

ORDINANCE NO. 093-070

AN ORDINANCE OF THE TOWN OF ADDISON, TEXAS, AMENDING SPECIAL USE ORDINANCE NO. 086-040 BY AMENDING THE LEGAL DESCRIPTION AND SITE PLAN TO ADD AN UPPER SCHOOL, AN ADDITION TO A MIDDLE SCHOOL, ADDITIONAL PARKING, AND A RECREATION COMPLEX, ON APPLICATION WITH TRINITY CHRISTIAN ACADEMY, LOCATED AT THE NORTHWEST CORNER OF THE INTERSECTION OF ADDISON ROAD AND SOJOURN DRIVE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A REPEAL CLAUSE; PROVIDING FOR A PENALTY CLAUSE; AND PROVIDING FOR A SEVERABILITY CLAUSE.

WHEREAS, application was made to amend the Comprehensive Zoning Ordinance of the Town of Addison, Texas, by making application for the same with the Planning and Zoning Commission of the Town of Addison, Texas, as required by State Statutes and the zoning ordinance of the Town of Addison, Texas, and all the legal requirements, conditions and prerequisites having been complied with, the case having come before the City Council of Addison, Texas, after all legal notices, requirements, conditions and prerequisites having been complied with; and

WHEREAS, the City Council of the Town of Addison, Texas, does find that there is a public necessity for the zoning change, that the public demands it, that the public interest clearly requires the amendment, and it is in the best interest of the public at large, the citizens of the Town of Addison, and helps promote 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 Ordinance No. 086-040 passed by the City Council on the 13th day of May, 1986, is hereby amended by amending Section 1 to read as follows:

SECTION 1: That the Comprehensive Zoning Ordinance of the Town of Addison, Texas, as heretofore amended, is hereby amended so as to grant a special use permit to Trinity Christian Academy. Said zoning amendment shall be noted on the official zoning map of the Town of Addison, Texas, and is situated on the following described land:

TRACT I

BEING a 23.707 acre tract of land situated in the Levi Noble Survey, Abstract No. 1098 and the Eli Shepherd Survey, Abstract No. 1361 in the City of Addison, Dallas County, Texas and being part of a 40.495 acre tract of land as recorded in Volume 74060, Page 1680 of the Deed Records of Dallas County, Texas (DRDCT) and being more particularly described as follows:

BEGINNING at a 5/8 inch rod set in concrete for the point of intersection of the westerly right-of-way line of Addison Road (60 feet wide) with the northerly right-of-way line of Sojourn Drive (60 feet wide) as recorded in Volume 79075, Page 0268 (DRDCT), said iron rod being in the east line of said 40.495 acre tract of land;

THENCE along the northerly right-of-way line of said Sojourn Drive, North 89 degrees 45' 30" West a distance of 1586.21 feet to a 5/8 inch iron rod in concrete set for the southeast corner of Addison Place Addition, an addition to the City of Addison as recorded in Volume 82038, Page 1386 (DRDCT);

THENCE along the easterly line of said Addison Place Addition, North 00 degrees 14' 30" East a distance of 646.41 feet to a 5/8 inch iron rod found in concrete for the northeast corner of said Addison Place Addition, said iron rod being in the northerly line of said 40.495 acre tract of land;

THENCE along the northerly line of said 40.495 acre tract of land, South 89 degrees 43' 50" East a distance of 1610.88 feet to a 5/8 inch iron rod in concrete found in the westerly right-of-way line of said Addison Road and being the northeast corner of said 40.495 acre tract of land;

THENCE along the westerly right-of-way line of said Addison Road and following the easterly line of said 40.495 acre tract of land South 02 degrees 25' 50" West a distance of 646.10 feet to the POINT OF BEGINNING;

CONTAINING within these metes and bounds 23.707 acres or 1,032,680 square feet of land, more or less and being subject to easements of record.

