

AN ORDINANCE AMENDING THE ZONING ORDINANCE AND MAP TO REZONE 17.409 ACRES OUT OF THE FREDERICK DOHME SURVEY, ABSTRACT NO. 395 AND THE STEPHEN B MCCOMMAS SURVEY, ABSTRACT NO. 888, CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS, GENERALLY LOCATED ON THE SOUTH SIDE OF FORUM DRIVE BETWEEN STATE HIGHWAY 161 AND ROBINSON ROAD, AND AS MORE FULLY DESCRIBED BELOW, FROM PLANNED DEVELOPMENT 294 (PD-294) DISTRICT AND PLANNED DEVELOPMENT 294B (PD-294B) DISTRICT TO A PLANNED DEVELOPMENT FOR GENERAL RETAIL AND MULTI-FAMILY USES; SAID ZONING MAP AND ORDINANCE BEING 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 rezone and reclassify said property from its classification of Planned Development 294 (PD-294) District and Planned Development 294B (PD-294B) District to a Planned Development for General Retail and Multi-Family Uses; and

WHEREAS, the Planning and Zoning Commission of Grand Prairie, Texas, held a public hearing on said application on October 1, 2018, after written notice of such public hearing before the Planning and Zoning Commission on the proposed rezoning had been sent to owners of real property lying within 300 feet of the property on which the change of classification 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; and

WHEREAS, after consideration of said application, the Planning and Zoning Commission of the City of Grand Prairie, Texas voted 8 to 0 to recommend approval to the City Council of Grand Prairie, Texas, of the request that the hereinafter described property be rezoned from its classification of Planned Development 294 (PD-294) District and Planned Development 294B (PD-294B) District to a Planned Development for General Retail and Multi-Family Uses; and

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 October 16, 2018, 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, Grand Prairie, 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 proposed rezoning 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 Planned Development 294 (PD-294) District and Planned Development 294B (PD-294B) District to a Planned Development for General Retail and Multi-Family Uses; 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:

SECTION 1.

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:

“AN ORDINANCE AMENDING IN ITS ENTIRETY CHAPTER 28 OF THE CODE OF ORDINANCES KNOWN AS THE ZONING ORDINANCE 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...”

and passed and approved November 20, 1990, as amended, is hereby further amended so as to rezone from its classification of Planned Development 294 (PD-294) District and Planned Development 294B (PD-294B) District to a Planned Development for General Retail and Multi-Family Uses; as depicted in Exhibit A - Location Map and described in Exhibit B - Legal Description.

SECTION 2.

THAT the purpose of this planned development is to establish appropriate restrictions and development controls necessary to ensure predictable land development, safe and efficient vehicular and pedestrian circulation, compatible uses of land and compliance with appropriate design standards.

SECTION 3.

THAT any development on the property described herein shall substantially comply with the following development standards:

I. Applicability

All development on land within the boundaries of this Planned Development District shall adhere to the rules and regulations set forth in this ordinance. The locations of buildings, driveways, parking areas, amenity areas, trails, fencing, other common areas, and pedestrian connections between Tract 1 and Tract 2 shall substantially conform to the locations shown in Exhibit C - Concept Plan and Exhibit D - Concept Landscape Plan.

II. Zoning Regulations

Any zoning, land use requirement or restriction not contained within this zoning ordinance shall conform to those requirements and/or standards prescribed in the Unified Development Code.

A. Tract 1: General Retail

- i. Development shall take place in accordance with the use and development standards established for General Retail (GR) District with the following additions and exceptions.

- ii. Financial Services - excluding financial institutions classified in the North American Industrial Classification System under code 522390, specifically those that issue payday loans or title loans - shall be allowed by right.
- iii. The minimum lot size shall be 20,000 sq. ft.
- iv. The minimum lot width shall be 100 ft.
- v. The minimum lot depth shall be 150 ft.
- vi. The maximum allowable height shall be 50 ft.
- vii. The minimum landscape area shall be 10% of the lot.

B. Tract 2: Multi-Family

- i. Development shall take place in accordance with the use and development standards for Multi-Family Three (MF-3) District and Appendix W in the Unified Development Code.
- ii. Final building design shall conform to the character shown in Exhibit E - Conceptual Elevations.
- iii. Amenities shall meet Appendix W requirements and be consistent with those listed in Exhibit F - Multi-Family Amenities Checklist.

SECTION 4. THAT a Site Plan shall be reviewed and approved by the City Council prior to the issuance of any building permits.

SECTION 5. THAT 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.

SECTION 6. THAT all ordinances or parts of ordinances in conflict herewith are specifically repealed.

SECTION 7. 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, ON THIS THE 16TH DAY OF OCTOBER 2018.

APPROVED:



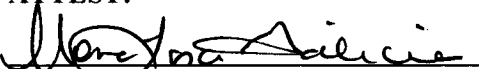
Ron Jensen, Mayor

APPROVED AS TO FORM:



City Attorney
(Deputy)

ATTEST:



City Secretary
Zoning Case No. Z181001/CP181001
Planned Development No. 383



Exhibit B - Legal Description
Page 1 of 3

LEGAL LAND DESCRIPTION:

BEING 17.409 acres (758,349 square feet) of land in the Frederick Dohme Survey, Abstract No. 395 and Stephen B. McCommas Survey, Abstract No. 888, City of Grand Prairie, Dallas County, Texas; said 17.409 acres (758,349 square feet) of land being a portion of that certain tract of land described in a Warranty Deed with Vendor's Lien to William E. Campbell, Jr., - Belt Line Limited Partnership (hereinafter referred to as Campbell tract), as recorded in Volume 70099, Page 990, Deed Records, Dallas County, Texas (D.R.D.C.T.); said 17.409 acres (758,349 square feet) of land being more particularly described, by metes and bounds, as follows:

BEGINNING five-eighths inch iron rod with plastic cap stamped "GORONDONA" found for the intersection of the existing East right-of-way line of President George Bush Turnpike, also known as State Highway 161 (variable width right-of-way), as recorded in Volume 2003039, Page 7373, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.) with the existing South right-of-way line of Crossland Boulevard (variable width right-of-way), as recorded in Instrument Number 201000194742, O.P.R.D.C.T.;

THENCE with the common line between the remainder of said Campbell tract and with the existing South right-of-way line of said Crossland Boulevard for the following **13** courses:

1. North 87 degrees 30 minutes 18 seconds East, departing the existing East right-of-way line of said President George Bush Turnpike, a distance of 73.47 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner, same being the beginning of a curve to the left, whose long chord bears North 85 degrees 41 minutes 03 seconds East, a distance of 68.72 feet;
2. Easterly with said curve to the left, having a radius of 1081.50 feet, through a central angle of 03 degrees 38 minutes 29 seconds, for an arc distance of 68.73 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner;
3. North 83 degrees 51 minutes 49 seconds East, a distance of 18.35 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner, same being the beginning of a curve to the right, whose long chord bears North 85 degrees 41 minutes 03 seconds East, a distance of 64.85 feet;
4. Easterly with said curve to the right, having a radius of 1020.50 feet, through a central angle of 03 degrees 38 minutes 29 seconds, for an arc distance of 64.86 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner;
5. North 87 degrees 30 minutes 18 seconds East, a distance of 50.91 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner, same being the beginning of a curve to the right, whose long chord bears South 80 degrees 49 minutes 25 seconds East, a distance of 404.59 feet;
6. Easterly with said curve to the right, having a radius of 1000.00 feet, through a central angle of 23 degrees 20 minutes 34 seconds, for an arc distance of 407.41 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner;
7. South 69 degrees 09 minutes 08 seconds East, a distance of 90.01 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner, same being the beginning of a curve to the left, whose long chord bears South 74 degrees 49 minutes 50 seconds East, a distance of 217.67 feet;
8. Easterly with said curve to the left, having a radius of 1100.00 feet, through a central angle of

