

ORDINANCE NO. 004-010

AN ORDINANCE OF THE TOWN OF ADDISON, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE TOWN OF ADDISON, TEXAS, BY AMENDING ORDINANCE NO. 094-025 BY AMENDING THE SITE PLAN, TO PROVIDE FOR ADDITIONAL FACILITIES, ON APPLICATION FROM GREENHILL SCHOOL, LOCATED AT THE NORTHWEST CORNER OF MIDWAY ROAD AND SPRING VALLEY ROAD; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A REPEAL CLAUSE; PROVIDING FOR A PENALTY CLAUSE; PROVIDING FOR A SEVERABILITY CLAUSE; AND PROVIDING FOR A REPEAL 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 Comprehensive Zoning Ordinance of the Town of Addison, Texas, as heretofore amended, is hereby amended by amending Ordinance No. 094-

025, passed by the City Council on the 12th day of April, 1994, by amending Section 2 to read as follows:

SECTION 2. Said property shall be improved in accordance with the revised development plans which are attached hereto and made a part hereof for all purposes.

SECTION 2. That the amendment to the existing Special Use Permit shall be approved subject to the following special conditions:

1. The applicant shall extend the backstop netting down the third-base line, to a length that is at least past the dugout on the third base side of the field, to a minimum height of 28 feet (which is equal to the height of the existing back stop) with final height to be approved by the City Manager. The netting shall be installed prior to June 1, 2004. The applicant shall also install signs advising users of the field against trespassing or throwing balls onto the private property to the north. In addition, the applicant shall install signs at the maintenance facility advising the staff against making noise with equipment.
2. The applicant shall install a landscaping buffer of eastern red cedar trees, (or an equivalent tree approved by the Parks Director) planted 12-foot tall, 10 feet apart when planted, between the batting cage and the residences to the north. The trees shall be installed prior to June 1, 2004.
3. No lights or sound systems shall be installed on the two baseball fields at the north end of the property.
4. The applicant shall install a landscaping buffer of eastern red cedar trees, (or an equivalent tree approved by the Parks Director) planted 10 feet on center and at least 12 feet in height when planted, on the north property line across from the new Upper School to further shield light from the new building. The trees shall be installed prior to the issuance of a Certificate of Occupancy for the Upper School.
5. The building footprint for the future Performing Arts Center and Theater shall be deleted from the plan.
6. Civil plans and specifications must be submitted for approval regarding the proposed drive extension adjacent to Spring Valley Road. Specifically, the proposed drainage culvert must be designed in accordance with NCTCOG and Town of Addison Standard Construction Specifications and be designed

to meet the 100-year flood frequency. Drainage and grading plans must accompany the design drawings.

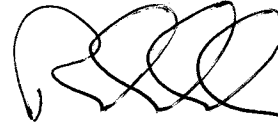
7. Upstream and design erosion control must be included with the Civil plans.
8. All public, on-site water and sewer relocations must be incorporated into the civil drawings, and must include proposed metering and double detector check valves.
9. Buses are not to be parked along the north property line.

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 be 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.

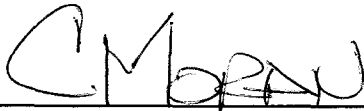
SECTION 5. That should any paragraph , sentence, subdivision, clause, phrase or section of this ordinance be adjudged or held to be unconstitutional, illegal, or invalid, the same shall not affect the validity of this ordinance as a whole or any part or provisions thereof other than the part so decided 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 10th day of February, 2004.



MAYOR

ATTEST:



CITY SECRETARY

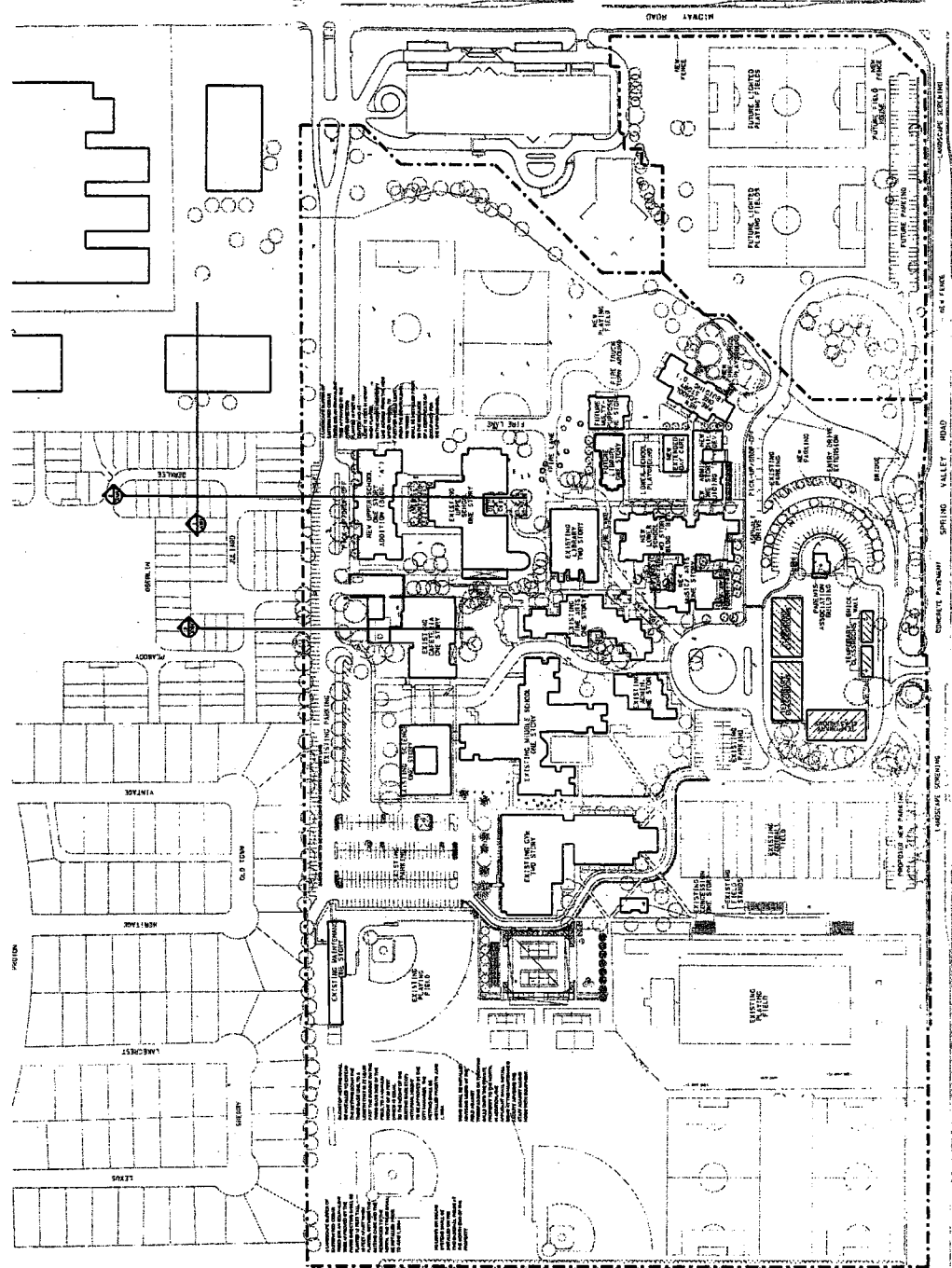
CASE NO.: 1442-SUP

APPROVED AS TO FORM:

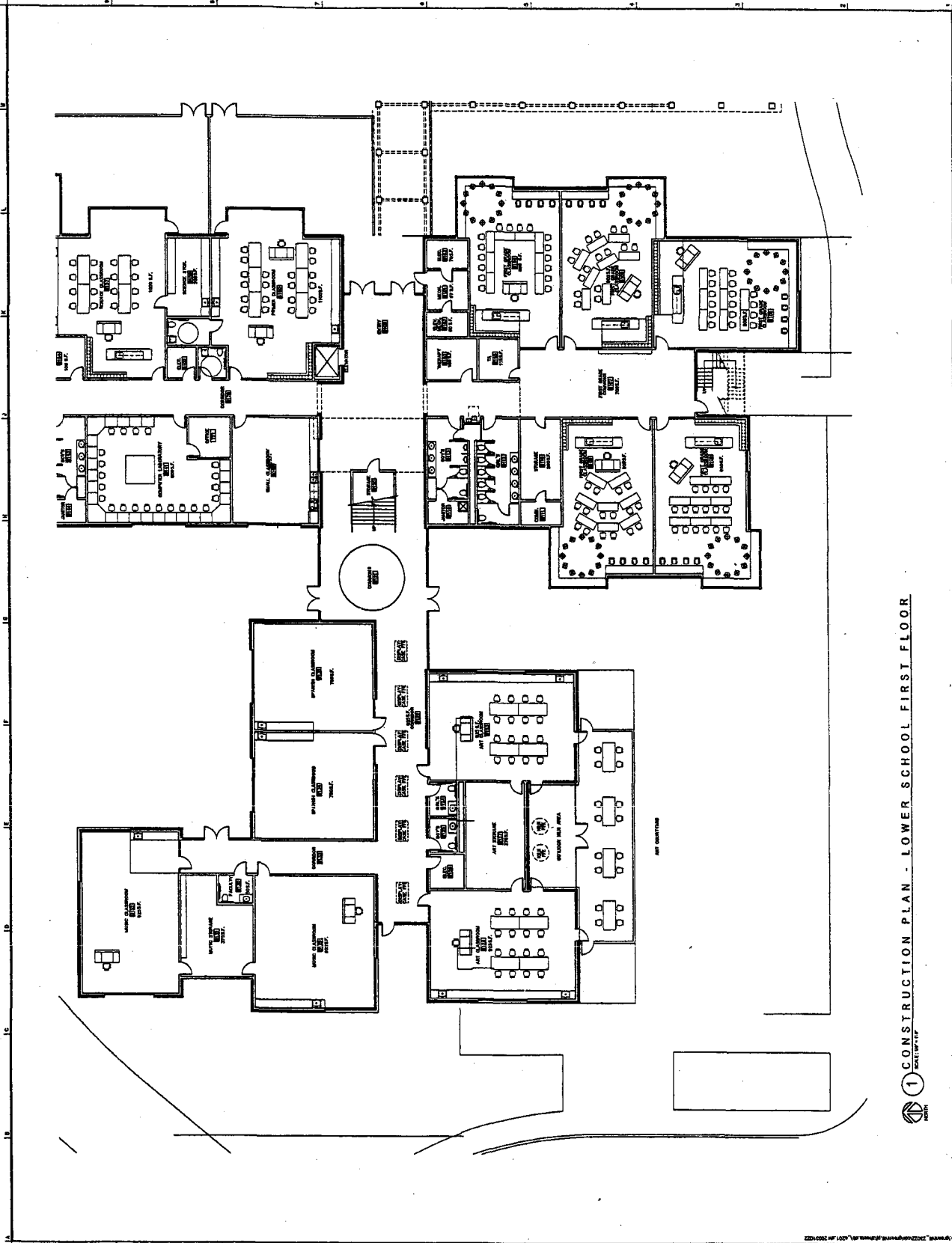


DIRECTOR OF DEVELOPMENT SERVICES

PUBLISHED ON: Published NW Morning News 04-02-04

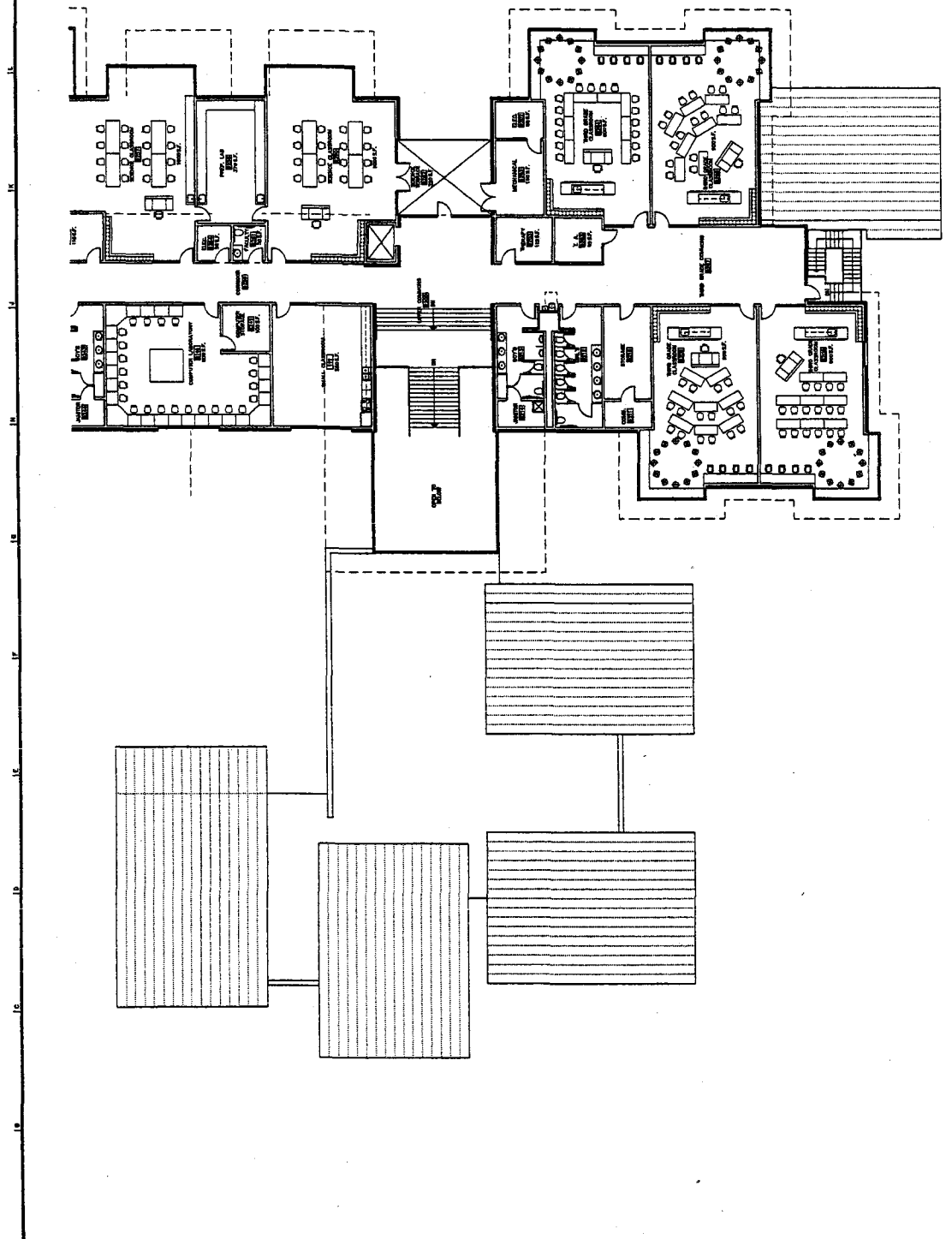


A1 SITE PLAN
SCALE: AS SHOWN

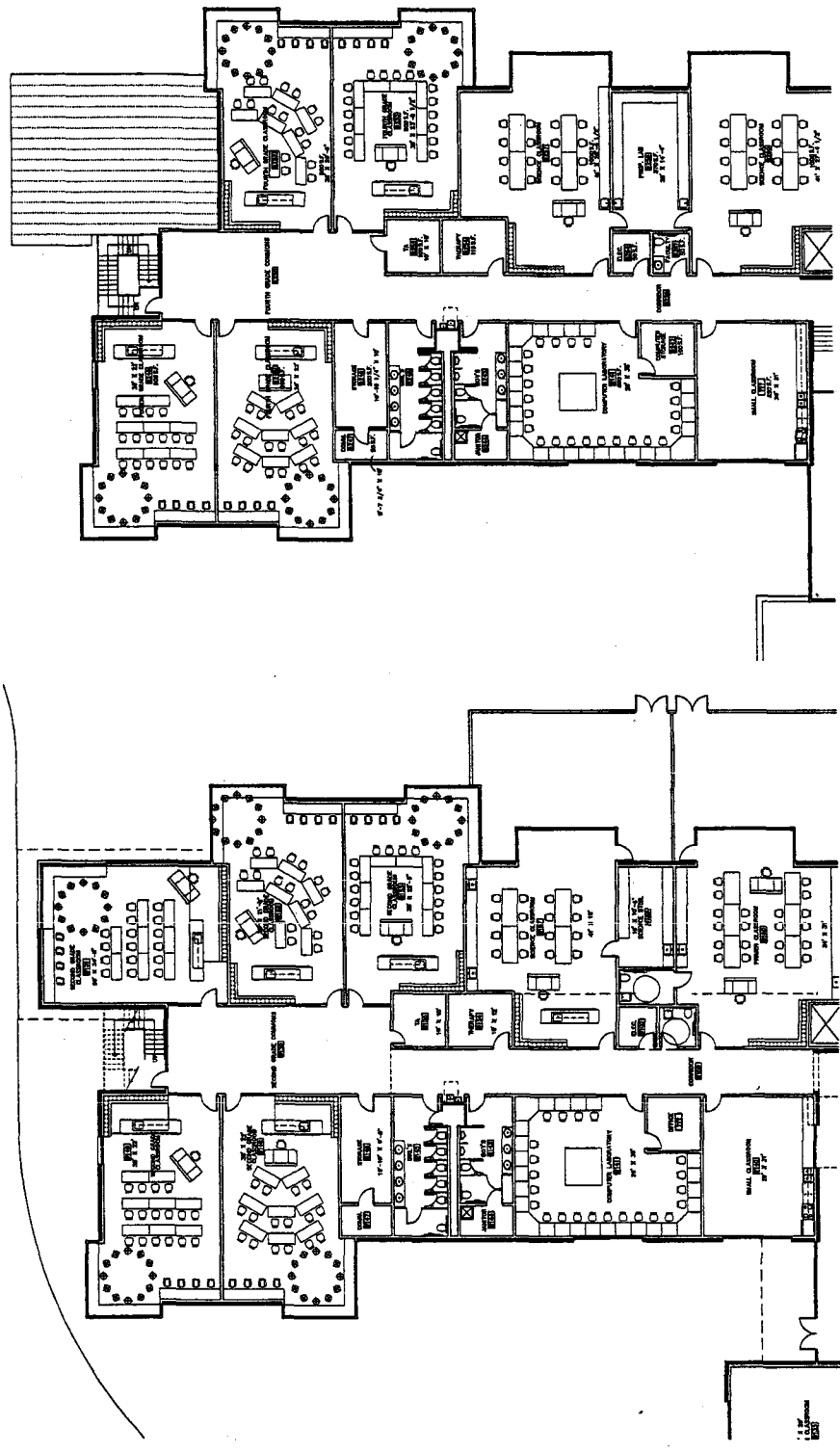


1 CONSTRUCTION PLAN - LOWER SCHOOL FIRST FLOOR



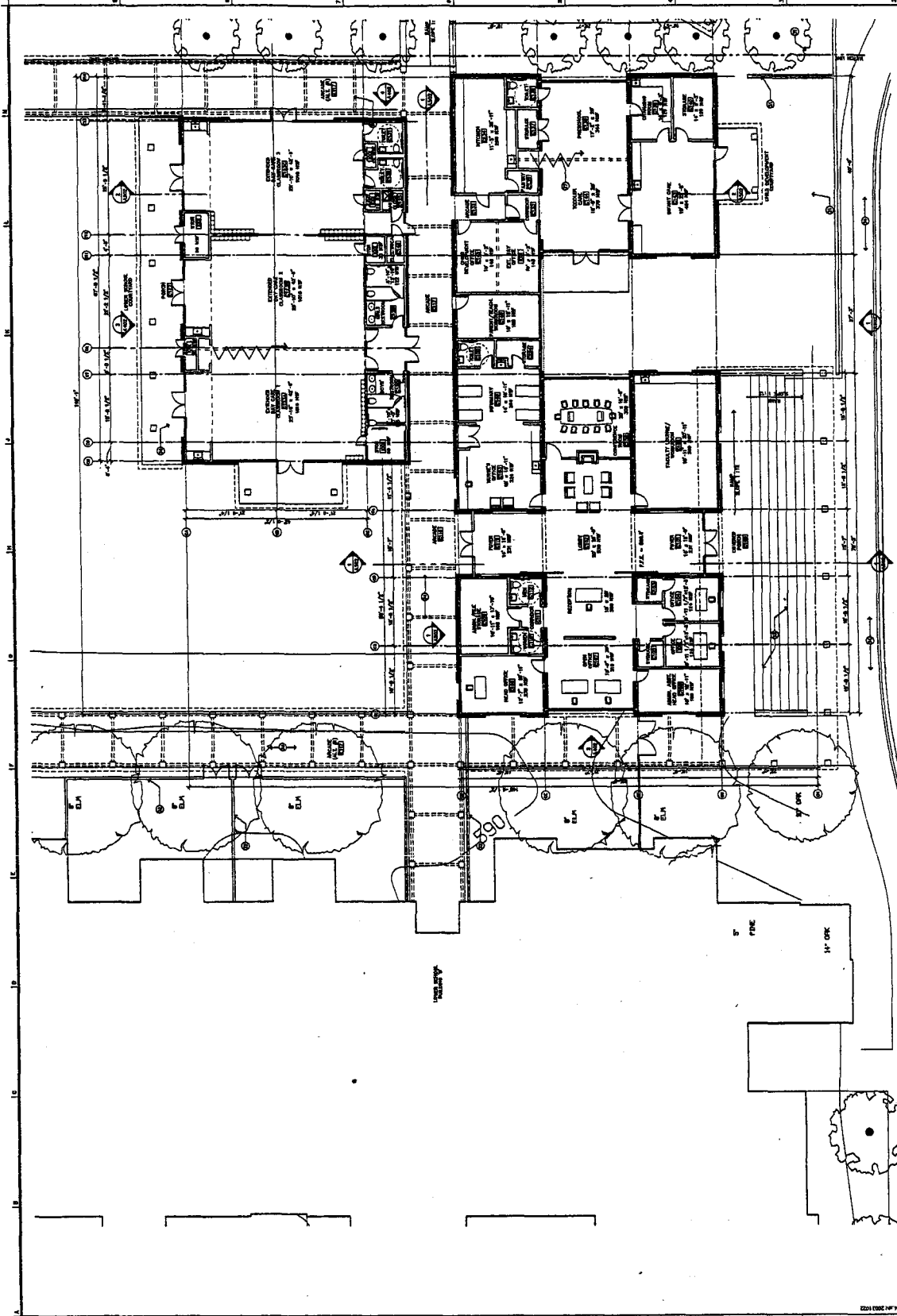


1 CONSTRUCTION PLAN - LOWER SCHOOL FIRST FLOOR



CONSTRUCTION PLAN -
 SECOND FLOOR
 2

CONSTRUCTION PLAN -
 FIRST FLOOR
 1



1 CONSTRUCTION PLAN - ADMINISTRATION BUILDING
