

TOWN OF ADDISON, TEXAS

ORDINANCE NO. _____

AN ORDINANCE OF THE TOWN OF ADDISON, TEXAS, PROVIDING FOR APPROVAL OF A DEVELOPMENT PLAN FOR A MULTIFAMILY DEVELOPMENT IN A PLANNED DEVELOPMENT ZONING DISTRICT (O07-034 AS AMENDED BY O16-017) LOCATED ON 6.854 ACRES OF LAND GENERALLY LOACTED ON THE NORTHEAST CORNER OF MARSH LANE AND VITRUVIAN WAY; 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 as amended by Ordinance O16-017; 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. 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 13th day of November, 2018.

Joe Chow, Mayor

ATTEST:

Christie Wilson, Interim City Secretary

CASE NO: 1786-Z/ Vitruvian West II and III

APPROVED AS TO FORM:

Brenda N. McDonald, City Attorney

PUBLISHED ON: _____

Ordinance No. _____

EXHIBIT A: DEVELOPMENT PLANS

[illegible]

EXHIBIT A: DEVELOPMENT PLANS

[illegible]

Ordinance No. _____

EXHIBIT A: DEVELOPMENT PLANS

Wilder Beishaw Architects
Dallas-Austin

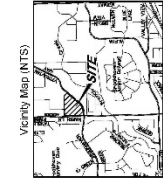


Serving all areas of Texas
214-960-0500 phone www.wilderbeishaw.com

UDR

3875 South Ave, Suite 100
Addicks, TX 75001

Concept: Beishaw
Robert P. Beishaw
214-960-0500
R222405, 3875



Q&L

Kon Consulting Engineers, Inc.

2840 W. S.W. Rd. Suite #112
Southwest, TX 76097

937.452.4210

No.	Date	Revised
0	07/07/18	5th Submittal
01	10/01/18	6th Submittal

Vitruvian
West

PHASE II & III

Addicks, Texas

Wilder Beishaw Project Number: 7607

Sheet Number:

A101

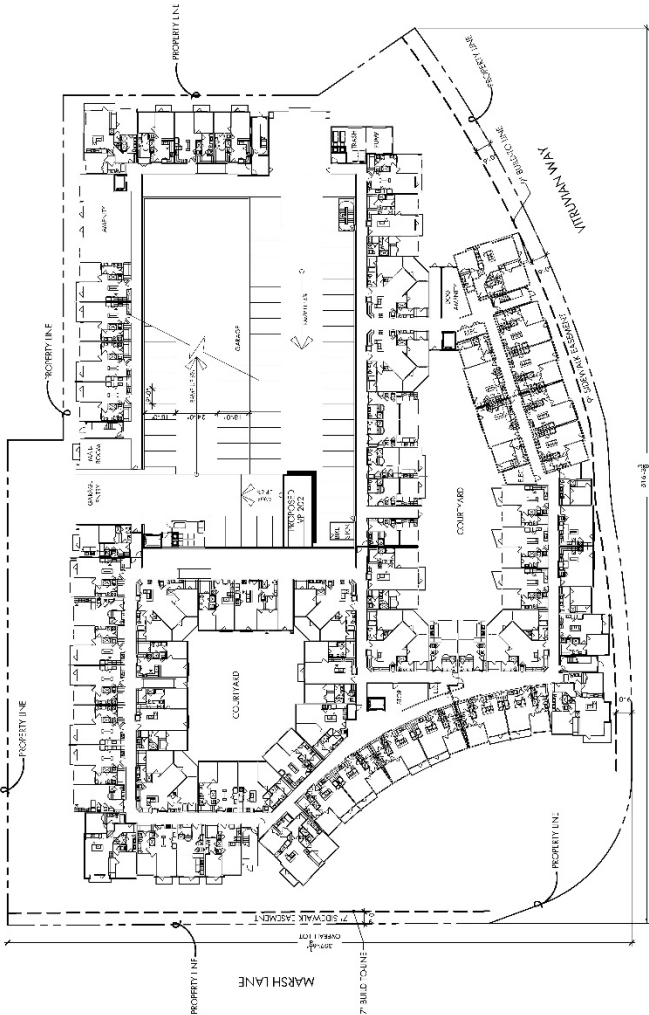
Scale: 1"=30'

ACTION	APPROVED	DENIED
STAFF		
COUNCIL		

- ADDITION SITE PLAN NOTES**
- Any revision to this plan will require Town approval and will need to be submitted to any applicable agencies for review and approval. Existing plans to avoid conflicts between plans.
 - Open storage, where permitted, shall be screened in accordance with the zoning Ordinance.
 - Buildings with aggregate sum of 5,000 square feet or greater on a lot shall have automatic fire sprinklers installed throughout all areas of the building. Fire protection measures may be approved by the Fire Department.
 - All signage is subject to Town approval.
 - All signs and lighting shall be shown on the site and submitted to Building Inspection Division approval.

All mechanical equipment shall be screened per Ordinance NO. 007-034, #13. Refer to Landscape for screening materials and dimensions.
The development meets the sustainability requirements per Ordinance NO. 007-034, Exhibit F.

ZONING PD
Addicks, TX
Town Project #
Block D
VP 202 (LOT 2) 3,306 acres
VP 203 (LOT 3) 3,548 acres



O6 PHASE 02, LEVEL 1 PLAN
SCALE: 1"=30'

EXHIBIT A: DEVELOPMENT PLANS

ACTION	
APPROVED	DENIED
STAFF	
COUNCIL	
DATE	FILED
BY	FOR

See the "Staff Approval Letter or Council Resolution" on the first page of the application. Attachment to the application of the project.

Savoye2 at Vitruvian Park 3815 Fortia Ave
Suite 410 Addison Texas 75001
The Arnold in East Austin 1821 E. 5th Street
Suite 115 Austin Texas 78702
214 968 0500 phone www.wilderbeltlaw.com

UDR
3875 Poy-le Ave., Ste. 400
Addison, TX 75001

Contact Information:
Richard T. St. Julien
(720) 348-7722
stj@ndbnet.com

Icon Consulting Engineers, Inc.
2810 W. Santa Ana Blvd #110
Southfield, MI 48034
(313) 552-6210

