

PLANNING AND ZONING COMMISSION AGENDA

TUESDAY, APRIL 20, 2021 6:00 P.M. ADDISON TOWN HALL 5300 BELT LINE ROAD, DALLAS, TX 75254

Notice is hereby given that the Addison Planning & Zoning Commission will conduct its REGULARLY SCHEDULED MEETING at 6:00 pm on Tuesday, April 20, 2021, at the Addison Town Hall, 5300 Belt Line Road, Dallas, TX. The Town will utilize telephone or videoconference for public meetings to facilitate public participation to mitigate the spread of COVID-19 by avoiding meetings that bring people into a group setting. Telephonic or videoconferencing capabilities will be utilized to allow individuals to address the Commission. Email comments for Planning and Zoning Commission meetings may also be submitted to ochernomorets@addisontx.gov by 3:00 pm the day of the meeting. Members of the public are entitled to participate remotely via Toll-Free Dial-in Number: 877-853-5247; Meeting ID: 409.327.0683#, Participant ID: #. The meeting will be live-streamed on Addison's website at www.addisontexas.net.

Call Meeting to Order

Pledge of Allegiance

Regular Agenda:

1. Discuss and take action regarding approval of the minutes of the March 16th, 2021 Planning and Zoning Commission meeting.

- 2. **PUBLIC HEARING** Case 1826-SUP/Jeni's Splendid Ice Creams. Public hearing, discussion, and take action on a recommendation regarding an ordinance changing the zoning on property located at 5290 Belt Line Road, Suite 112B, which property is currently zoned PD, Planned Development, through Ordinance O19-22, by approving a Special Use Permit for a new restaurant.
- 3. **PUBLIC HEARING** Case 1827-SUP/Greenhill School Temporary
 Classrooms. Public hearing, discussion, and take action on a recommendation regarding an ordinance changing the zoning on property addressed as 4141 Spring Valley Road and 14101 Midway Road, currently zoned Residential-1 (R-1) and Planned Development (PD), through Ordinance 084-092, with a Special Use Permit for a private school, by approving a Special Use Permit for seven portable school buildings.
- 4. Discuss and take action regarding the proposed tree mitigation and replacement plan for Case 1824-Z/TCA Middle School Addition.
- 5. Discuss whether the Planning and Zoning Commission prefers to continue holding meetings virtually or return to in person meetings.

Adjourn Meeting

NOTE: The Planning & Zoning Commission reserves the right to meet in Executive Session closed to the public at any time in the course of this meeting to discuss matters listed on the agenda, as authorized by the Texas Open Meetings Act, Texas Government Code, Chapter 551, including §551.071 (private consultation with the attorney for the City). Any decision held on such matters will be taken or conducted in Open Session following the conclusion of the Executive Session.

THE TOWN OF ADDISON IS ACCESSIBLE TO PERSONS WITH DISABILITIES. PLEASE CALL (972) 450-7017 AT LEAST 48 HOURS IN ADVANCE IF YOU NEED ASSISTANCE.

POSTED BY: _	
I	rma G. Parker, City Secretary
DATE POSTED:	
TIME POSTED:	

DATE REMOVED FROM BULLETIN BOARD:	
REMOVED BY:	

Planning & Zoning Commission

Meeting Date: 04/20/2021

Agenda Caption:

Discuss and take action regarding approval of the minutes of the March 16th, 2021 Planning and Zoning Commission meeting.

Attachments

March 16, 2021 P&Z Minutes

2.

DRAFT

OFFICIAL ACTIONS OF THE ADDISON PLANNING AND ZONING COMMISSION

March 16, 2021 6:00 P.M. - Council Chambers Addison Town Hall, 5300 Belt Line Road

Present: Chair Eileen Resnik; Vice Chair Tom Souers; Commissioner Robert Catalani; Commissioner Nancy Craig; Commissioner Chris DeFrancisco; Commissioner Denise Fansler; Commissioner John Meleky

Call Meeting to Order

Pledge of Allegiance

Regular Agenda:

1. Discuss and take action regarding the selection of a Chair for the Planning and Zoning Commission.

Discussion:

The Commission discussed nominations for Chair.

Motion: Nominate Eileen Resnik as the Chair of the Planning and Zoning Commission.

Moved by Commissioner Chris DeFrancisco, Seconded by Vice Chair Tom Souers

AYE: Chair Eileen Resnik, Vice Chair Tom Souers, Commissioner Robert Catalani, Commissioner Nancy Craig, Commissioner Chris DeFrancisco, Commissioner Denise Fansler, Commissioner John Meleky

Passed

Discussion:

The Commission discussed nominations for Vice Chair.

Motion: Nominate Tom Souers as the Vice Chair of the Planning and Zoning Commission.

Moved by Chair Eileen Resnik, Seconded by Commissioner Robert Catalani

AYE: Chair Eileen Resnik, Vice Chair Tom Souers, Commissioner Robert Catalani, Commissioner Nancy Craig, Commissioner Chris DeFrancisco, Commissioner Denise Fansler, Commissioner John Meleky

Passed

2. Discuss and take action regarding the approval of the minutes of the December 15, 2020 Planning and Zoning Commission meeting.

Motion: Approval of the minutes as presented.

Moved by Vice Chair Tom Souers, Seconded by Commissioner Chris DeFrancisco

AYE: Chair Eileen Resnik, Vice Chair Tom Souers, Commissioner Robert Catalani, Commissioner Nancy Craig, Commissioner Chris DeFrancisco, Commissioner Denise Fansler, Commissioner John Meleky

Passed

3. **PUBLIC HEARING** Case 1821-Z/Addison Grove, Block A. Public hearing, discussion, and take action on a recommendation regarding a development plan for the development of Block A of the Addison Grove Addition, including a site plan, landscape plan, building elevations and floor plans for 16 townhomes and 17 live/work units, in an existing Planned Development District (PD), through Ordinance O16-003, located on approximately 1.034 acres addressed as 4120-4126 Belt Line Road, 14991-15015 Oak Street, and 4129-4147 Runyon Road.

Discussion:

Ken Schmidt, Director of Development Services, presented the Staff Report.

Vice Chair Souers inquired about on-street parking regulations and fire truck accessibility throughout the overall development. Ken Schmidt stated that this development consists of public streets and if overnight on-street parking becomes an issue, the Town will try to address accordingly. Ken Schmidt also stated that the plans were reviewed for compliance by the Fire Department.

Commissioner Fansler inquired whether the elevations are consistent between the townhomes and the multifamily building. Ken Schmidt confirmed that the exterior materials are consistent, the height of the live-work units along Belt Line Road is consistent with the multifamily building, and there would be a height transition from the live-work units to the townhome units.

The applicant, David Foor, with InTown Homes, answered questions from the Commission with regard to on-street visitor parking regulation and enforcement.

Chair Eileen Resnik opened the meeting as a public hearing.

Public Hearing:

For: none Against: none

On: Jose Iglesias, 4116 Runyon Rd, Addison, TX 75001. Mr. Iglesias stated that there is a lack of visitor parking to support the currently built homes and the planned addition of new townhomes and live/work units, and requested that additional visitor parking spaces be allocated by the developer.

Chair Eileen Resnik closed the public hearing.

The Commission discussed on-street parking issues on public streets and potential solutions. Ken Schmidt stated that this is something that could be addressed by property management, but that there is also an educational component for both the multifamily building and the townhome development with regard to parking provision in the ground floor of the multifamily parking structure.

Motion: Recommend approval of the request without conditions.

Moved by Vice Chair Tom Souers, Seconded by Commissioner Chris DeFrancisco

AYE: Chair Eileen Resnik, Vice Chair Tom Souers, Commissioner Robert Catalani, Commissioner Nancy Craig, Commissioner Chris DeFrancisco, Commissioner Denise Fansler, Commissioner John Meleky

Passed

4. **PUBLIC HEARING** Case 1824-Z/TCA Middle School Addition. Public hearing, discussion, and take action on a recommendation regarding a development plan for the development of the first phase of the Trinity Christian Academy Master Concept Plan, including a site plan, landscape plan, preliminary utility and drainage plans, and building elevations for a new middle school building, in an existing Planned Development District (PD), through Ordinance O16-040, located on approximately 19.3 acres addressed as 17001 Addison Road.

Discussion:

Ken Schmidt, Director of Development Services, presented the Staff Report.

Vice Chair Souers requested clarification with regard to the proposed tree mitigation plans. Ken Schmidt stated that there would need to be additional coordination between Park Staff and the Arbor Foundation to ensure the intent of the funding is consistent with the Town's vision.

Commissioner Fansler inquired about the removal of a tree located just outside of the proposed fire lane. Ken Schmidt responded that the scope of work includes extensive utility connections which may be the cause for the proposed tree removal, but that the applicant will be able to better address this question.

Commissioner Craig suggested the possibility of tree mitigation with caliper inches instead of dollar amounts.

Commissioner DeFrancisco inquired how the caliper inches being saved or replaced translate to the number of actual trees and whether there is opportunity to relocate trees within existing parking lots, on site. Ken Schmidt responded that the proposed tree replacement on this site is most consistent with approximately 70-95 trees and that removing parking spaces to accommodate trees may put the school out of compliance with the parking requirements.

Chair Resnik suggested that there is potential to explore additional tree planting along the western edge of the property, adjacent to the townhome neighborhood.

Vice Chair Souers, inquired whether it would be appropriate to add a condition to this case requesting that a tree plan be presented at a later date. Legal Counsel confirmed that would be appropriate.

Chair Resnik inquired about the inconsistencies with circulation off of Sojourn Drive as shown on different plan pages. Ken Schmidt clarified that the overall site plan shows the final conditions, with all the phases built out, and the close-up site plan of the proposed new building shows the interim condition.

Commissioner Meleky indicated that even with the proposed final condition, there may still be circulation and traffic issues during peak hours for drop off and pickup.

The Commission discussed internal circulation as well as traffic issues off of Sojourn Drive and Addison Road during drop off and pickup.

Applicants, Dawn Booth with TCA, Bill Pitts with CBRE, Jeremy Roehr and Cesar Celis with GFF, and Tessa Phillips and Jeffrey Dolian with Kimley-Horn, answered questions from the Commission with regard to parking, queuing onto Sojourn Drive, internal circulation, construction timeline, new pickup and drop off procedures, tree mitigation, and construction phasing.

Chair Resnik opened the meeting as a public hearing.