 SCALE: 1/8" = 1'-0"

F&S PARTNERS
LAKE PLATO

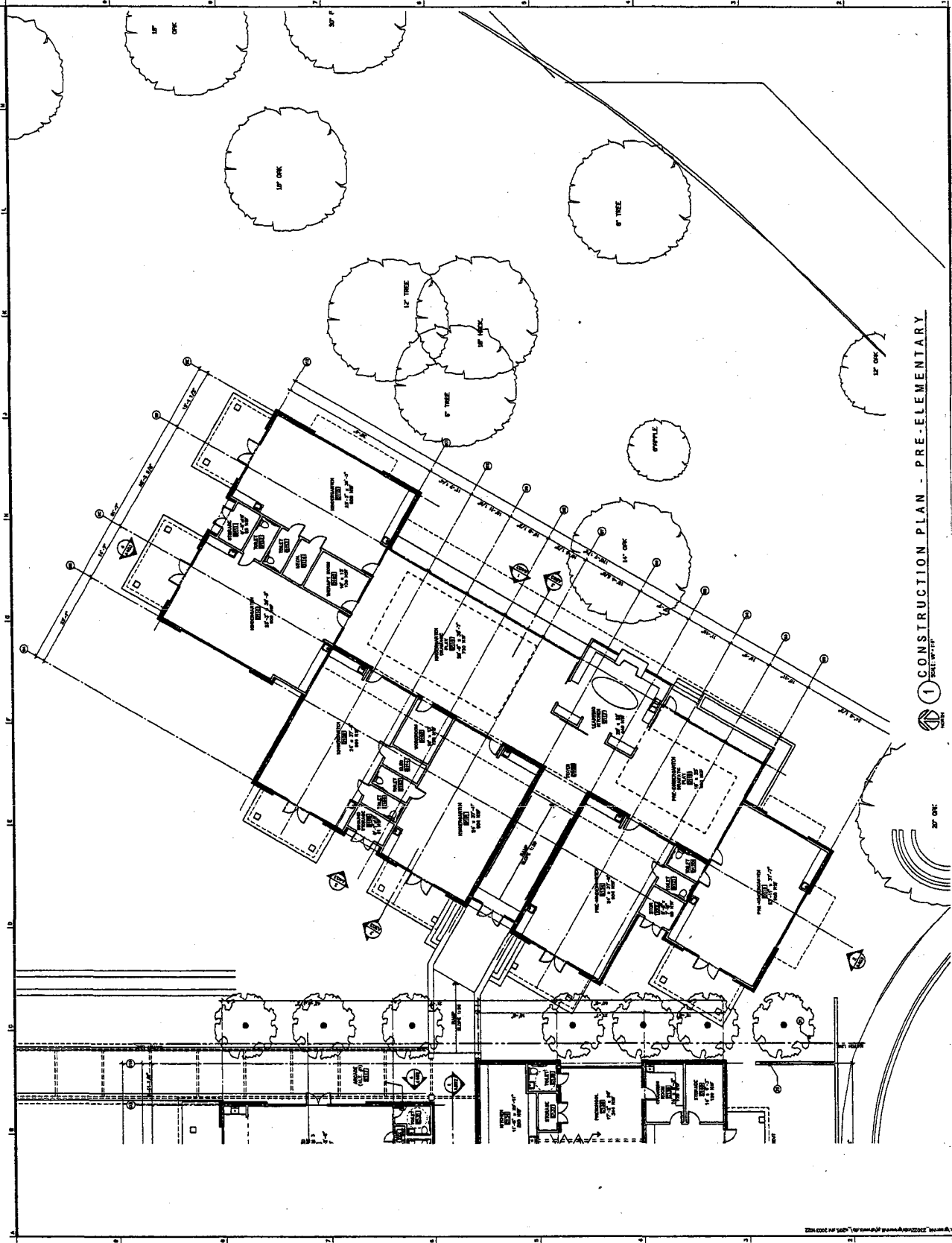
THE GREENHILL SCHOOL

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REGISTERED ARCHITECTS
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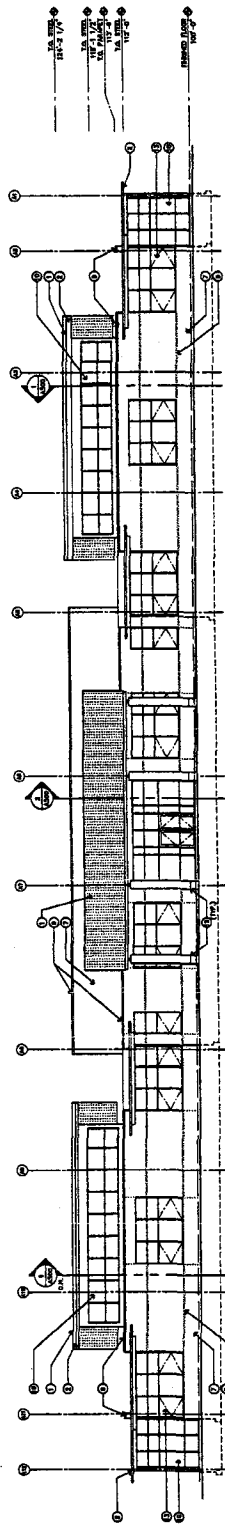
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DATE SUBMITTED BY LANDSCAPE ARCHITECT	08/14/2017
DATE SUBMITTED BY ELECTRICAL ENGINEER	08/14/2017
DATE SUBMITTED BY MECHANICAL ENGINEER	08/14/2017
