



Town of Westlake

1500 Solana Blvd
Building 7, Suite 7100
Westlake, TX 76262

Planning & Zoning Commission Agenda - Final

Tuesday, October 8, 2024

5:00 PM

Council Chamber

In an effort of transparency, this meeting will be viewable to the public via Live Stream and recorded and available for playback. In an effort of meeting efficiency, any individual wishing to speak during citizen comments or during public hearings must submit a speaker request form and provide to the Recording Secretary.

A. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT

B. PLEDGES OF ALLEGIANCE

C. APPROVAL OF MINUTES

- C.1. [24-323](#)** Consider and act to approve the Planning and Zoning Commission September 10, 2024 Regular Meeting Minutes

D. CITIZEN COMMENTS

E. PUBLIC HEARINGS AND ACTION ITEMS

- E.1. [24-321](#)** Hold public hearing, discuss, consider and act to make a recommendation to Town Council regarding an Ordinance of the Town of Westlake, Texas, Amending Chapter 102, "Zoning", Article VII, "Planned Development Regulations", Division 2, "Planned Development District Procedures", Section 102-269, "Amendment of Plans", Modifying Provisions for Minor Modifications to PD Site Plans; Providing a Penalty; Providing a Cumulative Clause; Providing a Severability Clause; Providing a Savings Clause; Authorizing Publication; and Establishing an Effective Date. (Deputy Town Manager Jason Alexander, AICP, CEcD)
- E.2. [24-322](#)** Hold public hearing, discuss, consider and act to make a recommendation to Town Council regarding an Ordinance of the Town of Westlake, Texas, Amending Chapter 102, "Zoning", Article V, "Parking and Loading", Section 102-153, "General Provisions", Modifying Regulations Relating to Paving Materials and Providing New Regulations for Temporary Parking; Providing a Penalty; Providing a Cumulative Clause; Providing a Severability Clause; Providing a Savings Clause; Authorizing Publication; and Establishing an Effective Date. (Deputy Town Manager Jason

Alexander, AICP, CEcD)

F. NEW BUSINESS

- F.1. [24-329](#)** Discuss, consider, and act to make a recommendation to the Town Council regarding a request from Bernal Homes, Inc. to deviate from certain building aesthetic, design, and material standards contained within the Entrada Design Guidelines (Deputy Town Manager Jason Alexander, AICP, CEcD)

G. SUMMARY OF TOWN COUNCIL ACTIONS

H. COMMISSION ANNOUNCEMENTS

I. STAFF ANNOUNCEMENTS

J. REVIEW MEETING CALENDAR TO ADD, AMEND OR CANCEL MEETINGS AS NEEDED

The next Planning and Zoning Commission meeting is to be held Tuesday, November 12, 2024 at 5 P.M.

K. EXECUTIVE SESSION

The Planning and Zoning Commission reserves the right to adjourn into Executive Session during the course of the meeting to seek legal advice from its attorney regarding any agenda item listed herein as authorized by Section 551.071 of the Local Government Code.

L. TAKE ANY ACTION, IF NEEDED, FROM EXECUTIVE SESSION ITEMS

M. ADJOURNMENT

CERTIFICATION

I certify that the above notice was posted on the bulletin board at Town of Westlake, Town Hall, located at 1500 Solana Blvd., Building 7, Suite 7100, Westlake, TX 76262, in compliance with the Texas Open Meetings Act, Chapter 551 of the Texas Government Code.



Town Secretary

Disabilities Notice: If you plan to attend the meeting and have a disability that requires special needs, please contact the Town Secretary's Office 48 hours in advance at Ph. 817-490-5711 and reasonable accommodations will be made to assist you.



Town of Westlake

1500 Solana Blvd
Building 7, Suite 7100
Westlake, TX 76262

Staff Report

File #: 24-323

Agenda Date: 10/8/2024

Agenda #: C.1.

TOWN STAFF REPORT RECOMMENDATION

Consider and act to approve the Planning and Zoning Commission September 10, 2024 Regular Meeting Minutes

STAFF: Dianna Buchanan, Town Secretary

BACKGROUND:

The Planning and Zoning Commission will review all meeting minutes for official meetings and consider them for approval. Meeting minutes become a part of the permanent records for the Town of Westlake and are available to the public for review.

STAFF RECOMMENDATION:

Approve the minutes.

ATTACHMENT(S):

September 10, 2024, Planning and Zoning Commission Meeting Minutes

TOWN COUNCIL ACTION/OPTIONS:

- 1) Motion to approve
- 2) Motion to approve with the following changes/stipulations (please state changes/stipulations in motion)



Town of Westlake

1500 Solana Blvd
Building 7, Suite 7100
Westlake, TX 76262

Planning & Zoning Commission Committee Minutes - Draft

Tuesday, September 10, 2024

5:00 PM

Council Chamber

A. CALL TO ORDER AND ANNOUNCE QUORUM PRESENT

Vice Chair Terry Wilkinson called the meeting to order at 5:11 p.m. A quorum was present.

PRESENT:

Vice Chair Terry Wilkinson
Commissioner Lanny Huggins
Commissioner Linda Bjorn
Commissioner Rachit Gupta
Commissioner David Ricci
(arrived at 5:15 p.m.)

ABSENT:

Chair Adam Coffey
Commissioner Nizar Didarali

STAFF PRESENT:

Wade Carroll, Town Manager
Jason Alexander, Deputy Town Manager
Dianna Buchanan, Town Secretary
Nick Ford, Development/GIS Manager
Jason Power, Director of IT
Helen-Eve Beadle, Interim Town Planner

B. PLEDGES OF ALLEGIANCE

Vice Chair Wilkinson led the pledges to the U.S. and Texas flags.

C. STAFF INTRODUCTION AND UPDATES

C.1. Introduction of Jason Alexander, AICP, CeCD, Deputy Town Manager (Wade Carroll, Town Manager)

Town Manager Wade Carroll introduced Jason Alexander, AICP, CeCD as the new Deputy Town Manager. He will direct the operations of the Planning and Development, Community Services and Economic Development Departments and has over twenty-five years' experience. He joins Westlake most recently from the City of Mansfield. Jason

earned his BBA from the University of Georgia, a Master of City and Regional Planning from the Georgia Institute of Technology and is currently enrolled in the Executive Master of Business Administration Program at MIT's Sloan School of Management. Mr. Alexander greeted the Commissioners and expressed his gratitude for the opportunity to serve the community.

D. APPROVAL OF MINUTES

- D.1.** Consider and act to approve the Planning and Zoning Commission August 13, 2024 Regular Meeting Minutes

Motion by Commissioner Huggins and Motion Second by Commissioner Gupta to approve the August 13, 2024 Planning and Zoning Commission Regular Meeting Minutes.

MOTION APPROVED UNANIMOUSLY BY ALL PRESENT. (Commissioner Ricci did not vote on this item).

E. CITIZEN COMMENTS

There was no one to speak at this time.

F. PUBLIC HEARINGS AND ACTION ITEMS

- F.1.** Hold public hearing, discuss, consider and act to make a recommendation to the Town Council regarding a Resolution to approve the Final Plat of the Villaggio Addition (Helen-Eve Beadle, AICP, Interim Town Planning Consultant)

Helen-Eve Beadle, Interim Town Planner, presented the item to the Commission. This property is 37.51 acres of land and the development will consist of 17 residential lots that will be a minimum of one acre each. Town Staff recommends approval of the proposed final plat with the conditions that prior to filing the plat with the County, the final inspections, maintenance agreements and improvement agreements be completed and that the applicant change the name of the street "Wyck Hill" to "Villaggio Way". Vice Chair Wilkinson asked if the applicant wanted to make a presentation or if anyone had any comments or questions (for the public hearing). There was no one to speak. Motion by Commissioner Bjorn and Motion Second by Commissioner Gupta to recommend approval of a resolution to approve the Final Plat of the Villaggio Addition as presented. Vice Chair Wilkinson called the vote.