TRACT II

BEING a tract of land situated in the Levi Noble Survey, Abstract No. 1098 and the Eli Shepherd Survey, Abstract No. 1361 in Dallas County, Texas and being part of Lot 11 and Lot 13 in Block "B" of Carroll Estates, an addition to the City of Addison as recorded in Volume 10, Page 473 of the Deed Records of Dallas County, Texas and being more particularly described as follows:

BEGINNING at a 1/2" iron rod set for corner on the west line of Addison Road (a 60-foot right-of-way), said point also being the southeast corner of said Lot 13, Block "B" of Carroll Estates;

THENCE North 89°43'50" West, 1301.16 feet leaving the said west line of Addison Road to a 1/2" iron rod set for corner;

THENCE North 00°16'10" East, 10.52 feet to a 1/2" iron rod set for corner, and being in a curve to the left running in a northeasterly direction and having a central angle of 69°44'00" a radius of 170.00 feet and a chord bearing of North 35°08'10" East;

THENCE along said curve 206.90 feet to the end of said curve, a 1/2" iron rod set for corner;

THENCE North 00°16'10" East, 168.81 feet to a 1/2" iron rod set for corner;

THENCE South 89°44'49" East, 1202.56 feet to a 1/2" iron rod set for corner being on the said west line of Addison Road;

THENCE South 02°22'55" West, 339.39 feet along the said west line of Addison Road to the Point of Beginning and containing 9.447 acres (411,522 square feet) of land.

TRACT III

BEING a tract of land situated in the Levi Noble Survey, Abstract No. 1098 and the Eli Shepherd Survey, Abstract No. 1361 in Dallas County, Texas and being part of a tract of land as conveyed to Jack Pogue by deed recorded in Volume 85003, Page 1789 of the Deed Records of Dallas County, Texas, said tract also being part of Carroll Estates, an

addition to the City of Addison as recorded in Volume 10, Page 473 of the Map Records of Dallas County, Texas and being more particularly described as follows:

COMMENCING at a point that is the southeast corner of the Saratoga Springs Addition, an addition to the City of Dallas as recorded in Volume 93161, Page 3724 of the Deed Records of Dallas County, Texas, said point also being on the west line of Addison Road (a 60 foot right-of-way); Thence S $02^{\circ}22'55''$ West, 343.60 feet along the said west line of Addison Road to the POINT OF BEGINNING;

THENCE South $02^{\circ}22'55''$ West, 19.97 feet continuing along the said west line of Addison Road to a 1/2" iron rod set for corner;

THENCE North $89^{\circ}44'49''$ West, 1202.56 feet leaving the said west line of Addison Road to a 1/2" iron rod set for corner;

THENCE North $00^{\circ}16'10''$ East, 139.36 feet to a 1/2" iron rod set for corner, and being the beginning of a curve to the right having a central angle of $90^{\circ}02'15''$ a radius of 155.00 feet and a chord bearing of North $45^{\circ}17'18''$ East;

THENCE along said curve 243.57 feet to the end of said curve, a 1/2" iron rod set for corner;

THENCE South $89^{\circ}41'35''$ East, 436.69 feet to a 1/2" iron rod set for corner, and being the beginning of a curve to the right having a central angle of $42^{\circ}44'24''$ a radius of 80.00 feet and a chord bearing of South $68^{\circ}19'23''$ East;

THENCE along said curve 59.68 feet to the end of said curve, a 1/2" iron rod set for corner

THENCE South $07^{\circ}36'27''$ East, 57.59 feet to a 1/2" iron rod set for corner, and being the beginning of a curve to the left having a central angle of $206^{\circ}45'36''$ a radius of 25.00 feet and a chord bearing North $69^{\circ}55'01''$ East;

THENCE along said curve 90.22 feet to the end of said curve, a 1/2" iron rod set for corner;

THENCE South $07^{\circ}36'27''$ East, 57.59 feet to a 1/2" iron rod set for corner, and being the beginning of a curve to the left having a central angle of $206^{\circ}45'36''$ a radius of 25.00 feet and a chord bearing North $69^{\circ}55'01''$ East;

THENCE along said curve 90.22 feet to the end of said curve, a 1/2" iron rod set for corner;

THENCE South 33°27'47" East, 38.96 feet to a 1/2" iron rod set for corner;

THENCE North 79°55'23" East, 79.68 feet to a 1/2" iron rod set for corner, and being in a curve to the left running in a southeasterly direction and having a central angle of 15°35'16" a radius of 1050.00 feet and a chord bearing of South 72°23'32" East;

THENCE along said curve 285.66 feet to the end of said curve, a 1/2" iron rod set for corner;

THENCE South 50°03'03" East, 171.34 feet to the POINT OF BEGINNING and containing 6.222 acres (271,030 square feet) of land.

