

**TOWN OF ADDISON, TEXAS
ORDINANCE NO. 011-032**

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 4.40 ACRES AT 4010 VITRUVIAN WAY, ON APPLICATION FROM UNITED DOMINION REALTY, PROVIDING FOR APPROVAL OF WAIVERS TO DESIGN STANDARDS, 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:**

WHEREAS, DCO ADDISON AT BROOKHAVEN, LP, is the owner of a tract or parcel of land situated in the Noah Good Survey, Abstract No. 520, Town of Addison, Dallas County, Texas, said tract being part of a called 23.705 acre tract of land conveyed to DCO Addison At Brookhaven, LP, by deed recorded in County Clerk Instrument Number 200600707616, Deed Records of Dallas County, Texas and said tract being part of Millcreek Apartments Addition as recorded in volume 76235, Page 2247, Deed Records of Dallas County, Texas, and being more particularly described as follows:

COMMENCING at the south corner of a circular right of way clip at the intersection of the southeast line of Vitruvian Way (a 100 foot right of way) with the south line of Spring Valley Road (a variable width right of way), said point being N 26°22'15" E, a distance of 3.34 feet from a found ½ inch iron rod and said point being in the northwest line of a tract of land conveyed to The Lemmons Company by deed recorded in Volume 2002212, page 5261, Deed Records of Dallas County, Texas; Thence, S 26°22'15" W, with the southeast line of Vitruvian Way, a distance of 627.89 feet to a set 5/8 inch iron rod with a plastic cap stamped "Kadleck 3952" for the POINT OF BEGINNING;

THENCE, S 63°42'00" E, departing the southeast line of Vitruvian Way, a distance of 397.71 feet to a set 5/8 inch iron rod with a plastic cap stamped "Kadleck 3952" at the beginning of a tangent curve to the right with a central angle of 37°22'25", a radius of 77.50 feet, a chord bearing of S 45°00'48" E and a chord distance of 49.66 feet;

THENCE, Southeasterly, along said curve, an arc distance of 50.55 feet to a set 5/8 inch iron rod with a plastic cap stamped "Kadleck 3952" for a corner;

THENCE S 89°50'23" E, a distance of 20.78 feet to a set 5/8 inch iron rod with a plastic cap stamped "Kadleck 3952" for a corner in the west line of Lot 1, Block A of the Villas At Parkside, Phase I as recorded in Volume 95174, Page 4325, Deed Records of Dallas County, Texas;

THENCE 00°07'24" E, with the west line of said Lot 1, Block A, a distance of 353.11 feet to a set 5/8 inch iron rod with a plastic cap stamped "Kadleck 3952" for a corner, said point being the northeast corner of a right of way dedication for Bella Land shown on the map of Vitruvian Park Addition recorded in County Clerk Instrument Number 201000123804, Deed Records of Dallas County, Texas;

THENCE N 89°50'23" W, with the north line of Bella Lane right of way, passing at a distance of 77.39 feet to the northeast corner of Lot 2, Block B of the said Vitruvian Park Addition, continuing in all a distance of 170.80 feet to a set 5/8 inch iron rod with a plastic cap stamped "Kadleck 3952" for a corner;

THENCE, the following courses and distances with the north line of said Lot 2, Block B:

S 71°18'00" W, a distance of 73.20 feet to a set 5/8 inch iron rod with a plastic cap stamped "Kadleck 3952" for a corner, said point being the beginning of a non-tangent curve to the right with a central angle of 59°54'11", a radius of 130.00 feet, a chord bearing of S 78°44'55" W and a chord distance of 129.81 feet;

Southwesterly along said curve an arc distance of 135.92 feet to a set 5/8 inch iron rod with a plastic cap stamped "Kadleck 3952" at the point of tangency;

N 48°47'49" W, a distance of 238.78 feet to a set 5/8 inch iron rod with a plastic cap stamped "Kadleck 3952" for a corner;

N 26°18'00" E, a distance of 47.00 feet to a set 5/8 inch iron rod with a plastic cap stamped "Kadleck 3952" for a corner;

N 63°42'00" W, a distance of 60.00 feet to a set 5/8 inch iron rod with a plastic cap stamped "Kadleck 3952" for a corner in the southeast line of Vitruvian Way, said point being the most northerly northwest corner of said Lot 2, Block B;

THENCE, N 26°22'15" E, with the southeast line of Vitruvian Way, a distance of 375.27 feet to the Point of Beginning and Containing 237,885 square feet or 5.4611 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 waivers to design standards are hereby placed on the above described property.

1. A setback of greater than nine (9) feet against Street (A) (Vitruvian Way).
2. A setback of greater than nine (9) feet against Street (C) (Bella Lane).

