

ORDINANCE NO. 099-002

AN ORDINANCE OF THE TOWN OF ADDISON, TEXAS,  
AMENDING SPECIAL USE ORDINANCE NO. 093-070 BY  
AMENDING THE SITE PLAN TO PROVIDE FOR A MASTER  
PLAN FOR THE SCHOOL, 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, condition, 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. 093-070 passed by the City Council on the 23rd day of November, 1993, is hereby amended by amending Section 2 to read as follows:

SECTION 2. That the amendment to the Special Use Permit for Trinity Christian Academy shall be approved subject to the following special conditions:

- Based on the area of impervious surface proposed for this site, the applicant/ developer will be required to provide on-site detention storage for storm water runoff. All storm drainage facilities in the Town of Addison shall be designed for the case of ultimate watershed development based on a 100-year frequency design storm. A Drainage Study, prepared by a registered Professional Engineer in the State of Texas shall be provided to verify any changes to the drainage characteristics of the area, including grading and drainage area plans.
- A master water and sanitary sewer plan should be developed to determine the amount of additional infrastructure and utility easements that may be necessary.
- Additional offsite easements for utilities and access may be required prior to final approval.
- A 12-foot right-of-way dedication for the widening of Addison Road is required along the east property line. The property shall be dedicated by separate instrument prior to issuance of a building permit for the lower school or other building on the site.
- A detailed set of landscape and irrigation plans will need to be submitted for review and approval before a grading or building permit is issued. The detailed plans will need to show a percentage breakdown of the landscaped areas, as outlined in the ordinance. In addition, the building plans for the lower school will need to address how the playground will be screened and fenced from Addison Road.
- All newly constructed buildings must be within 150 feet of an approved fire lane. On the plan it appears the Athletic complex/Natatorium and the Lower School do not comply. The Fire Department and applicant must reach an agreement on a plan for access to the Athletic complex/Natatorium and the Lower School before this case is forwarded for Council consideration.
- Fire hydrants must be placed along the fire lanes at 300-foot intervals and be connected to an approved water supply.

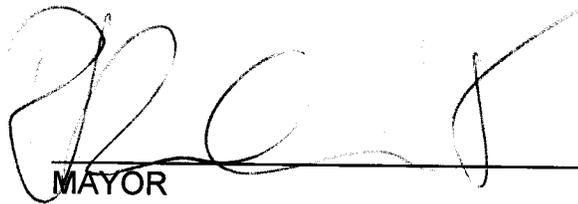
- All new buildings must be fully sprinklered in accordance with City Ordinance.

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.

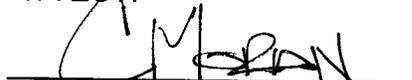
SECTION 4. That any person, firm, or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the city, as heretofore amended and upon conviction shall be punished by a fine set in accordance with 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 9th day of February 1999.