DATE SUBMITTED BY STRUCTURAL ENGINEER	08/14/2017
DATE SUBMITTED BY CIVIL ENGINEER	08/14/2017
DATE SUBMITTED BY ENVIRONMENTAL ENGINEER	08/14/2017
DATE SUBMITTED BY HISTORIC PRESERVATION ARCHITECT	08/14/2017
DATE SUBMITTED BY OTHER	08/14/2017

ZONING PLAN REVIEW
PRE-ELEMENTARY PLAN

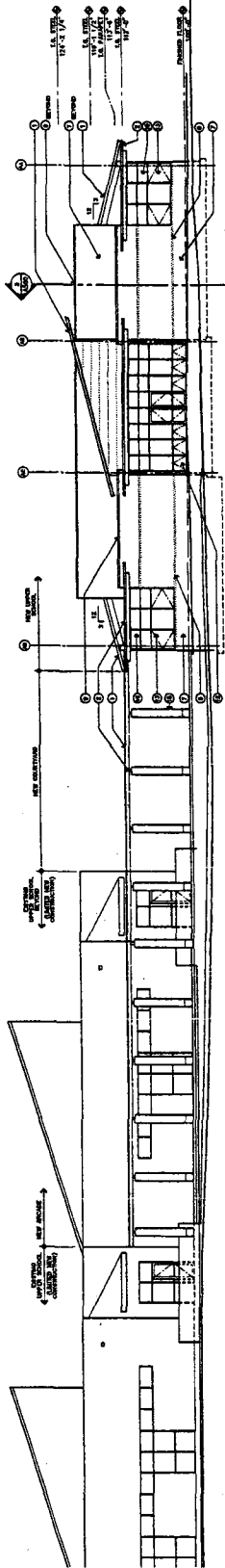
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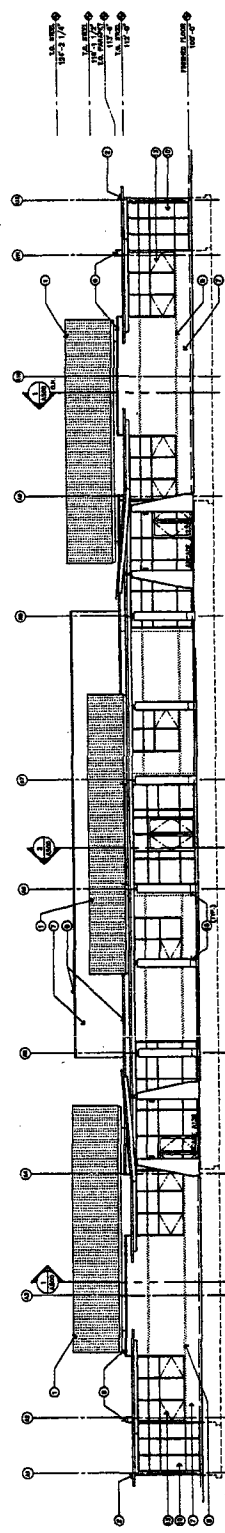
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SCALE: 1/8" = 1'-0"



