

ORDINANCE NO. _____

AN ORDINANCE OF THE TOWN OF ADDISON, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE BY GRANTING A SPECIAL USE PERMIT (SUP) FOR A PRIVATE SCHOOL BUILDING FOR PROPERTY LOCATED AT 4141 SPRING VALLEY ROAD; PROVIDING A PENALTY NOT TO EXCEED TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING A SAVINGS CLAUSE, SEVERABILITY CLAUSE, AND AN EFFECTIVE DATE.

WHEREAS, at its regular meeting held on October 19, 2021, the Planning & Zoning Commission considered and made recommendations on a request for a Special Use Permit (Case No.1836-SUP) for the construction of a new private school building on the Greenhill School campus, consisting of approximately 59,200 square feet of floor area, to be located at 4141 Spring Valley Road (the “Subject Property”); and

WHEREAS, the Subject Property is presently zoned R-1, Single Family Dwelling and Planned Development (PD) through Ordinance 084-092, which requires a SUP for the construction and development of a new private school building on the Subject Property; and

WHEREAS, this change of zoning is in conformance 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. 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 City Council hereby approves a SUP authorizing the construction and development of a new building on the Subject Property, consisting of approximately 59,200 square feet of floor area to be used by the Greenhill School as a private school building, subject to the following condition:

- (a) Prior to the issuance of a Certificate of Occupancy, the Subject Property shall be improved in accordance with the site plan, landscape plan, floor plan, and building elevations, which are attached hereto as **Exhibit A** and made a part 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, Section 1-7 of the Code of Ordinances for the Town of Addison.

SECTION 4. 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. 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 9TH day of NOVEMBER 2021.

TOWN OF ADDISON, TEXAS

Joe Chow, Mayor

ATTEST:

APPROVED AS TO FORM:

Irma Parker, City Secretary

Whitt Wyatt, City Attorney

EXHIBIT A

GENERAL NOTES

1. ANY CONTRACTOR REQUESTING REVISIONS FOR THIS WORK SHALL SUBMIT REVISIONS TO THE DESIGN TEAM WITH THE ORIGINAL SET, AND ANY REVISIONS MUST BE CLEARLY IDENTIFIED ON THE ORIGINAL SET AND ALL APPROPRIATE REVISIONS MUST BE IDENTIFIED ON THE CONTRACT AND REVISIONS LIST. REVISIONS REQUESTED BY THE CONTRACTOR MUST BE SUBMITTED WITHIN THE PROGRESSIVE PROGRAM. REVISIONS REQUESTED BY THE DESIGN TEAM SHALL BE IDENTIFIED ON THE ORIGINAL SET AND ALL APPROPRIATE REVISIONS MUST BE IDENTIFIED ON THE CONTRACT AND REVISIONS LIST. REVISIONS REQUESTED BY THE DESIGN TEAM SHALL BE IDENTIFIED ON THE ORIGINAL SET AND ALL APPROPRIATE REVISIONS MUST BE IDENTIFIED ON THE CONTRACT AND REVISIONS LIST.
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LANDSCAPE SHEET INDEX

