

ORDINANCE NO. 2274

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 APPROXIMATELY 7.8 ACRES IN THE PARK CENTER ADDITION, LOTS 1B AND 1C AND INTERNATIONAL REGIONAL INDUSTRIAL COMPLEX, PORTION OF BLOCK C AND BLOCK C, LOT 10 BY CHANGING THE ZONING FROM PLANNED DEVELOPMENT (PD) DISTRICT ZONING INTO PLANNED DEVELOPMENT (PD) DISTRICT ZONING AS DESCRIBED HEREIN AND ON THE ATTACHED EXHIBIT A; PROVIDING FOR USE TYPES AND STANDARDS; PROVIDING FOR A SEVERABILITY CLAUSE, PROVIDING A PENALTY FOR VIOLATION; 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 March 2, 2021, in conjunction with Zoning Case No. 21-01-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 March 23, 2021, 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 approximately 7.8 acres is changed from Planned Development (PD) District zoning into Planned Development (PD) District 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 in herein.

SECTION 2.

The development standards of the Planned Development zoning district shall be as defined by the Texas 10 Multi-use zoning district under Section 84-112 of the Euless Unified Development Code as amended unless modified by the design associated with the development shown in Exhibit A.

SECTION 3.

A. Use Type – the permitted uses for the Planned Development zoning district shall be limited to Community Center and Place of Worship. These shall be defined as:

- 1) Place of Worship - A facility or area for people to gather together for public worship, religious training, or other religious activities including a church, temple, mosque, synagogue, convent, monastery, or other structure, together with its accessory structures, including a parsonage or rectory. Accessory uses may include offices, meeting rooms and childcare provided for persons while they are attending assembly functions.
- 2) Community Center - A use operated by a non-profit or charitable organization that provides ongoing activities for the general benefit of people in the community, such as educational enhancement, training or tutorial experiences; arts classes; general health, wellness, and nutrition activities; and recreation or social activities.

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.

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 7.


PUBLICATION CLAUSE. 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 8.

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 March 23, 2021, by a vote of 7 ayes, 0 nays, and 0 abstentions.

APPROVED:

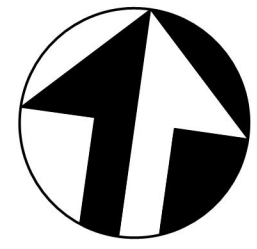

Linda Martin, Mayor

ATTEST:

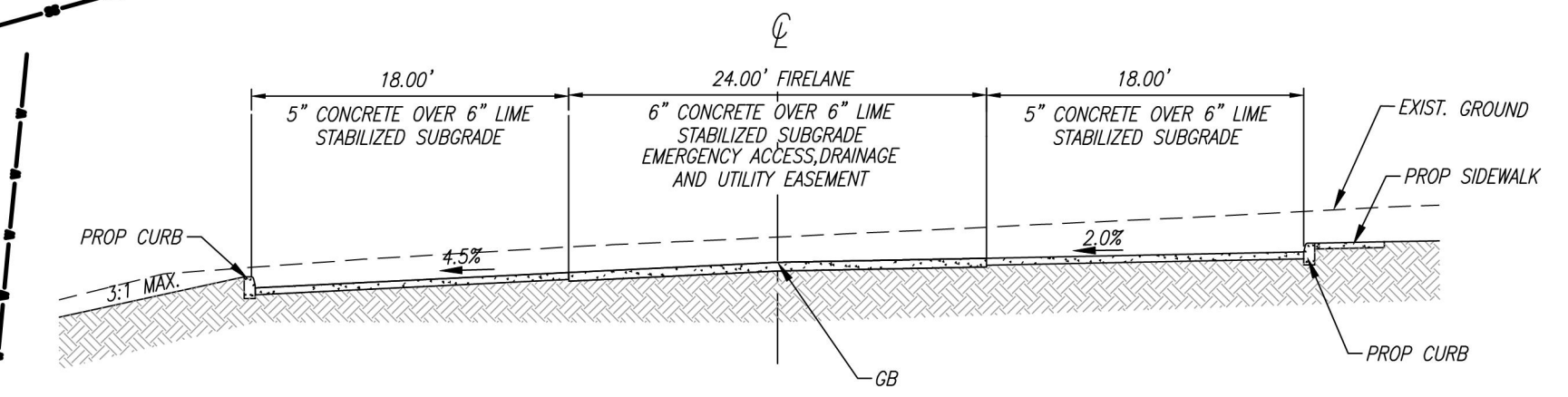

Kim Sutter, TRMC, City Secretary

APPROVED AS TO FORM:


Wayne Olson, City Attorney



SCALE 1" = 30'



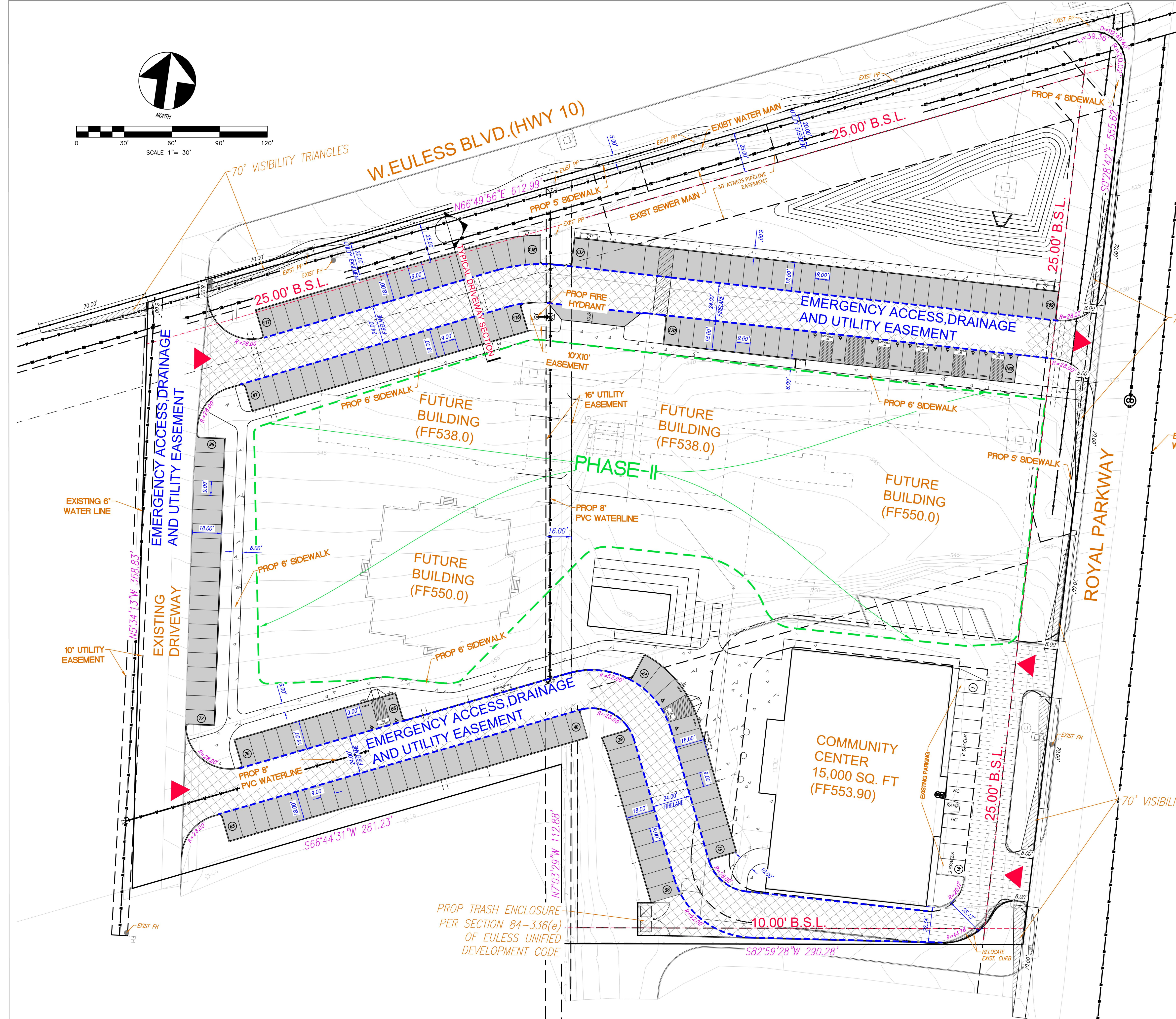
TYPICAL DRIVEWAY SECTION
NOT TO SCALE

LANDSCAPING CALCULATIONS
STREETYARD: 181,533 S.F.
LANDSCAPING: 153,069 S.F.

