

TOWN OF ADDISON, TEXAS

ORDINANCE NO. _____

AN ORDINANCE OF THE TOWN OF ADDISON, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE TO GRANT A SPECIAL USE PERMIT TO ALLOW THE TEMPORARY PLACEMENT OF SEVEN PORTABLE SCHOOL BUILDINGS AT GREENHILL SCHOOL LOCATED AT 4141 SPRING VALLEY ROAD AND 14101 MIDWAY ROAD; 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 property located at 4141 Spring Valley Road and 14101 Midway Road, is zoned R-1, Residential-1, and PD, Planned Development, through Ordinance No. 084-092, with a Special Use Permit for a school, through Ordinance No. 085-035, as amended by Ordinances No. 087-043, No. 091-064, No. 094-025, No. 004-010, No. 013-053, And No. 018-39; and

WHEREAS, at its regular meeting held on April 20, 2021, the Planning & Zoning Commission considered and made recommendations on a request to allow the temporary placement of portable school buildings (Case No.1827-SUP); 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 a Special Use Permit, authorizing the temporary placement of seven portable school buildings, on the property located at 4141 Spring Valley Road and 14101 Midway Road, is hereby granted subject to the following conditions:

- (a) Prior to the issuance of a Certificate of Occupancy for the temporary portable school buildings, the Property shall be improved in accordance with the site plan, floor plan, and building elevations, which are attached hereto as **Exhibit A** and made a part hereof for all purposes.

- (b) That the Special Use Permit shall be subject to review and reconsideration at least every 18 months following the date of authorization, and the City Council may initiate revocation of this SUP - requiring removal of the buildings - by the earlier of:
 - a. Within thirty (30) days of issuance of a Certificate of Occupancy for the new science building, or;
 - b. January 1, 2024.

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 25TH day of MAY 2021.

TOWN OF ADDISON, TEXAS

Joe Chow, Mayor

ATTEST:

APPROVED AS TO FORM:

Irma Parker, City Secretary

City Attorney

EXHIBIT A

Request: **6 Temporary Classroom Trailers (1,536 sq ft each)**
1 Temporary Bathroom Trailer (408 sq ft)

ENGINEER/SURVEYOR:
ACHERO KOCH CONSULTING ENGINEERS, LLC.
 357 RAMBLER ROAD, SUITE 1400
 HOUSTON, TX 77225
 PHONE: (713) 791-3031
 CONTACT: JUSTIN WALDRIP

OWNER:
GREENHILL SCHOOL
 4141 SPRING VALLEY ROAD
 ADDISON, TEXAS 75001-3615
 PHONE: (972) 628-9400
 CONTACT: MIKE WILFIS

GREENHILL SCHOOL ADDITION
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 AN ADDITION TO THE TOWN OF ADDISON, TEXAS
 AN ADDITION TO THE TRACT OF LAND OUT OF THE
 THOMAS L. CHAMBERLAIN TRACT NO. 273
 DALLAS COUNTY, TEXAS

CAZADIC NOTICES
 THE TOWN OF ADDISON, TEXAS, HAS ADOPTED THE FOLLOWING ORDINANCE:
 1. TO AUTHORIZE THE TOWN ENGINEER TO REVIEW AND APPROVE THE
 2. ALL PERMITS AND APPROVALS BE OBTAINED FROM THE
 3. WHICH SHALL BE KEPT ON FILE IN THE TOWN ENGINEER'S OFFICE
 4. APPROVED BY THE TOWN ENGINEER AND THE TOWN ENGINEER
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GREENHILL SCHOOL