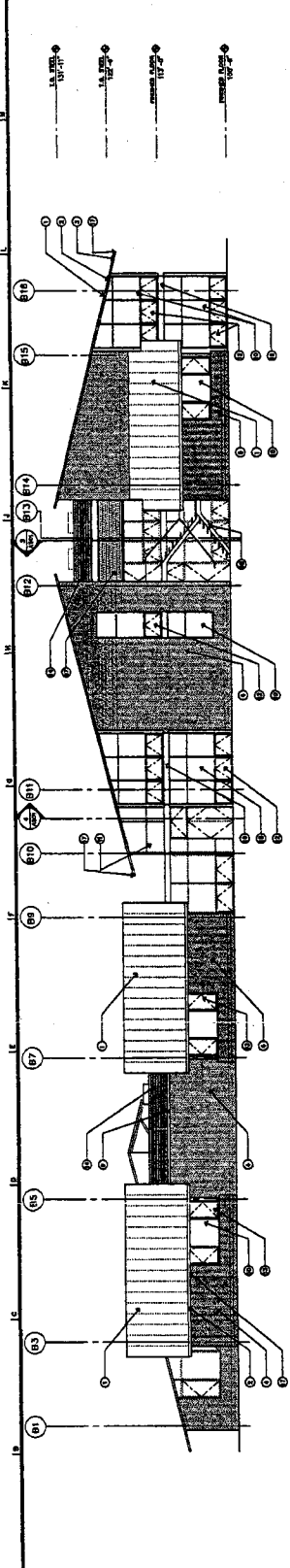
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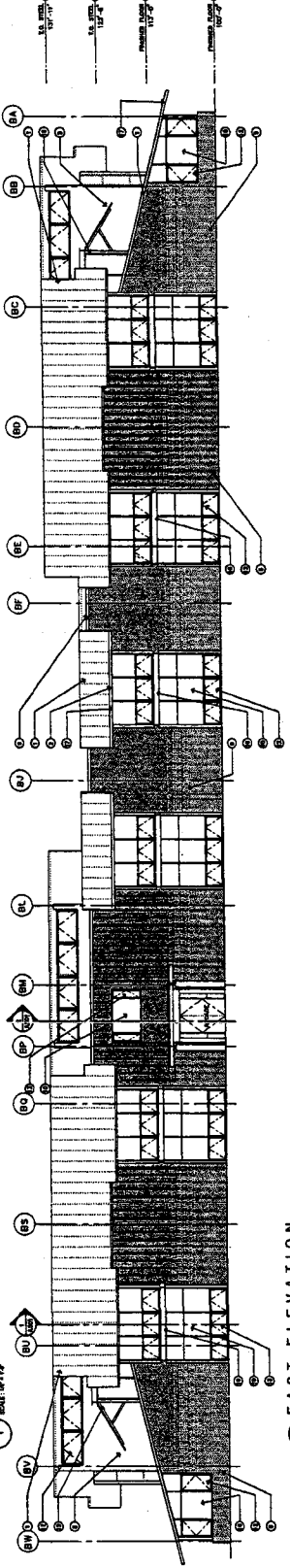
2 EAST ELEVATION (WEST ELEVATION SIM. & O.H.)
SCALE: 1/4\"/>



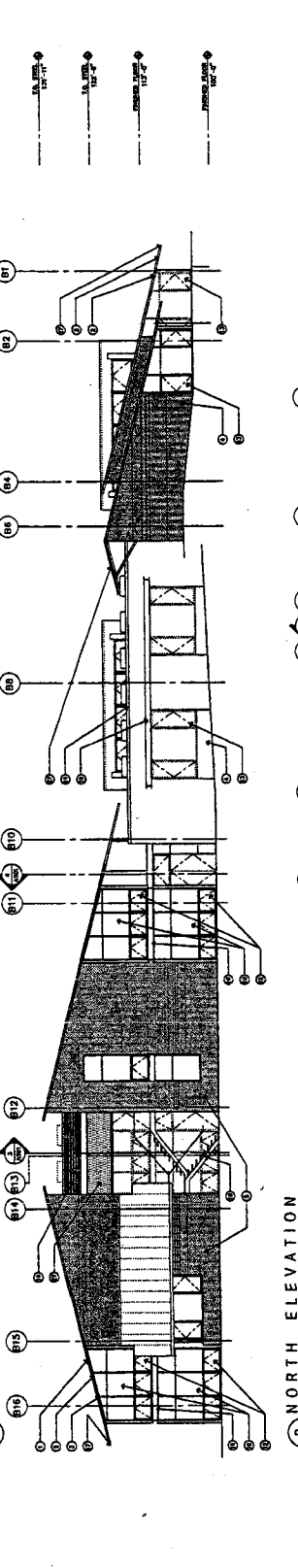
3 SOUTH ELEVATION
SCALE: 1/4\"/>



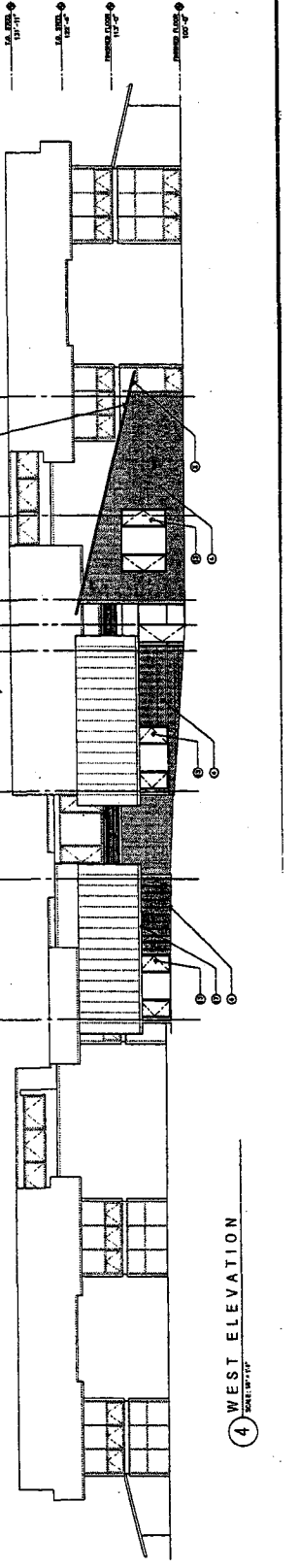
1 SOUTH ELEVATION
 1/8" = 1'-0"



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



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



4 WEST ELEVATION
 1/8" = 1'-0"

F&S PARTNERS
LAKE PLATO



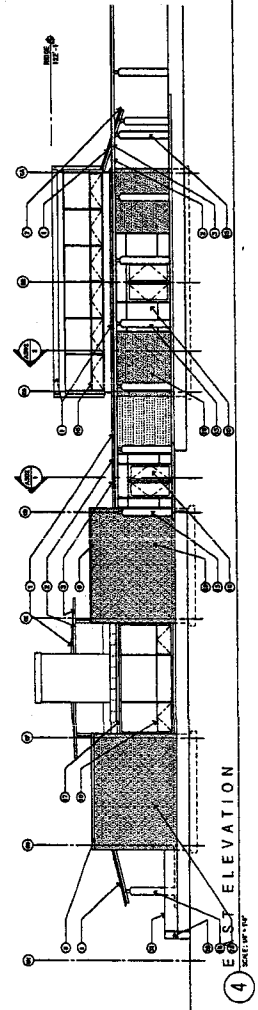
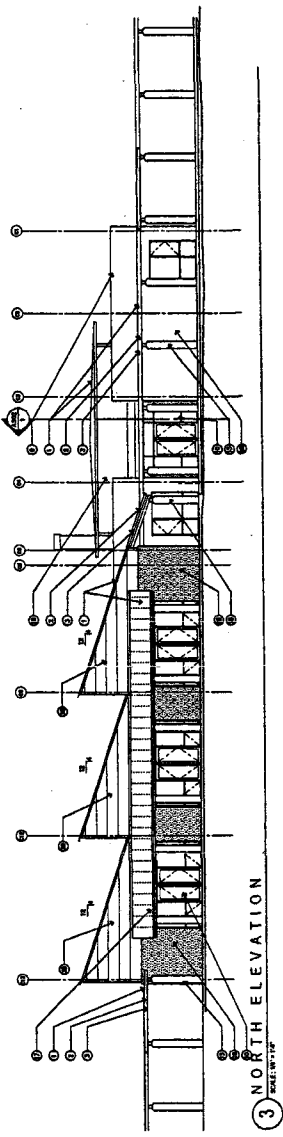
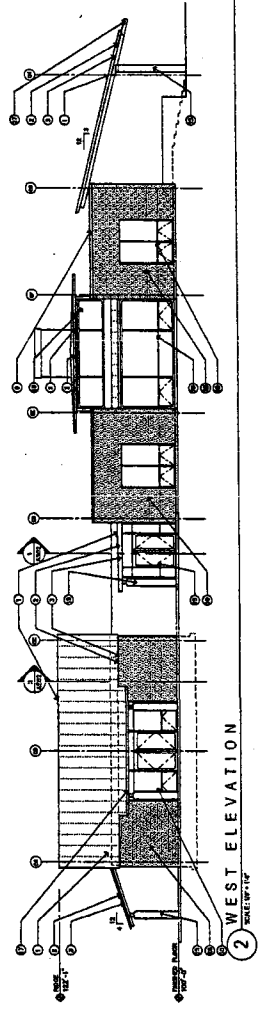
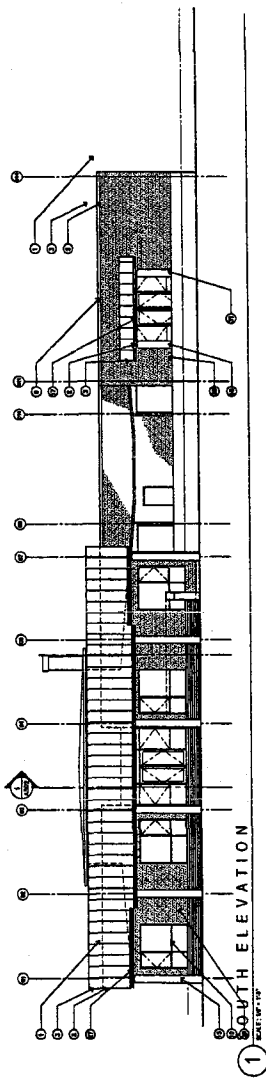
THE GREENHILL
SCHOOL