TOTAL PARKING: 189 COMBINED
TEMPLE PARKING :130
STANDARD: 118
HANDICAP: 12
COMMUNITY CENTER PARKING :59
STANDARD: 55
HANDICAP: 4

LEGEND

- 6" CONCRETE PAVEMENT(MIN. 4200 PSI COMPRESSIVE), #4 BARS @ 18" CENTERS EACH WAY OVER 6" COMPACTED SUBGRADE
- 5" CONCRETE PAVEMENT(MIN. 3000 PSI COMPRESSIVE, 500 PSI FLEXURAL), # 3 BARS @ 18" CENTERS EACH WAY OVER 6" COMPACTED SUBGRADE.
- 4" CONCRETE PAVEMENT(MIN. 3000 PSI) OVER 2" COMPACTED SAND BEDDING
- EXISTING DRIVEWAY
- PHASE II CONSTRUCTION



no.	revision	by	date

iCIVIL ENGINEERING
202 REPUBLIC LN
EULESS, TX 76040
PH: (972) 523-5493
TBPE: F-19293

scale
horiz N/A
vert N/A
date
JAN. 2021



PRELIMINARY PLAN
For Review Only
This document is released for the purpose of interim review and markup under the authority of OM GHARTY CHHETRI, P.E. Licence No: 106562 on 2/13/21. This document is not to be used for construction, bidding or permit purposes.

SITE PLAN
NEPALI CULTURAL AND SPIRITUAL CENTER
1212 ROYAL PARKWAY, EULESS TEXAS 76040

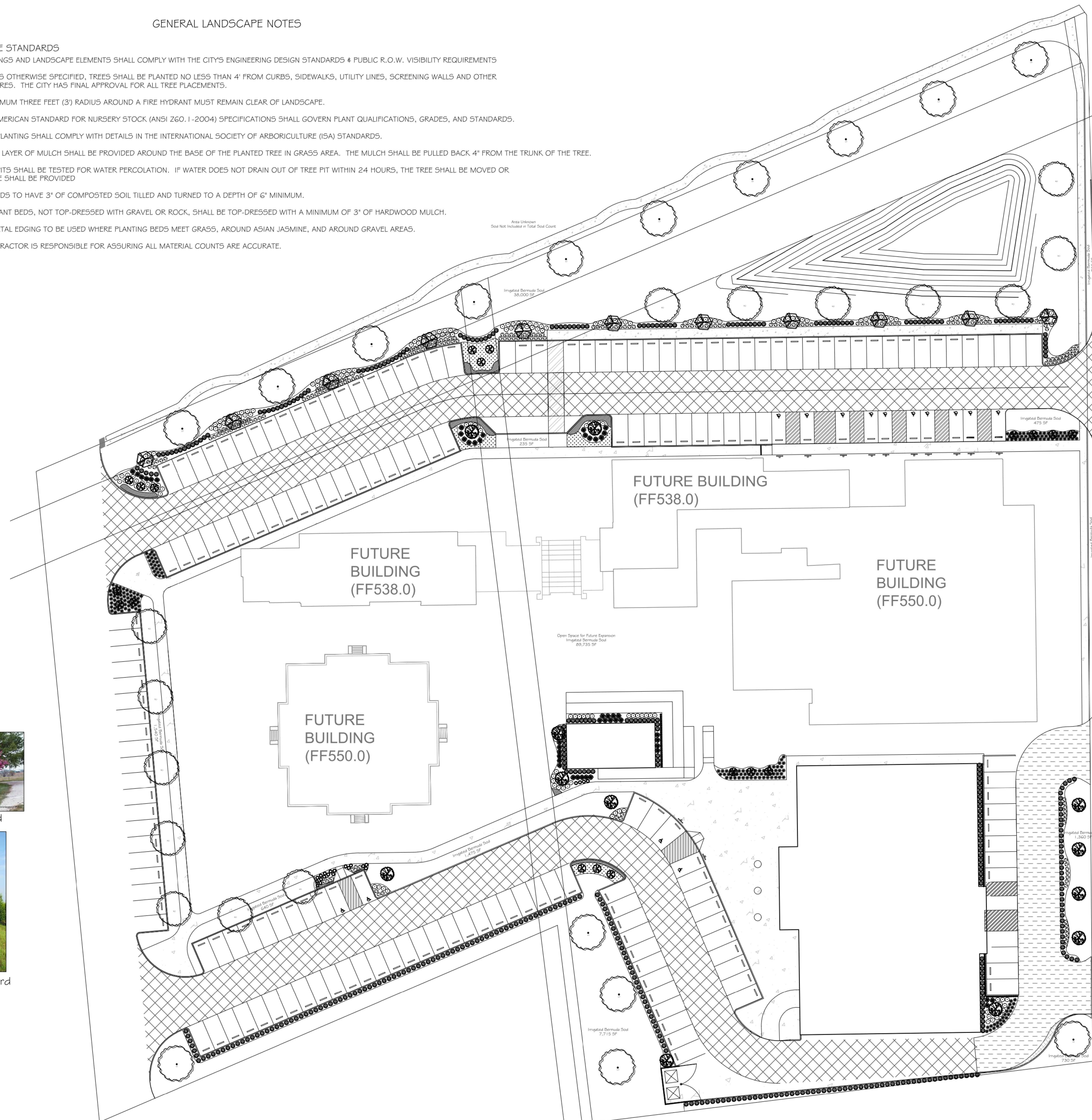
PREPARATION DATE: 12 February 2021
PROJECT NO. JN 1120
sheet **2** of 12

