

ORDINANCE NO. 9738-2014

AN ORDINANCE OF THE CITY OF GRAND PRAIRIE, TEXAS, AMENDING THE ZONING MAP AND ORDINANCE BY SHOWING THE LOCATION, BOUNDARY, AND USE OF A CERTAIN PROPERTY TO GRANT A ZONING CHANGE FROM AGRICULTURE ZONING (A) DISTRICT TO A PLANNED DEVELOPMENT DISTRICT FOR MULTI FAMILY THREE DISTRICT (MF-3) USES ON 17.64 ACRES OF LAND SITUATED IN THE S.L. FERRELL SURVEY, ABSTRACT NO. 516, CITY OF GRAND PRAIRIE TARRANT COUNTY, AND BEING A PORTION OF A CALLED 214.28 ACRE TRACT CONVEYED TO VISTA PARTNERS AS RECORDED IN VOLUME 11245, PAGE 2188, OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS AND BEING THE SAME PROPERTY CALLED TRACT 2- 17.7768 ACRES AS DESCRIBED IN DEED TO SUNBELT LAND INVESTMENT/360, LTD, RECORDED IN VOLUME 14138 AT PAGE 99 OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS; GENERALLY LOCATED SOUTHEAST OF STATE HIGHWAY 360, NORTH OF RAGLAND ROAD, AND SOUTH OF NEW YORK AVENUE; SAID ZONING MAP AND ORDINANCE BEING NUMBERED ORDINANCE NUMBER 4779 AND PASSED ON NOVEMBER 20, 1990; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; CONTAINING A SAVINGS CLAUSE; AND TO BECOME EFFECTIVE UPON ITS PASSAGE AND APPROVAL

WHEREAS, the owners of the property described herein below filed application with the City of Grand Prairie, Texas, petitioning an amendment of the Zoning Ordinance and map of said city so as to change the zoning designation of said property from Agriculture (A) District to a Planned Development for Multi Family Three (MF-3) District uses;

WHEREAS, the Planning and Zoning Commission of Grand Prairie, Texas, held a public hearing on said application on July 7, 2014, after written notice of such public hearing before the Planning and Zoning Commission on the proposed zoning change had been sent to owners of real property lying within 300 feet of the property on which the zoning change from Agriculture (A) District to a Planned Development for Multi Family Three (MF-3) District uses, is proposed, said Notice having been given not less than ten (10) days before the date set for hearing to all such owners who rendered their said property for City taxes as the ownership appears on the last approved City Tax Roll, and such Notice being served by depositing the same, properly addressed and postage paid, in the City Post Office;

WHEREAS, after consideration of said application, the Planning and Zoning Commission of the City of Grand Prairie, Texas voted 6 to 1 to recommend to the City Council of Grand Prairie, Texas, that said Zoning Ordinance and Map be amended to allow a zoning change from Agriculture (A) District to a Planned Development for Multi Family Three (MF-3) District uses;

WHEREAS, Notice was given of a further public hearing to be held by the City Council of the City of Grand Prairie, Texas, in the City Hall Plaza Building at 6:30 o'clock P.M. on July 15, 2014, to consider the advisability of amending the Zoning Ordinance and Map as recommended by the Planning and Zoning Commission, and all citizens and parties at interest were notified that they would have an opportunity to be heard, such Notice of the time and place of such hearing having

been given at least fifteen (15) days prior to such hearing by publication in the Fort Worth Star Telegram, Fort Worth, Texas, a newspaper of general circulation in such municipality; and

WHEREAS, all citizens and parties at interest have been given an opportunity to be heard on all the matter of the zoning change and the City Council of the City of Grand Prairie, Texas, being informed as to the location and nature of the use proposed on said property, as well as the nature and usability of surrounding property, have found and determined that the property in question, as well as, other property within the city limits of the City of Grand Prairie, Texas, has changed in character since the enactment of the original Zoning Ordinance from its classification of **Agriculture (A) District** and, by reason of changed conditions, does consider and find that this amendatory Ordinance should be enacted since its provisions are in the public interest and will promote the health, safety and welfare of the community.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS:

I.

That Ordinance Number 4779, being the Zoning Ordinance and Map of the City of Grand Prairie, Texas, showing the locations and boundaries of certain districts, and said Zoning Ordinance and Map having been made a part of an Ordinance entitled:

"THE UNIFIED DEVELOPMENT CODE OF THE CITY OF GRAND PRAIRIE, TEXAS, AS PASSED AND APPROVED BY THE CITY COUNCIL ON THE 20TH DAY OF NOVEMBER, 1990, TOGETHER WITH ALL AMENDMENTS THERETO AND ENACTING A REVISED ORDINANCE ESTABLISHING AND PROVIDING FOR ZONING REGULATIONS; CREATING USE DISTRICTS IN ACCORDANCE WITH A COMPREHENSIVE PLAN..."

being passed and approved November 20, 1990, as amended, is hereby further amended so as to change the zoning district from its classification **from Agriculture (A) District to a Planned Development for Multi Family Three (MF-3) District uses**, and legally described in Exhibit 'A' - Legal Description and graphically shown in Exhibit 'E' - Location Map, which are both incorporated herein by reference.

II.

Purpose and Intent

The purpose of this Planned Development District is to provide the appropriate restrictions and development controls to permit the development of commercial uses in a manner compatible with the surrounding development and zoning and in compliance with the City's Comprehensive Plan and the Unified Development Code.

Standards on infrastructure, landscaping, and construction are intended to provide for the development of high quality residential and recreational development.

III.

Base Zoning

Any zoning, land use requirements and restrictions not contained in this Planned Development Ordinance shall conform to those requirements for the **Multi Family Three (MF-3) Districts**, as established and amended in the Unified Development Code (UDC). Where there is a conflict between the UDC and this ordinance, unless explicitly contained in this ordinance, the more restrictive will prevail.

A site plan shall be reviewed and approved by the City Council prior to the issuance of any building permits.

IV.

Development Standards

As development shall be in substantial conformance with the conceptual plans attached here to as Exhibits Exhibit 'B' Conceptual Plan and Exhibit 'C' Conceptual Elevations:

- A.** Use of stone and stucco shall be as follows:
- i. Building elevations facing Highway 360 will be designed of 80% simulated stone and 20% stucco.
 - ii. Building elevations facing the internal drives will be designed 50% simulated stone and 50% stucco.
 - iii. Building elevations facing the courtyards will be designed with 50% simulated stone and 50% stucco.
 - iv. All stucco shall meet or exceed the requirements of ASTM C926 and the city's adopted building code standard Section 2512 of the 2009 International Building Code, as detailed in Exhibit 'D' Stucco Standard and Detail.

- B.** Percentages per building, per façade shall be in substantial conformance with the following:

a. <u>Club/Leasing Office</u>	Front-	80% Simulated Stone, 20% Stucco
	Sides-	50% Simulated Stone, 50% Stucco
	Rear-	50% Simulated Stone, 50% Stucco
b. <u>Building #1</u>	Front-	50% Simulated Stone, 50% Stucco
	Hwy. 360 Side-	80% Simulated Stone, 20% Stucco
	Courtyard Side-	50% Simulated Stone, 50% Stucco
	Rear-	50% Simulated Stone, 50% Stucco

- c. Building #2 Front- 50% Simulated Stone, 50% Stucco
Hwy. 360 Side- 80% Simulated Stone, 20% Stucco
Courtyard Side- 50% Simulated Stone, 50% Stucco
Rear- 50% Simulated Stone, 50% Stucco
- d. Building #3 Front- 50% Simulated Stone, 50% Stucco
Sides- 50% Simulated Stone, 50% Stucco
Rear- 50% Simulated Stone, 50% Stucco
- e. Building #4 Front- 50% Simulated Stone, 50% Stucco
Sides- 50% Simulated Stone, 50% Stucco
Rear- 50% Simulated Stone, 50% Stucco
- f. Building #5 Front- 50% Simulated Stone, 50% Stucco
Sides- 50% Simulated Stone, 50% Stucco
Rear- 50% Simulated Stone, 50% Stucco
- g. Building #6 Front- 50% Simulated Stone, 50% Stucco
Sides- 50% Simulated Stone, 50% Stucco
Rear- 50% Simulated Stone, 50% Stucco
- h. Building #7 Front- 50% Simulated Stone, 50% Stucco
Sides- 50% Simulated Stone, 50% Stucco
Rear- 30% Simulated Stone, 70% Stucco
- i. Building #8 Front- 50% Simulated Stone, 50% Stucco
Sides- 50% Simulated Stone, 50% Stucco
Rear- 50% Simulated Stone, 50% Stucco
- j. Building #9 Front- 50% Simulated Stone, 50% Stucco
Sides- 50% Simulated Stone, 50% Stucco
Rear- 50% Simulated Stone, 50% Stucco
- k. Building #10 Front- 50% Simulated Stone, 50% Stucco
Sides- 50% Simulated Stone, 50% Stucco
Rear- 50% Simulated Stone, 50% Stucco
- l. Building #11 Front- 50% Simulated Stone, 50% Stucco
Sides- 50% Simulated Stone, 50% Stucco
Rear- 50% Simulated Stone, 50% Stucco
- m. Building #12 Front- 50% Simulated Stone, 50% Stucco
Sides- 50% Simulated Stone, 50% Stucco
Rear- 50% Simulated Stone, 50% Stucco
- n. Building #13 Front- 50% Simulated Stone, 50% Stucco
Sides- 50% Simulated Stone, 50% Stucco

