

TOWN OF ADDISON, TEXAS

ORDINANCE NO. _____

AN ORDINANCE OF THE TOWN OF ADDISON, TEXAS, PROVIDING FOR APPROVAL OF A DEVELOPMENT PLAN FOR A MULTI-FAMILY BUILDING AND AMENITIES CENTER IN A PLANNED DEVELOPMENT ZONING DISTRICT (016-____) LOCATED ON 5.2 ACRES LOACTED AT 3737 VITRUVIAN WAY AND 3801 VITRUVIAN WAY, 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. Minimum area per dwelling unit for 1 bedroom units may be 577 square feet, instead of 600 square feet
2. Masonry percentage requirement for the northeastern elevation may be 76 percent masonry, instead of 80 percent

3. Maximum number of building materials may be four, instead of three.

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: 1734-Z/Vitruvian West I

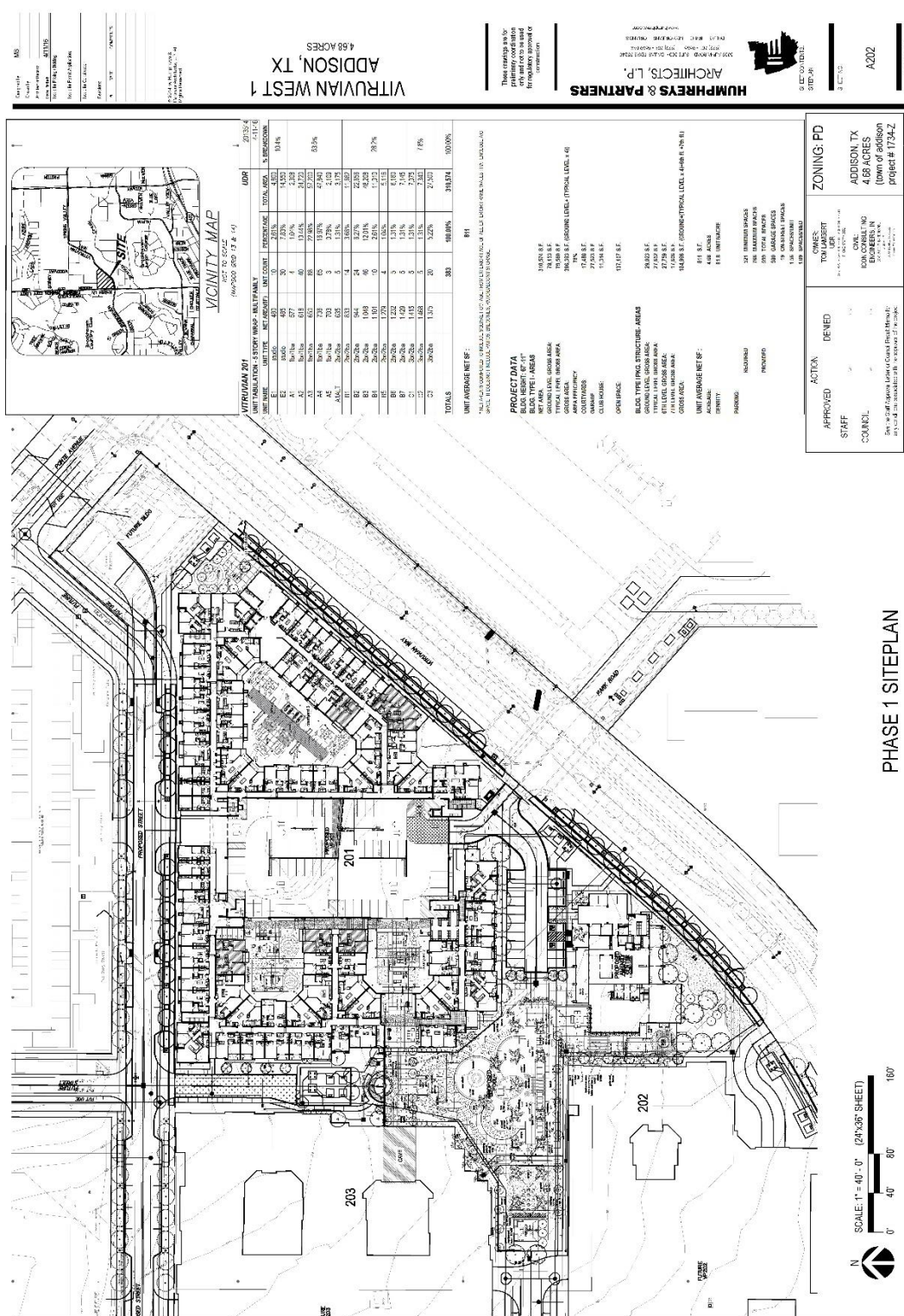
APPROVED AS TO FORM:

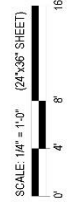
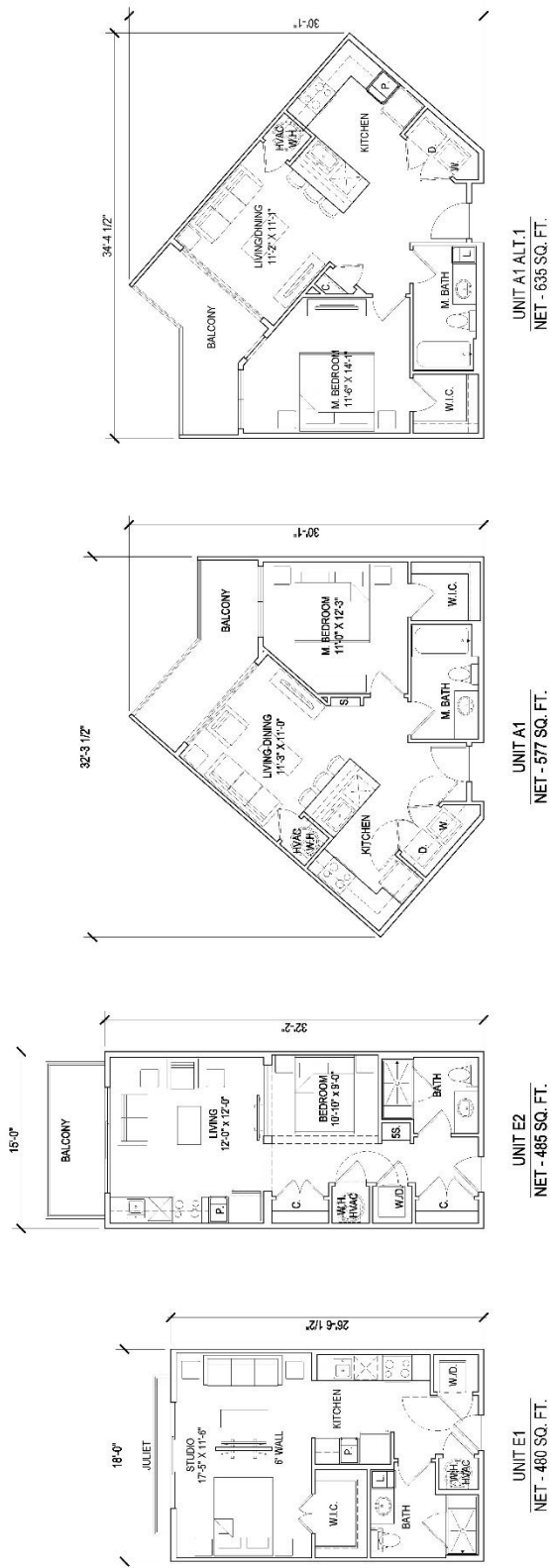
Brenda N. McDonald, City Attorney