PLANT LEGEND					
SYMBOL	AMOUNT	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	15	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER 100 GAL	AS SHOWN
	14	SHUMARD RED OAK	QUERCUS SHUMARDI	4" CALIPER 100 GAL	AS SHOWN
	11	MAGNOLIA 'D.D. BLANCHARD'	MAGNOLIA GRANDIFLORA 'DD BLANCHARD'	100 GALLON	AS SHOWN
	12	LITTLE GEM MAGNOLIA	MAGNOLIA GRANDIFLORA 'LITTLE GEM'	100 GALLON	AS SHOWN
	18	EASTERN REDBUD	CERCIS CANADENSIS	45 GALLON	AS SHOWN
	195	DWARF YAUPON HOLLY	ILEX VOMITORIA 'NANA'	7 GALLON	AS SHOWN
	300	DWARF BURFORD HOLLY	ILEX CORNUTA 'DWARF BURFORD'	7 GALLON	AS SHOWN
	47	SUNSHINE LIGUSTRUM	LIGUSTRUM SINENSE 'SUNSHINE'	7 GALLON	AS SHOWN
	207	ABELIA 'KALEIDOSCOPE'	ABELIA X GRANDIFLORA 'KALEIDOSCOPE'	3 GALLON	AS SHOWN
	22	SALVIA GREGGII - PINK	SALVIA GREGGII	3 GALLON	24" O.C.
	210	PINK MUHLY GRASS	MUHLENBERGIA CAPILLARIS	1 GALLON	36" O.C. OR AS SHOWN
	141	LIRIOPE 'BIG BLUE'	LIRIOPE MUSCARI	1 GALLON	12" O.C.
	354	ANNUAL COLOR	4" POTS COLOR SCHEME - RED/PINK/WHITE	SQUARE FEET	100% COVERAGE
	700	ASIAN JASMINE GROUNDCOVER	4" POTS BROWN METAL EDGING AROUND	SQUARE FEET	100% COVERAGE
	143,555	BERMUDA SOD TIF 419		SQUARE FEET	100% COVERAGE
	1,910	4" BROWN METAL EDGING		LINEAR FEET	

GENERAL LANDSCAPE NOTES

LANDSCAPE STANDARDS

1. PLANTINGS AND LANDSCAPE ELEMENTS SHALL COMPLY WITH THE CITY'S ENGINEERING DESIGN STANDARDS & PUBLIC R.O.W. VISIBILITY REQUIREMENTS
2. UNLESS OTHERWISE SPECIFIED, TREES SHALL BE PLANTED NO LESS THAN 4' FROM CURBS, SIDEWALKS, UTILITY LINES, SCREENING WALLS AND OTHER STRUCTURES. THE CITY HAS FINAL APPROVAL FOR ALL TREE PLACEMENTS.
3. A MINIMUM THREE FEET (3') RADIUS AROUND A FIRE HYDRANT MUST REMAIN CLEAR OF LANDSCAPE.
4. THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2004) SPECIFICATIONS SHALL GOVERN PLANT QUALIFICATIONS, GRADES, AND STANDARDS.
5. TREE PLANTING SHALL COMPLY WITH DETAILS IN THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) STANDARDS.
6. A 2-3" LAYER OF MULCH SHALL BE PROVIDED AROUND THE BASE OF THE PLANTED TREE IN GRASS AREA. THE MULCH SHALL BE PULLED BACK 4" FROM THE TRUNK OF THE TREE.
7. TREE PITS SHALL BE TESTED FOR WATER PERCOLATION. IF WATER DOES NOT DRAIN OUT OF TREE PIT WITHIN 24 HOURS, THE TREE SHALL BE MOVED OR DRAINAGE SHALL BE PROVIDED
8. ALL BEDS TO HAVE 3" OF COMPOSTED SOIL TILLED AND TURNED TO A DEPTH OF 6" MINIMUM.
9. ALL PLANT BEDS, NOT TOP-DRESSED WITH GRAVEL OR ROCK, SHALL BE TOP-DRESSED WITH A MINIMUM OF 3" OF HARDWOOD MULCH.
10. 4" METAL EDGING TO BE USED WHERE PLANTING BEDS MEET GRASS, AROUND ASIAN JASMINE, AND AROUND GRAVEL AREAS.
11. CONTRACTOR IS RESPONSIBLE FOR ASSURING ALL MATERIAL COUNTS ARE ACCURATE.