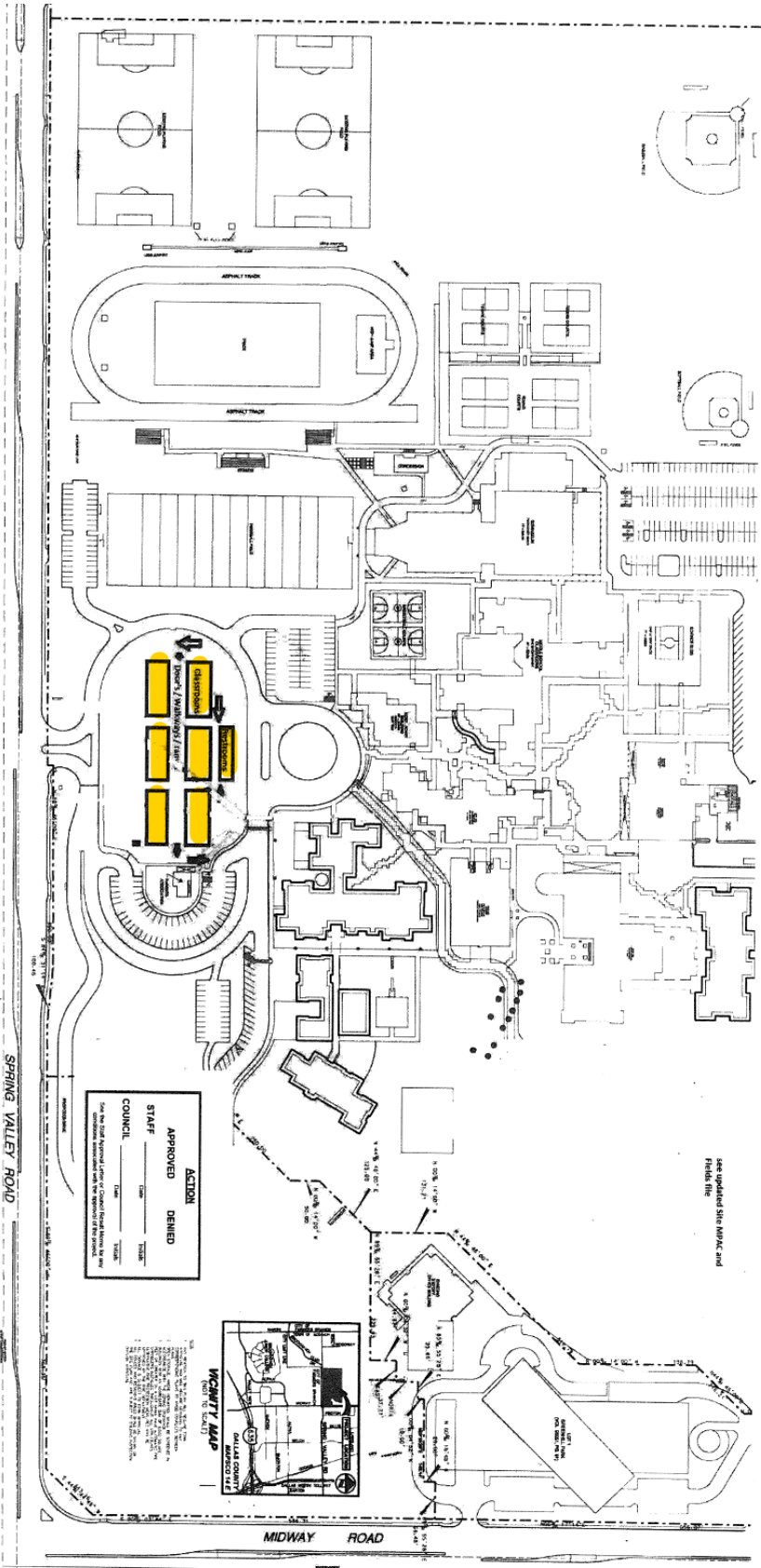
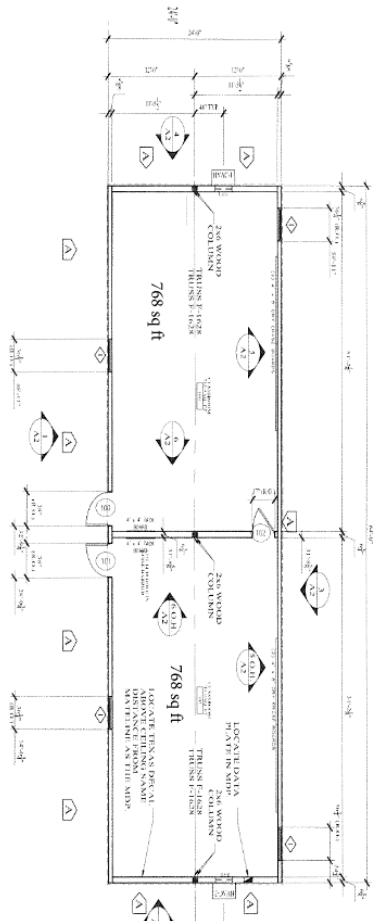
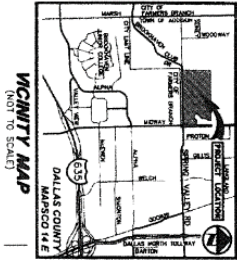