- Rear- 30% Simulated Stone, 70% Stucco
- o. Building #14 Front- 50% Simulated Stone, 50% Stucco
Sides- 50% Simulated Stone, 50% Stucco
Rear- 50% Simulated Stone, 50% Stucco
- p. Building #15 Front- 50% Simulated Stone, 50% Stucco
Sides- 50% Simulated Stone, 50% Stucco
Rear- 50% Simulated Stone, 50% Stucco
- q. Building #16 Front- 80% Simulated Stone, 20% Stucco
Sides- 50% Simulated Stone, 50% Stucco
Rear- 50% Simulated Stone, 50% Stucco
- r. Building #17 Front- 50% Simulated Stone, 50% Stucco
Sides- 50% Simulated Stone, 50% Stucco
Rear- 50% Simulated Stone, 50% Stucco
- s. Building #18 Front- 50% Simulated Stone, 50% Stucco
Sides- 50% Simulated Stone, 50% Stucco
Rear- 50% Simulated Stone, 50% Stucco
- t. Building #19 Front- 80% Simulated Stone, 20% Stucco
Sides- 50% Simulated Stone, 50% Stucco
Rear- 50% Simulated Stone, 50% Stucco
- u. Building #20 Front- 50% Simulated Stone, 50% Stucco
Sides- 50% Simulated Stone, 50% Stucco
Rear- 50% Simulated Stone, 50% Stucco

- C. Not more than 69.4% of total residential units within the PD shall be one-bedroom units.
- D. "Spanish" style roof tiles shall be required on the club/ leasing office. Roof pitch on all buildings shall not be less than 5:12 slope shall be required
- E. Minimum of nine-foot-wide garage doors shall be required.

V.

It is further provided, that in case a section, clause, sentence, or part of this Ordinance shall be deemed or adjudged by a Court of competent jurisdiction to be invalid, then such invalidity shall not affect, impair, or invalidate the remainder of this Ordinance.

VI.

All ordinances or parts of ordinances in conflict herewith are specifically repealed.

VII.

That this Ordinance shall be in full force and effect from and after its passage and approval.


PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS, AND THIS 15TH DAY OF JULY, 2014.

APPROVED:



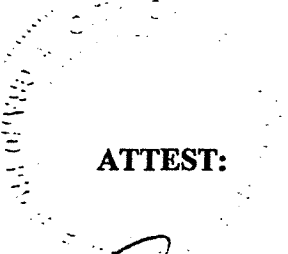
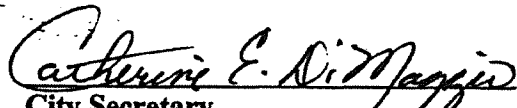
Ron Jensen, Mayor

APPROVED AS TO FORM:



City Attorney

ATTEST:

City Secretary

**ORDINANCE NO. 9738-2014
PLANNED DEVELOPMENT NO. 346
CASE NO. Z140401/CP140401**

EXHIBIT 'A'
Legal Description

TO ALL PARTIES INTERESTED IN PREMISES SURVEYED:

THIS IS TO CERTIFY THAT I HAVE, THIS DATE, MADE A CAREFUL AND ACCURATE SURVEY ON THE GROUND OF THE FOLLOWING DESCRIBED PROPERTY:

BEING ALL THAT CERTAIN, LOT TRACT OR PARCEL OF LAND SITUATED IN THE S.L. FERRELL SURVEY, ABSTRACT NO. 516, CITY OF GRAND PRAIRIE, TARRANT COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 214.28 ACRE TRACT CONVEYED TO VISTA PARTNERS AS RECORDED IN VOLUME 11245, PAGE 2188, OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS, AND BEING THE SAME PROPERTY CALLED TRACT 2 - 17.7768 ACRES AS DESCRIBED IN DEED TO SUNBELT LAND INVESTMENT/360, LTD, RECORDED IN VOLUME 14138 AT PAGE 99 OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD SET IN THE SOUTHEAST ROW LINE OF STATE HIGHWAY NO. 360 (A 480' ROW), ALONG THE SOUTH LINE OF SAID VISTA PARTNERS TRACT FOR THE SOUTHWEST CORNER OF SAID SUNBELT LAND INVESTMENT/360 TRACT AND BEING THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 10° 48' 14", (10° 55' 16" PER DEED) WITH A RADIUS OF 5489.58 FEET AND A CHORD BEARING NORTH 27°47'50" EAST (NORTH 28° 22' 15" EAST PER DEED) AT A DISTANCE OF 1033.60 FEET (1044.78 FEET PER DEED);

THENCE ALONG THE SOUTHEAST ROW LINE OF STATE HIGHWAY NO. 360 AND SAID CURVE TO THE RIGHT FOR AN ARC DISTANCE OF 1035.13 FEET (1046.37 FEET PER DEED) TO A 5/8" IRON ROD SET;

THENCE CONTINUING ALONG THE SOUTHEAST ROW OF STATE HIGHWAY NO. 360, THE FOLLOWING FIVE (5) COURSES:

(1) NORTH 33° 11' 57" EAST (NORTH 33° 45' 00" EAST PER DEED) FOR A DISTANCE OF 545.48 FEET TO A 1/2 INCH IRON ROD SET;

(2) NORTH 48° 09' 57" EAST (NORTH 48° 45' 53" EAST PER DEED) FOR A DISTANCE OF 155.24 TO A 5/8" IRON ROD SET FOR CORNER;

(3) NORTH 33° 13' 57" EAST (NORTH 33° 49' 53" EAST PER DEED) FOR A DISTANCE OF 50.00 TO A 5/8" IRON ROD SET FOR CORNER;

(4) NORTH 21° 55' 57" EAST (NORTH 22° 31' 53" EAST PER DEED) FOR A DISTANCE OF 203.96 TO A 5/8" IRON ROD SET FOR CORNER;

(5) NORTH 33° 14' 57" EAST (NORTH 33° 50' 53" EAST PER DEED) FOR A DISTANCE OF 96.81 FEET (95.81 FEET PER DEED) TO A 5/8" IRON ROD SET FOR CORNER;

THENCE SOUTH 39° 31' 03" EAST AND DEPARTING THE EAST RIGHT OF WAY LINE OF FOR A DISTANCE OF 4.08 TO A 5/8" IRON ROD SET FOR THE NORTHWEST CORNER OF CALLED 20.51 ACRE TRACT OF LAND IDENTIFIED AS TRACT NO. 421 AS CONVEYED TO THE UNITED STATES OF AMERICA IN VOLUME 7268 AT PAGE 2087 OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS;

THENCE SOUTH 03° 54' 44" EAST (SOUTH 03° 16' 51" EAST PER DEED) ALONG THE NORTHWEST LINE OF SAID UNITED STATES OF AMERICA TRACT AND COMMON TO THE EAST LINE OF SAID SUNBELT LAND INVESTMENT/360, LTD, FOR A DISTANCE OF 540.39 FEET (537.98 FEET PER DEED) TO A "CORP. OF ENGINEERS" MONUMENT FOUND;

THENCE SOUTH 19° 40' 52" EAST (SOUTH 18° 57' 51" EAST PER DEED) AND CONTINUING ALONG THE NORTHWEST LINE OF SAID UNITED STATES OF AMERICA TRACT AND COMMON TO THE EAST LINE OF SAID SUNBELT LAND INVESTMENT/360, LTD TRACT FOR A DISTANCE OF 537.92 FEET TO A "CORP. OF ENGINEERS" MONUMENT FOUND FOR THE SOUTHEAST CORNER OF SAID SUNBELT LAND INVESTMENT/360, LTD TRACT;

THENCE SOUTH 60° 06' 20" WEST (SOUTH 60° 27' 11" EAST PER DEED) AND FOLLOWING ALONG THE SOUTH LINE OF SAID VISTA TRACT SAME BEING THE SOUTH LINE OF SAID SUNBELT LAND INVESTMENT/360, LTD TRACT, AND GENERALLY ALONG AN OLD FENCE LINE FOR A DISTANCE OF 426.68 FEET TO A POINT FOR CORNER;

THENCE SOUTH 59° 52' 42" WEST (SOUTH 59° 52' 42" EAST PER DEED) AND CONTINUING ALONG THE SOUTH LINE OF SAID VISTA TRACT SAME BEING THE SOUTH LINE OF SAID SUNBELT LAND INVESTMENT/360, LTD TRACT, AND GENERALLY ALONG AN OLD FENCE LINE FOR A PORTION OF THIS LINE FOR A DISTANCE OF 1044.21 FEET (1053.17 FEET PER DEED) TO THE PLACE OF BEGINNING AND CONTAINING 17.772 ACRES OF LAND (17.7768 ACRES DEED), MORE OR LESS.