Tyler Blum Design
1910 Royal Parkway
Eulless, TX 76034
(214) 425-4736

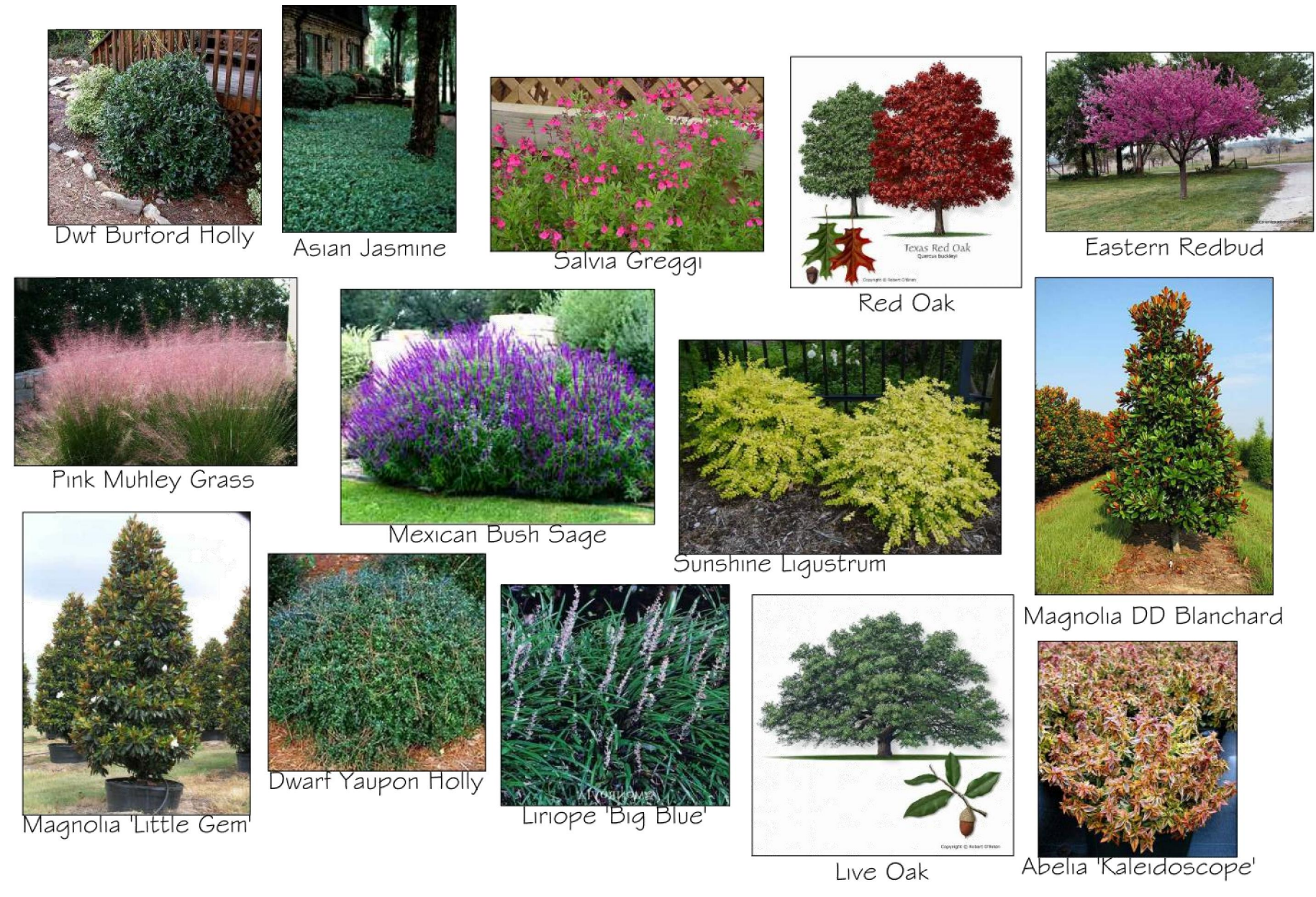
THESE PLANS ARE COPYRIGHTED AND ARE SUBJECT TO COPYRIGHT PROTECTION AS IN "ARCHITECTURAL WORK" UNDER SEC. 102 OF THE COPYRIGHT ACT, 17 U.S.C. AS AMENDED DECEMBER 1990 AND KNOWN AS ARCHITECTURAL WORKS COPYRIGHT PROTECTION ACT OF 1990. THE PROTECTION INCLUDES BUT IS NOT LIMITED TO THE OVERALL FORM AS WELL AS THE ARRANGEMENT AND COMPOSITION OF SPACES AND ELEMENTS OF THE DESIGN.