Public Hearing: There were no speakers on this item.

Chair Resnik closed the public hearing.

Motion: Recommend approval of the request with the following condition:

• The applicant shall provide the Town with a tree mitigation plan for consideration by the Planning and Zoning Commission and the City Council.

Moved by Vice Chair Tom Souers, Seconded by Commissioner Nancy Craig

AYE: Chair Eileen Resnik, Vice Chair Tom Souers, Commissioner Robert Catalani, Commissioner Nancy Craig, Commissioner Chris DeFrancisco, Commissioner Denise Fansler, Commissioner John Meleky

Passed

5. **PUBLIC HEARING** Case 1823-Z/4525 Belt Line Road. Public hearing, discussion, and take action on a recommendation regarding an ordinance changing the zoning on property located at 4525 Belt Line Road, currently zoned Planned Development (PD), through Ordinance 089-015, by amending the permitted uses and approving a Special Use Permit for a brewpub and restaurant with the sale of alcoholic beverages for on premises consumption only.

Discussion:

Olga Chernomorets, Planning and Development Manager, presented the Staff Report.

Commissioner DeFrancisco inquired whether the proposal will result in a loss of parking. Olga Chernomorets responded that no parking spaces will be lost but later clarified that while several parking spaces are actually being removed to accommodate the new landscape islands throughout the parking lot, the site still complies with parking requirements.

Commissioner DeFrancisco inquired as to why the crape myrtles along Belt Line Road are not being mitigated. Olga Chernomorets stated that the Town does not require mitigation of ornamental trees.

Vice Chair Souers inquired whether requiring the applicant to fully comply with the 20% landscape requirement would put the site out of compliance with parking requirements. Olga Chernomorets stated that there is a balance that could be reached if the Commission wanted to include a condition to require the applicant to provide landscaping utilizing the 10 parking spaces by which the site is currently over the requirement.

Applicants, Robert Kirk with Kirk and Associates, Clint Norton with Oak'd BBQ, and Travis Bousquet with Bousquet Group, answered questions from the Commission with regard to improving existing landscape conditions, providing sidewalk improvements, and the proposed restaurant and brewery operation.

Chair Resnik opened the meeting as a public hearing.

Public Hearing: There were no speakers on this item.

Chair Resnik closed the public hearing.

Motion: Recommend approval of the request with the following condition:

• The applicant shall not use any terms or graphic depictions that relate to alcoholic beverages in any exterior signage.

Moved by Commissioner Chris DeFrancisco, Seconded by Commissioner John Meleky

AYE: Chair Eileen Resnik, Vice Chair Tom Souers, Commissioner Robert Catalani, Commissioner Nancy Craig, Commissioner Chris DeFrancisco, Commissioner Denise Fansler, Commissioner John Meleky

Passed

6. **PUBLIC HEARING** Case 1822-SUP/The Biscuit Bar. Public hearing, discussion, and take action on a recommendation regarding an ordinance changing the zoning on property located at 5294 Belt Line Road, Suite 106, which property is currently zoned PD, Planned Development, through Ordinance O19-22, by approving a Special Use Permit for a new restaurant with the sale of alcoholic beverages for on premises consumption only.

Discussion:

Olga Chernomorets, Planning and Development Manager, presented the Staff Report.

The applicant, Alicia Tomlin Barsoum, answered questions from the Commission regarding menu offerings.

Chair Resnik opened the meeting as a public hearing.

Public Hearing: There were no speakers on this item.

Chair Resnik closed the public hearing.

Motion: Recommend approval of the request with the following condition:

• The applicant shall not use any terms or graphic depictions that

relate to alcoholic beverages in any exterior signage, with the exception of their full business name, "The Biscuit Bar."

Moved by Commissioner John Meleky, Seconded by Vice Chair Tom Souers

AYE: Chair Eileen Resnik, Vice Chair Tom Souers, Commissioner Robert Catalani, Commissioner Nancy Craig, Commissioner Chris DeFrancisco, Commissioner Denise Fansler, Commissioner John Meleky

Passed

7. **PUBLIC HEARING** Case 1825-SUP/ Dutch Bros Coffee. Public hearing, discussion, and take action on a recommendation regarding an ordinance changing the zoning on property located at 14310 Marsh Lane, which property is currently zoned Planned Development (PD) through Ordinance 007-034, as amended by ordinances O13-026, O16-017, O16-018, and O19-06, by approving a Special Use Permit for a new restaurant with drive-thru only service.

Discussion:

Olga Chernomorets, Planning and Development Manager, presented the Staff Report.

Commissioner Fansler inquired about the possibility of relocating the northernmost driveway. Olga Chernomorets stated that while the Commission can propose changes internal to the site, the driveways have been approved as part of the PD process and are outside of the Commission's purview at this time.

The applicant, Eric Nunally with TNS Architects, Austin Carr with Dunaway, Rob St. John with UDR, and Tony Scardino and Mandy Hurst with Dutch Bros Coffee, answered questions from the Commission with regard to traffic impacts and mitigation, internal circulation, and queuing of customer vehicles.

Chair Resnik opened the meeting as a public hearing.

Public Hearing: There were no speakers on this item.

Chair Resnik closed the public hearing.

Motion: Recommend approval of the request with the following

condition:

 The applicant shall work with Staff in order to establish an approved Traffic Control Plan for this site.

Moved by Commissioner Chris DeFrancisco, Seconded by Commissioner Robert Catalani

AYE: Chair Eileen Resnik, Vice Chair Tom Souers, Commissioner Robert Catalani, Commissioner Nancy Craig, Commissioner Chris DeFrancisco, Commissioner Denise Fansler, Commissioner John Meleky

Passed

8. Discuss and take action on the 2020 Planning and Zoning Commission Annual Report.

Discussion:

Commissioner Craig indicated a correction on Page 2, where the first paragraph should reference 2019 not 2020.

Vice Chair Souers inquired about the next steps in addressing the recommendations provided in the report. Ken Schmidt indicated that the goal is to create a work plan for the Commission.

Motion: Approval of the proposed 2020 Planning and Zoning Commission Annual Report as corrected.

Moved by Commissioner Nancy Craig, Seconded by Vice Chair Tom Souers

AYE: Chair Eileen Resnik, Vice Chair Tom Souers, Commissioner Robert Catalani, Commissioner Nancy Craig, Commissioner Chris DeFrancisco, Commissioner Denise Fansler, Commissioner John Meleky

Passed

9. Discuss whether the Planning and Zoning Commission prefers to continue holding meetings virtually or return to in person meetings.

The Commission discussed returning to in-person meetings and decided to continue with a virtual meeting for April 20th, and possibly a mix of in-person and virtual meetings after that.

There being no further business before the Commission, the meeting was adjourned.

Planning & Zoning Commission

Meeting Date: 04/20/2021

Agenda Caption:

PUBLIC HEARING Case 1826-SUP/Jeni's Splendid Ice Creams. Public hearing, discussion, and take action on a recommendation regarding an ordinance changing the zoning on property located at 5290 Belt Line Road, Suite 112B, which property is currently zoned PD, Planned Development, through Ordinance O19-22, by approving a Special Use Permit for a new restaurant.

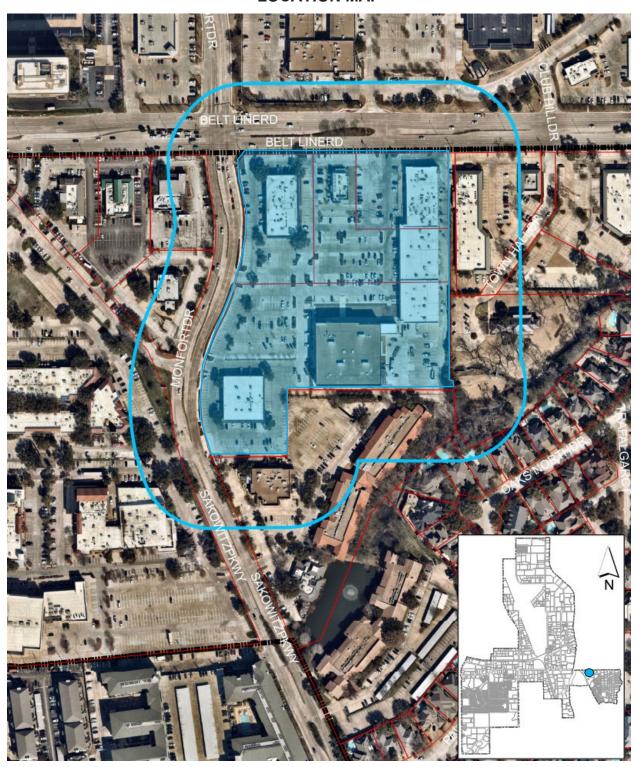
Attachments

1826-SUP P&Z Packet 1826-SUP Plans 3.

1826-SUP

PUBLIC HEARING Case 1826-SUP/Jeni's Splendid Ice Creams. Public hearing, discussion, and take action on a recommendation regarding an ordinance changing the zoning on property located at 5290 Belt Line Road, Suite 112B, which property is currently zoned PD, Planned Development, through Ordinance O19-22, by approving a Special Use Permit for a new restaurant.

LOCATION MAP





April 15, 2021

STAFF REPORT

RE: 1826-SUP/Jeni's Splendid Ice Creams

LOCATION: 5290 Belt Line Road, Suite 112B

REQUEST: Approval of a Special Use Permit for a restaurant to

permit a new ice cream shop with a patio.

APPLICANT: Sarah Moore, Jeni's Splendid Ice Creams

DISCUSSION:

<u>Background</u>: This proposed restaurant is situated within the Prestonwood Place shopping center, which is located at the southeast corner of Belt Line Road and Montfort Drive. This center was recently rezoned to PD, Planned Development, through Ordinance O19-22, to allow for renovation of the existing buildings in an effort to attract a broader mix of tenants.

A new tenant, Jeni's Splendid Ice Creams, is interested in a lease space in Building C, which is the remaining portion of the suite previously occupied by la Madeleine, adjacent to Shake Shack. This building has recently undergone exterior renovation in an effort to update and modernize the façades. Jeni's Splendid Ice Creams is proposing a small ice cream shop with a patio, which triggers the requirement for a new Special Use Permit (SUP).