(BASIS OF BEARINGS FOR THIS DESCRIPTION IS THE TEXAS STATE PLANE COORDINATE SYSTEM NORTH TEXAS ZONE 4202)

TITLE NOTES

ACCORDING TO THE COMMITMENT FOR TITLE INSURANCE ISSUED BY CHICAGO TITLE INSURANCE COMPANY (GF NO. 4311011704) EFFECTIVE OCTOBER 19, 2013, ISSUED OCTOBER 31, 2013, THE FOLLOWING MATTERS OF RECORD ARE ITEMIZED AS EXCEPTIONS TO INSURANCE COVERAGE ON SCHEDULE B THEREOF:

10(b) EASEMENT(S) AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: UNITED STATES OF AMERICA PURPOSE: AS PROVIDED IN SAID DOCUMENT RECORDING DATE: MARCH 26, 1982 RECORDING NO: VOLUME 7268, PAGE 2087, DEED RECORDS, TARRANT COUNTY, TEXAS.

(PROPERTY IS SUBJECT TO EASEMENT AS SHOWN HEREON.)

(c) INTENTIONALLY DELETED

(d) INTENTIONALLY DELETED

(e) INTENTIONALLY DELETED

(f) EASEMENT(S) AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: TRINITY RIVER AUTHORITY OF TEXAS PURPOSE: AS PROVIDED IN SAID DOCUMENT RECORDING DATE: JANUARY 22, 1985 RECORDING NO: VOLUME 8067, PAGE 688, DEED RECORDS, TARRANT COUNTY, TEXAS;

AS AFFECTED BY RELEASE OF TEMPORARY CONSTRUCTION EASEMENT RECORDED MAY 10, 1995 IN VOLUME 11961, PAGE 1533, DEED RECORDS, TARRANT COUNTY, TEXAS. (PROPERTY IS SUBJECT TO EASEMENT AS SHOWN HEREON.)

(g) INTENTIONALLY DELETED

(h) EASEMENT(S) AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: TRINITY RIVER AUTHORITY OF TEXAS PURPOSE: AS PROVIDED IN SAID DOCUMENT RECORDING DATE: MAY 9, 1985 RECORDING NO: VOLUME 8177, PAGE 1007, DEED RECORDS, TARRANT COUNTY, TEXAS.

(PROPERTY IS SUBJECT TO EASEMENT AS SHOWN HEREON.)

(i) INTENTIONALLY DELETED

(j) THE LAND HAS FRONTAGE OR ABUTS TEXAS STATE HIGHWAY NO. 360, WHICH IS A CONTROLLED ACCESS HIGHWAY, AS SHOWN IN DONATION DEED RECORDED MARCH 17, 1993 IN VOLUME 10982, PAGE 619, DEED RECORDS, TARRANT COUNTY, TEXAS. (PROPERTY IS SUBJECT TO EASEMENT AS SHOWN HEREON.)

(k) EASEMENT(S) AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: CITY OF GRAND PRAIRIE, TEXAS PURPOSE: AS PROVIDED IN SAID DOCUMENT RECORDING DATE: JULY 24, 2002 RECORDING NO: VOLUME 15841, PAGE 304, REAL PROPERTY RECORDS, TARRANT COUNTY, TEXAS.
(PROPERTY IS SUBJECT TO EASEMENT AS SHOWN HEREON.)

(l) INTENTIONALLY DELETED

(m) INTENTIONALLY DELETED

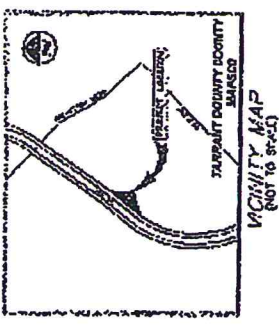
(n) INTENTIONALLY DELETED

(o) LEASE FOR COAL, LIGNITE, OIL, GAS OR OTHER MINERALS, TOGETHER WITH RIGHTS INCIDENT THERETO, DATED JANUARY 21, 2006, BY AND BETWEEN SUNBELT LAND DEVELOPMENT/360, LTD., AS LESSOR, AND EOG RESOURCES, INC. AS LESSEE, RECORDED MARCH 28, 2006 AT DOCUMENT NO. D206086738 OF THE OFFICIAL RECORDS OF TARRANT COUNTY, TEXAS.
(SUBJECT PROPERTY IS A PORTION OF THE PROPERTY DESCRIBED THEREIN.)

(p) LEASE FOR COAL, LIGNITE, OIL, GAS OR OTHER MINERALS, TOGETHER WITH RIGHTS INCIDENT THERETO, DATED JANUARY 21, 2006, BY AND BETWEEN SUNBELT LAND INVESTMENT/360, LTD., AS LESSOR, AND EOG RESOURCES, INC., AS LESSEE, RECORDED MARCH 28, 2006 AT DOCUMENT NO. D206086739 OF THE OFFICIAL RECORDS OF TARRANT COUNTY, TEXAS. (SUBJECT PROPERTY IS A PORTION OF THE PROPERTY DESCRIBED THEREIN.)

Exhibit 'C'
Conceptual Elevations

GENERAL CONTRACTOR: [REDACTED]	
ARCHITECT: [REDACTED]	
ENGINEER: [REDACTED]	
DATE: [REDACTED]	
SCALE: [REDACTED]	
SHEET NO.: [REDACTED]	
PROJECT NO.: [REDACTED]	
OWNER: [REDACTED]	
ADDRESS: [REDACTED]	
CITY: [REDACTED]	
STATE: [REDACTED]	
ZIP: [REDACTED]	
DRAWN BY: [REDACTED]	
CHECKED BY: [REDACTED]	
APPROVED BY: [REDACTED]	
DATE: [REDACTED]	