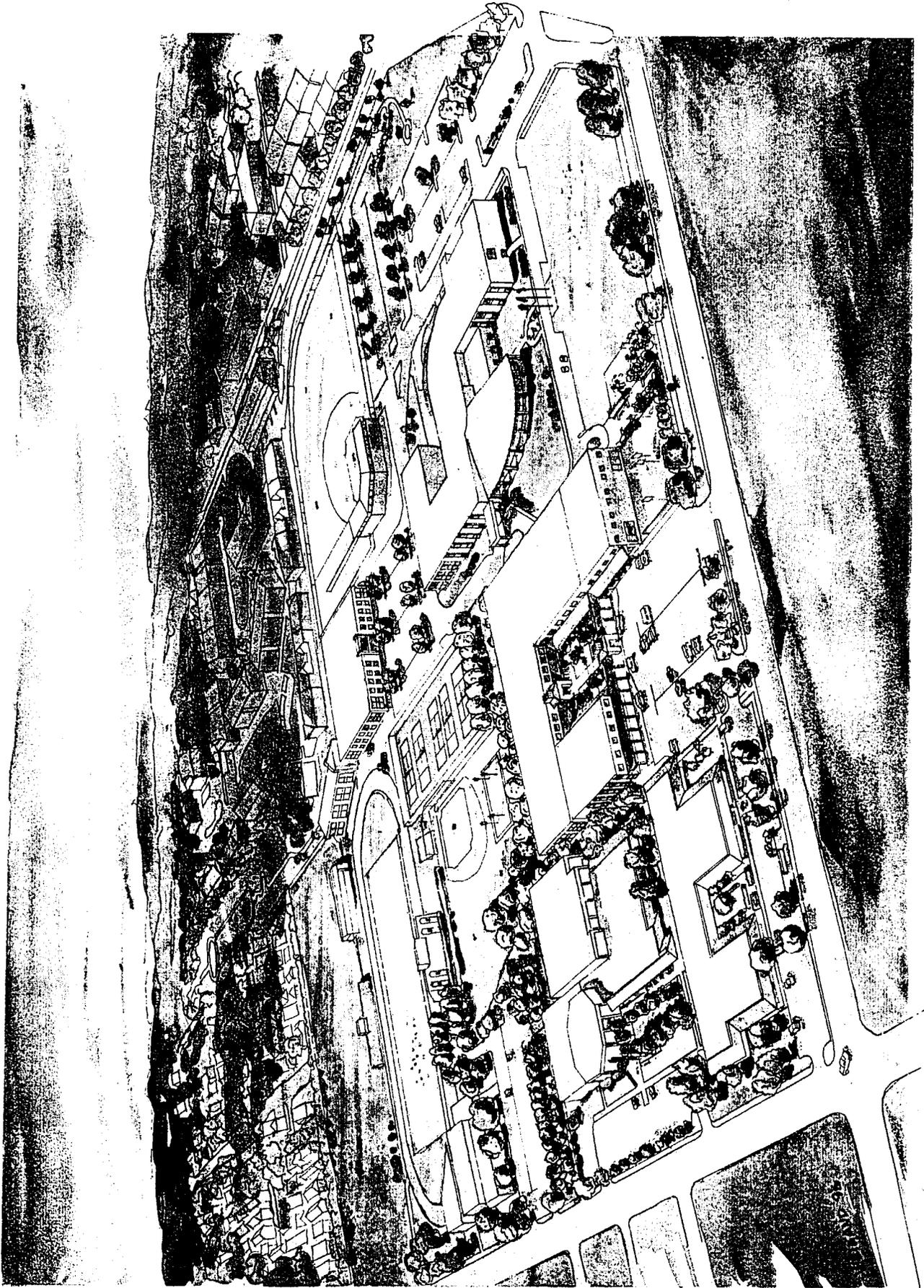
  
MAYOR

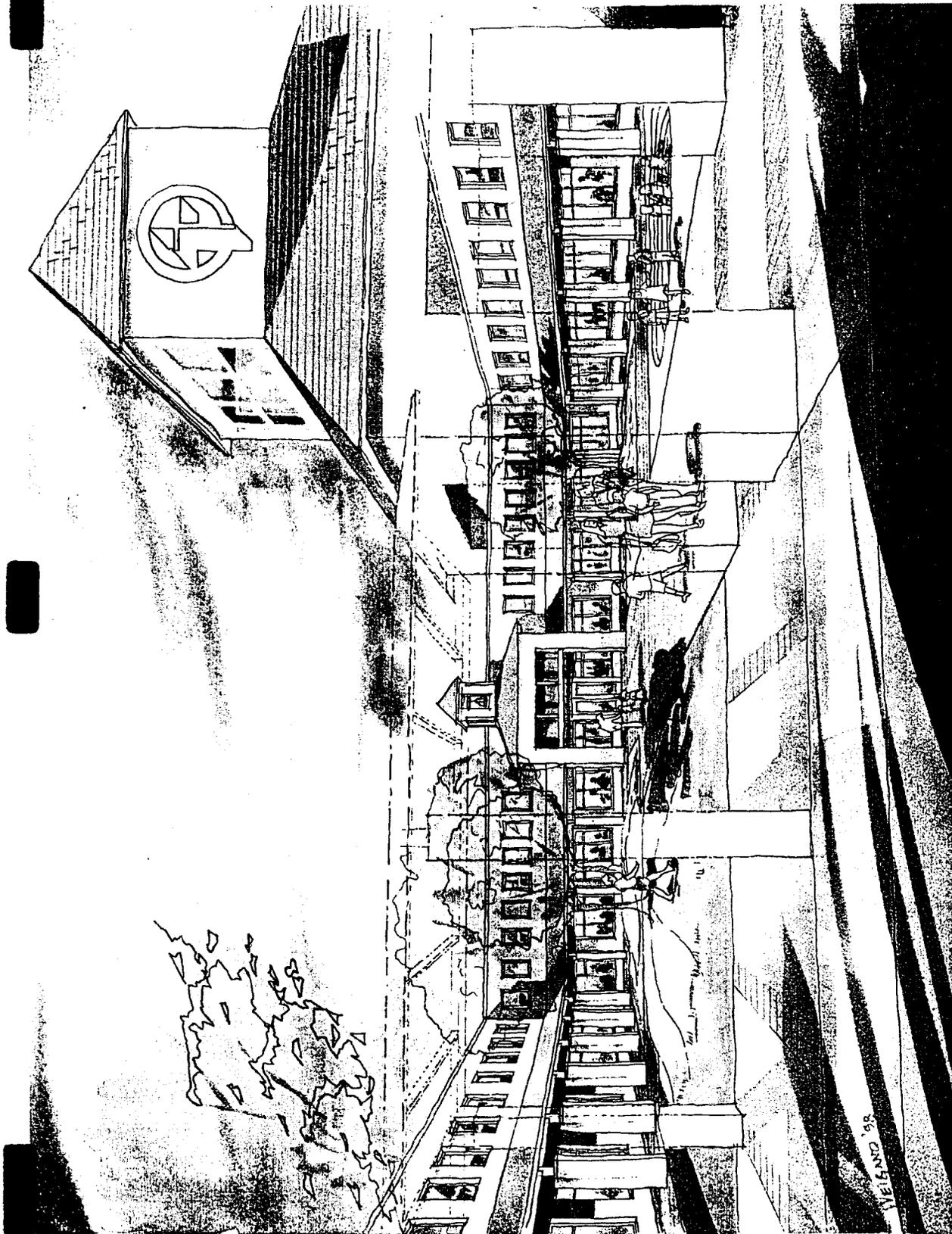
ATTEST:

  
CITY SECRETARY  
CASE NO.: 1338-SUP

Published  
9/24/99







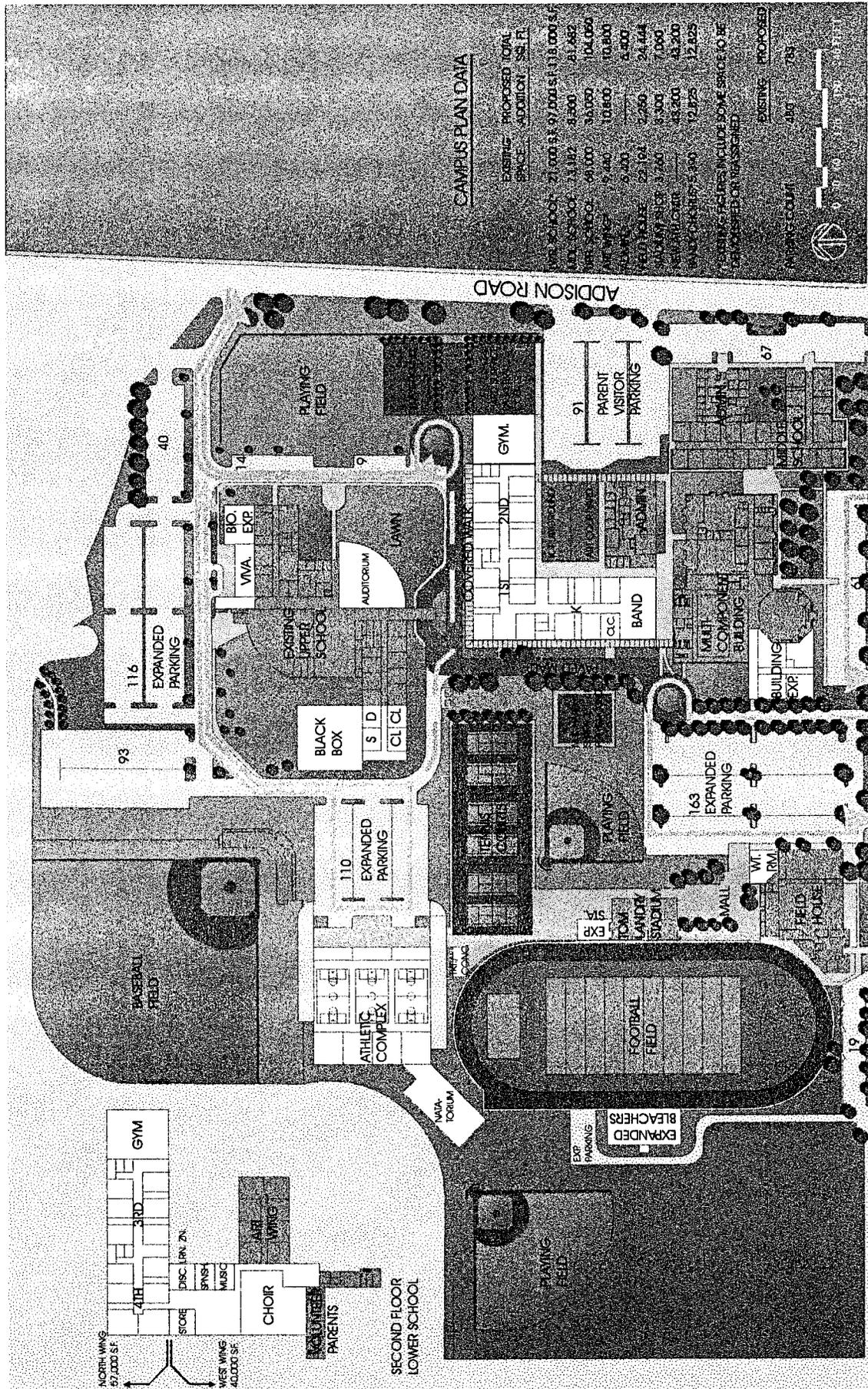
DATE: 12/17/88  
 DRAWN BY: [illegible]  
 CHECKED BY: [illegible]  
 PROJECT NO.: 30-8804-04

GOOD FULTON & FARRELL ARCHITECTS

CAMPUS MASTER PLAN

TRINITY CHRISTIAN ACADEMY

ADDISON, TEXAS



Trinity Christian Academy  
Addison, Texas

CAMPUS MASTER PLAN

GOOD FULTON & FARRELL ARCHITECTS

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