1212 Royal Parkway,
Eulless, TX

Notes:

Date:
December 30, 2020
Drawn By:
TB
Scale:
1" = 30' - 0"

SHEET
11
OF
13
Dwg #:
LS 100
COPYRIGHT © 2020



Luminaire Schedule							
Symbol	Qty	Label	Arrangement	LMF	Lum. Lumens	Lum. Watts	Part Number
	2	T2	SINGLE	1.000	21902	215	OSQ-A-NM-2ME-T-40K-_-_- w/OSQ-DA_-_-
	10	T4	SINGLE	1.000	21902	166	OSQ-A-NM-4ME-T-40K-_-_- w/OSQ-DA_-_-
	3	X3	SINGLE	1.000	2490	72	XSPW-B-WM-3ME-2L-40K-_-_-

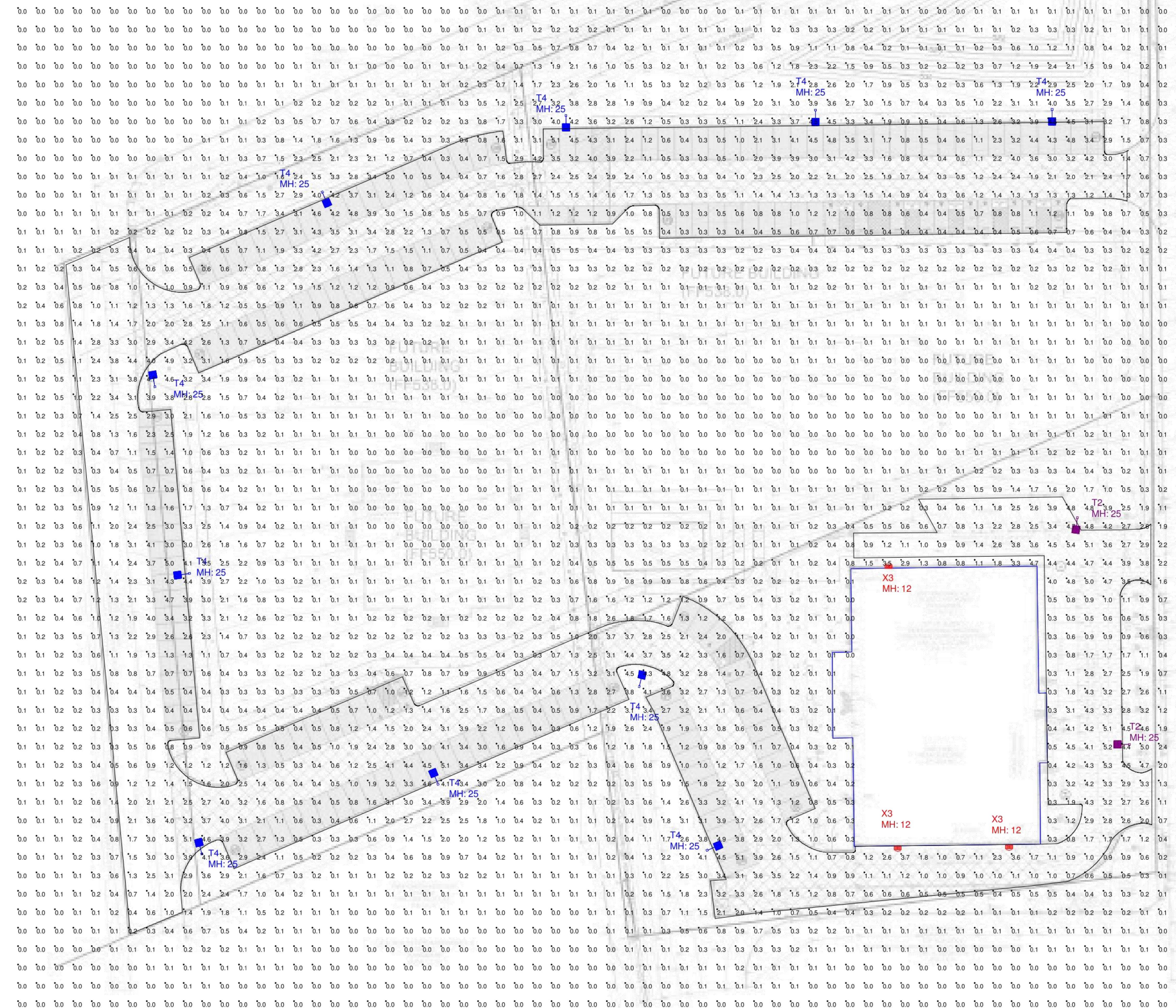
Calculation Summary (Footcandles calculated using initial lumen values @ 25°C)						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
CalcPts	Fc	0.78	5.4	0.0	N.A.	N.A.
PAVED AREA	Fc	1.80	5.4	0.3	6.00	18.00

