

TOWN OF ADDISON, TEXAS

ORDINANCE NO. O16-018

AN ORDINANCE OF THE TOWN OF ADDISON, TEXAS, PROVIDING FOR APPROVAL OF A DEVELOPMENT PLAN FOR RETAIL CENTER IN A PLANNED DEVELOPMENT ZONING DISTRICT (016-____) LOCATED ON 11.5 ACRES LOACTED AT THE SOUTHEAST CORNER OF MARSH LANE AND SPRING VALLEY ROAD, ON APPLICATION FROM UNITED DOMINION REALTY, PROVIDING FOR APPROVAL OF A WAIVER TO DEVELOPMENT STANDARDS; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF A FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000) FOR EACH OFFENSE; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Town of Addison, Texas (the "City") is a home rule municipality having full power of local self-government pursuant to Article 11, Section 5 of the Texas Constitution and its Home Rule Charter; and

WHEREAS, the area generally known as Vitruvian Park was zoned PD, Planned Development, with development standards and a concept plan governing the entire property through Ordinance O07-034 and was amended through Ordinances O13-026 and O16-____; and

WHEREAS, the PD requires development plan approval prior to the issuance of a building permit; and

WHEREAS, after due deliberations and consideration of the recommendation of the Planning and Zoning Commission, the information received at the public hearing, and other relevant information and materials, the City Council of the Town of Addison, Texas finds that this ordinance promotes the general welfare and safety of this community.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE TOWN OF ADDISON, TEXAS THAT:

Section 1. That the recitals and findings set forth above are hereby found to be true and correct and incorporated as if fully set forth herein.

Section 2. The property shall be improved in accordance with the development plans which are attached hereto as **Exhibit A** and made hereof for all purposes.

Section 3. The following waivers to development standards are hereby placed on the property.

1. Number of building materials on Building B may be 6 materials, instead of 3.

Section 4. 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 of the city, as heretofore amended, and upon conviction shall be punished by a fine set


in accordance with Chapter 1, General Provisions, Section 1.10, General penalty for violations of Code; continuing violations, of the Code of Ordinances for the Town of Addison.

Section 5. The provisions of this Ordinance are severable, and should any section, subsection, paragraph, sentence, phrase or word of this Ordinance, or application thereof to any person, firm, corporation or other business entity or any circumstance, be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of the remaining or other parts or portions of this Ordinance, and the City Council hereby declares that it would have passed such remaining parts or portions of this Ordinance despite such unconstitutionality, illegality, or invalidity, which remaining portions shall remain in full force and effect.

Section 6. 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.

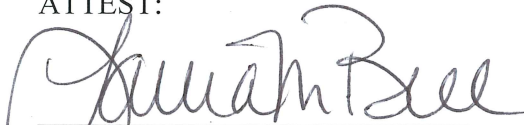
Section 7. That this Ordinance shall become effective from and after its passage and approval and after publication as may be required by law or by the City Charter or ordinance.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE TOWN OF ADDISON, TEXAS, on this the 24th day of May, 2016.



Todd Meier, Mayor


ATTEST:



Laura Bell, City Secretary

CASE NO: 1727-Z/Brookhaven Village

APPROVED AS TO FORM:



Brenda N. McDonald, City Attorney



PUBLISHED ON: _____

EXHIBIT A: DEVELOPMENT PLANS

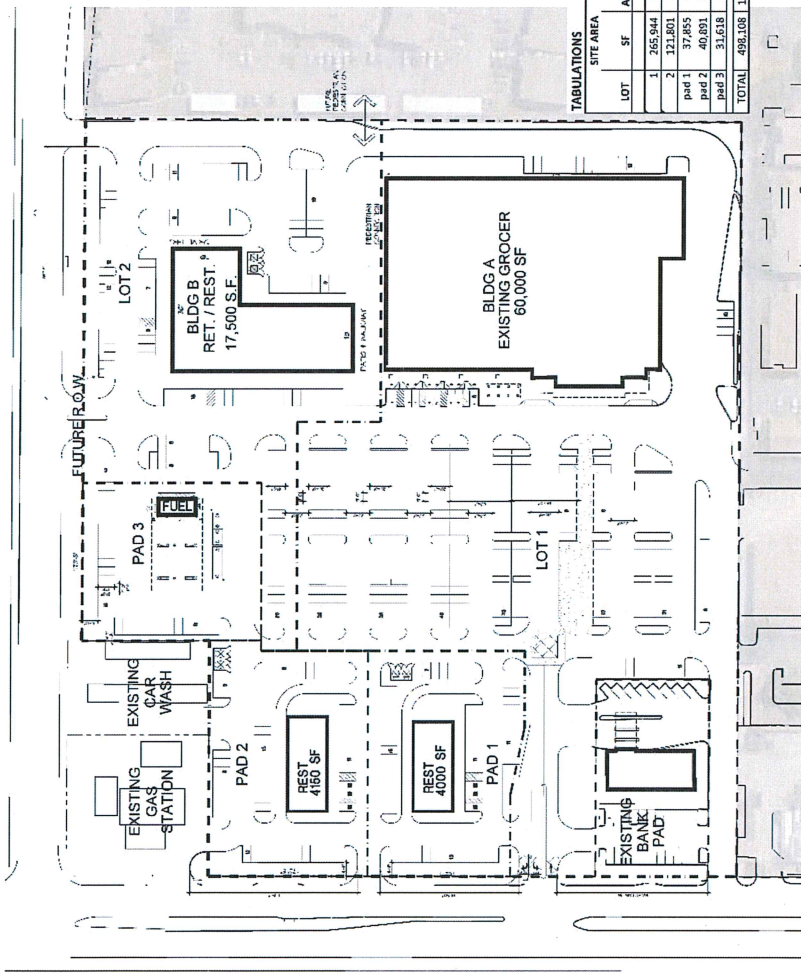
OWNER:
UDR
3815 TOMIE AVENUE SUITE 420
ADDISON, TEXAS 75230
972-385-3462

ALSO PROJECT / AMPLIANT:
UDR
5310 HARVEST HILL ROAD SUITE 226
DALLAS, TEXAS 75230
972-385-3462

1. CORNER OF ADDRESS IS 11.25' AN R.O.W. LAY OUT FOR THIS SITE PLAN SHALL BE SUBJECT TO CITY APPROVAL AND WILL BE SUBJECT TO ANY ZONING ORDINANCES IN PLACE.
2. AVOID CORNERS BETWEEN LOTS.
3. AVOID STORAGE OF TRUCKS OR TRAILERS WITHIN THE ZONING DISTRICT.
4. AVOID STORAGE OF TRUCKS OR TRAILERS WITHIN THE ZONING DISTRICT.
5. AVOID STORAGE OF TRUCKS OR TRAILERS WITHIN THE ZONING DISTRICT.
6. AVOID STORAGE OF TRUCKS OR TRAILERS WITHIN THE ZONING DISTRICT.
7. AVOID STORAGE OF TRUCKS OR TRAILERS WITHIN THE ZONING DISTRICT.
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9. AVOID STORAGE OF TRUCKS OR TRAILERS WITHIN THE ZONING DISTRICT.
10. AVOID STORAGE OF TRUCKS OR TRAILERS WITHIN THE ZONING DISTRICT.

SITING AREA		ACRES	BLDG AREA	COVERAGE	PARKING REQUIRED (REQD)	TOTAL REQD	TOTAL PROV.	PARKING RATIO
LOT	SF							
1	265,844	6.105	A 60,000 SF	22.6%	240	240	258	4.300/1000 SF
2	121,801	2.796	B 17,500 SF	14.4%	35	88	136	7.271/1000 SF
pad 1		37,855	rest 4,000 SF	10.6%	40	40	57	14.250/1000 SF
pad 2		40,891	rest 4,150 SF	10.1%	42	42	57	13.235/1000 SF
pad 3		31,618	fuel 660 SF	2.1%	2,64	3	28	42.424/1000 SF
TOTAL		498.081	TOTAL 86,310 SF	17.3%	447	447	536	6.210/1000 SF

NOTE: HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS.