SECTION 2. That Section 2 of Ordinance 086-040 should be amended to read as follows:

SECTION 2. (~~That the amendment to the Special Use Permit for Greenhill School shall be approved subject to the following special conditions:~~)
TRINITY CHRISTIAN ACADEMY

-The applicant shall submit a detailed landscaping plan as a part of the building permit application set of plans.

-The applicant shall plat the property, and on that plan shall dedicate an additional 12 feet of property for the widening of Addison Road, and shall dedicate all easements needed to service the tract.

-The applicant shall provide access through the property from the Joint Use facility to the jogging trail.

-The speakers on the field facilities at Trinity Christian Academy shall be moved so as to minimize the effect of noise from the speakers on the Addison Place residential neighborhood.


SECTION 3. 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 4. 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 5. That should any paragraph, sentence, subdivision, clause, phrase or section of this ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this ordinance as a whole or any part or provisions thereof other than the part so decided to be invalid, illegal or unconstitutional, and shall not affect the validity of this ordinance as a whole.

DULY PASSED BY THE CITY COUNCIL OF THE TOWN OF ADDISON, TEXAS, on this the 23rd day of November, 1993.



MAYOR

ATTEST:



CITY SECRETARY

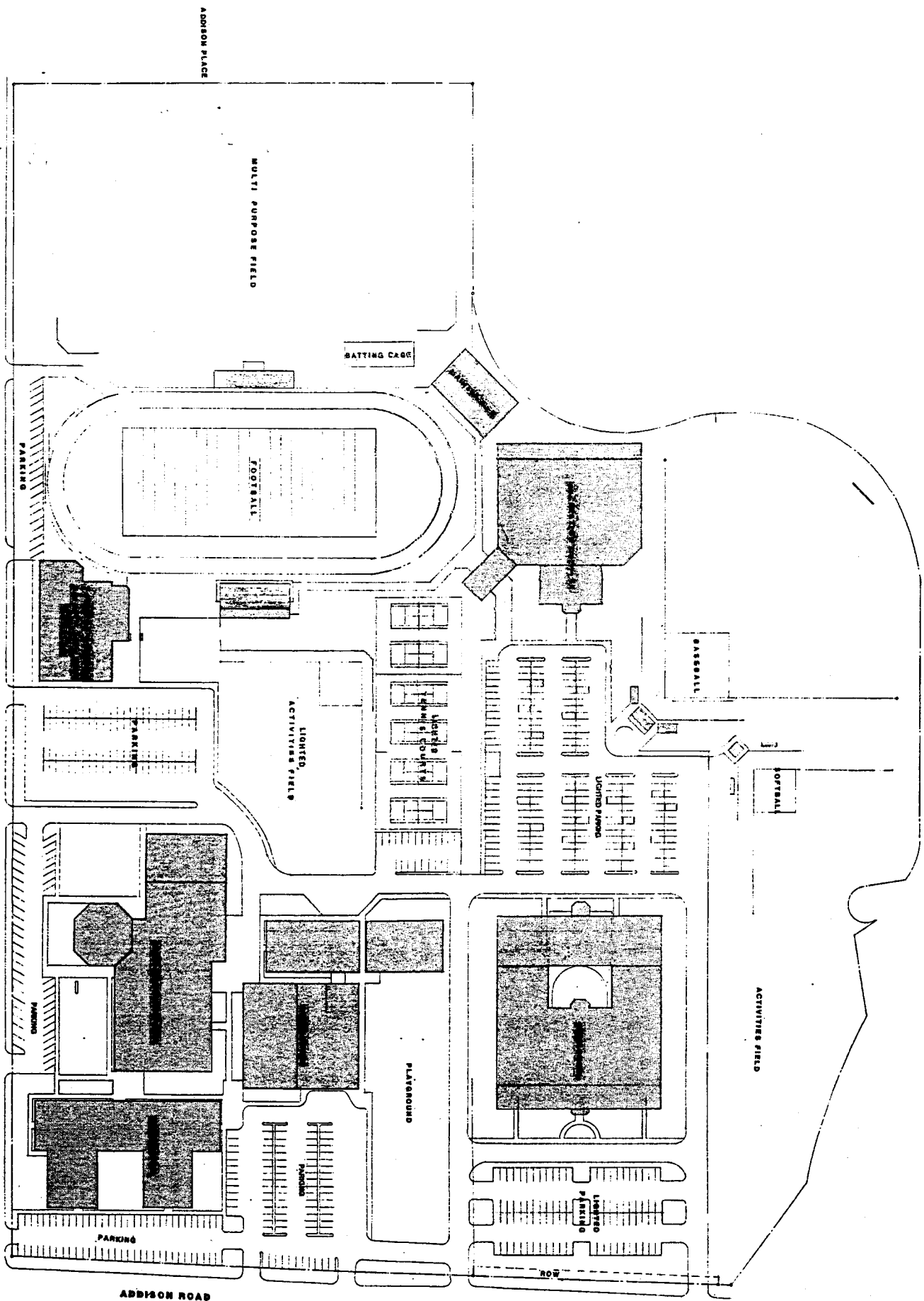
CASE NO. 1150-SUP

APPROVED AS TO FORM:



DIRECTOR OF DEVELOPMENT SERVICES

Published
11/21/96



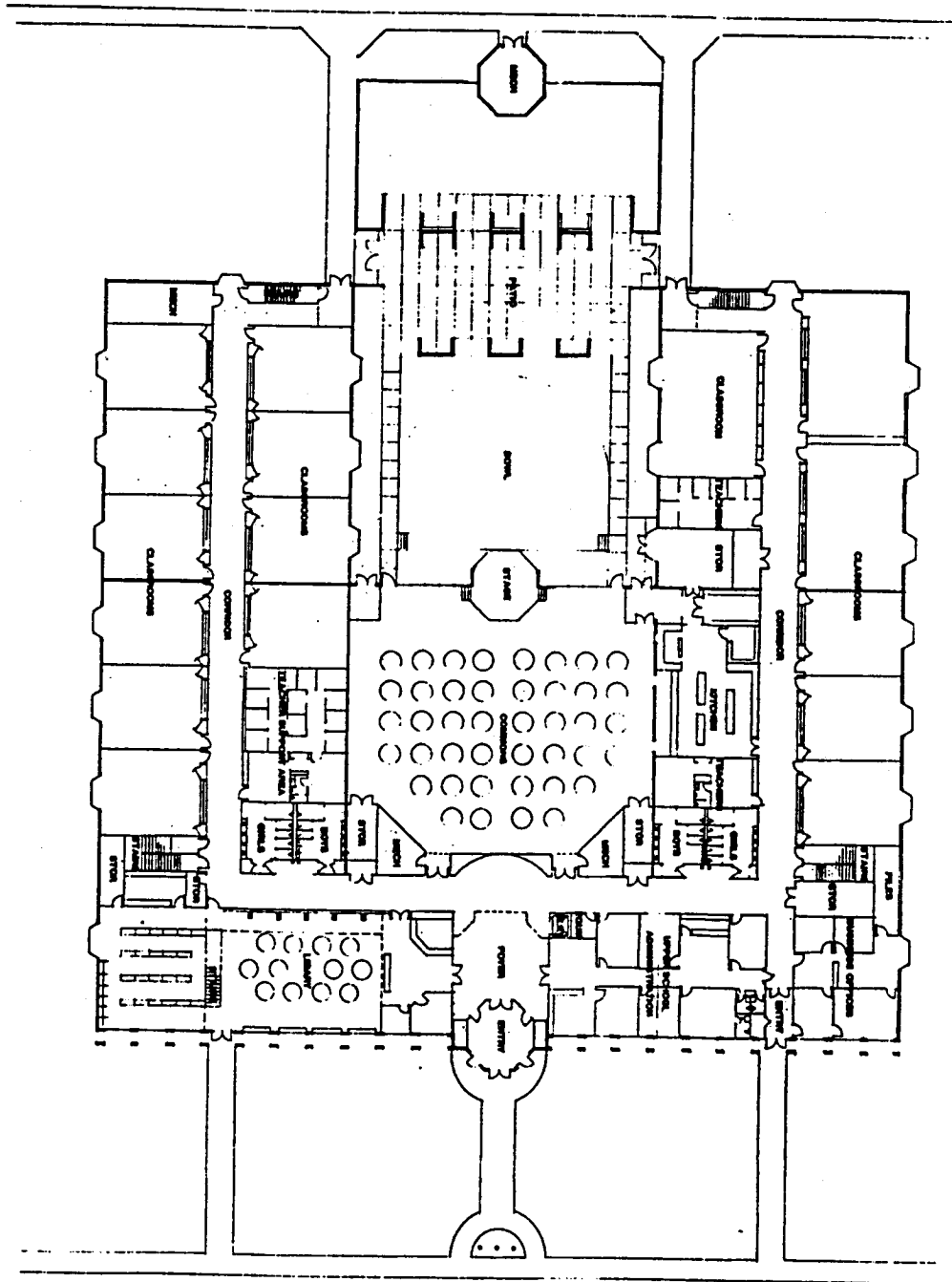
MASTER PLAN
SCALE 1" = 50'