MOTION TO RECOMMEND TOWN COUNCIL APPROVAL OF A RESOLUTION TO APPROVE THE FINAL PLAT OF THE VILLAGGIO ADDITION AS PRESENTED APPROVED UNANIMOUSLY BY ALL PRESENT.

- F.2.** Hold public hearing, discuss, consider and act to make a recommendation to Town Council regarding proposed amendments to Ordinances 928 and 939, as amended, regulating PD7 Zoning District, known as "Westlake Ranch", for an approximate three-acre portion of land platted as Aspen Estates, Tarrant County, Texas. The property is generally located east of Pearson Lane and South of Aspen Lane.
(Helen-Eve Beadle, AICP, Interim Town Planning Consultant)

Helen-Eve Beadle, Interim Town Planner, presented the item to the Commission. The request is to amend the Planned Development District to provide for one residential lot with access via private street. The property is 3 acres. Staff recommends the following conditions to approval: All conditions and provisions of Ordinance 939 shall be applicable to the proposed development, except as specifically amended and noted herein; and a preliminary site evaluation shall not be required for the proposed development; and revised civil

engineering plans will be required for the redesign of the infrastructure; and must satisfy the landscaping and tree survey requirements found in Ordinance 928; and a replat will be required prior to a building permit being issued. Any type of sports fields would have to comply with Town ordinances including noise and lighting ordinances. The applicant's representative, Curtis Young, Sage Group, was present in support of the request and answered the Commission's questions. Mr. Young said the applicant does not intend to run a business at the location and the zoning would not allow that. Vice Chair Wilkinson opened the public hearing and asked if there was anyone present to speak. There was no one, and he closed the public hearing. Motion by Commissioner Ricci to recommend approval to Town Council of proposed amendment to Ordinances 928 and 939, as amended regulating PD7 Zoning District, known as "Westlake Ranch", for an approximate three-acre portion of land platted as Aspen Estates with conditions as recommended by staff. Motion seconded by Commissioner Gupta. Vice Chair Wilkinson called for the vote. MOTION TO RECOMMEND APPROVAL TO TOWN COUNCIL AS PRESENTED WITH CONDITIONS APPROVED UNANIMOUSLY BY ALL PRESENT.

G. SUMMARY OF TOWN COUNCIL ACTIONS

Deputy Town Manager Jason Alexander advised the Commission that there was no action by Town Council at the last meeting that affected the planning and development activities within the Town.

H. COMMISSION ANNOUNCEMENTS

There were no announcements.

I. STAFF ANNOUNCEMENTS

Deputy Town Manager Jason Alexander advised that there are some amendments that will be presented to the Commission and Town Council in October that are intended to expedite development review and approval and to clarify some things with respect to platting that will bring Town ordinances in compliance with recent changes made by the Legislature to state law. In addition, some provisions that apply to modifications of Planned Development Districts will also be brought forward for consideration of amendment.

J. REVIEW MEETING CALENDAR TO ADD, AMEND OR CANCEL MEETINGS AS NEEDED

Town Secretary Dianna Buchanan advised that the next Commission meeting is scheduled for October 8th and that this item has been added to the agenda so that in the future if calendar adjustments need to be made, the Commission will be able to do so.

K. ADJOURNMENT

Vice Chair Wilkinson adjourned the meeting at 5:36 p.m.

Terry Wilkinson, Vice Chair

ATTEST:

Dianna Buchanan, Town Secretary



Town of Westlake

1500 Solana Blvd
Building 7, Suite 7100
Westlake, TX 76262

Staff Report

File #: 24-321

Agenda Date: 10/8/2024

Agenda #: E.1.

TOWN STAFF REPORT RECOMMENDATIONS

Hold public hearing, discuss, consider and act to make a recommendation to Town Council regarding an Ordinance of the Town of Westlake, Texas, Amending Chapter 102, “Zoning”, Article VII, “Planned Development Regulations”, Division 2, “Planned Development District Procedures”, Section 102-269, “Amendment of Plans”, Modifying Provisions for Minor Modifications to PD Site Plans; Providing a Penalty; Providing a Cumulative Clause; Providing a Severability Clause; Providing a Savings Clause; Authorizing Publication; and Establishing an Effective Date. (Deputy Town Manager Jason Alexander, AICP, CEcD)

STAFF: Deputy Town Manager Jason Alexander, AICP, CEcD

BACKGROUND:

As set forth in Sec. 102-269 of the Town of Westlake, Texas Code of Ordinances, entitled “Amendment of plans,” the Town Manager is authorized to review, to consider, and to approve requests for minor modifications to site plans prepared and submitted for an approved planned development. The provisions in “Amendment of plans” specifically define a minor modification as any modification that does not:

- 1) “[a]lter the basic relationship of proposed development to adjacent property;
- 2) [c]hange the uses permitted;
- 3) [i]ncrease the maximum density, floor area, or height;
- 4) [d]ecrease the amount of off-street parking, unless parking remains sufficient in number and conforms to ordinance requirements; or
- 5) [r]educe the minimum yards or setbacks.”

The inability of the Town Manager to consider a reduction in minimum yards or setbacks --- particularly when there are fire access and utility location concerns --- can unintentionally lengthen the development review and approval process.

Moreover, the inability of the Town Manager to consider practical reasons for a reduction in minimum yards or setbacks creates rigid performance standards that are contrary to the purpose of planned developments as set forth in Sec. 102-241 of the Town of Westlake, Texas Code of Ordinances entitled, “Purpose,” which is “to encourage flexible and creative planning, to ensure the compatibility of land uses, and to allow for the adjustment of changing demands to meet the current needs of the community.”

It is important to note that the proposed text amendments do not relinquish the authority of the Town Manager (or their designee) to refer any request to the Planning and Zoning Commission, including any request for a

minor modification to a site plan for a reduction in minimum yards or setbacks.

The text amendments, as proposed, are intended to achieve the following objectives:

- 1) To allow the Town Manager to delegate authority to review, to consider, and to approve a reduction in minimum yards and setbacks, as such delegation of authority improves efficiency and increases expediency of development review and approval.
- 2) To allow for consideration of a reduction in minimum yards and setbacks for practical reasons (i.e., site design) or access for fire, utilities, and other infrastructure.

DISCUSSION:

As the Town of Westlake continues to grow, it is vital that processes are in place to allow for efficient review and approval of minor modifications to site plans that advance the community's interests for purposeful growth and development. Accordingly, the text amendments, as proposed, are intended to authorize the Town Manager, or their designee, to review, consider, and approve requests for minor modifications to site plans in accordance with the provisions set forth in Sec. 102-269 of the Town of Westlake, Texas Code of Ordinances, entitled "Amendment of plans" and to allow for the Town Manager, or their designee, to review, consider, and approve requests for reduction in yards and setbacks. Authorizing the Town Manager or their designee to review, to consider, and to approve such requests does not relinquish their authority to refer any request to the Planning and Zoning Commission for consideration.

FISCAL IMPACT:

N/A

STAFF RECOMMENDATION:

The Department of Planning and Development recommends approval of the proposed text amendments as presented.

ATTACHMENT(S):

Proposed Text Amendments.

