

ORDINANCE NO. _____

AN ORDINANCE OF THE TOWN OF ADDISON, TEXAS, PROVIDING FOR APPROVAL OF A DEVELOPMENT PLAN FOR THE TRINITY CHRISTIAN ACADEMY MIDDLE SCHOOL ADDITION IN A PLANNED DEVELOPMENT ZONING DISTRICT (O16-040), CONTAINING 19.3 ACRES APPROXIMATELY LOACTED AT 17001 ADDISON ROAD; 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 area generally known as the Trinity Christian Academy was zoned PD, Planned Development, with development standards and a concept plan governing the entire property through Ordinance O16-040; 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. 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. 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. 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 5. 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. 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 13TH day of APRIL 2021.

TOWN OF ADDISON, TEXAS

Joe Chow, Mayor

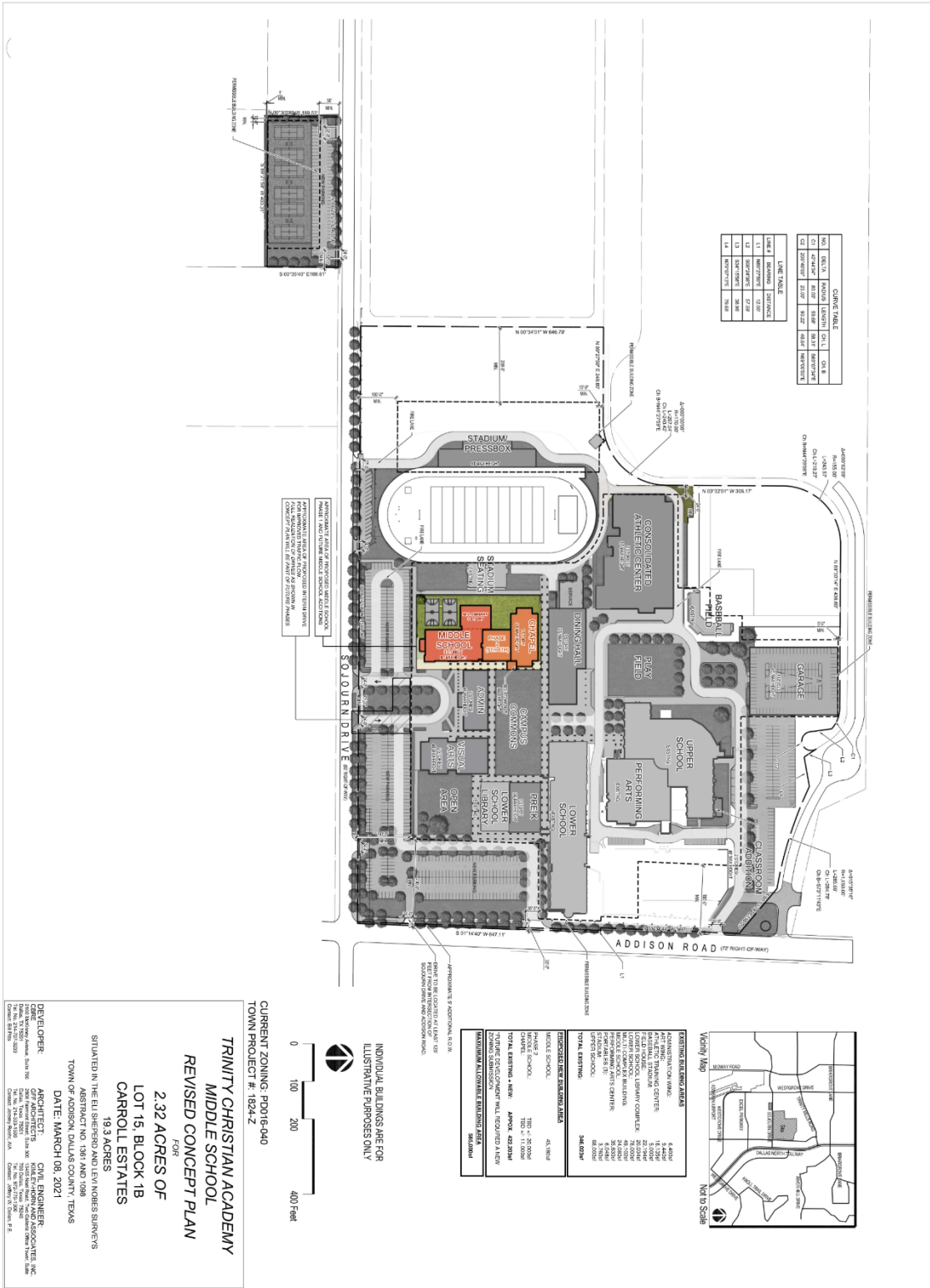
ATTEST:

APPROVED AS TO FORM:

Irma Parker, City Secretary

Brenda N. McDonald, City Attorney

Exhibit A



TRINITY CHRISTIAN ACADEMY
MIDDLE SCHOOL
REVISED CONCEPT PLAN
 FOR
2.32 ACRES OF
LOT 15, BLOCK 1B
CARROLL ESTATES
 19.3 ACRES
 SITUATED IN THE EL SHERRID AND LEV NORBIS SURVEY'S
 ABSTRACT NO. 1381 AND 1098
 TOWN OF ADDISON, DALLAS COUNTY, TEXAS
 DATE: MARCH 08, 2021

DEVELOPER: TRINITY CHRISTIAN ACADEMY
ARCHITECT: GFF ARCHITECTS, INC.
CIVIL ENGINEER: KYLE D. HARRIS AND ASSOCIATES, INC.
REGULATORY CONSULTANT: JERRY M. ROBERT, AIA
DATE: MARCH 08, 2021

INDIVIDUAL BUILDINGS ARE FOR
 ILLUSTRATIVE PURPOSES ONLY

CURRENT ZONING: PD016-040
 TOWN PROJECT #: 1624-Z

TCA MIDDLE SCHOOL
 17001 ADDISON RD
 ADDISON, TX 75001

No.	Date	Revision
1		INITIAL CONCEPTS
2		REGULATORY CONSULTANT REVIEW
3		FINAL CONSTRUCTION
4		REVISED CONCEPT PLAN

Project No. 23991-01
 Date 03/08/2021
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Exhibit A