SECTION 4. The following special conditions for approval are hereby placed on the above described property.

-Prior to the issuance of a building permit, the drawings shall be revised so as to provide a screening hedge to screen the three surface parking lots from the adjacent Park and Bella Lane.

SECTION 5. 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 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 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 7. 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 8. 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 9. 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 12th day of April, 2011.



MAYOR-Joe Chow

ATTEST:



CITY SECRETARY-Lea Dunn

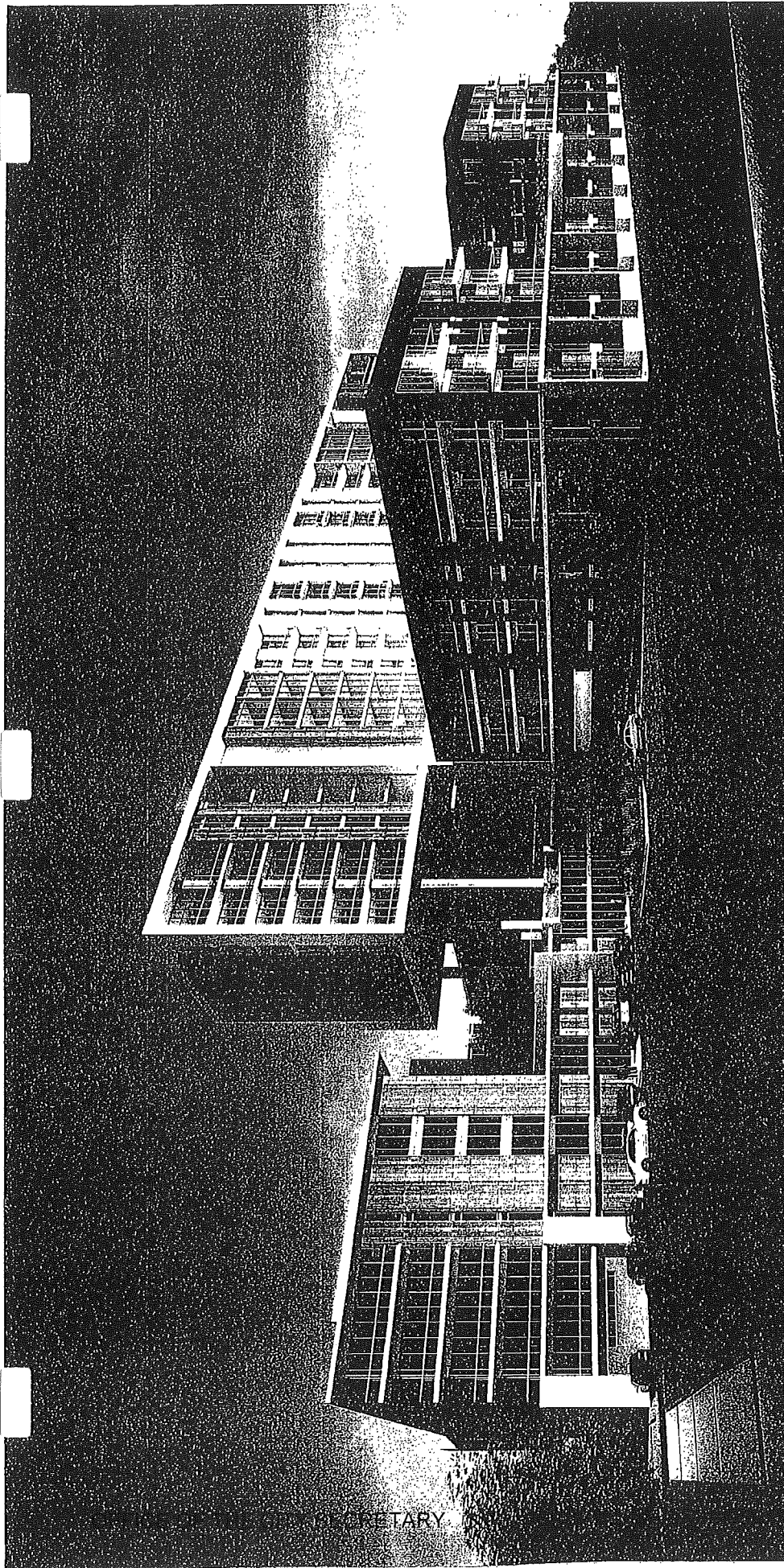
CASE NO. 1628-Z/Vitruvian Park, Block 206

APPROVED AS TO FORM:

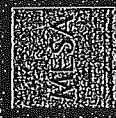


DIRECTOR OF DEVELOPMENT SERVICES-
Carmen Moran

PUBLISHED ON: 5-15-11



DEVELOPMENT PLAN SUBMISSION
Vitruvian Park Block 206
 Addison, Texas 21 FEBRUARY 2011