PLANNING & ZONING COMMISSION ACTION/OPTIONS:

- 1) Motion to approve
- 2) Motion to amend with the following stipulations (please state stipulations in motion)
- 3) Motion to table (please state specific date in motion)
- 4) Motion to deny

TOWN OF WESTLAKE, TEXAS
ORDINANCE NO. ____

AN ORDINANCE OF THE TOWN OF WESTLAKE, TEXAS, AMENDING CHAPTER 102, “ZONING”, ARTICLE VII, “PLANNED DEVELOPMENT REGULATIONS”, DIVISION 2, “PLANNED DEVELOPMENT DISTRICT PROCEDURES”, SECTION 102-269, “AMENDMENT OF PLANS”, TO MODIFY PROVISIONS RELATING TO MINOR MODIFICATIONS TO PD SITE PLANS; PROVIDING A PENALTY; PROVIDING A CUMULATIVE CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; AUTHORIZING PUBLICATION; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the Town of Westlake, Texas, is a Type A General Law Municipality located in Denton County and Tarrant County, Texas, incorporated in accordance with the provisions of the Texas Local Government Code, as amended, and operating pursuant to the enabling legislation of the State of Texas; and

WHEREAS, the Town of Westlake, Texas is a Type A General Municipality empowered under the provisions of Section 51.012 of the Texas Local Government Code, as amended, to adopt an ordinance or rule that is in the interest, welfare, and good order of the Town of Westlake, Texas; and

WHEREAS, the Town Council of the Town of Westlake, Texas finds that the passage of this Ordinance is advantageous and beneficial to the Town of Westlake and in the interest of good governance.

NOW, THEREFORE, BE IT ORDAINED AND APPROVED BY THE TOWN COUNCIL OF THE TOWN OF WESTLAKE, TEXAS THAT:

SECTION 1: That the findings and recitations set out in the Preamble of this Ordinance are found to be true and correct and hereby adopted by the Town Council of the Town of Westlake, Texas and made a part hereof for all purposes.

SECTION 2: That the Town of Westlake, Texas hereby amends Chapter 102, “Zoning”, Article VII, “Planned Development Regulations”, Division 2, “Planned Development District Procedures”, Section 102-269, “Amendment of Plans” to read as follows:

(b) *PD site plans.* PD site plans are not considered part of a PD Ordinance. Except as otherwise provided in this subsection, any amendment to an approved PD site plan must be approved by the commission. Notwithstanding the provisions of this subsection, however, minor modifications to any PD site plan may be approved by the town manager **or designee**. If the town manager, **or designee**, believes that a request for minor modification entails a significant change in the site plan, he / she may refer the request to the commission for determination. A minor modification to a PD site plan is defined as any modification that does not:

- (1) Alter the basic relationship of proposed development to adjacent property;
- (2) Change the uses permitted;
- (3) Increase the maximum density, floor area, or height; **or**
- (4) Decrease the amount of off-street parking, unless parking remains sufficient in number and conforms to ordinance requirements; **or**
- (5) **Reduce the minimum yards or setbacks.**

SECTION 3: That all ordinances of the Town of Westlake, Texas in conflict with the provisions of this Ordinance be, and the same are hereby, repealed and all other ordinances of the Town of Westlake, Texas not in conflict with the provisions of this Ordinance shall remain in full force and effect.

SECTION 4: Should any section, paragraph, sentence, clause, or phrase of this Ordinance be adjudged or held to be unconstitutional, illegal, or invalid by a court of competent jurisdiction, the same shall not affect the validity of this Ordinance as a whole or any part or provision thereof, other than the part so declared to be unconstitutional, illegal, or invalid, and shall not affect the validity of the Unified Development Code as a whole.

SECTION 5: That any person, firm, or corporation violating any of the provisions or terms of this Ordinance shall be subject to the same penalty as provided for in the Code of Ordinances of the Town of Westlake, Texas and, upon conviction, shall be punishable by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense. Each day that a violation occurs shall constitute a separate offense.

SECTION 6: It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public as required by law and the public notice of the time, the place, and the purpose of said meeting was given as required.

SECTION 7: This Ordinance shall take effect immediately from and after its passage upon reading and the publication of the caption, as provided by law.

DULY PASSED AND APPROVED BY THE TOWN COUNCIL OF THE TOWN OF WESTLAKE, TEXAS ON THIS ____ DAY OF _____ 20__.

Kim Greaves, Mayor

ATTEST:

Dianna Buchanan, Town Secretary

APPROVED AS TO FORM:

L. Stanton Lowry, Town Attorney



Town of Westlake

1500 Solana Blvd
Building 7, Suite 7100
Westlake, TX 76262

Staff Report

File #: 24-322

Agenda Date: 10/8/2024

Agenda #: E.2.

TOWN STAFF REPORT RECOMMENDATIONS

Hold public hearing, discuss, consider and act to make a recommendation to Town Council regarding an Ordinance of the Town of Westlake, Texas, Amending Chapter 102, “Zoning”, Article V, “Parking and Loading”, Section 102-153, “General Provisions”, Modifying Regulations Relating to Paving Materials and Providing New Regulations for Temporary Parking; Providing a Penalty; Providing a Cumulative Clause; Providing a Severability Clause; Providing a Savings Clause; Authorizing Publication; and Establishing an Effective Date. (Deputy Town Manager Jason Alexander, AICP, CEcD)

STAFF: Jason Alexander, Deputy Town Manager Jason Alexander, AICP, CEcD

BACKGROUND:

As set forth in Sec. 102-153 of the Town of Westlake, Texas Code of Ordinances, entitled “General provisions”, there are specifications for adopted for paving “[a]ll required parking and loading areas, public and private drives, and fire lanes.” However, “General provisions” does not contain any provisions for temporary parking areas; and, as the Town of Westlake, Texas continues to experience development and growth, it is vital that zoning for the community not only provide rules and regulations for paving materials appropriate for temporary parking areas; but, also to provide new performance standards for temporary parking areas to address the following:

- 1) The review and approval of a required site plan.
- 2) The length of time that temporary parking areas may exist.
- 3) The restoration of areas used for temporary parking to their previously landscaped or naturalistically disposed condition.
- 4) The design, installation, and use of temporary parking areas comply with all applicable fire, engineering, erosion, grading, and other environmental quality and life safety regulations.

DISCUSSION:

The text amendments, as proposed, are intended to introduce specific rules and regulations for temporary parking areas that are contemporary and address emerging needs for performance standards for development as the Town of Westlake, Texas continues to grow and to prosper in a manner that is sustainable and purposeful.

FISCAL IMPACT:

N/A.

STAFF RECOMMENDATION:

The Department of Planning and Development recommends approval of the proposed text amendments as presented.

ATTACHMENT(S):

Proposed Text Amendments.

PLANNING AND ZONING COMMISSION ACTION/OPTIONS:

- 1) Motion to approve
- 2) Motion to amend with the following stipulations (please state stipulations in motion)
- 3) Motion to table (please state specific date in motion)
- 4) Motion to deny

TOWN OF WESTLAKE, TEXAS
ORDINANCE NO. ____

AN ORDINANCE OF THE TOWN OF WESTLAKE, TEXAS, AMENDING CHAPTER 102, “ZONING”, ARTICLE V, “PARKING AND LOADING”, SECTION 102-153, “GENERAL PROVISIONS”, MODIFYING REGULATIONS RELATING TO PAVING MATERIALS AND PROVIDING NEW REGULATIONS FOR TEMPORARY PARKING; PROVIDING A PENALTY; PROVIDING A CUMULATIVE CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; AUTHORIZING PUBLICATION; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the Town of Westlake, Texas, is a Type A General Law Municipality located in Denton County and Tarrant County, Texas, incorporated in accordance with the provisions of the Texas Local Government Code, as amended, and operating pursuant to the enabling legislation of the State of Texas; and

WHEREAS, the Town of Westlake, Texas is a Type A General Municipality empowered under the provisions of Section 51.012 of the Texas Local Government Code, as amended, to adopt an ordinance or rule that is in the interest, welfare, and good order of the Town of Westlake, Texas; and

WHEREAS, the Town Council of the Town of Westlake, Texas finds that the passage of this Ordinance is advantageous and beneficial to the Town of Westlake and in the interest of good governance.