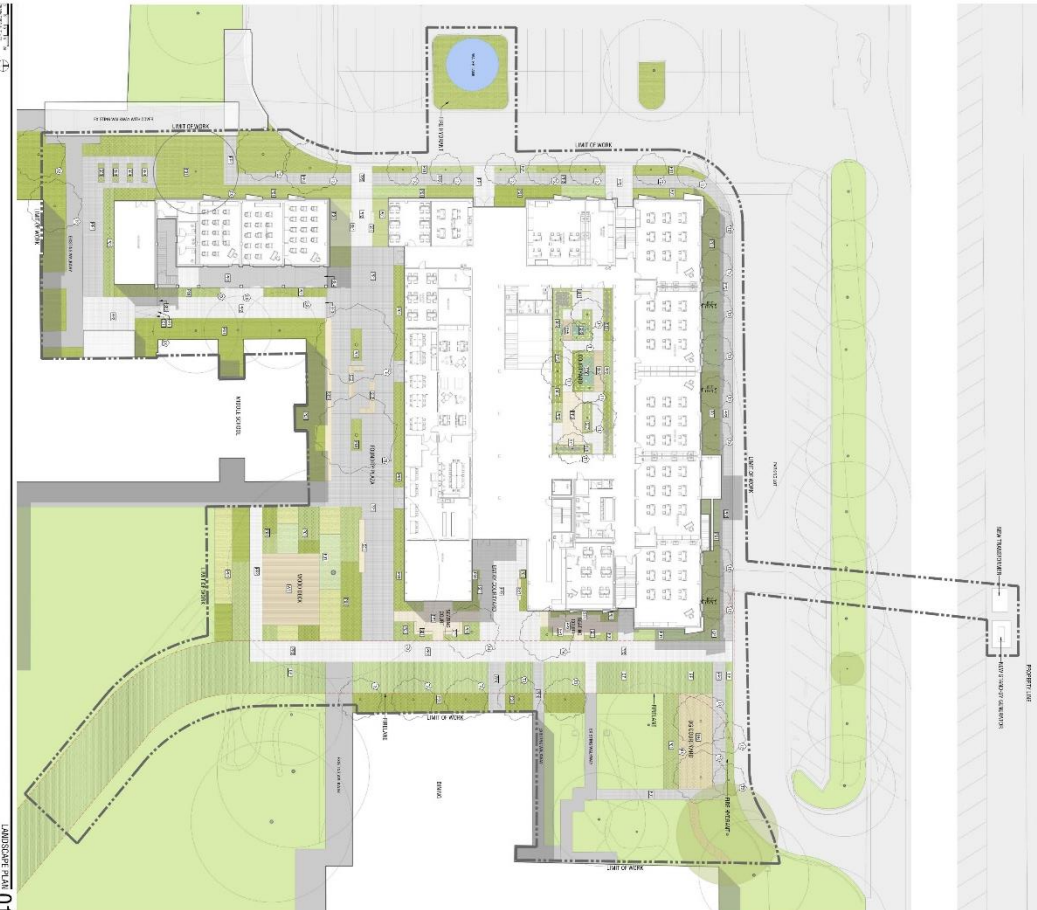
1.00	GENERAL NOTES	LANDSCAPE SHEET INDEX
1.01	GENERAL NOTES	LANDSCAPE SHEET INDEX
1.02	GENERAL NOTES	LANDSCAPE SHEET INDEX
1.03	GENERAL NOTES	LANDSCAPE SHEET INDEX
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1.05	GENERAL NOTES	LANDSCAPE SHEET INDEX

PROPOSED TREE MITIGATION

#	TRUNK DBH AT 4.5' HEIGHT	HEIGHT	SPECIES	MITIGATION
1	6.0"	15'	FRAXINUS	14"
2	6.0"	15'	FRAXINUS	14"
3	6.0"	15'	FRAXINUS	14"
4	6.0"	15'	FRAXINUS	14"
5	6.0"	15'	FRAXINUS	14"
6	6.0"	15'	FRAXINUS	14"
7	6.0"	15'	FRAXINUS	14"
8	6.0"	15'	FRAXINUS	14"
9	6.0"	15'	FRAXINUS	14"
10	6.0"	15'	FRAXINUS	14"
11	6.0"	15'	FRAXINUS	14"
12	6.0"	15'	FRAXINUS	14"
13	6.0"	15'	FRAXINUS	14"
14	6.0"	15'	FRAXINUS	14"
15	6.0"	15'	FRAXINUS	14"
16	6.0"	15'	FRAXINUS	14"
17	6.0"	15'	FRAXINUS	14"
18	6.0"	15'	FRAXINUS	14"
19	6.0"	15'	FRAXINUS	14"
20	6.0"	15'	FRAXINUS	14"

THE MITIGATION SUMMARY

CALL TREE REMOVED	264 FT
OFF-PLANTING	86.0



LANDSCAPE SCHEDULE

- 1. ALL LANDSCAPE MATERIALS SHALL BE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:
- 2. ALL LANDSCAPE MATERIALS SHALL BE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:
- 3. ALL LANDSCAPE MATERIALS SHALL BE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:
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- 14. ALL LANDSCAPE MATERIALS SHALL BE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:
- 15. ALL LANDSCAPE MATERIALS SHALL BE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:

PLANTING SCHEDULE

NO.	PLANT SPECIES	PLANTING RATE	PLANTING NOTES
1	FRAXINUS	14"	...
2	FRAXINUS	14"	...
3	FRAXINUS	14"	...
4	FRAXINUS	14"	...
5	FRAXINUS	14"	...
6	FRAXINUS	14"	...
7	FRAXINUS	14"	...
8	FRAXINUS	14"	...
9	FRAXINUS	14"	...
10	FRAXINUS	14"	...
11	FRAXINUS	14"	...
12	FRAXINUS	14"	...
13	FRAXINUS	14"	...
14	FRAXINUS	14"	...
15	FRAXINUS	14"	...

MATERIALS SCHEDULE

NO.	MATERIAL SPECIFICATION	QUANTITY	UNIT
1	GRASS	...	SQ. FT.
2	GRASS	...	SQ. FT.
3	GRASS	...	SQ. FT.
4	GRASS	...	SQ. FT.
5	GRASS	...	SQ. FT.
6	GRASS	...	SQ. FT.
7	GRASS	...	SQ. FT.
8	GRASS	...	SQ. FT.
9	GRASS	...	SQ. FT.
10	GRASS	...	SQ. FT.
11	GRASS	...	SQ. FT.
12	GRASS	...	SQ. FT.
13	GRASS	...	SQ. FT.
14	GRASS	...	SQ. FT.
15	GRASS	...	SQ. FT.

NOTES

1. ALL MATERIALS SHALL BE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:
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14. ALL MATERIALS SHALL BE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:
15. ALL MATERIALS SHALL BE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:

Bohlin
Cywinski
Jackson

ARCHITECT
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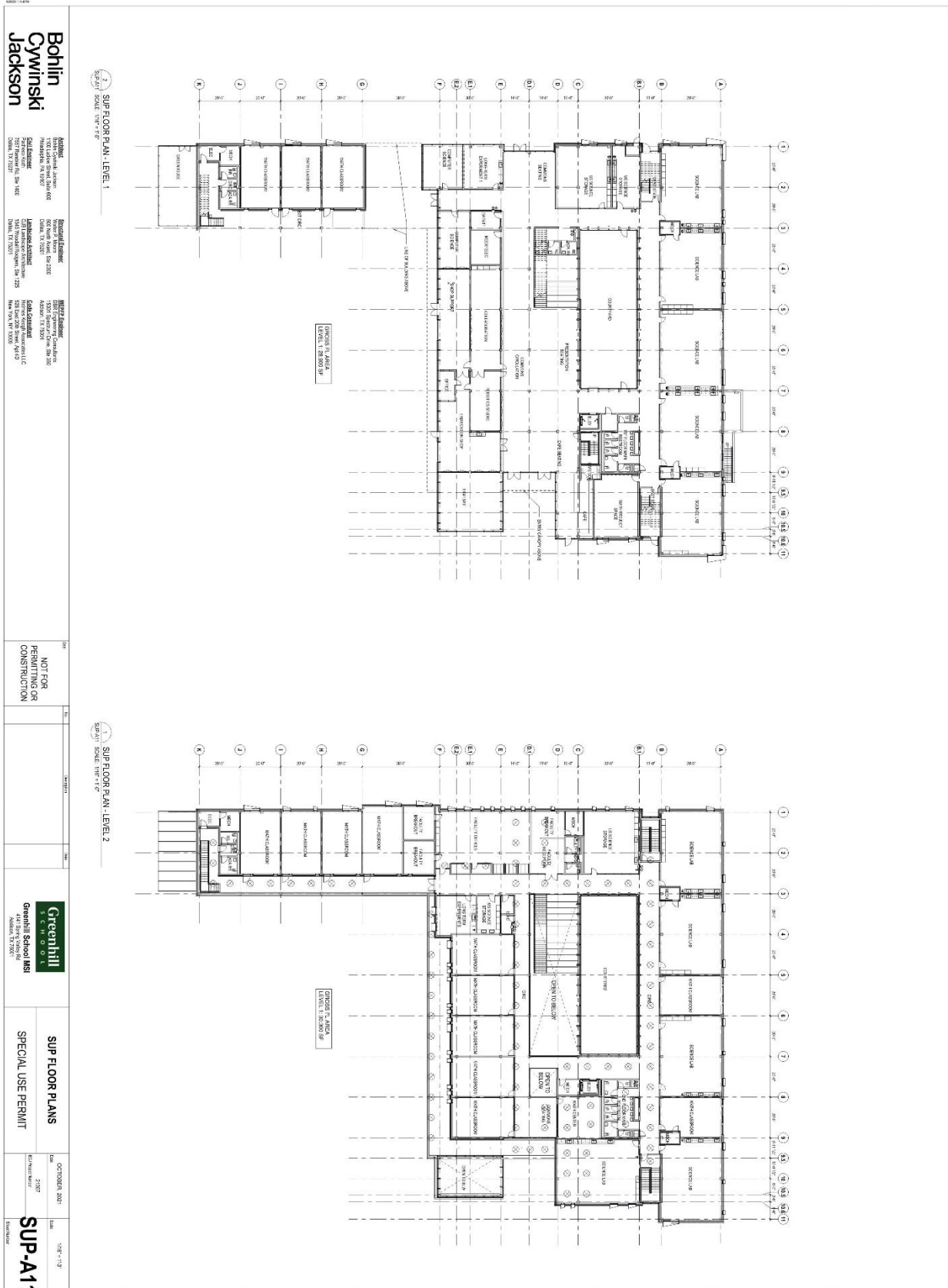
PERMITS
1. PERMITS FOR THE PROPOSED WORK SHALL BE OBTAINED BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FOR ALL WORK AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FOR ALL WORK.