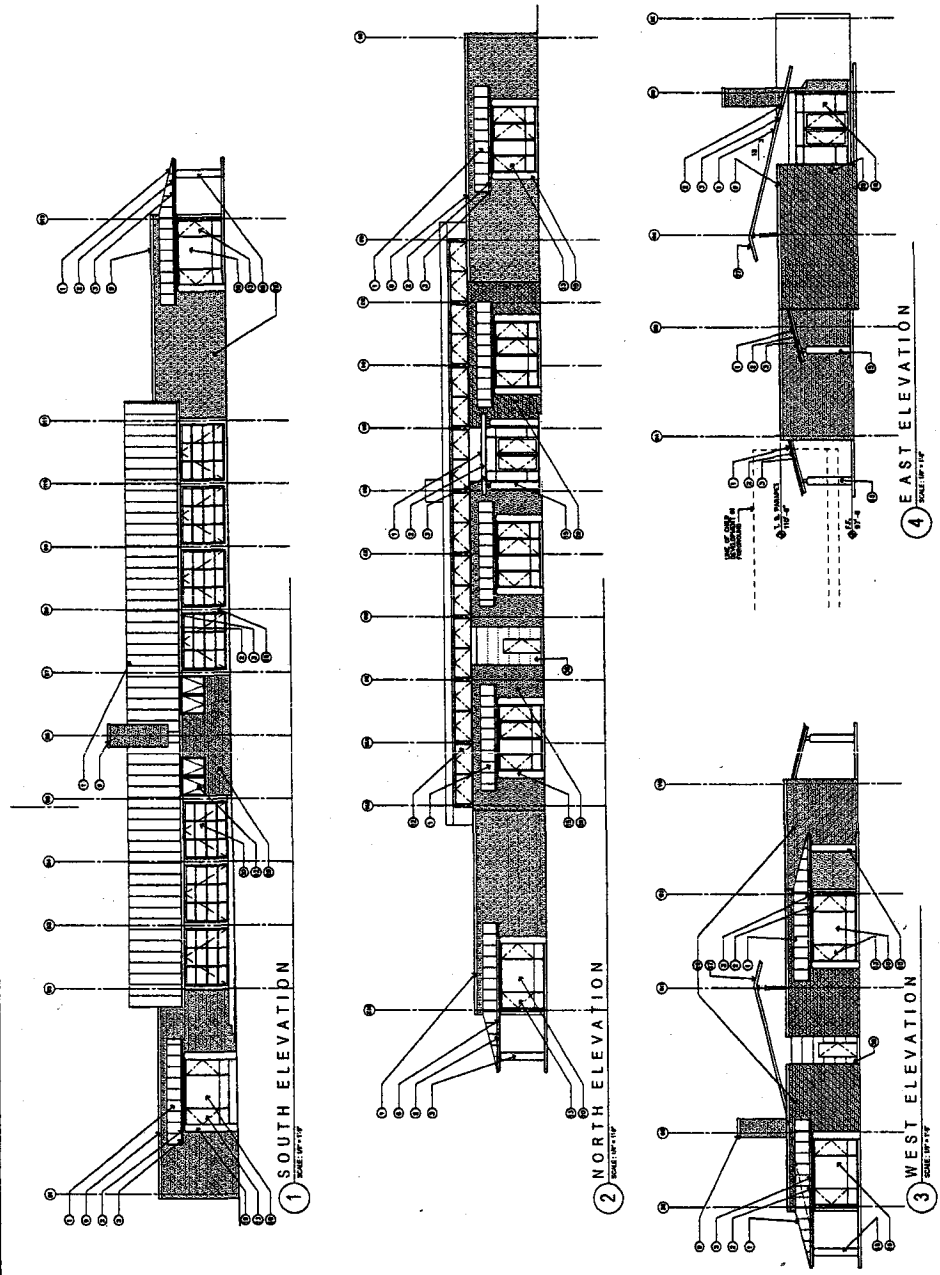
ADDISON, TEXAS

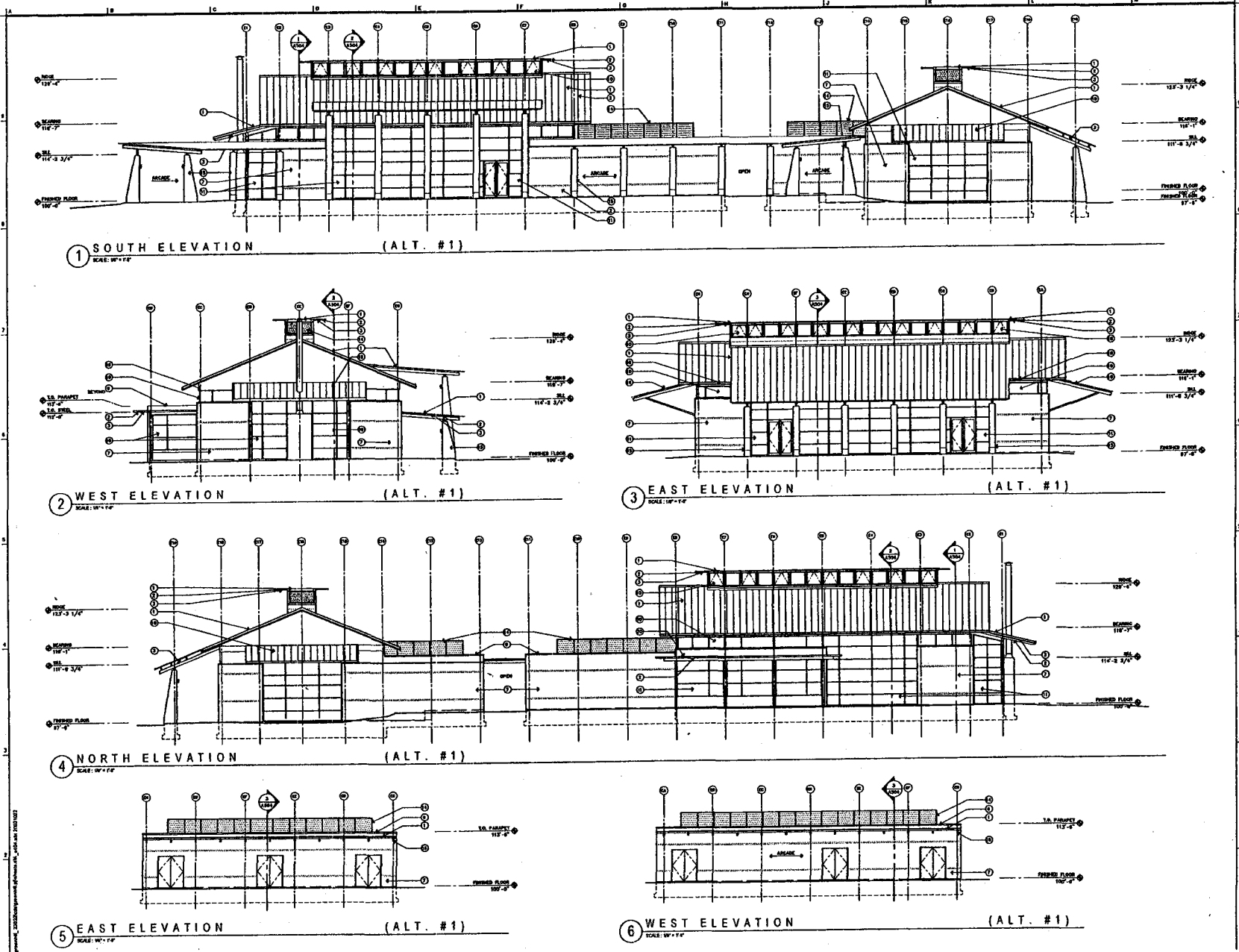
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PROJECT NO.	10-1000
DATE	10/10/00
DRAWN BY	J.W.
CHECKED BY	J.W.
DATE	10/10/00
SCALE	AS SHOWN
DESCRIPTION	