no.	Factor	factor
1	69.0/1.11	5.0e-5, level 3d
2	12.05/1.19	5.0e-5, level 3d

Vitruvian West
PHASE II & III

Eldor Bolshaw Project Number: 1807

Drawing Name: _____

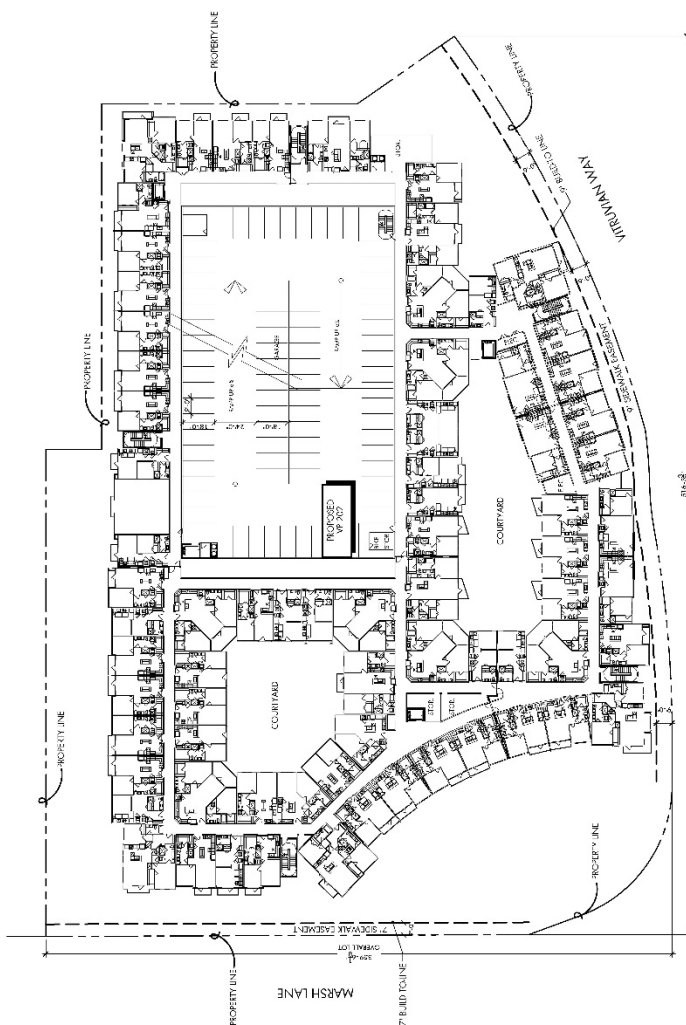
Wheel Number: **A102**

ADDITION SITE PLAN NOTES
<p>1. Any revision to this plan will require a Town approval and will require revisions to any corresponding plans to avoid conflict between plans.</p> <p>2. All changes, which are noted, shall be reviewed in accordance with the Zoning Ordinance.</p> <p>3. Buildings with aggregate sum of 15,000 square feet or greater on a lot shall have automatic fire sprinklers installed throughout all structures. Alternative fire protection measures may be approved by the Fire Department.</p> <p>4. All signage is subject to Town approval.</p> <p>5. All fences and retaining walls shall be shown and approved by the Planning and Zoning Inspection Division approval.</p>

All mechanical equipment shall be screened per Ordinance NO. 007-034, #13. Refer to Landscape for screening materials and dimensions.

The development meets the sustainability requirements per Ordinance NO. 007-034, Exhibit F.

ZONING PD
Addison, TX
Town Project # _____
Block D
VP 202 (LOT 2) 3.306 acres
VP 203 (LOT 3) 3.548 acres



O6 PHASE 02, LEVEL 2 PLAN

SCALE: 1"=30'

EXHIBIT A: DEVELOPMENT PLANS

O6 PHASE 02, LEVEL 3-5 PLAN

SCALE: 1"=30'

NORTH

ZONING PD
Addition TX
Town Project # _____
Block D
VP 202 LOT 2) 3.306 acres VP 203 LOT 3) 3.548 acres

Sheet Number:

A103

Drawing Name: _____

Addressee: Texas Wildcat Software Project Number: 1807

Wilder Belshaw Architects Dallas - Austin

WB

CERTIFIED ARCHITECTS

Savoyas at Vitruvian Park, 3875 Nolde Ave Sub A 10405500 Taxes T52021 The Architect's Office for Urban Habitat Inc. 1000 East Mockingbird Lane Suite 200 Dallas, TX 75201 Tel: 214 990 0500 phone www.wilderbelslow.com UDR 3875 Nolde Ave, Suite KCC Addison, TX 75001 City Center Addition 7721-348-7722 7721-348-7722 7721-348-7722

Project Owner:

C:\I Icon Consulting Engineers, Inc.

Icon Consulting Engineers, Inc.
284 Co W Industrial Blvd #112,
Suite 100, X / 75992
98171 507 6212

No.	Description	Date
01	29.07.1A	31.05.2012
02	0.05.1B	31.05.2012

Vitruvian West

PHASE II & III

ACTION	APPROVED	DENIED
STAFF COUNCIL	_____	_____
DATE	_____/_____/_____	_____/_____/_____
BY	_____/_____/_____	_____/_____/_____

Note: This document shall remain valid for one year from date of approval.

Vicinity Map (NTS)

ADDITION SITE PLAN NOTES


- Any revision to this plan will require Town approval and will require revisions to all corresponding plans to avoid conflicts between them.
- Open storage, where permitted, shall be screened in accordance with the zoning Ordinance.
- Buildings with aggregate sum of 5,000 square feet or greater on a lot shall have automatic fire sprinklers installed throughout all floors above ground level and fire alarm measures must be approved by the Fire Department.
- All signage is subject to Town approval.
- All fences and retaining walls shall be shown and detailed as per standard conditions to Building Inspection Division approval.

All mechanical equipment shall be screened per Ordinance NO. 007-034, §13. Refer to Landscape for screening materials and dimensions.

The development meets the sustainability requirements per Ordinance NO. 007-034, Exhibit F.

EXHIBIT A: DEVELOPMENT PLANS

Wildier Belshaw Architects
Dallas - Austin



3075 Maple Ave
Suite 400 Dallas, Texas 75201
The Arnold in East Austin (1971) E. Ben Shiefel
214.960.0500 phone www.wildierbelshaw.com

ACTION

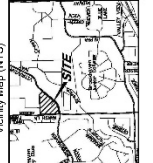
APPROVED	DENIED
STAFF	ENV
COUNCIL	EXEC

Project Name: _____
Project Number: _____
Project Date: _____

UDR

3075 Maple Ave, S. No. 400
Dallas, TX 75201
Contact: _____
Phone: _____
Fax: _____
Email: _____

Vicinity Map (NTS)



Icon Consulting Engineers, Inc.
2500 N. Loop West, Suite 1111
Dallas, TX 75202
Tel: 214.557.2110

ADDITION SITE PLAN NOTES

- Any revision to this plan will require Town approval and will require revisions to any corresponding plans to avoid conflicts between the two.
- Any changes, when permitted, shall be screened in accordance with the Zoning Ordinance.
- Buildings with aggregate sum of 5,000 square feet or greater on a lot shall have automatic fire sprinklers installed throughout all structures. Alternative fire protection measures may be approved by the Fire Department.
- All signage is subject to Town approval.
- All fences and retaining walls shall be shown and approved by the Planning and Building Inspection Division approval.

Viruvian West
PHASE II & III

ADDITION SITE PLAN NOTES

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Viruvian West
PHASE II & III

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- All signage is subject to Town approval.
- All fences and retaining walls shall be shown and approved by the Planning and Building Inspection Division approval.

Viruvian West
PHASE II & III

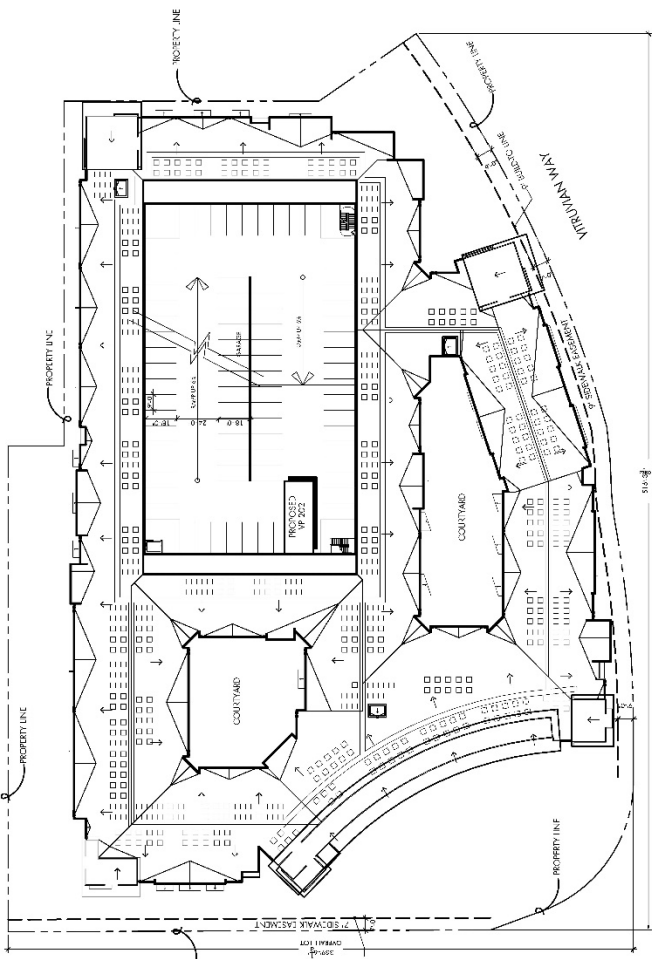
ADDITION SITE PLAN NOTES

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Viruvian West
PHASE II & III

ADDITION SITE PLAN NOTES

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- Buildings with aggregate sum of 5,000 square feet or greater on a lot shall have automatic fire sprinklers installed throughout all structures. Alternative fire protection measures may be approved by the Fire Department.
- All signage is subject to Town approval.
- All fences and retaining walls shall be shown and approved by the Planning and Building Inspection Division approval.