NOW, THEREFORE, BE IT ORDAINED AND APPROVED BY THE TOWN COUNCIL OF THE TOWN OF WESTLAKE, TEXAS THAT:

SECTION 1: That the findings and recitations set out in the Preamble of this Ordinance are found to be true and correct and hereby adopted by the Town Council of the Town of Westlake, Texas and made a part hereof for all purposes.

SECTION 2: That the Town of Westlake, Texas hereby amends Chapter 102, “Zoning”, Article V, “Parking and Loading”, Section 102-153, “General provisions” to read as follows:

- (b) *Paving materials.* All required parking and loading areas, public and private drives, and fire lanes shall be constructed of concrete, but may have a surface treatment of brick, stone or other similar material. However, **(i) asphalt may**

only be used in temporary parking areas approved in accordance with the provisions as set forth in Sec. 102-153(f) of the Town of Westlake Code of Ordinances; and (ii) cast interlocking concrete, brick, or stone pavers installed on a prepared base may be used in parking areas and on public and private drives where approved by the town ~~engineer-manager or designee~~.

SECTION 3: That the Town of Westlake, Texas hereby amends Chapter 102, “Zoning”, Article V, “Parking and Loading”, Section 102-153, “General provisions” to providing regulations in a new paragraph (f) for “Temporary parking areas” to read as follows:

- (f) Temporary parking areas. All temporary parking areas shall require submittal of a site plan in accordance with the provisions found in Sec. 102-314 of the Town of Westlake Code Ordinances. Temporary parking area site plans shall be subject to review and approval by the town planner.**
- (1) No permit for temporary parking areas shall be issued prior to the review and approval of a required site plan.**
 - (2) No permit for temporary parking areas shall be issued for more than one (1) year and may only be extended for two (2) consecutive years without approval from the Town Council.**
 - (3) Any landscaped or vegetated area disturbed by temporary parking areas shall be restored to a landscape or vegetated state at the expiration of the permit to the satisfaction of the town planner.**
 - (4) Temporary parking lots may be paved in asphalt or other materials permitted in Sec. 102-153(b) of the Town of Westlake Code of Ordinances.**
 - (5) The design, installation, and use of temporary parking areas shall comply with applicable fire, engineering, erosion, grading, and other related environmental quality and life safety regulations.**

SECTION 4: That all ordinances of the Town of Westlake, Texas in conflict with the provisions of this Ordinance be, and the same are hereby, repealed and all other ordinances of the Town of Westlake, Texas not in conflict with the provisions of this Ordinance shall remain in full force and effect.

SECTION 5: Should any section, paragraph, sentence, clause, or phrase of this Ordinance be adjudged or held to be unconstitutional, illegal, or invalid by a court of competent jurisdiction, the same shall not affect the validity of this Ordinance as a whole or any part or provision thereof, other than the part so declared to be unconstitutional, illegal, or invalid, and shall not affect the validity of the Unified Development Code as a whole.

SECTION 6: That any person, firm, or corporation violating any of the provisions or terms of this Ordinance shall be subject to the same penalty as provided for in the Code of Ordinances of the Town of Westlake, Texas and, upon conviction, shall be punishable by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense. Each day that a violation occurs shall constitute a separate offense.

SECTION 7: It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public as required by law and the public notice of the time, the place, and the purpose of said meeting was given as required.

SECTION 8: This Ordinance shall take effect immediately from and after its passage upon reading and the publication of the caption, as provided by law.

DULY PASSED AND APPROVED BY THE TOWN COUNCIL OF THE TOWN OF WESTLAKE, TEXAS ON THIS ____ DAY OF _____ 2024.

Kim Greaves, Mayor

ATTEST:

Dianna Buchanan, Town Secretary

APPROVED AS TO FORM:

L. Stanton Lowry, Town Attorney



Town of Westlake

1500 Solana Blvd
Building 7, Suite 7100
Westlake, TX 76262

Staff Report

File #: 24-329

Agenda Date: 10/8/2024

Agenda #: F.1.

TOWN STAFF REPORT RECOMMENDATIONS

Discuss, consider, and act to make a recommendation to the Town Council regarding a request from Bernal Homes, Inc. to deviate from certain building aesthetic, design, and material standards contained within the Entrada Design Guidelines (Deputy Town Manager Jason Alexander, AICP, CEcD)

STAFF: Jason Alexander, AICP, CEcD, Deputy Town Manager

BACKGROUND:

The development standards for Entrada --- as adopted by Ordinance No. 703 (zoning) and Ordinance No. 760 (design guidelines) --- are intended to deliver a visually harmonious and aesthetically pleasing mixed-use development within the center of the Town of Westlake.

In particular, the development standards are derived from architectural and urban design vernacular common to towns and villages in Spain. As such, the development standards reinforce a palette of exterior finish materials that are primarily indigenous to Spain and other European nations bordering the Mediterranean Sea. The palette of exterior finish material primarily includes cast stone, stone, and stucco; and brick, wood, and other materials are either to be limited in use or contemplated for architectural merit.

Bernal Homes, Inc., the Developer, is requesting a deviation from the material requirements for exterior walls as contained in the design guidelines for Entrada because the stone used above the second story is not capable of structurally supporting cast stone, stone, or other material with similar characteristics and properties for the construction of a five-story mixed-use building on Lot 1, Block N, within Entrada.

This is due to the selected coursing and patterning --- as well as the cut of stone (i.e., thin). Further, stucco, because of its weight, would also not be supported structurally by the cut of stone. This deviation would apply to projections at openings for doors and windows, including sills, lintels, and balconies (i.e., Juliette balconies).

In a letter prepared by the structural engineer of record, dated September 24, 2024, “the structure is not suitable to support cast stone block veneer” and “it is not acceptable to affix veneer to existing thin set.”

It is important to note, that, within the context of Chapter 3000 of the Texas Local Government Code, as amended, that “a governmental entity may not adopt or enforce a rule, charter provision, ordinance, order, building code, or other regulation” that “establishes a standard for a building product, material, or aesthetic method in construction, renovation, maintenance, or other alteration of a residential or commercial building if the standard is more stringent than a standard for the product, material, or aesthetic method under a national model code.”

However, the Developer did enter into a development agreement with the Town of Westlake vis-à-vis Resolution No. 20-04 adopted on January 27, 2020 that “in addition to the provisions contained in the

ordinances approving the site plan the Specific Use Permits pertinent to the Property, all building aesthetics, building design, and building construction materials on the Property shall comply with the architectural, design and building material provisions of Ordinance 703, Entrada zoning ordinance, and Ordinance 760, the Entrada design guidelines.”

Summarily, the development agreement entered into between the Town of Westlake and the Developer allows the Planning and Zoning Commission to make a recommendation to the Town Council on the requested deviation as set forth in the respective ordinances --- Ordinance No. 703 and Ordinance No. 760.

Accordingly, in the interest of ensuring that the building is structurally sound and that the health, safety, and welfare of the general public be preserved, it is recommended that the deviation as requested by the Developer be reviewed, considered, and recommended for approval.

DISCUSSION:

The proposed deviation is generally consistent with the visual aesthetic and architectural character of Entrada.

FISCAL IMPACT:

N/A.

STAFF RECOMMENDATION:

The Planning and Zoning Commission recommend approval of the requested deviation.

