

TOWN OF ADDISON, TEXAS

ORDINANCE NO. _____

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

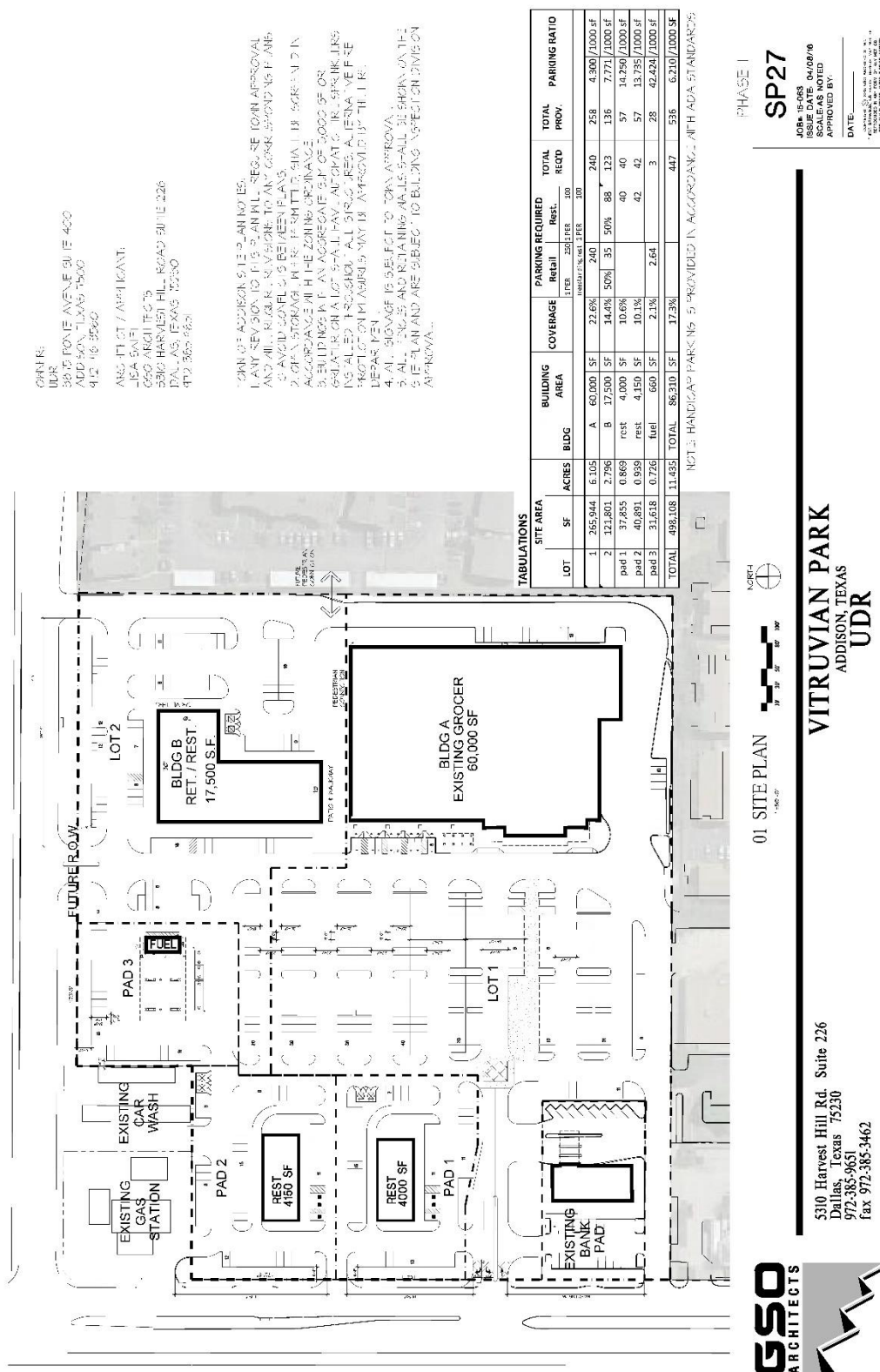
APPROVED AS TO FORM:

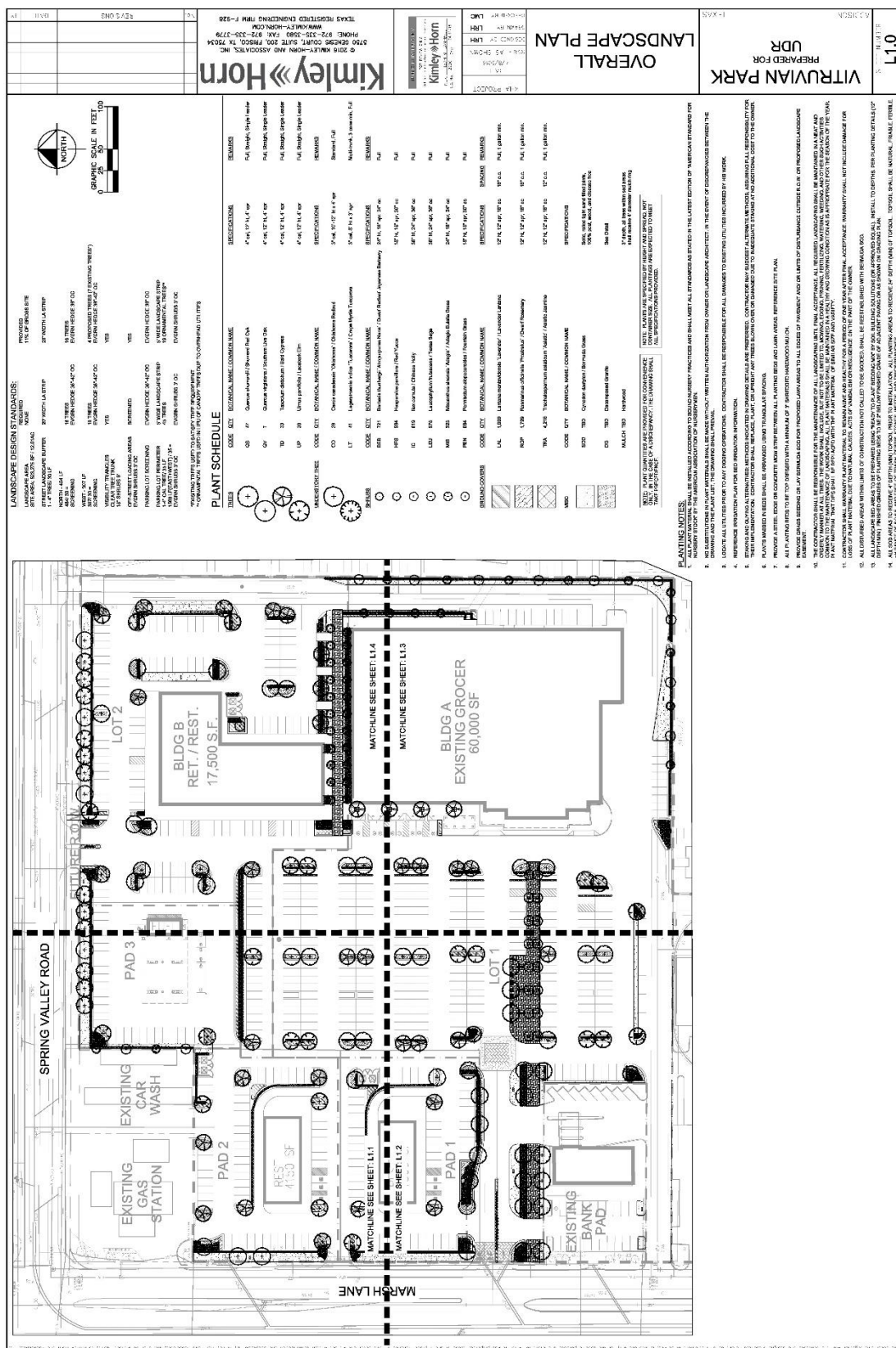
Brenda N. McDonald, City Attorney

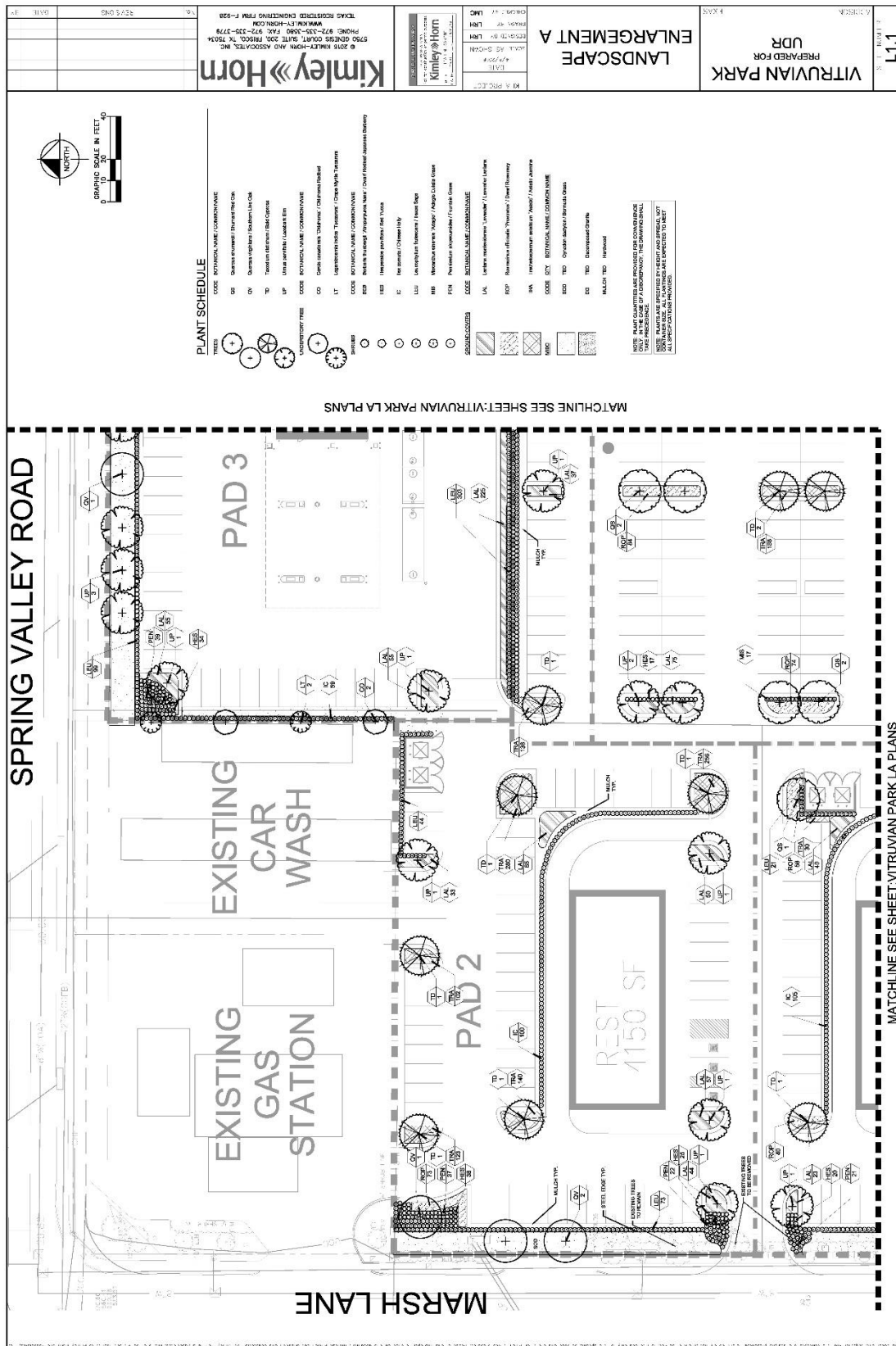
PUBLISHED ON: _____