Good Fulton & Farrell Architects



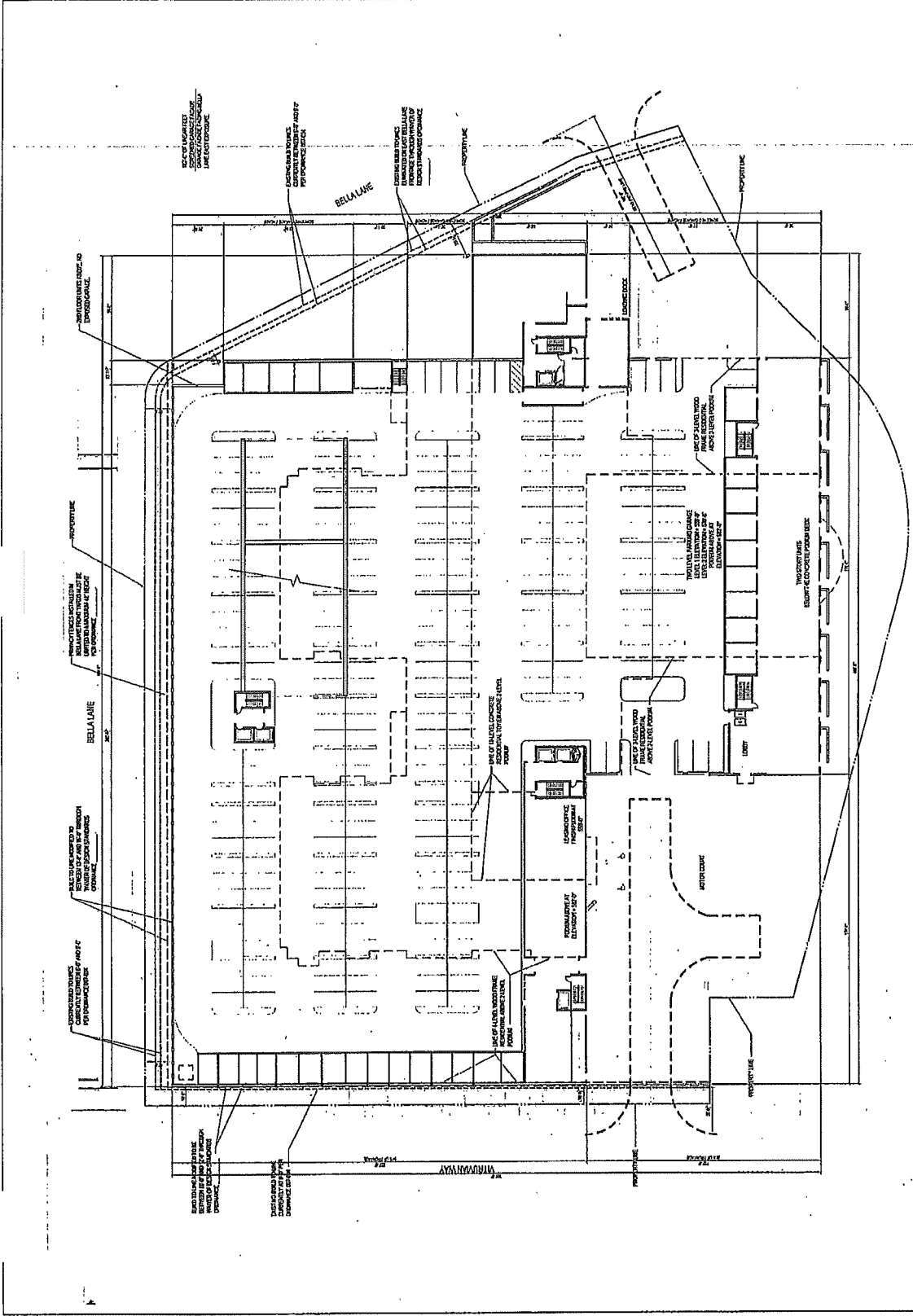
Good Fulton & Farrell Architects
 211 Knox Street
 Dallas, Texas 75201
 Phone: 214.761.1234
 Fax: 214.761.1235
 © Good Fulton & Farrell 2009



VITRUVIAN PARK
 BLOCK 208
 ADDISON, TX
 DEVELOPMENT PLAN
 SUBMISSION

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SITE PLAN
 PROJECT NO. 000120
 DATE 02/25/2011
 SHEET NO. A0-0.00