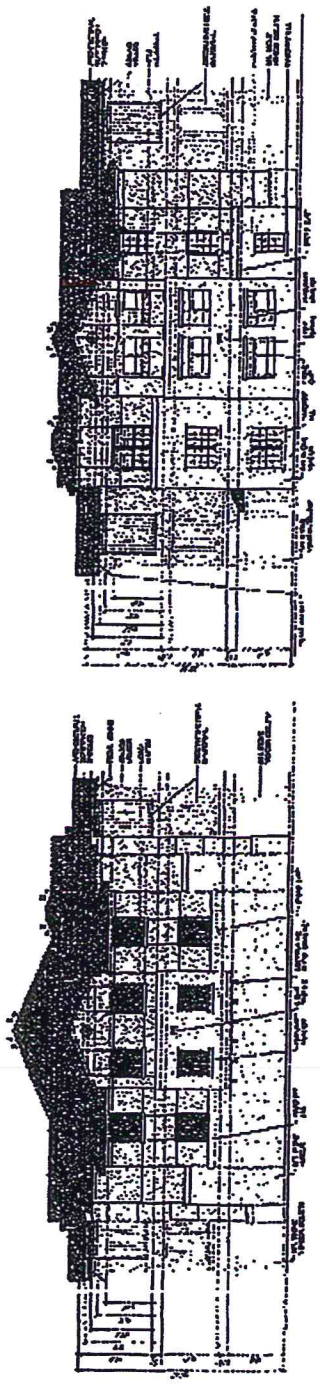


CROSS
CONSTRUCTION MANAGEMENT

1208 W. JANEL ST., SUITE 1201
FARMERS BRANCH, TEXAS 75234
TEL: 972.318.8844
WWW.CROSSCM.COM

LAKESIDE LODGE
S.H. 360 NEAR
ARLINGTON WEBB

SLIMBID LAND INVESTMENTS, LTD.
S.L. FERRELL SURVEY ABSTRACT NO. 310
CITY OF GRAND PRAIRIE, TEXAS



3 BUILDING 'C' - RIGHT ELEVATION
1/8" = 1'-0"

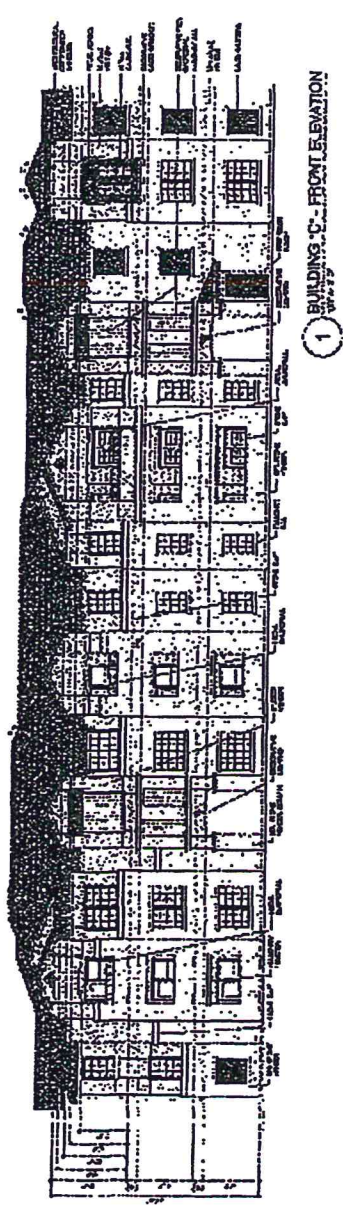
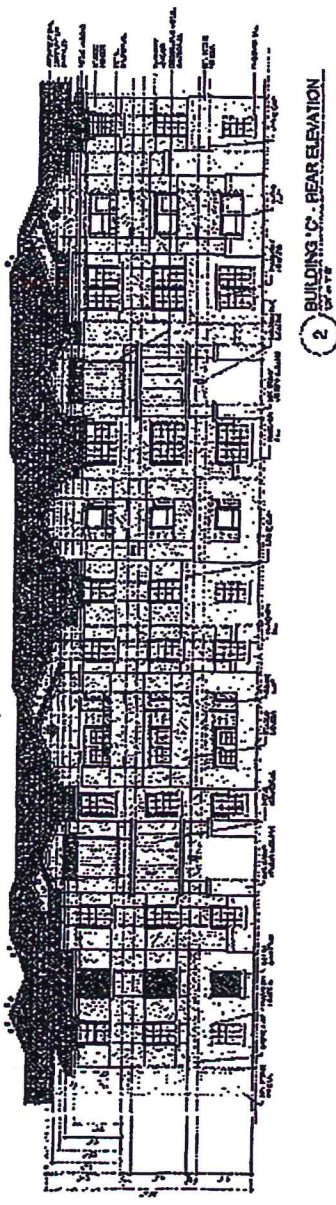
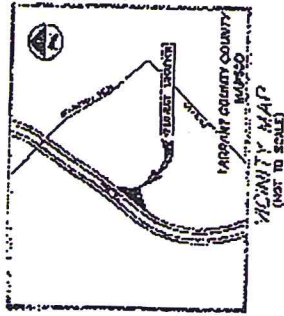


Exhibit 'C'
 Conceptual Elevations

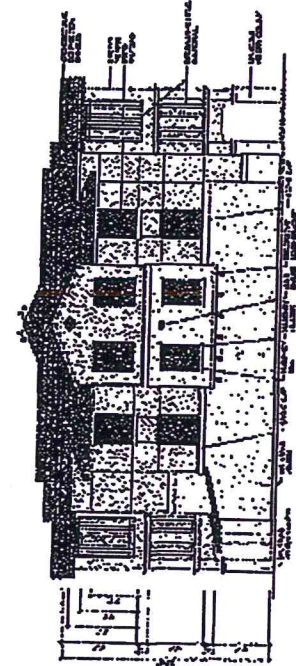
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DRAWN BY: J. W. BROWN	CHECKED BY: J. W. BROWN
SCALE: AS SHOWN	DATE: 05/21/2014
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PROJECT: LAKEVIEW LODGE	PROJECT: LAKEVIEW LODGE
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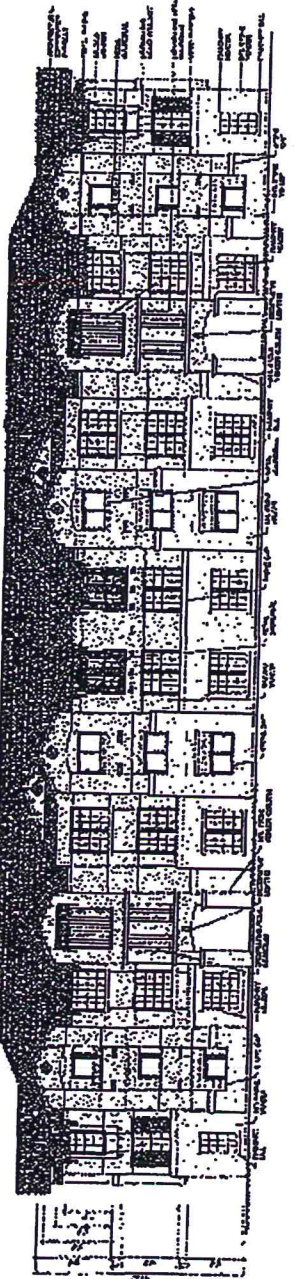
CROSS
 CIVIL ARCHITECTS
 1774 N. 15th St., Suite 103
 Des Moines, IA 50312
 515.281.1111
 www.crossarchitects.com

LAKEVIEW LODGE
 S.H. 360 NEAR
 ARLINGTON WEBB

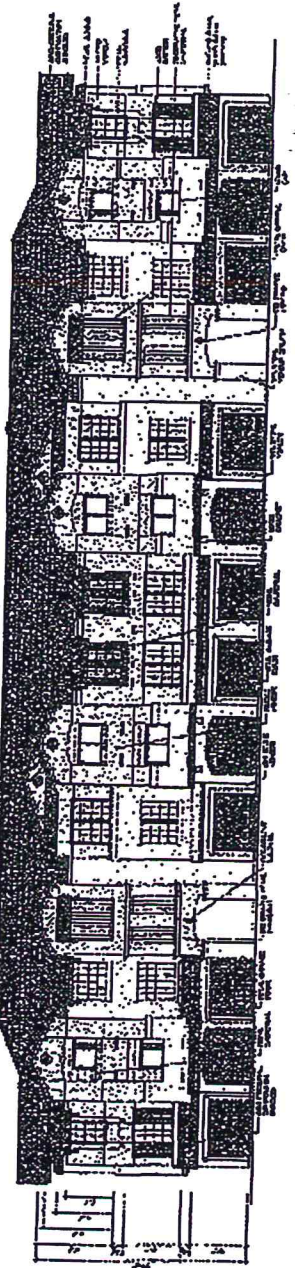
SUNDAY LAND INVESTMENT DESIGN LTD.
 ST. FERRELL SURVEY ABSTRACT NO. 846
 CITY OF GRAND PRAIRIE, IOWA
 1/20/2014



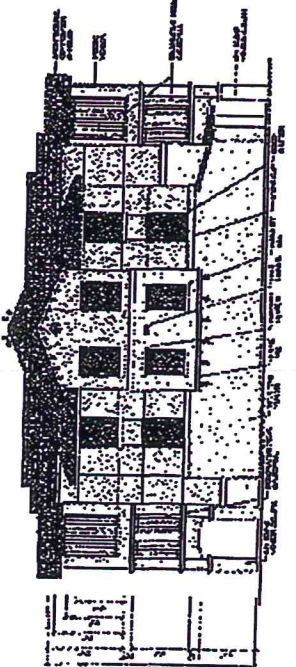
3 BUILDING 'B-G' - RIGHT ELEVATION
 1/8" = 1'-0"



2 BUILDING 'B-G' - REAR ELEVATION
 1/8" = 1'-0"

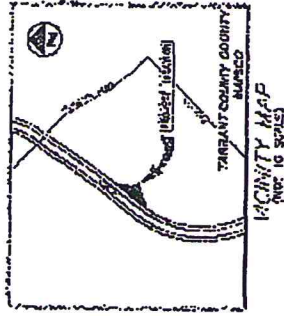


1 BUILDING 'B-G' - FRONT ELEVATION
 1/8" = 1'-0"



4 BUILDING 'B-G' - LEFT ELEVATION
 1/8" = 1'-0"

Exhibit 'C'
Conceptual Elevations



CRUISE AND PARTNERS, LP
200 W. MARKET ST. SUITE 200
DALLAS, TEXAS 75201
PHONE: 214.742.7200
FAX: 214.742.7201
WWW.CRUISEANDPARTNERS.COM
CONTACT: JAMES GIBBELL CONTACT: ERIN THURLEY