ATTACHMENT(S):

Request for Deviation

PLANNING AND ZONING COMMISSION ACTION/OPTIONS:

- 1) Motion to approve
- 2) Motion to amend with the following stipulations (please state stipulations in motion)
- 3) Motion to table (please state specific date in motion)
- 4) Motion to deny

September 30, 2024

City of westlake:

Re: Entrada Block N
49 Arta DR
Westlake, TX

Per City Ordinance NO 760 exterior walls section on page 28 states Material General: All building facade vertical walls are required to be natural, quarried stone, three-coat stucco, cast stone, or brick in limited quantities. Use of stucco in the building elevation is limited to 40 % of the street visible elevations within any commercial project, any residential block where homes have a common wall, or any detached residence. A residential block is a cluster of five lots or block of contiguous residential units. The Ordinance has a conditional Material Variance: the use of plaster, wood siding, hardiboard siding, textured concrete masonry units, granite, and/or tile may be considered on a case-by-case basis. This section is a general section that mainly contains to one- or two-story projects and may be getting confused with the section on Towers. The section on Towers goes into more structural accommodations for structural integrity. The Tower section on pages 31 and 32 reads as followed Architectural Engagement: Towers or other vertical architectural elements are recommended to be engaged with another structure. Material Tower Walls: All tower façade vertical walls can be natural quarried stone, cast stone, or cut stone. Other materials may be allowed above the 2nd story upon review and approval of proposed design. Wood may be used as accents on the tower walls. Prohibitions: The use of wood siding, Hardiboard siding, visible concrete masonry units (CMU), marble, granite, fiberglass and metal panels.

The plans were drawn and engineered to the specification of the tower section of the ordinance because it is over two stories and not structurally sound to follow the general wall ordinance. Types of material used to build this building and the ones beside it may not be and typically not built with the same structural components. Commercial buildings can use CMU, Metal studs and in some cases wood for their structural walls. Our building has those components on the garage and retail area, but transitions to stick framing from the 3rd floor and above. That where it starts following the Tower section of the ordinance and the building was designed that way. The plans were submitted to the city for approval this way and the owner was under the impression that it approved as draw and submitted.

If this is not true than we are requesting a variance to the ordinance of material used. The material we are requesting to be used is as followed:

1. cut quarried stone (which is technically already approved in one section of the ordinance.
2. The use of stucco band above the headers of the doors and or windows. (This is not EFIS application, it is an architectural feature to have the stucco protrude out to the face of the stone to match as closely as possible to the buildings around us. The application of cast stone in

this location is not structurally feasible and could cause major issues with water intrusion as well if cast stone is used). Per the Tower section we are not using any material prohibited.

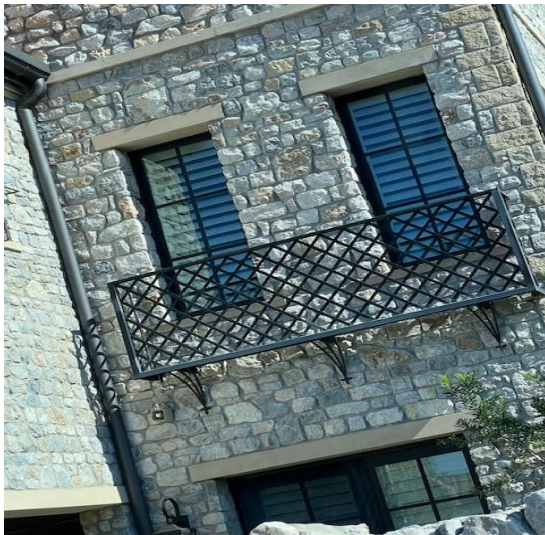
3. The next variance is for all the Juliet balconies. The cast stone previous drawn by the architect as a patio for a person to stand on was not structural sound needed to be changed to a metal Juliet balcony that would hold the weight of a person standing on it and not jeopardize the structural integrity of the building. The transition from the 5 ½ inch stone from second floor would still be on the building but lowered to accommodate the metal balcony. Other location showing the cast stone trim pieces has had to be deleted as well due to the structural integrity issues it may or could cause. We do have a letter for the engineer of record stating his concerns and that he could not sign off on this building if you required us to follow the Two-Story General Ordinance.

Please see attached pictures, material specs, and Engineer of Record letter to go along with the request of deviation.

Please call with any questions.

Sincerely,
Michael White
By Direction of
Israel Bernal

Examples of what is on buildings throughout Entrada Community



Metal Juliet Balcony on other property. This does not appear to be Cast stone

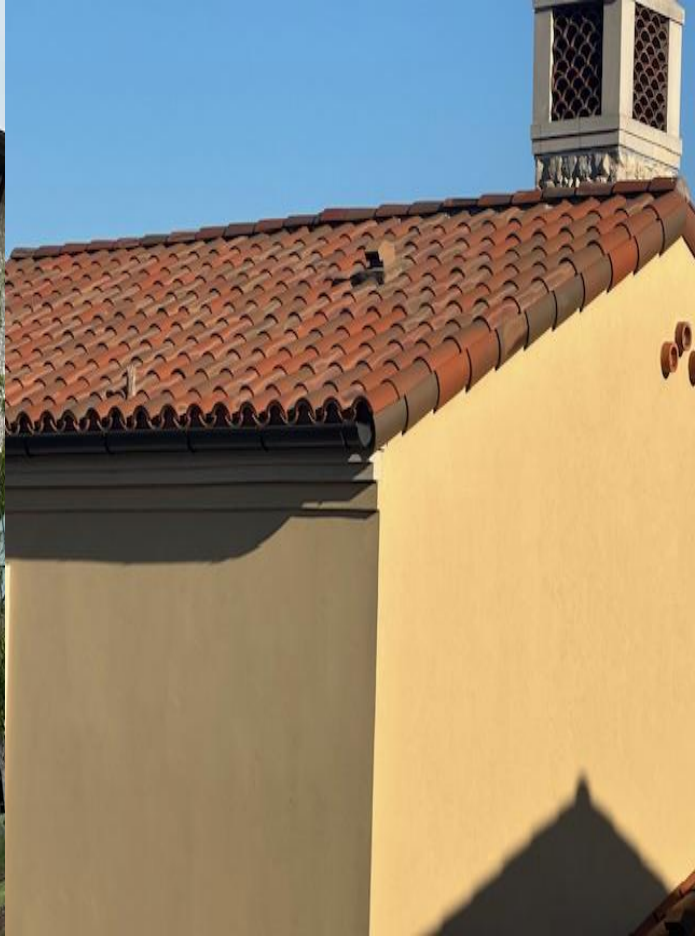


This does not appear to be cast stone.

Stucco band same color as the face of building

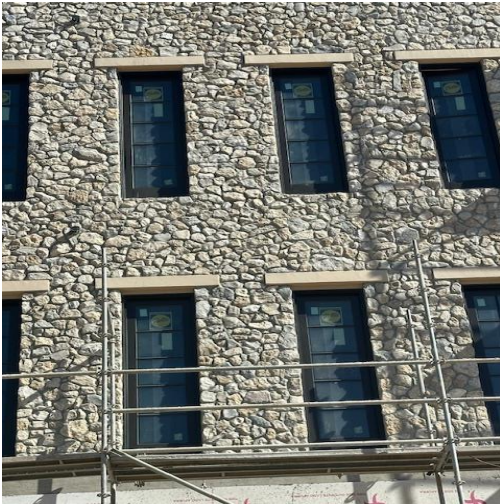


Stucco Band same color.