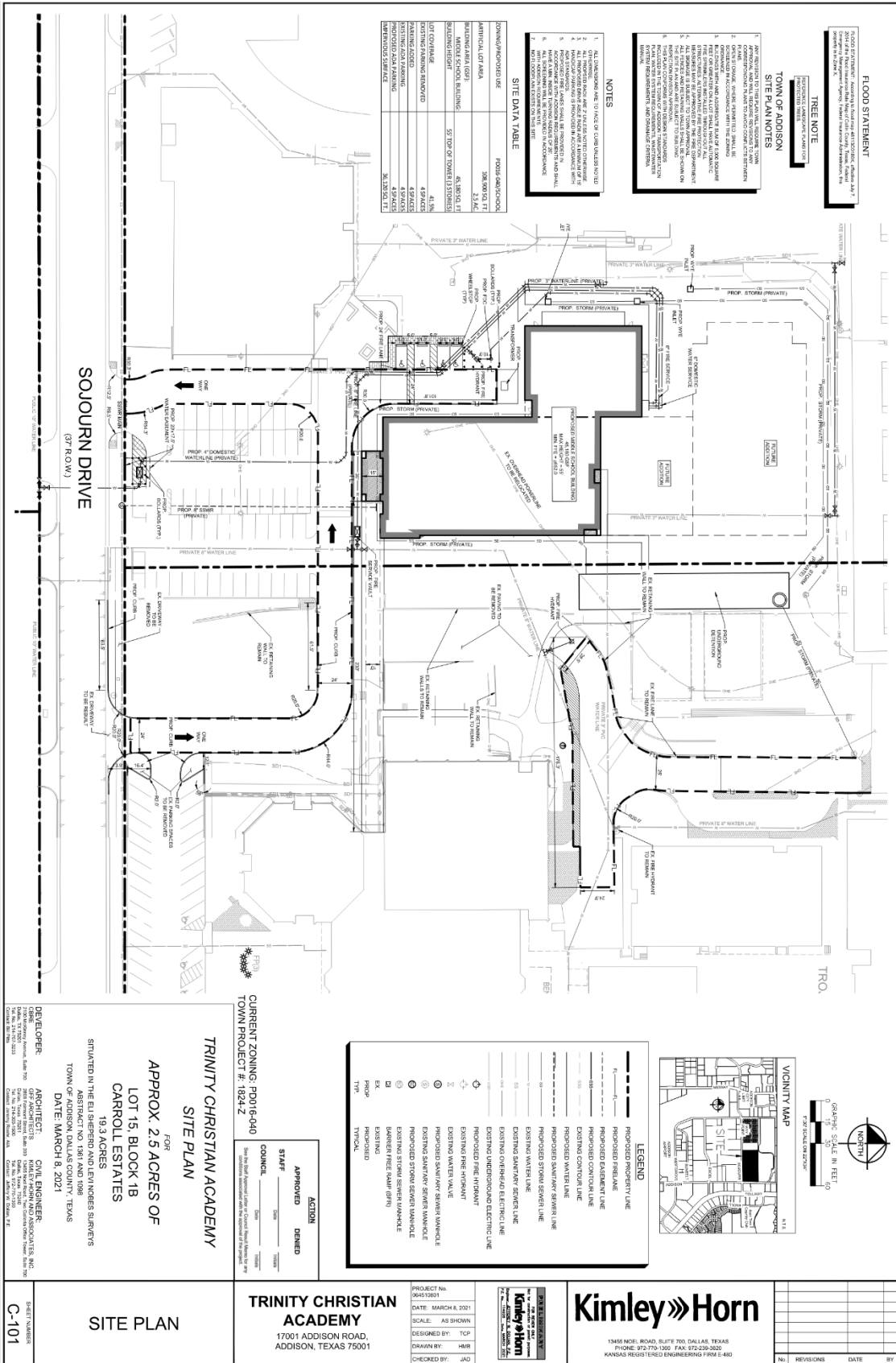
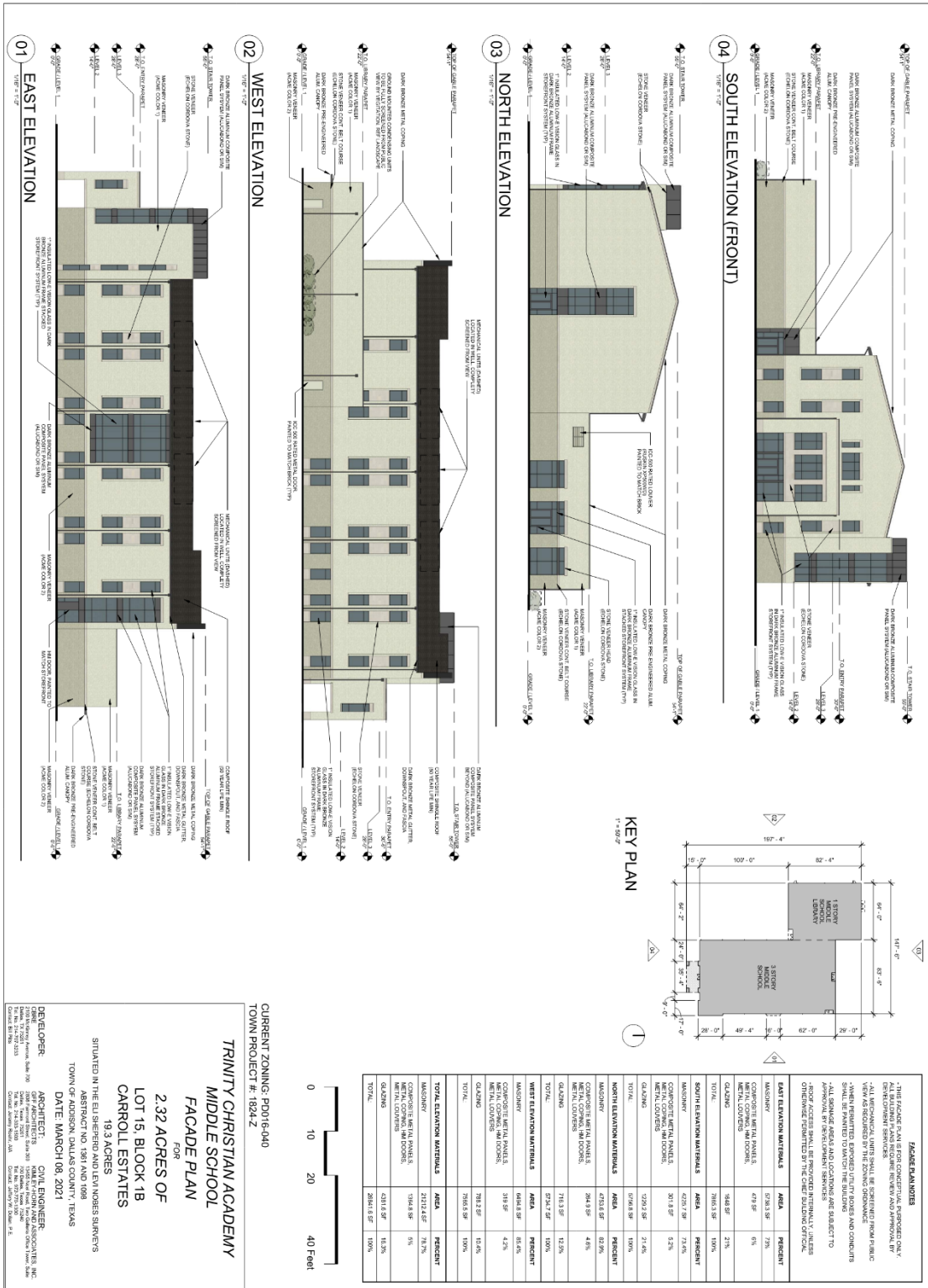