01 GRADE AND FIRE LANE SITE PLAN
 EXISTING PARK
 01 GRADE AND FIRE LANE SITE PLAN
 01 GRADE AND FIRE LANE SITE PLAN

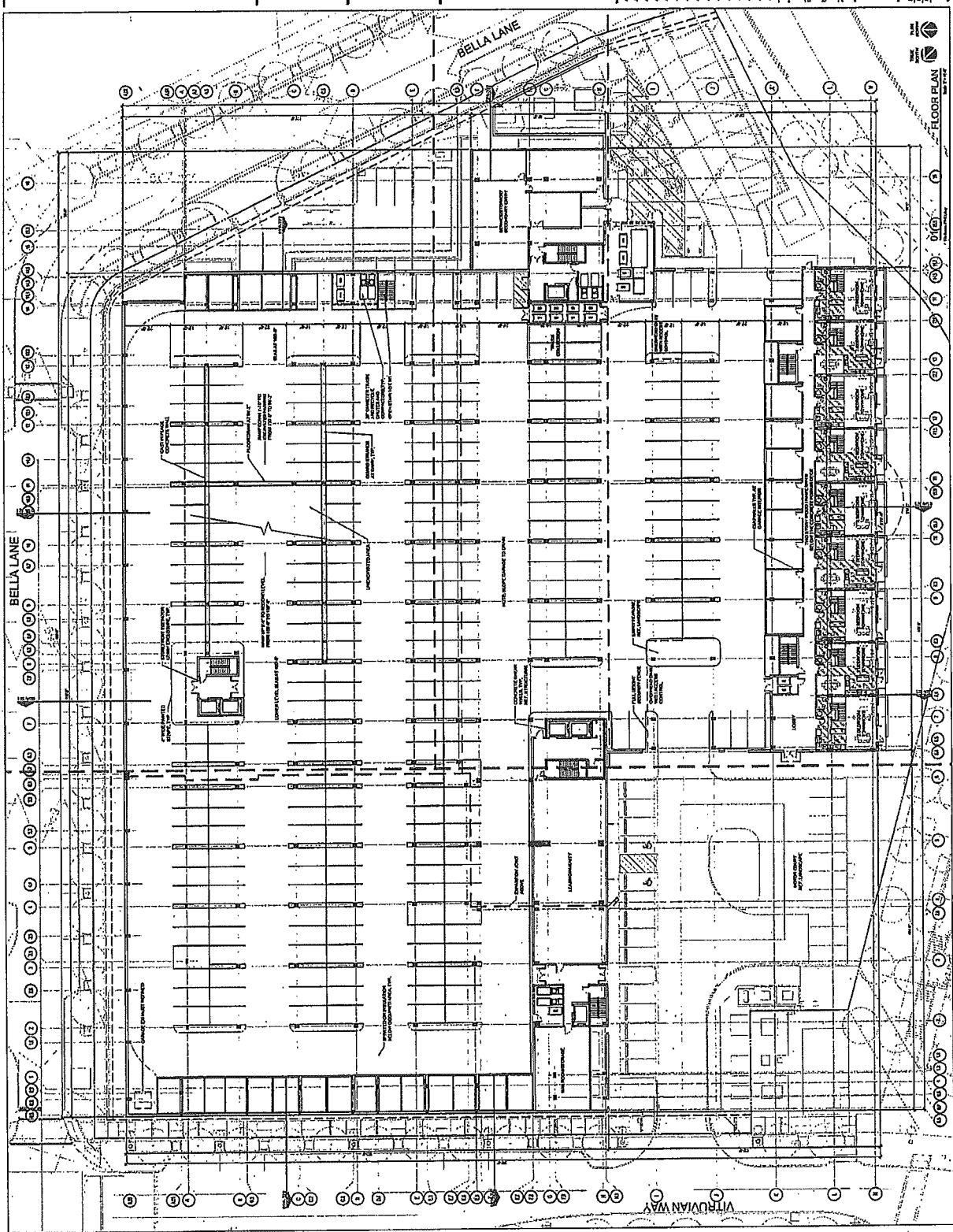
Good Fulton & Farrell Architects
 21.001.000/74
 21.001.001/74
 5/17/2008
 Dallas, Texas 75201
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VITRUVIAN PARK
 BLOCK 206
 ADDISON, TX
 DESIGN DEVELOPMENT

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GRABAGE
 OVERALL PLAN
 PROJECT NO. 21.001.000/74
 SHEET NO. A1-0.01