Founded in Columbus, Ohio in 2002 by James Beard Award-winning ice cream maker Jeni Britton Bauer, Jeni's Splendid Ice Creams makes one-of-a-kind flavors in partnership with the growers, makers, and producers who supply them with ingredients, from family-run dairies to farmers who grow fields of berries just for their ice cream. Jeni's prides themselves on providing communities artisanal ice cream with local flair.

<u>Proposed Plan</u>: The applicant is requesting approval of a new SUP for a restaurant. The new restaurant space would total 2,467 square feet, inclusive of a 572 square-foot covered outdoor patio area. The floor plan shows a small interior dining area with a service counter, and an outdoor patio with café tables and a communal seating area. The interior dining room seats 32 and the outdoor patio seats 23.

<u>Parking</u>: This property is zoned PD, which requires a parking ratio of 1 space per 200 square feet across all uses. Based on the center's total square footage, inclusive of the new tenant space, it requires 675 parking spaces. There are currently 768 parking spaces provided on site, exceeding the minimum parking required by the PD district.

<u>Exterior Facades</u>: Improvements to the building façade were completed with the overall improvements to the building. The new tenant proposes to modify the front façade by creating a small covered outdoor patio within the confines of the adjacent tenant walls. The interior of the

patio area will include a new storefront system, exterior light sconces and string lighting, and masonry cladded walls that include art installations and a chalkboard.

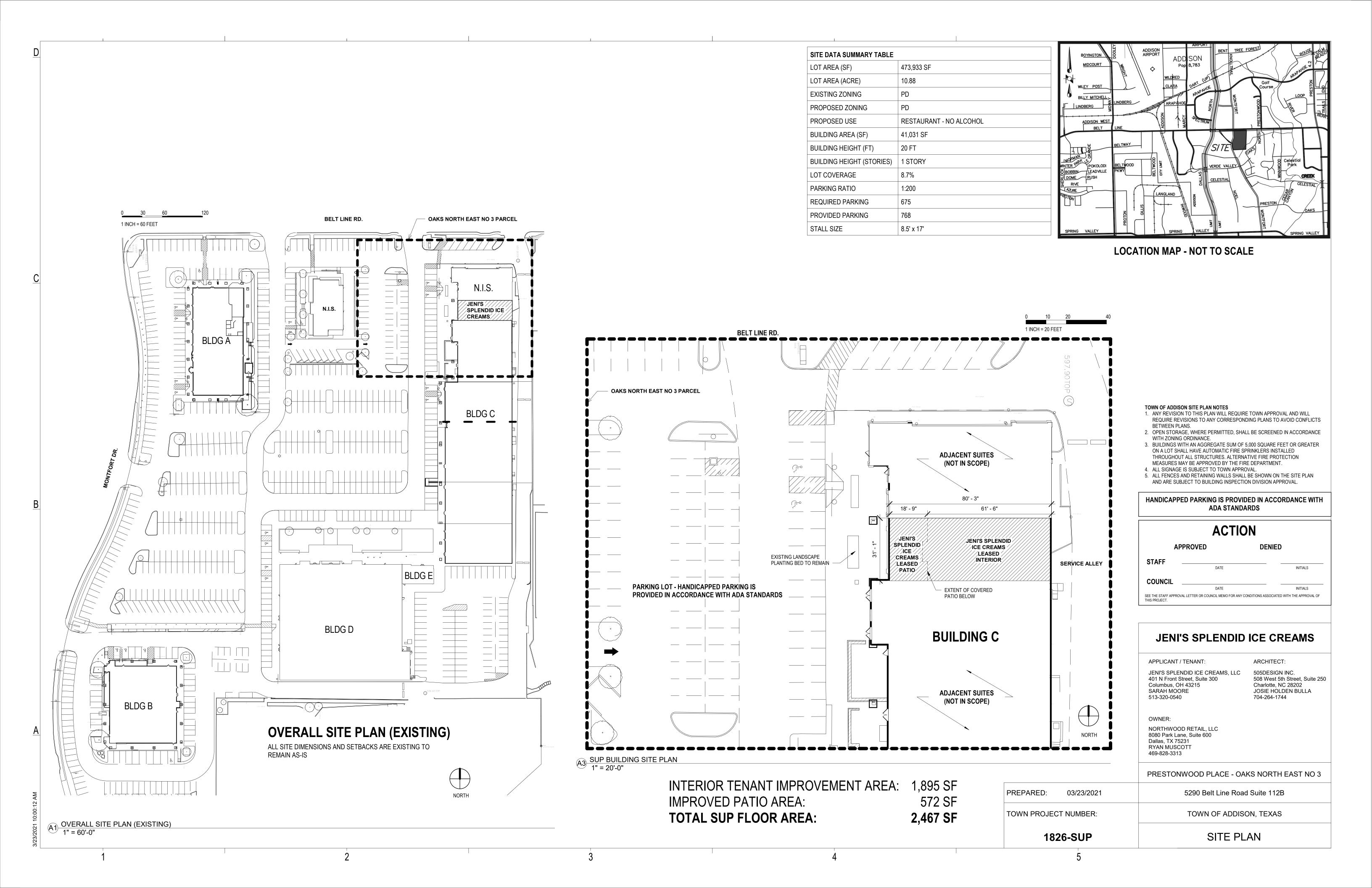
<u>Landscaping and Open Space</u>: The landscape plans were recently reviewed through the rezoning process for the shopping center. As improvements have occurred, the development team has worked to maximize compliance with the Town's landscape requirements. The approved landscape plan does not require any additional landscaping or open space at this lease space.

