

ORDINANCE NO. 2107

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF EULESS, CHAPTER 84, UNIFIED DEVELOPMENT CODE, AMENDING THE CITY OF EULESS ZONING DISTRICT MAP ON 16.162 ACRES IN THE ADAM BRADFORD SURVEY ABSTRACT NO. 152, MIDWAY SQUARE ADDITION, BLOCK B, PART OF LOT 2 BY CHANGING THE ZONING FROM COMMUNITY BUSINESS DISTRICT (C-2) ZONING INTO PLANNED DEVELOPMENT (PD) ZONING AS DESCRIBED HEREIN AND ON THE ATTACHED "EXHIBIT A"; PROVIDING FOR A SEVERABILITY CLAUSE, PENALTY FOR VIOLATION; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission has conducted a public hearing on April 5, 2016, in conjunction with Zoning Case No. 16-01-PD, and has rendered a recommendation to the City Council with respect to this case; and

WHEREAS, the City Council has conducted a public hearing on May 10, 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 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 16.162 acres out of the Adam Bradford Survey Abstract No. 152, Midway Square Addition, Block B, Part of Lot 2, is changed from Community Business District (C-2) zoning into Planned Development (PD) zoning 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," Euless 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 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 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 Euless, in compliance with the provisions of Article II, Section 12 of the Euless City Charter.

SECTION 6.

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 May 10, 2016, by a vote of ____ ayes, ____ nays, and ____ abstentions.

APPROVED:

APPROVED AS TO FORM:

Linda Martin, Mayor

Wayne Olson, City Attorney

ATTEST:

Kim Sutter, TRMC, City Secretary

EXHIBIT A
PLANNED DEVELOPMENT ORDINANCE

LEGAL DESCRIPTION

WHEREAS Lennar Homes of Texas Land and Construction, LTD., acting by and through its duly authorized agent is the owner of the following described tract of land, part of the Adam Bradford Survey, Abstract No. 152, City of Euless, Tarrant County, Texas, being a remaining part of Lot 2, Block B of Midway Square Addition, Phase Two, an addition to the City of Euless, Tarrant County, Texas as recorded in Volume 388-132, Page 43 of the Plat Records of Tarrant County, Texas (P.R.T.C.T.), and being more completely described as follows, to wit:

BEGINNING at a ½" iron pin found, said iron pin being on the south right-of-way line of Midway Drive (80' R.O.W.), said iron pin also being the northwest corner of The Dominion at Bear Creek, Phase Three, and addition to the City of Euless, Tarrant County, Texas as recorded in Cler's File No. D215256661, P.R.T.C.T., said iron pin also being the northeast corner of said Lot 2, Block B;

THENCE South 00 deg. 25 min. 40 sec. East along the west line of said The Dominion at Bear Creek, Phase Three and the east line of said Lot 2, Block B, a distance of 762.56 feet to a capped ½" iron previous set, set said iron pin also being the northwest corner of Lot 50, Block A of the said The Dominion at Bear Cree, Phase 3;

THENCE North 89 deg. 28 min. 37 sec. East along the north line of said Lot 50, Block A, a distance of 116.27 feet to a capped ½" iron pin previously set, said iron pin also beling on the west right-of-way line of Bridgewater Street (58' R.O.W.);

THENCE South 00 deg. 31 min. 23 sec. East along the said west right-of-way line of Bridgewater Street, a distance of 160.00 feet to a capped ½" iron previously set, said iron pin also being the southeast corner of Lot 48, Block A of the said The Dominion at Bear Cree, Phase 3;

THENCE, South 89 deg. 28 min. 37 sec. West along the south line of said Lot 48, Block A, a distance of 116.20 feet to a capped ½" iron previously set, said iron pin also being on the east line of said Lot 2, Block B of Midway Square Addition;

THENCE South 00 deg. 34. Min. 27 sec. East along the west line of said The Dominion at Bear Creek, Phase Three and the west line of The Dominion at Bear Creek, Phase Two, an addition to the City of Euless, Tarrant County, Texas as recorded in Clerk's File No. D214207166, P.R.T.C.T. and the east line of said Lot 2, Block B, a distance of 803.77 feet to a ½" iron pin found, said iron pin also being the northeast corner of Lot 2R2, Block B of Midway Square Addition Phase To, and addition to the City of Euless, Tarrant County, Texas as recorded in Volume 388-153, Page 1, P.R.T.C.T.;

THENCE South 89 deg. 32 min. 31 sec. West along the north line of said Lot 2R2, Block B, a distance of 370.24 feet to a capped ½" iron pin set, said iron pin also being on the east right-of-way line of Fuller-Wiser Road (80' R.O.W. at this point);

THENCE North 00 deg. 30 min. 29 sec. West along the said east right-of-way line of Fuller-Wiser Road, a distance of 632.28 feet to a capped ½" iron pin set, said iron pin being a Point of Curvature of a circular curve to the left, having a radius of 3153.15 feet, a central angle of 9 deg. 10 min. 57 sec., and being subtended by a chord which bears North 5 deg. 05 min. 57 sec. West – 504.80 feet;

THENCE in a northerly direction along said curve to the left and along the said east right-of-way line of Fuller-Wiser Road, a distance of 505.34 feet to a capped ½" iron pin set, said iron pin being a Point of Curvature of a reverse circular curve to the right, having a radius of 3073.15 feet, a central angle of 9 deg. 10 min. 57 sec., and being subtended by a chord which bears North 05 deg. 05 min. 57 sec. West – 491.99 feet;

THENCE in a northerly direction along said curve to the right and along the said east right-of-way line of Fuller-Wiser Road, a distance of 492.52 feet to a capped ½" iron pin set'

THENCE North 00 deg. 30 min. 29 sec. West tangent to said curve and along the said east right-of-way line of Fuller-Wiser Road, a distance of 99.09 feet to a capped ½" iron pin set, said iron pin also being on the said south right-of-way line of Midway Drive;

THENCE North 89 deg. 21 min. 34 sec. East along the said south right-of-way line of Midway Drive, a distance of 450.06 feet to the POINT OF BEGINNING, containing 704,003 square feet or 16.162 acres of land.

SECTION 1: ADMINISTRATION AND IMPLEMENTATION

A. The implementation of the Ordinance consists of a sequence of submittals and approvals. The submittal applications to the City must be signed by an authorized agent of the landowner and will be reviewed in a timely fashion by the appropriate municipal departments and entities.