MASTER PLAN
TRINITY CHRISTIAN ACADEMY
ADDISON TEXAS

DESIGNED BY [unclear]
REVIEWED BY [unclear]

093-070

FIRST FLOOR PLAN
 SCALE 1/8" = 1'-0"



093-070


67-01
 SHEET NO.

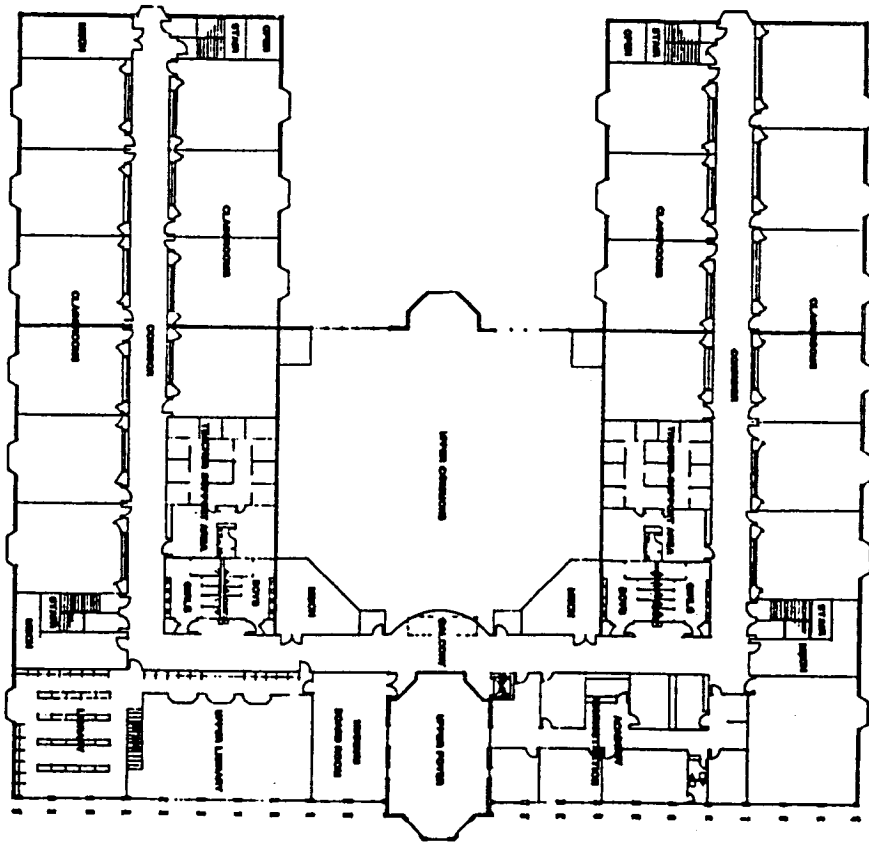
MASTER PLAN
TRINITY CHRISTIAN ACADEMY
 ADDISON TEXAS

TOM F. DANCE & ASSOCIATES, INC.
 ARCHITECTURE PLANNING
 5485 BELT LINE RD DALLAS 75240 214 960-6375



DATE
 7-18-95
 REVISION


SECOND FLOOR PLAN
 SCALE 1/8" = 1'-0"