Exhibit A



**TRINITY CHRISTIAN ACADEMY
MIDDLE SCHOOL
FACADE PLAN**

FOR
**2.32 ACRES OF
LOT 15, BLOCK 1B
CARROLL ESTATES**

SITuated IN THE EAST 1/2 SECTION 36, TOWNSHIP 10S, RANGE 14E, COUNTY OF ADDISON, DALLAS COUNTY, TEXAS

DATE: MARCH 08, 2021

PROJECT NO. 20999.00
DATE 03/08/2021
A3

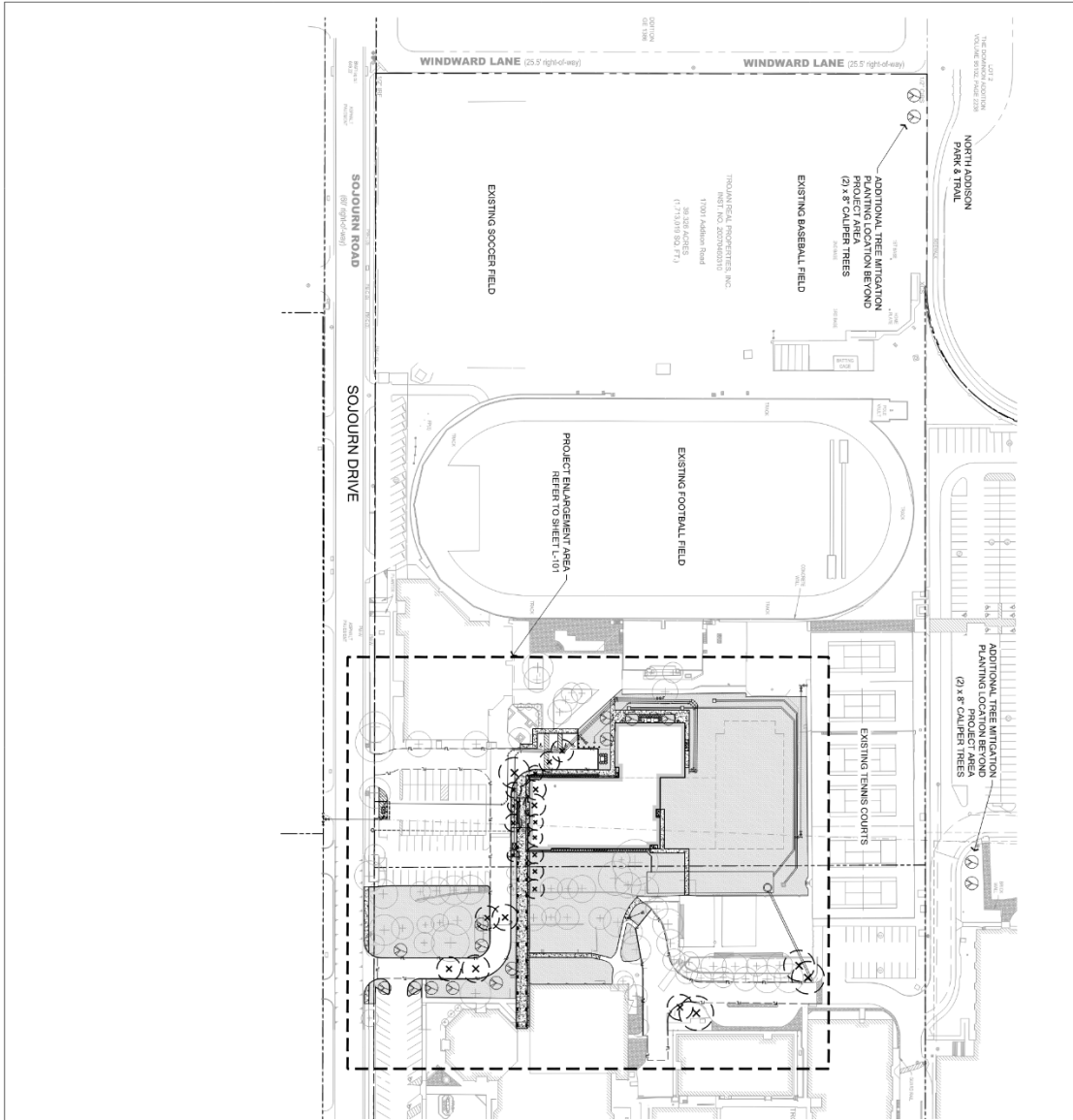
CURRENT ZONING: PD016-040
TOWN PROJECT #: 1824-2