EXHIBIT A

ACTION	DENIED
APPROVED	DENIED
STAFF	DATE
COUNCIL	DATE

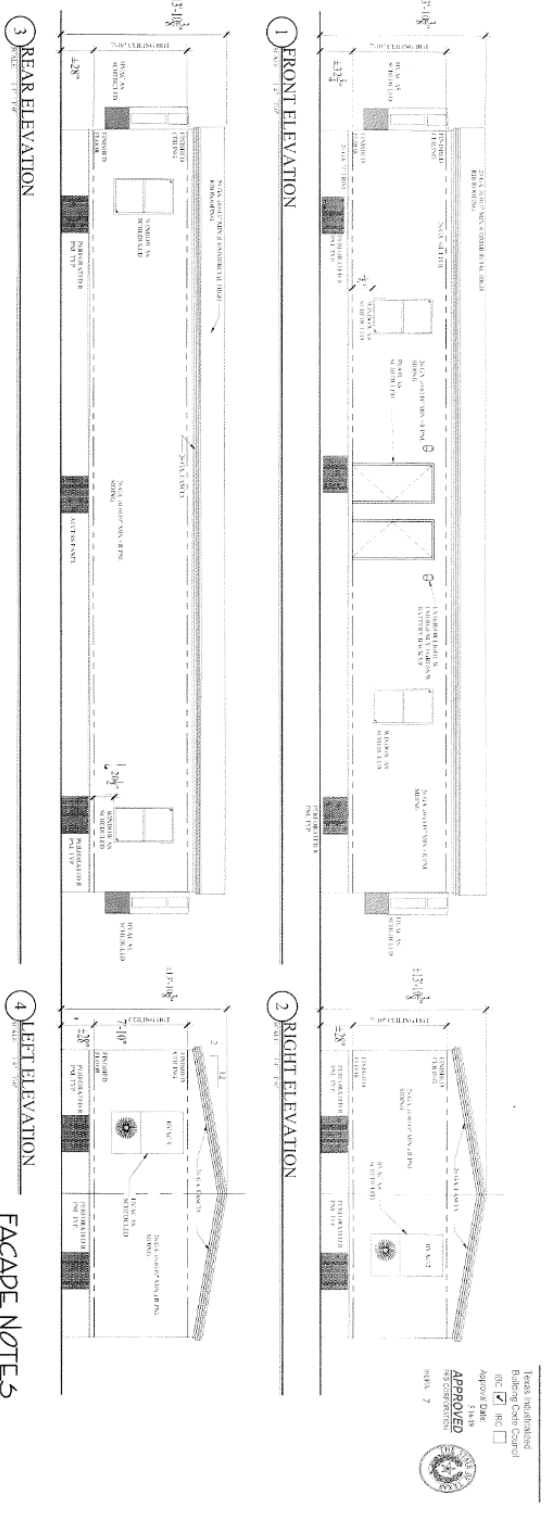
For the Staff Approval / Denial of Council/Board Matters for any conditions associated with the approval of the project.