PUBLISHED ON: _____

Ordinance No. _____

EXHIBIT A: DEVELOPMENT PLANS





A 301

UNITS

VITRUVIAN WEST 1

UDR

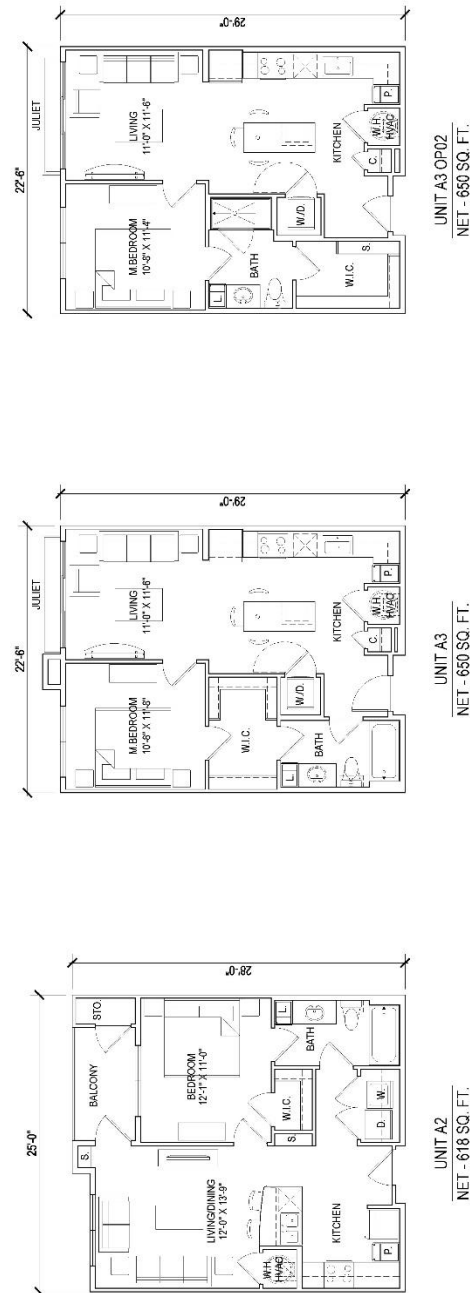
ADDITION, TX

Apr 11, 2016

HPA#13514



HUMPHREYS & PARTNERS ARCHITECTS L.P.
3000 KILLICK ROAD, SUITE 200, ADDISON, TX 75001
www.humphreys.com | 972.414.6503
DALLAS CHICAGO NEW YORK NEWPORT BEACH NEWPORT SPAIN ORLANDO SAN RAMON SCOTTSDALE
GROUND EDITION ROUTE 100 SEC. D B&H H&M



SCALE: 1/4" = 1'-0" (24"x36" SHEET)

A 302

UNITS

VITRUVIAN WEST 1

UDR

HPA#13514

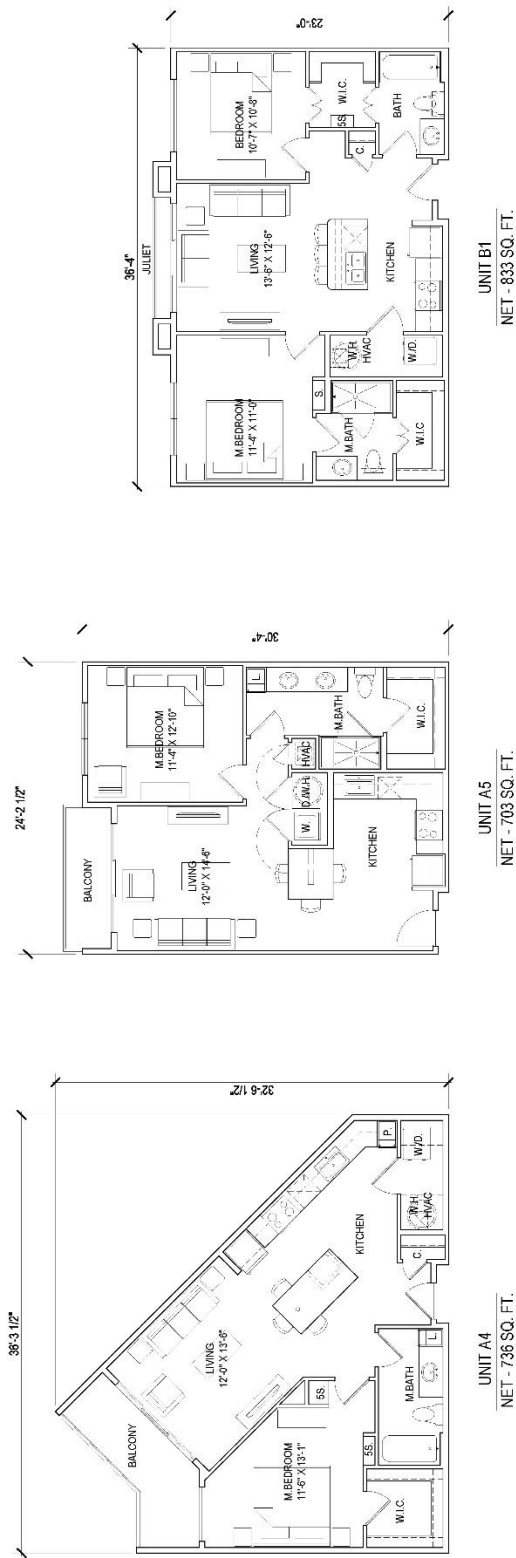
Apr 11, 2016

ADDISON, TX



HUMPHREYS & PARTNERS ARCHITECTS L.P.

3333 KAPLAN AVENUE, SUITE 200, DALLAS, TEXAS 75241-1900
TEL: 214.750.1000 FAX: 214.750.1001
WWW.HUMPHREYS-PA.COM
DALLAS CHICAGO NEW YORK NEWPORT BEACH NEWPORT ANS CRENSHAW SAN RAMON SCOTTSDALE
TORONTO EDMONTON MONTREAL DUBAI HONG KONG



SCALE: 1/4" = 1'-0" (24"x36" SHEET)

0' 4' 8' 16'

A 303

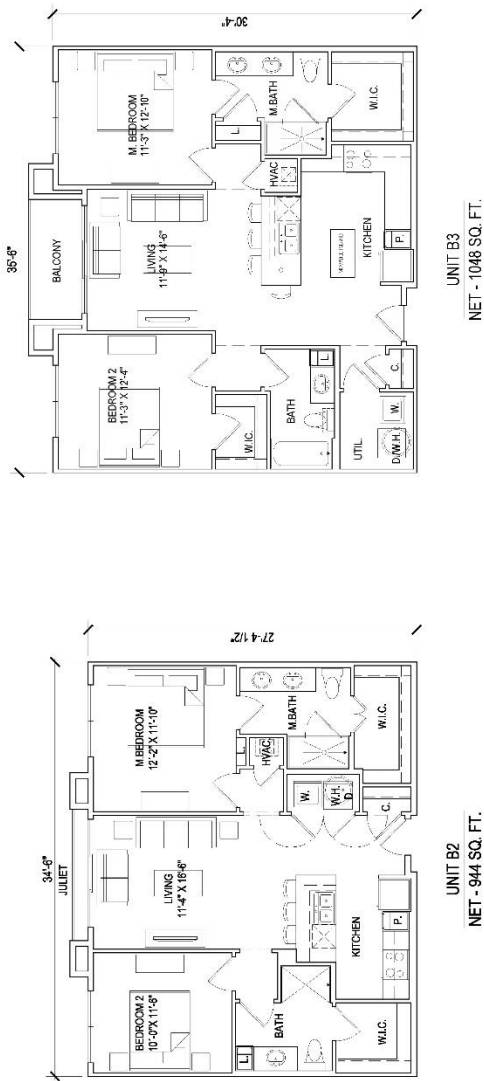
UNITS

VITRUVIAN WEST 1
UDR
ADDISON, TX

HPA#13514

Apr 11, 2016

HUMPHREYS & PARTNERS ARCHITECTS L.P.
5339 Alper Road, Suite 300 Dallas, TX 75240 (972) 491-9838 (972) 701-9838
www.humphreys.com hpa@hpa.com
DALLAS CHICAGO NEW YORK NEWPORT BEACH NEW ORLEANS OMAHA PALM BEACH SAN ANTONIO SCOTTSDALE
HOUSTON MINNEAPOLIS PORTLAND SEATTLE



SCALE: 1/4" = 1'-0" (24"x36" SHEET)

UNITS

A 304

VITRUVIAN WEST 1

UDR

ADDISON, TX

Apr 11, 2016

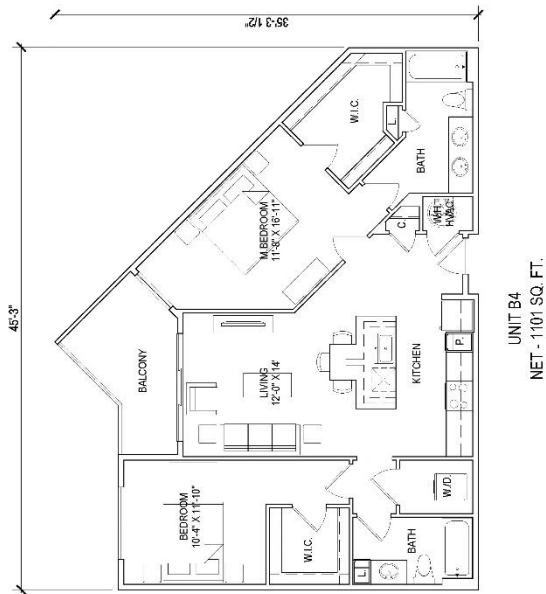
HPA#13514



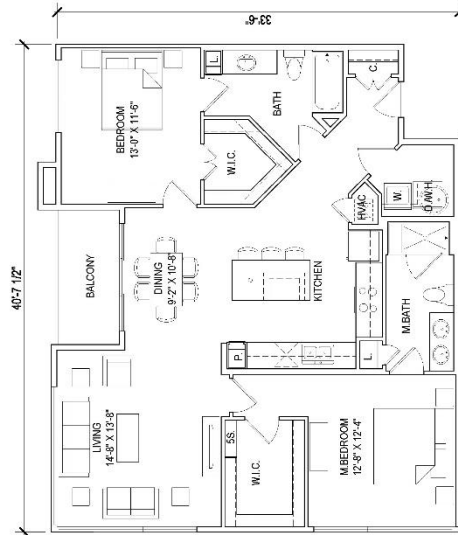
HUMPHREYS & PARTNERS ARCHITECTS L.P.