093-070

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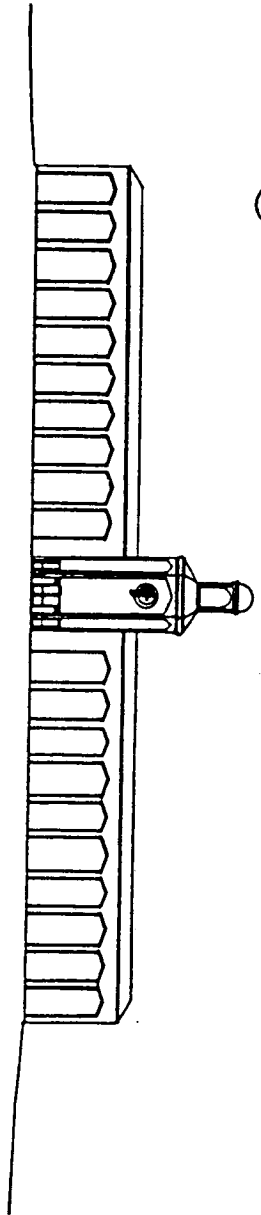
MASTER PLAN
TRINITY CHRISTIAN ACADEMY
 ADDISON TEXAS

TOM R DANCE & ASSOCIATES, INC.
 ARCHITECTURE PLANNING
 6486 BELT LINE RD DALLAS 75240 214 980-8375

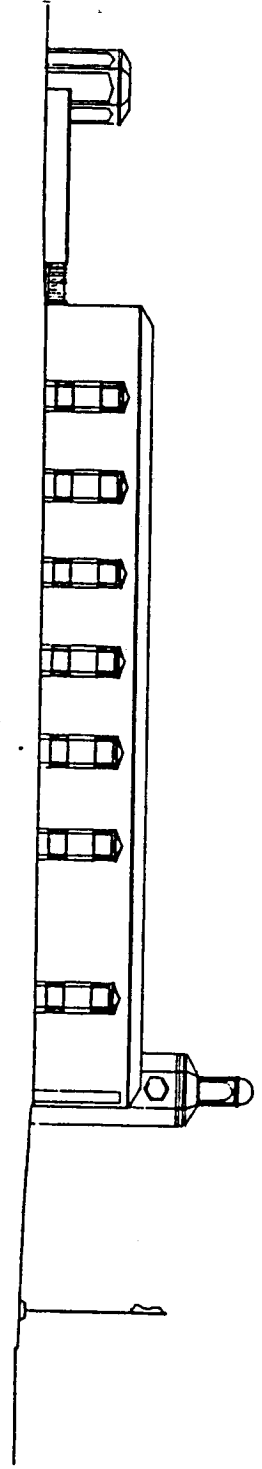


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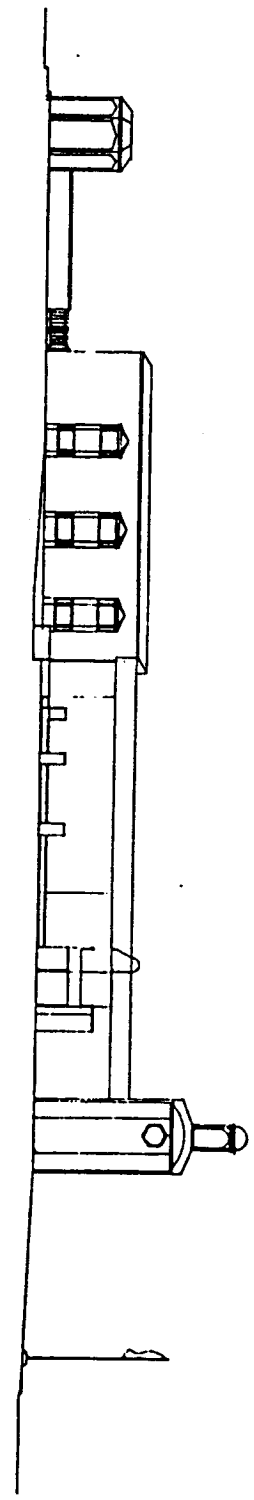
FRONT (EAST) ELEVATION