Exhibit B - Legal Description
Page 2 of 3

11 degrees 21 minutes 24 seconds, for an arc distance of 218.03 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner;

9. South 77 degrees 49 minutes 20 seconds East, a distance of 122.00 feet to five-eighths inch iron rod found for corner;

10. South 88 degrees 21 minutes 41 seconds East, a distance of 30.34 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner, same being the beginning of a curve to the left, whose long chord bears South 89 degrees 12 minutes 20 seconds East, a distance of 32.77 feet;

11. Easterly with said curve to the left, having a radius of 1112.00 feet, through a central angle of 01 degree 41 minutes 18 seconds, for an arc distance of 32.77 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner;

12. North 89 degrees 57 minutes 02 seconds East, a distance of 76.06 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner;

13. South 48 degrees 52 minutes 39 seconds East, a distance of 37.42 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner, same being the intersection of the existing South right-of-way line of said Crossland Boulevard with the existing West right-of-way line of Robinson Road (Variable width right-of-way), as recorded in Volume 89236, Page 1937, D.R.D.C.T., same also being the beginning of a non-tangent curve to the left, whose long chord bears South 10 degrees 48 minutes 58 seconds East, a distance of 170.19 feet;

THENCE with the common line between the remainder of said Campbell tract and with the existing West right-of-way line of said Robinson Road for the following 3 courses:

1. Southerly with said non-tangent curve to the left, having a radius of 1509.49 feet, through a central angle of 06 degrees 27 minutes 48 seconds, for an arc distance of 170.28 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner;

2. South 01 degree 00 minutes 09 seconds East, a distance of 33.79 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner, same being the beginning of a non-tangent curve to the left, whose long chord bears South 09 degrees 24 minutes 01 second East, a distance of 161.72 feet;

3. Southerly with said non-tangent curve to the left, having a radius of 551.67 feet, through a central angle of 16 degrees 51 minutes 24 seconds, for an arc distance of 162.30 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner;

THENCE South 86 degrees 52 minutes 51 seconds West, departing the existing West right-of-way line of said Robinson Road and crossing said Campbell tract, a distance of 454.53 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner;

THENCE South 00 degrees 07 minutes 06 seconds East, continue crossing said Campbell tract, a distance of 218.65 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner, same being the beginning of a non-tangent curve to the left, whose long chord bears South 86 degrees 15 minutes 19 seconds West, a distance of 450.90 feet;

THENCE Westerly, continue crossing said Campbell tract and with said non-tangent curve to the left, having a radius of 300.00 feet, through a central angle of 97 degrees 26 minutes 30 seconds, for an arc distance of 510.20 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner;

Exhibit B - Legal Description
Page 3 of 3

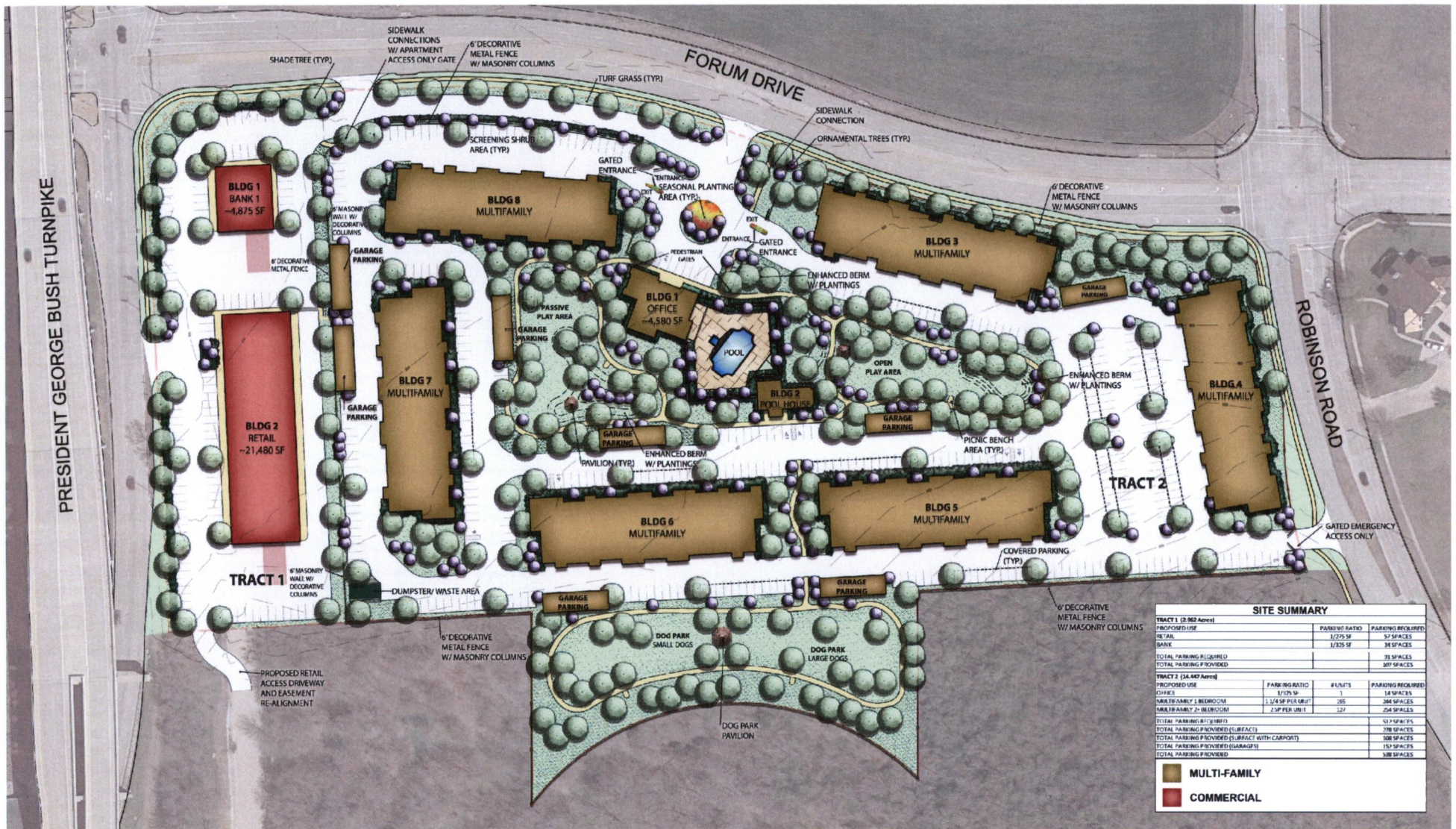
THENCE North 00 degrees 07 minutes 06 seconds West, continue crossing said Campbell tract, a distance of 223.58 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner;