5339 Alpha Road Suite 300 Dallas, TX 75240 (972) 731-9000 (972) 701-9009
www.humphreysandpartners.com 1889 W. Park Row, Suite 200, San Antonio, TX 78207
DALLAS CHICAGO NEW YORK WASHINGTON, DC SAN ANTONIO SCOTTSDALE
TORONTO EDMONTON MONTREAL DUBAI HONG KONG

© 2015 by HUMPHREYS & PARTNERS ARCHITECTS L.P.
No part of this document may be reproduced or transmitted in any form or by any means electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without permission in writing from HUMPHREYS & PARTNERS ARCHITECTS L.P.
This document is the property of HUMPHREYS & PARTNERS ARCHITECTS L.P. and is loaned to you for your use only. It is not to be distributed, copied, or otherwise used for any purpose other than that for which it was loaned to you.
#430814-0001



UNIT B4
NET - 1101 SQ. FT.



UNIT B5
NET - 1279 SQ. FT.



A 305

UNITS

VITRUVIAN WEST 1

UDR

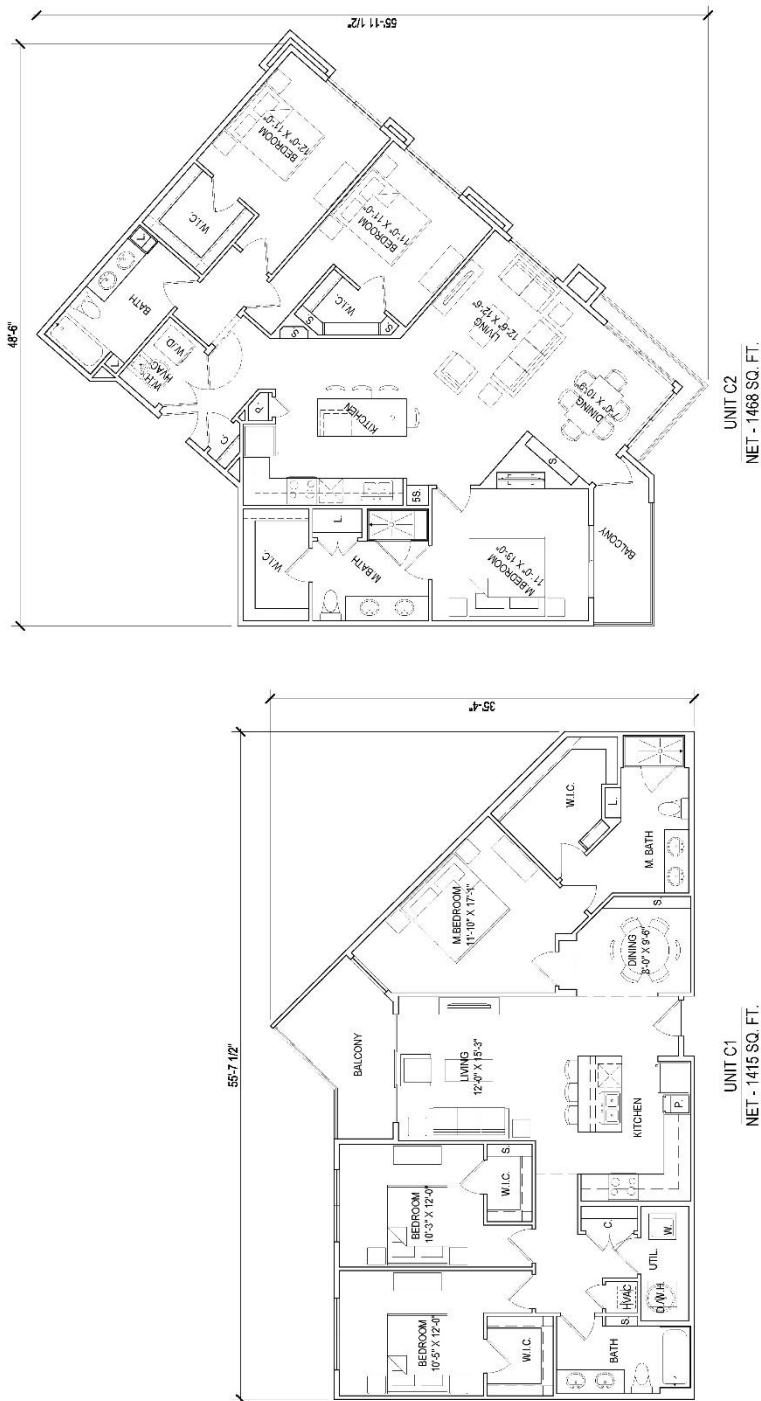
ADDISON, TX

Apr 11, 2016



HUMPHREYS & PARTNERS ARCHITECTS L.P.
5359 Alpha Road, Suite 350, Dallas, TX 75240 (972) 701-6636 (972) 701-6639
www.humphreysandpartners.com
DALLAS OFFICE: 5359 ALPHA ROAD, SUITE 350, DALLAS, TEXAS 75240
TORONTO OFFICE: 100 BAYVIEW AVE., SUITE 200, SCARBOROUGH, ONTARIO M1S 5B7

HPA#13514



SCALE: 1/4" = 1'-0" (24"x36" SHEET)

UNITS

VITRUVIAN WEST 1

UDR

ADDISON, TX

Apr 11, 2016

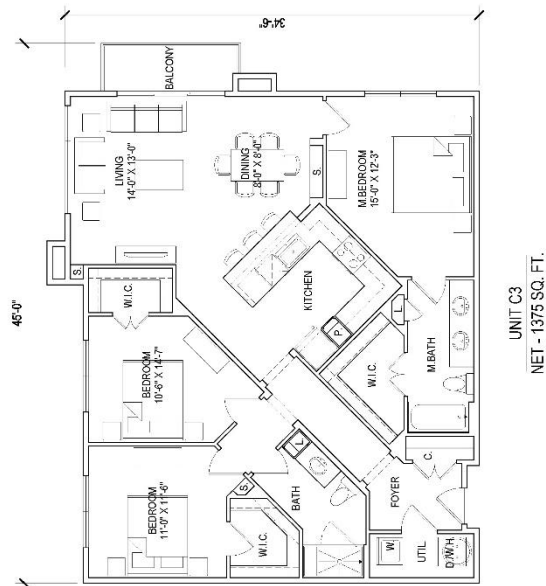
HPA#13514



HUMPHREYS & PARTNERS ARCHITECTS L.P.

5359 Alpha Road, Suite 350 Dallas, TX 75240 (972) 701-6636 (972) 701-6639
www.humphreysandpartners.com hpa@hpa.com hpa.com
DALLAS OFFICE NEW YORK OFFICE LOS ANGELES OFFICE SAN ANTONIO OFFICE
TORONTO OFFICE CHICAGO OFFICE HOUSTON OFFICE DUBAI OFFICE

A 307



SCALE: 1/4" = 1'-0" (24"x36" SHEET)