B. Applicability

1. The requirements of these Standards are mandatory and all development on land located within the boundaries of the Planned Development District must adhere to the rules and regulations set forth herein. Prior to development within the district, the requirements of the development approval process contained herein must be satisfied. This ordinance shall be the comprehensive regulatory document for this site allowing for the construction of commercial, mixed use, multi-family and residential uses as outlined in this document.

2. Except as provided by these Standards, development within the Planned Development District is governed by City regulations. In the event of any conflict or inconsistency between these Standards and the applicable City regulations, the terms and provisions of these Standards shall control. In the event a development standard or regulation is not addressed herein, the standards of applicable City regulations apply, except that in no case shall District Regulations for R-1, R-1A, R-2, R-3, TH, R-4, R-5 be used as applicable standards, nor shall Sections 84-85.e, 84-201.h.5, 84-201.h.7, 84-334.a be applicable. In the event of a conflict between the text and the graphic images, the text shall control. Building codes, life safety codes, and Federal and State regulations take precedence where a standard requires or recommends actions that are in conflict with such codes and regulations.

3. The following table summarizes the approval process for the Planned Development District. This process requires the applicant to provide a baseline of information on the contiguous holdings, as well as some information relative to connectivity to adjacent tracts in the Site Plan which shall be reviewed by City Council as well as the Planning Commission. Adjacent tracts are those tracts of land that share a boundary line.

TABLE 1-1	AREA REQUIRED	APPROVAL	COMMENT
PRELIMINARY PLAT	Subject Phase	DRC <input type="checkbox"/> PZ (non-discretionary)	
SITE PLAN	Subject Phase	DRC <input type="checkbox"/> (non-discretionary)	

FINAL PLAT	Subject Phase	DRC <input type="checkbox"/> PZ (non-discretionary)	Submitted after public improvements completed
BUILDING PERMITS	Subject Building	Bldg Dept	

- C. Preliminary Plat The submittal, review and approval process of the Preliminary Plat shall proceed in accordance with existing City of Euless Unified Development Code (UDC), Chapter 84, Article IX, Section 407. Plat applications for single family lots shall also include building elevations of homes similar in size, material, and architectural character intended to be constructed on the lots.
- D. Final Plat Final Plat submittal, review and approval process shall proceed in accordance with existing Unified Development Code, Chapter 84, Article IX, Section 410.
- E. Site Plan Site Plan submittal review and approval process shall proceed in accordance with UDC, Article VIII except that it shall include single family attached lots. However, the City Manager or designee may grant modifications requested by the applicant to the requirement of street width, visibility, fire access or landscape requirements provided the modifications are deemed to be minor, are consistent with standards of health and safety, and are consistent with the goals of increasing the value of the overall development.
- F. Use of Alternative Materials Commercial and mixed use development shall be constructed in accordance with the material standards in Section 7 of this Ordinance unless modification is approved by the City Council. In order to obtain a modification to the required building materials, the applicant shall provide color elevations describing the materials on the structure, and the percentage of each material on the building. The use of alternate materials, shall be a discretionary decision of the City Council following a recommendation from the Planning and Zoning Commission. In granting a modification to the required building materials, the City Council shall first determine that the alternative materials are consistent with the goals of this Ordinance and provide the same degree of durability, safety, and aesthetic appeal as the required materials in Section 7. Such an exception may be considered concurrent with the site plan.
- G. Building Plans Building Plans submittal, review and approval process shall proceed in accordance with UDC, Section 84-21.
- H. Variances Any required variances shall be submitted and processed in accordance with the applicable Ordinances. The City Manager shall recommend whether a proposed modification to the approved standards in this Ordinance shall be processed as a Variance or a Special Development Plan. In the event that the Applicant disagrees with the City Manager’s opinion, a public hearing shall be held before City Council to determine the appropriate process. A variance shall proceed in accordance with Section 84-27 of the UDC.

- I. Private Deed Restrictions Concurrent with the Site Plan Application, or earlier, the Applicant will submit to the City Planning Department a copy of proposed Deed Restrictions. Deed Restrictions shall conform to the standards established in this Ordinance and where a conflict exists between the Deed Restrictions and this Ordinance, then this Ordinance shall govern. The Deed Restrictions will, at a minimum, address the following issues:
 1. Establish design guidelines for residential and commercial buildings.
 2. Establish design guidelines for landscaping and open space
 3. Establish a review and approval process for planned improvements
 4. Establish, in conjunction with the City, an appropriately constituted body empowered to facilitate the mercantile and social activity within the public rights-of-way.
 5. Establish an association of Property Owners to maintain all common assets and property within the Planned Development District.
 6. Establish that the property owner's association or homeowner's association are not allowed to divest responsibilities of any plat recorded requirement without the consent of the City Council.

The City's review of the Deed Restrictions is limited to assurance that they conform to the performance standards specifically established herein, not to impose new design requirements.

SECTION 2: TRANSECT SUB-ZONE

- A. The Transect Sub-Zone included in this Ordinance represent an expansion and specification of the Transect Zone from the more general and universal SmartCode. Portions of the subject site are intended to be used as suburban residential neighborhoods, and portions are intended to incorporate a more urban form. The SmartCode Transect Zone 4 describes development appropriate to the site.
- B. The pattern of streets and blocks is not required to conform to a grid pattern, however the pattern should facilitate access by both vehicle and pedestrian through the development. This means that a "U" shaped driving motion should not be required for ingress or egress to any location within the development. Cul-de-sacs are discouraged unless they are temporary pending the continuation of a street in the future. Walking routes should generally conform to the sidewalks adjacent to the streets, and also should provide direct routing to any point within the development, that is "backtracking" should not be required. Hiking and biking trails may be separate from the streetscape and follow different routes.
- C. Sub-ZoneT4a (Single Family Detached) This Sub-Zone consists of residential neighborhoods that include various types of single family detached housing options. The whole neighborhood will have tree-lined streets with sidewalks. Cul-de-sacs are discouraged. Every home shall be not more than 800 feet from a public open space. Proximity to a trail only does not satisfy this requirement. The minimum Public Open space shall be 10% of the gross area of this Sub-Zone.

Table 2-1 Permitted Streetscapes by Sub-Zone	
Streets	T4a Single Family Attached
Street R1	Yes
Street R2	Yes
Frontages	
Frontage R1	Yes
Frontage R2	Yes
Lots	
Lot R5	Yes
Lot R6	Yes

SECTION 3: PERMITTED USES

Single family detached residential uses are allowed within the T4a subzone.