ZONING PLAN
REVIEW
ADMINISTRATION
BUILDING
ELEVATIONS
A402







F&S PARTNERS
LAKE PLATO
 ARCHITECTS
 1000 WEST 10TH STREET
 ADDISON, TEXAS 75001

THE GREENHILL SCHOOL

ADDISON, TEXAS

DESIGN ARCHITECT
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ARCHITECT
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CIVIL ENGINEER
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MECHANICAL ENGINEER
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ELECTRICAL ENGINEER
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PLUMBING ENGINEER
 F&S PARTNERS
 1000 WEST 10TH STREET
 ADDISON, TEXAS 75001

30 OCT 2010 1:47 PM NO. 3193
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 REVIEW: [Signature]

ZONING PLAN REVIEW

LIBRARY AND AUDITORIUM ELEVATIONS

A404

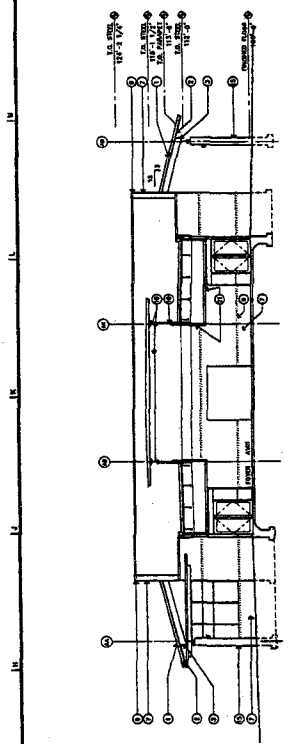
F&S PARTNERS
LAKE PLATO
[Logo]

THE GREENHILL SCHOOL

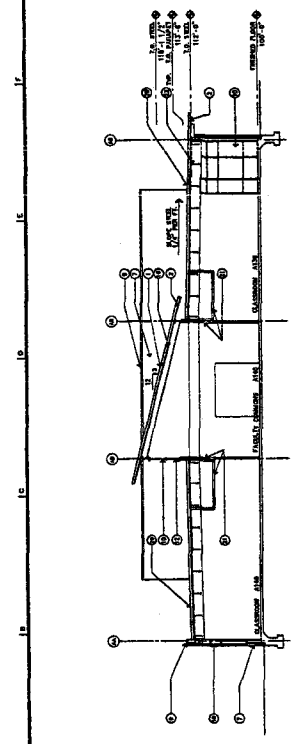
ADRISSON, TEXAS
ARCHITECT
[List of names and titles]

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DATE CHECKED BY: [Name]

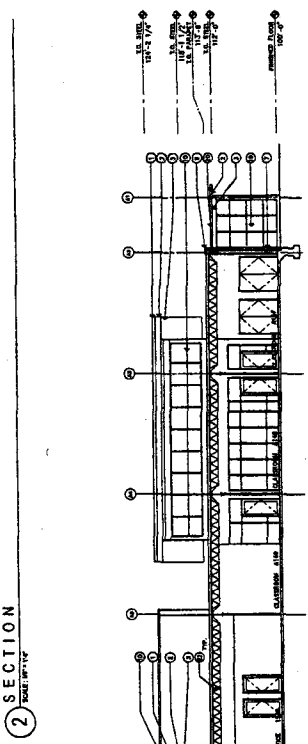
ZONING PLAN REVIEW
UPPER SCHOOL BUILDING SECTIONS
A500




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SECTION 3
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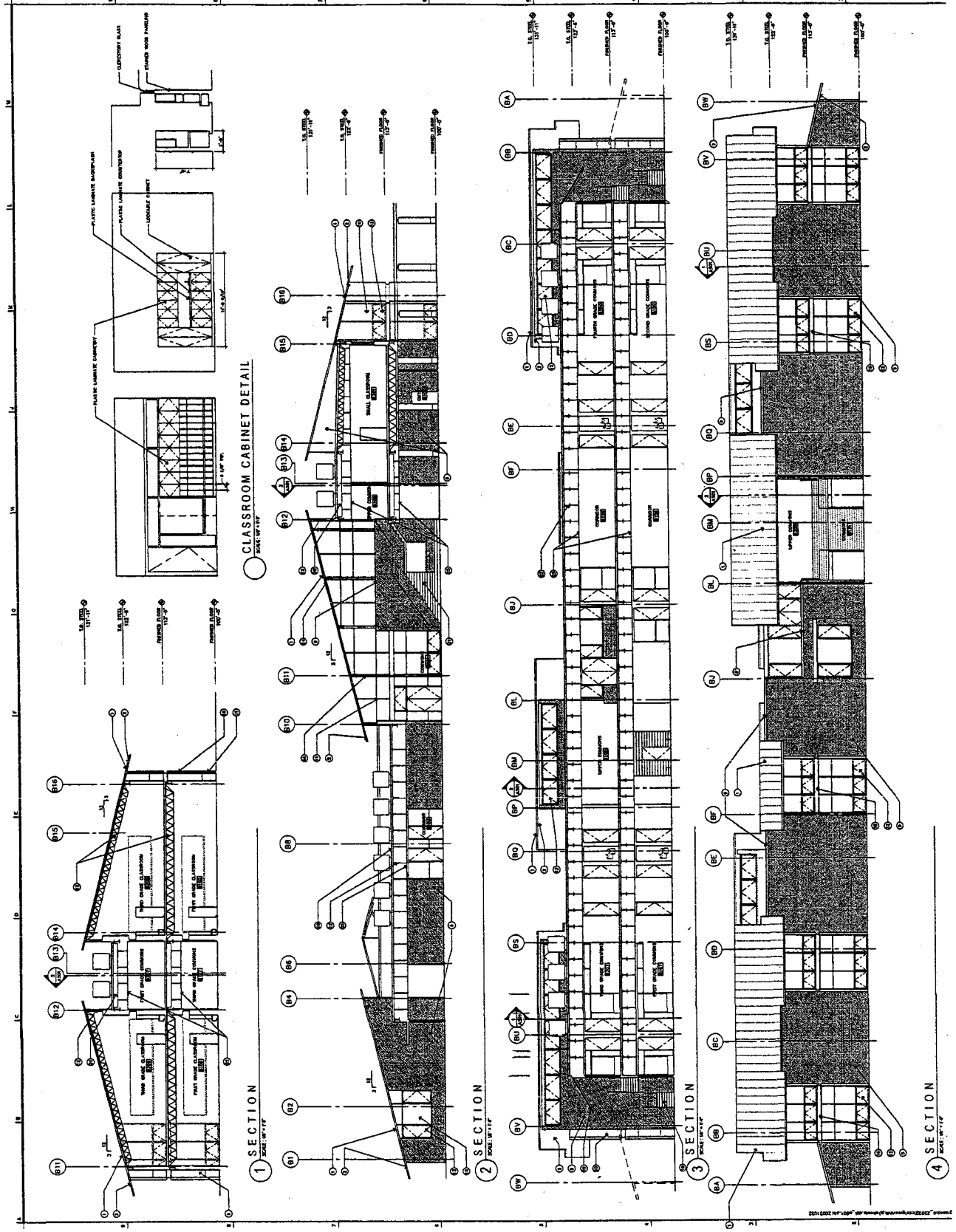