TABULATIONS

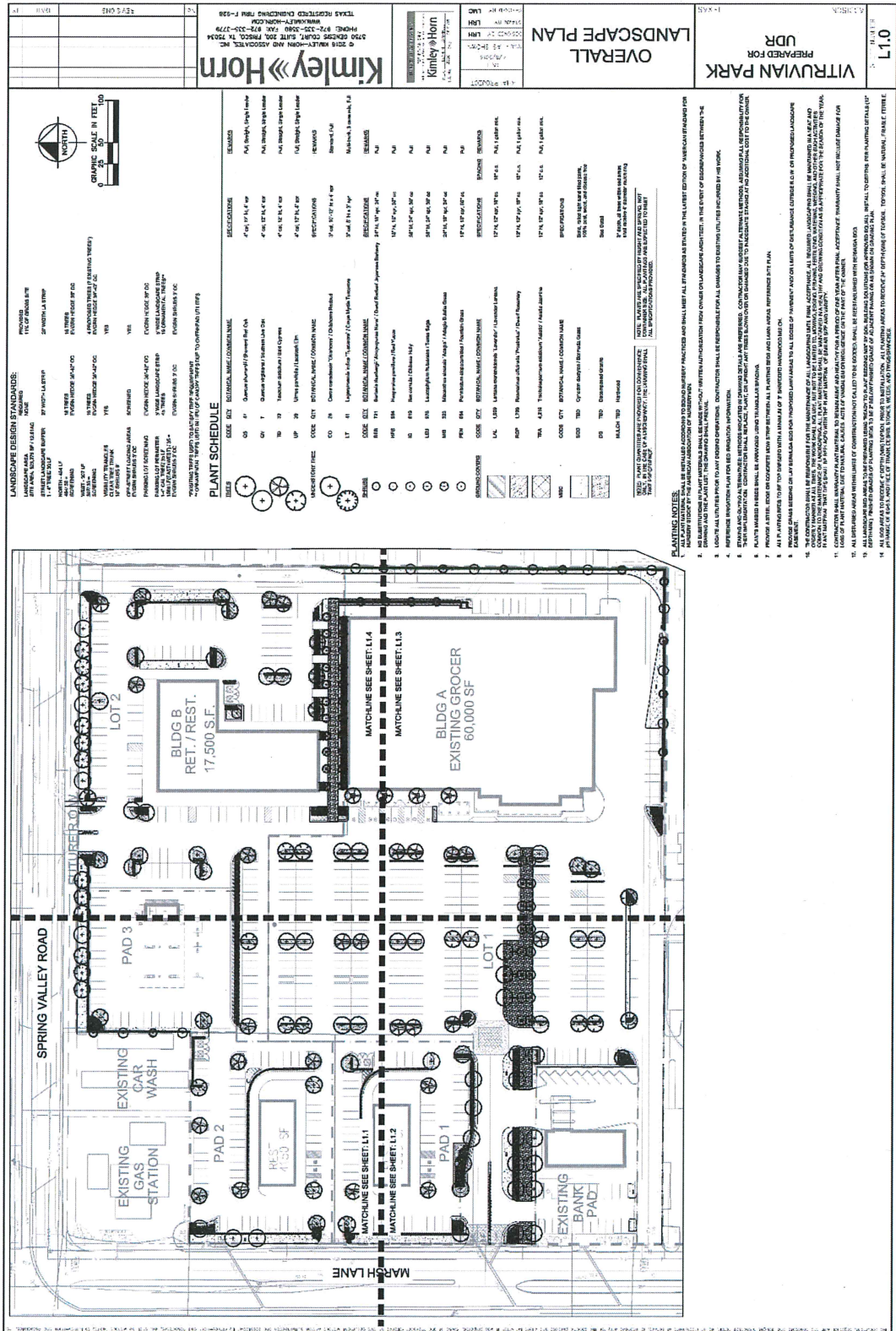
PHASE I
SP27
ISSUE DATE: 04/08/10
SCALE: AS NOTED
APPROVED BY:
DATE: _____
PROJECT NO: 1727-Z