THENCE South 86 degrees 52 minutes 51 seconds West, continue crossing said Campbell tract, a distance of 427.19 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner, same being the existing East right-of-way line of said President George Bush Turnpike;

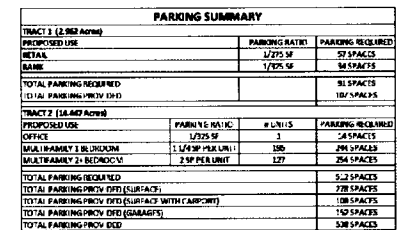
THENCE North 02 degrees 30 minutes 21 seconds West with the common line between the remainder of said Campbell tract and the existing East right-of-way line of said President George Bush Turnpike, a distance of 576.81 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for corner;

THENCE North 42 degrees 30 minutes 17 seconds East, continue with the common line between the remainder of said Campbell tract and the existing East right-of-way line of said President George Bush Turnpike, a distance of 60.27 feet to the **PLACE OF BEGINNING**, and containing a calculated area of 17.409 acres (758,349 square feet) of land.

Exhibit C - Concept Plan Page 1 of 2



Page 2 of 2

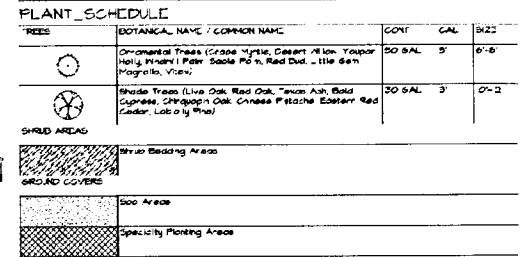


BANNISTER
ENGINEERING
240 North Mitchell Road | Marshall, TX 70663 | 817.842.2004 | 817.842.2005 fax
REGISTRATION # F-13559 (TPAS)

CONTACT: MICHAEL MARTIN, RLA

Concept Plan
Robinson and Forum Apartments
an addition to the City of Grand Prairie
2 Lots
Date Prepared: September 26, 2018
Case Number Z181001/CP181001

Page 1 of 1




ROBINSON ROAD

TRACT 2

6 15 25

• **NOTES** •

1944




1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 26



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John A. [Signature]



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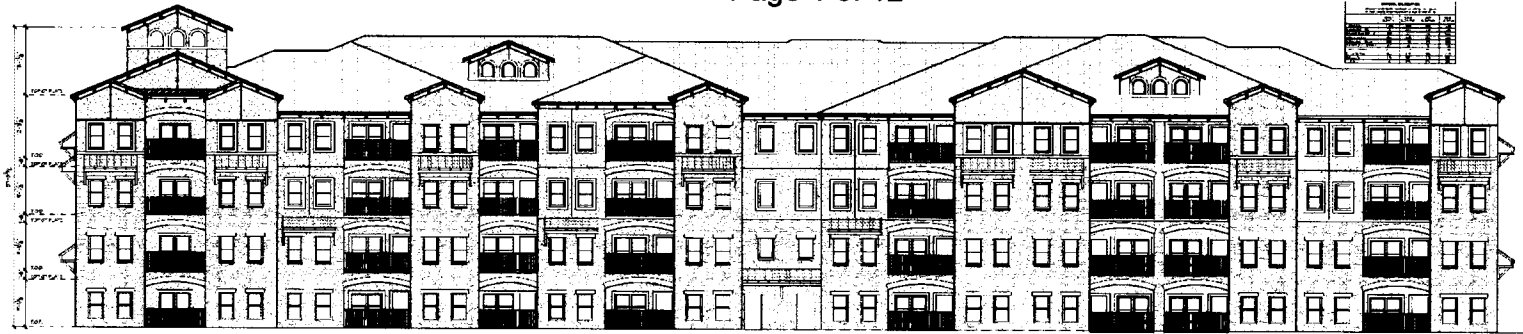
BANNISTER
ENGINEERING
240 North Mitchell Road | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax
H2GIS1@ATTN.COM • P: 10088 (TX-068)

CONTACT MICHAEL MARTIN, RLA

Concept Landscape Plan
Robinson and Forum Apartments
an addition to the City of Grand Prairie
Date Prepared: September 26, 2018
Case Number Z181001/CP181001
Case Number: Z181001/CP1810

Case Number: Z181001/CP181001

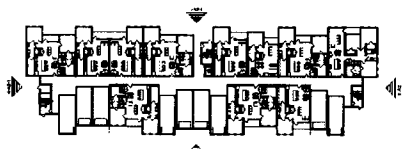
Exhibit E - Conceptual Elevations
Page 1 of 12



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



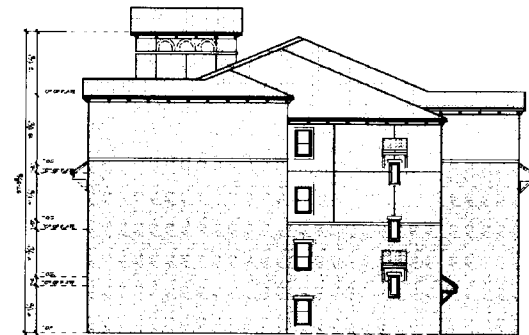
1 FRONT ELEVATION - BUILDING A
1/8" = 1'-0"



KEY PLAN
1/8" = 1'-0"



3 LEFT ELEVATION - BUILDING A
1/8" = 1'-0"



4 RIGHT ELEVATION - BUILDING A
1/8" = 1'-0"

CASE NUMBER:
Z181001/CP181001



182495

ROBINSON
AND
FORUM
APARTMENTS

LOT BLOCK
..... COUNTY

DATE: 8-2-18

OWNER: LTR
LUTHERAN TRUST FOR THE ELDERLY
1000 N. 10TH ST., SUITE 100
MINNEAPOLIS, MN 55401
ARCHITECT: J. J. HANSEN ARCHITECTS
1000 N. 10TH ST., SUITE 100
MINNEAPOLIS, MN 55401
DATE: 8-2-18

ELEVATIONS
SCALE: 1/8" = 1'-0"