A 308

UNITS

VITRUVIAN WEST 1

UDR

ADDISON, TX

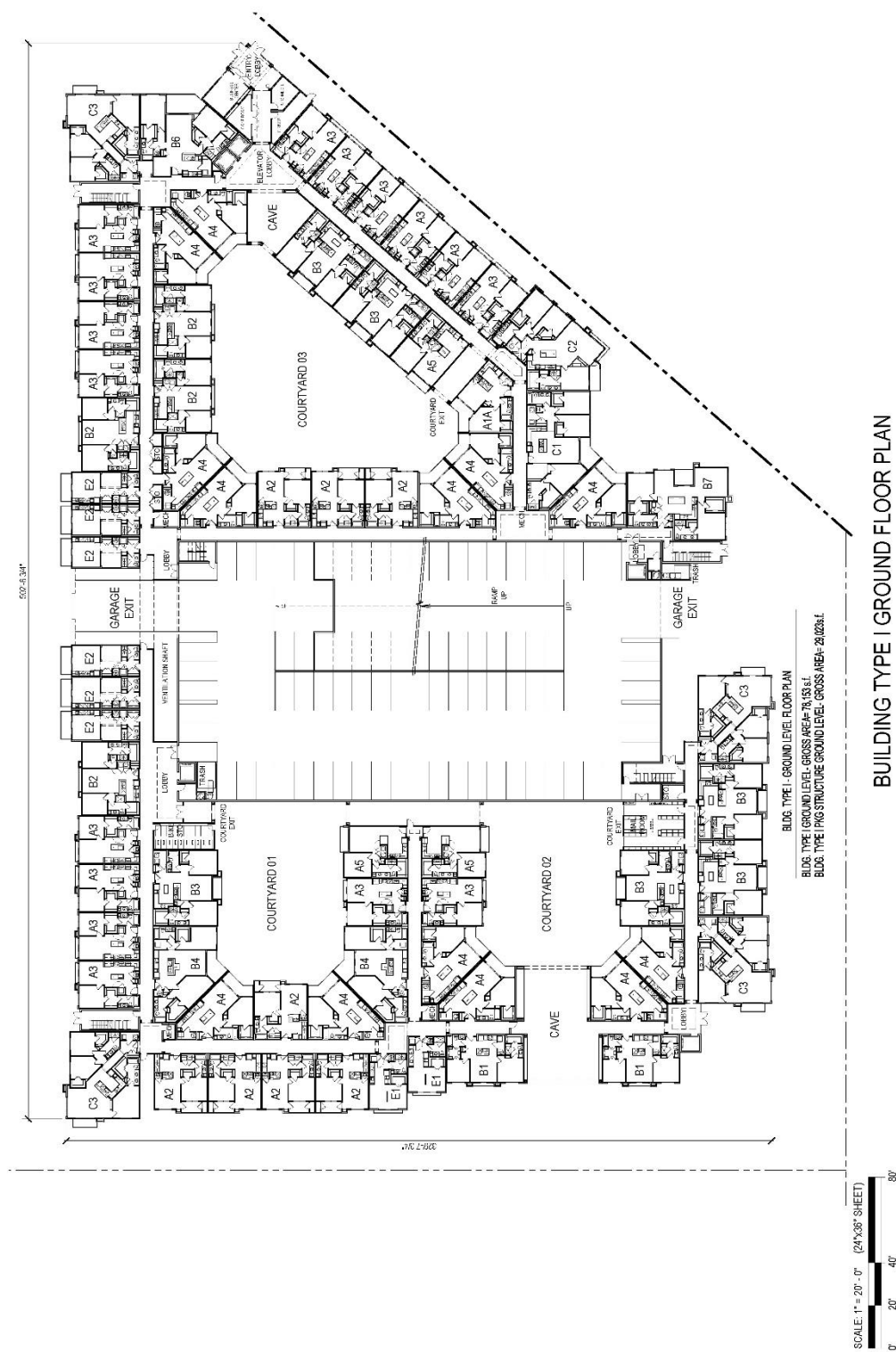
Apr 11, 2016

HPA#13514



HUMPHREYS & PARTNERS ARCHITECTS L.P.

5359 Alpha Road, Suite 350 Dallas, TX 75240 (972) 701-6636 (972) 701-6639
www.humphreysandpartners.com
DALLAS OFFICE: 5359 ALPHA ROAD, SUITE 350 DALLAS, TEXAS 75240
TORONTO OFFICE: 100 KING STREET WEST, SUITE 2000 TORONTO, ONTARIO M5X 1C4



SCALE: 1" = 20' - 0" (24x36" SHEET)

A 410

BUILDING TYPE I GROUND FLOOR PLAN

VITRUVIAN WEST I

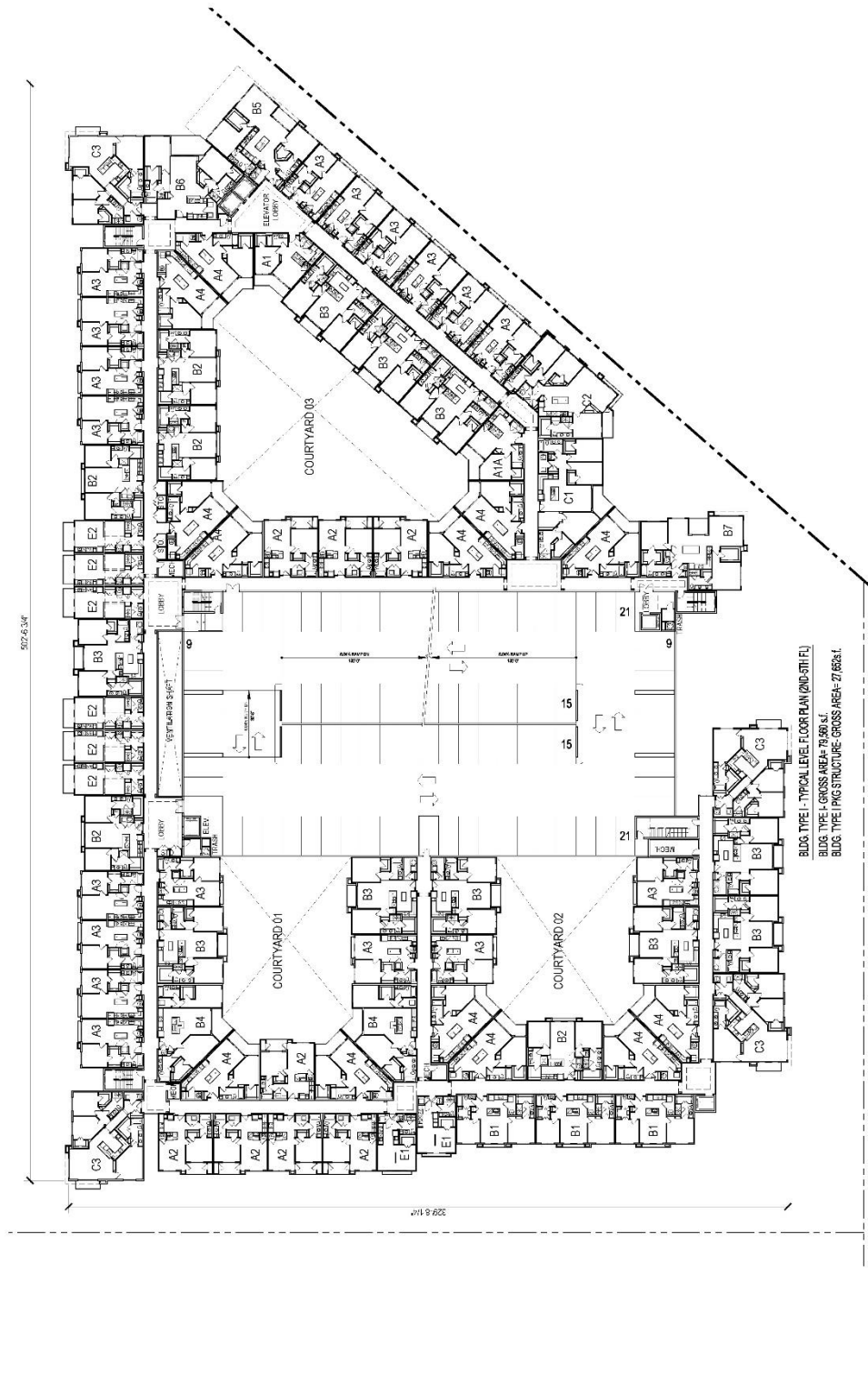
UDR
ADDISON, TX

Apr 11, 2016

HPA#13514



HUMPHREYS & PARTNERS ARCHITECTS L.P.
5559 Maple Road, Suite 350, Dallas, TX 75240 (972) 701-6636 (972) 701-6639
www.hpa.com www.hpa.com
DALLAS OFFICE: 5559 MAPLE ROAD, SUITE 350, DALLAS, TEXAS 75240
TORONTO OFFICE: 100 MORTIMER AVENUE, SUITE 100, TORONTO, ONTARIO M5S 1A5



SCALE: 1" = 20' - 0" (24" x 36" SHEET)

BUILDING TYPE I TYPICAL FLOOR PLAN (2ND-5TH FL.)