Pole Fixture Height: 25' AFG (22' pole + 3' base)

Pole Schedule
 (12) SSS-4-11-22-CW-BS-1D-C-_-_- (22' X 4" X 11ga STEEL SQUARE POLE)
 Proposed poles meet 130 MPH sustained winds.

Additional Equipment:
 (12) OSQ-DA_-_- (Direct Arm Mount)

*** CUSTOMER TO VERIFY ORDERING INFORMATION AND CATALOGUE NUMBER PRIOR TO PLACING ORDER ***



ROYAL PKWY

SHEET
12
OF
13



illumination results shown on this lighting design are based on project parameters provided to Cree Lighting used in conjunction with luminaire test procedures conducted under laboratory conditions. Actual project conditions differing from these design parameters may affect field results. The customer is responsible for verifying dimensional accuracy along with compliance with any applicable electrical, lighting or energy code.

Project Name: NCSC Temple 1212 Royal Parkway Euless, TX 76040

SR-34013

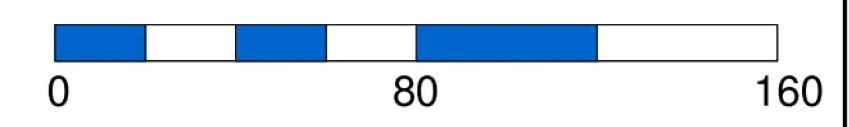
Footcandles calculated at grade

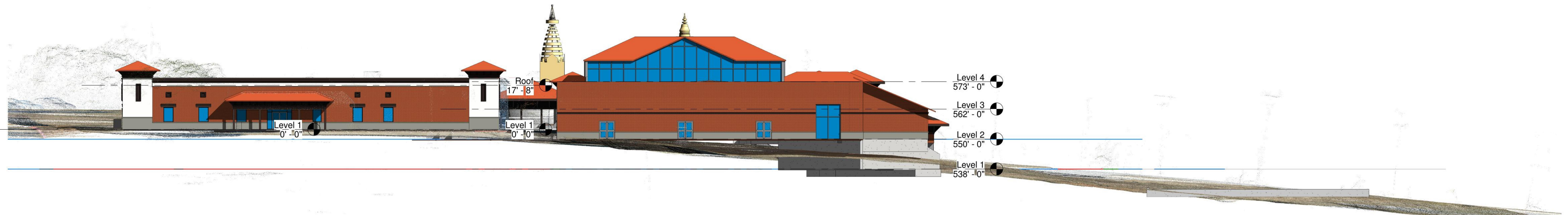
Filename: 201215OC1CIS.AGI

Layout By:
Chris Schlitz

Date: 12/15/2020

Scale 1" = 40'





① EAST ELEVATION
1" = 20'-0"