Cross
CONSULTING ENGINEERS

1402
PLANE, NEW YORK, NY 10019
PHONE: 212.310.6274
FAX: 212.310.6275
WWW.CROSSCONSULTING.COM

LAKESIDE LODGE
S.H. 360 NEAR
ARLINGTON WEBB
SUNBELT LAND INVESTMENT (SBLI), LTD.
S-1, PERBELL NUMBER ABSTRACT NO. 816
CITY OF GRAND PRAIRIE, TEXAS

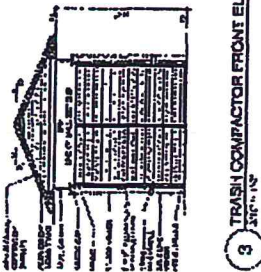
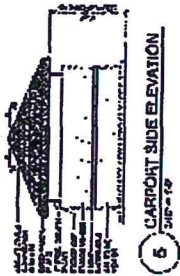
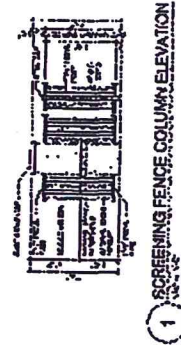
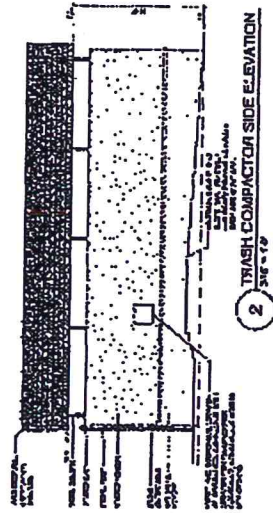
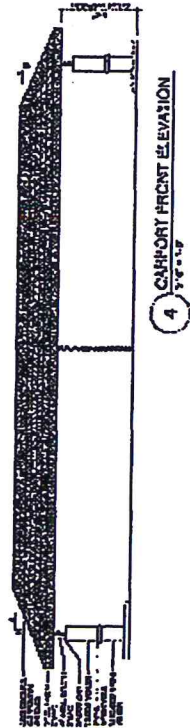
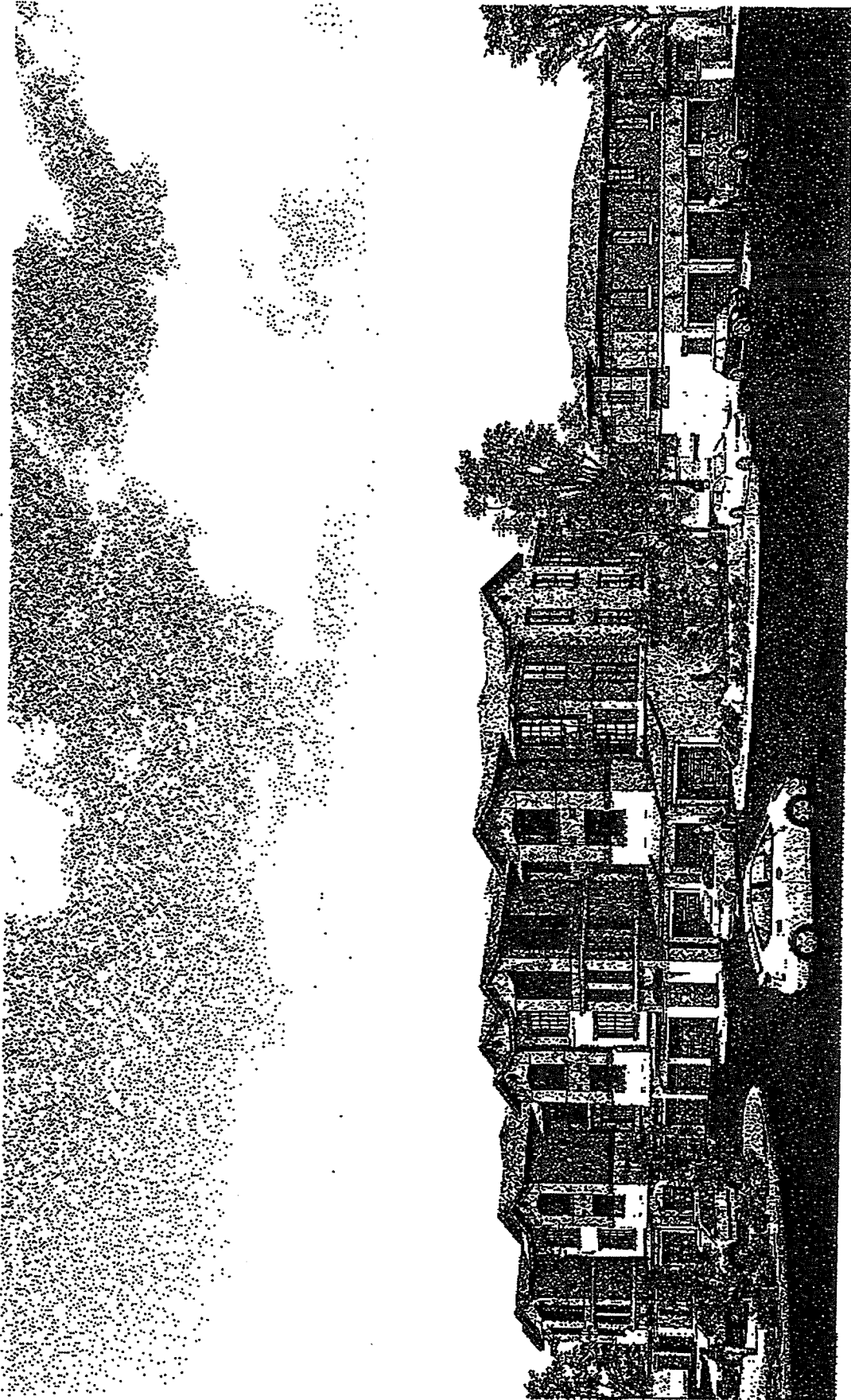