A 411

VITRUVIAN WEST 1

UDR

ADDISON, TX

Apr 11, 2016

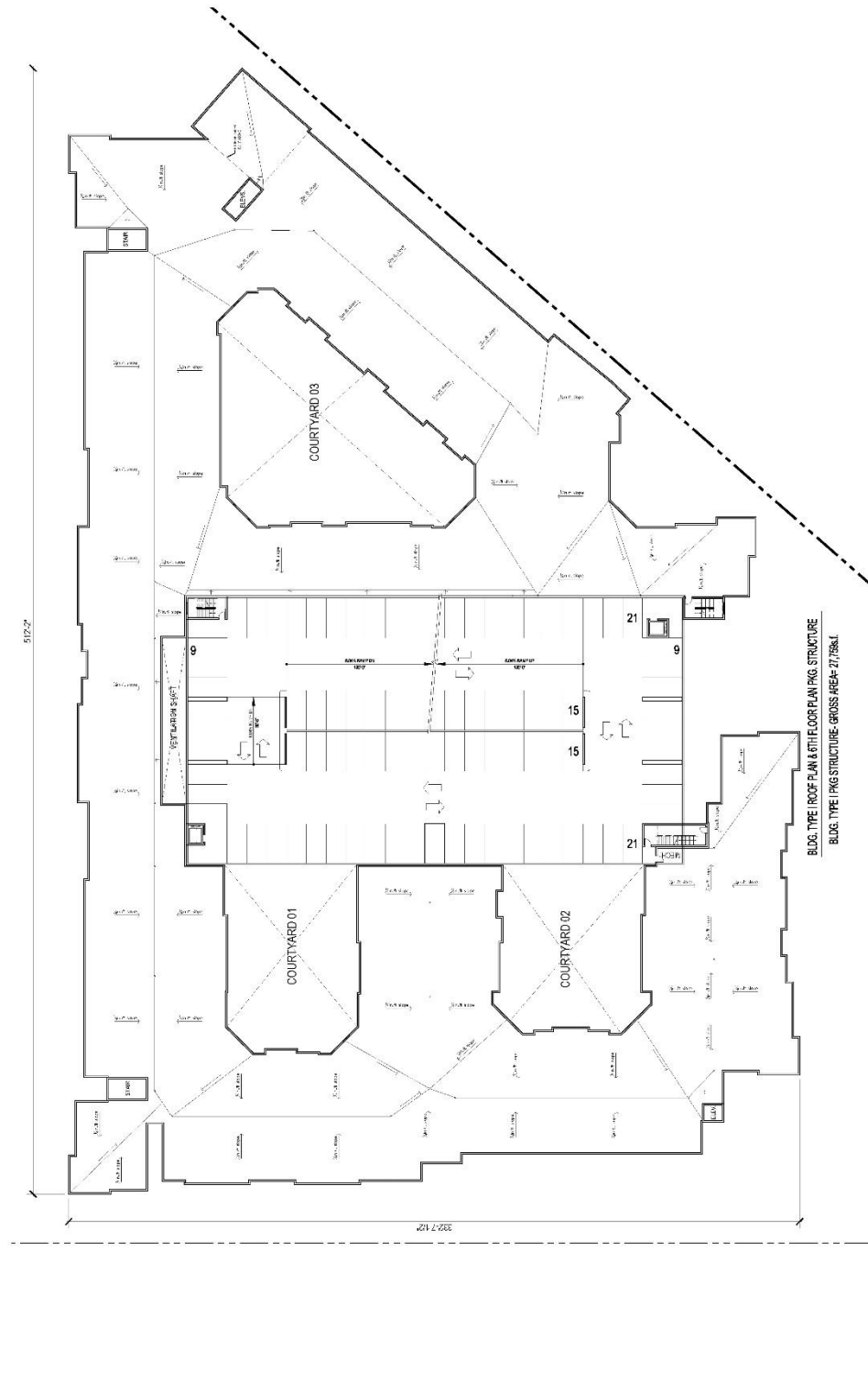
HPA#13514



HUMPHREYS & PARTNERS ARCHITECTS L.P.

5359 Maple Road, Suite 350 Dallas, TX 75240 (972) 704-6636 (972) 704-6639
www.humphreysandpartners.com
DALLAS CHICAGO NEW YORK LOS ANGELES SAN FRANCISCO SAN JUAN
TORONTO WASHINGTON MONTEVIDEO DUBLIN HANOI

© 2015 by HUMPHREYS & PARTNERS ARCHITECTS, L.P.
This document is the property of HUMPHREYS & PARTNERS ARCHITECTS, L.P. and is not to be reproduced or transmitted in any form or by any means electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without prior written permission from HUMPHREYS & PARTNERS ARCHITECTS, L.P.



SCALE: 1" = 20' - 0" (24"x36" SHEET)

BUILDING TYPE I ROOF PLAN & 6TH FLOOR PLAN PKG. STRUCTURE

A 412

VITRUVIAN WEST 1



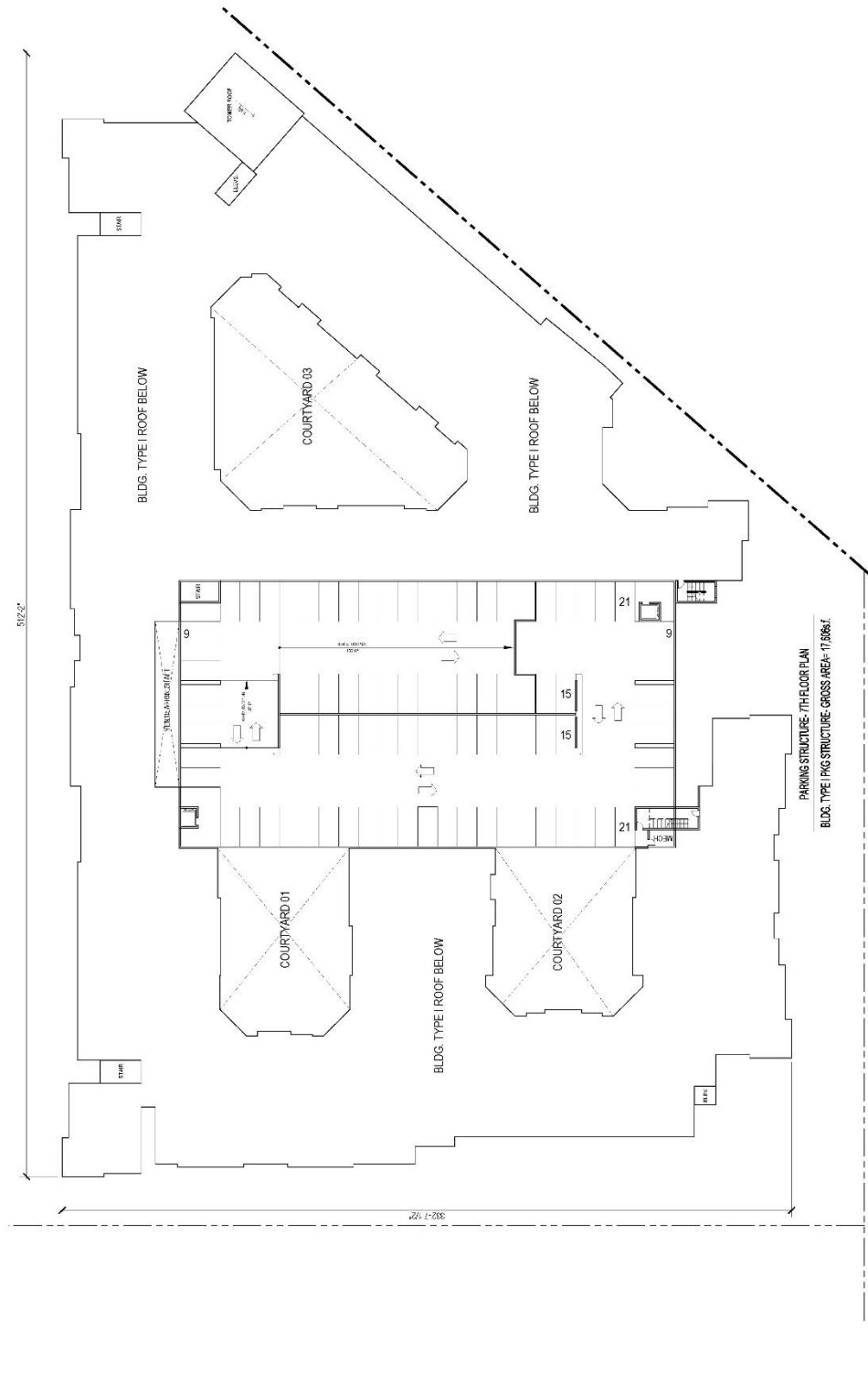
HUMPHREYS & PARTNERS ARCHITECTS L.P.
www.humphreys.com market@humphreys.com
5339 Astor Road, Suite 300 Dallas, TX 75240 (972) 701-9508 (972) 701-9539
AS CHICAGO NEW YORK NEWPORT BEACH NEW ORLEANS ORLANDO SAN RAMON SCOTTSDALE
TORONTO WASHINGTON WILMINGTON WIRELESS DUBLIN HANOI

HPA#13514

ADDISON, TX

Apr 11, 2016

© 2015 by HUMPHREYS & PARTNERS, LLP
Architectural concepts are shown only for illustrative purposes
only. Features may vary due to further investigation and
regulatory agency fees and building code analysis. Dimensions
shown are of a strategic limit only. Refer to always and civil
drawings for technical information and of measurements.