SECTION 4: THOROUGHFARE STANDARDS

- A. Thoroughfares shall generally conform to the Master Thoroughfare Plan. All streets shall conform to the roadway types specified in this code and specific right-of-way widths, specific street sections, and specific locations shall be submitted as a part of all Preliminary Plat submittals. Construction specifications shall comply with UDC Section 84-201 Article V, Table 5-A-1.
- B. Existing Arterials The existing thoroughfares within the subject property known as Fuller-Wiser Road and East Midway Drive are intended to remain as constructed with 80' rights-of-way and no on-street parking. Arterials require either a trail, a greenway adjacent to the ROW, or a sidewalk within the existing ROW in accordance with Section 84-442 (16) of the City of Euless UDC. Curb cuts shall be reviewed and approved by the City Manager or designee as part of the review and approval process.
- C. Block Criteria Blocks should generally be less than 1000 feet in length. The frontage of each block should face similar uses across the street where possible. Where the lots are different in use or character (such as single family homes facing commercial occupancy), the street shall contain a landscaped median.
- D. Utilities Municipal utilities for storm water, potable water, reclaimed water and sanitary sewer shall have a minimum 8' utility easements. Franchise utilities shall have a minimum of 7.5' utility easement. On residential blocks, utility easements may be placed on the street side of the curb, in the parkway along the sidewalk, or to the rear of the lot.
- E. Thoroughfare Table The following table enumerates the proposed street types and identifies the permitted types of sidewalk and parkway and building frontage that is permitted on those streets. The Frontages then identify the permitted lots that can be used in the assembly defining a complete streetscape.

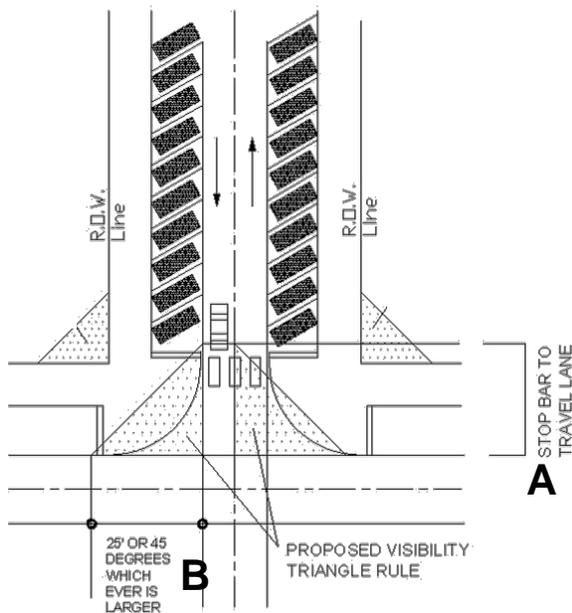
Table 4-1 Permitted Frontages on Specified Streets		
Frontages	Street R1	Street R2
Frontage R1	Yes	Yes
Frontage R2	Yes	No

Table 4-2 Permitted Lots on Specified Frontages	
Lot Type	Frontage R2
Lot R5	Yes
Lot R6	Yes

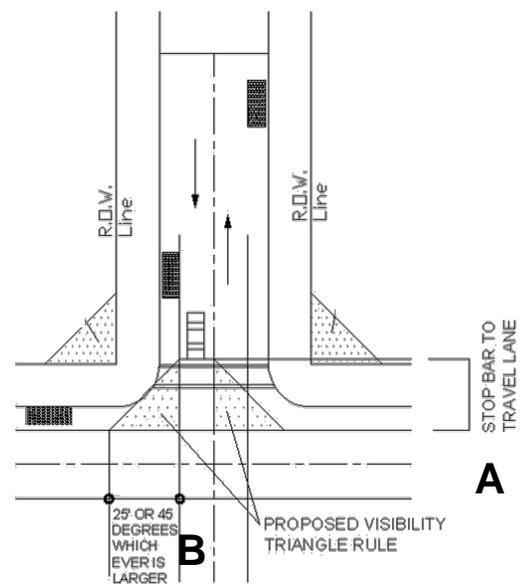
F. Health and Safety Priority The City Manager may require the modification of any street width, curb type, or ROW design, or appurtenances within the ROW if, in his opinion, the proposed design compromises the public health and safety, particularly regarding access of emergency vehicles throughout the development.

G) Visibility Triangles

1. Streets that accommodate on-street parking require different rules for visibility triangles than the rules in the City of Euless Uniform Development Code. Refer to Figures 1 and 2 in Section 4, Thoroughfare Standards for rules on visibility triangles in the Planned Development District.
2. The rules below apply to all street types defined within this Ordinance, as well as all private driveways serving commercial lot types. These rules do not apply to residential driveways.
3. Dimension A: Distance from the stop bar at the stop sign or traffic signal to the nearest edge of the transverse traffic lane.
4. Dimension B: Equal to Distance A or 25' whichever is greater.
5. Permitted planting and signage is defined in the City of Euless UDC section
6. Obstructions are defined in the City of Euless UDC section 84-442 (15).

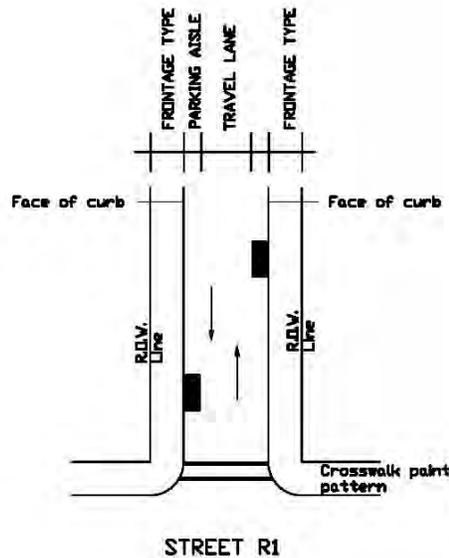


Visibility Triangle: Figure 1



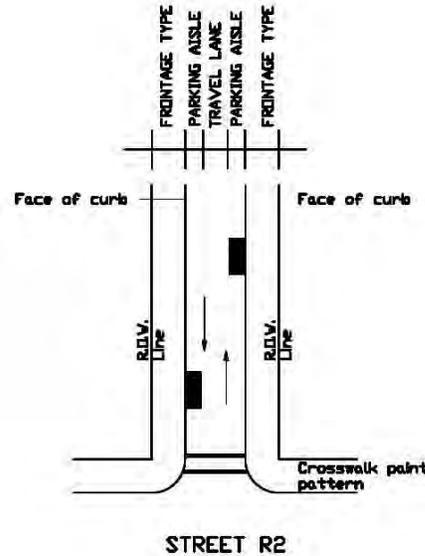
Visibility Triangle: Figure 2

Turning radius and minimum widths are subject to Section 4 Paragraph F of this Planned Development Code.