Greenhill
4475...
4475...
4475...
4475...

LANDSCAPE PLAN
Design Development

DATE: 11.17.2021
SCALE: AS SHOWN
L1.01

EXHIBIT A



**Bohlin
Cywinski
Jackson**

ADDRESS:
1001 Cypress Junction
1001 Cypress Junction
Philadelphia, PA 19127

DATE:
08/11/2011

PROJECT:
1001 Cypress Junction
1001 Cypress Junction
Philadelphia, PA 19127

SCALE:
AS SHOWN

DESIGNER:
1001 Cypress Junction
1001 Cypress Junction
Philadelphia, PA 19127

DATE:
08/11/2011

PROJECT:
1001 Cypress Junction
1001 Cypress Junction
Philadelphia, PA 19127

SCALE:
AS SHOWN

NOT FOR
PERMIT OR
CONSTRUCTION

Greenhill
Greenhill School MS1
4401 Greenhill Road
Houston, TX 77056

SUP FLOOR PLANS
SPECIAL USE PERMIT

OCTOBER 2011
2:00 PM

SUP-A11

EXHIBIT A

ELEVATION - NORTH
SCALE: 3/8" = 1'-0"

ELEVATION - WEST
SCALE: 3/8" = 1'-0"

ELEVATION MATERIAL KEY

- CLAY BRICK
- CLAY BRICK WITH GLAZED TERRAZZO INSERT
- CLAY BRICK WITH TERRAZZO INSERT
- CLAY BRICK WITH GLAZED TERRAZZO INSERT AND CLAY BRICK
- CLAY BRICK WITH CLAY BRICK
- CLAY BRICK WITH TERRAZZO INSERT
- CLAY BRICK WITH TERRAZZO INSERT
- CLAY BRICK WITH TERRAZZO INSERT

PERMIT DATA NOTES

- PROJECT NAME: GREENHILL SCHOOL MSJ
- PROJECT LOCATION: 11015 WINTER HILL, DALLAS, TX 75240
- ARCHITECT: BOHLEN CYNAMIK JACKSON
- DATE: 10/28/2020
- PROJECT NO. 2103
- PERMIT NO. 2103
- PERMIT EXPIRES: 10/28/2023
- PERMIT TYPE: SPECIAL USE PERMIT
- PROJECT TYPE: SUP EXTERIOR BUILDING ELEVATIONS

NO.	DESCRIPTION	DATE	BY	APPROVED
1	ISSUED FOR PERMIT	10/28/2020	[Signature]	[Signature]
2	ISSUED FOR PERMIT	10/28/2020	[Signature]	[Signature]