0 10 20 40 Feet

TCA MIDDLE SCHOOL
17001 ADDISON RD
ADDISON, TX 75001



Exhibit A



TRINITY CHRISTIAN ACADEMY
LANDSCAPE PLAN
FOR
APPROX. 2.5 ACRES OF
LOT 15, BLOCK 1B
CARROLL ESTATES
19.3 ACRES
SITUATED IN THE ELLI SHERRIFF AND LEVI NORRIS SURVEY'S
TOWN OF ADDISON, DALLAS COUNTY, TEXAS
DATE: MARCH 28, 2021

DEVELOPER: TRINITY CHRISTIAN ACADEMY
2100 W. ADDISON ROAD, SUITE 100
ADDISON, TX 75001
TEL: 972.382.2222

ARCHITECT: CIVIL ENGINEERS
2100 W. ADDISON ROAD, SUITE 100
ADDISON, TX 75001
TEL: 972.382.2222

IRRIGATION NOTES

- ALL IRRIGATION SHALL BE PERFORMED BY THE USER.
- THE USER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL IRRIGATION SYSTEMS.
- THE USER SHALL BE RESPONSIBLE FOR THE REPLACEMENT OF ANY DAMAGED OR DEFUNCT IRRIGATION SYSTEMS.
- THE USER SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL IRRIGATION SYSTEMS.
- THE USER SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL IRRIGATION SYSTEMS.

TREE MITIGATION NOTES

- ALL TREES TO BE REMOVED SHALL BE IDENTIFIED BY A DASHED CIRCLE WITH AN 'X' INSIDE.
- ALL TREES TO BE PRESERVED SHALL BE IDENTIFIED BY A SOLID CIRCLE WITH A 'P' INSIDE.
- ALL TREES TO BE PRESERVED SHALL BE IDENTIFIED BY A SOLID CIRCLE WITH A 'P' INSIDE.
- ALL TREES TO BE PRESERVED SHALL BE IDENTIFIED BY A SOLID CIRCLE WITH A 'P' INSIDE.

PLANTING LOCATION NOTES

- ALL PLANTING SHALL BE PERFORMED BY THE USER.
- THE USER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL PLANTING.
- THE USER SHALL BE RESPONSIBLE FOR THE REPLACEMENT OF ANY DAMAGED OR DEFUNCT PLANTING.
- THE USER SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL PLANTING.
- THE USER SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL PLANTING.

SOIL NOTES

- ALL SOILS SHALL BE TESTED BY THE USER.
- THE USER SHALL BE RESPONSIBLE FOR THE CORRECTION OF ANY DEFECTIVE SOILS.
- THE USER SHALL BE RESPONSIBLE FOR THE CORRECTION OF ANY DEFECTIVE SOILS.
- THE USER SHALL BE RESPONSIBLE FOR THE CORRECTION OF ANY DEFECTIVE SOILS.