	1 of 2	Street R1
IDENTIFICATION		
Thoroughfare Name		STREET R1
Description		Primary Residential Street
Sub-Zone Permitted		T4a
LANES & DIMENSIONS		
Curb to Curb		26' Min, 34' Max
Travel Lanes		Two Lanes, Two-Way, Yield Lanes
Travel Lane Width		12' Min, 18' Max combined lanes. May be reduced through approval of Site Plan
Parking Lane		Parallel, Intermittent Curb Parking
Parking Lane Width		8' Min, May be reduced through approval of Site Plan
INTERSECTION		
Radius w/o Bulbout		15'
Radius with Bulbout		NA
Bulbout Required		Not Permitted
Crosswalk Width		6' Min
Crosswalk Access		Dual ramps or single
FRONTAGES PERMITTED		
Frontage R1		YES
Frontage R2		YES

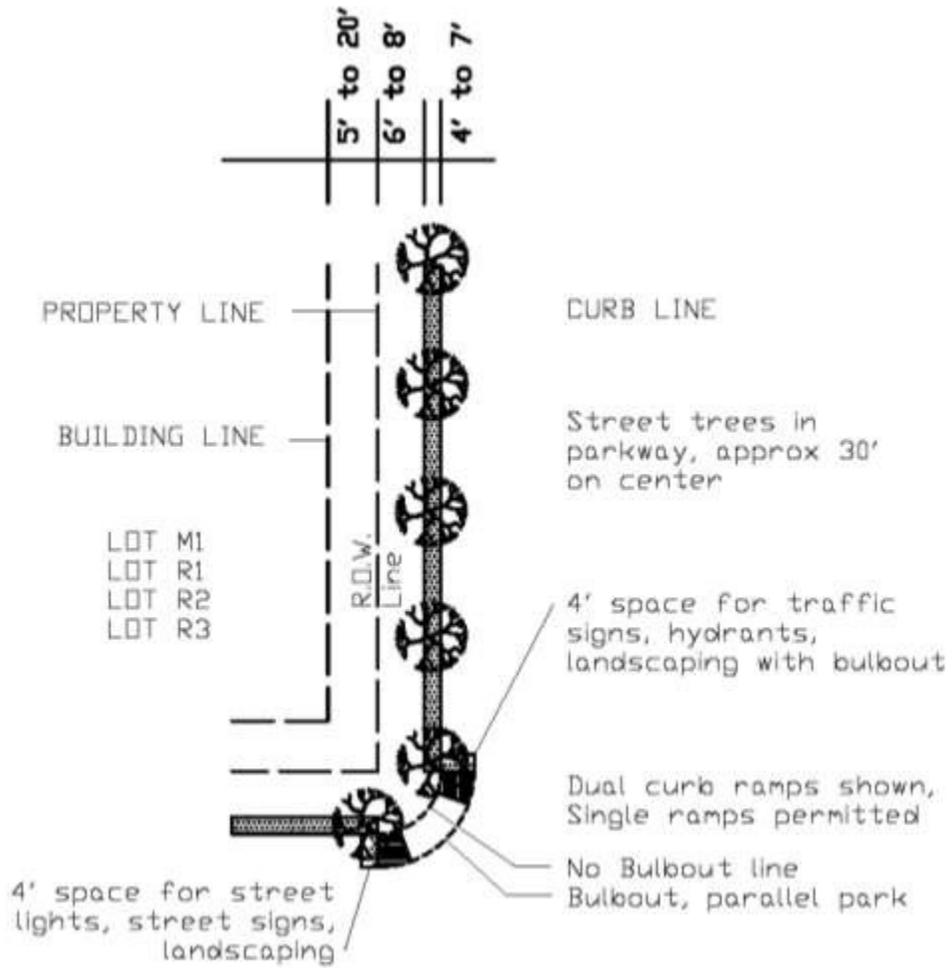
Turning radius and minimum widths are subject to Section 4 Paragraph F of this Planned Development Code.



	2 of 2	Street R2
IDENTIFICATION		
Thoroughfare Name		STREET R2
Description		Secondary Residential Street Maximum length is 400'
Sub-Zone Permitted		T4a
LANES & DIMENSIONS		
Curb to Curb		24' Min, 26' Max
Travel Lanes		Two Lanes, Two-Way, Yield Movement
Travel Lane Width		12' Min, combined lanes. May be reduced through approval of Site Plan
Parking Lane		Parallel, Intermittent Curb Parking
Parking Lane Width		8' Min, May be reduced through approval of Site Plan
INTERSECTION		
Radius w/o Bulbout		15'
Radius with Bulbout		NA
Bulbout Required		Not Permitted
Crosswalk Width		6' Min
Crosswalk Access		Dual ramps or single
FRONTAGES PERMITTED		
Frontage R1		YES
Frontage R2		YES

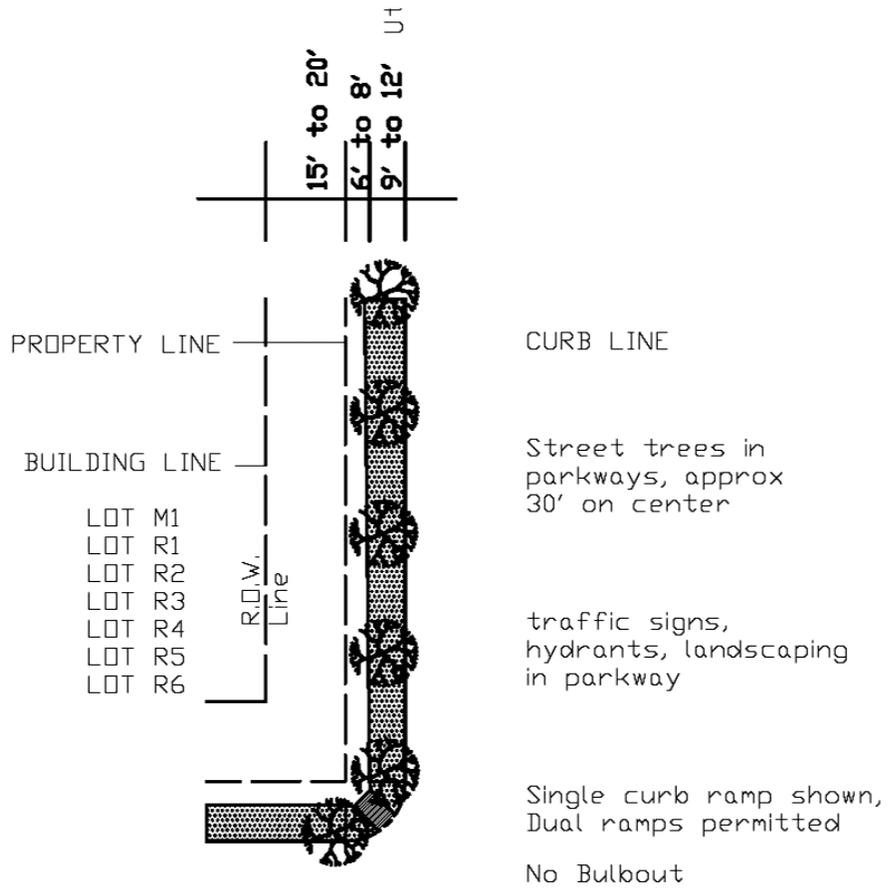
SECTION 5: FRONTAGE AND STREETScape NOTES

