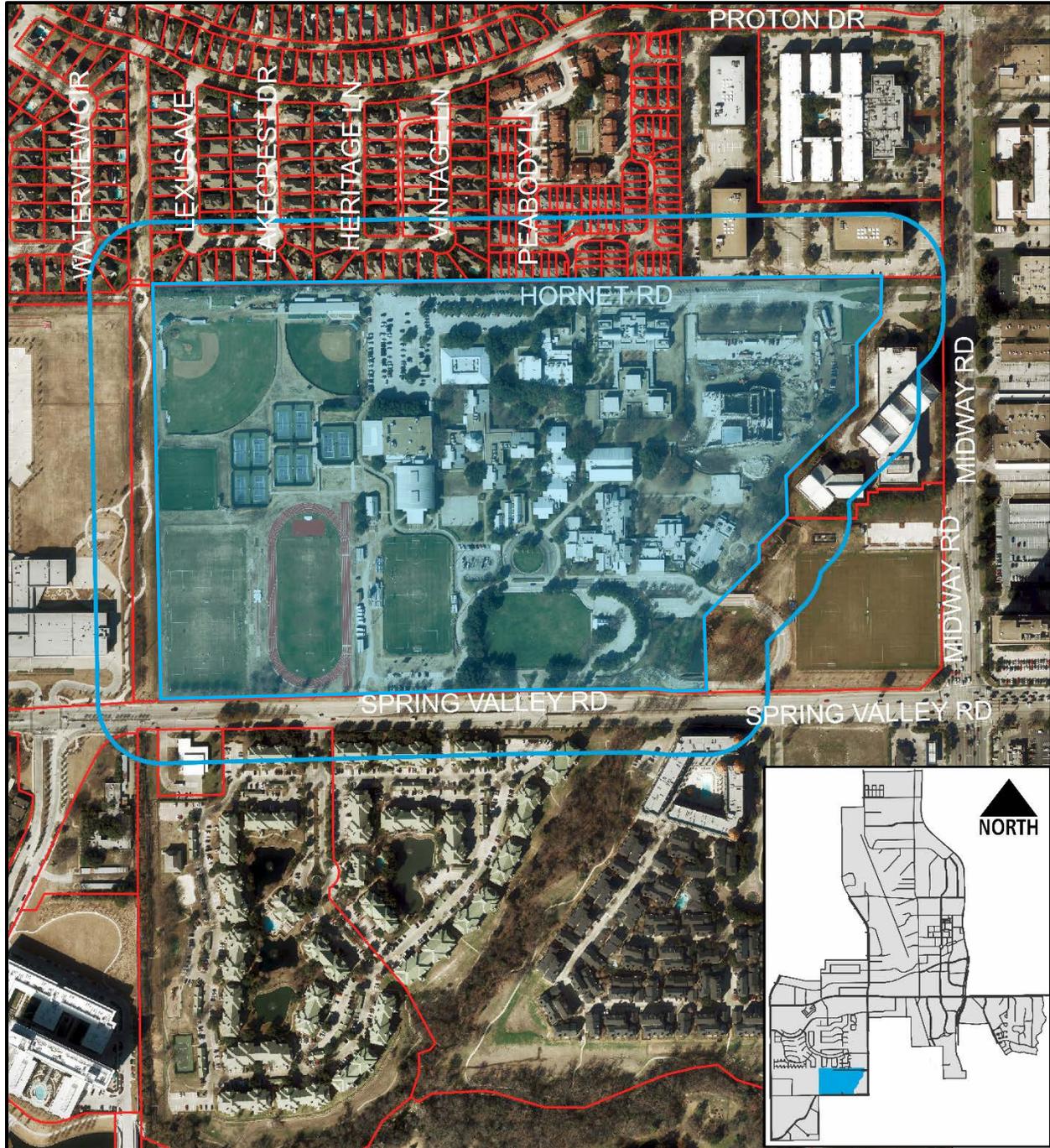


1784-SUP

PUBLIC HEARING Case 1784-SUP/Greenhill Batting Cages. Public hearing, discussion, and take action on a recommendation regarding an ordinance changing the zoning on property located at 4141 Spring Valley Road, currently zoned Residential-1 (R-1) with a Special Use Permit for a private school, to amend the existing master site plan to allow for indoor batting cages.

LOCATION MAP



**INFRASTRUCTURE &
DEVELOPMENT SERVICES**

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Addison, TX 75001

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September 13, 2018

STAFF REPORT

RE: Case 1784-SUP/Greenhill Batting Cages
LOCATION: 4141 Spring Valley Road
REQUEST: Approval of a zoning change to amend the existing master site plan to allow the construction of a new building for indoor batting cages.
APPLICANT: Mike Willis, Greenhill School

DISCUSSION:

Background: Greenhill School has been in Addison since 1960, located within the Residential-1 (R-1) zoning district. Since it is a school, it requires a Special Use Permit (SUP). The SUP has been amended six times over the years to provide for revised development plans and additional uses.

The school encompasses multiple buildings and athletic fields, primarily located along the southern portion of the property. However, there are two baseball fields and outdoor batting cages located along the northern property line, abutting three residential neighborhoods. The school has worked diligently over the past years in order to alleviate any nuisances caused by this close proximity. More recently, Greenhill received complaints about the noise created by the outdoor batting cages. Therefore, in an effort to be a good neighbor, the school is proposing to enclose the batting cages.

Proposed Plans: The applicant is proposing to build a one-story, 3,000 square foot building over the existing foundation to enclose the two batting cages. Such action requires a rezoning process to amend the existing SUP master site plan to include this new building.

Exterior Facades: The submitted plans show the building as primarily constructed from brick. All exterior facades meet the 80% masonry requirement.

The applicant is not proposing to make any other changes to the site, therefore there is no impact on landscaping or paving areas.

RECOMMENDATION: APPROVAL

Given some of the past issues between Greenhill and the adjacent residential neighborhoods, staff supports the applicant's continued efforts to address noise concerns. Staff believes that this is a reasonable request and recommends approval of the proposed amendment to the master site plan in order to construct a one-story 3,000 square foot building for indoor batting cages.



Case 1784-SUP/Greenhill Batting Cages

September 18, 2018

COMMISSION FINDINGS:

The Addison Planning and Zoning Commission, meeting in regular session on September 18, 2018, voted to recommend approval of an ordinance changing the zoning on property located at 4141 Spring Valley Road, currently zoned Residential-1 (R-1) with a Special Use Permit for a private school, to amend the existing master site plan to allow for indoor batting cages without conditions.

Voting Aye: Catalani, Dougan, Groce, Meleky, Resnik, Souers, Wheeler

Voting Nay: none

Absent: none

SPEAKERS AT THE PUBLIC HEARING:

For: none

On: none

Against: Mike Saleuih, 4008 Sherry Lane; Bob Baumann, 4004 Sherry Lane