J. J. HANSEN ARCHITECTS
ARCHITECTS

A2-1

Exhibit E - Conceptual Elevations
Page 2 of 12



102445

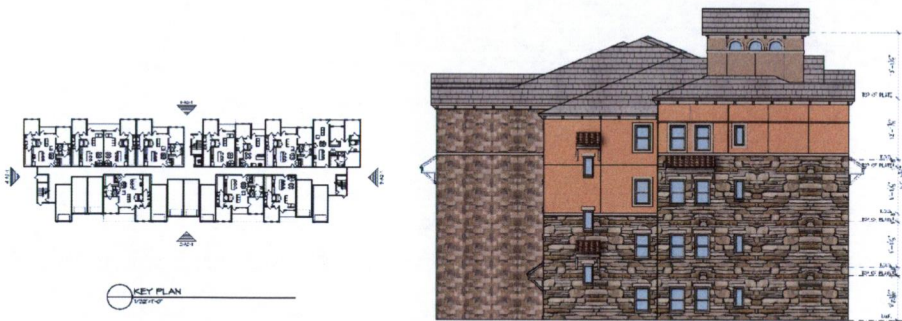
ROBINSON
AND
FORUM
APARTMENTS



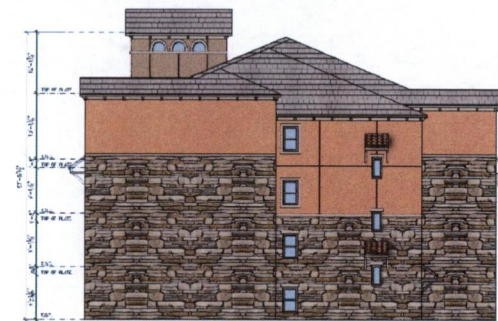
2 REAR ELEVATION - BUILDING 'A'
1/8" = 1'-0"



1 FRONT ELEVATION - BUILDING 'A'
1/8" = 1'-0"



3 LEFT ELEVATION - BUILDING 'A'
1/8" = 1'-0"



4 RIGHT ELEVATION - BUILDING 'A'
1/8" = 1'-0"

LOT --- BLOCK ---
--- COUNTY

DATE: 6-21-10

NOTES:
1. ELEVATIONS TO BE USED IN CONSTRUCTION OF BUILDING.
2. ELEVATIONS TO BE USED IN CONSTRUCTION OF BUILDING.
3. ELEVATIONS TO BE USED IN CONSTRUCTION OF BUILDING.
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10. ELEVATIONS TO BE USED IN CONSTRUCTION OF BUILDING.

SEE SHEET:
COLORED
ELEVATIONS
SCALE 1/4" = 1'-0"

NOVUS GROUP
ARCHITECTS
CASE NUMBER:
Z181001/CP181001
SHEET NO.:
A2-2

Exhibit E - Conceptual Elevations
Page 3 of 12



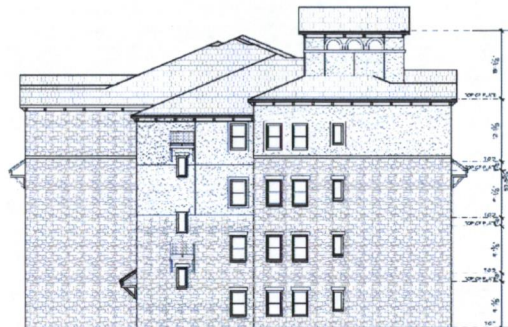
2 REAR ELEVATION - BUILDING B
1/8" = 1'-0"



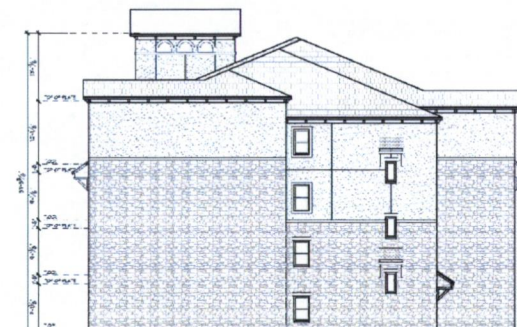
1 FRONT ELEVATION - BUILDING B
1/8" = 1'-0"



KEY PLAN
1/32" = 1'-0"



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



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



102995

ROBINSON
AND
FORUM
APARTMENTS

LOT --- BLOCK ---
--- COUNTY

DATE: 8-21-18

DESIGN NOTES:
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND STANDARDS.
2. ALL MATERIALS SHALL BE OF THE BEST QUALITY AND SHALL BE SUBMITTED FOR APPROVAL PRIOR TO INSTALLATION.
3. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
4. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND STANDARDS.
5. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND STANDARDS.

SHEET NO.
ELEVATIONS
SCALE: 1/8" = 1'-0"

ARCHITECTS
ARCHITECTS

CASE NUMBER:
Z181001/CP181001

A2-1

Exhibit E - Conceptual Elevations
Page 4 of 12



182945

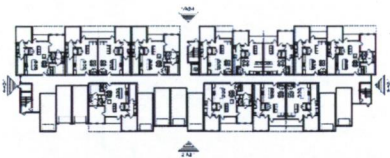
ROBINSON
AND
FORUM
APARTMENTS



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



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



KEY PLAN
1/8" = 1'-0"



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



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

LOT --- BLOCK ---
COUNTY

DATE: 9-21-10

OWNER: N/A
ARCHITECT: ROBINSON AND FORUM ARCHITECTS
182945
PROJECT: ROBINSON AND FORUM APARTMENTS
182945
SHEET: 182945-04
SCALE: 1/8" = 1'-0"

COLORED
ELEVATIONS
SCALE: 1/4" = 1'-0"

ROBINSON
AND
FORUM
ARCHITECTS

CASE NUMBER:
Z181001/CP181001

A2-2

Exhibit E - Conceptual Elevations
Page 5 of 12



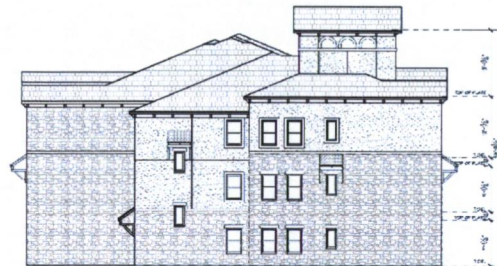
1 FRONT ELEVATION - BUILDING C
1/4" = 1'



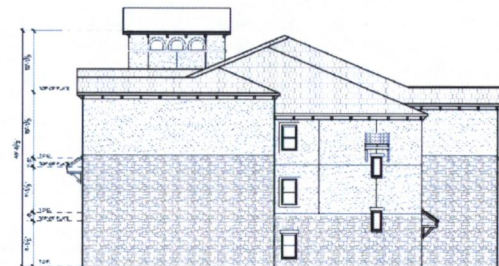
2 REAR ELEVATION - BUILDING C
1/4" = 1'



KEY PLAN
1/4" = 1'



3 LEFT ELEVATION - BUILDING C
1/4" = 1'



4 RIGHT ELEVATION - BUILDING C
1/4" = 1'



182445

ROBINSON
AND
FORUM
APARTMENTS

LOT --- BLOCK ---
--- COUNTY ---

DATE: 12.21.10

GENERAL NOTES:
1. ELEVATIONS SHOWN ARE CONCEPTUAL AND NOT TO BE USED FOR CONSTRUCTION.
2. ELEVATIONS ARE BASED ON THE LATEST AVAILABLE RECORD DRAWINGS.
3. ELEVATIONS ARE BASED ON THE LATEST AVAILABLE RECORD DRAWINGS.
4. ELEVATIONS ARE BASED ON THE LATEST AVAILABLE RECORD DRAWINGS.
5. ELEVATIONS ARE BASED ON THE LATEST AVAILABLE RECORD DRAWINGS.
6. ELEVATIONS ARE BASED ON THE LATEST AVAILABLE RECORD DRAWINGS.
7. ELEVATIONS ARE BASED ON THE LATEST AVAILABLE RECORD DRAWINGS.
8. ELEVATIONS ARE BASED ON THE LATEST AVAILABLE RECORD DRAWINGS.
9. ELEVATIONS ARE BASED ON THE LATEST AVAILABLE RECORD DRAWINGS.
10. ELEVATIONS ARE BASED ON THE LATEST AVAILABLE RECORD DRAWINGS.