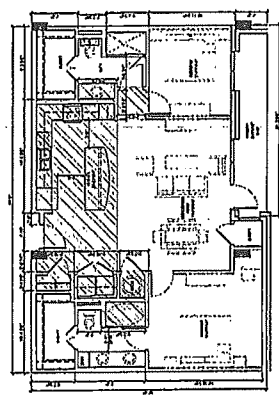


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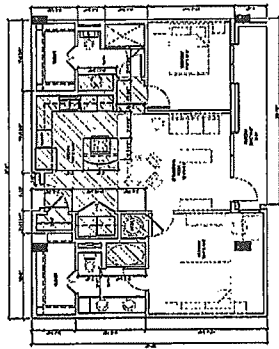


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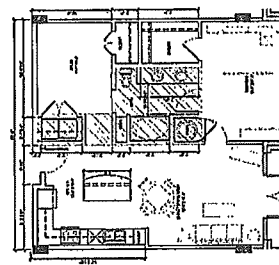
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 SUMMARY SHEET
 TOWER UNITS
 PROJECT NO. 08200201
 DATE 11/11/08
 A1-122



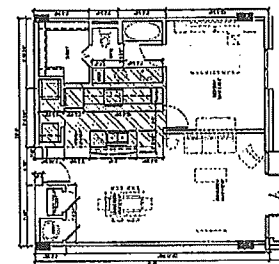
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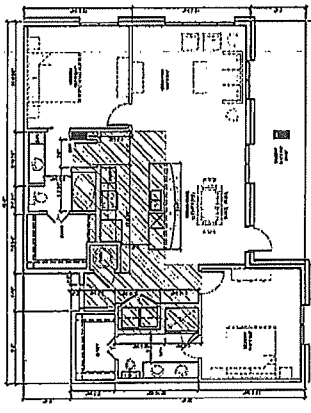
02 1 BR STUDY TOWER (4B)



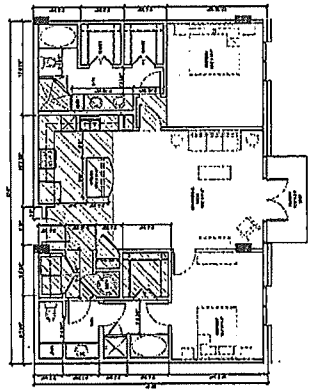
03 2 BR SMALL INSIDE CORNER TOWER (5)



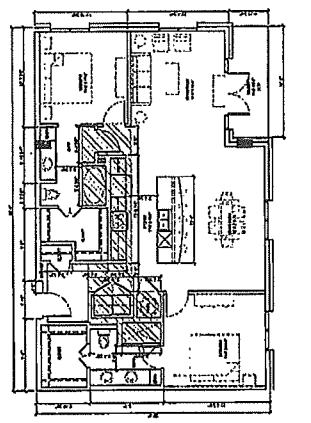
04 2 BR LARGE INSIDE CORNER TOWER (5)



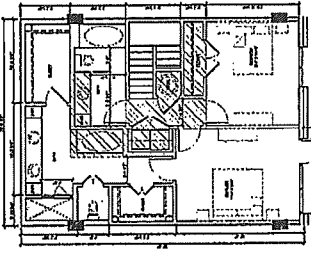
05 2 BR STANDARD TOWER (3A)



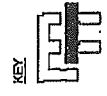
06 2 BR OUTSIDE CORNER TOWER (17)



07 2 BR HALF BATH TOWER (17)



08 2 BR TOWN-HOMES (9)



=FURR DOWN IN UNIT CEILING

TOWER	NO.	TYPE	AREA (SQ FT)	F01	F02	F03	F04	F05	F06	F07	F08	F09	F10	F11	F12	TOTALS
01	1	1 BR FORMAL DINING TOWER (1,4)	874													874
02	1	1 BR STUDY TOWER (4B)	874													874
03	5	2 BR SMALL INSIDE CORNER TOWER (5)	874													4370
04	5	2 BR LARGE INSIDE CORNER TOWER (5)	874													4370
05	3	2 BR STANDARD TOWER (3A)	874													2622
06	17	2 BR OUTSIDE CORNER TOWER (17)	874													14858
07	17	2 BR HALF BATH TOWER (17)	874													14858
08	9	2 BR TOWN-HOMES (9)	874													7866
TOTALS																398,333