NORTH

0 30' 60' 120'

06 PHASE 02, ROOF PLAN
SCALE: 1"=30'

ZONING: PD
Addition: TX
Town Project #
Block #
VP 202 (LOT 2) 3,305 acres
VP 203 (LOT 3) 3,548 acres

EXHIBIT A: DEVELOPMENT PLANS

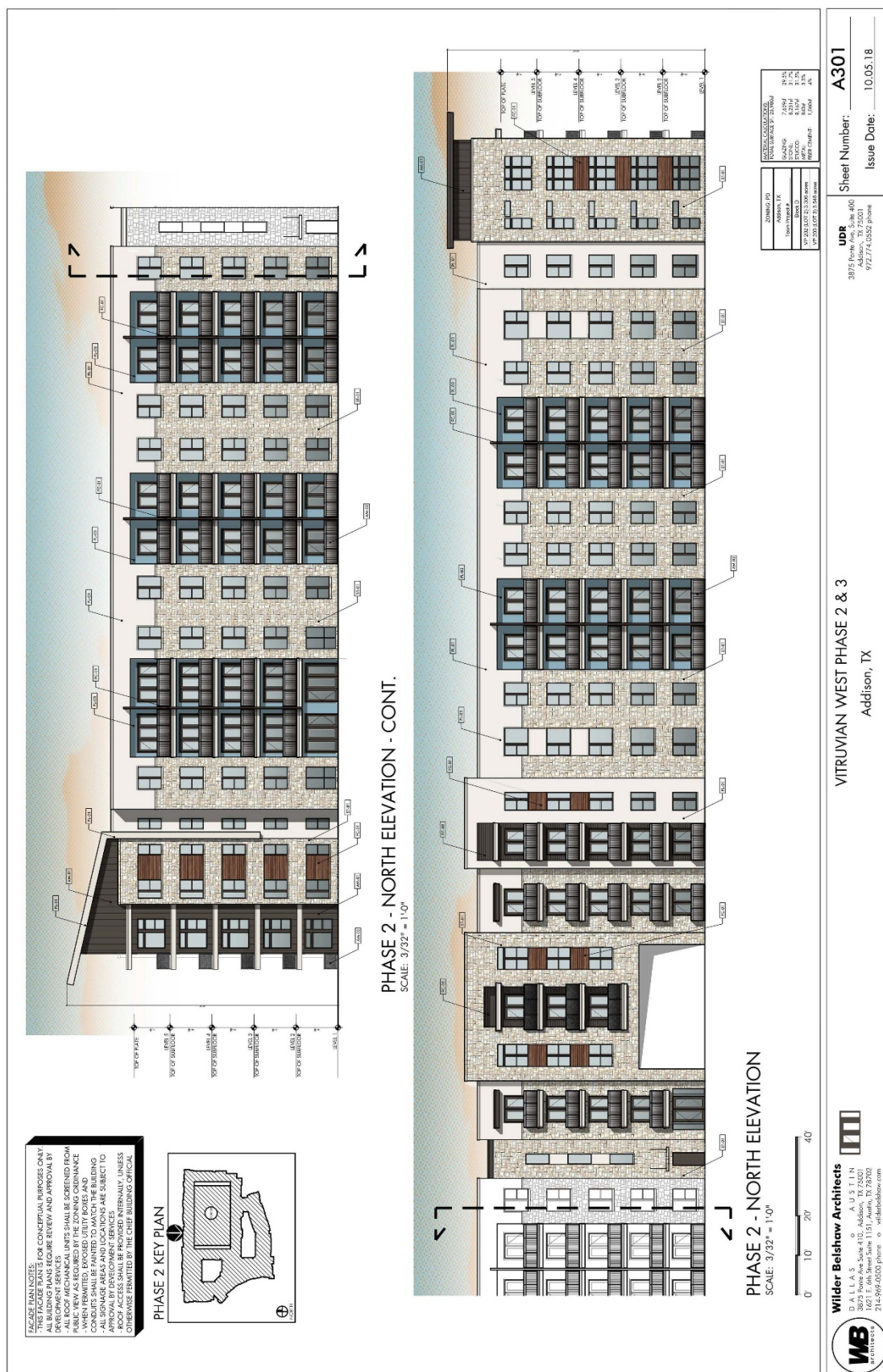


EXHIBIT A: DEVELOPMENT PLANS

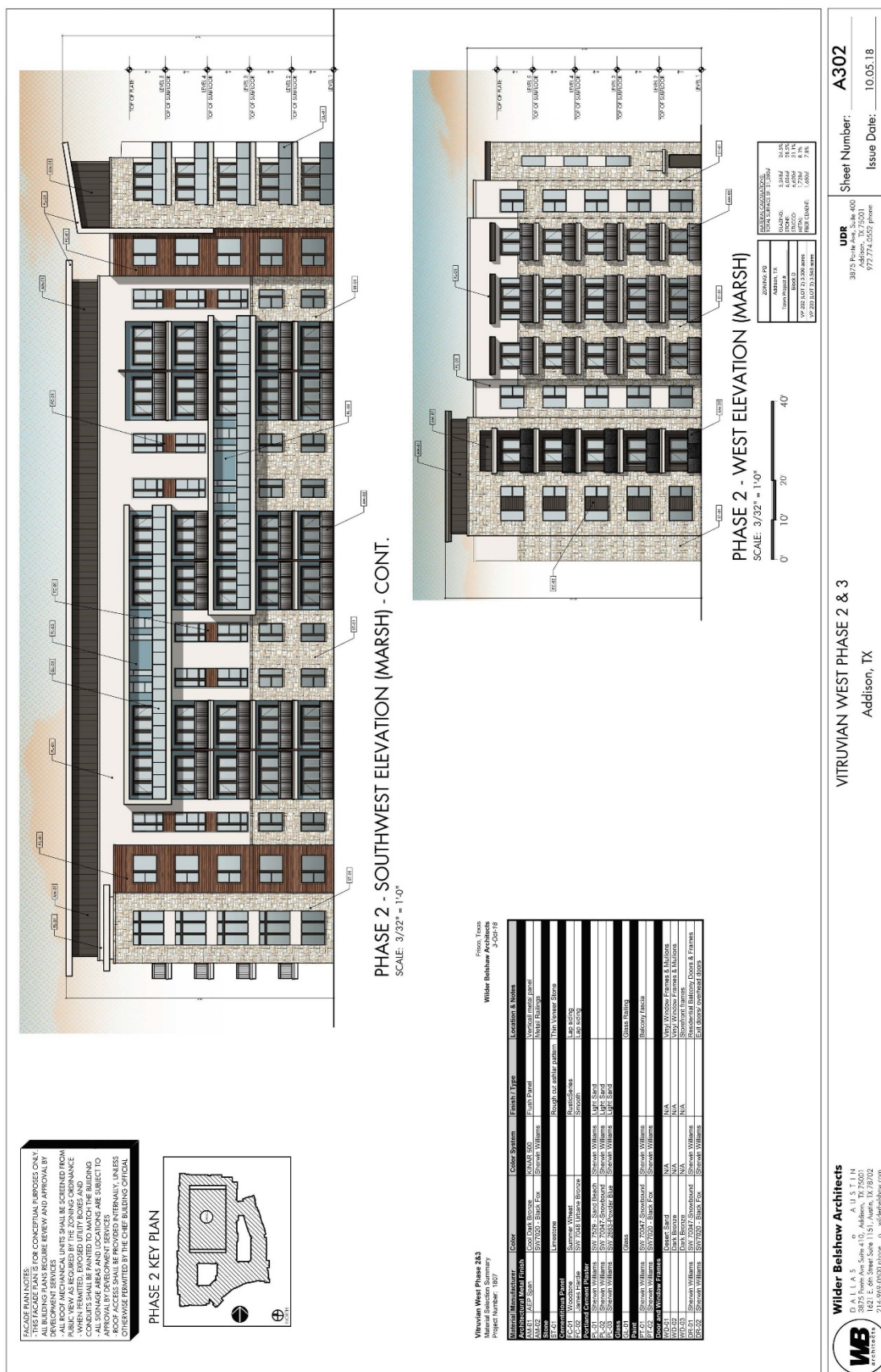


EXHIBIT A: DEVELOPMENT PLANS

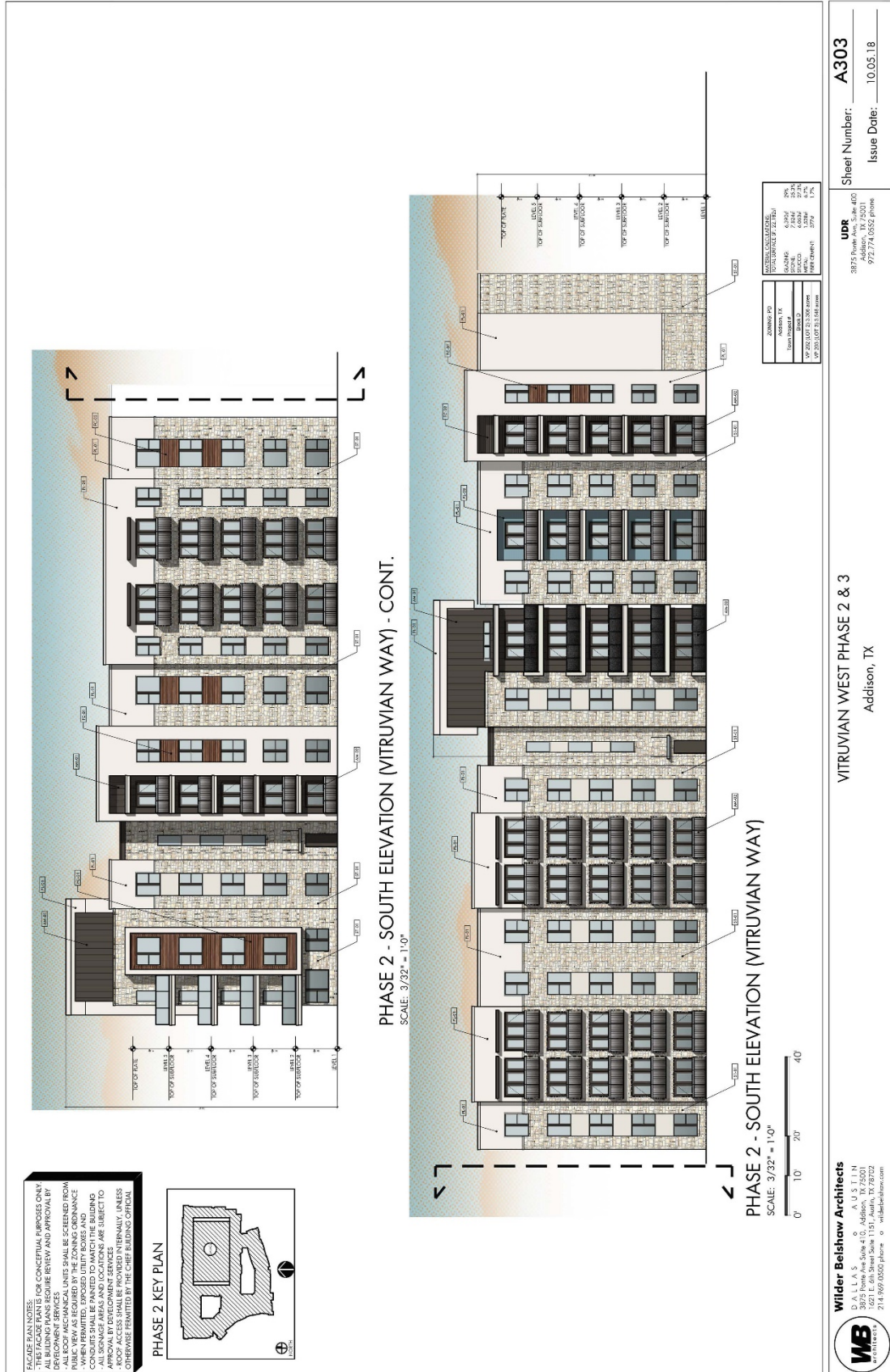


EXHIBIT A: DEVELOPMENT PLANS

EXHIBIT A: DEVELOPMENT PLANS

[illegible]

EXHIBIT A: DEVELOPMENT PLANS

[illegible]

EXHIBIT A: DEVELOPMENT PLANS

Wildier Belshaw Architects
Dallas - Austin
WB
WILDER BELSHAW ARCHITECTS
P.C.

Served at Vitruvian West, 8616 Royce Ave
Suite 4, Addison Texas 75001
The Arnold in East Austin, 1821 E. 6th Street
Austin, TX 78702
214.969.0500 phone www.wildierbelshaw.com

UDR
Project Owner:
3372 Fritch Ave., Ste. 400
Addicks, TX 75001
Copyright © Wildier Belshaw Architects, Inc.
1/2023-3/26/2023
City of Addison, Texas

ION CONSULTING ENGINEERS, INC.
28419 S. Highway 112
Southlake, TX 76092
(817) 555-4310
www.ion-engineers.com

Civil
Notes: 1-3 New Work

No.	Date	Description
01	05/07/18	Sho 3, Issued
02	12/05/18	Sho 3, Issued

Vitruvian West
PHASE II & III

Addition, Town
Wildier Belshaw Project Number: 1807

Drawing Name

Sheet Number: **A109**

ZONING: PD
Addison, TX
Town Project #
Block D
VP 202 (LOT 2), 3.308 acres
VP 203 (LOT 3), 3.545 acres

ACTION
APPROVED _____
STAFF APPROVED _____
COUNCIL _____
DATE: 3/26/2023
SCALE: 1"=30'

VICINITY MAP (NTS)

ADDITION SITE PLAN NOTES

- Any revision to this plan will require Town approval and will require revisions to any corresponding plans to avoid conflicts between them.
- Open storage, where permitted, shall be screened in accordance with the Zoning Ordinance.
- Buildings with aggregate sum of 5,000 square feet or greater on a lot shall have automatic fire sprinklers installed throughout all areas of the building. Fire protection measures may be approved by the Fire Department.
- All signage is subject to Town approval.
- Access and egress ways shall be shown on lots adjacent to building and subject to Building Inspection Division approval.

All mechanical equipment shall be screened per Ordinance NO. 007-034, #13. Refer to Landscaping for screening materials and dimensions.
This development meets the sustainability requirements per Ordinance NO. 007-034, Exhibit F.