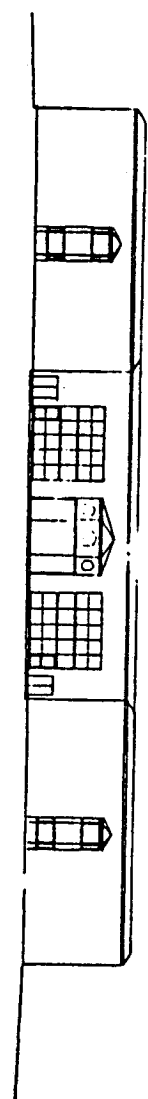
SOUTH ELEVATION



BUILDING SECTION



WEST ELEVATION



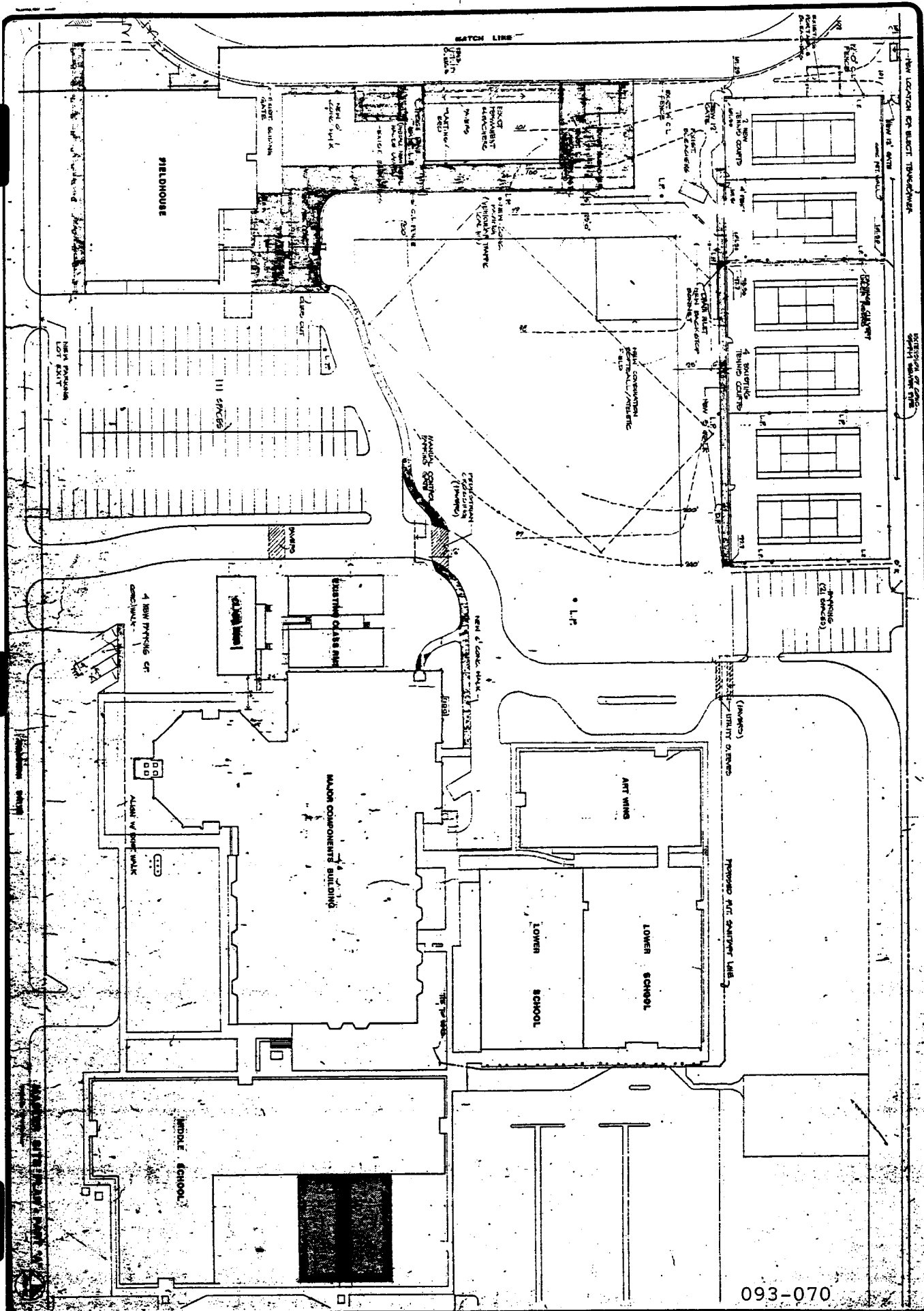
093-070--

57 57
SHEET NO.