- A. The Frontage and streetscape section generally govern the area between the building façade or front elevation and the street curb in front of the lot. This area constitutes the highest priority of attention, design, regulation, and aesthetics because it defines the quality of the public realm. It is intended to promote a character of lower intensity in the residential areas, but all areas are structured to enhance and promote a positive pedestrian experience. The rules contained herein are intended to accomplish these goals without compromising the public health and safety.
- B. The primary lines defining the Frontages are as follows:
1. Curb Line: the edge of the vehicular pavement that may be raised or flush to a swale. It is usually a part of the storm drainage system.
 2. Property Line (or Right-of-way Line): the boundary that legally and geometrically defines a lot.
 3. Building line: The area of a lot measured from the lot line to a building Facade or elevation that is maintained clear of permanent structures, with the exception of permitted encroachments.
 4. Sidewalk: the paved section of the public Frontage (within the public ROW) dedicated primarily to pedestrian activity.
 5. Parkway: The continuous element of the public Frontage which accommodates street trees.
- C. General Rules The character of the streetscape is defined by the distance between the sidewalk and building line, the landscaping, and the design and use of the adjacent buildings. Certain encroachments over the building Line and the Property Line are permitted provided they do not compromise public safety.
1. Permitted encroachments on the sidewalks may not block the required 6 foot free passage way for pedestrian or the required visibility triangles at driveways and intersections.
 2. Where the Building Line and the Property Line are identical, the permitted encroachments shall be governed by the Property Line.
 3. Balconies and bay window encroachments shall be structurally integrated with the building and shall be cantilevered so that no supporting structure is required to encroach on the setback or ROW. A minimum clearance of 9 feet shall be required under all balconies or bay window encroachments.



FRONTAGE R1

		Frontage R1	
IDENTIFICATION			
Name		Frontage R1	
Description		Primary Residential Streetscape	
Sub-Zone Permitted		T4a	
LINES & DIMENSIONS			
Curb to Property Line		10' Min, 15' Max	
Property Line to Building Line		5' Min, 20' Max	
Building to Building Line		80% of Façade on B.L.	
Sidewalk Width		6' Min, 8' Max	
Parkway Width or Tree Wells		Parkway, 4' Min, 7' Max	
ENCROACHMENTS		OVER BUILDING LINE	OVER PROPERTY LINE
Building		NO	NO
Mechanical Equipment		NO	NO
Foundation		YES, BELOW GRADE	NO
Roof Overhang		YES	NO
Arcade or Gallery		YES	NO
Fencing		YES, 3' HIGH MAX	NO
Parking		NO	NO
Balconies & Bay Windows		YES, 6' MAX	NO
Front Porch		YES	NO
Front Stoop		YES	NO
Lead Walk		YES	YES
Canopy		YES	NO
Awning		YES	NO
Landscaping		YES	YES
Hardscaping		YES	NO
Signage		YES	TEMPORARY ONLY
PERMITTED LOT TYPES			
LOT R5		YES	YES
LOT R6		YES	YES

