

ORDINANCE NO. _____

AN ORDINANCE OF THE TOWN OF ADDISON, TEXAS, AMENDING THE DEVELOPMENT PLANS, ORDINANCE O11-032, IN PLANNED DEVELOPMENT DISTRICT O07-034, AS AMENDED BY O13-026, 06-017, AND O19-06, ON A 4.4 ACRE PROPERTY LOCATED AT 3990 VITRUVIAN WAY, TO ALLOW AN INCREASE IN RESIDENTIAL DENSITY; PROVIDING A PENALTY NOT TO EXCEED TWO THOUSAND AND NO/100 DOLLARS (\$2,000.00) FOR EACH OFFENSE AND A SEPARATE OFFENSE SHALL BE DEEMED COMMITTED EACH DAY DURING OR ON WHICH A VIOLATION OCCURS OR CONTINUES; SAVINGS, NO SEVERABILITY AND 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, at its regular meeting held on August 18, 2020 the Planning & Zoning Commission considered and made recommendations on a request to amend the development plans through O11-032, in Planned Development District O07-034, as amended, to increase residential density in order to add one dwelling unit to an existing multifamily development (Case No. 1817-Z/UDR Fiori); and

WHEREAS, this change of zoning is in accordance with the adopted Comprehensive Plan of the Town of Addison, as amended; and

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

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

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. That Ordinance O11-032, is hereby amended as follows:

- (a) The original site plan is hereby replaced with the site plan as shown in **Exhibit A** of this Ordinance.
- (b) Additional floor plan and building elevation, as shown in **Exhibit B**, are hereby adopted.
- (c) Prior to the issuance of a Certificate of Occupancy, said Property shall be improved in accordance with the site plan, floor plan, and building elevations, which are attached hereto as **Exhibit A** and **Exhibit B** and made a part hereof for all purposes.

(d) Save and except as amended by this Ordinance all other provisions in O11-032 shall remain in full force and effect.

SECTION 3. 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 4. That it is the intention of the City Council that this ordinance be considered in its entirety, as one ordinance, and should any portion of this ordinance be held to be void or unconstitutional, then said ordinance shall be void in its entirety, and the City Council would not have adopted said ordinance if any part or portion of said ordinance should be held to be unconstitutional or void.

SECTION 5. 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 6. 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.

DULY RESOLVED AND ADOPTED by the City Council of the Town of Addison, Texas, on this the **8TH** day of **SEPTEMBER** 2020.

TOWN OF ADDISON, TEXAS

Joe Chow, Mayor

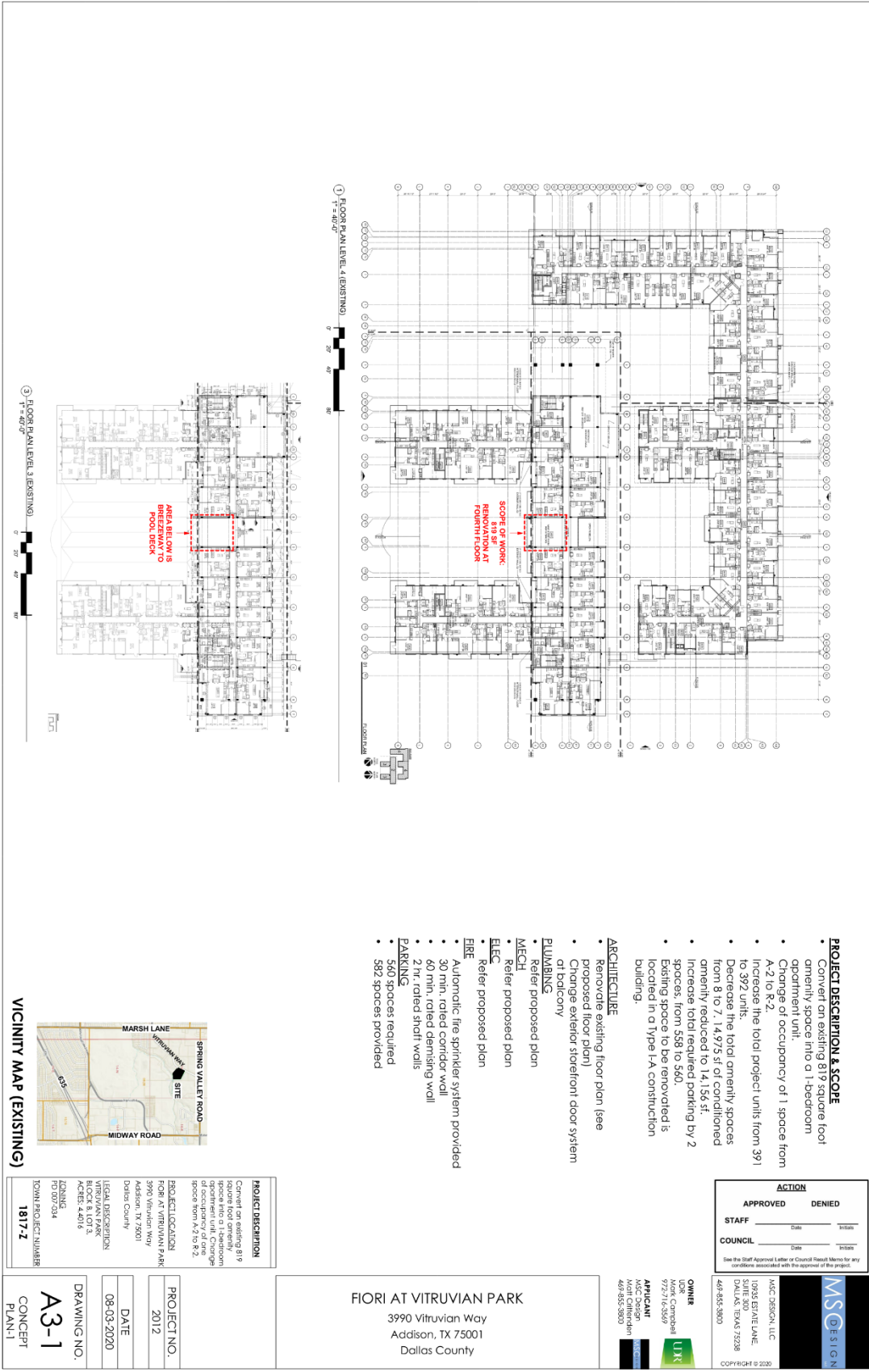
ATTEST:

APPROVED AS TO FORM:

Irma Parker, City Secretary

Brenda N. McDonald, City Attorney

Exhibit B



PROJECT DESCRIPTION & SCOPE

- Convert an existing 819 square foot amenity space into a 1-bedroom apartment unit.
- Change of occupancy of 1 space from A-2 to R-2.
- Increase the total project units from 391 to 392 units.
- Decrease the total amenity spaces from 8 to 7. 14,375 sq ft of conditioned amenity space required by 2 spaces, from 558 to 560.
- Existing space to be renovated is located in a Type I-A construction building.

ARCHITECTURE

- Renovate existing floor plan (see proposed floor plan)
- Change exterior storefront door system at balcony

PLUMBING

- Refer proposed plan

M/E/C/H

- Refer proposed plan

ELECTRICAL

- Refer proposed plan

FIRE

- Automatic fire sprinkler system provided
- 30 min. rated corridor wall
- 60 min. rated demising wall
- 2 hr. rated shaft walls

PARKING

- 560 spaces required
- 582 spaces provided

ACTION	
APPROVED	DENIED
STAFF	DATE
COUNCIL	DATE

MS&C DESIGN
 1028 ESTATE LANE
 DALLAS, TEXAS 75228
 469.955.5800
 COPYRIGHT © 2020

OWNER
 Mark Campbell
 972.716.5559
 APPLICANT
 MSC DESIGN
 469.955.5800

FIORI AT VITRUVIAN PARK
 3990 Vitruvian Way
 Addison, TX 75001
 Dallas County

PROJECT DESCRIPTION
 Convert an existing 819 square foot amenity space into a 1-bedroom apartment unit. Change of occupancy from A-2 to R-2.

PROJECT LOCATION
 FIORI AT VITRUVIAN PARK
 3990 VITRUVIAN WAY
 DALLAS COUNTY

LEGAL DESCRIPTION
 BLOCK 6, LOT 3
 ACRES: 4.4016
 ZONING: PD 007.034
 TOWN PROJECT NUMBER: 1817-Z

DATE
 08-03-2020

DRAWING NO.
 A3-1
 CONCEPT PLAN-1



VICINITY MAP (EXISTING)

Sheet Size: 22x34

Exhibit B

② LABEL A - EXISTING APARTMENT PLAN
1/4" = 1'-0"

① LABEL A - PROPOSED FLOOR PLAN
1/4" = 1'-0"

VICINITY MAP (EXISTING)

<p>PROJECT DESCRIPTION</p> <p>Convert an existing B19 residential use into a 1-bedroom apartment unit. Change space from A-2 to R-2.</p> <p>PROJECT LOCATION</p> <p>Fiori at Vitruvian Park 3990 Vitruvian Way Addison, TX 75001 Dallas County</p> <p>LEGAL DESCRIPTION</p> <p>VITRUVIAN PARK SUBDIVISION ACRES: 4.4015</p> <p>ZONING</p> <p>FD-07.02/04</p> <p>TOWN PROJECT NUMBER</p> <p>1817-Z</p>	<p>PROJECT NO.</p> <p>2012</p> <p>DATE</p> <p>08-05-2020</p> <p>DRAWING NO.</p> <p>A32</p> <p>CONCEPT PLAN#</p> <p>PLAN#Z</p>
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FIORI AT VITRUVIAN PARK
3990 Vitruvian Way
Addison, TX 75001
Dallas County

OWNER

UMH

Work Completed

9/27/16-5/5/19

APPLICANT

MDC Design

MDC Design

469-855-3800

MPDC DESIGN, LLC

10928 STATE LANE
SUITE 300
DALLAS, TEXAS 75238
469-855-3800

MPDC-GR-18-2020

ACTION	
APPROVED	DENIED
STAFF	Date: _____ Initials: _____
COUNCIL	Date: _____ Initials: _____

See the Staff Approval Letter or Council Resolution Memo for any conditions associated with the approval of the project.