MASTER PLAN
TRINITY CHRISTIAN ACADEMY
ADDISON TEXAS

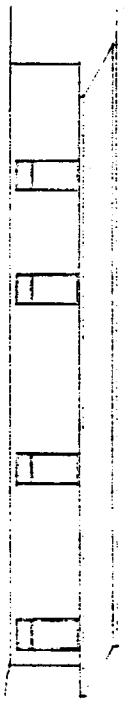
TOM R DANCE & ASSOCIATES, INC.
ARCHITECTURE PLANNING
5485 BELT LINE RD DALLAS 75240 214 980-6376

DATE
7-15-93
REVISION

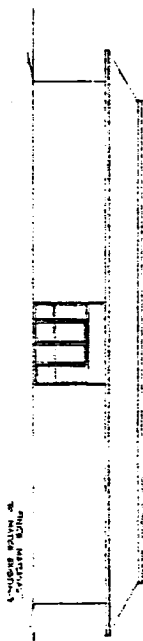


093-070

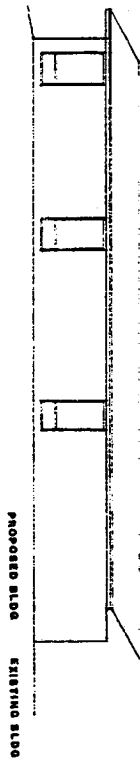
SOUTH ELEVATION
SCALE 1/8" = 1'-0"



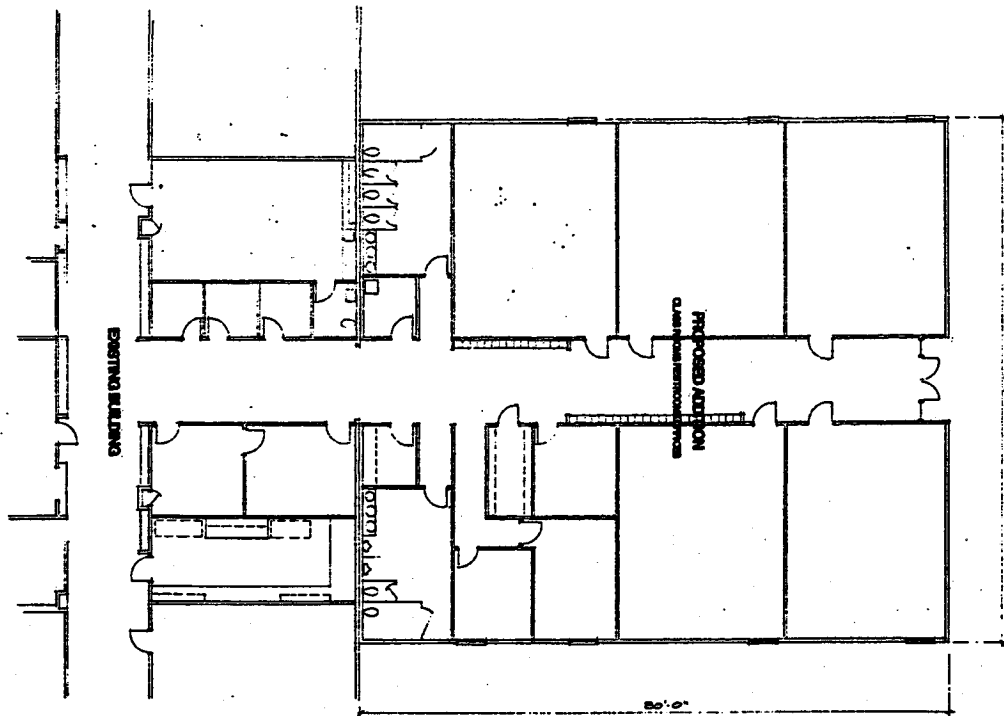
EAST ELEVATION
SCALE 1/8" = 1'-0"



NORTHELEVATION
SCALE 1/8" = 1'-0"



FLOOR PLAN
SCALE 1/8" = 1'-0"



093-070