Exhibit 'C'
Conceptual Elevations

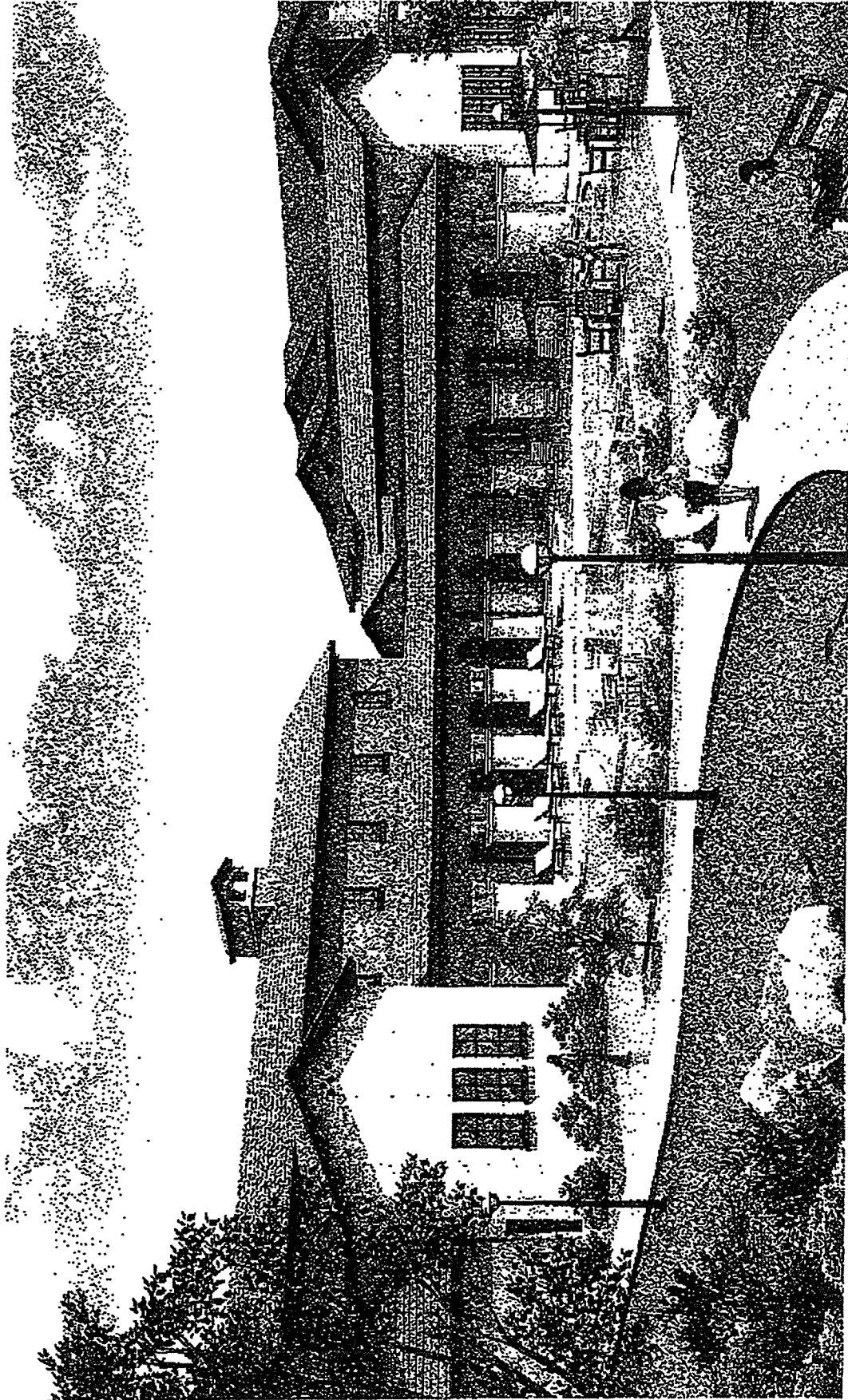


LAKESIDE LODGE

GRAND PRAIRIE, TEXAS



Exhibit 'C'
Conceptual Elevations

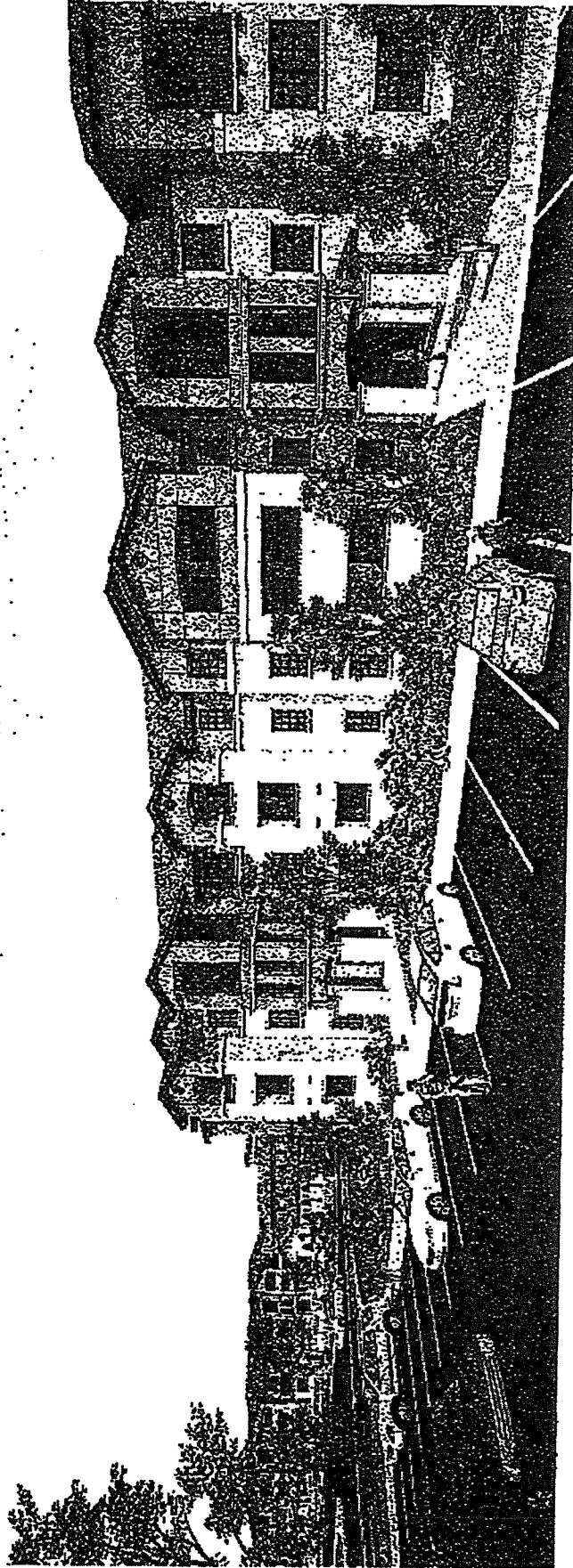


LAKESIDE LODGE

GRAND PRAIRIE, TEXAS



Exhibit 'C'
Conceptual Elevations

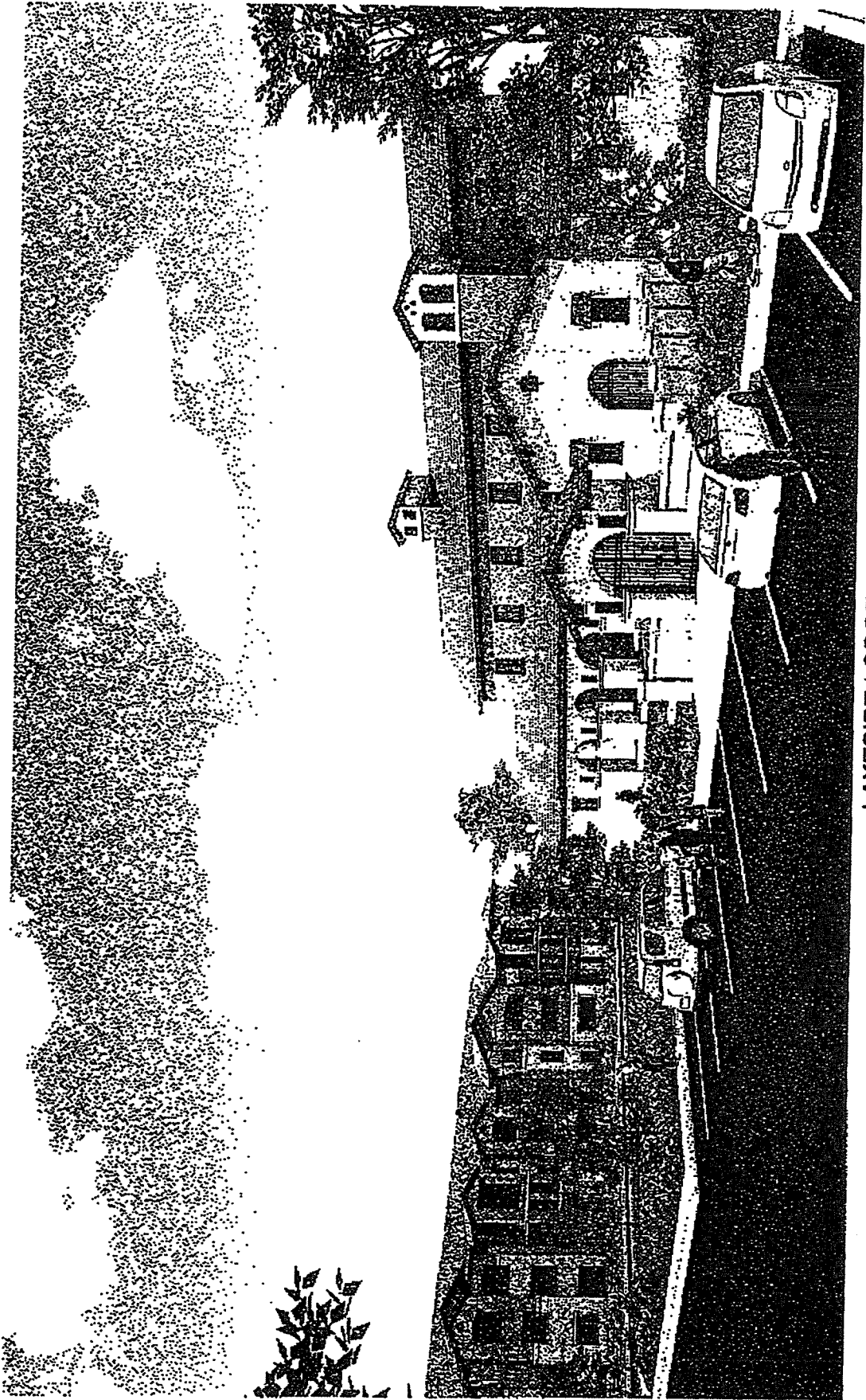


LAKESIDE LODGE

GRAND PRAIRIE, TEXAS



Exhibit 'C'
Conceptual Elevations



LAKESIDE LODGE

GRAND PRAIRIE, TEXAS



Exhibit D - Stucco Standard & Detail

(Page 1 of 6)

Jim Hinderaker

From: Brian Rumsey <brumsey@crossarchitects.com>
Sent: Monday, July 28, 2014 12:33 PM
To: Jim Hinderaker
Cc: Byington, Spencer
Subject: RE: Stucco

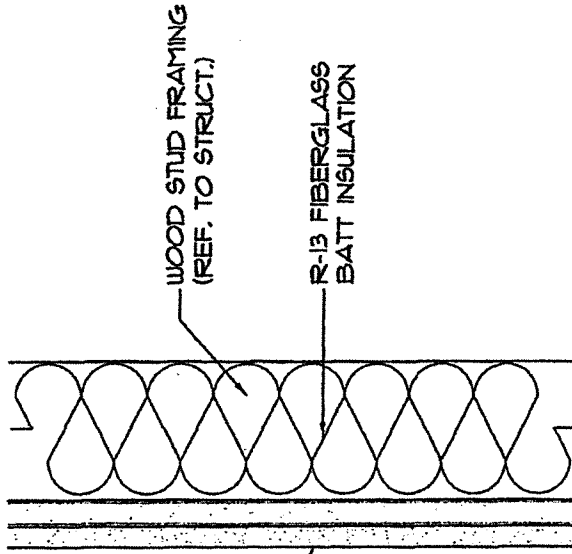
Jim,

The lakeside Lodge stucco will meet or exceed the requirements of ASTM C 926 and the city's adopted building code standard Section 2512 of the 2009 International Building Code.