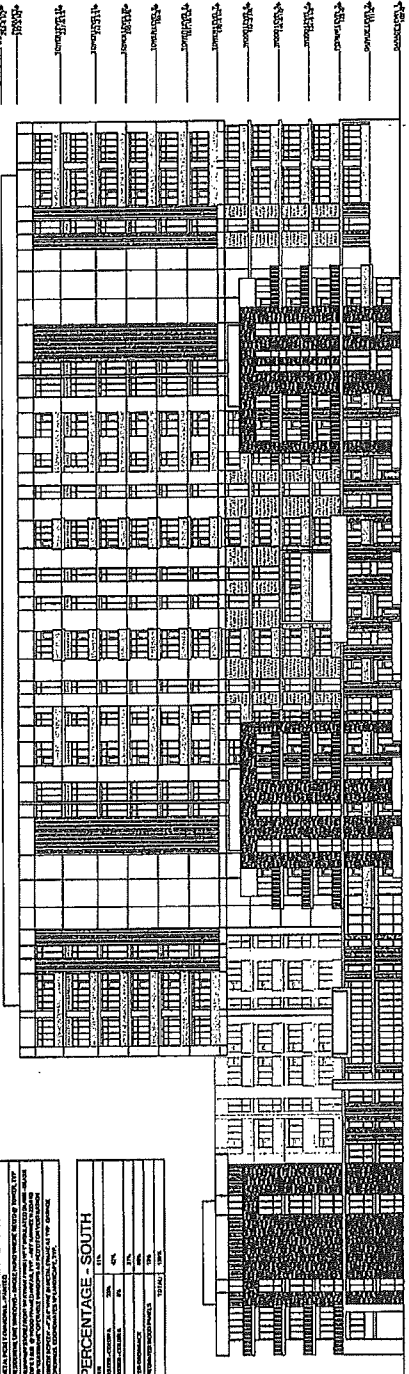
Good Fulton & Farrell Architects
 214.521.1500/14
 800 West 13th St
 Dallas, Texas 75201
 www.gfa.com



VITRUVIAN PARK
 BLOCK 206
 ADDISON, TX
 DEVELOPMENT PLAN
 SUBMISSION

NO.	DATE	DESCRIPTION
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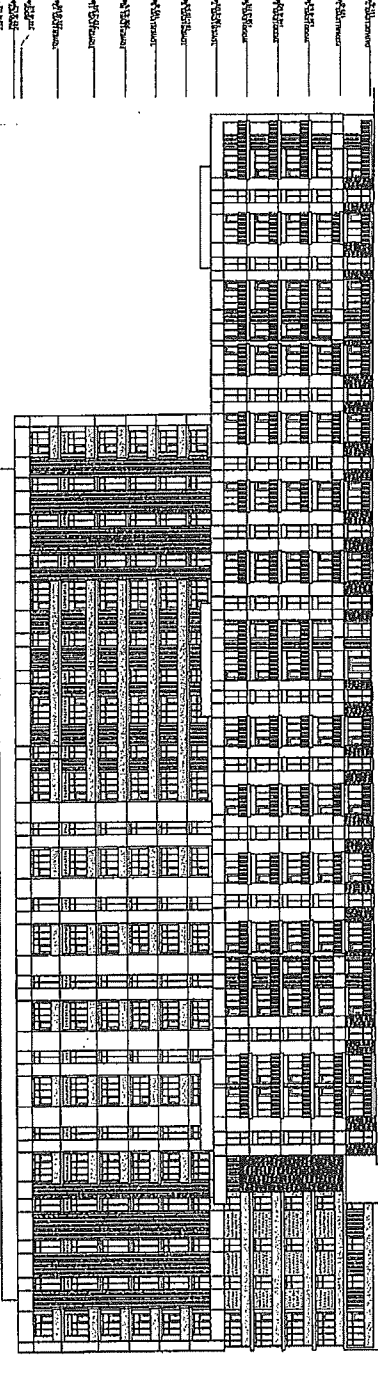
OVERALL
 MATERIALS
 BUILDING ELEVATIONS
 Project No. 2002102
 Date 02/20/2021
 Last Revision: A2-1.01



01 SOUTH ELEVATION

MATERIAL PERCENTAGE - NORTH

MATERIAL	PERCENTAGE
BRICK	3%
CONCRETE	37%
GLASS	42%
WOOD	18%



01 NORTH ELEVATION

MATERIALS LEGEND

BRICK	BRICK
CONCRETE	CONCRETE
GLASS	GLASS
WOOD	WOOD
...	...