SHEET: 15

ELEVATIONS

SCALE: 1/4" = 1'

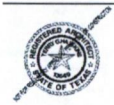


CASE NUMBER:
Z181001/CP181001

A2-1

Exhibit E - Conceptual Elevations

Page 6 of 12



182995

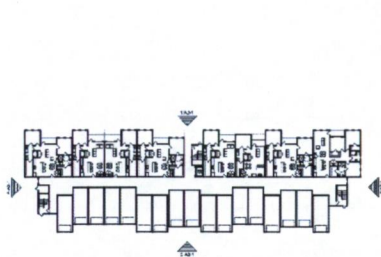
ROBINSON
AND
FORUM
APARTMENTS



1 FRONT ELEVATION - BUILDING C
1/8" = 1'-0"



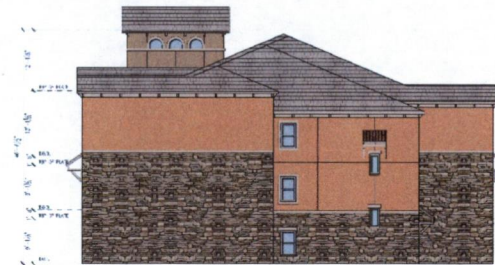
2 REAR ELEVATION - BUILDING C
1/8" = 1'-0"



3 KEY PLAN
1/8" = 1'-0"



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



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

GENERAL NOTES:
1. ALL ELEVATIONS ARE TO FACE UNLESS NOTED OTHERWISE.
2. FINISHES ARE TO BE DETERMINED BY THE ARCHITECT.
3. MATERIALS AND METHODS OF CONSTRUCTION ARE TO BE DETERMINED BY THE ARCHITECT.
4. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
5. ALL ELEVATIONS ARE TO BE CONFORMED TO THE LATEST EDITION OF THE BUILDING CODE.
6. ALL ELEVATIONS ARE TO BE CONFORMED TO THE LATEST EDITION OF THE BUILDING CODE.
7. ALL ELEVATIONS ARE TO BE CONFORMED TO THE LATEST EDITION OF THE BUILDING CODE.
8. ALL ELEVATIONS ARE TO BE CONFORMED TO THE LATEST EDITION OF THE BUILDING CODE.
9. ALL ELEVATIONS ARE TO BE CONFORMED TO THE LATEST EDITION OF THE BUILDING CODE.
10. ALL ELEVATIONS ARE TO BE CONFORMED TO THE LATEST EDITION OF THE BUILDING CODE.

1/8" = 1'-0"
COLORED
ELEVATIONS
SCALE 1/8" = 1'-0"

10
NORTH
GROUP
ARCHITECTS
CASE NUMBER:
Z181001/CP181001
A2-2

Exhibit E - Conceptual Elevations
Page 7 of 12



102995

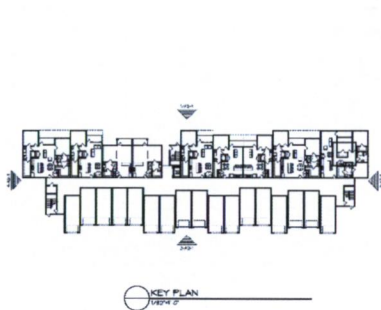
ROBINSON
AND
FORUM
APARTMENTS



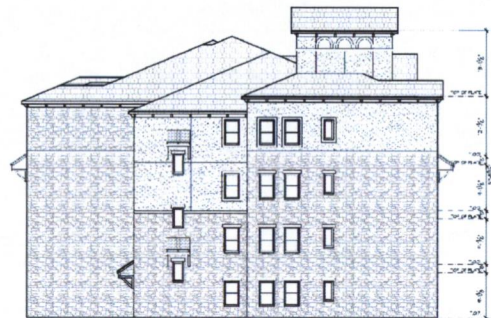
1 FRONT ELEVATION - BUILDING D
1/4" = 1' 0"



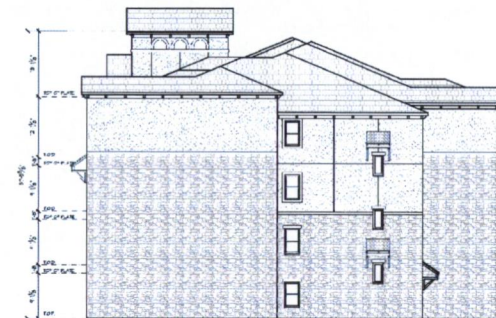
2 REAR ELEVATION - BUILDING D
1/4" = 1' 0"



KEY PLAN
1/4" = 1' 0"



3 LEFT ELEVATION - BUILDING D
1/4" = 1' 0"



4 RIGHT ELEVATION - BUILDING D
1/4" = 1' 0"

NOTES:
1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
2. FINISHES TO BE DETERMINED BY THE OWNER.
3. ALL MATERIALS AND WORKMANSHIP TO BE APPROVED BY THE ARCHITECT.
4. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE COORDINATION OF ALL PERMITS.
5. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE COORDINATION OF ALL UTILITIES.
6. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE COORDINATION OF ALL SITEWORK.
7. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE COORDINATION OF ALL LANDSCAPEWORK.
8. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE COORDINATION OF ALL SIGNAGE.
9. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE COORDINATION OF ALL FURNITURE.
10. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE COORDINATION OF ALL EQUIPMENT.

ELEVATIONS
SCALE: 1/4" = 1' 0"

N-10
N-10
GROUP
ARCHITECTS

CASE NUMBER:
Z181001/CP181001

A2-1

Exhibit E - Conceptual Elevations
Page 8 of 12



102445

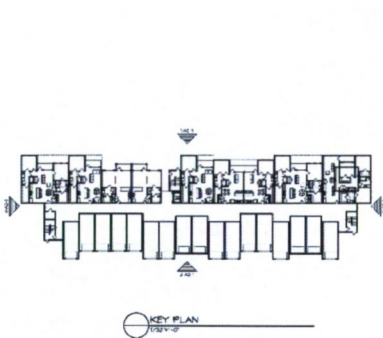
ROBINSON
AND
FORUM
APARTMENTS



1 FRONT ELEVATION - BUILDING 17
1/4" = 1'-0"



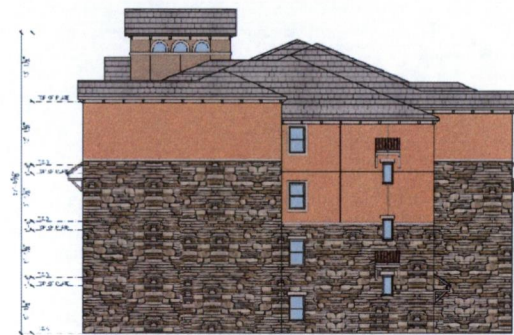
2 REAR ELEVATION - BUILDING 17
1/4" = 1'-0"