Stucco Band same color

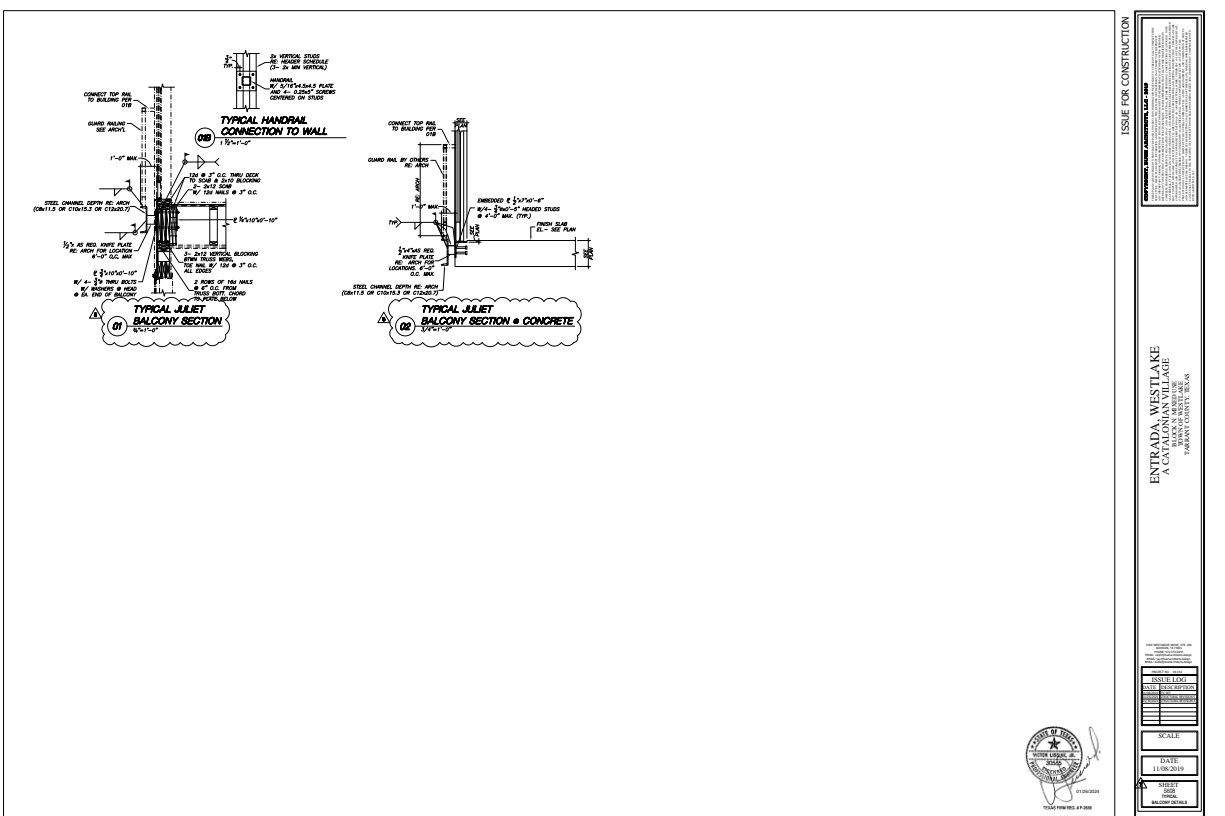
Examples of what we got on Building



Cut Stone 1 ½" per plan Stucco Band at rock wall location and Stucco wall location

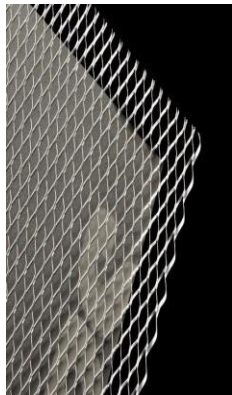


Cut Stone 1 ½" per plan Stucco Band at rock wall location

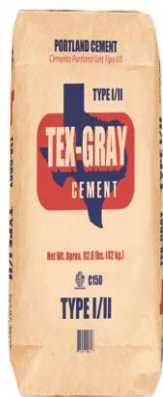


Metal Juliet Balcony detail

Material used



Metal lath



cement



tile and stone mortar.



Stucco material

ARDEX GUIDE SPECIFICATION

ARDEX X5TM Flexible Tile and Stone Mortar and ARDEX 8+9TM Rapid Waterproofing and Crack Isolation Compound and ARDEX FLTM Rapid Set, Flexible, Sanded Grout

Applications to Receive the Installation of Tile and Stone

SECTION 09 30 13

ARDEX TILE & STONE INSTALLATION MATERIALS AND SYSTEMS

PART 1 - GENERAL

1.1 A.

1.2 A.

RELATED DOCUMENTS

Drawings, general provisions of the Contract, and other related construction documents such as Division 01 specifications apply to this Section

SUMMARY

This Section includes the installation of tile and non-moisture-sensitive stone with a mortar.

1. ARDEX 8+9TM Rapid Waterproofing and Crack Isolation Compound
2. ARDEX X5TM Flexible Tile and Stone Mortar
3. ARDEX FLTM Rapid Set, Flexible, Sanded Grout
4. ARDEX SXTM 100% Silicon Sealant for Tile and Stone Applications

Complete ARDEX product and system installation details are provided in their corresponding Technical Data Sheet available at www.ardexamericas.com.

B.

C.

1.3 A.

Related Sections include the following: 1. Division 09 Tile & Stone Sections

REFERENCES

AMERICAN NATIONAL STANDARDS INSTITUTE (A.N.S.I.)

1. A-118.15 Improved Modified Dry-Set Cement Mortar
2. A-118.4 Modified Dry-Set Cement Mortar
3. A-118.11 EGP Latex-Portland Cement Mortar
4. A-118.7 High Performance Cement Grouts for Tile Installation

SECTION 09 30 13 - 1

TILE & STONE INSTALLATION

05/2023 ARDEX AMERICAS

D.

E.

1.4 A.

B.

1.5 A.

B.

5. A-108.01 General Requirements for Subsurfaces and Preparations by Other Trades
6. A-108.10 Installation of Grout in Tilework

7. A-108.5 Installation of Ceramic Tile with Dry-Set Portland Cement Mortar or Latex-Portland Cement Mortar
8. A-118.10 Load Bearing, Bonded, Waterproof Membranes for Thin-Set Ceramic Tile and Dimension Stone Installation
9. A-108.13 Installation of load bearing, bonded, waterproofing membrane for thin-set ceramic tile and dimensional stone

TILE COUNCIL OF AMERICA, INC.

1. Handbook for Ceramic Tile Installation
2. EJ171 Movement Joint Guidelines for Ceramic, Glass and Stone

INTERNATIONAL STANDARDS ORGANISATION (ISO) 1. ISO 13007 – Ceramic Tile-Grouts & Adhesives

SUBMITTALS

Product Data: Submit manufacturer's product data, a Revit file with applicable materials meeting the Revit Content Style Guide, and installation instructions for each material and product used. Include manufacturer's Safety Data Sheets.

Qualification Data: For Installer

QUALITY ASSURANCE

Installation of the ARDEX product must be completed by a factory-trained, certified applicator, such as an ARDEX LevelMaster® Elite or Choice Contractor, using mixing equipment and tools approved by the manufacturer. Please contact ARDEX AMERICAS (724) 203-5000 for a list of recommended installers.

Manufacturer Experience: Provide products of this section by companies which have successfully specialized in production of this type of work for not less than 5 years. Contact Manufacturer Representative prior to installation.

SECTION 09 30 13 - 2 05/2023 TILE & STONE INSTALLATION ARDEX AMERICAS

1.6 A.

1.7

A.

B.

C.

1.8

A.

WARRANTY

When ARDEX X 5TM is installed with our written recommendations, the installation shall be installed in conjunction with the recommended ARDEX Tile & Stone Installation Materials, as appropriate, to provide the ARDEX SystemOne comprehensive warranty.

DELIVERY, STORAGE AND HANDLING

Deliver products in original packaging, labeled with product identification, manufacturer, batch number and shelf life.

Store products in a dry area with temperature maintained between 50° and 85°F (10° and 29°C) and protect from direct sunlight.