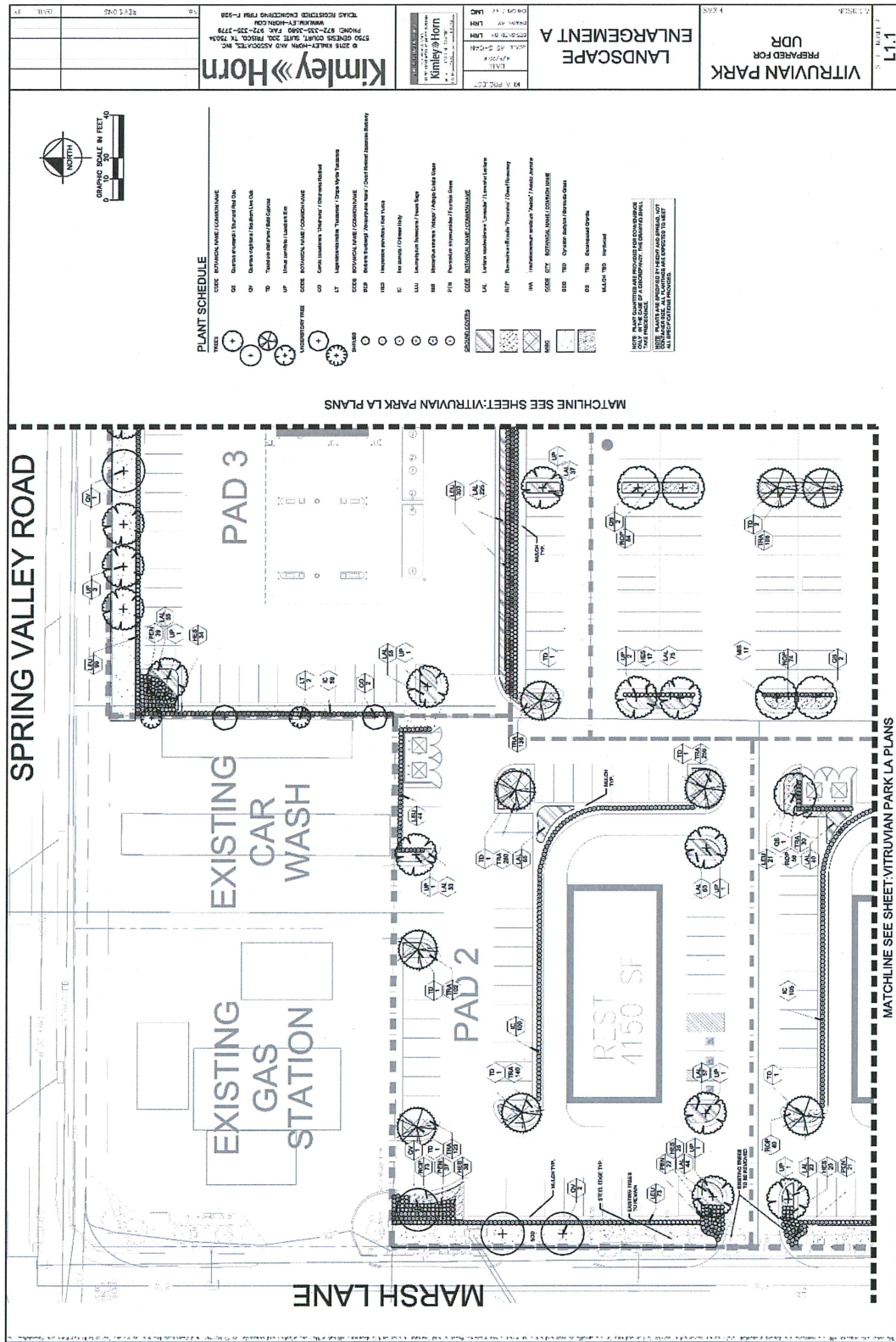
01 SITE PLAN
1/8" = 1' - 0"