KEY PLAN
1/4" = 1'-0"



3 LEFT ELEVATION - BUILDING 17
1/4" = 1'-0"



4 RIGHT ELEVATION - BUILDING 17
1/4" = 1'-0"

NOTES:
1. ELEVATIONS ARE TO FACE UNLESS NOTED OTHERWISE.
2. FINISHES ARE TO BE DETERMINED BY THE ARCHITECT.
3. MATERIALS AND COLORS ARE TO BE DETERMINED BY THE ARCHITECT.
4. ELEVATIONS ARE TO BE USED FOR CONSTRUCTION OF THE BUILDING.
5. ELEVATIONS ARE TO BE USED FOR THE PREPARATION OF PERMITS.
6. ELEVATIONS ARE TO BE USED FOR THE PREPARATION OF CONTRACTS.
7. ELEVATIONS ARE TO BE USED FOR THE PREPARATION OF SCHEDULES.
8. ELEVATIONS ARE TO BE USED FOR THE PREPARATION OF SPECIFICATIONS.
9. ELEVATIONS ARE TO BE USED FOR THE PREPARATION OF DETAILS.
10. ELEVATIONS ARE TO BE USED FOR THE PREPARATION OF SECTIONS.

NOTE:
COLORED
ELEVATIONS
SCALE: 1/4" = 1'-0"



CASE NUMBER:
Z181001/CP181001

SET: 11
A2-2

All measurements shall be taken from the top of the curb to the top of the roadway.				
All measurements shall be taken from the top of the curb to the top of the roadway.				
	Project Pavement (ft)	Subgrade (ft)	Subgrade (ft)	Subgrade (ft)
1. Subgrade	12.00	2.00	0.10	0.10
2. Street Area of Street	43.7	5.00	5.00	5.00
3. Area of Street	100	12.00	12.00	12.00
4. Area of Street	100	12.00	12.00	12.00
5. Area of Street	100	12.00	12.00	12.00
6. Area of Street	100	12.00	12.00	12.00
7. Area of Street	100	12.00	12.00	12.00
8. Area of Street	100	12.00	12.00	12.00
9. Area of Street	100	12.00	12.00	12.00
10. Area of Street	100	12.00	12.00	12.00
11. Area of Street	100	12.00	12.00	12.00
12. Area of Street	100	12.00	12.00	12.00
13. Area of Street	100	12.00	12.00	12.00
14. Area of Street	100	12.00	12.00	12.00
15. Area of Street	100	12.00	12.00	12.00
16. Area of Street	100	12.00	12.00	12.00
17. Area of Street	100	12.00	12.00	12.00
18. Area of Street	100	12.00	12.00	12.00
19. Area of Street	100	12.00	12.00	12.00
20. Area of Street	100	12.00	12.00	12.00
21. Area of Street	100	12.00	12.00	12.00
22. Area of Street	100	12.00	12.00	12.00
23. Area of Street	100	12.00	12.00	12.00
24. Area of Street	100	12.00	12.00	12.00
25. Area of Street	100	12.00	12.00	12.00
26. Area of Street	100	12.00	12.00	12.00
27. Area of Street	100	12.00	12.00	12.00
28. Area of Street	100	12.00	12.00	12.00
29. Area of Street	100	12.00	12.00	12.00
30. Area of Street	100	12.00	12.00	12.00
31. Area of Street	100	12.00	12.00	12.00
32. Area of Street	100	12.00	12.00	12.00
33. Area of Street	100	12.00	12.00	12.00
34. Area of Street	100	12.00	12.00	12.00
35. Area of Street	100	12.00	12.00	12.00
36. Area of Street	100	12.00	12.00	12.00
37. Area of Street	100	12.00	12.00	12.00
38. Area of Street	100	12.00	12.00	12.00
39. Area of Street	100	12.00	12.00	12.00
40. Area of Street	100	12.00	12.00	12.00
41. Area of Street	100	12.00	12.00	12.00
42. Area of Street	100	12.00	12.00	12.00
43. Area of Street	100	12.00	12.00	12.00
44. Area of Street	100	12.00	12.00	12.00
45. Area of Street	100	12.00	12.00	12.00
46. Area of Street	100	12.00	12.00	12.00
47. Area of Street	100	12.00	12.00	12.00
48. Area of Street	100	12.00	12.00	12.00
49. Area of Street	100	12.00	12.00	12.00
50. Area of Street	100	12.00	12.00	12.00
51. Area of Street	100	12.00	12.00	12.00
52. Area of Street	100	12.00	12.00	12.00
53. Area of Street	100	12.00	12.00	12.00
54. Area of Street	100	12.00	12.00	12.00
55. Area of Street	100	12.00	12.00	12.00
56. Area of Street	100	12.00	12.00	12.00
57. Area of Street	100	12.00	12.00	12.00
58. Area of Street	100	12.00	12.00	12.00
59. Area of Street	100	12.00	12.00	12.00
60. Area of Street	100	12.00	12.00	12.00
61. Area of Street	100	12.00	12.00	12.00
62. Area of Street	100	12.00	12.00	12.00
63. Area of Street	100	12.00	12.00	12.00
64. Area of Street	100	12.00	12.00	12.00
65. Area of Street	100	12.00	12.00	12



LOT --- BLOCK ---

--- COUNTY

DATE: 9-21-18

[illegible]

3-111 Title

ELEVATIONS

SCALE: 1/4" = 10'

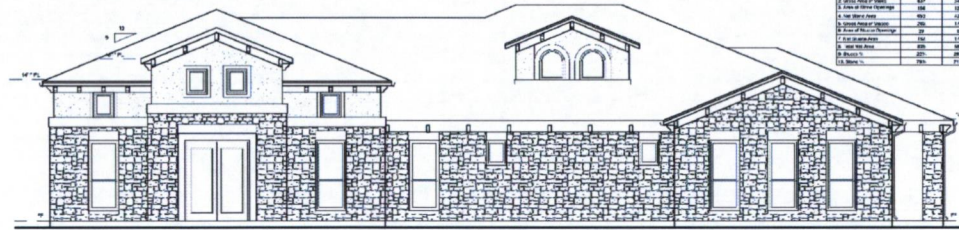


N+10
DESIGN GROUP
ARCHITECTS

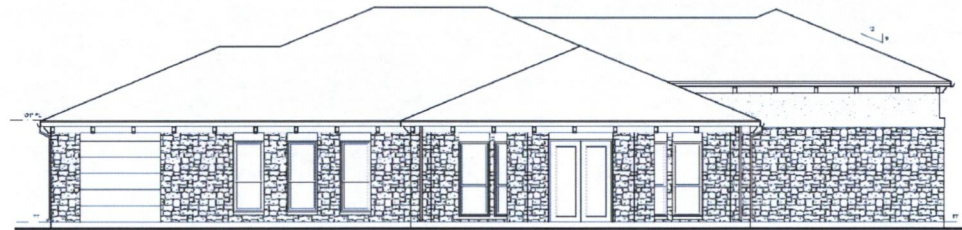
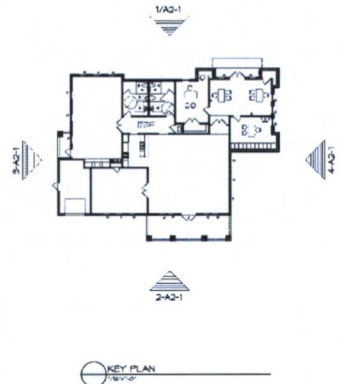
200 N. WALSH STREET, SUITE 2000 CHICAGO, IL 60601
312.467.1000 FAX 312.467.1001