O6 PHASE 03, LEVEL 2-3 PLAN
SCALE: 1"=30'

EXHIBIT A: DEVELOPMENT PLANS

[illegible]

EXHIBIT A: DEVELOPMENT PLANS

Wildier Balshaw Architects
Dallas - Austin

Savoye2 at Witman Road, 3676 Poole Ave
Suite 410 Addison Texas 75001
The Alford in East Austin 1001 E 6th Street
Austin TX 78702
214 969-0200 phone www.wildierbalshaw.com

UDR

Project Name:

3075 Town Ave, Suite 400
Addison, TX 75001

Client: Icon Consulting Engineers, Inc.
1720 24th / J22
Richardson, TX 75081
IconConsulting.com

Scale: 1"=30'

Icon Consulting Engineers, Inc.
1810 N. Greenville Ave., #110
Suite 400, Richardson, TX 75081
972.242.6210

No.	Date	Revisions
0	07/01/16	Site Submittal
1	07/01/16	Site Submittal

Viruvian West

PHASE II & III

Addition, Texas
Wildier Balshaw Project Number: 807

Drawn by Name:

ACTION

APPROVED _____ DENSED _____

STAFF _____

COUNCIL _____

DATE _____

TIME _____

BY _____

Vicinity Map (NTS)

ADDITION SITE PLAN NOTES

- Any revision to this plan will require a Town approval and will require revisions to any existing plans to avoid conflicts between plans.
- Open storage, where permitted, shall be screened in accordance with the Zoning Ordinance.
- Buildings with aggregate sum of 5,000 square feet or greater on a lot shall have automatic fire sprinklers installed throughout all areas of the building. The fire department may be approved by the Fire Department.
- All signage is subject to Town approval.
- All proposed buildings shall be shown on the site plan and are subject to Building Inspection Division approval.

All mechanical equipment shall be screened per Ordinance NO. 007-034, #13. Refer to Landscape for screening materials and dimensions.

The development meets the sustainability requirements per Ordinance NO. 007-034, Exhibit F.

ZONING PD

Addison, TX

Town Project #

Block D

VP 202 (LOT 2) 3,306 acres


VP 203 (LOT 3) 3,548 acres

Scale: 1"=30'

North Arrow

EXHIBIT A: DEVELOPMENT PLANS

Wilder Belshaw Architects
Dallas, Austin



Severed at Vitruvian Park, 3875 Potts Ave
Suite 400 Dallas Texas 75201
The Arnold in East Austin, 1811 E. 8th Street
Austin, Texas 78702
214.989.0000 phone www.wilderbelshaw.com

Project County:
UDR
3072 Potts Ave. Suite 400
Austin, TX 78702
Contact: Irvin Rodriguez
1.844.444.4444
1.214.533.7722
R.Rodriguez@wilderbelshaw.com

Icon Consulting Engineers, Inc.
2810 W. Northwest Blvd #110
Garland, TX 75042
(972) 352-6010

Vitruvian West
PHASE II & III

Arlington, Texas
Wilder Belshaw Project Number: 907

Drawing Name:


ACTION

APPROVED

DERIVED

STAFF

COUNCIL

VICINITY MAP (NTS)


ADDITION SITE PLAN NOTES

1. Any revision to this plan will require Town approval and will require revisions to any corresponding plans to avoid conflicts between plans.

2. Open storage, where permitted, shall be screened in accordance with the Zoning Ordinance.

3. Buildings with aggregate area of 5,000 square feet shall be equipped with automatic fire sprinklers installed throughout all structures. Alternative fire protection measures may be approved by the Fire Department.

4. All signage is subject to Town approval.

5. All fences and retaining walls shall be shown on the site plan and are subject to Building Inspection Division approval.

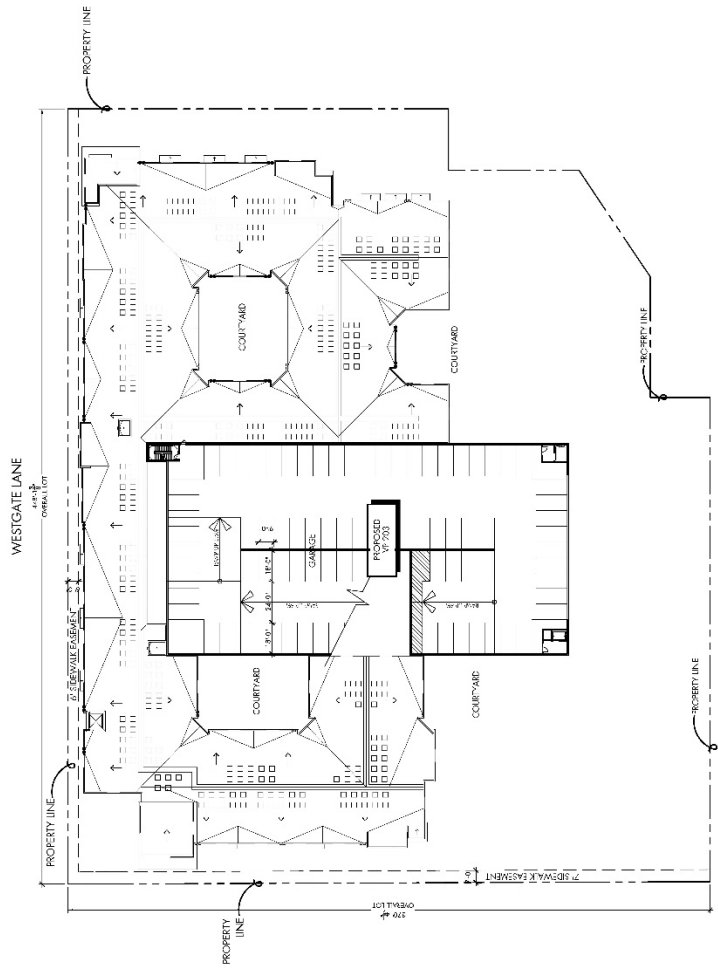
All mechanical equipment shall be screened per Ordinance NO. 007-034, #13. Refer to Landscape for screening materials and attachments.

The development meets the sustainability requirements per Ordinance NO. 007-034, Exhibit F.

