

TOWN OF ADDISON, TEXAS
ORDINANCE NO. 008-022

AN ORDINANCE OF THE TOWN OF ADDISON, PROVIDING FOR APPROVAL OF A DEVELOPMENT PLAN FOR A MULTI-FAMILY BUILDING IN A PLANNED DEVELOPMENT ZONING DISTRICT, (007-034) LOCATED ON 10.32 ACRES AT 3900 AND 4010 BROOKHAVEN CLUB DRIVE, ON APPLICATION FROM UNITED DOMINION REALTY, PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY CLAUSE; PROVIDING FOR A SEVERABILITY CLAUSE; AND PROVIDING FOR A REPEAL CLAUSE.

WHEREAS, pursuant to Planned Development Ordinance No. 007-034 of the Town of Addison, Texas (the "City"), certain land described in Ordinance 007-034 was zoned PD, Planned Development, according to the regulations set forth in Ordinance 007-034, the same being an amendment to the Comprehensive Zoning Ordinance, the same being Appendix A - Zoning of the City's Code of Ordinances; and

WHEREAS, simultaneously with the approval of Ordinance 007-034, a concept plan ("Concept Plan" or "Plan") governing the Entire Property was approved and incorporated within Ordinance 007-034; and

WHEREAS, the real property described herein and which is the subject of this Ordinance (the "Property") is located entirely within the PD established by Ordinance 007-034; and

WHEREAS, all the legal requirements, conditions and prerequisites having been complied with, including the receipt of a final report from the Planning and Zoning Commission, the case came on as a public hearing before the City Council; and

WHEREAS, after due deliberations and consideration of the final report of the Planning and Zoning Commission and other information and materials, the City Council of the Town of Addison, Texas does find that the adoption of this Ordinance is in the best interest of the Town and its citizens and of the public health and welfare; now, therefore,

**BE IT ORDAINED BY THE CITY COUNCIL OF THE TOWN OF ADDISON,
TEXAS:**

SECTION 1. That the Addison City Council does hereby grant approval of development plans for the said property being in the Town of Addison, Texas, and being described as follows:

BEGINNING at a ½-inch iron rod found at the Northeast corner of Brooktown Townhouses, Volume 90205, Page 85, Dallas County, Texas and the South line of Brookhaven Club Drive (100 foot R.O.W.):

THENCE North 41 degrees 12 minutes 11 seconds East, 638.50 feet along Brookhaven Club Drive (100 foot R.O.W.) to a ½-inch iron rod set in the South line of Brookhaven Club Drive (100 foot R.O.W.);

THENCE South 48 degrees 47 minutes 49 seconds East, 705.81 feet to a ½-inch iron rod set;

THENCE South 41 degrees 12 minutes 12 seconds West, 92.00 feet to a ½-inch iron rod set;

THENCE North 48 degrees 47 minutes 49 seconds West, 150.24 feet to a ½-inch iron rod set;

THENCE South 41 degrees 12 minutes 11 seconds West, 297.17 feet to a ½-inch iron rod set being the beginning of a curve to the left having a central angle of 35 degrees 00 minutes 48 seconds a radius of 117.51 feet with a chord bearing and distance of South 06 degrees 30 minutes 5 seconds East, 70.70 feet;

THENCE around said curve an arc distance of 71.81 feet to a ½-inch iron rod set being the beginning of a curve to the right having a central angle of 51 degrees 58 minutes 58 seconds a radius of 44.00 feet with a chord bearing and distance of South 01 degrees 59 minutes 00 seconds West, 38.56 feet;

THENCE around said curve an arc distance of 21.36 feet to a ½-inch iron rod set;

THENCE South 00 degrees 09 minutes 37 seconds West, 106.59 feet to a ½-inch iron rod set at the North line of Brookhaven College REP, Volume 86105, Page 2676;

THENCE North 89 degrees 50 minutes 23 seconds West, 127.16 feet to a ½-inch iron rod found at the Northeast common corner of Lots 20 and 21 of Wooded Creek Estates Volume 92134 Page 3046 and the Northwest corner of Brookhaven College REP, Volume 86105, Page 2676;