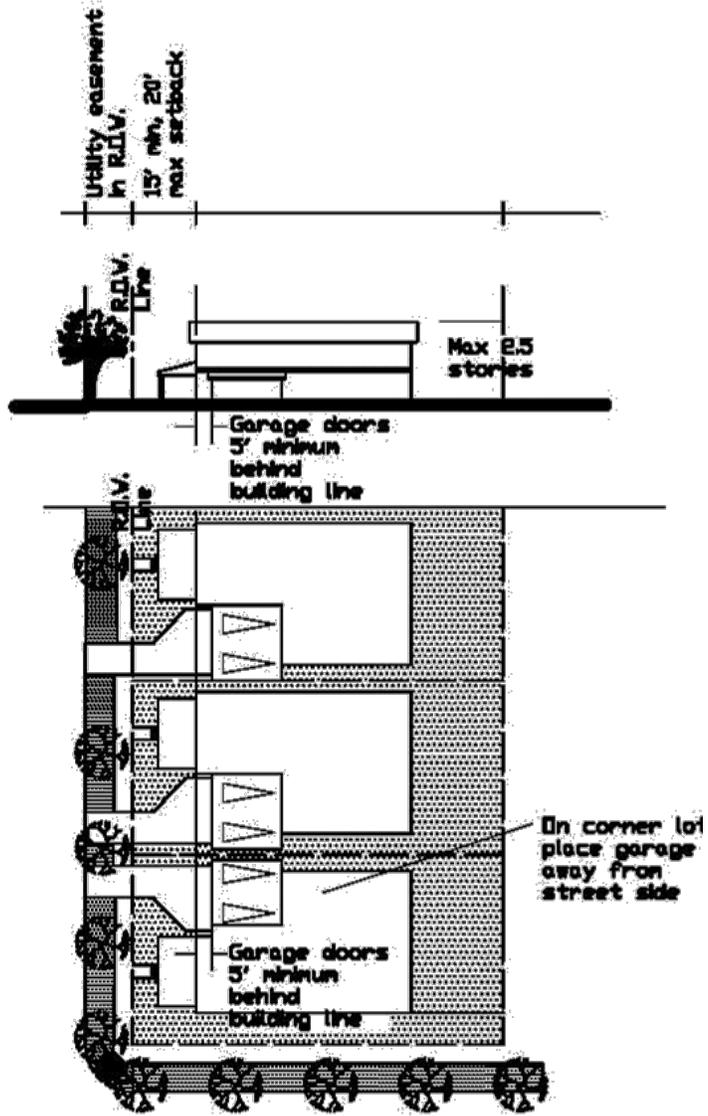


FRONTAGE R2

		Frontage R2	
IDENTIFICATION			
Name		Frontage R2	
Description		Primary Residential Streetscape	
Sub-Zone Permitted		T4a	
LINES & DIMENSIONS			
Curb to Property Line		15' Min, 20' Max	
Property Line to Building Line		15' Min, 20' Max	
Building to Building Line		80% of Façade on B.L.	
Sidewalk Width		6' Min, 8' Max	
Parkway Width or Tree Wells		Parkway, 9' Min, 12' Max	
ENCROACHMENTS		OVER BUILDING LINE	OVER PROPERTY LINE
Building		NO	NO
Mechanical Equipment		NO	NO
Foundation		YES, BELOW GRADE	NO
Roof Overhang		YES	NO
Arcade or Gallery		YES	NO
Fencing		YES, 3' HIGH MAX	NO
Parking		NO	NO
Balconies & Bay Windows		YES, 6' MAX	NO
Front Porch		YES	NO
Front Stoop		YES	NO
Lead Walk		YES	YES
Canopy		YES	NO
Awning		YES	NO
Landscaping		YES	YES
Hardscaping		YES	NO
Signage		YES	TEMPORARY ONLY
PERMITTED LOT TYPES			
LOT R5		YES	YES
LOT R6		YES	YES

SECTION 6: LOT TYPES

- A. The purpose of the Lot and Building Standards Section is to match the permitted and encouraged land uses with the types of lots appropriate to the use and the quality of the streetscape. These rules govern the building massing in height and setbacks, the broad category of uses in terms of residential or commercial, and the general disposition toward landscaping.
- B. Rules governing the Lot and Building Standards:
1. Encroachments: Permitted encroachments on the sidewalks may not block the required 6 foot free passage way for pedestrian or the required visibility triangles at driveways and intersections.
 2. Signage: Public ROW's must be kept clear of signage in conformance to the City of Eules Unified Development Code Section 84-232.
 3. Corner Lots: If two Thoroughfares are of equal importance, each frontage shall be considered a Principle Frontage. Lots with two or more Principle Frontages may consider other non-fronting Property lines as sides.
 4. Minimum Unit Size: Minimum size of dwelling unit: There is a minimum size and a minimum average size in the tables. The minimum size applies to every individual dwelling unit. The minimum average size applies to a development as a whole, taking the aggregate number of fee-simple homes identified on a final plat, adding all the conditioned space including exterior walls, and dividing by the number of homes.
 5. Outbuilding and Accessory Buildings: An outbuilding is a secondary building on a single lot that is intended for human habitation or for a garage or both. An accessory building is a secondary building used to house equipment or for storage. Outbuildings are permitted on residential lots. Accessory buildings are not permitted on residential lots.



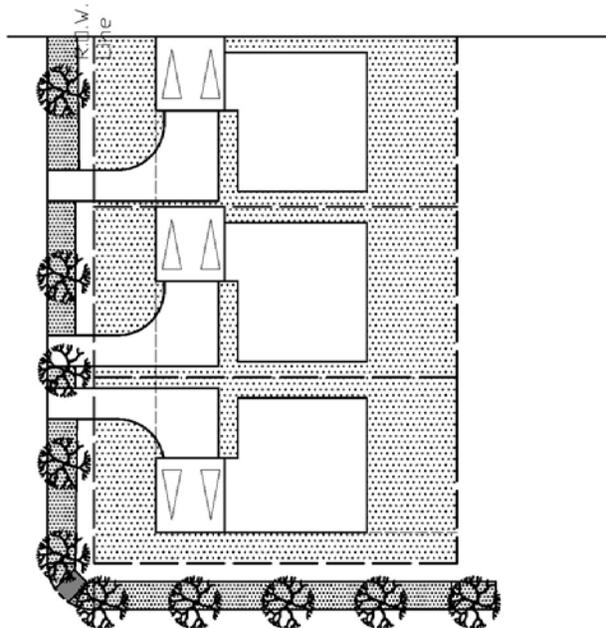
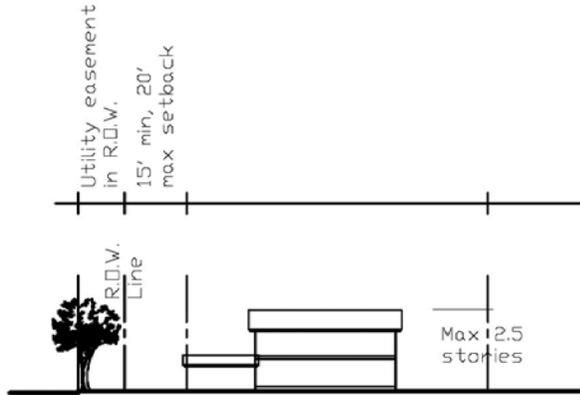
STREET-LOADED RECESSED GARAGE

LOT R5

PRIVACY FENCE LOCATION

- Front: Behind the designated Building Line
- Side fronting secondary street on corner lots: Behind designated Building Line
- Side abutting adjacent lot: may be on property line
- Rear: May be on Property line

	LOT R5	
IDENTIFICATION		
Lot Name		LOT R5
Lot Description		Single Family Detached Residential, Recessed Garage
Sub-Zone Permitted		T4a
USE		
Residential		Permitted
Commercial		Home Occupation Only
LOT		
Lot Size		5,500 SF Min
Width		50' Min
Depth		100' Min
Building Coverage		65% max of lot covered by building
SETBACK		
At Building Front		15' Min, 20' Max
At Building Side		5' Min
At Building Rear		0' Min
At Outbuilding Side		0' Min
At Outbuilding Rear		0' Min
FRONTAGE		
Of Building on Bldg Line		50% Min
Porch Width		0' Min width
Arcade/ Porch Depth		0' Min depth
Of Frontage Fence		36" Max height
HEIGHT		
Number of Stories		2.5 Max
Height at Eave		35' Max
Residential Ceiling, 1 st Flr		8' Min
RESIDENTIAL BUILDING SIZE		
SF Detached		1700 SF Min and 2000 SF Min Average
IMPERVIOUS COVERAGE		
Building Plus Paving		70%



STREET-LOADED 'J' DRIVE

LOT R6

PRIVACY FENCE LOCATION

- Front: Behind the designated Building Line
- Side fronting secondary street on corner lots: Behind designated Building Line
- Side abutting adjacent lot: may be on property line
- Rear: May be on Property line