Thanks!

Brian Rumsey
Cross Architects, PLLC
1255 W. 15th Street, Suite 125
Plano, Texas 75075
phone: 972.398.6644 ext. 300
fax: 972.312.8666
brumsey@crossarchitects.com
www.crossarchitects.com





WOOD STUD FRAMING
(REF. TO STRUCT.)

R-13 FIBERGLASS
BATT INSULATION

2 LAYERS, 1/2" CONCRETE
STUCCO ON 1/4" METAL
LATH W/ B# FELT PAPER
ON STUCCO WRAP ON 5/8"
TYPE "X" EXT. GYP.
SHEATHING

00

DETAIL @ CONCRETE STUCCO

N.T.S.

SECTION 092410

PORTLAND CEMENT PLASTER – ONE COAT

PART 1 - GENERAL

- 1.1 SECTION INCLUDES
 - A. Fiber reinforced portland cement plaster wall cladding.
- 1.2 QUALITY ASSURANCE
 - A. Applicator: Company specializing in cement plaster work with 5 years documented experience.
 - B. Apply cement plaster in accordance with manufacturer's recommendations, approved NER report, and as noted. Plaster products to have approved NER Report.
 - C. Plastering shall be of highest quality and finish. Intersections of planes shall be sharp and accurate. Finished surfaces shall be uniform in texture and color throughout area, and free from imperfections.
- 1.3 SUBMITTALS
 - A. Submit under provisions of Section 013000.
 - B. Provide product data on both base coat and finish coat materials that give characteristics, limitations, of products, and written acknowledgment that both base and finish coat manufacturer's products are compatible with each other and be fully warranted when applied with each other.
 - C. Submit manufacturer's installation instructions for all products within the system.
- 1.4 FIELD SAMPLES
 - A. Provide sample panel under provisions of Section 01300.
 - B. Construct field sample of one wall area, not less than 10 x 10 feet in size, complete, illustrating surface finish color of finish coat.
 - C. Locate where directed.
 - D. Accepted sample may remain as part of the work.
- 1.5 ENVIRONMENTAL REQUIREMENTS
 - A. Do not apply plaster when substrate or ambient air temperature is less than 50 degrees F unless sand and mixing water are heated to 70 degrees F and temporary protection is provided to keep minimum 50 degrees F in plastered areas for 24 hours. Do not use frozen materials in mixes.
 - B. Maintain minimum ambient temperature of 50 degrees F during and after installation of plaster.
 - C. Protection
 - 1. Protect plaster from uneven and excessive evaporation during hot, dry weather.
 - 2. Protect finished surfaces installed prior to plastering by covering with suitable dropcloths.
 - 3. Screen openings with plastic film when building is subject to hot, dry winds, or temperature differentials of more than 20 degrees F are present.
- 1.6 COORDINATION
 - A. Openings and chases for heating, plumbing and electrical ducts, pipes and conduits shall be built into plaster work as required. Consult other trades in advance and make provisions for their work to avoid cutting and patching.
- 1.7 WARRANTY
 - A. Comply with provisions of Section 017800.
 - B. Warrant installed system (including sheathing substrate and sealants) for 5 years to:
 - 1. Be free from defects in material or labor, including cracks, adhesive or bonding failure, finish degradation, and color retention.
 - 2. Remain in watertight or airtight condition.

PART 2 - PRODUCTS

2.1 ACCEPTABLE MANUFACTURERS

- A. Magna Wall, Inc.
- B. Sto Powerwall.
- C. ParexStucco One Coat 202.
- D. Substitutions: Submit in accordance with Section 016000.

2.2 PLASTER MATERIALS

- A. Portland Cement: ASTM C150, Normal - Type I Portland.
- B. Lime: ANSI/ASTM C206, Type S.
- C. Aggregate: Natural sand in accordance with ANSI/ASTM C144.
- D. Water: Clean, fresh, potable and free of mineral or organic matter which can affect plaster.
- E. Plaster Mix Reinforcement: Glass fibers, 1/2 inch nominal length, alkali resistant.
- F. Finish Texture: As selected by Architect.

2.3 CEMENT PLASTER BASE COAT

- A. Mix and proportion cement plaster in accordance with manufacturer's instructions.
- B. Do not retemper or use material that has partially set. Do not use frozen, caked or lumpy materials. Clean mixer or mixing boxes of set of hardened materials before materials for a new batch are loaded. Mix each batch separately. Thoroughly dry mix materials before adding water.
- C. Mix only as much plaster as can be used prior to initial set.
- D. Mix materials dry, to uniform color and consistency, before adding water.
- E. Protect mixtures from frost, contamination, and evaporation.

2.4 ACCESSORIES

- A. Polystyrene Insulation for Ornamentation:
 - 1. ASTM C578; tested in accordance with ASTM E84 with flame-spread of less than 25.
 - 2. Insulation board must be aged. If air dried, provide board aged for not less than 6 weeks in block form prior to cutting and shipping.
 - 3. Water Absorption: In accordance with ANSI/ASTM D2842, 4% by volume.
 - 4. Variations in tolerances in dimensions of insulation board shall be minimized to +/- 1/16" in all dimensions.
 - 5. Label each insulation board to provide information required by applicable codes, and to include manufacturer's quality control number.
 - 6. Density: 1.0 PCF.
 - 7. Size: As required for shapes and sizes indicated.
 - 8. Thickness: Minimum 1" with greater thickness as detailed to maintain profiles at built-up areas.
 - 9. Edges: All edges to be square, except top edges that are exposed to the weather shall slope per recommendations of finish coat manufacturer.
 - 10. Insulating Value: R = 3.7.
 - 11. Manufacturer: Approved by coating system manufacturer.
- B. Ornamentation Adhesive and Mesh Adhesive: Acrylic based, compatible with the insulation board substrate, and reinforcing fabric; free of iron containing compounds
- C. Reinforcing Fabric: Balanced open mesh glass fiber fabric, minimum 4.5 oz/s.y., properly treated for compatibility with other materials of the system and supplied by coating system manufacturer. Provide impact resistant mesh as described in EIMA-101.86 in addition to standard fabric wherever foam ornamentation occurs within 6 feet of an adjacent grade or paving, and at parapet caps.
- D. Base Coat: Compatible with the insulation board and reinforcing fabric.
- E. Joint Sealant: Silicone sealant specified in Section 07900. Listed by the system manufacturer and approved by the sealant manufacturer for the selected system.
- F. Mechanical Fasteners for Foam Shapes: Type, quantity, and spacing as required by acrylic top coat manufacturer for size and shape or ornamentation.
- G. Joint Devices: Refer to Section 092116.

2.5 FINISH COAT

- A. Premixed Exterior Finishing Coat: 100 percent acrylic copolymers, with integral color.
- B. Color: As selected by Architect or as indicated in Contract Documents.
- C. Acceptable Products:
 - 1. TeifsFlex by Teifs Wall Systems.
 - 2. Sto Flexfinish by StoCorp.
 - 3. Parex DPR Acrylic Finish by ParexLaHabra.

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Verify that surfaces and site conditions are ready to receive work. Verify that substrate workmanship is within acceptable tolerances.
- B. Grounds and Blocking and Accessories: Verify items within walls, and other areas receiving plaster for other Sections of work have been installed.
- C. Mechanical and Electrical: Verify services within walls have been tested and approved.
- D. Verify that furring, lathing and control/expansion joints are complete and tightly secured in place.
- E. Beginning of installation means acceptance of existing conditions.

3.2 PREPARATION

- A. Protect surfaces near the work of this Section from damage or disfiguration.
- B. Clean concrete surfaces of foreign matter. Clean surfaces using acid solutions, solvents, or detergents. Wash surfaces with clean water.