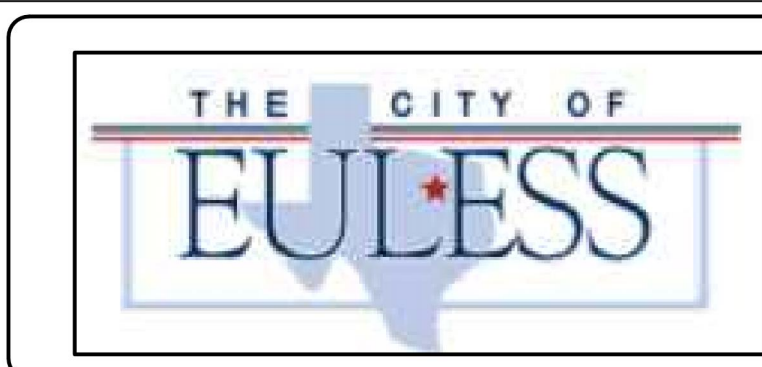
② NORTH ELEVATION
1" = 20'-0"

PREPARATION DATE: 10 January 2021

no.	revision	by	date

iCIVIL ENGINEERING
 202 REPUBLIC LN
 EULESS, TX 76040
 PH: (972) 523-5493
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scale
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ELEVATIONS
NEPALI CULTURAL AND SPIRITUAL CENTER
 1212 ROYAL PARKWAY, EULESS TEXAS 76040

PROJECT NO.
 JN 1120
sheet
 13
of
 13



Belleville News-Democrat
 Bellingham Herald
 Bradenton Herald
 Centre Daily Times
 Charlotte Observer
 Columbus Ledger-Enquirer
 Fresno Bee

The Herald - Rock Hill
 Herald Sun - Durham
 Idaho Statesman
 Island Packet
 Kansas City Star
 Lexington Herald-Leader
 Merced Sun-Star

Miami Herald/el Nuevo Herald
 Modesto Bee
 Raleigh News & Observer
 The Olympian
 Sacramento Bee
 Fort Worth Star Telegram
 The State - Columbia

Sun Herald - Biloxi
 Sun News - Myrtle Beach
 The News Tribune - Tacoma
 The Telegraph - Macon
 San Luis Obispo Tribune
 Tri-City Herald
 Wichita Eagle

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
10663	32969	Print Legal Ad - IPL0016366		\$48.20	1	6.01

Attention: Mike Lowry

CITY OF EULESS
 201 N ECTOR DR
 EULESS, TX 760393543

CITY OF EULESS

ORDINANCE NO. 2274

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 APPROXIMATELY 7.8 ACRES IN THE PARK CENTER ADDITION, LOTS 1B AND 1C AND INTERNATIONAL REGIONAL INDUSTRIAL COMPLEX, PORTION OF BLOCK C AND BLOCK C, LOT 10 BY CHANGING THE ZONING FROM PLANNED DEVELOPMENT (PD) DISTRICT ZONING INTO PLANNED DEVELOPMENT (PD) DISTRICT ZONING AS DESCRIBED HEREIN AND ON THE ATTACHED EXHIBIT A; PROVIDING FOR USE TYPES AND STANDARDS; PROVIDING FOR A SEVERABILITY CLAUSE, PROVIDING A PENALTY FOR VIOLATION; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE.

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SECTION 7.

PUBLICATION CLAUSE. The caption, penalty clause, and effective date clause of this ordinance shall be published in a newspaper of general circulation in the City of Eulesse, in compliance with the provisions of Article II, Section 12 of the Eulesse City Charter.

SECTION 8.

EFFECTIVE DATE. This ordinance shall be in full force and effect from and after its passage, as provided by the Eulesse City Charter and the laws of the State of Texas. PRESENTED AND PASSED ON FIRST AND FINAL READING at a regular meeting of the Eulesse City Council on March 23, 2021, by a vote of 7 ayes, 0 nays, and 0 abstentions.

IPL0016366
 Mar 25-26 2021

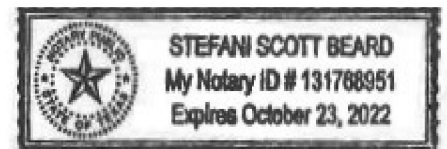
**THE STATE OF TEXAS
 COUNTY OF TARRANT**

Before me, a Notary Public in and for said County and State, this day personally appeared Amanda Grisham, Bid and Legal Coordinator for the Star-Telegram, published by the Star-Telegram, Inc. at Fort Worth, in Tarrant County, Texas; and who, after being duly sworn, did depose and say that the attached clipping of an advertisement was published in the above named paper on the listed dates:

No. of Insertions: 2
 Beginning Issue of: 03/25/2021
 Ending Issue of: 03/26/2021

Sworn to and subscribed before me this 9th day of April in the year of 2021

Notary Public in and for the state of Texas, residing in Dallas County



Extra charge for lost or duplicate affidavits.
 Legal document please do not destroy!