	LOT R6	
IDENTIFICATION		
Lot Name		LOT R6
Lot Description		Single Family Detached Residential, 'J' Drive Garage
Sub-Zone Permitted		T4a
USE		
Residential		Permitted
Commercial		Home Occupation Only
LOT		
Lot Size		5,500 SF Min
Width		50' Min
Depth		100' Min
Building Coverage		65% max of lot covered by building
SETBACK		
At Building Front		15' Min, 20' Max
At Building Side		5' Min
At Building Rear		0' Min
At Outbuilding Side		0' Min
At Outbuilding Rear		0' Min
FRONTAGE		
Of Building on Bldg Line		50% Min
Porch Width		0' Min width
Arcade/ Porch Depth		0' Min depth
Of Frontage Fence		36" Max height
HEIGHT		
Number of Stories		2.5 Max
Height at Eave		35' Max
Residential Ceiling, 1 st Flr		8' Min
RESIDENTIAL BUILDING SIZE		
SF Detached		1700 SF Min and 2000 SF Min Average
IMPERVIOUS COVERAGE		
Building Plus Paving		70%

SECTION 7: DESIGN STANDARDS

Single Family Detached Structures

1. Zone Permitted: T4a.
2. Architecture
 - a. For single family residential (detached) structures, the common “developer tract” styles are discouraged, particularly since they rely on “curb appeal” architectural features attached to a “box.” They also emphasize garages as a prominent architectural portion of the façade. All single family residential structures are encouraged to provide an architectural style which is researched and can be appropriately represented before projects are submitted to staff, the Development Review Committee, the Planning and Zoning Commission, and the City Council.
 - b. Development of new homes should address the following:
 - i. The front entry should be well defined in scale with the house, and not distract from the rest of the house.
 - ii. The architectural style and design of building elements including building proportions, exterior siding or façade treatment, roof pitch, materials, door and window styles, color and textures should be considered throughout the structure.
 - iii. To reduce “box” volumes, use of single story roofs and porches on front elevations is encouraged.
 - iv. Architectural elements, such as simple roof forms, façade articulation, roof breaks, walls with texture materials and ornamental details, and incorporation of landscaping, add visual interest and reduce scale.
 - v. Façade treatment, relevant to the home’s style should be carried throughout the entire house with each façade and any accessory structure.
 - vi. Architectural features such as decorative moldings, windows, dormers, chimneys, balconies and railings, and landscaping elements such as lattices can add detail to a façade and are encouraged.
 - vii. Facades should be articulated to show fenestration and recessed planes. Large areas of flat, blank wall and lack of treatment are strongly discouraged.
 - viii. Two story entries appear inappropriately massive and are discouraged.
3. Materials—Permitted and Prohibited:
 - a. Materials for structures will be in compliance with Section 84-181 of the UDC.
 - b. Minimum exterior façade—90 percent masonry façade on all wall elevations.
4. Building and accessory structures location on lot:
 - a. Primary Building Structure must comply with Setback requirements.
 - b. Garage doors accessible from the street shall be constructed of decorative wood (“Carriage Door” Style) or stained simulated wood composite material to be used on Lot Type R6 and lot type R5. Lot Type R5 may use painted aluminum garage doors if the doors are set back from the building line 18 feet or more.
5. Required Features:
 - a. Minimum Roof Pitch: 6:12, except porches.
 - b. Architectural grade asphalt shingles, or better.
 - c. Wood or stained fiberglass simulated wood grain front door.
 - d. Finished floor elevation must be at least 18 inches above the street curb, unless

lot abuts floodplain.

- e. No façade may be repeated within any 5 adjacent lots or across the street from those lots.
 - f. Concealed HVAC units, trash storage, and utility meters.
 - g. If brick is used, brick shall be properly detailed. Brick shall course exactly to the top and bottom of all wall openings.
 - h. If brick is used, a soldier course or other masonry header is required above windows & doors on the façade(s) facing the street, if compatible with building section.
 - i. Windows shall be single hung, double hung, triple hung, or casement.
 - j. Window openings and panes shall be vertically proportioned or square.
 - k. Flush mounted windows are prohibited.
 - l. Windows are to be placed on each wall elevation with a wall to window ratio that meets the light and air requirements of the code.
 - m. If shutters are used, shutters shall be one-half the width of, and the same height of the associated opening. 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.
 - n. Casings shall never be narrower than 3 ½" 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.
 - o. Gutters shall be copper, galvanized steel, aluminum or painted if exposed.
 - p. Dormers shall not use siding as jamb material.
 - q. The body of a single-window dormer shall be vertically proportioned or square.
 - r. If chimneys are visible, they shall be sheathed in brick, stone, stucco or cementitious siding.
 - s. If chimneys are visible, they shall have a projecting cap
 - t. If chimneys are located on a street-facing wall, they shall extend to the ground.
 - u. Posts exposed on the street wall shall be no less than 6" x 6" in cross section.
 - v. If a porch is used, the porch column base shall not protrude beyond the bottom edge of the porch flooring.
 - w. If a porch is used, porch beams shall be visible from both the inside and the outside of the porch. Seams between the beam face and the bottom of built-up beams shall occur beneath the beam.
 - x. If gutters are exposed, they shall be copper, galvanized steel, aluminum or painted.
6. Optional Features – each home must use at least 4 of the following features:
- a. Stoop and portico at front door
 - b. Front Porch.
 - c. Front porch or front stoop steps and railing
 - d. Front Porch roof.
 - e. Decorative or architectural porch railing.
 - f. Second story porch.
 - g. Wood or simulated wood garage doors; on lot types R1, R2, R3, R4. It is an optional feature on lot type R5 if garage door is set back 18' or more from building line.

- h. If brick or stucco is used, a stone base below first floor windows shall be installed.
- i. Facades using stone to cover 70% or more of the exterior.
- j. Tile, slate, or simulated tile or simulated slate roof material.
- k. Decorative eave and soffit.
- l. Trim at gable rake.
- m. Decorative roof finials or ornamentation.
- n. Decorative attic or gable feature greater than 3 square feet in size
- o. Trim at windows and doors of the street façade.
- p. Arched window head or heads (depending on architectural style) on street façade.
- q. Dormer with window.
- r. Window shutters on street façade(s).
- s. Divided light windows.
- t. Decorative concrete driveway

SECTION 8: OPEN SPACE REQUIREMENTS

A. Maximum of 800 feet

1. All residential dwelling units must be located within 800 feet from a public or private open space. The distribution of open space may include dedicated common areas within thoroughfare rights-of way, as well as playgrounds. Small, local open spaces within a portion of a neighborhood are not required to be connected to the trail system, but it is highly recommended. The measurement of the 800 feet can be established by mapping a circle with an 800 foot radius. All lots touching the circle shall meet this requirement. The trail system connecting Open Spaces shall not be counted as Open Space unless it complies with the requirements for Greenways.

