

## ORDINANCE NO. 2101

**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 2.959 ACRES OF LAND OUT OF THE J.E. WHITENER ESTATE, BLOCK 2, PORTION OF LOT 1 AND ALL OF LOT 2 BY CHANGING THE ZONING FROM SINGLE FAMILY DETACHED DWELLING DISTRICT (R-1) INTO PLANNED DEVELOPMENT (PD) ZONING DISTRICT AS DESCRIBED HEREIN AND ON THE ATTACHED EXHIBIT "A"; BY PROVIDING DESIGN CRITERIA HEREIN AND ON THE ATTACHED EXHIBIT "B"; PROVIDING FOR A SEVERABILITY CLAUSE, PENALTY FOR VIOLATION AND AN EFFECTIVE DATE.**

**WHEREAS**, the Planning and Zoning Commission has conducted a public hearing on January 19, 2016 in conjunction with Zoning Case No. 15-08-PD, and has rendered a recommendation to the City Council with respect to this case;

**WHEREAS**, the City Council has conducted a public hearing on February 9, 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:**

### **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 2.959 acres of land out of the J.E. Whitener Estate, Block 2, Portion of Lot 1 and Lot 2, by changing the zoning from Single Family Detached Dwelling district (R-1) into Planned Development (PD) zoning district 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 in herein.

### **SECTION 2.**

All residential structures shall be developed and constructed in accordance with the architectural design criteria as attached in "**Exhibit B.**"

### **SECTION 3.**

Masonry screening wall along S. Pipeline Road will be maintained by a homeowner's association.

**SECTION 4.**

**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 5.**

**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 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 February 9, 2015 by a vote of \_\_\_ ayes, \_\_\_ nays, and \_\_\_ abstentions.

APPROVED:

ATTEST:

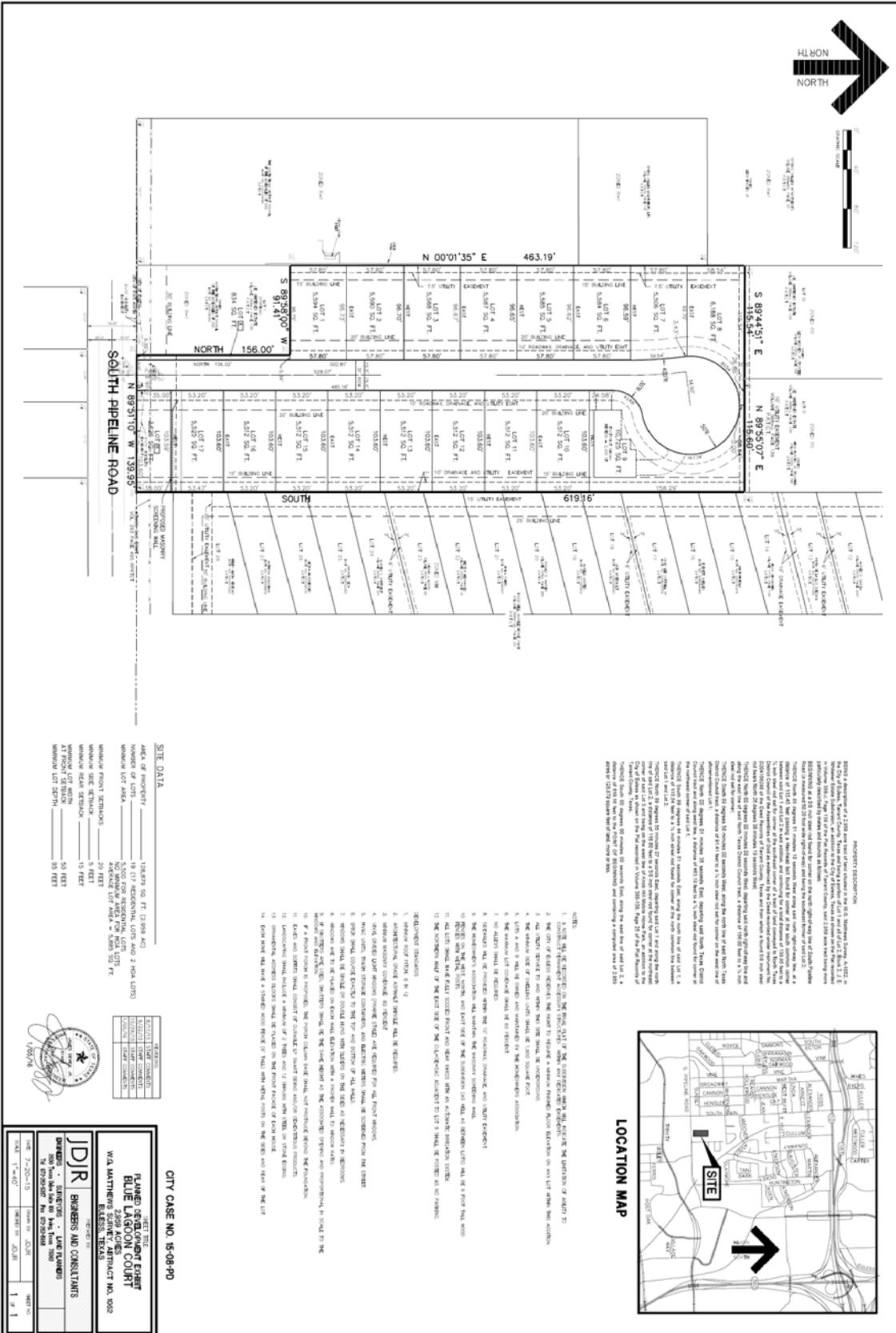
\_\_\_\_\_  
Linda Martin, Mayor

\_\_\_\_\_  
Kim Sutter, TRMC, City Secretary

APPROVED AS TO FORM:

\_\_\_\_\_  
Wayne Olson, City Attorney

# Exhibit A



## Exhibit B

### Blue Lagoon – Design Criteria

#### Design Standards

1. Minimum Roof Pitch: 6:12
2. Architectural grade asphalt shingles will be required
3. Minimum masonry coverage: 80% (percent).
4. Vinyl divided light windows (Prairie Style) are required on all front elevations.
5. HVAC units, trash storage containers and electric meters shall be screened from the street.
6. Brick shall course exactly to the top and bottom of all walls.
7. Windows shall be single or double hung with sliders on the sides as necessary in bedrooms.
8. Windows are to be placed on each wall elevation with a proper wall to window ratio.
9. If shutters are used, shutters shall be the same height as the associated opening and proportional in scale to the windows and elevation.
10. If a porch is used, the porch column base shall not protrude beyond the foundation.
11. Eaves and Soffits shall consist of durable LP smart siding and/or cementitious products.
12. Landscaping shall include a minimum of 2 trees and 12 shrubs with steel or stone edging.
13. Ornamental address blocks placed on each house on the front façade.
14. Each home will have a stained wood fence (6' tall) with metal posts on the sides and rear of the lot.
15. All lots shall have fully sodded front and rear yards with an automatic irrigation system.