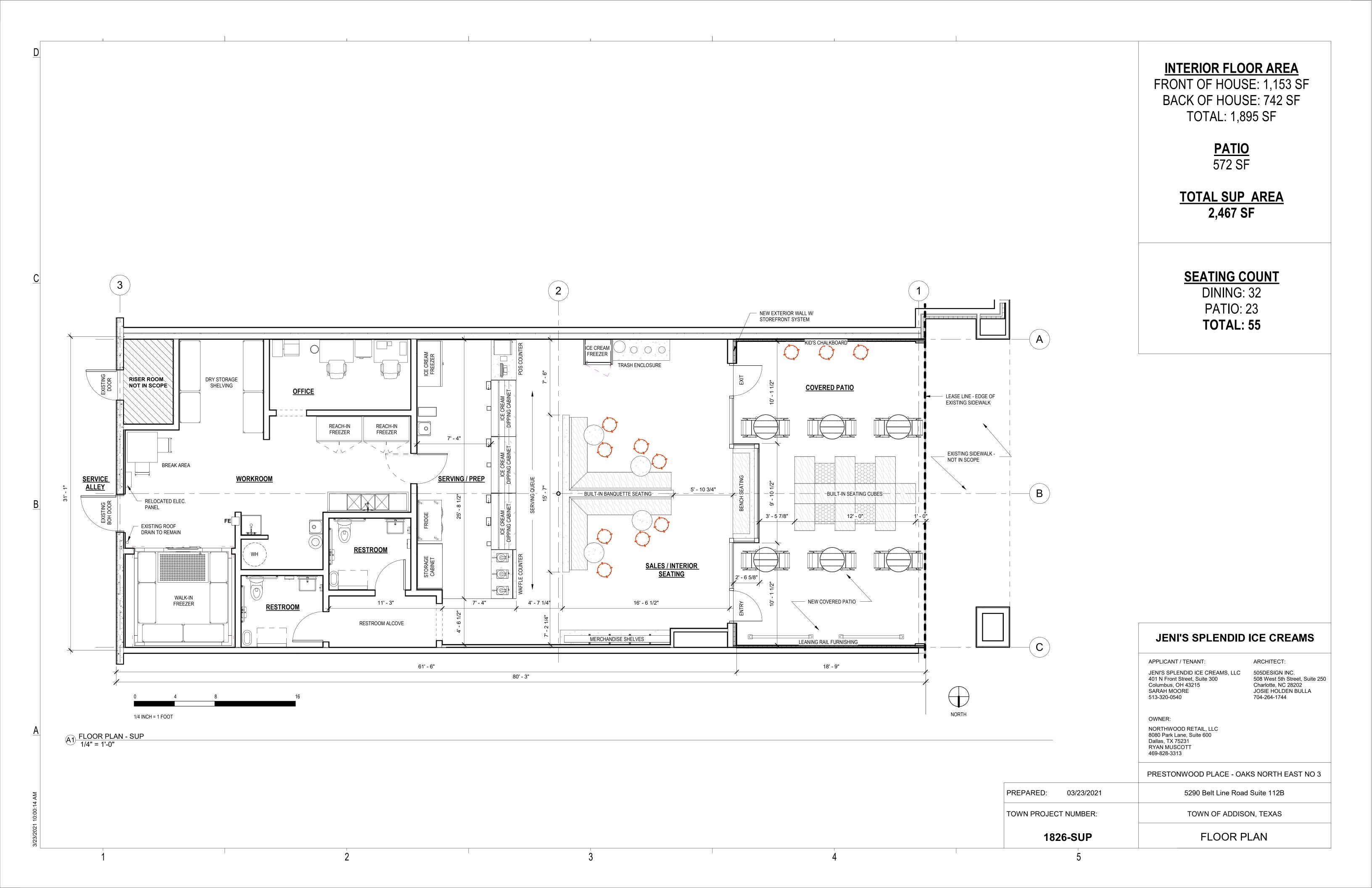
RECOMMENDATION: APPROVAL

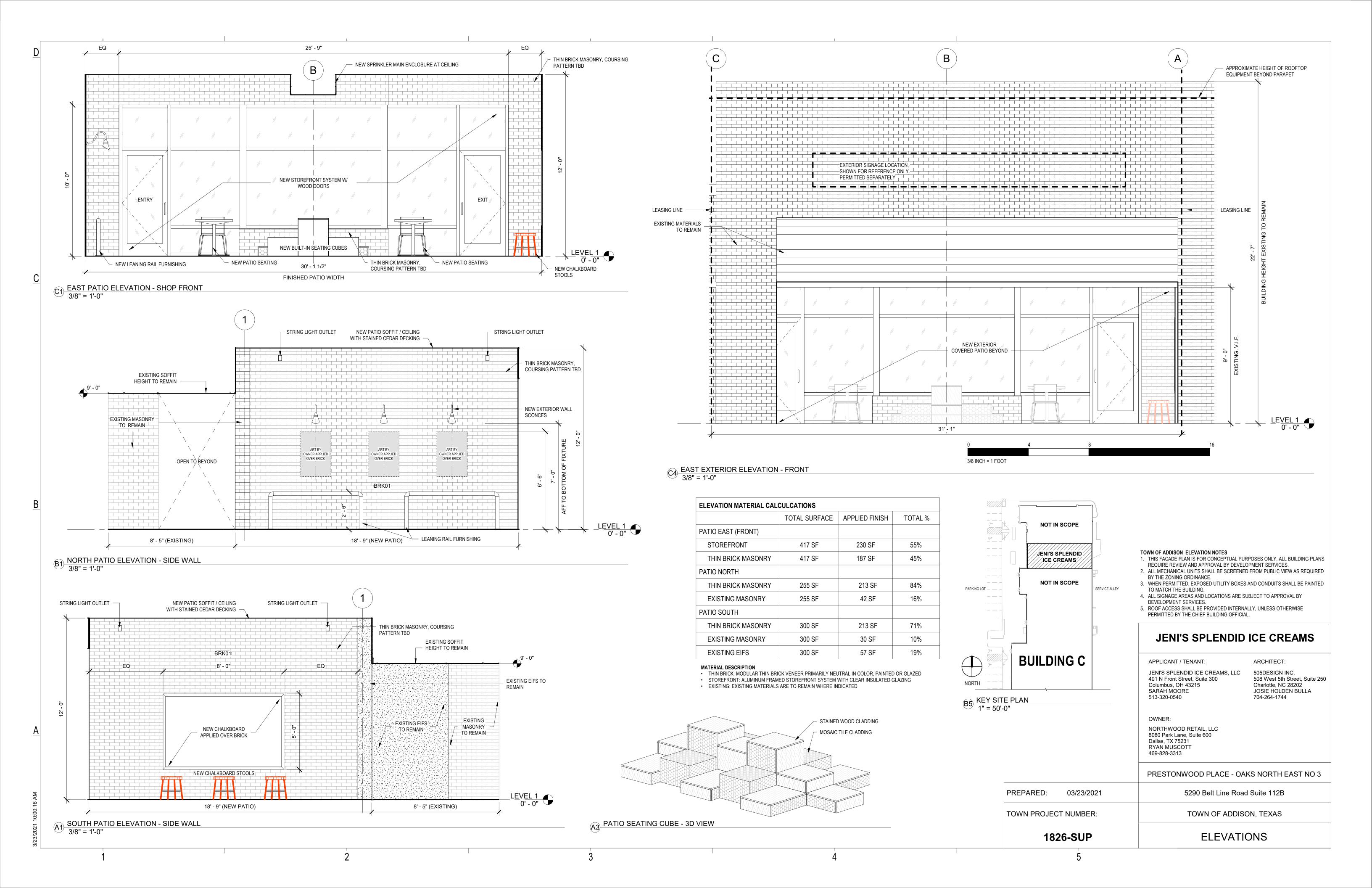
Jeni's Splendid Ice Creams and their artisanal, farm-sourced offerings will be a great addition to the evolving Prestonwood Place shopping center. This new restaurant adds diversity to the Addison restaurant landscape and reflects continued reinvestment momentum for Prestonwood Place.

Staff recommends approval of the request without conditions.









Planning & Zoning Commission

Meeting Date: 04/20/2021

Agenda Caption:

PUBLIC HEARING Case 1827-SUP/Greenhill School Temporary Classrooms. Public hearing, discussion, and take action on a recommendation regarding an ordinance changing the zoning on property addressed as 4141 Spring Valley Road and 14101 Midway Road, currently zoned Residential-1 (R-1) and Planned Development (PD), through Ordinance 084-092, with a Special Use Permit for a private school, by approving a Special Use Permit for seven portable school buildings.

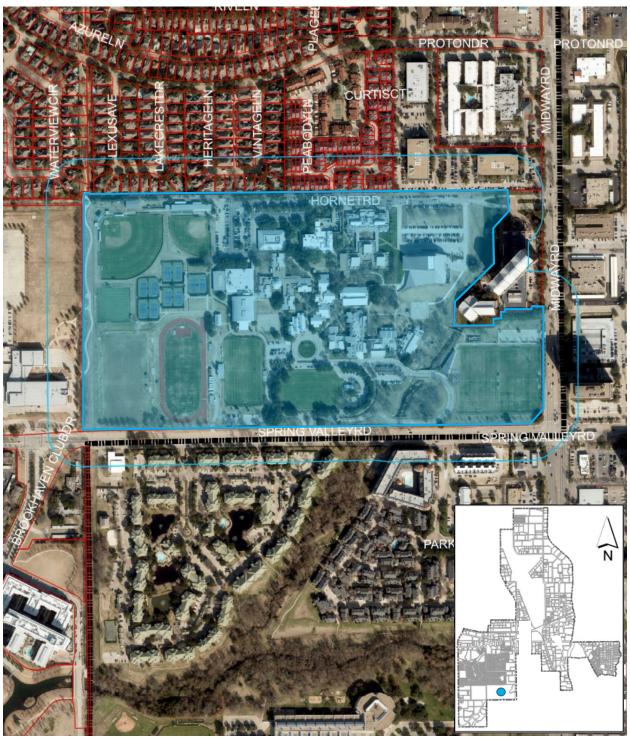
Attachments

1827-SUP P&Z Packet 1827-SUP Plans 4.

1827-SUP

PUBLIC HEARING Case 1827-SUP/Greenhill School Temporary Classrooms. Public hearing, discussion, and take action on a recommendation regarding an ordinance changing the zoning on property addressed as 4141 Spring Valley Road and 14101 Midway Road, currently zoned Residential-1 (R-1) and Planned Development (PD), through Ordinance 084-092, with a Special Use Permit for a private school, by approving a Special Use Permit for seven portable school buildings.

LOCATION MAP





April 15, 2021

STAFF REPORT

RE: 1827-SUP/Greenhill School Temporary Classrooms

LOCATION: 4141 Spring Valley Road and 14101 Midway Road

REQUEST: Approval of a Special Use Permit for seven portable

buildings, which comprise six temporary classroom trailers and one-bathroom trailer, to allow for uninterrupted school operation during reconstruction of

the existing science building.

APPLICANT: Mike Willis, Greenhill School

DISCUSSION:

<u>Background</u>: Greenhill School has been in Addison since 1960, located primarily within the Residential-1 (R-1) zoning district, with the southeastern corner of the property zoned as Planned Development District (PD), through Ordinance 084-092. The school has a Special Use Permit (SUP) that has been amended over the years in order to provide for revised development plans and additional uses, through ordinances 085-035, 087-043, 091-064, 094-025, 004-010, 013-053, and O18-39.

The campus is situated on 75 acres and consists of 15 buildings, including a full athletic complex, library, and performing arts center that totals over 303,000 square feet of floor area. As funding has been generated, the school's campus has evolved and buildings have been upgraded and reconstructed over time to serve the 1,300+ Greenhill School students.

The most recent anticipated campus upgrade is the reconstruction of an existing science building. In order to complete this project, the school will need to temporarily place seven portable buildings, six to serve as temporary classrooms and one to house the bathrooms for these classrooms. This triggers the requirement for a new Special Use Permit (SUP) to ensure that the quantity, location, appearance, and duration of use of the proposed temporary classrooms is compatible with surrounding site conditions.

<u>Proposed Plan</u>: The applicant has requested to install these portable buildings in the open green space area in front of the main campus, facing Spring Valley Road. Six of the portable buildings

will serve as temporary classrooms, each accommodating 1,536 square feet of floor area, and one will contain the bathrooms, which comprises 408 square feet of floor area. During past campus expansion and redevelopment activities, the proposed site has accommodated portable buildings and the applicant intends to utilize existing utility connections that were established with those past projects. The proposed portable buildings will be onsite for the duration of the construction of the new science building, with anticipated removal by the end of June 2023.

<u>Uses:</u> Portable school buildings are allowed through an SUP within the Residential-1 (R-1) district, if authorized, an SUP for a portable school building and any ordinance authorizing the same shall be subject to review and reconsideration at least every 18 months following the date of such authorization.

<u>Development Standards:</u> Development standards regulate the setbacks, building heights, and square footages of certain uses. The proposed plans meet the dimensional standards of the R-1 zoning district and previously approved SUPs.

<u>Exterior Facades</u>: The R-1 district requires at least 80 percent of the exterior walls of all structures to be of masonry construction. Given that the proposal is for temporary structures, masonry facades are not practical. Additionally, due to recent State legislation, the Town is pre-empted from enforcing exterior materials requirements that exceed the minimum requirements of the building code.