B. Greenways

1. Greenways are linear open spaces containing trails and landscaping. The minimum width of a Greenway shall be 50' but it may be narrower for short distances if conditions do not permit the full width due to topography or natural obstructions.

C. No Other Requirements

1. No other minimum Open Space Standards shall apply

SECTION 9: LANDSCAPE AND FENCE STANDARDS

A. Landscape Standards Minimum landscape standards may be found in Table 9-1 in Section 9, identifying minimum plantings for all lot types. Procedures for approval of landscaping shall follow the process outlined in Section 84-335 of the City of Euless Unified Development Code. All landscaping shall comply with the minimum requirements outlined in Section 84-334 of the City of Euless Unified Development Code except as specified below.

MINIMUM LANDSCAPE STANDARDS					
TABLE 9-1		TREES	5 GAL	3 GAL	1 GAL
LOTS					
Residential Lots	R5, R6	2/lot, front	2/ lot	3/ lot	9/lot
FRONTAGES					
Frontage	R1, R2	1/40' frontage	0	0	0
OPEN SPACES					
Park:	> 5 acres	8/ acre	2	2	10/ac
Green:	0.5 > 5 acres	4/ acre	0	0	5/ac
Square:	0.25 > 3 acres	2/ acre	0	0	0
Plaza:	No min. up to 1 acre	0	1	1	0

NOTES:

1. All unpaved areas shall receive turf or landscaping.
2. Required trees on lots shall be a minimum of 3" caliper.
3. Required Street Trees shall be a minimum of 3" caliper, 12' in height.
4. Tree species and spacing shall be consistent for each block.
5. Tree canopies over the travel lanes of streets shall be 14' min.
6. Site Plan submittals for single family residential shall include a street tree plan indicating tree species, varied by street.
7. Landscape approval process shall comply with 84-334 of City of Euless UDC except as indicated below:
 - a. No exception.
 - b. Street yards less than 10' wide shall not require trees.
 - c. Shrubbery shall not be required on commercial C1 lots where buildings abut the sidewalk. C2 lots shall comply with UDC landscaping requirements.
8. If, at the time of land platting as required by Chapter 84, Article IX of the City of Euless Unified Development Code, Type I Reclaimed Water is made available by the City to the property governed by the Planned Development, the Owner shall be required to install the appropriate infrastructure to facilitate use and to utilize the Type I Reclaimed Water for all landscape irrigation purposes, except for residential irrigation at individual homes, in accordance with all applicable local, state, and federal regulations. The requirement to use Type I Reclaimed Water is conditioned upon the volume charge per 1,000 gallons of metered reclaimed water being less than the volume charge per 1.000 gallons of metered potable water. The schedule of rates and charges for water service by the city is governed by Chapter 30, Section 35 of the City of Euless Comprehensive Code of Ordinances.

B. Fence Standards Fence and screening must comply with the UDC Sections 84-336 (b)(1), 84-336 (b)(3), 84-336 (c), and 84-336 (e).

Fence types and description

Restrictions



Wood Stockade Fence: Fence generally consisting of stained vertical wood boards nailed to cross members and 90% to 100% solid. Typical on residential rear yards.

Permitted only on Lot Types, R5, R6. Fence cannot exceed 6 feet in height and must remain inside building setback lines.



Masonry Decorative Fence: Generally consisting of brick, stone, precast concrete, or stucco. Usually 75% to 100% solid. Typical of higher end residential and commercial installations.

Masonry walls shall be installed as perimeter fencing of any single family detached subdivision if the rear of any lots abuts to Midway Drive or Fuller Wiser Road. Steel tubular (wrought iron type) fencing with masonry columns may be installed with City Council approval. Masonry walls may not be used as internal or frontage fencing within single family detached lot types. Wherever else fencing may be used (with the exceptions above) this fence may be used. Height and design is subject to restrictions in the design guidelines. Masonry walls used as frontage fences (where allowed) shall be 25% to 50% open.



Wrought Iron: Versatile applications for residential or commercial applications consisting of iron, steel or aluminum vertical pickets welded to a metal frame at the top and bottom. Usually at least 90% open.

May be used on all residential and commercial lots. Height max at rear of R-lots is 6 ft; height at front of R-lots is 3 ft.



Picket Fence: This a shorter wood fence generally consisting of vertical wood boards nailed to cross members alternating open spaces with the pickets. Usually less than 3 feet high in residential applications and is about 50% open.

May be used only on R-lots. Max height at sidewalk is 3 feet.



Corral Fencing: Typical of ranching or agricultural operations. Consists of a couple of long horizontal wood or pipe components between upright posts. More than 90% open.

Not permitted on residential lots except by Special Development Plan.



Split rail Fence: Similar to Corral Fencing but consisting of rough hewn timber. Also used in ranching and agricultural applications and more than 90% open.

Not permitted on residential lots except by Special Development Plan.



Vinyl Plastic Fence: Residential applications only, solid plastic material intended to simulate white stockade fence.

Vinyl fencing is prohibited.



Premium Composite Fence: Residential applications only, solid composite wood/plastic fencing colored to match wood grains and colors.

Permitted on Lot Types, R5, R6. Fence cannot exceed 6 feet in height and must remain inside building setback lines.

Other prohibited fences: chain link, and other fences constructed primarily of pipe or wire components.

SECTION 10: PARKING STANDARDS

- A. Minimum Parking Requirements Minimum required parking for various uses can be found in the Parking Standards Table 10-1 in this Section of the Ordinance. Where the City Manager has reason to believe that these Standards do not adequately address the parking needs of the intended use within a proposed block, he/she may require an increase in the total parking count by up to an additional 10 percent. Whereas either the City Manager or the Developer disagree with the total number of parking spaces for a development is adequate to handle parking demand, the Developer shall provide an engineered parking study to indicate the minimum parking required.

PARKING STANDARDS

TABLE 10-1	ON-STREET	OFF-STREET	COVERED
LOT TYPES			
RESIDENTIAL LOTS			
Lots R5, R6	NOTE 1	NOTE 2	NOTE 2

NOTES

1. On-street parking is permitted but does not count toward the required minimum parking.
2. 2 covered parking spaces are required per lot.