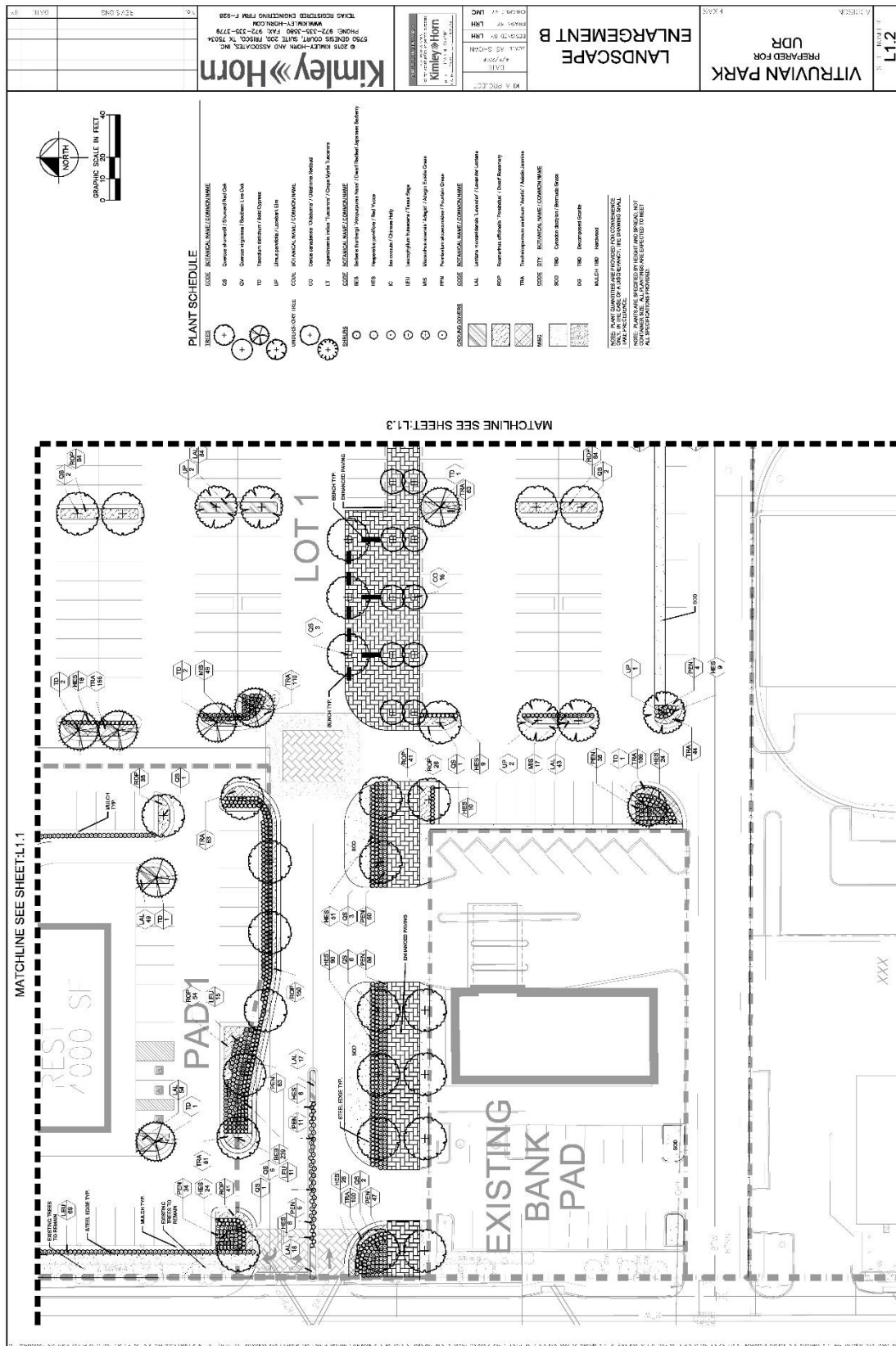
Ordinance No. _____

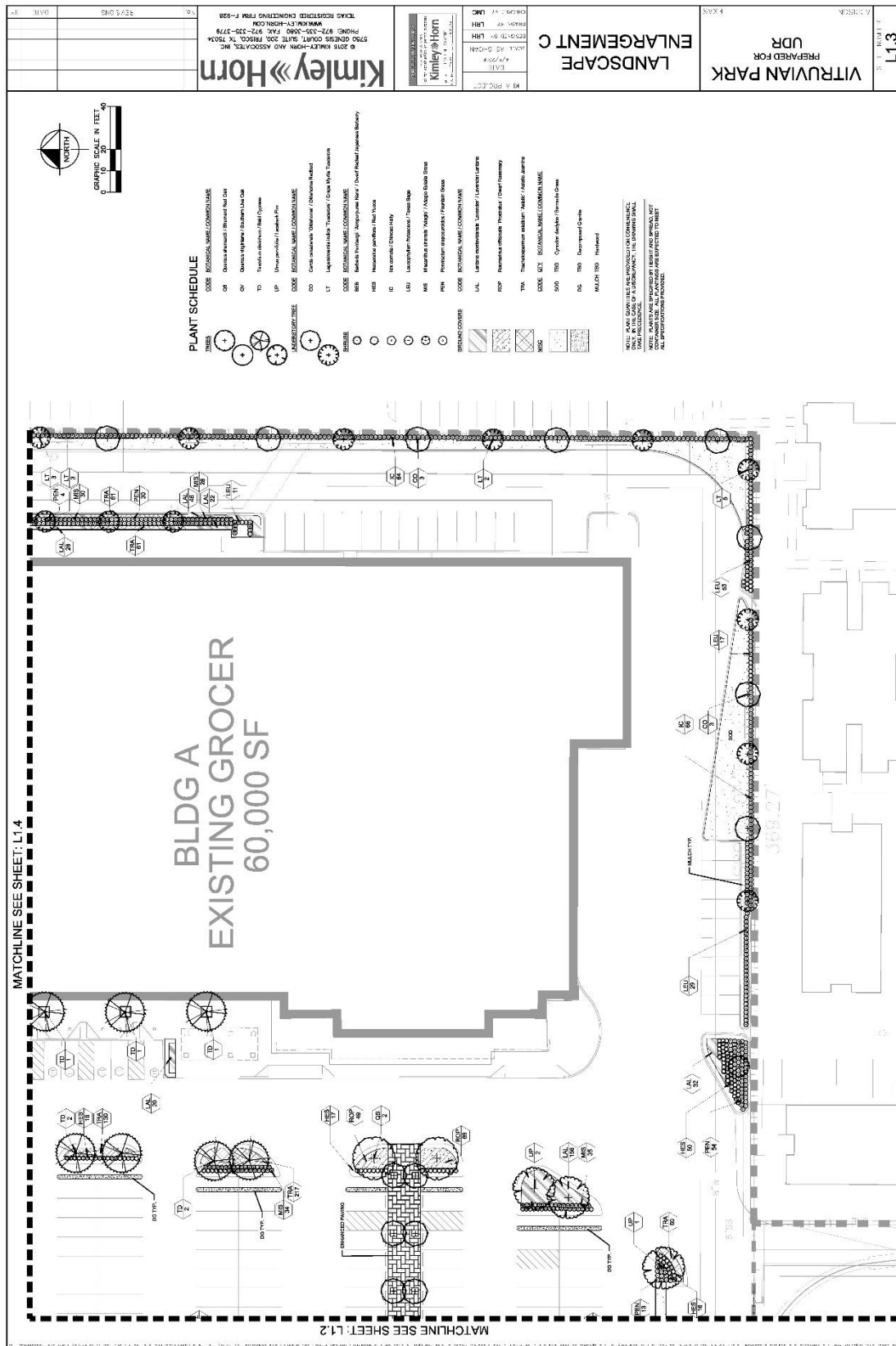
EXHIBIT A: DEVELOPMENT PLANS



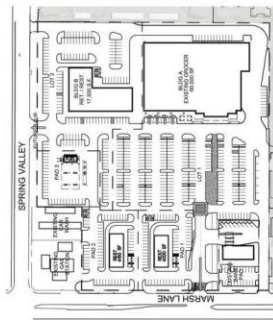








[illegible]



KEY PLAN



OVERALL WEST ELEVATION

NOT TO SCALE



01 SOUTH ELEVATION

1:12"=1'-0"



02 EAST ELEVATION

1:12"=1'-0"



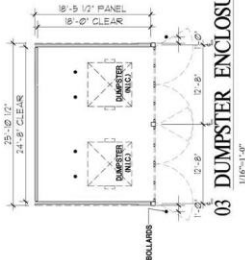
05 SIDE ELEVATION

1:12"=1'-0"



04 FRONT ELEVATION

1:12"=1'-0"



03 DUMPSTER ENCLOSURE PLAN

1:12"=1'-0"

MATERIAL CALCULATIONS:

SOUTH		EAST	
BRICK	264	8.73%	0
STONE	0	0.00%	237
CONCRETE	131	4.30%	3587
MASONRY W/O GLASS	2005	66.28%	3841
GLASS	871	22.18%	372
MASONRY W/ GLASS	2076	88.46%	4253
EIFS	353	5.39%	151
METAL	54	1.79%	96
WOOD	133	4.30%	518
OTHER TOTAL	349	11.94%	792
TOTAL	3025		4983

OWNER:
BROOKHAVEN VILLAGE
3075 MONTE AVENUE SUITE 400
ADDISON, TEXAS 75001
972.78.5505
ARCHITECT / APPLICANT:
GSO ARCHITECTS
5310 HARVEST HILL RD. SUITE 226
DALLAS, TEXAS 75230
972.385.9651

NOTES:
THE FACADE PLAN IS FOR CONCEPTUAL PURPOSES ONLY. ALL
FACADE MATERIALS AND FINISHES ARE SUBJECT TO REVIEW AND APPROVAL BY
DEVELOPMENT SERVICES.
ALL MECHANICAL UNITS SHALL BE SCREENED FROM PUBLIC
VIEW AND SHALL BE PAINTED TO MATCH THE BUILDING EXTERIOR.
WHEN FINISHED, EXPOSED UTILITY BOXES AND CONDUITS
SHALL BE PAINTED TO MATCH THE BUILDING EXTERIOR. SUBJECT TO
APPROVAL BY DEVELOPMENT SERVICES.
ROOF ACCESS SHALL BE PROVIDED INTERNALLY, UNLESS
OTHERWISE PERMITTED BY THE CITY BUILDING DEPARTMENT.

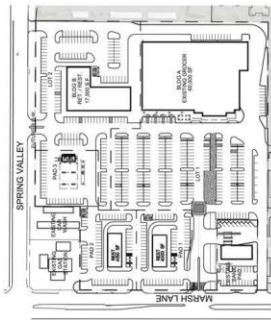
PAGE 2 OF 2

ELEV11
JOB# 15-003
ISSUE DATE 04/08/16
SCALE AS NOTED
APPROVED BY: _____
DATE: _____
GSO ARCHITECTS, INC.
5310 HARVEST HILL RD. SUITE 226
DALLAS, TEXAS 75230
972.385.9651
FAX 972.385.3462



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

VITRUVIAN PARK
ADDISON, TEXAS
UDR



KEY PLAN



OVERALL WEST ELEVATION



01 NORTH ELEVATION



02 PARTIAL WEST ELEVATION



03 PARTIAL WEST ELEVATION

MATERIAL CALCULATIONS:

NORTH		WEST	
BRICK	385	BRICK	8228
STONE	340	STONE	1501
CONCRETE	587	CONCRETE	558
MASONRY W/O GLASS	1312	MASONRY TOTAL	10288
GLASS	1064	GLASS	2077
MASONRY W/ GLASS	2376	MASONRY W/ GLASS	12985
CEFS	132	CEFS	254
METAL	104	METAL	1388
WOOD	300	WOOD	361
OTHER TOTAL	699	OTHER TOTAL	2013
TOTAL	2485	TOTAL	14998

OWNER:
3875 PONTE AVENUE SUITE 400
ADDISON, TEXAS 75001
972.789.5860

ARCHITECT / APPLICANT:
GSO ARCHITECTS
5310 HARVEST HILL RD. SUITE 226
DALLAS, TEXAS 75230
972.385.9651

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FACADE. EXPOSED UTILITIES SHALL BE PROTECTED BY
WHEN PERMITTED EXPOSED UTILITIES BOXES AND CONDUITS
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APPROVAL BY DEVELOPMENT SERVICES.
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OTHERWISE PERMITTED BY THE CITY BUILDING OFFICIAL.

ELEV11

JOB# 15-033
ISSUE DATE 04/08/16
SCALE AS NOTED
APPROVED BY:
DATE:

PROJECT: 1727-Z/BROOKHAVEN VILLAGE

APPROVED BY: [Signature]

DATE: 04/08/16

APPROVED BY: [Signature]

DATE: 04/08/16

GSO ARCHITECTS

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

VITRUVIAN PARK

ADDISON, TEXAS

UDR

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Dallas, Texas 75230
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