SCALE: 1" = 20' - 0" (24"x36" SHEET)

A 413

VITRUVIAN WEST 1
UDR
PARKING STRUCTURE- 7TH FLOOR PLAN

© 2015 by HUMPHREYS & PARTNERS ARCHITECTS, L.P.
This is a registered design of HUMPHREYS & PARTNERS ARCHITECTS, L.P.
All rights reserved. No part of this document may be reproduced or transmitted in any form or by any means electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without written permission from HUMPHREYS & PARTNERS ARCHITECTS, L.P.

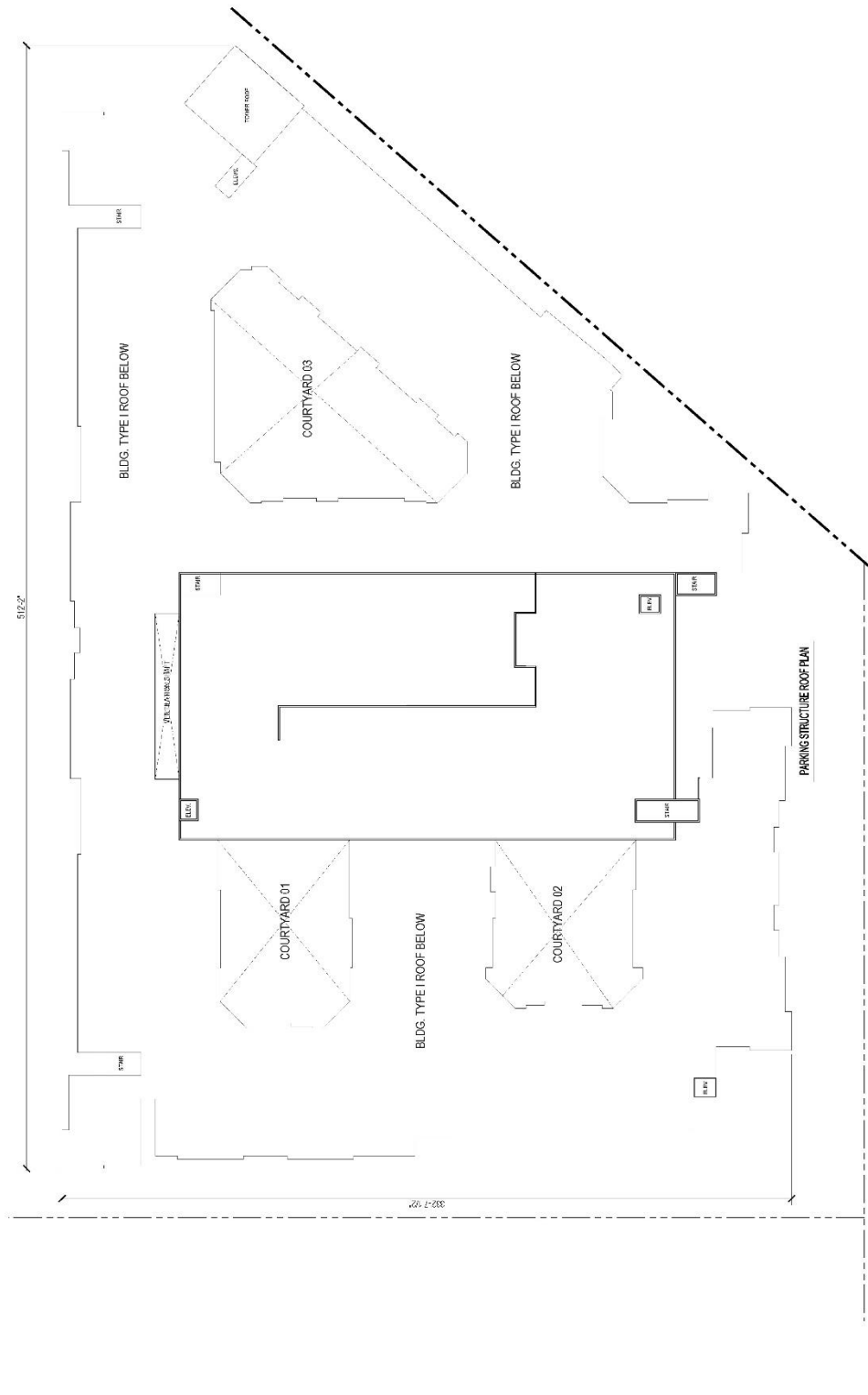


HUMPHREYS & PARTNERS ARCHITECTS L.P.
5359 Alpha Road, Suite 350 Dallas, TX 75240 (972) 701-6636 (972) 701-6639
www.humphreys.com hpa@humphreys.com
DALLAS CHICAGO NEW YORK LOS ANGELES SAN FRANCISCO SAN JUAN
TORONTO EDMONTON MONTREAL QUEBEC

HPA#13514

ADDITION, TX

Apr 11, 2016



A 414

PARKING STRUCTURE- ROOF PLAN

SCALE: 1" = 20' - 0" (24"x36" SHEET)

VITRUVIAN WEST 1

UDR

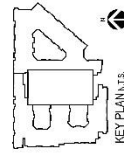
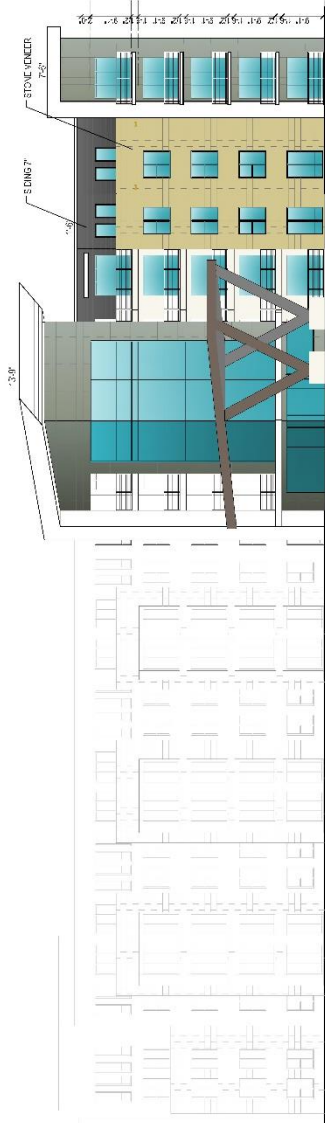
Apr 11, 2016

ADDISON, TX

HPA#13514

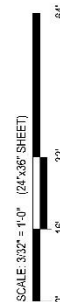


HUMPHREYS & PARTNERS ARCHITECTS L.P.
5359 Alpha Road, Suite 350 Dallas, TX 75240 (972) 701-6636 (972) 701-6639
www.hpa.com hpa@hpa.com hpa.com
DALLAS CHICAGO NEW YORK LOS ANGELES SAN FRANCISCO SAN JUAN
TORONTO EDMONTON MONTREAL QUEBEC