LANDSCAPE LEGEND

- PROPOSED DAMAGED TREE (8" OAL MIN. (4'-8" TALL))
- EXISTING TREE TO BE PRESERVED
- EXISTING TREE TO BE REMOVED
- ENGINEER SCREENING STRIPS
- PLANTING AREA (8" OAL MIN. (4'-8" TALL) OF 1" CALIPER TREES)
- PROPOSED LANDSCAPE SITE AREA
- CONCRETE WALK
- PROPERTY LINE

VICINITY MAP

Scale: 1" = 100'-0"

0 50 100 Feet

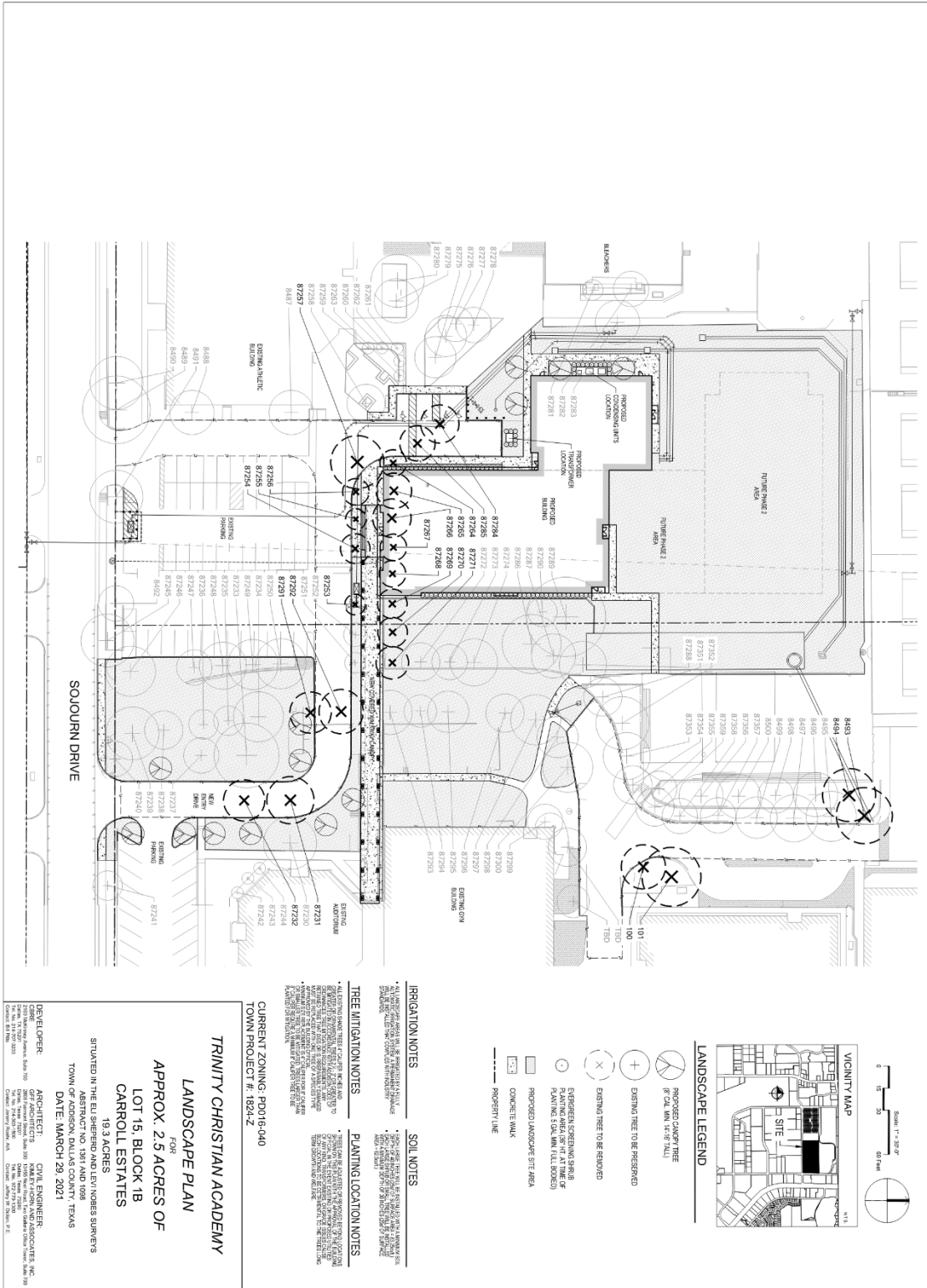
OVERALL LANDSCAPE PLAN

Project No. 20200101
Date: 03/28/2021
LS-100

TCA MIDDLE SCHOOL
17001 ADDISON ROAD
ADDISON, TX 75001

Dallas | Fort Worth | Austin

Exhibit A



TRINITY CHRISTIAN ACADEMY
LANDSCAPE PLAN
 FOR
APPROX. 2.5 ACRES OF
LOT 15, BLOCK 1B
CARROLL ESTATES
 19.3 ACRES
 SITUATED IN THE EU SHERWOOD AND LEVY MORRIS SURVEYS
 TOWN OF ADDISON, DALLAS COUNTY, TEXAS
 DATE: MARCH 29, 2021