THENCE North 89 degrees 46 minutes 21 seconds West, 349.43 feet along the North line of Lot 20 of Wooded Creek Estates Volume 92134, Page 3046 to a ½-inch iron rod found at the Southeast corner of Brooktown Townhouses Volume 90205, Page 85 and the North line of Lot 19 of Wooded Creek Estates Volume 92134, Page 3046;

THENCE North 318.93 feet along the East line of Brooktown Townhouses Volume 90205, Page 85 to a ½-inch iron rod found;

THENCE North 48 degrees 47 minutes 49 seconds West, 142.08 feet to the PLACE OF BEGINNING and containing 10.320 acres of land.

SECTION 2. As provided in Ordinance 007-034, said property shall be improved in accordance with the development plans which are attached hereto and made a part hereof for all purposes.

SECTION 3. The following special conditions for approval are hereby placed on the above described property:

1. The applicant needs to clarify where the trash/recycling rooms are located and verify that they are large enough to hold facilities for both trash and recycling.
2. A solid screening wall, eight feet in height, and the double row of trees, as shown on the development plan between this project and the Brooktown Townhomes (located to the west of this project), shall be installed prior to the issuance of a Certificate of Occupancy for any building in the proposed development.

SECTION 4. That all paved areas, permanent drives, streets and drainage structures in connection the development of the Property must be constructed in accordance with standard Town of Addison specifications adopted for such purpose.

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 Comprehensive Zoning Ordinance, as heretofore amended, and upon conviction shall be punished by a fine set in accordance with Chapter 1, General Provisions, Section 1-7, of the Code of Ordinances for the Town of Addison, Texas.

SECTION 6. That the provisions of this Ordinance are severable, and should any paragraph, sentence, subdivision, clause, phrase or section of this Ordinance be adjudged

or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this Ordinance as a whole or any part or provision thereof other than the part so decided to be invalid, illegal or unconstitutional, and shall not affect the validity of this Ordinance as a whole.

SECTION 7. That the above and foregoing premises to this Ordinance are true and correct and are incorporated herein and made a part hereof for all purposes.


SECTION 8. That all ordinances of the City in conflict with the provisions of this Ordinance be, and the same are hereby repealed and all other ordinances of the City not in conflict with the provisions of this Ordinance shall remain in full force and effect.

DULY PASSED BY THE CITY COUNCIL OF THE TOWN OF ADDISON, TEXAS,
on this the 10th of June, 2008.



JOE CHOW - MAYOR

ATTEST:



MARIO CANIZARES - CITY SECRETARY

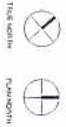
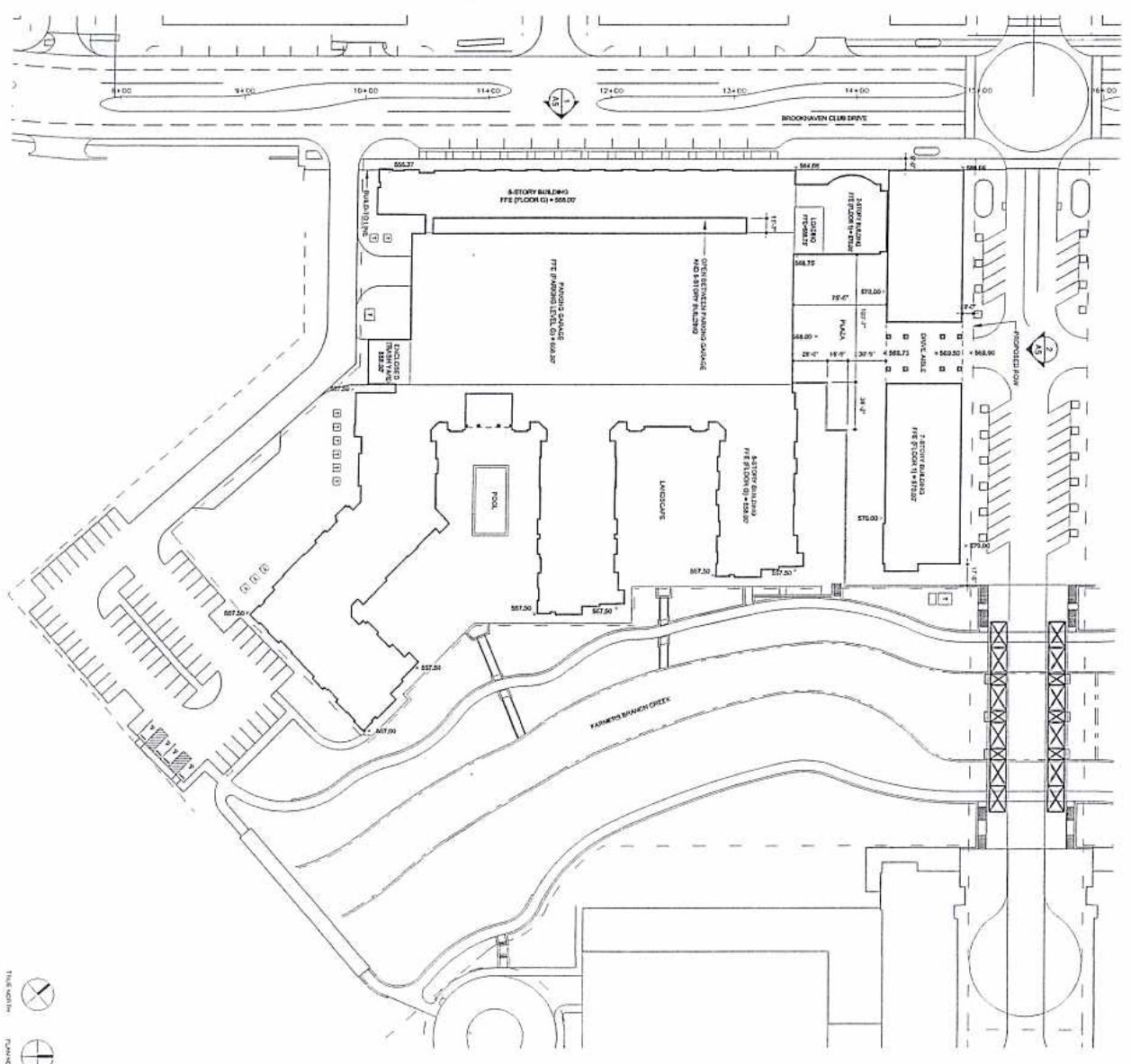
CASE NO. 1558-Z/United Dominion Realty

APPROVED AS TO FORM:



CARMEN MORAN - DIRECTOR OF
DEVELOPMENT SERVICES

PUBLISHED ON: _____



Site Plan
 Site Plan
 Site Plan



Vitruvian Park Phase I South
 Brookhaven Club Drive
 Addison, Texas

VITRUVIAN PARK
 VITRUVIAN PARK

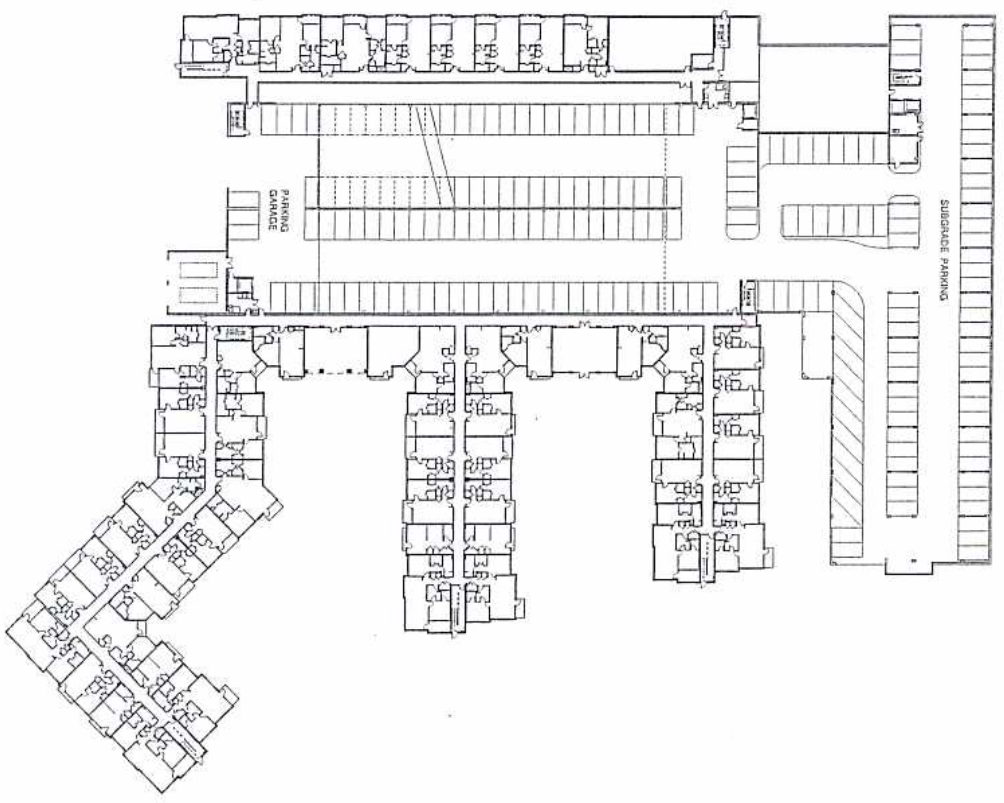
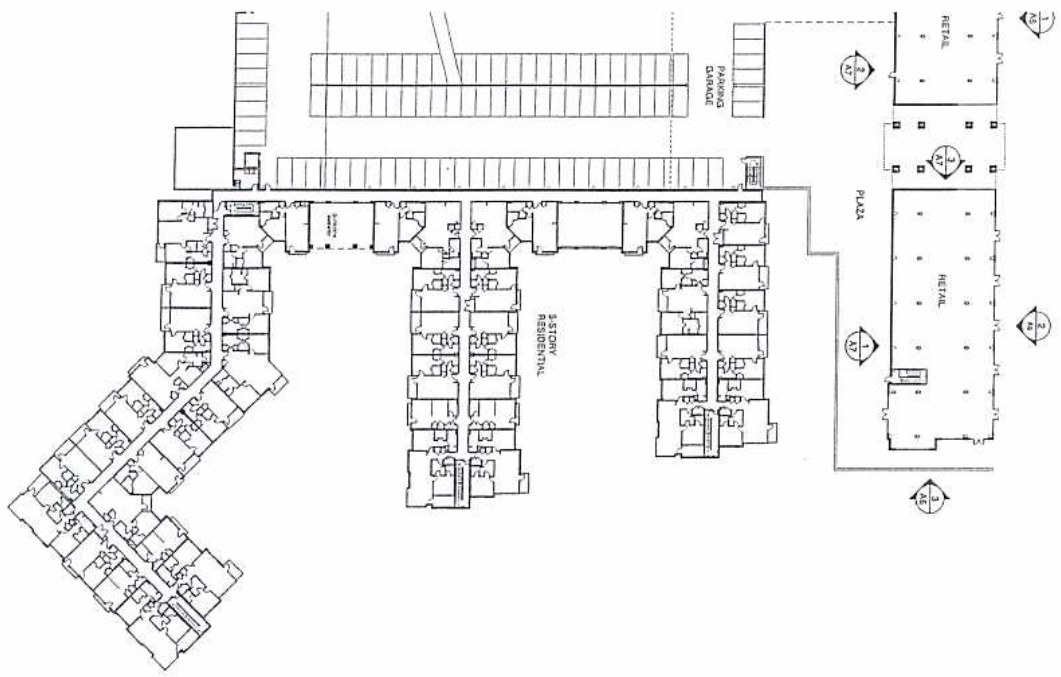
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 Fax: 469-381-5101

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Vertical Structural System, Inc.
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WDG
ARCHITECTURE

320 North St., 5th Floor
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Fax: 214.761.2222

Structural Engineer
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4153 Bluffview Drive
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Fax: 972.461.8873