② 2000-2001 年 10 月 1 日起实施

HEET No: **A2-1**



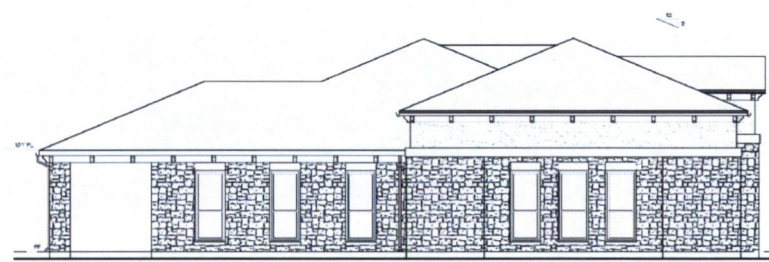
1 FRONT ELEVATION - OFFICE



2 REAR ELEVATION - OFFICE



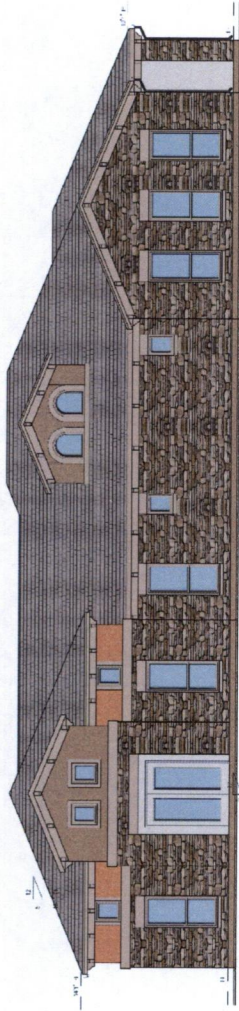
9 LEFT ELEVATION - OFFICE



4 RIGHT ELEVATION- OFFIC

CASE NUMBER:
Z181001/CP181001

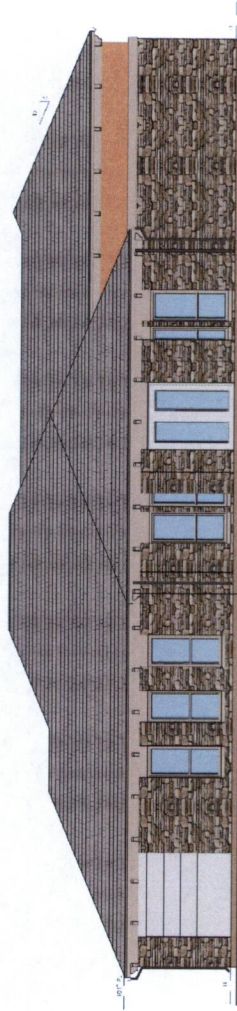
Exhibit E - Conceptual Elevations Page 10 of 12



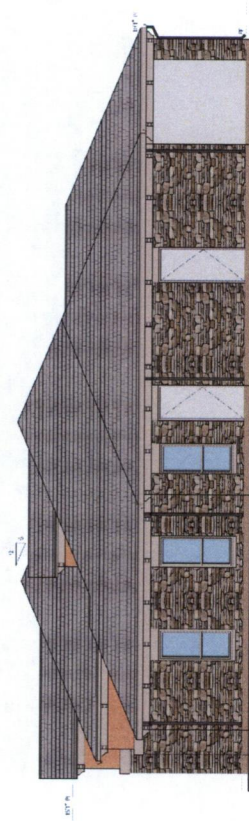
FRONT ELEVATION - OFFICE



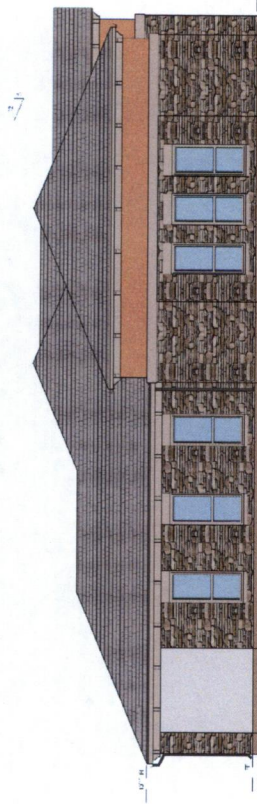
SITE PLAN



REAR ELEVATION - OFFICE



LEFT ELEVATION - OFFICE



RIGHT ELEVATION - OFFICE



1822415

ROBINSON
AND
FORUM
APARTMENTS

LOT BLOCK
COUNTY

DATE 8-2-18

OWNER
PROJECT
LOCATION
SHEET NO.
SHEET TOTAL

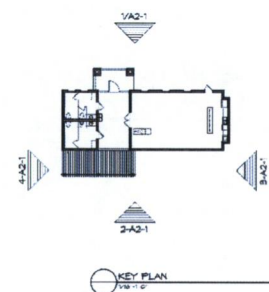
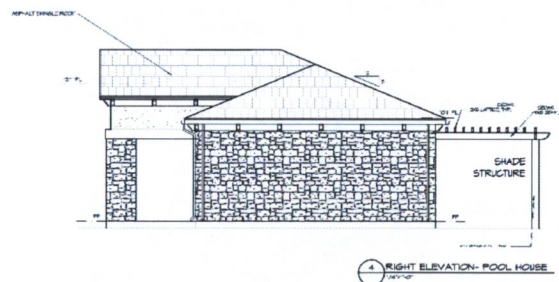
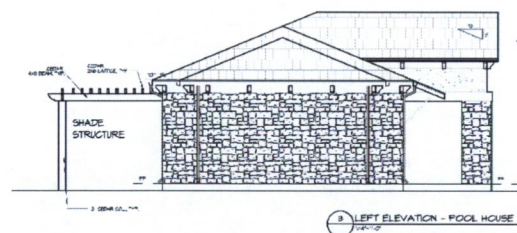
COLORADO
ELEVATIONS
SCALE 1/4" = 1'-0"



CASE NUMBER:
Z181001/CP181001

A2-2

ROBINSON
AND
FORUM
APARTMENTS

[illegible]

GENERAL NOTES

1. CONTRACTOR TO VERIFY ALL MATERIALS AND METHODS OF CONSTRUCTION WITH THE CITY ENGINEER PRIOR TO CONSTRUCTION.
2. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY ENGINEER'S SPECIFICATIONS.
3. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY ENGINEER'S SPECIFICATIONS.
4. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY ENGINEER'S SPECIFICATIONS.
5. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY ENGINEER'S SPECIFICATIONS.
6. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY ENGINEER'S SPECIFICATIONS.
7. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY ENGINEER'S SPECIFICATIONS.
8. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY ENGINEER'S SPECIFICATIONS.
9. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY ENGINEER'S SPECIFICATIONS.
10. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY ENGINEER'S SPECIFICATIONS.