Total Area of Classroom Trailer: 1,536 sq ft
Total Number of Classroom Trailers Proposed: 6

1. THIS FACADE PLAN IS FOR CONCEPTUAL PURPOSES ONLY. ALL BUILDING PERMITS AND DEVELOPMENT SERVICES SHALL BE OBTAINED FROM THE CITY OF ADDISON, TEXAS. APPROVAL OF DEVELOPMENT SERVICES FROM PUBLIC VIEW AS REQUIRED BY THE ZONING ORDINANCE SHALL BE OBTAINED FROM THE CITY OF ADDISON, TEXAS. APPROVAL OF DEVELOPMENT SERVICES FROM PUBLIC VIEW AS REQUIRED BY THE ZONING ORDINANCE SHALL BE OBTAINED FROM THE CITY OF ADDISON, TEXAS.

OWNER:
GREENHILL SCHOOL
4141 SPRING VALLEY ROAD
ADDISON, TEXAS 75001-3615
PHONE: (972) 628-5400
CONTACT: Mike Willis

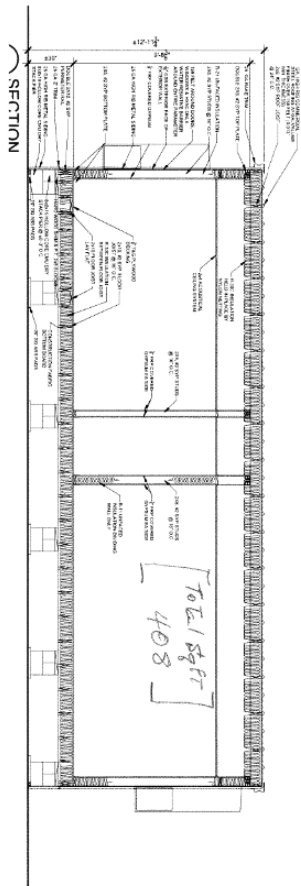
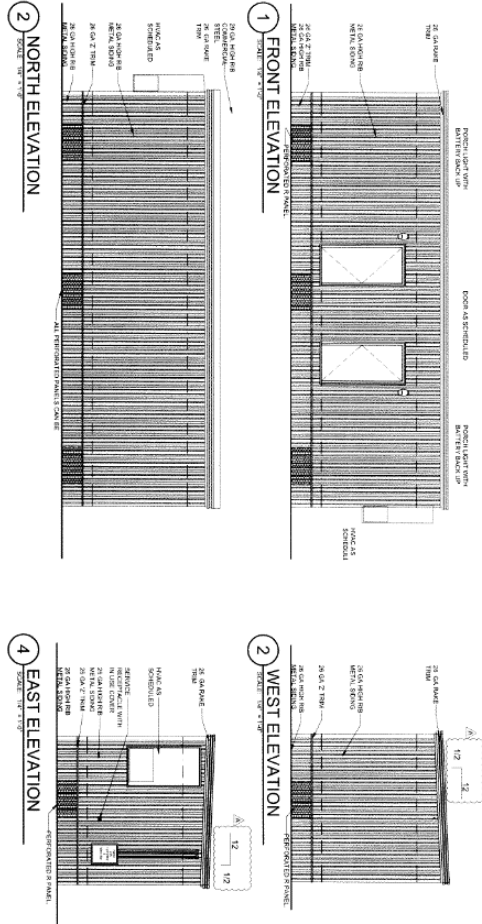


FACADE NOTES

1. THIS FACADE PLAN IS FOR CONCEPTUAL PURPOSES ONLY. ALL BUILDING PERMITS AND DEVELOPMENT SERVICES SHALL BE OBTAINED FROM THE CITY OF ADDISON, TEXAS.
2. ALL MECHANICAL UNITS SHALL BE SCREENED FROM PUBLIC VIEW AS REQUIRED BY THE ZONING ORDINANCE.
3. WHEN PERMITTED, EXPOSED UTILITY ROVERS AND/OR UNITS SHALL BE PAINTED TO MATCH THE BUILDING EXTERIOR FINISH.
4. ALL SIGNAGE AREAS AND LOCATIONS ARE SUBJECT TO APPROVAL BY DEVELOPMENT SERVICES.
5. ROOF ACCESS SHALL BE PROVIDED INTERNALLY UNLESS OTHERWISE PERMITTED BY THE CHIEF BUILDING OFFICIAL.