Handle products in accordance with manufacturer's printed recommendations.

PROJECT CONDITIONS

Do not install material below 50°F (10°C) surface and air temperatures. These temperatures must also be maintained during and for 48 hours after the installation of products included in this section. Install quickly if substrate is warm and follow warm weather instructions available from the ARDEX Technical Service Department.

PART 2 – PRODUCTS

2.1

A.

B.

2.2

A.

WATERPROOFING & CRACK ISOLATION COMPOUND

Acceptable Products:

1. ARDEX 8+9TM; Manufactured by ARDEX AMERICAS USA, (724) 203-5000, www.ardexamericas.com

Performance and Physical Properties: Meet or exceed the following values for material cured at 70° F +/-3°F (21° C +/-3°C) and 50% +/-5% relative humidity:

1. Pot Life: Up to 45 Minutes
2. Coats: 2
3. Dry Time: 30 – 45 min. – coat 1, 1hr. coat 2
4. Crack Isolation: Meets or Exceeds ANSI A 118.12 and ANSI A 118.10

MORTAR

Acceptable Products:

1. ARDEX X 5TM; Manufactured by ARDEX AMERICAS, USA, (724) 203-5000, www.ardexamericas.com

SECTION 09 30 13 - 3 05/2023 TILE & STONE INSTALLATION ARDEX AMERICAS

B.

2.3

A.

B.

2.4

A.

Performance and Physical Properties: Meet or exceed the following values for material cured at 70° F +/-3°F (21° C +/-3°C) and 50% +/-5% relative humidity:

1. Open Time: Up to 10 - 15 minutes
2. Pot Life: Approx. 3 hours
3. ISO 13007: C2 TE P1
4. Thin Set: Meets or Exceeds ANSI A-118.15, ANSI A-118.11 & ANSI A-118.4

GROUT

Acceptable Products:

1. ARDEX FLTM; Manufactured by ARDEX AMERICAS, USA, (724) 203-5000, www.ardexamericas.com

Performance and Physical Properties: Meet or exceed the following values for material cured at 70° F +/-3°F (21° C +/-3°C) and 50% +/-5% relative humidity:

1. Pot Life: Approx. 30 minutes
2. Working Time: Approx. 30 minutes
3. Open to Traffic: 90 minutes

CAULK

Acceptable Products:

1. ARDEX SX; Manufactured by ARDEX Americas USA, (724)203-5000, www.ardexamericas.com

PART 3 – EXECUTION

3.1

A.

PREPARATION

Subfloors: Prepare substrate in accordance with manufacturer's instructions.

1. Prior to proceeding please refer to ANSI A 108.01 "General Requirements for Subsurface" and the TCNA's "Handbook for Ceramic Tile Installation" for detailed information. Substrate and ambient temperatures must be a minimum of 50°F (10°C).
2. All subfloors must be clean and completely free of all contaminants, including dust, oil, grease, wax, sealers, paint, varnish, etc. Prepare floor as required by mechanical means. Do not use chemicals to clean the floor.

MIXING

When mixing sanded materials, ARDEX recommends using the ARDEX DUSTFREE™ or a standard "gutter hook" vacuum attachment in combination with a wet/dry (Shop-Vac® style)

3.2

A.

SECTION 09 30 13 - 4 05/2023 TILE & STONE INSTALLATION ARDEX AMERICAS

3.3

A.

B. C.

3.4

A.

B.

3.4

A.

3.5

A.

vacuum and HEPA dust extraction vacuum system. Additionally, each bag should be handled with care and emptied slowly to avoid creating a plume of dust. Contact the ARDEX Technical Service Department for more details on ARDEX products and air quality management.

APPLICATION OF WATERPROOFING AND CRACK ISOLATION MEMBRANE

Examine substrates and conditions under which materials will be installed. Do not proceed with installation until unsatisfactory conditions are corrected.

Coordinate installation with adjacent work to ensure proper sequence of construction. Protect adjacent areas from contact due to mixing and handling of materials.

Install Waterproofing and Crack Isolation Compound:

1. Reference A-108.17 Installation of Crack Isolation Membrane
2. Comply with manufacturer's printed instructions for mixing of material, installation, and cure. For questions contact the ARDEX Technical Services Department at (724) 203- 5000.

APPLICATION OF TILE Install Tile with Mortar

1. Install tiles following the general office outline procedure set forth in ANSI A108.5.
2. Comply with manufacturer's printed instructions for mixing of material, installation, and cure. For questions contact the ARDEX Technical Services Department at (724) 203- 5000.

Install Grout and Caulk

1. Install grout in accordance with ANSI A108.10.
2. Comply with manufacturer's printed instructions for mixing of material, installation, and cure. For questions contact the ARDEX Technical Services Department at (724) 203- 5000.

FIELD QUALITY CONTROL

Where required, contact manufacturer for field sampling methods and procedures.

PROTECTION

Prior to the installation of the finish flooring from abuse by other trades by the use of plywood, Masonite or other suitable protection course.

END OF SECTION

SECTION 09 30 13 - 5

TILE & STONE INSTALLATION

05/2023 ARDEX AMERICAS

Technical Data Sheet - TEX-GRAY Masonry Cement Type S

1. Product Name

• TEX-GRAY Masonry Cement Type S
2. Manufacturer
SESCO Cement Corp. 7300 Wingate St. Houston, TX 77011
Phone: (832) 846-2066
Web: www.sescocement.com

2. Product Description Basic Use

TEX-GRAY Masonry Cement is a specially blended cement formulated to produce masonry mortar for use in stone, brick, block and thin veneer construction as well as stucco applications, exterior wall plaster and interior wall putty.

Composition & Materials

TEX-GRAY Masonry Cement is a mix of Portland cement, limestone, plasticizers, air entraining agents and other chemical modifiers to produce a high performance mortar component that complies with ASTM C91.

All TEX-CEM manufacturing is quality controlled to ensure product performance and uniformity.

4. Technical Data Applicable Standards

- ASTM International ASTM C91
- ASTM International ASTM C270
- ASTM International ASTM C144
- ASTM International ASTM C780

Physical Properties

TABLE 1 – Physical Req. of Masonry Cements

S 2100 (14.5) 70 19

5. Installation Selection

Use Table 2 as a general guide for selection of the required mortar. Other specific factors such as climate and exposure, local building codes, absorption of masonry units, engineering requirements, etc., should be considered.

Masonry Cement Type S	Compressive Strength ASTM C109 Min., psi (MPa)	Water Retention Minimum %	Maximum % Air
--------------------------	---	------------------------------	------------------

Exterior, above grade, load-bearing non load-bearing parapet wall	N or S N N or S
--	-----------------

Composition & Materials

- ASTM C91; Type S

Packaging

TEX-GRAY Masonry Cement is supplied in the following package sizes:

- ASTM C91; Type S – 75 lbs. Limitations & Disclaimers

There are many variables that affect mortar performance beyond the control of the cement manufacturer. Following industry recommended practice is required to achieve desired results.

Building Segment

Exterior, at or below grade

Mixing

Mortar Type

S

Interior, load-bearing non load-bearing	N or S N
---	----------

Technical Data Sheet TEX-GRAY Masonry Cement Type S

pg. 1 of 2

TABLE 2

Recommended Guide for Selection of Mortar Type

Mix 1 bag of TEX-GRAY Masonry Cement TYPE S with 2 1/4 to 3 parts by volume of mason sand complying with ASTM C144. Using clean, potable water sufficient to produce desired consistency. Mechanical mixing is preferable when possible. Mix material for a minimum of five minutes. Sand selection will impact color so mock-ups of actual mortar components should be constructed for architect/owner approval prior to commencing work.

Admixtures

No admixtures should be used without the written approval of the architect/owner.