ZONING:
VITRUVIAN PD
Town of Addison
project # 1734-Z

A 420



ELEVATIONS

VITRUVIAN 200 SERIES BLOCK 201

UDR

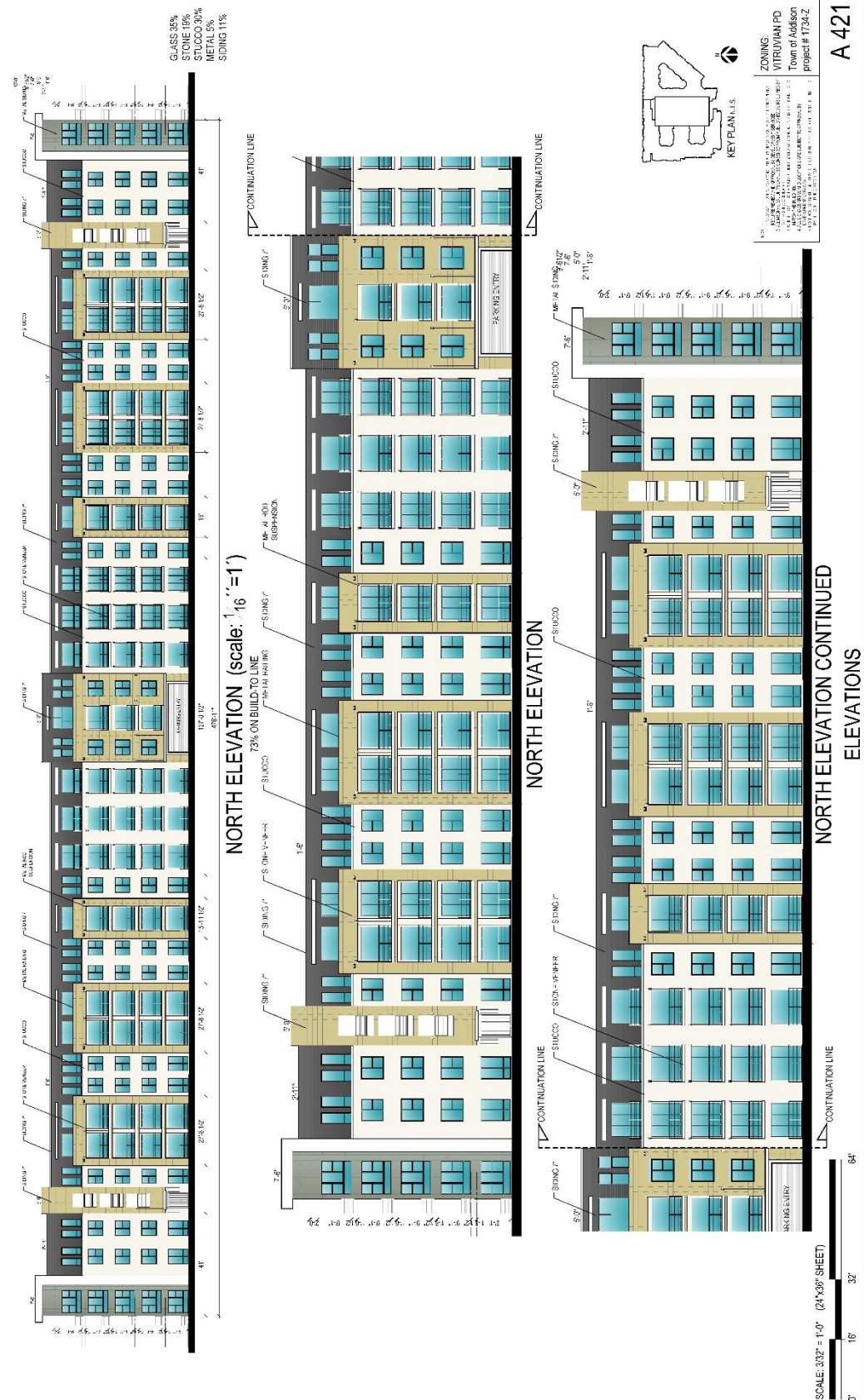
ADDISON, TX

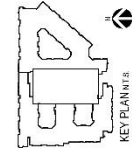
Apr 11, 2016

HPA#13514



HUMPHREYS & PARTNERS ARCHITECTS L.P.
5339 Alpha Road, Suite 300 Dallas, TX 75244 (972) 701-9638 (972) 701-9638
www.humphreys.com marketing@humphreys.com
DALLAS CHICAGO NEW YORK NEWPORT BEACH NEW ORLEANS ORLANDO SAN RAMON SCOTTSDALE
TORONTO EDMONTON MONTREAL DUBLIN HANOI





ZONING:
VITRUVIAN PD
Town of Addison
project # 1734-Z

A 422

ELEVATIONS

VITRUVIAN WEST 1

UDR

ADDISON, TX

Apr 11, 2016

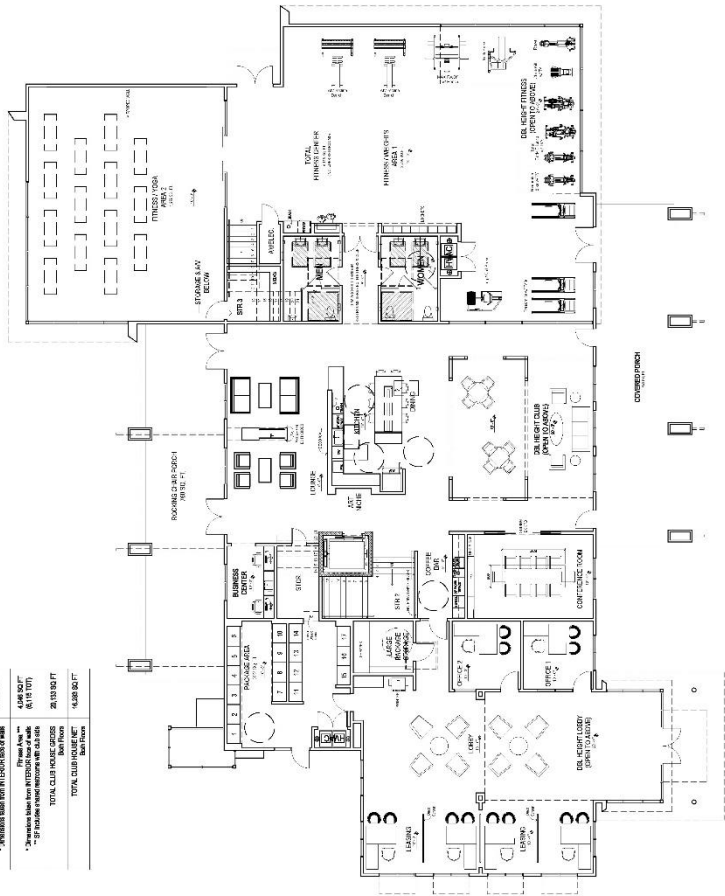
HPA#13514



HUMPHREYS & PARTNERS ARCHITECTS L.P.
5330 Alpha Road, Suite 300 Dallas, TX 75240 (972) 701-9038 (972) 701-9038
www.humphreys.com info@humphreys.com
DALLAS CHICAGO NEW YORK NEWPORT BEACH NEW ORLEANS ORLANDO SAN RAMON SCOTTSDALE
TORONTO EDMONTON MONTREAL DUBAI HANOI

© 2006 by HUMPHREYS & PARTNERS ARCHITECTS, LP
Architectural conceptual ideas plans are for "earth by purpose" only. Revision may occur due to further investigations from regulatory authorities and built up code analysis. Dimensions shown are of a strategic intent only. Refer to surveys and civil engineering, the foundation, construction, and cost documents.