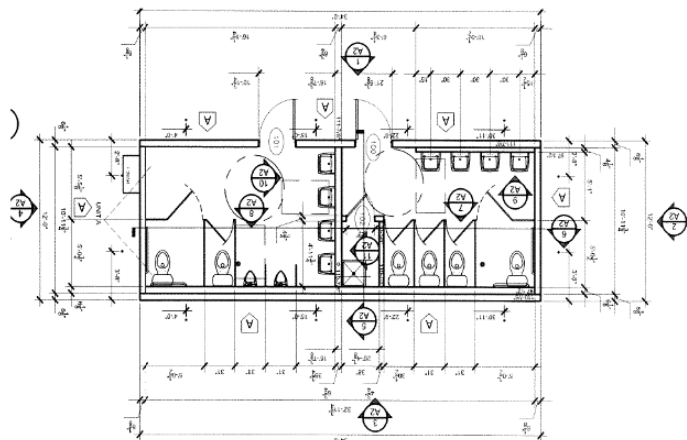
 RAMTECH Building Systems, Inc. 24'-0" X 64'-0" MODULAR TEXAS	PROJECT: RAMTECH BUILDING SYSTEMS INC. LT 2017 DRY DBL CLASSROOM 24'-0" X 64'-0" MODULAR TEXAS	SHEET NO. A2 DATE: 05/11/17 DRAWN BY: [Name] CHECKED BY: [Name]	PLAN REVISIONS NO. DATE DESCRIPTION	COPYRIGHT © 2017 RAMTECH BUILDING SYSTEMS, INC. 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 PERMISSION IN WRITING FROM RAMTECH BUILDING SYSTEMS, INC.
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EXHIBIT A



FACADE NOTES

1. THIS FACADE PLAN IS FOR CONCEPTUAL PURPOSES ONLY AND IS SUBJECT TO CHANGE. ALL MATERIALS AND FINISHES SHALL BE REVIEWED AND APPROVED BY THE ARCHITECT AND DEVELOPMENT SERVICES.
2. ALL MECHANICAL UNITS SHALL BE SCREENED.
3. WHEN PERMITTED, EXPOSED UTILITY BOXES AND CONDENSATE PANS SHALL BE MAINTAINED AND LOCATIONS SHALL BE SUBJECT TO APPROVAL BY DEVELOPMENT SERVICES.
4. ALL SIGNAGE AREAS AND LOCATIONS ARE SUBJECT TO APPROVAL BY DEVELOPMENT SERVICES.
5. ROOF ACCESS SHALL BE PROVIDED INTERNALLY UNLESS OTHERWISE PERMITTED BY THE CHEF-BUILDING OFFICIAL.



PROJECT: GREENHILL SCHOOL
PORTABLE TOILET TRAILER
12'-0" X 34'-0" MODULAR
ADDISON, TEXAS



COPYRIGHT NOTICE

A RAMTECH CLIENT HAS THE RIGHT TO USE THE INFORMATION PROVIDED HEREIN FOR THE PROJECT DESCRIBED IN THE CONTRACT. ANY OTHER USE OF THIS INFORMATION WITHOUT THE WRITTEN PERMISSION OF RAMTECH IS PROHIBITED.

PLAN REVISIONS

NO.	DATE	DESCRIPTION

ACTION	APPROVED	DENIED
Staff: _____ Date: _____ Initials: _____	Staff: _____ Date: _____ Initials: _____	Staff: _____ Date: _____ Initials: _____
Council: _____ Date: _____ Initials: _____	Council: _____ Date: _____ Initials: _____	Council: _____ Date: _____ Initials: _____

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