ZONING: PD
Arlington, TX

Town Project #
Block D

VP 202 (LOT 2) 3,306 acres
VP 203 (LOT 3) 3,648 acres



06 PHASE 03, ROOF PLAN
SCALE: 1"=50'

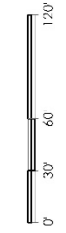


EXHIBIT A: DEVELOPMENT PLANS

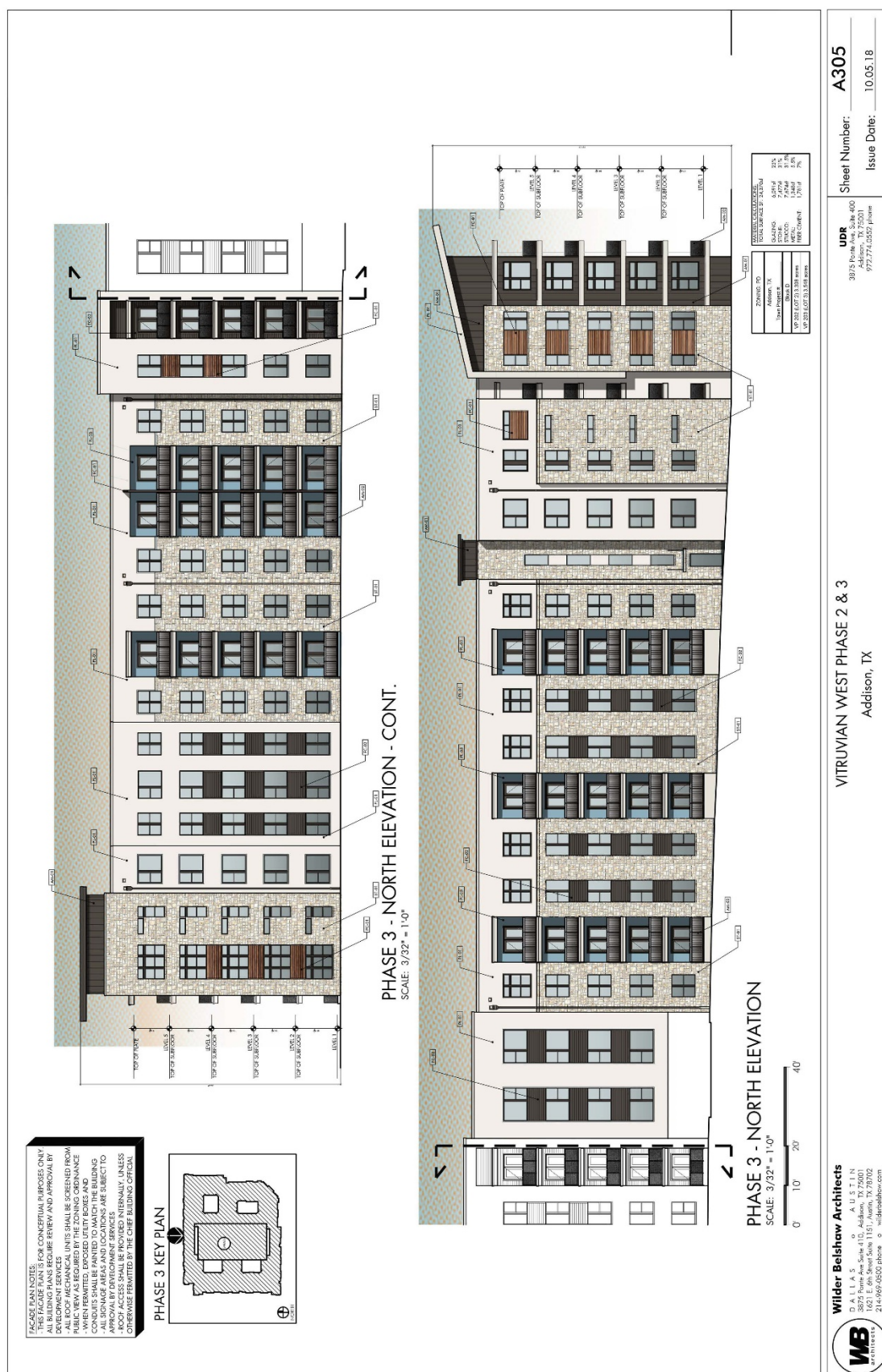


EXHIBIT A: DEVELOPMENT PLANS

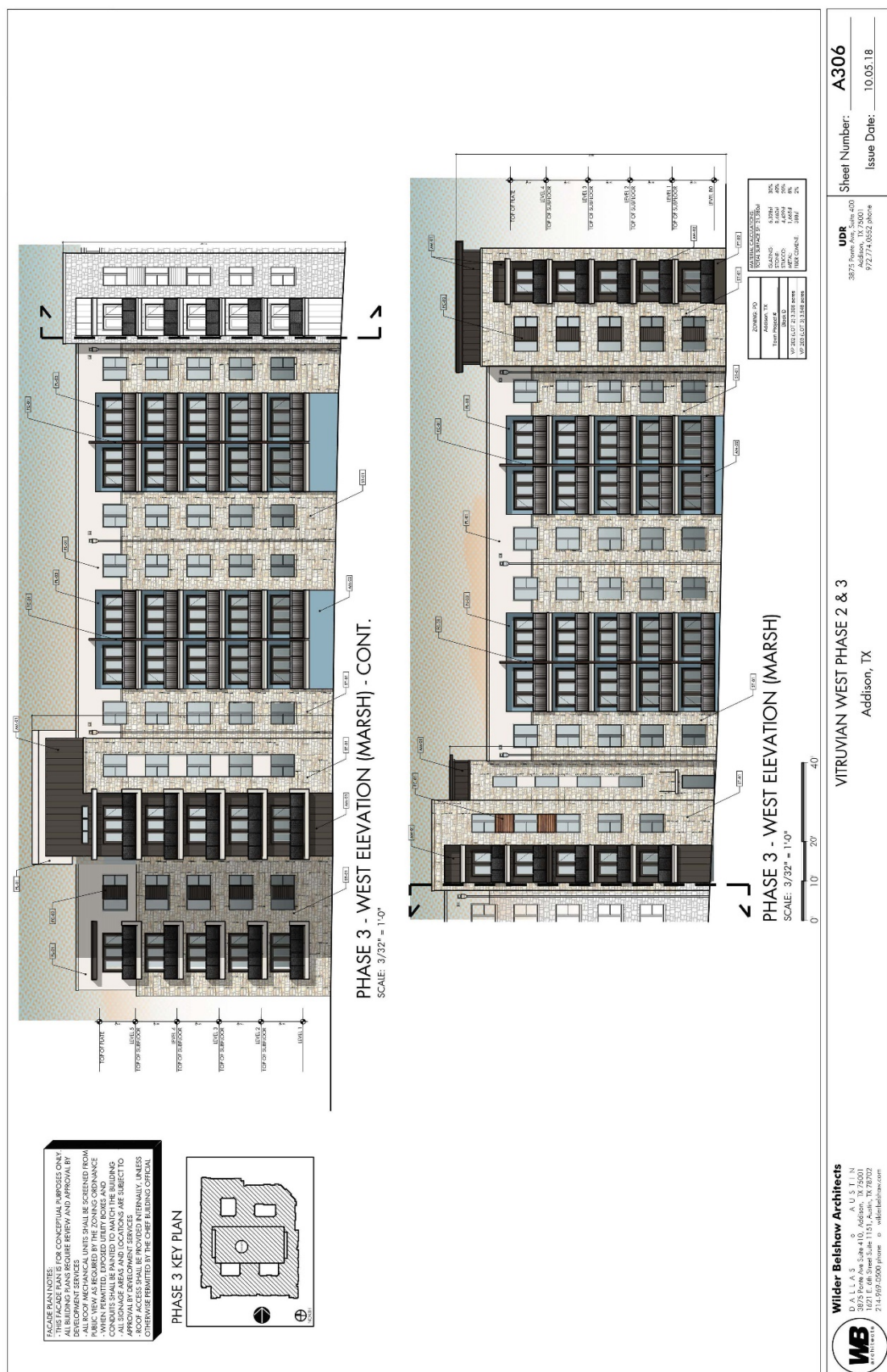


EXHIBIT A: DEVELOPMENT PLANS

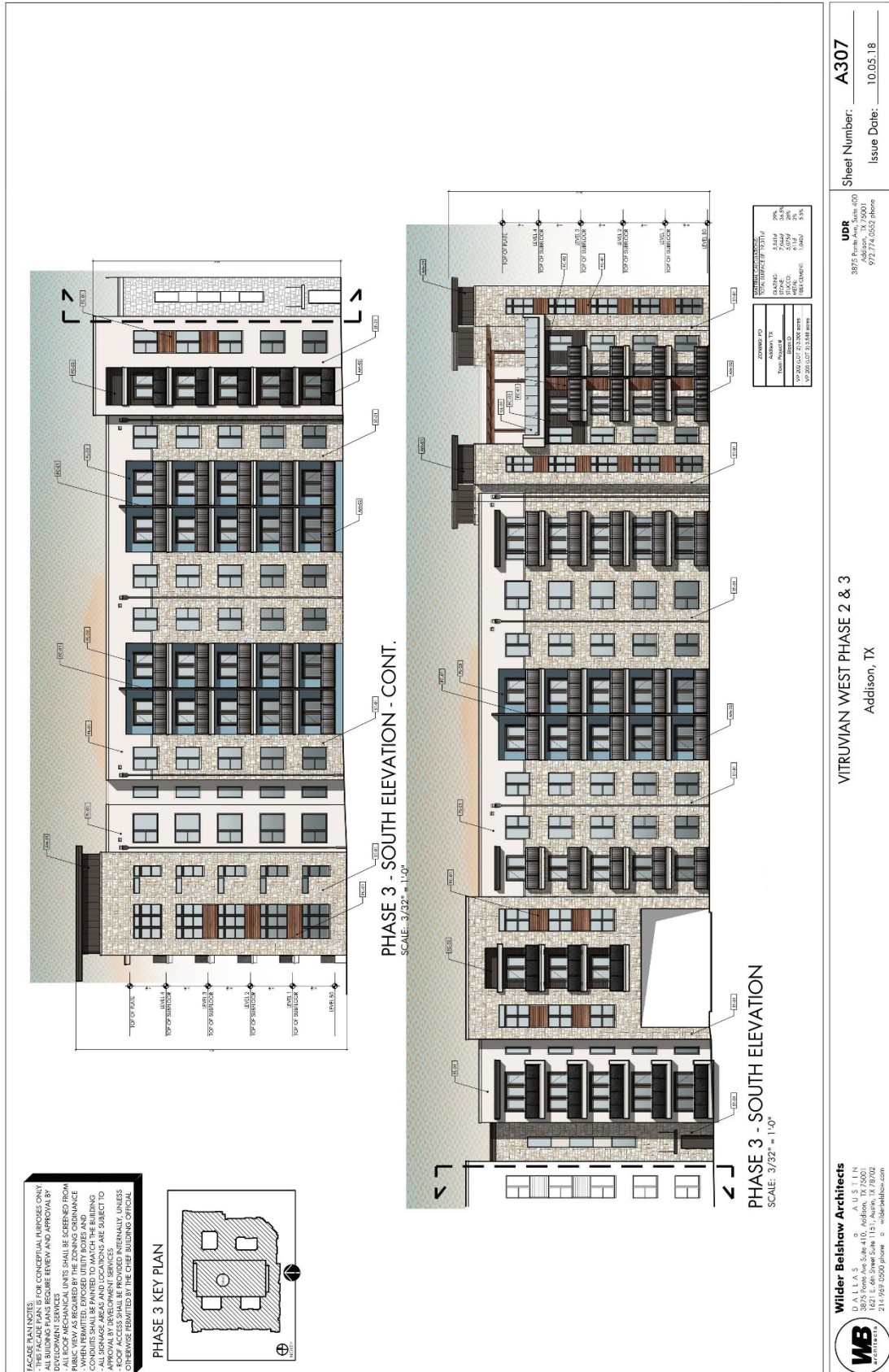


EXHIBIT A: DEVELOPMENT PLANS

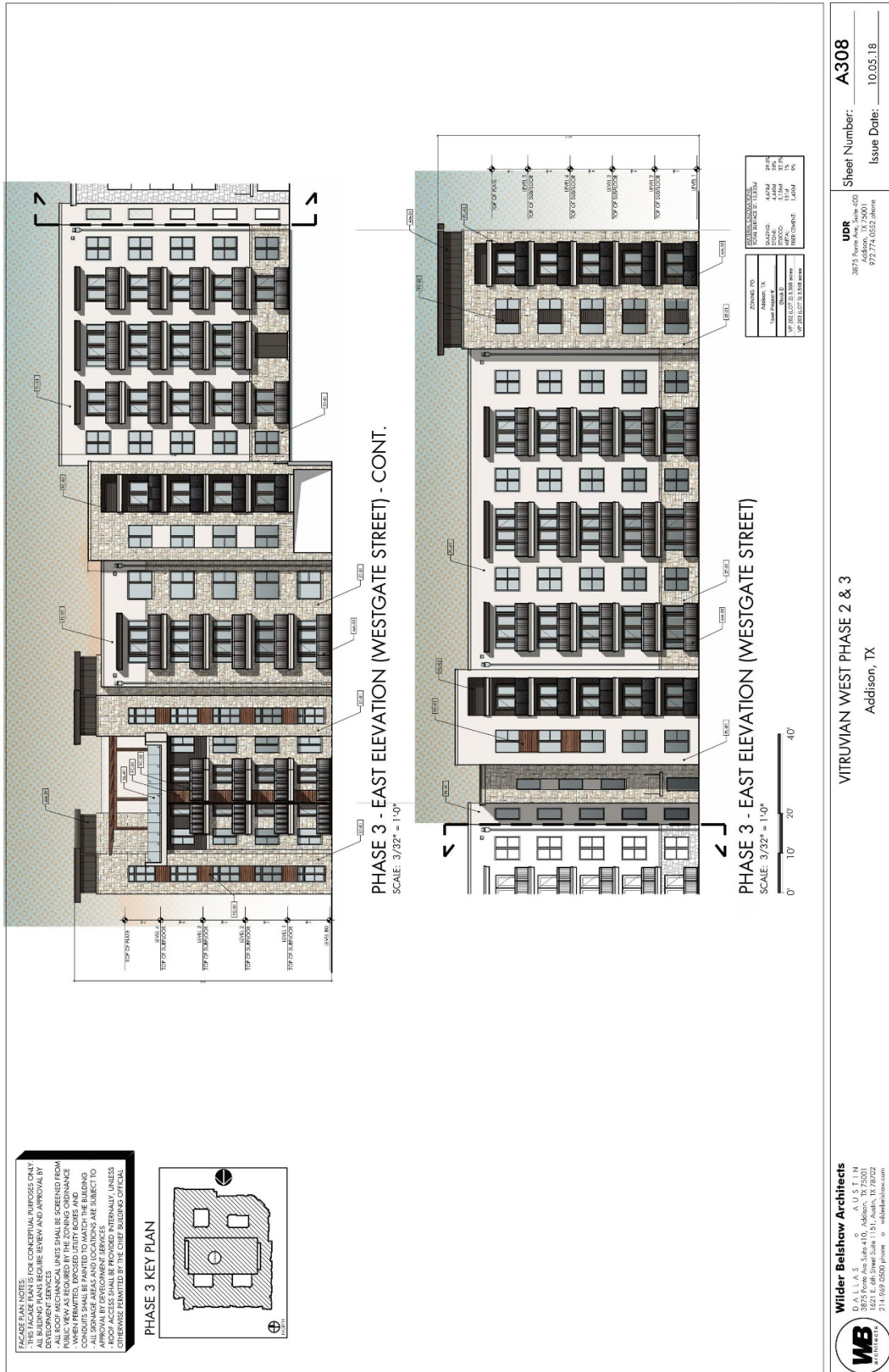


EXHIBIT A: DEVELOPMENT PLANS



EXHIBIT A: DEVELOPMENT PLANS

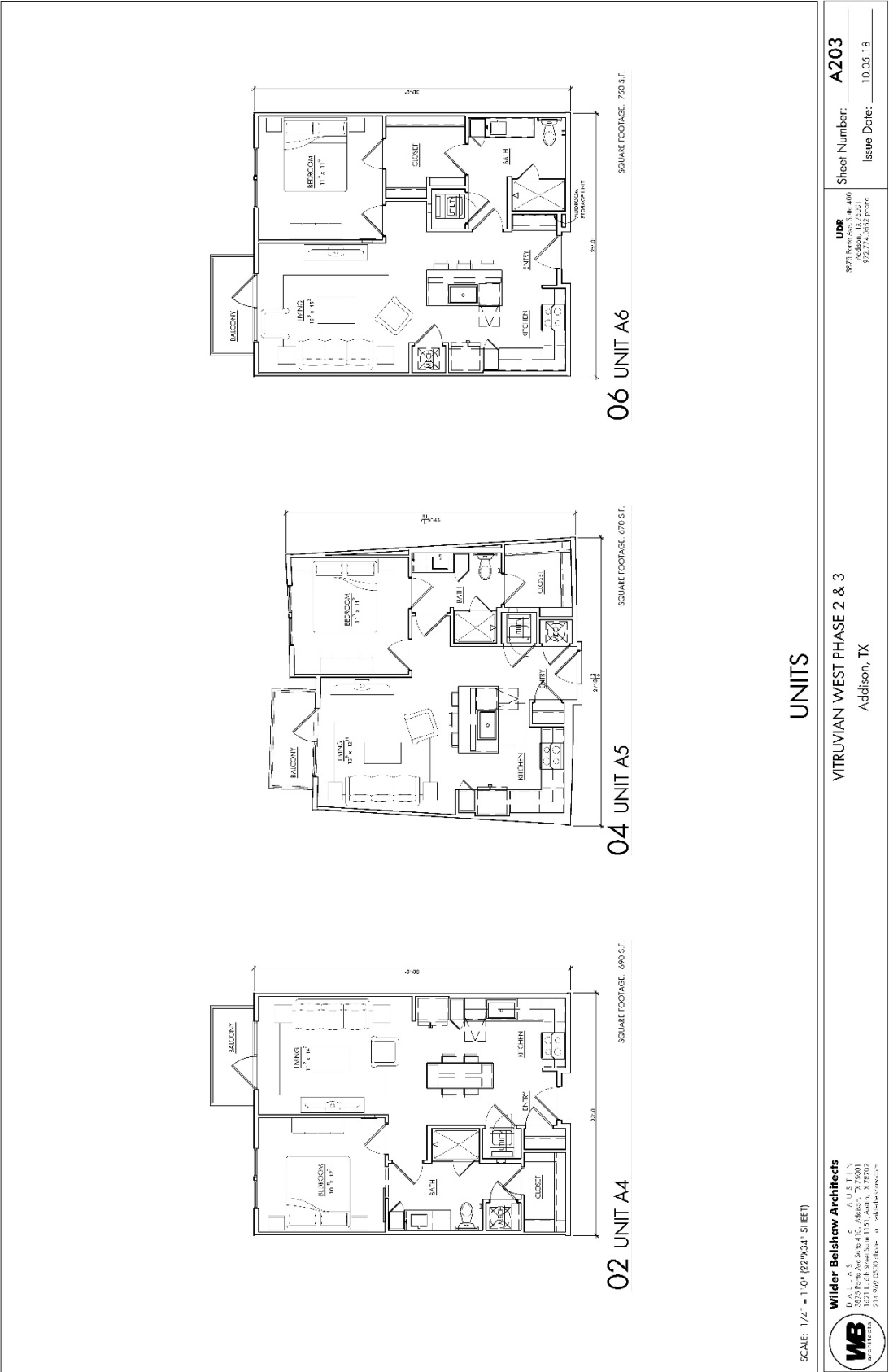


EXHIBIT A: DEVELOPMENT PLANS



EXHIBIT A: DEVELOPMENT PLANS



EXHIBIT A: DEVELOPMENT PLANS



EXHIBIT A: DEVELOPMENT PLANS

Wilder Beishaw Architects
Dallas • Austin

WB
ARCHITECTS