W FLOOR	Area	Notes
1. Includes Public Restrooms	13,301 SQ FT	
2. Includes Public Restrooms	637 SQ FT	
3. Includes Public Restrooms	2,238 SQ FT	
4. Includes Public Restrooms	4,488 SQ FT	
5. Includes Public Restrooms	16,118 SQ FT	
6. Includes Public Restrooms	20,133 SQ FT	
7. Includes Public Restrooms	14,338 SQ FT	
8. Includes Public Restrooms	14,338 SQ FT	
9. Includes Public Restrooms	14,338 SQ FT	
10. Includes Public Restrooms	14,338 SQ FT	
11. Includes Public Restrooms	14,338 SQ FT	
12. Includes Public Restrooms	14,338 SQ FT	
13. Includes Public Restrooms	14,338 SQ FT	
14. Includes Public Restrooms	14,338 SQ FT	
15. Includes Public Restrooms	14,338 SQ FT	
16. Includes Public Restrooms	14,338 SQ FT	
17. Includes Public Restrooms	14,338 SQ FT	
18. Includes Public Restrooms	14,338 SQ FT	
19. Includes Public Restrooms	14,338 SQ FT	
20. Includes Public Restrooms	14,338 SQ FT	
21. Includes Public Restrooms	14,338 SQ FT	
22. Includes Public Restrooms	14,338 SQ FT	
23. Includes Public Restrooms	14,338 SQ FT	
24. Includes Public Restrooms	14,338 SQ FT	
25. Includes Public Restrooms	14,338 SQ FT	
26. Includes Public Restrooms	14,338 SQ FT	
27. Includes Public Restrooms	14,338 SQ FT	
28. Includes Public Restrooms	14,338 SQ FT	
29. Includes Public Restrooms	14,338 SQ FT	
30. Includes Public Restrooms	14,338 SQ FT	
31. Includes Public Restrooms	14,338 SQ FT	
32. Includes Public Restrooms	14,338 SQ FT	
33. Includes Public Restrooms	14,338 SQ FT	
34. Includes Public Restrooms	14,338 SQ FT	
35. Includes Public Restrooms	14,338 SQ FT	
36. Includes Public Restrooms	14,338 SQ FT	
37. Includes Public Restrooms	14,338 SQ FT	
38. Includes Public Restrooms	14,338 SQ FT	
39. Includes Public Restrooms	14,338 SQ FT	
40. Includes Public Restrooms	14,338 SQ FT	
41. Includes Public Restrooms	14,338 SQ FT	
42. Includes Public Restrooms	14,338 SQ FT	
43. Includes Public Restrooms	14,338 SQ FT	
44. Includes Public Restrooms	14,338 SQ FT	
45. Includes Public Restrooms	14,338 SQ FT	
46. Includes Public Restrooms	14,338 SQ FT	
47. Includes Public Restrooms	14,338 SQ FT	
48. Includes Public Restrooms	14,338 SQ FT	
49. Includes Public Restrooms	14,338 SQ FT	
50. Includes Public Restrooms	14,338 SQ FT	
51. Includes Public Restrooms	14,338 SQ FT	
52. Includes Public Restrooms	14,338 SQ FT	
53. Includes Public Restrooms	14,338 SQ FT	
54. Includes Public Restrooms	14,338 SQ FT	
55. Includes Public Restrooms	14,338 SQ FT	
56. Includes Public Restrooms	14,338 SQ FT	
57. Includes Public Restrooms	14,338 SQ FT	
58. Includes Public Restrooms	14,338 SQ FT	
59. Includes Public Restrooms	14,338 SQ FT	
60. Includes Public Restrooms	14,338 SQ FT	
61. Includes Public Restrooms	14,338 SQ FT	
62. Includes Public Restrooms	14,338 SQ FT	
63. Includes Public Restrooms	14,338 SQ FT	
64. Includes Public Restrooms	14,338 SQ FT	
65. Includes Public Restrooms	14,338 SQ FT	
66. Includes Public Restrooms	14,338 SQ FT	
67. Includes Public Restrooms	14,338 SQ FT	
68. Includes Public Restrooms	14,338 SQ FT	
69. Includes Public Restrooms	14,338 SQ FT	
70. Includes Public Restrooms	14,338 SQ FT	
71. Includes Public Restrooms	14,338 SQ FT	
72. Includes Public Restrooms	14,338 SQ FT	
73. Includes Public Restrooms	14,338 SQ FT	
74. Includes Public Restrooms	14,338 SQ FT	
75. Includes Public Restrooms	14,338 SQ FT	
76. Includes Public Restrooms	14,338 SQ FT	
77. Includes Public Restrooms	14,338 SQ FT	
78. Includes Public Restrooms	14,338 SQ FT	
79. Includes Public Restrooms	14,338 SQ FT	
80. Includes Public Restrooms	14,338 SQ FT	
81. Includes Public Restrooms	14,338 SQ FT	
82. Includes Public Restrooms	14,338 SQ FT	
83. Includes Public Restrooms	14,338 SQ FT	
84. Includes Public Restrooms	14,338 SQ FT	
85. Includes Public Restrooms	14,338 SQ FT	
86. Includes Public Restrooms	14,338 SQ FT	
87. Includes Public Restrooms	14,338 SQ FT	
88. Includes Public Restrooms	14,338 SQ FT	
89. Includes Public Restrooms	14,338 SQ FT	
90. Includes Public Restrooms	14,338 SQ FT	
91. Includes Public Restrooms	14,338 SQ FT	
92. Includes Public Restrooms	14,338 SQ FT	
93. Includes Public Restrooms	14,338 SQ FT	
94. Includes Public Restrooms	14,338 SQ FT	
95. Includes Public Restrooms	14,338 SQ FT	
96. Includes Public Restrooms	14,338 SQ FT	
97. Includes Public Restrooms	14,338 SQ FT	
98. Includes Public Restrooms	14,338 SQ FT	
99. Includes Public Restrooms	14,338 SQ FT	
100. Includes Public Restrooms	14,338 SQ FT	



SCALE: 1/8" = 1'-0" (24"x36" SHEET)

CLUBHOUSE FIRST FLOOR PLAN

A 801

VITRUVIAN WEST 1

UDR

ADDISON, TX

Apr 11, 2016

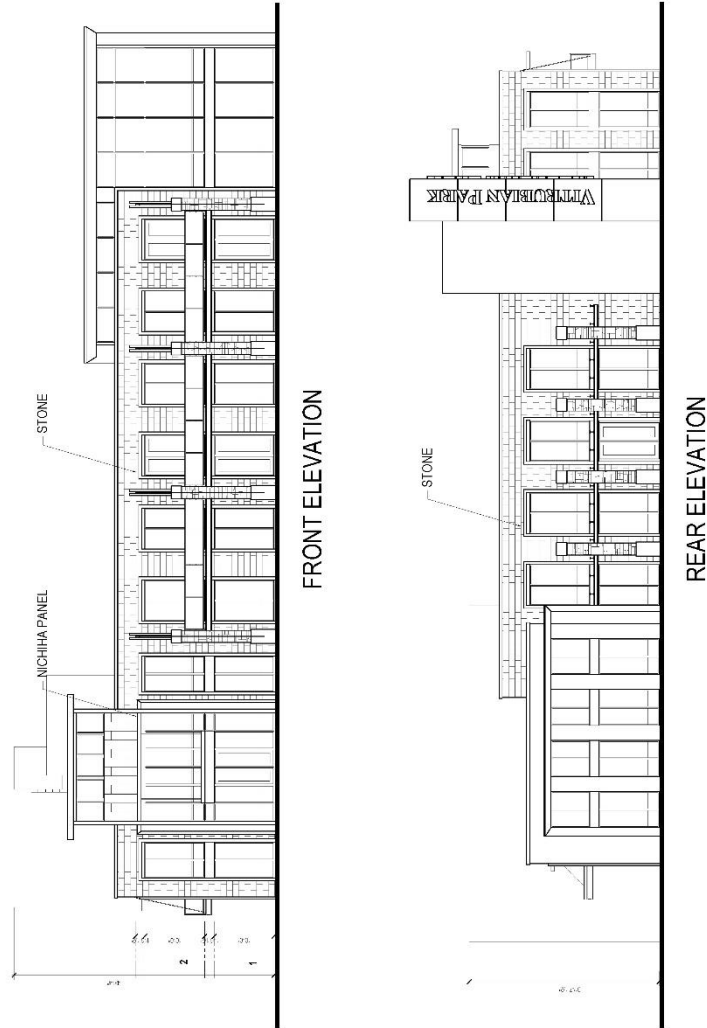
HPA#13514



HUMPHREYS & PARTNERS ARCHITECTS L.P.

5555 North Loop, Suite 350, Dallas, TX 75240 (972) 701-6636 (972) 701-6639

www.humphreys.com humpreys@humpreys.com
DALLAS OFFICE: NEW YORK OFFICE: LOS ANGELES OFFICE: SAN FRANCISCO OFFICE: SEATTLE
TORONTO OFFICE: CHICAGO OFFICE: HOUSTON OFFICE: MIAMI OFFICE: PORTLAND OFFICE: SAN JOSE



SCALE: 1/8" = 1'-0" (24"x36" SHEET)

CLUBHOUSE ELEVATIONS

A 811

VITRUVIAN WEST 1

UDR

ADDISON, TX

Apr 11, 2016

HPA#13514

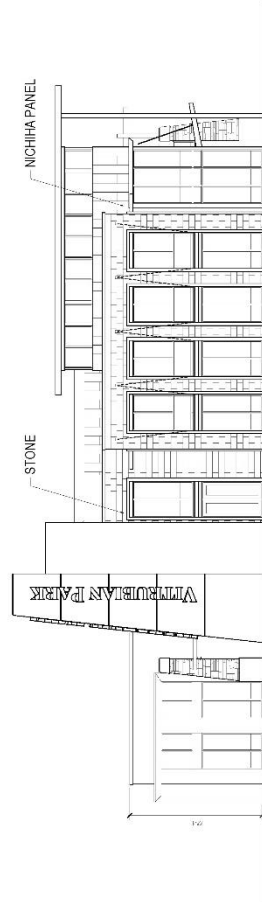


HUMPHREYS & PARTNERS ARCHITECTS L.P.

5359 Alpha Road, Suite 350 Dallas, TX 75240 (972) 701-6636 (972) 701-6639
www.hpa.com hpa@hpa.com hpa.com 100 SAN ANTONIO STREET, SUITE 100
DALLAS, TEXAS 75201
TORONTO, ONTARIO, CANADA



SIDE ELEVATION 1



SIDE ELEVATION 2

SCALE: 1/8" = 1'-0" (24"x36" SHEET)

A 812

CLUBHOUSE ELEVATIONS

VITRUVIAN WEST 1

UDR

ADDISON, TX

Apr 11, 2016

HPA#13514



HUMPHREYS & PARTNERS ARCHITECTS L.P.

5359 Alpha Road, Suite 350 Dallas, TX 75240 (972) 701-6636 (972) 701-6639
www.hpa.com hpa@hpa.com hpa.com
DALLAS CHICAGO NEW YORK LOS ANGELES SAN FRANCISCO SAN JUAN
TORONTO EDMONTON MONTEVIDEO DUBLIN HANOI