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

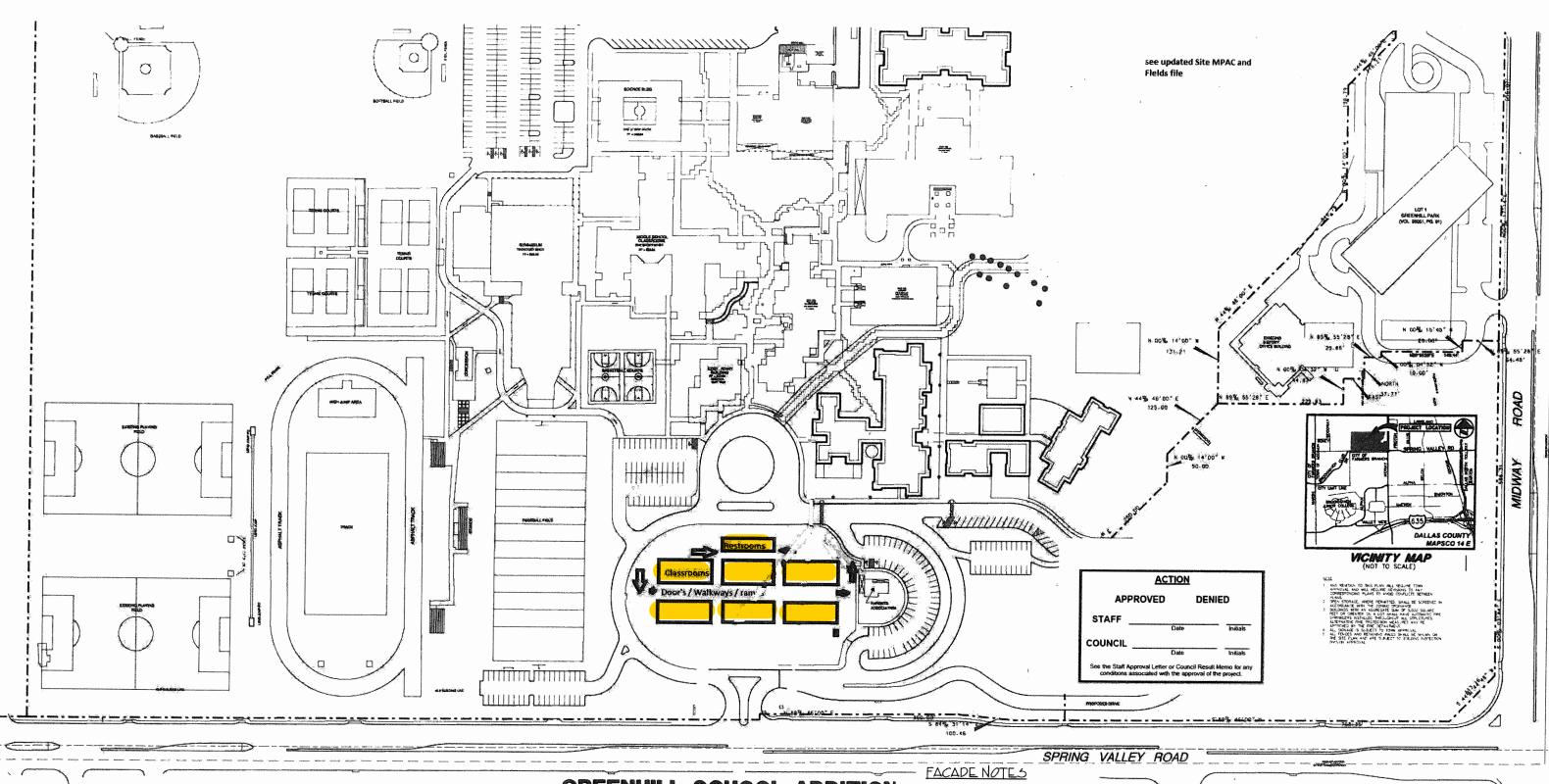
RECOMMENDATION: APPROVAL

The school has made ongoing efforts to address past issues and prevent any new nuisances, and has maintained open lines of communication with the adjacent residential neighborhood. The proposed temporary classrooms are needed to allow the school operation to continue uninterrupted during the school year.

Staff recommends approval of the request, with the condition that the SUP shall be subject to review and reconsideration at least every 18 months following the date of authorization, and shall automatically expire - requiring removal of the buildings - by the earlier of:

- 1. Within thirty (30) days of issuance of a Certificate of Occupancy for the new science building, or;
- 2. January 1, 2024.





ENGINEER/SURVEYOR:
PACHECO KOCH CONSULTING ENGINEERS, LLC.
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TX 75231
PHONE: 972-235-3031

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

GREENHILL SCHOOL ADDITION

BEING A REPLAT OF GREENHILL SCHOOL ADDITION
AND THE REMAINDER OF LOT 2 OF
THE REPLAT OF GREENHILL PARK ADDITION
AN ADDITION TO THE TOWN OF ADDISON, TEXAS
AND BEING 72.972 ACRES OF LAND OUT OF THE
THOMAS L. CHENOWETH SURVEY, ABSTRACT NO. 273
DALLAS COUNTY, TEXAS

- THIS FACADE PLAN IS FOR CONCEPTUAL PURPOSES
 ALL BUILDING PLANS REQUIRE REVIEW ANDAPPROVAL BY
 DEVELOPMENT SERVICES.
- 2. ALL MECHANICAL UNITS SHALL BE SCREENED FROMPUBLIC VIEW AS REQUIRED BY THE ZONINGORDINANCE
- 3. WHEN PERMITTED, EXPOSED UTILITY BOXES ANDCONDUITS SHALL BE PAINTED TO MATCH THEBUILDING
- APPROVAL BY DEVELOPMENT SERVICES

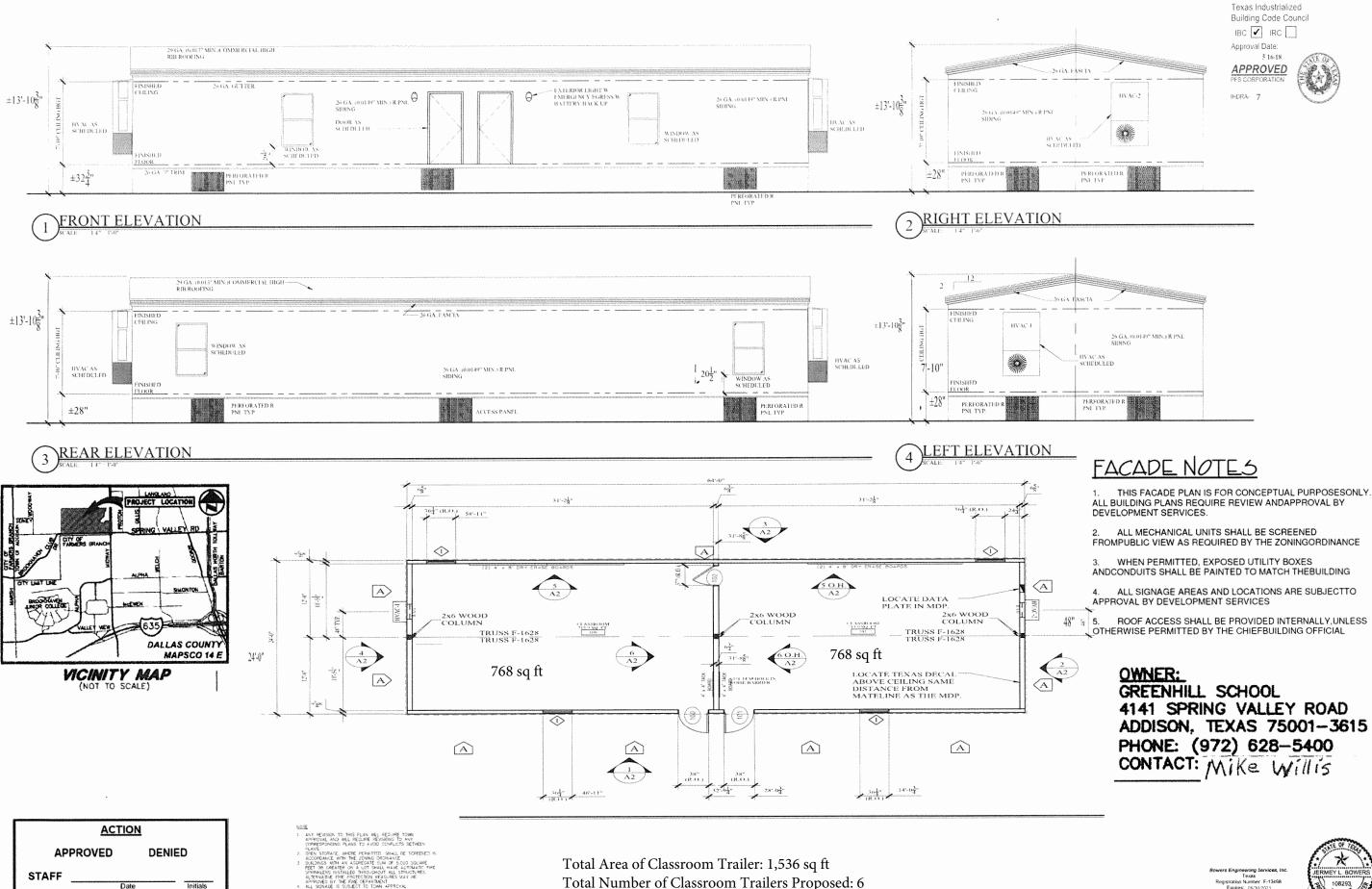
 5. ROOF ACCESS SHALL BE PROVIDED INTERNALLY UNLE

GREENHILL SCHOOL

SUP Request:

CONTACT: JUSTIN WALDRIP

- 6 Temporary Classroom Trailers (1,536 sq ft each)
- 1 Temporary Bathroom Trailer (408 sq ft)



COUNCIL

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

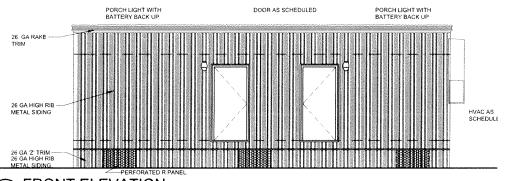
DATE: 5-04-18 DRAWN BY A2 A-878.03

RAMTECH BUILDING SYSTEMS INC. LT 2017 DRY DBL CLASSROOM 24'-0" X 64'-0" MODULAR

LH

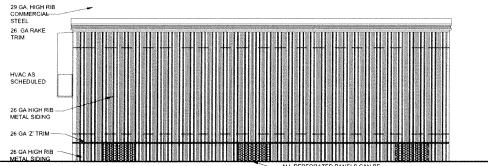
RAMTTECH Building Systems, Inc. MAGE USE FROM MANASCREED, TEACH TRACE TRACES

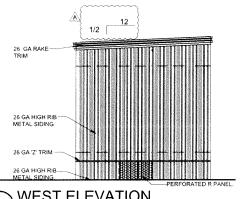
May 03, 2018 - 0x-BASE-LT-2017 DRY.



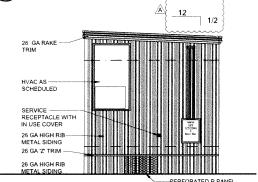
FRONT ELEVATION

NORTH ELEVATION

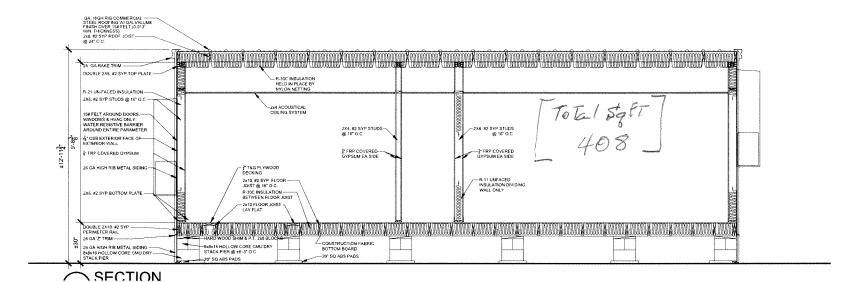




WEST ELEVATION



EAST ELEVATION



ACTION APPROVED DENIED STAFF Initials COUNCIL Initials Date See the Staff Approval Letter or Council Result Memo for any conditions associated with the approval of the project.