DEVELOPER: TRINITY CHRISTIAN ACADEMY
 17001 ADDISON ROAD, SUITE 100
 ADDISON, TEXAS 75001
 (972) 382-1234
 www.trinitychristianacademy.com

ARCHITECT: GAIN ENGINEERS
 2500 WEST LOOP SOUTH, SUITE 100
 ADDISON, TEXAS 75001
 (972) 382-1234
 www.gainengineers.com

DATE: MARCH 29, 2021

IRRIGATION NOTES

SOIL NOTES

TREE MITIGATION NOTES

PLANTING LOCATION NOTES

CURRENT ZONING: PDD16-040
TOWN PROJECT #: 18241-Z

NO.	REVISIONS

DATE: 03/29/2021
PROJECT NO.: 200901.00
DATE: 03/29/2021
PROJECT NO.: LS-101

TCA MIDDLE SCHOOL
 17001 ADDISON ROAD
 ADDISON, TX 75001

LANDSCAPE
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Exhibit A

TREE INVENTORY

TREE NUMBER	DATE	COMMON NAME	PLANTING DATE	LOCATION / NOTES
T001	10/15	FRUIT BEECH	10/15/20	...
T002	10/15	FRUIT BEECH	10/15/20	...
T003	10/15	FRUIT BEECH	10/15/20	...
T004	10/15	FRUIT BEECH	10/15/20	...
T005	10/15	FRUIT BEECH	10/15/20	...
T006	10/15	FRUIT BEECH	10/15/20	...
T007	10/15	FRUIT BEECH	10/15/20	...
T008	10/15	FRUIT BEECH	10/15/20	...
T009	10/15	FRUIT BEECH	10/15/20	...
T010	10/15	FRUIT BEECH	10/15/20	...
T011	10/15	FRUIT BEECH	10/15/20	...
T012	10/15	FRUIT BEECH	10/15/20	...
T013	10/15	FRUIT BEECH	10/15/20	...
T014	10/15	FRUIT BEECH	10/15/20	...
T015	10/15	FRUIT BEECH	10/15/20	...
T016	10/15	FRUIT BEECH	10/15/20	...
T017	10/15	FRUIT BEECH	10/15/20	...
T018	10/15	FRUIT BEECH	10/15/20	...
T019	10/15	FRUIT BEECH	10/15/20	...
T020	10/15	FRUIT BEECH	10/15/20	...
T021	10/15	FRUIT BEECH	10/15/20	...
T022	10/15	FRUIT BEECH	10/15/20	...
T023	10/15	FRUIT BEECH	10/15/20	...
T024	10/15	FRUIT BEECH	10/15/20	...
T025	10/15	FRUIT BEECH	10/15/20	...
T026	10/15	FRUIT BEECH	10/15/20	...
T027	10/15	FRUIT BEECH	10/15/20	...
T028	10/15	FRUIT BEECH	10/15/20	...
T029	10/15	FRUIT BEECH	10/15/20	...
T030	10/15	FRUIT BEECH	10/15/20	...
T031	10/15	FRUIT BEECH	10/15/20	...
T032	10/15	FRUIT BEECH	10/15/20	...
T033	10/15	FRUIT BEECH	10/15/20	...
T034	10/15	FRUIT BEECH	10/15/20	...
T035	10/15	FRUIT BEECH	10/15/20	...
T036	10/15	FRUIT BEECH	10/15/20	...
T037	10/15	FRUIT BEECH	10/15/20	...
T038	10/15	FRUIT BEECH	10/15/20	...
T039	10/15	FRUIT BEECH	10/15/20	...
T040	10/15	FRUIT BEECH	10/15/20	...