MEP Engineer
Jordan A. Soble, P.E.
4920 Oakleaf Road
Dallas, TX 75244
Tel: 469.285.1158
Fax: 469.285.0123

100% by
The Texas State Board
of Architectural Examiners
Dallas, Texas 75244
Tel: 469.285.0123

VITRUVIAN PARK
PHASE I SOUTH

VITRUVIAN PARK
PHASE I SOUTH

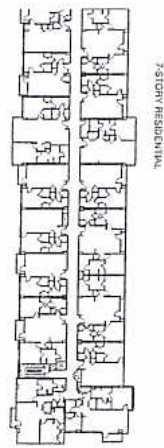
Vitruvian Park Phase I South
Brookhaven Club Drive
Addison, Texas

DATE PREPARED: 4/18/18

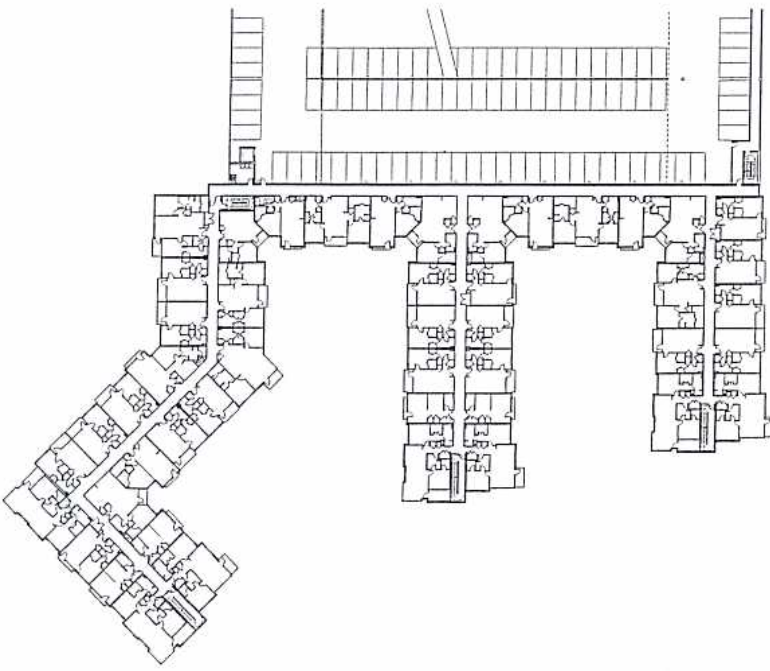
APPROVED FOR THE CITY OF ADDISON
CITY SECRETARY