3.3 APPLICATION - BASE COAT

- A. Apply plaster in accordance with manufacturer's instructions.
- B. Apply plaster by machine or hand. Interrupt plaster only at junctions of plaster planes, at openings or at control joints.
- C. Layout do permit completion of an entire surface in one application. Maintain a wet edge. Work to corners and joints, and do not allow material to set up within a distinct wall area.
- D. Interrupt plaster at control joints. Tool through to produce "V" joint at intersection of frames and other items of metal or wood which act as plaster grounds.
- E. Nominal Plaster Thickness: As required by system manufacturer.
- F. Apply base coat with sufficient material and pressure to form keys on metal lath.
- G. Water Curing of Base Coat:
 - 1. Follow procedures recommended by Portland Cement Association.
 - 2. Cure minimum of 48 hours.
 - 3. Prevent premature dry-out.
 - 4. Allow base coat to cure a minimum of 6 days before applying elastomeric finish coat
 - 5. Upon completion, point-up plaster around trim and other locations where plaster meets dissimilar materials.
- H. Cut out and patch defective or damaged plaster.
- I. Match patching of defective or damaged plaster to existing work in form and texture.

3.4 FOAM ORNAMENTATION INSTALLATION

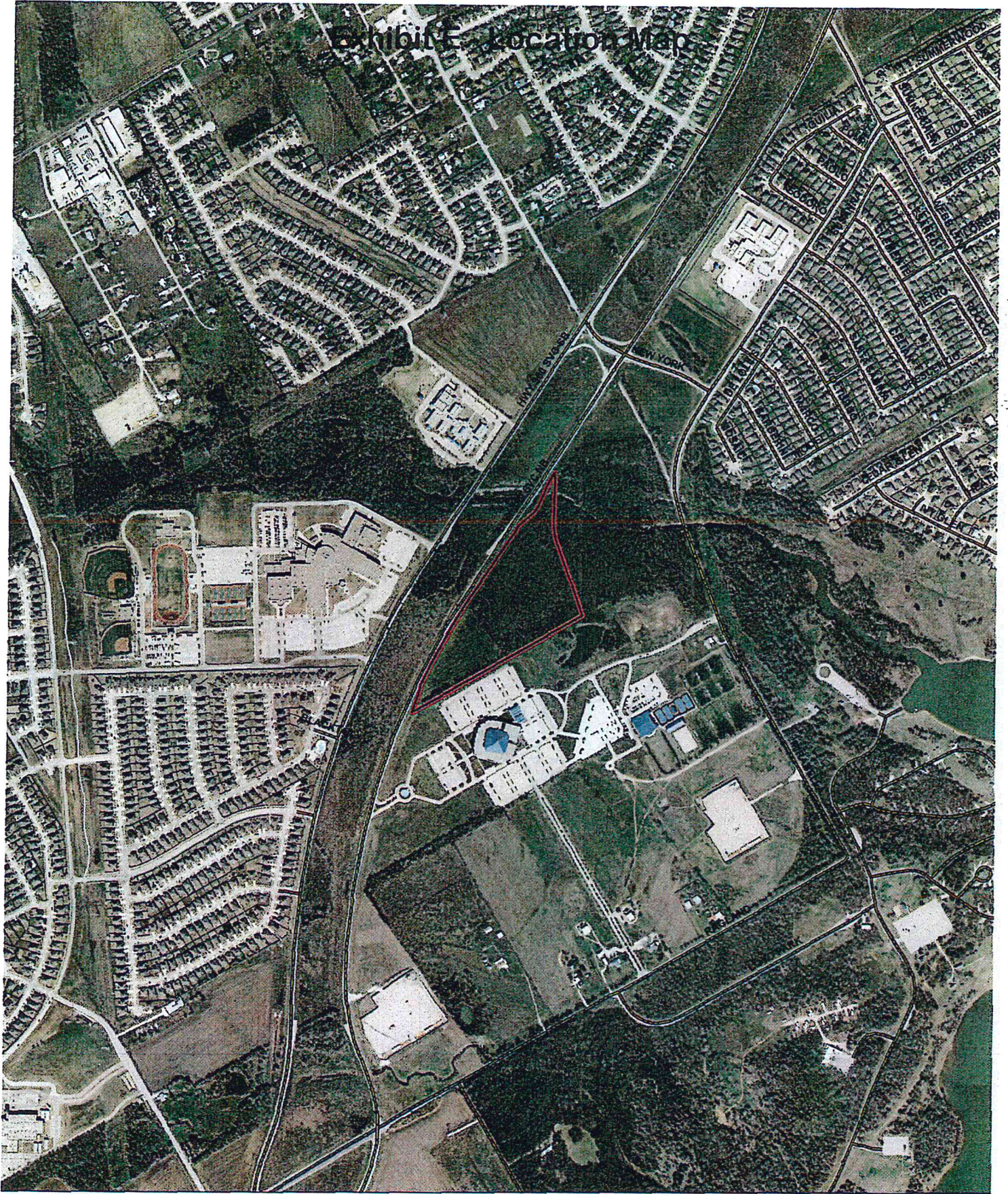
- A. General: Install in accordance with system manufacturer's printed instructions.
- B. Adhere foam ornamentation to vertical surfaces in locations indicated
- C. Pre-cut board as required to fit openings, projections, etc., stagger vertical joints and corners.
- D. Adhesive:
 - 1. Apply mixed adhesive to the entire surface of the insulation board with a notched trowel in accordance with manufacturer's printed instructions.
 - 2. Apply pressure over entire surface of board to ensure uniform contact and high initial grab. Abut joints tightly. Rasp flush irregularities in insulation board exceeding 1/16 inch.
- E. Base Coat and Standard Reinforcing Fabric:
 - 1. Using stainless steel trowel, apply base coat mixture to a uniform thickness of 1/16 inch.
 - 2. Immediately place reinforcing fabric against the wet base coating, trowel from center to edges, embedding fabric into the coating.
 - 3. Use reinforcing fabric continuous at corners and lapped not less than 2-1/2 inches at fabric edges. Provide an additional layer of reinforcing fabric at exterior corners.
 - 4. Install additional reinforcing fabric at diagonally at corners of openings.
 - 5. Avoid wrinkles while embedding the reinforcing fabric.
 - 6. Back wrap insulation board at base.
 - 7. Verify base coating surface is dry and hard before proceeding to finish application.
- F. Base Coat and Reinforcing Mesh for Impact-Resistance Areas
 - 1. Using stainless steel trowel, apply impact adhesive to entire surface of board to a uniform thickness of 3/32 inch.
 - 2. Immediately embed first layer of reinforcing mesh into wet base coat using trowel. Smooth until mesh is fully embedded. Butt ends of mesh pieces tightly. Do not lap ends.
 - 3. Allow 24 hours for base coat to form a positive bond. Protect from damage and weather while curing.

Page 6 of 6

4. Apply a second layer of standard reinforcing mesh and adhesive mixture over first layer of reinforcing fabric as specified above.
- 3.5 **ACRYLIC FINISH COAT INSTALLATION**
 - A. Using clean stainless steel trowel, apply a light coat of finish material directly to the cement plaster base coat (or to the reinforced base coating over ornamentation areas).
 - B. Apply and level during the same operation to the minimum attainable thickness consistent with uniform coverage.
 - C. Apply and texture finish continually over an entire surface.
 - D. Work to corners or joints, and do not allow the material to set up within a distinct wall area.
 - E. Furnish sufficient staging and workmen to accomplish a uniform appearance.
 - F. Achieve final texture after veneer finish has jelled so that it does not stick to the trowel.
 - G. Final Thickness: Not greater than the diameter of the largest aggregate of the finish material.
- 3.6 **TOLERANCES**
 - A. Maximum Variation from True Flatness: 1/8 inch in 10 feet as measured with a straight edge placed at any location on the surface.
- 3.7 **PATCHING**
 - A. Patch defects in workmanship and materials. Patches in finished areas shall match adjacent surfaces.
- 3.8 **CLEANING**
 - A. Removing plaster and protective materials from expansion beads and metal accessories. Remove plaster spatters and debris from other surfaces. Remove rubbish, debris, and scaffolds from spaces and leave broom clean.
- 3.9 **FIELD QUALITY CONTROL**
 - A. **Manufacturer's Field Services:** Notify manufacturer prior to start of work and make arrangements for manufacturer's technical representative to be present during first day's work to verify work is being conducted in accordance with their recommendations, and at minimum monthly intervals during the course of plastering work on the project. Report of site visit to be prepared on form attached, or similar form as approved by Owner.

END OF SECTION

Exhibit Location Map



CASE LOCATION MAP

Case Number Z140401/CP140401

Lakeside Lodge



City of Grand Prairie
Planning and Development

(972) 237-8257

www.cityofgp.com