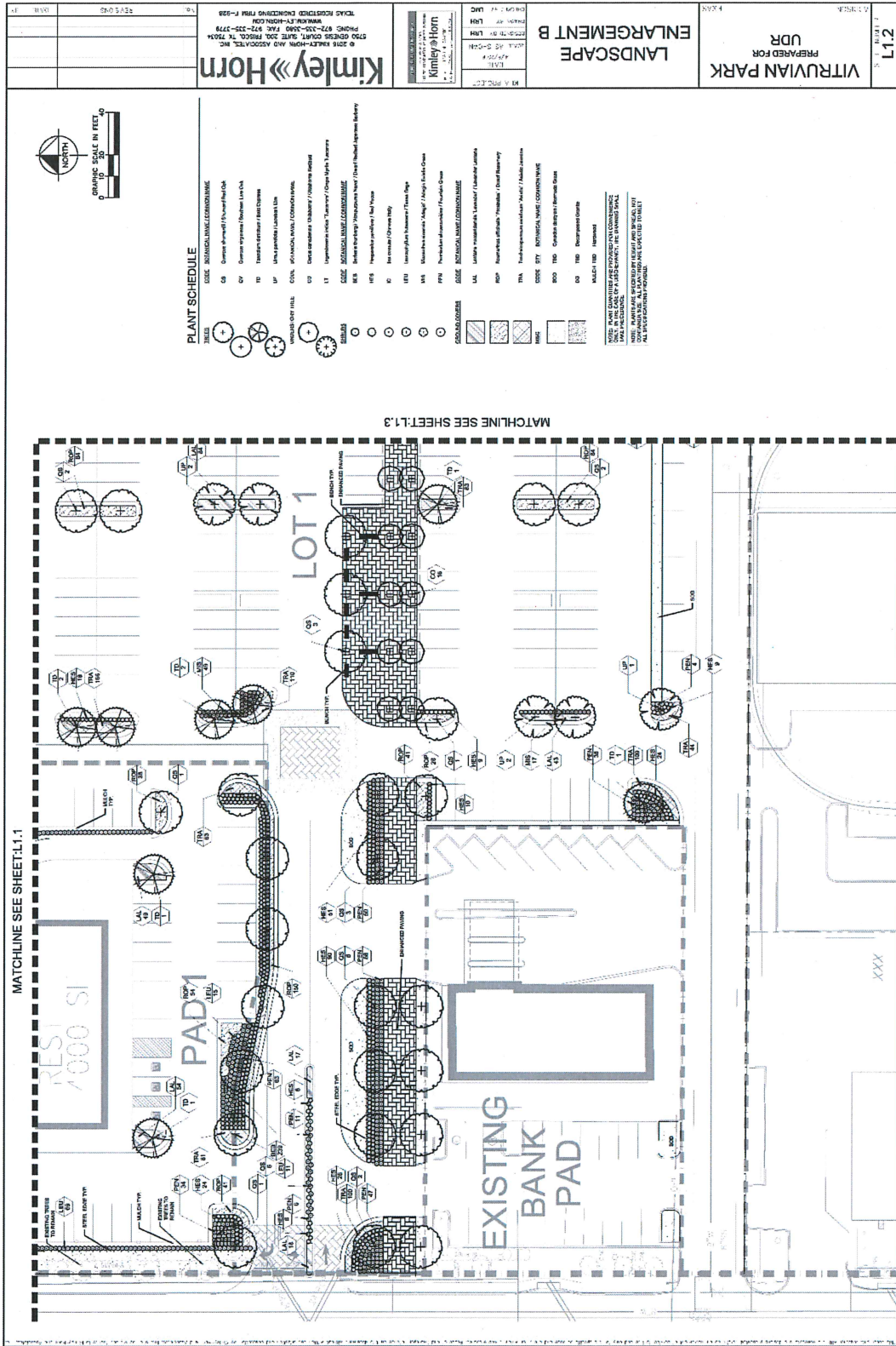
VITRUVIAN PARK
ADDISON, TEXAS
UDR

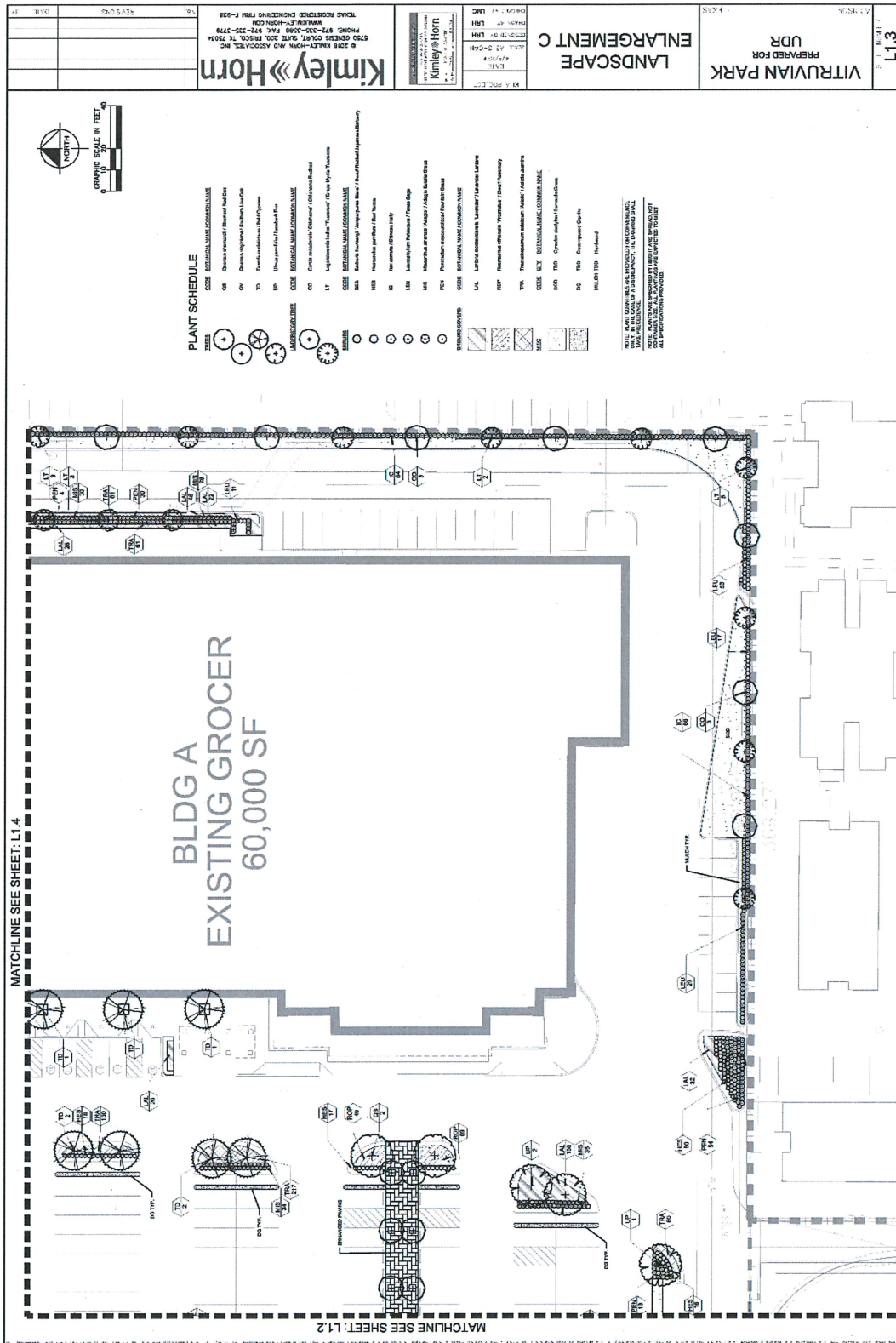
5310 Harvest Hill Rd. Suite 226
Dallas, Texas 75230
972-385-9651
fax 972-385-3462