DESIGNED BY: DAKHOUN
FLOOR G PLAN
FLOOR I PLAN

DATE: APRIL 18, 2018
SCALE: AS SHOWN



3-STORY RESIDENTIAL

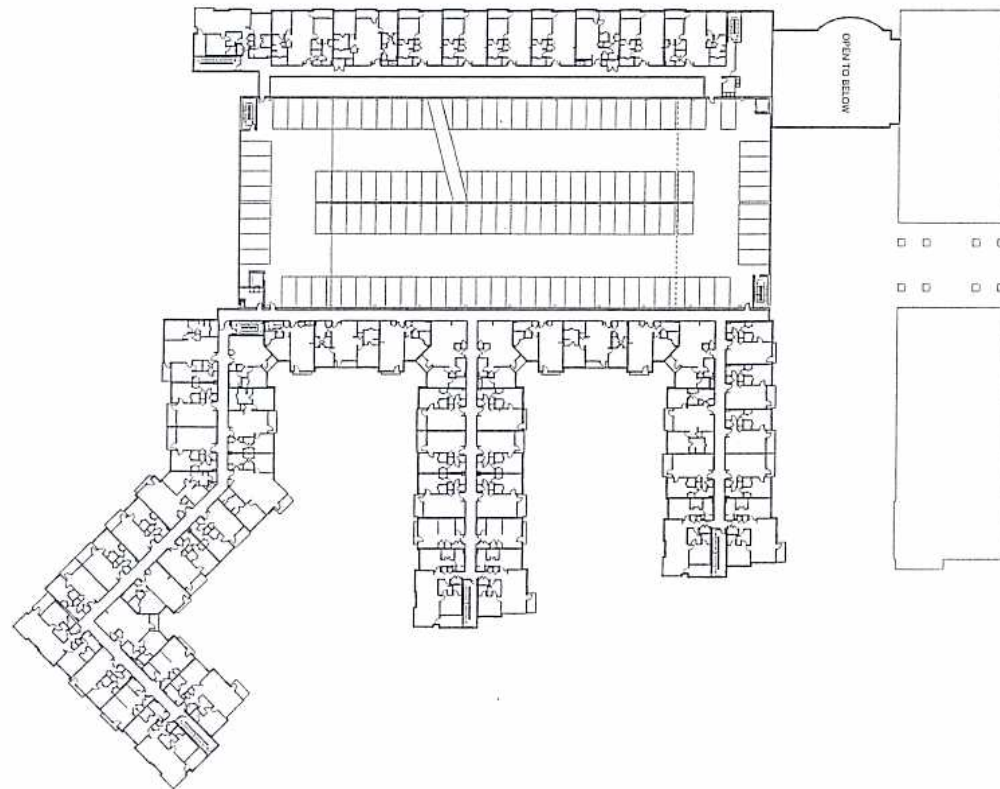


N - 7 STORY

100'-0" x 100'

2

FLOOR 2 PLAN - 5 STORY



100'-0" x 100'

1



301 South G. Paul Street
Dallas, Texas 75202
Tel: 214.741.8100
Fax: 214.741.8102

Principal Engineer
Vincent S. Souders, P.E.
4112 Blumley Drive
Dallas, Texas 75210
Tel: 214.741.8102

MEP Engineer
Julian A. Galt, P.E., Inc.
9410 Midway Road
Dallas, Texas 75244
Tel: 469.389.1633
Tel: 469.389.1635

MEP Engineer
3401 D. Lewis, Ltd. P.C.
3401 D. Lewis, Ltd. P.C.
Dallas, Texas 75219
Tel: 214.343.3333

