islands, peninsulas and medians in the non-street yard shall be 60 square feet for each 15 parking spaces.

9.1.4.3 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.