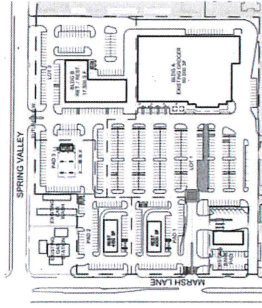




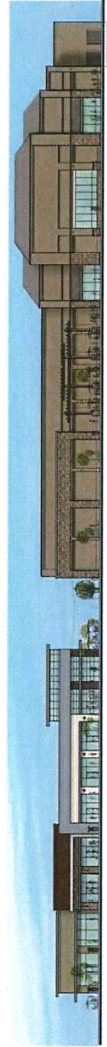




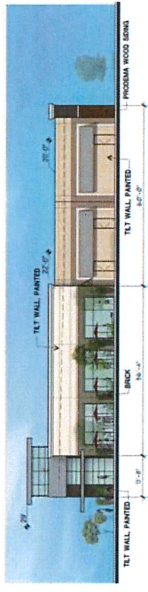




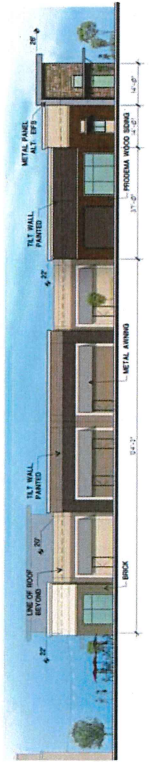
KEY PLAN



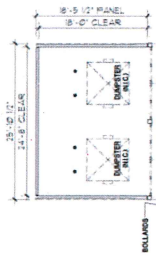
OVERALL WEST ELEVATION
NOT TO SCALE



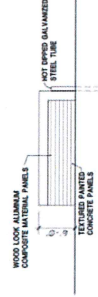
01 SOUTH ELEVATION
1/8"=1'-0"



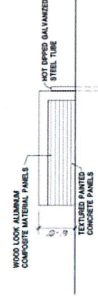
02 EAST ELEVATION
1/8"=1'-0"



03 DUMPSTER ENCLOSURE PLAN
1/8"=1'-0"



04 FRONT ELEVATION
1/8"=1'-0"



05 SIDE ELEVATION
1/8"=1'-0"

MATERIAL CALCULATIONS:

SOUTH		EAST	
BRICK	264	8,278	0
STONE	232	4,604	0
CONCRETE	1,741	32,526	388
MASONRY W/O GLASS	2,005	66,388	388
MASONRY W/ GLASS	631	13,745	372
GLASS	165	5,396	459
METAL	132	4,326	136
WOOD	349	11,546	56
OTHER TOTAL			786
TOTAL	3,025		4,083

OWNER:
3875 PONTI AVENUE, SUITE 400
ADDISON, TEXAS 75001
ARCHITECT:
GSO ARCHITECTS
1800 ROAD SITE 226
DALLAS, TEXAS 75230
412.385.9651

NOTES:
THIS SET OF PLANS IS FOR CONSTRUCTION PURPOSES ONLY. ALL BUILDING PLANS REQUIRE REVIEW AND APPROVAL BY DEVELOPMENT SERVICES. ALL WORK SHALL BE SCREENED FROM PUBLIC VIEW AS REQUIRED BY THE ZONING ORDINANCE. WHEN PERMITTED, EXPOSED UTILITY ROADS AND CONDUITS SHALL BE PROTECTED BY A CONCRETE CURB AND GUTTER. ALL SANITARY AREAS AND LOCATIONS ARE SUBJECT TO ALL SANITARY CODES AND REGULATIONS. ALL ROOF ACCESS SHALL BE PROVIDED INTERNALLY UNLESS OTHERWISE PERMITTED BY THE CHIEF BUILDING OFFICIAL.

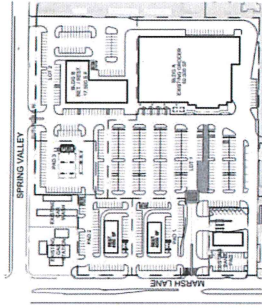
PAGE 2 OF 2
ELEV11

JOB# 15-083
DATE 04/08/18
SCALE(S) NOTED
APPROVED BY:
DATE:

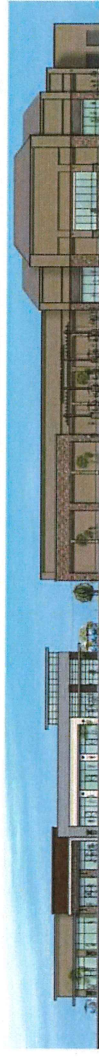
VITRUVIAN PARK
ADDISON, TEXAS
UDR

5310 Harvest Hill Rd. Suite 226
Dallas, Texas 75230
972.385.9651
fax. 972.385.3462

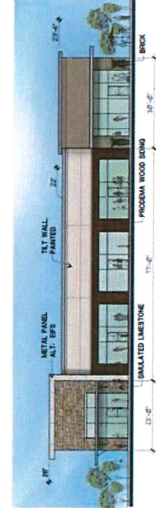




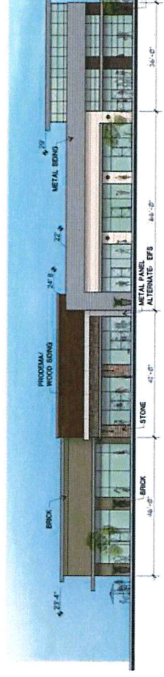
KEY PLAN



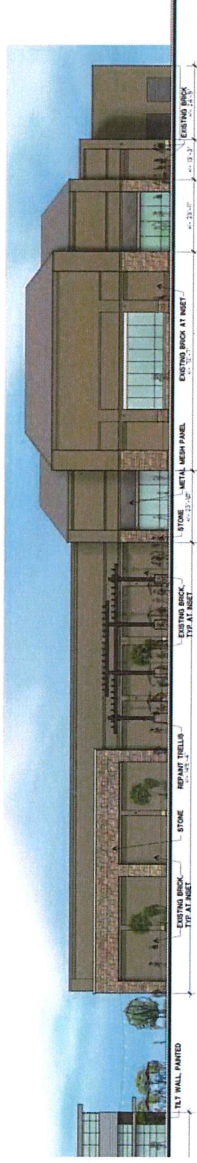
OVERALL WEST ELEVATION
NOT TO SCALE



01 NORTH ELEVATION
1:32"=1'-0"



02 PARTIAL WEST ELEVATION
1:32"=1'-0"



03 PARTIAL WEST ELEVATION
1:32"=1'-0"

MATERIAL CALCULATIONS:

NORTH		WEST	
BRICK	305	31,900%	8278
STONE	150	15.00%	1500
CONCRETE	300	30.00%	3000
MASONRY W/O GLASS	1312	41.90%	10288
GLASS	1064	35.64%	2977
MASONRY W/ GLASS	2714	78.00%	12989
EIFS	264	1.76%	264
METAL	1388	2.25%	1388
WOOD	301	2.41%	301
OTHER TOTAL	689	20.00%	2013
TOTAL	2985		14926

OWNER:
2075 PONTE AVENUE SUITE 400
ADDISON, TEXAS 75001
972.781.2500

ARCHITECT / APPLICANT:
GSO ARCHITECTS
10000 W. LAKWOOD SUITE 226
DALLAS, TEXAS 75240
972.355.9651

NOTES:
THIS ELEVATION IS FOR CONCEPTUAL PURPOSES ONLY. ALL THE FINISHES, MATERIALS, COLORS, AND APPROVALS BY THE DEVELOPER, ARCHITECT, ENGINEER AND APPROVALS BY THE LOCAL GOVERNMENT ARE SUBJECT TO CHANGE. THE FINISHES, MATERIALS, COLORS, AND APPROVALS BY THE DEVELOPER, ARCHITECT, ENGINEER AND APPROVALS BY THE LOCAL GOVERNMENT ARE SUBJECT TO CHANGE. THE FINISHES, MATERIALS, COLORS, AND APPROVALS BY THE DEVELOPER, ARCHITECT, ENGINEER AND APPROVALS BY THE LOCAL GOVERNMENT ARE SUBJECT TO CHANGE.

PAGE 1 OF 2

ELEV11

JOB# 16-063
SCALE 1/8"=1'-0" / 1/16"=1'-0"
SCALE AS NOTED
APPROVED BY: _____
DATE: _____

VITRUVIAN PARK
ADDISON, TEXAS
UDR

5310 Harvest Hill Rd. Suite 226
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fax 972-385-3462