VITROVIANS PARK

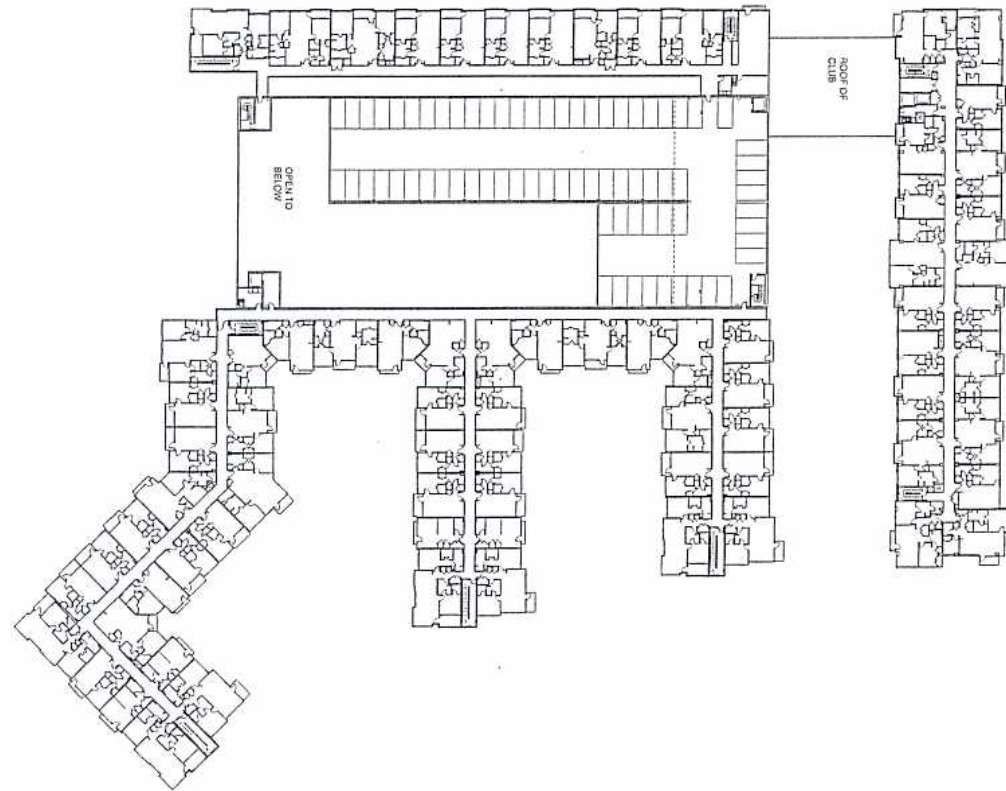
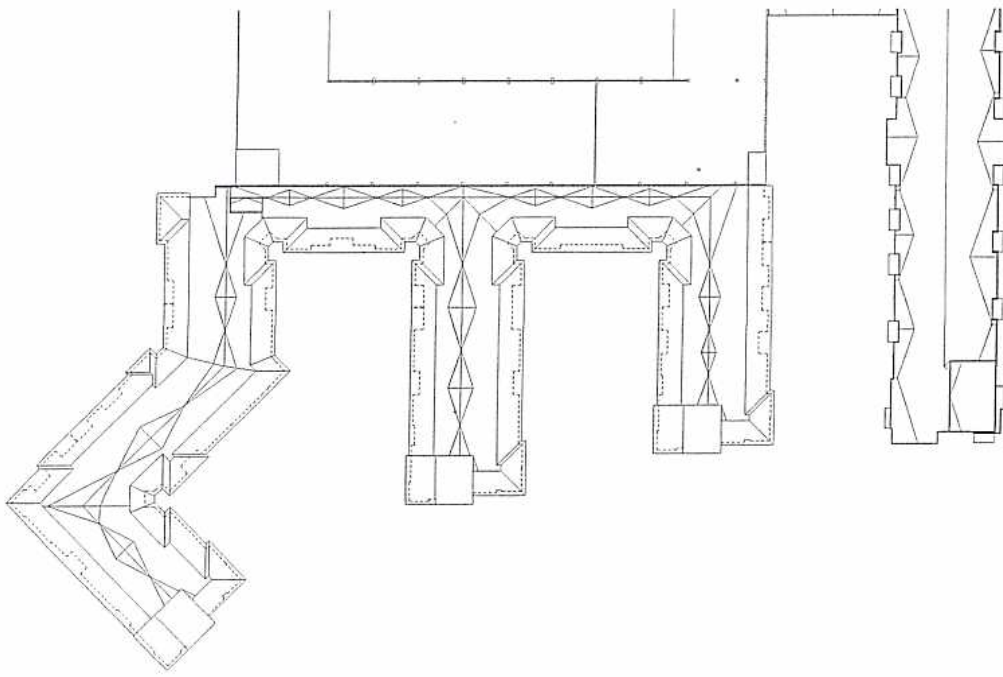
Vitruvian Park Phase I South
Brookhaven Club Drive
Addison, Texas



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Fax: 972.381.1171

LIFE Engineers

James A. Smith Engineers, Inc.
2420 Meadow Road
Dallas, Texas 75214
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Fax: 469.262.9100

VITRUVIAN PARK

VITRUVIAN PARK
PHASE I SOUTH

Vitruvian Park Phase I South
Brookhaven Club Drive
Addison, Texas

ISSUE TRACKING

NO.	DESCRIPTION	DATE
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

PROFESSIONAL SEAL

City of Addison
Seal of the City of Addison, Texas

10000 Ross Street
Dallas, Texas 75241
Tel: 972.940.1100
Fax: 972.940.1100

PREPARED BY: DIVISION
Floor 4 Plan-5 Story
Typical Floor-7 Story
Roof Plan
Date: April 8, 2008
Scale: As Shown



Date: April 14, 2020
 Drawn: M. H. HALL
 7-Story Elevations
 Project Number: 19-0000
 Designer:



Vitruvian Park Phase I South
 Brookhaven Club Drive
 Addison, Texas

VITRUVIAN PARK
 PHASE I SOUTH



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