- ANY REMSION TO THIS PLAN WILL REQUIRE TOWN
 APPROVAL AND WILL REQUIRE REVISIONS TO ANY
 CORRESPONDING PLANS TO AVOID CONFLICTS BETWEEN

 TO
- CORRESPONDING PLANS TO AVOID CONFLICTS BETWEEN PLANS.

 OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.

 BUILDINGS WITH AN ACGREGATE SUM OF 5.000 SOUARE FEET OR GREATER ON A LOT SHALL HAVE AUTOMATIC FIRE SPRINKLERS INSTALLED THROUGHOUT ALL STRUCTURES. ALTERNATURE FIRE PROTECTION MEASURES WAY BE APPROVED BY THE FIRE DEPARTMENT.

 ALL SIGNAGE IS SUBJECT TO TOWN APPROVAL.

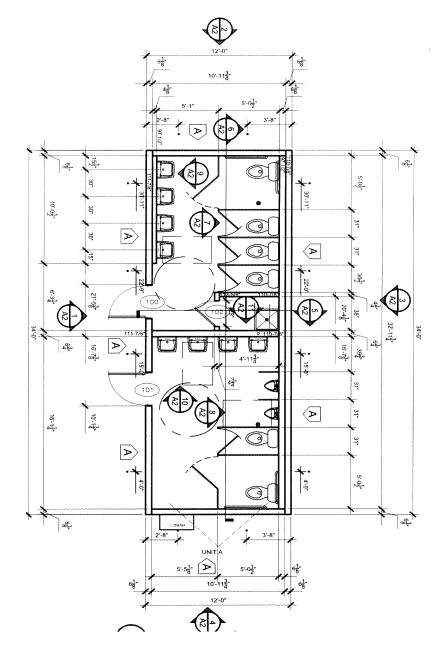
 ALL SENCAGE IN SUBJECT TO TOWN APPROVAL.

 ALL SIGNAGE IS SUBJECT TO TOWN APPROVAL.

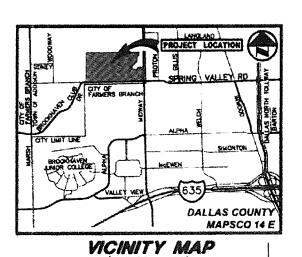
 ALL SIET PLAN AND ARE SUBJECT TO BUILDING INSPECTION DIVISION APPROVAL.

FACADE NOTES

- THIS FACADE PLAN IS FOR CONCEPTUAL PURPOSESONLY. ALL BUILDING PLANS REQUIRE REVIEW ANDAPPROVAL BY DEVELOPMENT SERVICES.
- ALL MECHANICAL UNITS SHALL BE SCREENED FROMPUBLIC VIEW AS REQUIRED BY THE ZONINGORDINANCE
- WHEN PERMITTED, EXPOSED UTILITY BOXES ANDCONDUITS SHALL BE PAINTED TO MATCH THEBUILDING
- ALL SIGNAGE AREAS AND LOCATIONS ARE SUBJECTTO APPROVAL BY DEVELOPMENT SERVICES
- ROOF ACCESS SHALL BE PROVIDED INTERNALLY, UNLESS OTHERWISE PERMITTED BY THE CHIEFBUILDING OFFICIAL







PROJECT NUMBER: 210304 DATE:

3-25-21 DRAWN BY LH SHEET NO. A2

A-969 02

Mar 29, 2021 - B-GREENHILL dwg

Building Systems, Inc.

PROFECT GREENHILL SCHOOL PORTABLE TOILET TRAILER 12'-0" X 34'-0" MODULAR

Meeting Date: 04/20/2021

Agenda Caption:

Discuss and take action regarding the proposed tree mitigation and replacement plan for Case 1824-Z/TCA Middle School Addition.

Staff Report:

At the March 16th, 2021 Planning and Zoning Commission hearing, the Commission recommended approval of Case 1824-Z/TCA Middle School Addition with a condition that the applicant shall provide the Town with a tree mitigation and replacement plan for consideration by the Planning and Zoning Commission and the City Council. At the April 13th, 2021 City Council hearing, the City Council reviewed and approved the proposed tree mitigation and replacement plan.

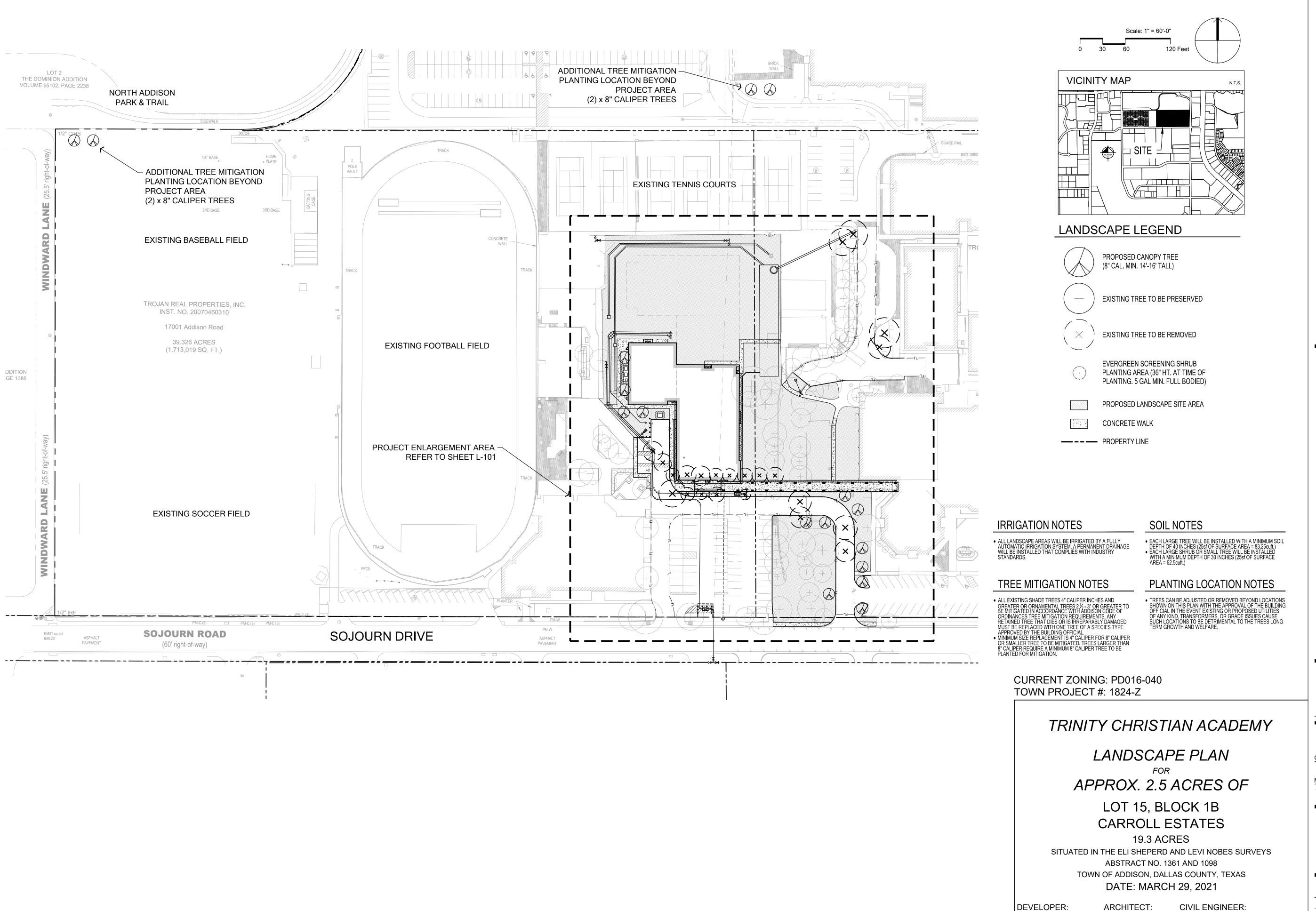
The applicant has provided updated landscape plans reflecting proposed solutions as follows:

- Plant 7 additional 8" caliper trees within the TCA Campus
- TCA would address outstanding mitigation obligation at a rate of \$175 per caliper inch
- Payment acceptance and offsite planting to be executed by the Town of Addison Parks & Recreation Department
- Offsite replacement of remaining 254 caliper inches would occur at North Addison Park (20, 4" trees), Quorum Park (10, 4" trees), and within the streetscape of Keller Springs Parkway (34, 4" trees)

The proposed tree mitigation and replacement plan is now being presented to the Planning and Zoning Commission for discussion and action.

Attachments

1824-Z Landscape Plans



DSCAPI

LANDSC



CA MIDDLE SCHOC 17001 ADDISON ROAD ADDISON, TX 75001

No. Date Revision

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APPROVAL,
PERMITTING, OR
CONSTRUCTION.

OVERALL LANDSCAPE PLAN

Project No. 20099.00

Date 03.29.2021

GFF ARCHITECTS

Dallas, Texas 75201

Tel. No. 214-303-1500

CBRE

Dallas, TX 75201

Contact: Bill Pitts

Tel. No. 214-707-3233

2100 McKinney Avenue, Suite

KIMLEY-HORN AND ASSOCIATES, INC.

2808 Fairmont Street, Suite 300 13455 Noel Road, Two Galleria Office Tower, Suite 700

Dallas, Texas 75240

Tel. No. 972-770-1300

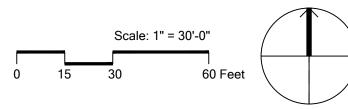
Contact: Jeremy Roehr, AIA Contact: Jeffery W. Dolian, P.E.

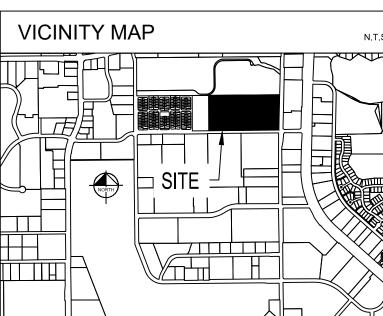
LS-100

MARK S. BOWLES

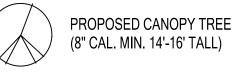
TEXAS LIC NO. 2767

03/29/2021

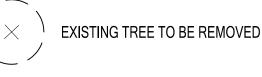




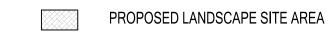
LANDSCAPE LEGEND



EXISTING TREE TO BE PRESERVED



EVERGREEN SCREENING SHRUB PLANTING AREA (36" HT. AT TIME OF PLANTING. 5 GAL MIN. FULL BODIED)



CONCRETE WALK — PROPERTY LINE

IRRIGATION NOTES

ALL LANDSCAPE AREAS WILL BE IRRIGATED BY A FULLY AUTOMATIC IRRIGATION SYSTEM. A PERMANENT DRAINAGE WILL BE INSTALLED THAT COMPLIES WITH INDUSTRY STANDARDS.