MATERIAL PERCENTAGE - SOUTH

MATERIAL	PERCENTAGE
BRICK	3%
CONCRETE	37%
GLASS	42%
WOOD	18%

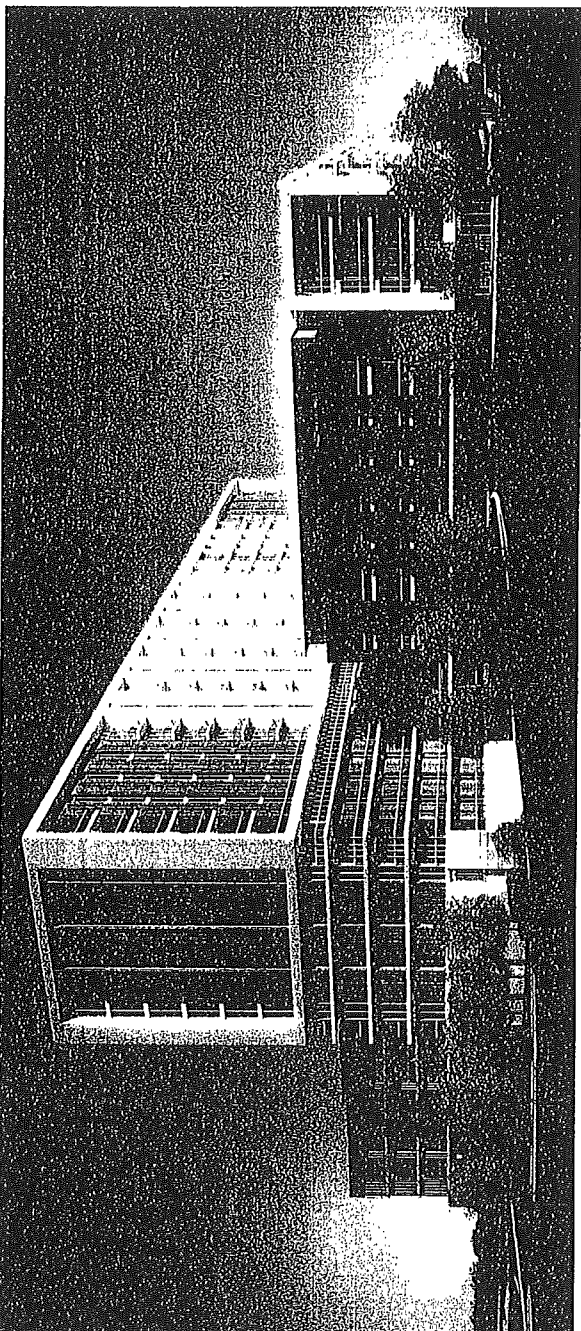
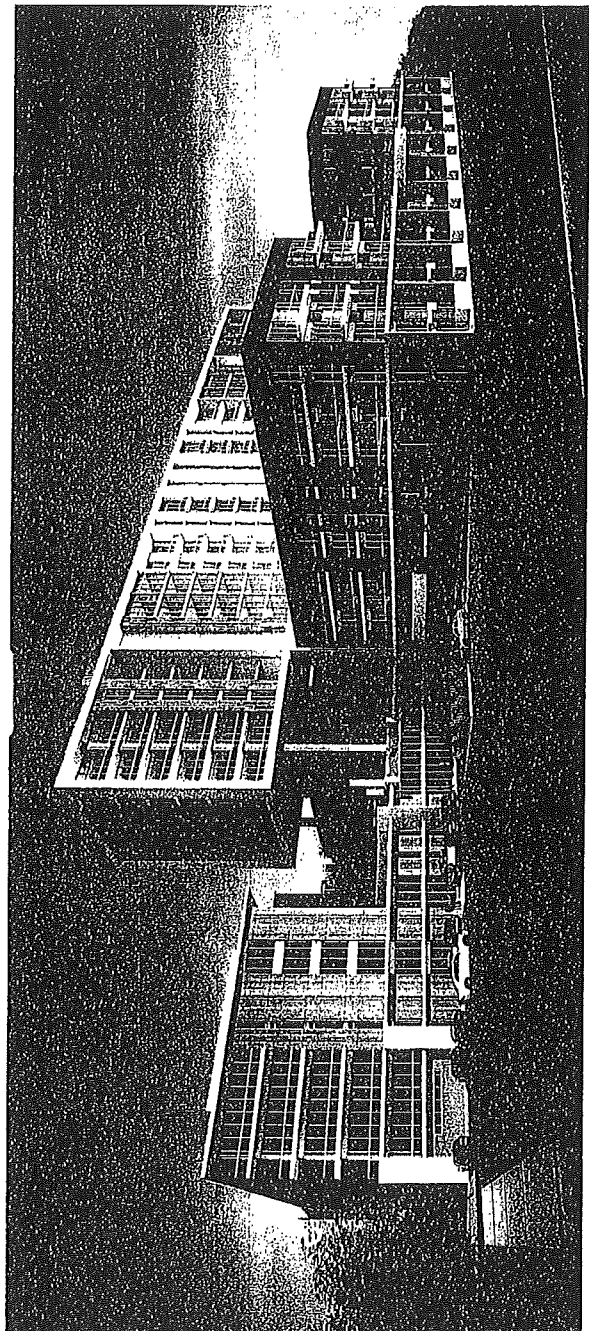
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 214.231.5074
 214.231.7174
 www.gfa.com
 2008 Fairview Blvd
 Suite 200
 Dallas, Texas 75201
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VITRUVIAN PARK
 BLOCK 208
 ADDISON, TX
 DEVELOPMENT PLAN
 SUBMISSION