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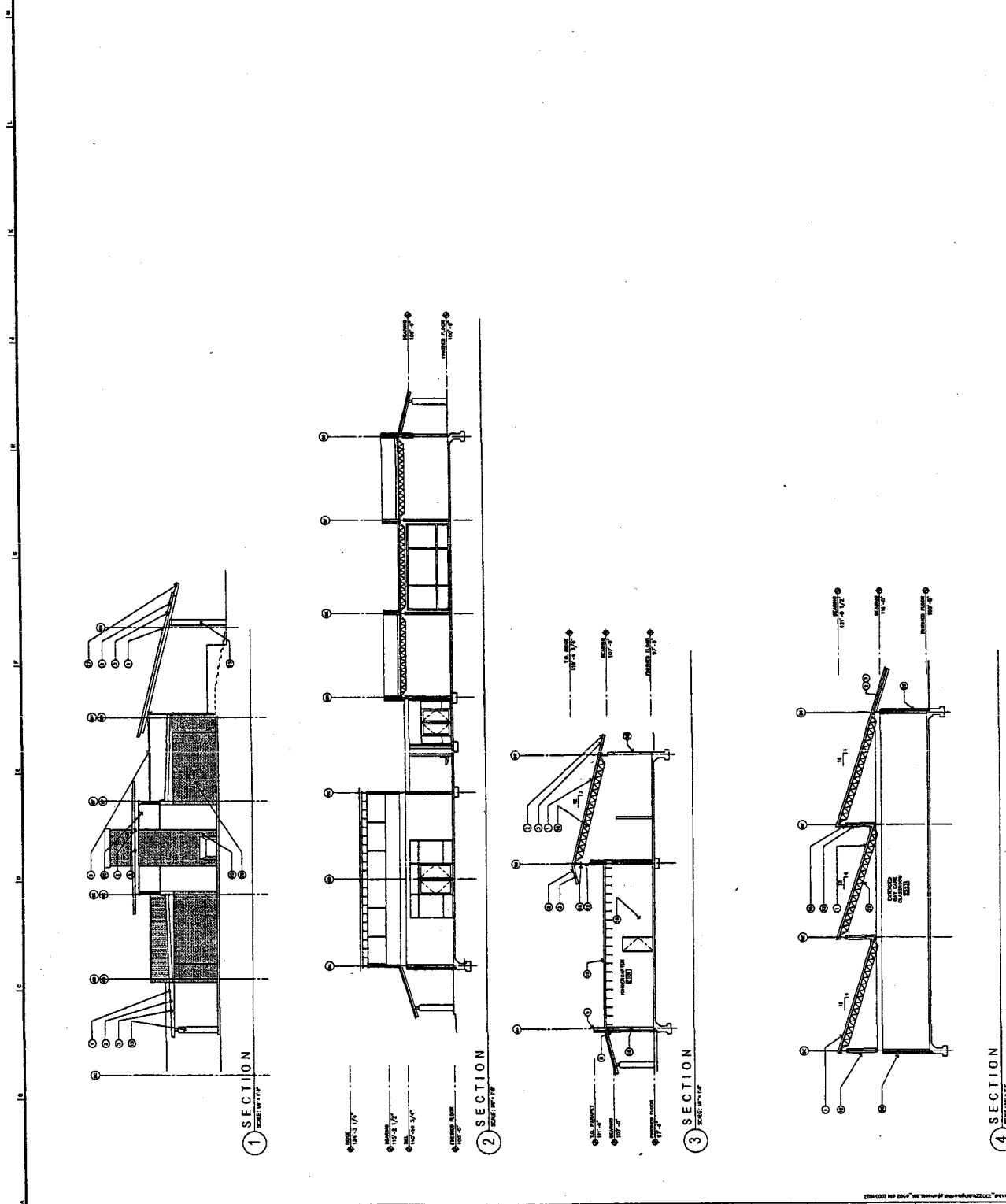
THE GREENHILL SCHOOL
 ADDISON, TEXAS

ARCHITECT: F&S PARTNERS, L.P.
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 DATE: 08/27/13
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 PROJECT: THE GREENHILL SCHOOL
 ADDISON, TEXAS
 SHEET: 2011-004-010-001-001
 SCALE: AS SHOWN
 DATE: 08/27/13

PROJECT NO.: 2011-004-010
 DATE: 08/27/13
 DRAWING NO.: 2011-004-010-001-001
 PROJECT: THE GREENHILL SCHOOL
 ADDISON, TEXAS
 SHEET: 2011-004-010-001-001
 SCALE: AS SHOWN
 DATE: 08/27/13

ZONING PLAN REVIEW
 LOWER SCHOOL BUILDING SECTIONS
A501





MATERIAL KEY:

- 1) Standing Seam Metal roof over rigid insulation/acoustical metal deck. Note that all electrical conduit is to be installed over metal deck in public spaces. 1 x 6 stained wood to be applied to underside of metal deck in public corridors
- 2) Stained Structural Wood Decking at eaves. Douglas Fir-stained
- 3) Painted steel overhead supports at all eaves
- 4) Brick #1-St. Joe Woodmoulded brick-field color #1
- 5) Brick #2-St. Joe Woodmoulded brick-field color #2
- 6) Brick #3- St. Joe Woodmoulded brick-field color #3
- 7) Brick #4- St. Joe Woodmoulded brick-field color #4
- 8) Brick #5- St. Joe Woodmoulded brick-field color #5
- 9) Precast Stone Coping
- 10) Storefront Window/Door system with insulated Glazing. Efc0 960 storefront system
- 11) Structural modified Storefront Window/Door system with insulated glazing
- 12) Operable Awning Window system-Efc0 2600 series
- 13) Operable Casement Window system- Efc0 2600 series
- 14) Painted metal louver
- 15) Brick Column Arcade- St. Joe woodmoulded brick
- 16) Painted Steel Beam
- 17) Painted metal gutters/downspouts
- 18) Painted metal stairs with metal pan/concrete treads
- 19) Painted metal sunscreen/louver
- 20) Built up roofing system over sloped insulation
- 21) Stained wood paneling- Rift sawn red oak for all interior public space corridors
- 22) Painted metal bar joists with 1 x 10 stained wood ceiling "slats" spaced 2" apart
- 23) Painted Gypsum Board over Metal Stud framing
- 24) 1 x 6 Stained wood ceiling over steel framing/metal bar joists (public corridors)
- 25) Accessible metal ceiling system. Hunter Douglas
- 26) Painted metal truss system
- 27) Painted 1" diameter steel rod lattice.
- 28) Brick #6-St. Joe Woodmoulded Brick-field color #6
- 29) Brick #7-St. Joe Woodmoulded Brick-field color #7
- 30) Rolling garage doors
- 31) Brick Masonry Retaining/Screen walls-3'-0" above highest grade
- 32) Painted Metal Railing/Fencing @ 5'-0" a.f.f.
- 33) Poured in Place Concrete Stairs/Seats
- 34) Colored Concrete walkways-light broom finish
- 35) Painted Metal Secured Gates
- 36) Painted Steel Trellis with 1" steel rods
- 37) Bifolding Door System
- 38) Painted Metal Panel