EACH LARGE TREE WILL BE INSTALLED WITH A MINIMUM SOIL DEPTH OF 40 INCHES (25sf OF SURFACE AREA = 83,25cuft.)
 EACH LARGE SHRUB OR SMALL TREE WILL BE INSTALLED WITH A MINIMUM DEPTH OF 30 INCHES (25sf OF SURFACE)

SOIL NOTES

TREE MITIGATION NOTES

• ALL EXISTING SHADE TREES 4" CALIPER INCHES AND ALL EXISTING SHADE TREES 4" CALIPER INCHES AND GREATER OR ORNAMENTAL TREES 2½ - 3" OR GREATER TO BE MITIGATED IN ACCORDANCE WITH ADDISON CODE OF ORDINANCES TREE MITIGATION REQUIREMENTS. ANY RETAINED TREE THAT DIES OR IS IRREPARABLY DAMAGED MUST BE REPLACED WITH ONE TREE OF A SPECIES TYPE APPROVED BY THE BUILDING OFFICIAL.
 MINIMUM SIZE REPLACEMENT IS 4" CALIPER FOR 8" CALIPER OR SMALLER TREE TO BE MITIGATED. TREES LARGER THAN 8" CALIPER REQUIRE A MINIMUM 8" CALIPER TREE TO BE PLANTED FOR MITIGATION.

PLANTING LOCATION NOTES

TREES CAN BE ADJUSTED OR REMOVED BEYOND LOCATIONS SHOWN ON THIS PLAN WITH THE APPROVAL OF THE BUILDING OFFICIAL IN THE EVENT EXISTING OR PROPOSED UTILITIES OF ANY KIND, TRANSFORMERS, OR GRADE ISSUES CAUSE SUCH LOCATIONS TO BE DETRIMENTAL TO THE TREES LONG TERM GROWTH AND WELFARE.

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

TRINITY CHRISTIAN ACADEMY

LANDSCAPE PLAN

APPROX. 2.5 ACRES OF

LOT 15, BLOCK 1B CARROLL ESTATES

19.3 ACRES

SITUATED IN THE ELI SHEPERD AND LEVI NOBES SURVEYS ABSTRACT NO. 1361 AND 1098 TOWN OF ADDISON, DALLAS COUNTY, TEXAS DATE: MARCH 29, 2021

DEVELOPER: CBRE 2100 McKinney Avenue, Suite Dallas, TX 75201

ARCHITECT: GFF ARCHITECTS Dallas, Texas 75201 Tel. No. 214-303-1500

CIVIL ENGINEER: KIMLEY-HORN AND ASSOCIATES, INC. 2808 Fairmont Street, Suite 300 13455 Noel Road, Two Galleria Office Tower, Suite 700 Dallas, Texas 75240 Tel. No. 972-770-1300 Contact: Jeremy Roehr, AIA Contact: Jeffery W. Dolian, P.E.

17001 ADDIS ADDISON,

No. Date Revision THIS DOCUMENT IS NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION. MARK S. BOWLES TEXAS LIC NO. 2767

> LANDSCAPE PLAN

03/29/2021

Project No. 20099.00 Date 03.29.2021

LS-101

TF	REE IN	IVENT	ORY			
TAG#	DBH PRESERVED	DBH REMOVED	COMMON NAME	SCIENTIFIC NAME	CONDITION	MULTIPLE- STEMMED
100	1140211125			(projection and total applica-		
100		14.0	live oak	Quercus virginiana	Healthy	Single
101 8487	9.0	20.0	live oak	Quercus virginiana	Healthy	Single
8488	16.8		Shumard oak Shumard oak	Quercus shumardii Quercus shumardii	Healthy	Single Single
8489	30.8		live oak	Quercus virginiana	Healthy Healthy	Single
8490	20.1		live oak	Quercus virginiana	Healthy	Single
8491	21.0		Shumard oak	Quercus shumardii	Healthy	Single
8492	11.8		Shumard oak	Quercus shumardii	Healthy	Single
8493	11.0	19.2	live oak	Quercus virginiana	Healthy	Forked
8494		18.5	live oak	Quercus virginiana	Healthy	Single
8495	16.8		live oak	Quercus virginiana	Healthy	Forked
8496	15.4		live oak	Quercus virginiana	Healthy	Single
8497	16.0		live oak	Quercus virginiana	Healthy	Single
8498	14.8		live oak	Quercus virginiana	Healthy	Forked
8499	17.2		live oak	Quercus virginiana	Healthy	Multi
8500	20.9		live oak	Quercus virginiana	Healthy	Forked
87230	18.2		Shumard oak	Quercus shumardii	Healthy	Single
87231		16.4	Shumard oak	Quercus shumardii	Healthy	Single
87232		14.7	Shumard oak	Quercus shumardii	Healthy	Single
87233	24.9		Shumard oak	Quercus shumardii	Healthy	Single
87234	19.1		live oak	Quercus virginiana	Healthy	Single
87235	14.0		live oak	Quercus virginiana	Healthy	Forked
87236	13.5		live oak	Quercus virginiana	Healthy	Single
87237	13.8		Shumard oak	Quercus shumardii	Healthy	Single
87238	13.9		live oak	Quercus virginiana	Healthy	Single
87239	21.1		live oak	Quercus virginiana	Healthy	Single
87240	14.2		Shumard oak	Quercus shumardii	Healthy	Single
87241	10.5		cedar elm	Ulmus crassifolia	Healthy	Single
87242	14.3		crape myrtle	Lagerstroemia indica	Healthy	Multi
87243	10.2		crape myrtle	Lagerstroemia indica	Healthy	Multi
87244	11.1		crape myrtle	Lagerstroemia indica	Healthy	Multi
87245	24.0		Shumard oak	Quercus shumardii	Healthy	Single
87246	19.2		live oak	Quercus virginiana	Healthy	Single
87247	13.0		live oak	Quercus virginiana	Healthy	Single
87248	20.8		live oak	Quercus virginiana	Healthy	Single
87249	17.0		live oak	Quercus virginiana	Healthy	Single
87250	15.2		live oak	Quercus virginiana	Healthy	Single
87251	14.1		live oak	Quercus virginiana	Healthy	Forked
87252	10.3		live oak	Quercus virginiana	Healthy	Single
87253		10.9	live oak	Quercus virginiana	Healthy	Single
87254		19.2	live oak	Quercus virginiana	Healthy	Multi
87255		9.3	live oak	Quercus virginiana	Healthy	Single
87256		10.5	live oak	Quercus virginiana	Healthy	Single
87257		17.5	live oak	Quercus virginiana	Healthy	Multi
87258	14.6		Shumard oak	Quercus shumardii	Healthy	Single
87259	9.3		crape myrtle	Lagerstroemia indica	Healthy	Multi
87260	11.1		crape myrtle	Lagerstroemia indica	Healthy	Multi
87261	7.1		crape myrtle	Lagerstroemia indica	Healthy	Multi
87262	9.4		crape myrtle	Lagerstroemia indica	Healthy	Multi
87263	11.5		crape myrtle	Lagerstroemia indica	Healthy	Multi
87264		13.5	live oak	Quercus virginiana	Declining	Single
87265		36.4	live oak	Quercus virginiana	Healthy	Multi
87266		32.1	live oak	Quercus virginiana	Healthy	Multi
87267		12.5	live oak	Quercus virginiana	Healthy	Single
87268		14.2	live oak	Quercus virginiana	Healthy	Single
87269		14.5	live oak	Quercus virginiana	Healthy	Single

live oak

live oak

live oak

bald cypress

bald cypress

bald cypress

bald cypress crape myrtle

live oak

live oak

cedar elm

Shumard oak

Shumard oak

live oak live oak

live oak

crape myrtle

live oak

live oak

live oak

Shumard oak

live oak

Note: Highlighted trees selected for Tree Replacement calculations (refer to Tree Replacement table)

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

Quercus virginiana

Quercus virginiana

Quercus virginiana

Quercus virginiana

Quercus virginiana

Quercus shumardii

Quercus shumardii

Quercus virginiana

Quercus virginiana

Quercus virginiana Quercus virginiana

Quercus virginiana

agerstroemia indica

Quercus virginiana

Quercus virginiana

Ulmus crassifolia

Healthy

Healthy

Healthy Single

Healthy Single

Healthy Multi

Healthy Single

14'-0" MIN. CLEARANCE

PARKING / DRIVEWAY

06-DETAIL: TREE BRANCH CLEARANCE

VARIES, SEE PLAN

PLANTING SCHEDULE

Trees									
	KEY	UNIT	COMMON NAME	SCIENTIFIC NAME	SIZE	HEIGHT	SPREAD	SPACING	REMARKS
	BCY	EA	Bald Cypress	Taxodium distichum	8" cal.*	14'-16'	7'-8'	as shown	Full Symmetrical Canopy / Matched/ Container Grown
	MAG	EA	Southern Magnolia	Magnolia grandiflora	8" cal.*	14'-16'	7'-8'	as shown	Full Symmetrical Canopy / Matched/ Container Grown
	OAK	EA	Live Oak	Quercus virginiana	8" cal.*	14'-16'	7'-8'	as shown	Full Symmetrical Canopy / Matched/ Container Grown
	ROK	EA	Red Oak	Quercus spp.	8" cal.*	14'-16'	7'-8'	as shown	Full Symmetrical Canopy / Matched/ Container Grown
Orname	ntal Trees								
	CRP	EA	Crape Myrtle	Lagerstroemia indica	2.5" cal.	8'-10'	4'-5'	as shown	Full / Matched / Container Grown
	DTW	EA	Desert Willow	Chilopsis linearis	2.5" cal.	8'-10'	4'-5'	as shown	Full / Matched / Container Grown
	MXP	EA	Mexican Plum	Prunus mexicana	2.5" cal.	8'-10'	4'-5'	as shown	Full / Matched / Container Grown
	YPN	EA	Yaupon Holly	llex vomitoria	2.5" cal.	8'-10'	4'-5'	as shown	Full / Matched / Container Grown
	VTX	EA	Vitex	Vitex agnus-castus	2.5" cal.	8'-10'	4'-5'	as shown	Full / Matched / Container Grown