941 104

POOL HOUSE
ELEVATIONS
SCALE: 1/4" = 1'-0"

CASE NUMBER:
Z181001/CP181001



N+10
DESIGN
GROUP

200 N. PULASKI STREET, SUITE 200 200 N. PULASKI STREET, SUITE 200
CHICAGO, IL 60607-3032 CHICAGO, IL 60607-3032

ARCHITECT

A2-1

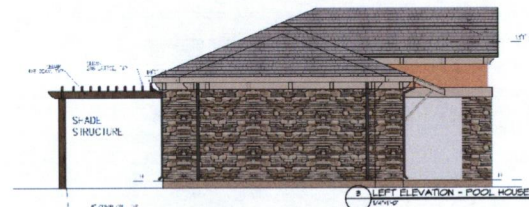
Exhibit E - Conceptual Elevations
Page 12 of 12



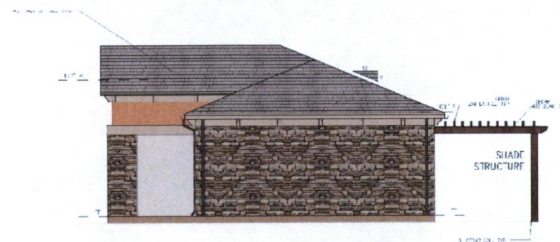
1 FRONT ELEVATION - POOL HOUSE



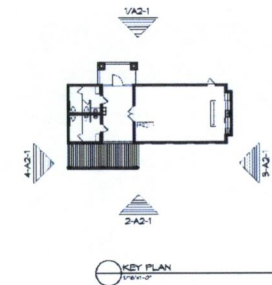
2 REAR ELEVATION - POOL HOUSE



3 LEFT ELEVATION - POOL HOUSE



4 RIGHT ELEVATION - POOL HOUSE



1829415

ROBINSON
AND
FORUM
APARTMENTS

LOT --- BLOCK ---
--- COUNTY ---

DATE: 8-21-10

OWNER: N. 10
1. N. 10 DESIGN GROUP, INC.
2. N. 10 DESIGN GROUP, INC.
3. N. 10 DESIGN GROUP, INC.
4. N. 10 DESIGN GROUP, INC.
5. N. 10 DESIGN GROUP, INC.
6. N. 10 DESIGN GROUP, INC.
7. N. 10 DESIGN GROUP, INC.
8. N. 10 DESIGN GROUP, INC.
9. N. 10 DESIGN GROUP, INC.
10. N. 10 DESIGN GROUP, INC.

SHEET Title:
COLORED
POOL HOUSE
ELEVATIONS



CASE NUMBER:
Z181001/CP181001

9-11-10 A2-2

Exhibit F - Multi-Family Amenities Checklist
Page 1 of 1

Multi-Family Amenities Checklist (Appendix W): Must satisfy 2 of the 3 categories.

Category 1: Environmentally-friendly building materials, construction techniques, or other features

Tier I (Pick One)

- ☒ i. "Smart" technology which automatically controls functions such as lights and thermostat to reduce energy loads during the day or at times of peak energy usage.
- ☐ ii. Use of solar or other form of alternative energy to satisfy approximately 25% or more of on-site energy demand.
- ☐ iii. Coordinated landscaping plan which makes use of native, drought resistant plantings not requiring the use of irrigation. In lieu of sold or turf, drought resistant plantings may be combined with coordinated hardscapes of high design quality and appearance for the purposes of meeting Tier I requirements.
- ☐ iv. Reservation of existing natural areas comprising 5% or more of the overall project size, with such areas incorporating quality non-invasive tree stands, habitat or riparian areas, and not including existing floodplain or other areas already projected or inherently unsuitable for development.
- ☐ v. Permeable pavement for 10% or more of total paving.
- ☒ vi. High efficiency windows on residential and common buildings.

Tier II (Pick Two)

- ☐ i. Integration of commercial/retail/office space or live-work units.
- ☐ ii. Permeable pavement for 5% or more of total paving.
- ☒ iii. Roofing material with a minimum total solar reflectance of 0.70 and a minimum thermal emittance of 0.75 when measured using ASTM testing methods endorsed by the North Central Texas Council of Governments.
- ☐ iv. Significant use of recycled or locally-sourced materials. Locally-sourced is defined as a material having its origin within 50 miles of the project.
- ☐ v. Preservation of existing non-invasive trees with a combined canopy square footage area totaling at least 5% of the overall project size (trees can come from any portion of the site other than areas which are already projected or inherently unsuitable for development, such as floodplain).
- ☐ vi. Qualified recycling program available to every resident.
- ☒ vii. Walking/jogging trails within the development. Where possible, trails should utilize existing natural areas and provide linkages to existing or future area trail networks.

Tier III (Pick 3)

- ☐ i. Additional insulation.
- ☒ ii. LED or low-wattage lighting.
- ☒ iii. Bicycle parking.
- ☐ iv. Use of additional native plantings totaling 10% or more of minimum landscape requirements.
- ☐ v. Stormwater or grey water reclamation for on-site reuse in accordance with section 8.4.1.11.
- ☐ vi. Solar-ready building design.
- ☒ vii. Outdoor recreation spaces with communal features such as furniture, landscaping, gardens, televisions, movie screens, BBQ grills, pergolas, areas for fitness or sports activities, and interactive water features, not including standard unheated swimming pools, which are designed for water conservation or reuse.

Use of 2 or more Tier I items or all Tier II items will be deemed to have satisfied Tier III requirements. Use of all Tier II and III items will be deemed to have satisfied Tier I requirements.

Category 2: High-quality features or designs

Tier I (Pick 2)

- ☒ i. Granite countertops or similar in kitchens and bathrooms.
- ☐ ii. Upgraded flooring throughout, consisting of masonry tile, such as porcelain or travertine, wood-look tile, true hardwood, stained concrete, or deep pile carpeting.
- ☐ iii. Minimum 10 foot ceilings in living areas, kitchen, dining rooms, hallways, bathrooms and bedrooms.
- ☒ iv. Upgraded woodwork throughout each unit, such as crown molding, wainscot, chair rails, window and door moldings.
- ☐ v. Upgraded cabinetry.

Tier II (Pick 3)

- ☐ i. Arched forms separating rooms and living spaces.
- ☒ ii. Upgraded light fixtures including recessed lighting or indirect lighting.
- ☒ iii. Walk-in closets.
- ☐ iv. Jetted bathtubs.
- ☒ v. Upgraded bathroom and kitchen hardware, including faucets and sinks.
- ☒ vi. Full-size stainless steel major appliances (oven, range, refrigerator, dishwasher, microwave oven).

Category 3: Technology (Pick 2)

- ☒ a. Integrated USB ports within all units.
- ☒ b. App-enabled functionality for door locks, lighting, thermostat, appliances, or other electronics.
- ☐ c. App-enabled communication between residents and management for the reporting of problems related to mechanical failures, safety concerns, or noise issues.
- ☒ d. Wi-fi internet access provided to users of common amenities such as clubhouse, pool, walking trails, and fitness area.