NO.	DATE	DESCRIPTION
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CONCEPT IMAGES
 Project No. 05-12-09
 Date 05-12-09
 A2-1.04



01 CONCEPT IMAGES

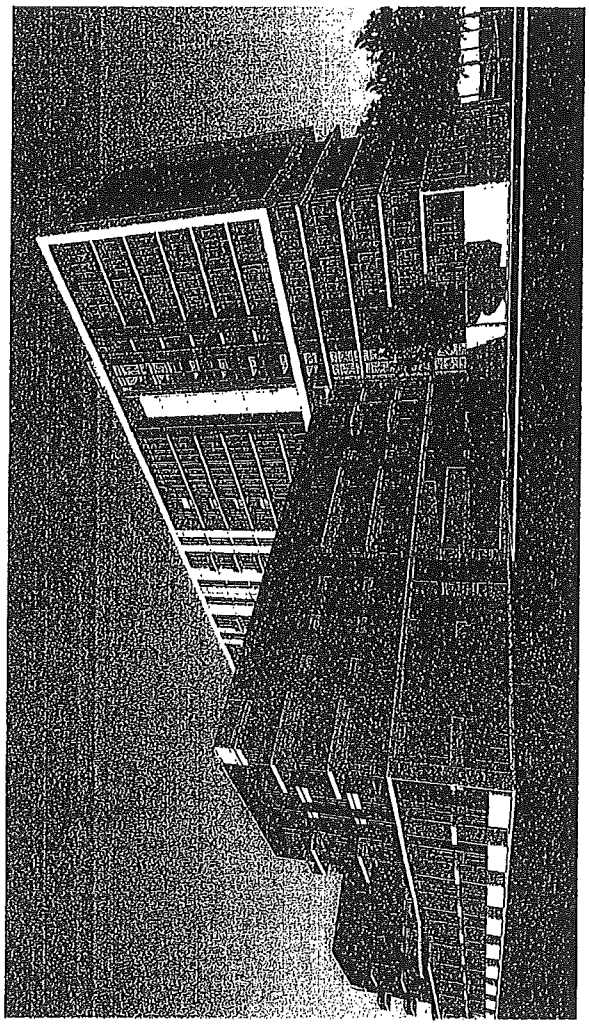
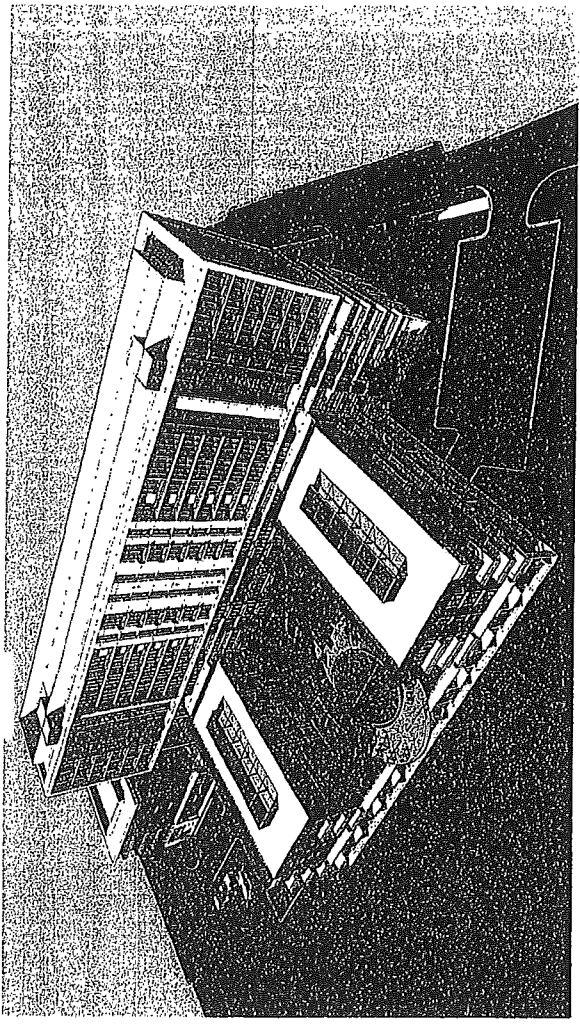
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 2112031507/FA
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VITRUVIAN PARK
 BLOCK 206
 ADDISON, TX
 DEVELOPMENT PLAN
 SUBMISSION

NO.	DATE	DESCRIPTION
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CONCEPT IMAGES
 Project No. 0801100
 Date: 07-23-2011
 A2-1.06



01
 CONCEPT IMAGES