PLANTING SCHEDULE

TREE #	DATE	COMMON NAME	SCALE IN 1/4" = 1'-0"	SCALE IN 1/2" = 1'-0"	SCALE IN 3/4" = 1'-0"	SCALE IN 1" = 1'-0"	SCALE IN 1 1/4" = 1'-0"	SCALE IN 1 1/2" = 1'-0"	SCALE IN 1 3/4" = 1'-0"	SCALE IN 2" = 1'-0"	SCALE IN 2 1/4" = 1'-0"	SCALE IN 2 1/2" = 1'-0"	SCALE IN 2 3/4" = 1'-0"	SCALE IN 3" = 1'-0"
1	10/15	FRUIT BEECH	1/2"	3/4"	1"	1 1/4"	1 1/2"	1 3/4"	2"	2 1/4"	2 1/2"	2 3/4"	3"	
2	10/15	FRUIT BEECH	1/2"	3/4"	1"	1 1/4"	1 1/2"	1 3/4"	2"	2 1/4"	2 1/2"	2 3/4"	3"	
3	10/15	FRUIT BEECH	1/2"	3/4"	1"	1 1/4"	1 1/2"	1 3/4"	2"	2 1/4"	2 1/2"	2 3/4"	3"	
4	10/15	FRUIT BEECH	1/2"	3/4"	1"	1 1/4"	1 1/2"	1 3/4"	2"	2 1/4"	2 1/2"	2 3/4"	3"	
5	10/15	FRUIT BEECH	1/2"	3/4"	1"	1 1/4"	1 1/2"	1 3/4"	2"	2 1/4"	2 1/2"	2 3/4"	3"	
6	10/15	FRUIT BEECH	1/2"	3/4"	1"	1 1/4"	1 1/2"	1 3/4"	2"	2 1/4"	2 1/2"	2 3/4"	3"	
7	10/15	FRUIT BEECH	1/2"	3/4"	1"	1 1/4"	1 1/2"	1 3/4"	2"	2 1/4"	2 1/2"	2 3/4"	3"	
8	10/15	FRUIT BEECH	1/2"	3/4"	1"	1 1/4"	1 1/2"	1 3/4"	2"	2 1/4"	2 1/2"	2 3/4"	3"	
9	10/15	FRUIT BEECH	1/2"	3/4"	1"	1 1/4"	1 1/2"	1 3/4"	2"	2 1/4"	2 1/2"	2 3/4"	3"	
10	10/15	FRUIT BEECH	1/2"	3/4"	1"	1 1/4"	1 1/2"	1 3/4"	2"	2 1/4"	2 1/2"	2 3/4"	3"	

06-DETAIL: TREE BRANCH CLEARANCE

SCALE: 1/4" = 1'-0"

05-DETAIL: TYPICAL TREE PLANTING

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

04-DETAIL: STEEL EDGING

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

03-DETAIL: TYPICAL SHRUB PLANTING

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

02-DETAIL: TYPICAL GROUND COVER PLANTING

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

01-DETAIL: TYPICAL TRIANGULAR SPACING

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

LANDSCAPE CALCULATIONS

ITEM	UNIT	QUANTITY	SCALE	REMARKS
1	sq ft	100	1/4" = 1'-0"	...
2	sq ft	200	1/2" = 1'-0"	...
3	sq ft	300	3/4" = 1'-0"	...
4	sq ft	400	1" = 1'-0"	...
5	sq ft	500	1 1/4" = 1'-0"	...
6	sq ft	600	1 1/2" = 1'-0"	...
7	sq ft	700	1 3/4" = 1'-0"	...
8	sq ft	800	2" = 1'-0"	...
9	sq ft	900	2 1/4" = 1'-0"	...
10	sq ft	1000	2 1/2" = 1'-0"	...
11	sq ft	1100	2 3/4" = 1'-0"	...
12	sq ft	1200	3" = 1'-0"	...

LANDSCAPE CALCULATIONS

ITEM	UNIT	QUANTITY	SCALE	REMARKS
1	sq ft	100	1/4" = 1'-0"	...
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8	sq ft	800	2" = 1'-0"	...
9	sq ft	900	2 1/4" = 1'-0"	...
10	sq ft	1000	2 1/2" = 1'-0"	...
11	sq ft	1100	2 3/4" = 1'-0"	...
12	sq ft	1200	3" = 1'-0"	...

TOWN OF ADDISON, TEXAS
 PROJECT NO. 2020-001
 DATE: MARCH 29, 2021

LANDSCAPE CALCULATIONS AND DETAILS
 PROJECT NO. 2020-001
 DATE: MARCH 29, 2021

TCA MIDDLE SCHOOL
 17001 ADDISON ROAD
 ADDISON, TX 75001

LANDSCAPE
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LS-102

LS-102