Technical Data Sheet - TEX-GRAY Masonry Cement Type S

Water

All water must be clean and free from contaminants, including organic material, dissolved acids, alkalies or salts.

Precautions

Cement may cause minor skin irritations. Avoid direct contact with skin and eyes. If contacted, promptly flush effected areas with clean water. Refer to TEX-CEM Safety Data Sheets (MSDS) for more information prior to use.

6. Availability and Cost Availability

TEX-GRAY Cement Masonry Cement is available in bags through our distribution partners in most parts of Texas.

Cost

TEX-GRAY Cement products are competitively priced. For specific information contact a TEX-CEM distributor or a TEX-CEM representative.

7. Warranty

The information and statements in TEX-CEM technical and product information are believed to be reliable, but are not to be construed as a warranty or representation for which the manufacturer assumes legal responsibility. No other warranty, representation, or condition of any kind, expressed or implied (including no warranty of merchantability or fitness for a particular purpose) shall apply. Having no control over the use of cement, TEX-CEM will not guarantee finished work, nor shall TEX-CEM be liable for consequential damages.

8. Maintenance

No maintenance required.

9. Technical Services

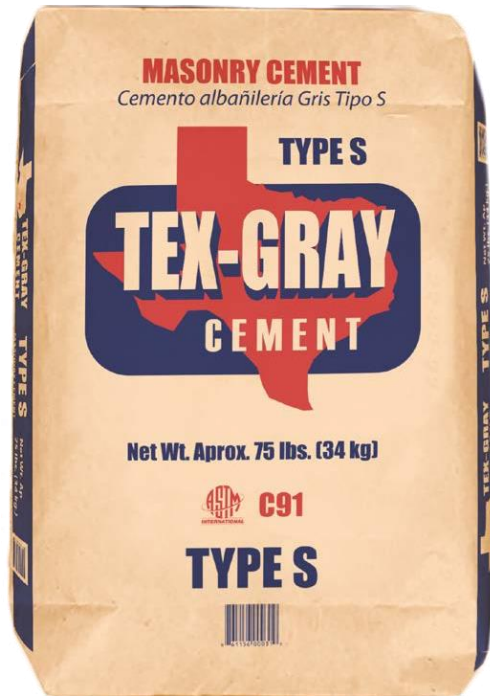
Technical assistance, including more detailed information, product literature, test results, project list, samples, assistance in preparing project specifications and arrangements for job site inspection and supervision, is available by contacting the technical sales staff.

Rafael Villalta

(832) 846-2066 r.villalta@sescocement.com

10. Filing Systems

Additional Information is available from the manufacturer upon request.



Technical Data Sheet TEX-GRAY Masonry Cement Type S pg. 2 of 2

Spectrum Scratch & Brown (with or without Fiber)

Description: Spectrum Scratch & Brown is a dry - reinforced product designed to be used as the scratch and/or brown coat in a three-coat stucco application. Tremendous steps were made by AHI to develop our Spectrum Scratch & Brown coat. Our company has received a large number of glowing reviews on this product. Installers across the country that have used our Scratch & Brown have stated that our product has “superior coverage”, “better board life”, “does not dry out as fast” and “stays on walls and ceilings without falling to the ground like the one coats or other competitive products” they have used. Application of Spectrum Scratch & Brown will help resist water penetration, plastic shrinkage, cracks and sagging. It will also produce a non-load bearing, aesthetically pleasing exterior or interior finish on concrete, masonry and stud walls or metal buildings.

Uses: Spectrum Scratch & Brown is designed to be used in general stucco construction over galvanized metal lath or solid base surfaces such as masonry or concrete.

Coverage: Scratch Coat – 90-110 sq. ft at 3/8” thickness. Brown Coat – 75-80 sq. ft at 3/8” thickness.

Dry Time: Spectrum Scratch & Brown requires a minimum of 48 hours moist curing: Refer to ASTM C926 Application of Portland Cement—Based Plaster (ASTM 926 8.2 states) “Sufficient time between coats shall be allowed to permit each coat to *cure or develop enough rigidity* to resist cracking or other physical damage when the next coat is applied.” Environmental conditions such as heat, wind and humidity must all be considered when determining dry time.

Job Conditions: Air and substrate surface temperature must be 40oF or higher and remain so for a minimum of 24 hours. **Precautions:** Use adequate ventilation. Avoid breathing dust. Use of approved dust respirator, safety glasses and protective gloves are recommended. As with any chemical product, exercise care when handling.

Surface Preparation: Concrete and masonry surfaces should be slightly scarified . Clean area and remove all dust, grease, oil, paint, dirt, efflorescence and any unsound concrete. Spectrum tintable primer must be applied over all cementitious products once they have been allowed to cure. Primer must be applied with a spray application and then back rolled with a paint roller. With a pH pencil, check the surface pH levels 4-6 hours after the primer has dried. However, dry time will depend on surface temperatures, humidity, and porosity of material to be coated. Random check entire surface to ensure pH levels are below 10.

Mixing: It is suggested that you mix this product using a motorized mortar mixer. For Scratch Coats: Use 1 bag of Spectrum Scratch & Brown Coat to 2.5 cu. ft. of plaster sand which conforms to ASTM C-897. For Brown Coats: Use 1 bag of Spectrum Scratch & Brown Coat to 3 cu. ft. of plaster sand which conforms to ASTM C-897.

Application: Scratch & Brown can be hand applied or sprayed. Apply the Scratch coat to a thickness of 3/8” with either an approved sprayer or trowel. Scratch the first coat horizontally and allow the Scratch coat to cure sufficiently. Apply the Brown coat using an approved sprayer or trowel to a thickness of 3/8” thick. Spectrum Scratch & Brown requires moisture to cure. Moist cure for no less then 48 hours.

Clean Up: Do not allow product to dry. Clean tools and equipment with water immediately after use.

Storage & Shelf Life: Store off the ground in a dry area. Protect from extreme heat, moisture, direct sunlight and freezing temperatures. Product can be stored for a period of 12 months in original un-opened container and protected from moisture. **Weight & Packaging:** 75 lb bags. 40 bags per pallet.
DO NOT USE THIS PRODUCT AS A COMPONENT OF AN EXTERIOR INSULATION FINISH SYSTEM (EIFS) OR AS PART OF ANY EXTERIOR INSULATION FINISH APPLICATION REPRESENTED TO BE A SIMILAR GROUP COMPONENT BASED SYSTEM.

EIFS refers to an exterior insulation system in which the specific components are designed, formulated, tested and may also be certified by “EIMA”, “ICBO”, or other organization to ensure that the individual components are compatible with one and another and will successfully function together. All AHI products are sold independently and separately and have not been tested, designed, formulated, manufactured, or certified by any entity to work together successfully in Exterior Insulation Finish Systems or as a part of any exterior insulation application represented to be similar group component based system.

Warranty: All Spectrum stucco products come with a limited 5 year warranty. Version 1.2 – June 13, 2012

VIEWTECH INC

4205 BELTWAY DRIVE ADDISON TEXAS 75001-3704
TELEPHONE 972 661-8187
FAX 972 661-8172
E-mail: vl@vtinc.net

September 24, 2024

Mr. Israel Bernal

Re: Entrada Block N Superstructure Veneer
Viewtech Project #2019-202
Westlake, TX

Mr. Bernal:

We are structural engineers of record for the referenced project. This is to inform you that the superstructure was designed to support either an adhered thin set stone veneer or GFRC veneer. The structure, as currently designed, is not suitable to support to cast stone block veneer. Furthermore, it is not acceptable to affix cast stone block veneer to existing thin set or GFRC material.

Please call with any questions.

Sincerely,



Victor Lissiak, Jr., P.E.