*Minimum size replacement is 4" cal. for 8" cal. or smaller tree to be mitigated. Trees larger than 8" cal. require a minimum 8" cal. tree to be planted for mitigation. Per Addison code of ordinances tree mitigation requirements

TREE REPLACEMENT

Specific Trees For Mit	igation		
Tag #	Species	Caliper Inches	
ray #	Species	Camper mones	
87232	Live Oak	14.7	Caliper Inches Removed
		16	Caliper Inches Provided (2) x 8" Caliper Tree
87254	Live Oak	19.2	Caliper Inches Removed
		24	Caliper Inches Provided (3) x 8" Caliper Tree
87268	Live Oak	14.2	Caliper Inches Removed
		16	Caliper Inches Provided
			(2) x 8" Caliper Tree
87269	Live Oak	14.5	Caliper Inches Removed
		16	Caliper Inches Provided
			(2) x 8" Caliper Tree
87270	Live Oak	14.3	Caliper Inches Removed
		16	Caliper Inches Provided
			(2) x 8" Caliper Tree
87271	Live Oak	14.3	Caliper Inches Removed
		16	Caliper Inches Provided
			(2) x 8" Caliper Tree
87291	Live Oak	15.2	Caliper Inches Removed
		16	Caliper Inches Provided
			(2) x 8" Caliper Tree
87292	Live Oak	15.7	Caliper Inches Removed
		16	Caliper Inches Provided

Caliper Inches Preserved	Caliper Inches Removed	Caliper Inches Provided	Caliper Inches Remaining*
1169.8	389.9	136 (17) x 8" Caliper Trees	253.9*
otes		(17) X G Gailpei 11000	

Parks & Recreation)

A MINIMUM BRANCH CLEARANCE OF 14 FEET

ABOVE PARKING LOT/DRIVE LANES (16 FEET

ABOVE FIRE LANES) MUST BE MAINTAINED.

8'-0" MIN.

CLEARANCE

SIDEWALK

MINIMUM BRANCH

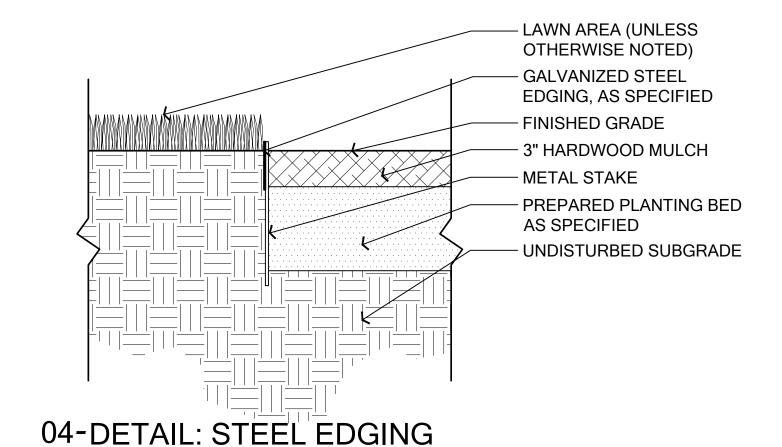
CLEARANCE AREA

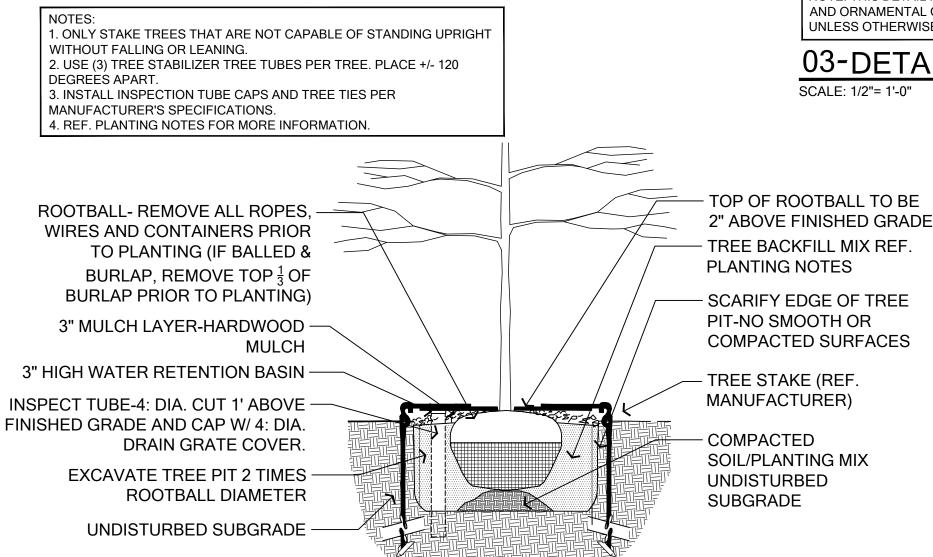
VARIES, SEE PLAN

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

LANDSCAPE CALCULATIONS

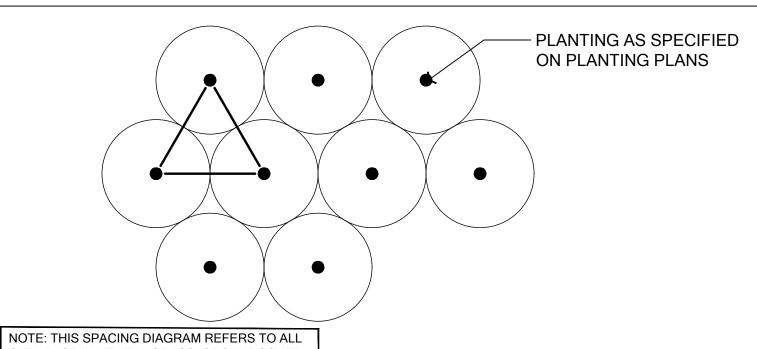
SQ. FT	
108,900	Total Site Area (2.5 Acres)
21,780	Landscape Site Area Required (20%)
77,410	Landscape Site Area Provided
	108,900 21,780





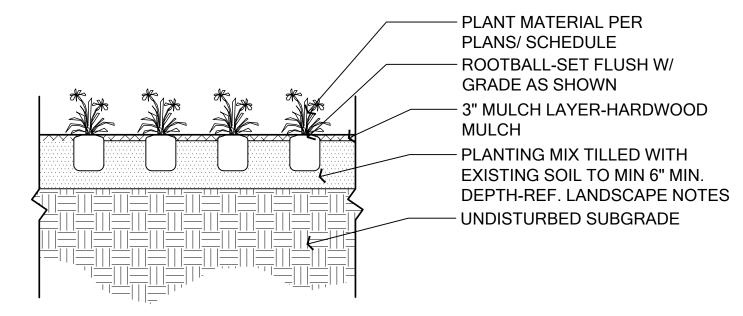
05-DETAIL: TYPICAL TREE PLANTING

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



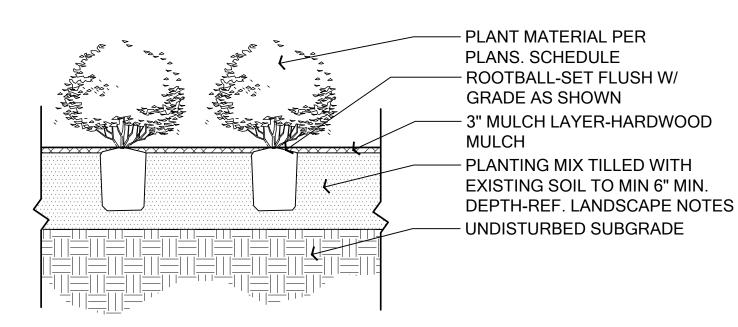
SHRUB, ORNAMENTAL GRASS, GROUNDCOVER, PERENNIAL AND SEASONAL COLOR PLANTINGS UNLESS OTHERWISE NOTED.

01-DETAIL: TYPICAL TRIANGULAR SPACING



NOTE: THIS DETAIL REFERS TO ALL GROUNDCOVER, PERENNIAL, AND SEASONAL COLOR PLANTINGS UNLESS OTHERWISE NOTED.

02-DETAIL: TYPICAL GROUND COVER PLANTING SCALE: 1/2"= 1'-0"



NOTE: THIS DETAIL REFERS TO ALL SHRUE AND ORNAMENTAL GRASS PLANTINGS UNLESS OTHERWISE NOTED.

03-DETAIL: TYPICAL SHRUB PLANTING

DEVELOPER:

Tel. No. 214-707-3233

Dallas, TX 75201

Contact: Bill Pitts

2100 McKinney Avenue, Suite

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

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

TRINITY CHRISTIAN ACADEMY

LANDSCAPE DETAILS APPROX. 2.5 ACRES OF LOT 15, BLOCK 1B

CARROLL ESTATES

19.3 ACRES SITUATED IN THE ELI SHEPERD AND LEVI NOBES SURVEYS ABSTRACT NO. 1361 AND 1098

> TOWN OF ADDISON, DALLAS COUNTY, TEXAS DATE: MARCH 29, 2021

> > ARCHITECT:

Dallas, Texas 75201

Tel. No. 214-303-1500

GFF ARCHITECTS

CIVIL ENGINEER: KIMLEY-HORN AND ASSOCIATES, INC. 2808 Fairmont Street, Suite 300 13455 Noel Road, Two Galleria Office Tower, Suite 700 Dallas, Texas 75240 Tel. No. 972-770-1300 Contact: Jeffery W. Dolian, P.E. Contact: Jeremy Roehr, AIA



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No. Date Revision THIS DOCUMENT IS NOT FOR REGULATORY APPROVAL.

PERMITTING, OR CONSTRUCTION. MARK S. BOWLES

TEXAS LIC NO. 2767 03/29/2021

LANDSCAPE **CALCULATIONS** AND DETAILS

20099.00 Project No. Date 03.29.2021

LS-102

Planning & Zoning Commission

Meeting Date: 04/20/2021

Agenda Caption:

Discuss whether the Planning and Zoning Commission prefers to continue holding meetings virtually or return to in person meetings.

6.