Sequoyia at Westover Park, 9870 Drew Ave
Suite 400, Dallas, Texas 75201
The Arnold in East Austin, 1621 E 9th Street
Suite 100, Austin, Texas 78702
214.693.9350 phone www.wbarchitects.com

studioOutside
ARCHITECTS
2000 Ross Street, Suite 101
Dallas, Texas 75201
971.861.7192

Project Owner:
UDR, Suite 400
3075 Potomac, TX 75201

Contact Information:
11111 Ross Street, Suite 101
77201 548 7722
RSLohn@udr.com

Issues and Revisions:

No.	Date	Issues

Vitruvian West
PHASE II & III

Wilder Beishaw Project Number: 1307
Austin, TX

PLANTING DETAILS

Sheet Number
L101

© 2014 WILDER BEISHAW ARCHITECTS

Shrubs & Groundcover B

Scale: 1/2" = 1'-0"

Container - 4\"/>

Scale: 1/2" = 1'-0"

EXHIBIT A: DEVELOPMENT PLANS

Wilder Belshaw Architects
Dallas, Austin

WB
ARCHITECTS

Served at Vitruvian Park, 2875 Drove Ave
Suite 410 Austin, Texas 75201
The Arnold in East Austin 1827 E. 6th Street
Suite 115 Austin, Texas 75102
214.960.0500 Phone www.wilderbelshaw.com

studioOutside
10000 West 102nd St
Suite 100
Dallas, Texas 75241
714.481.5182

Project Owner: UCR
3875 Drove, Suite 400
Austin, TX 75201

Contact Information:
Katie Johnson
(720) 348-7722
RSJohnson@uci.com

Issues and Revisions:

No.	Date	Issues

Vitruvian West
PHASE II & III

Address: TX
Wilder Belshaw Project Number: 1897

Drawing Name: LANDSCAPE PLAN

Sheet Number: L102

2018 WILDERBELSHAW ARCHITECTS

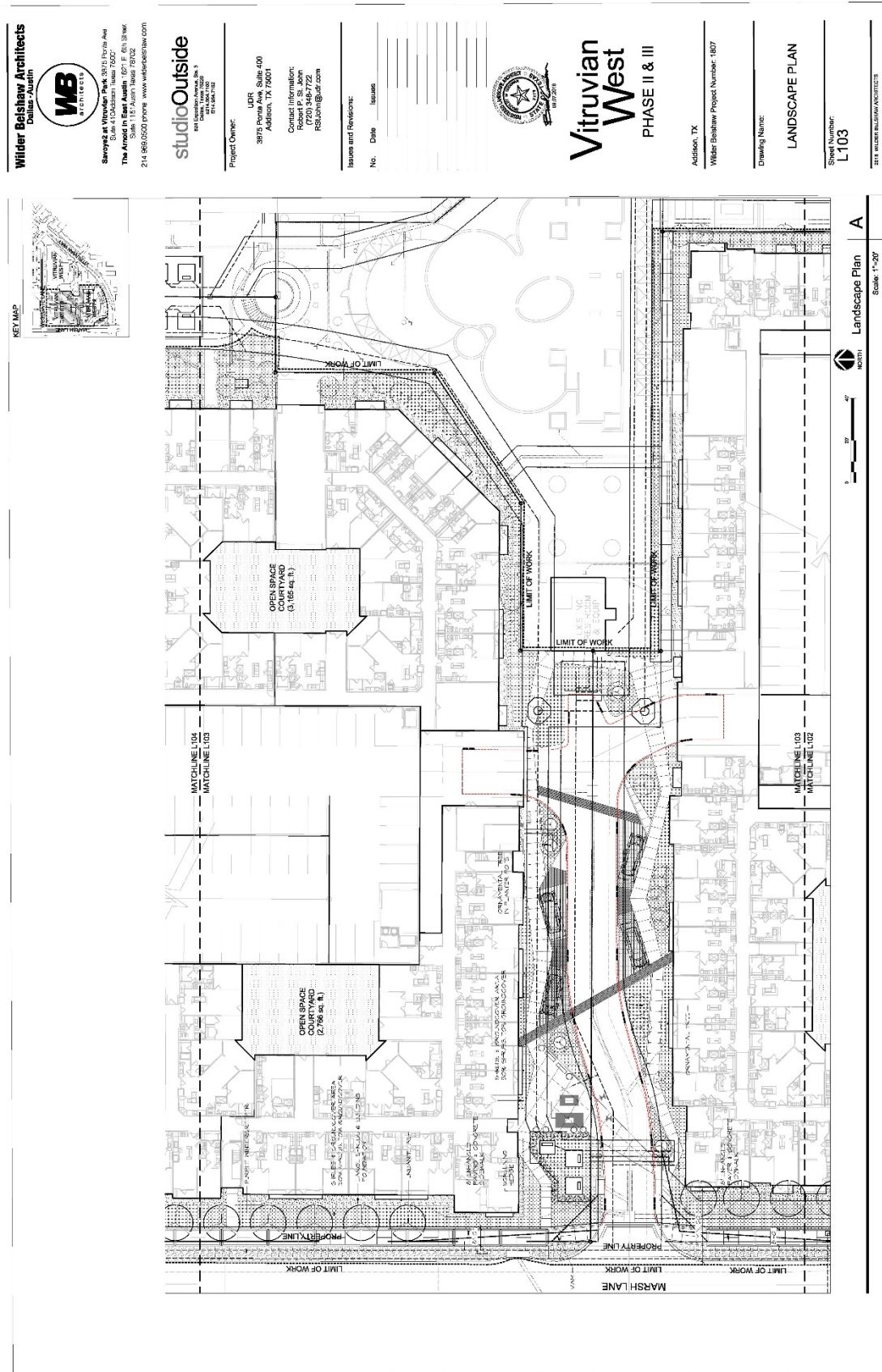
Scale: 1"=20'

North Arrow

Wilder Belshaw Architects

Project Name: Landscape Plan

Sheet Number: A



Ordinance No. _____