

ORDINANCE NO. 021-20

AN ORDINANCE OF THE TOWN OF ADDISON, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE TO GRANT A SPECIAL USE PERMIT TO ALLOW THE TEMPORARY PLACEMENT OF SEVEN PORTABLE SCHOOL BUILDINGS AT GREENHILL SCHOOL LOCATED AT 4141 SPRING VALLEY ROAD AND 14101 MIDWAY ROAD; PROVIDING A PENALTY NOT TO EXCEED TWO THOUSAND AND NO/100 DOLLARS (\$2,000.00) FOR EACH OFFENSE AND A SEPARATE OFFENSE SHALL BE DEEMED COMMITTED EACH DAY DURING OR ON WHICH A VIOLATION OCCURS OR CONTINUES; SAVINGS, NO SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the property located at 4141 Spring Valley Road and 14101 Midway Road, is zoned R-1, Residential-1, and PD, Planned Development, through Ordinance No. 084-092, with a Special Use Permit for a school, through Ordinance No. 085-035, as amended by Ordinances No. 087-043, No. 091-064, No. 094-025, No. 004-010, No. 013-053, And No. 018-39; and

WHEREAS, at its regular meeting held on April 20, 2021, the Planning & Zoning Commission considered and made recommendations on a request to allow the temporary placement of portable school buildings (Case No.1827-SUP); and

WHEREAS, this change of zoning is in accordance 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. That 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. That a Special Use Permit, authorizing the temporary placement of seven portable school buildings, on the property located at 4141 Spring Valley Road and 14101 Midway Road, is hereby granted subject to the following conditions:

- (a) Prior to the issuance of a Certificate of Occupancy for the temporary portable school buildings, the Property shall be improved in accordance with the site plan, floor plan, and building elevations, which are attached hereto as **Exhibit A** and made a part hereoffor all purposes.

- (b) That the Special Use Permit shall be subject to review and reconsideration at least every 18 months following the date of authorization, and the City Council may initiate revocation of this SUP - requiring removal of the buildings - by the earlier of:
- a. Within thirty (30) days of issuance of a Certificate of Occupancy for the new science building, or;
 - b. January 1, 2024.

SECTION 3. 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.

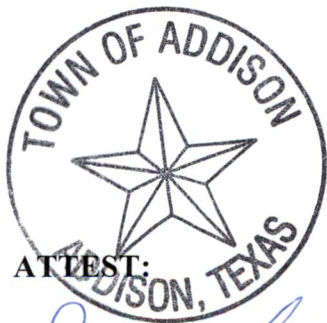
SECTION 4. That it is the intention of the City Council that this ordinance be considered in its entirety, as one ordinance, and should any portion of this ordinance be held to be void or unconstitutional, then said ordinance shall be void in its entirety, and the City Council would not have adopted said ordinance if any part or portion of said ordinance should be held to be unconstitutional or void.

SECTION 5. 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 6. That 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.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE TOWN OF ADDISON, TEXAS, on this the 25th day of MAY 2021.

TOWN OF ADDISON, TEXAS



ATTEST:

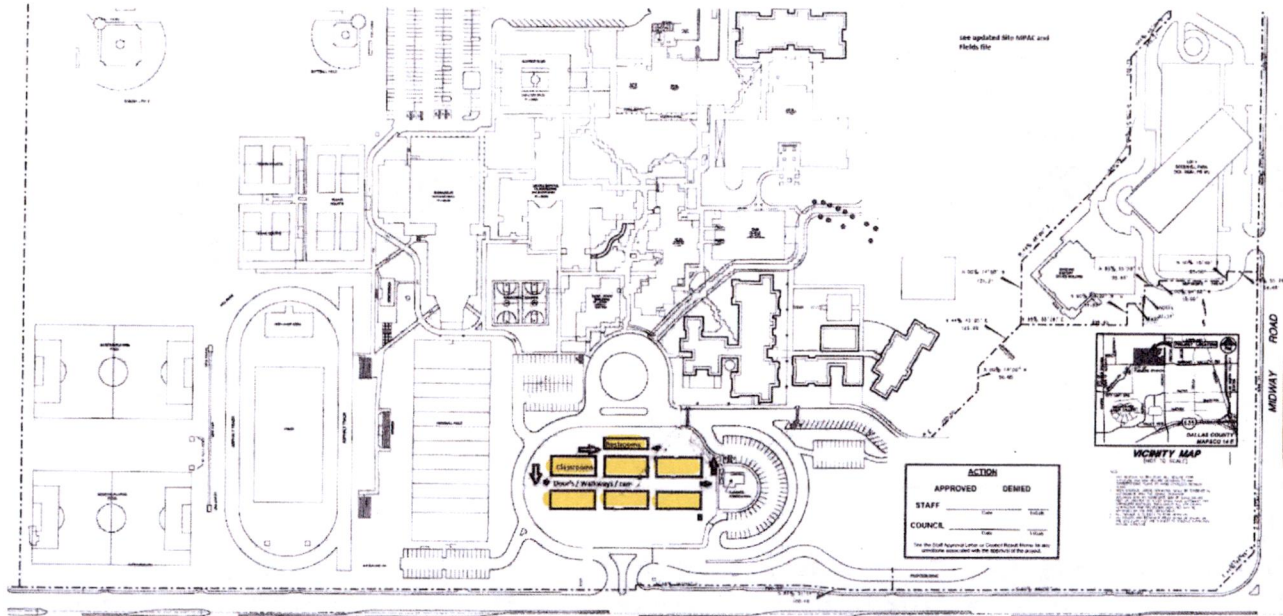
Irma G. Parker
Irma G. Parker, City Secretary

Joe Chow
Joe Chow, Mayor

APPROVED AS TO FORM:

Brenda N. McDonald, City Attorney

Published in the Dallas Morning News: June 2, 2021



ENGINEER/SURVEYOR:
 ADHECO KOCH CONSULTING ENGINEERS, LLC
 357 RAMBLER ROAD, SUITE 1400
 ADDISON, TX 75231
 PHONE: 972-235-3031
 CONTACT: JUSTIN WALDRUP

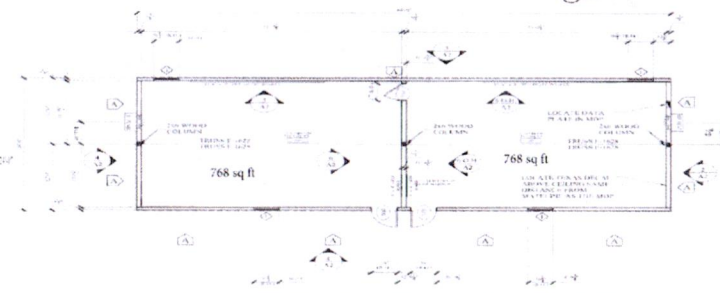
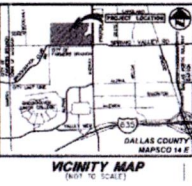
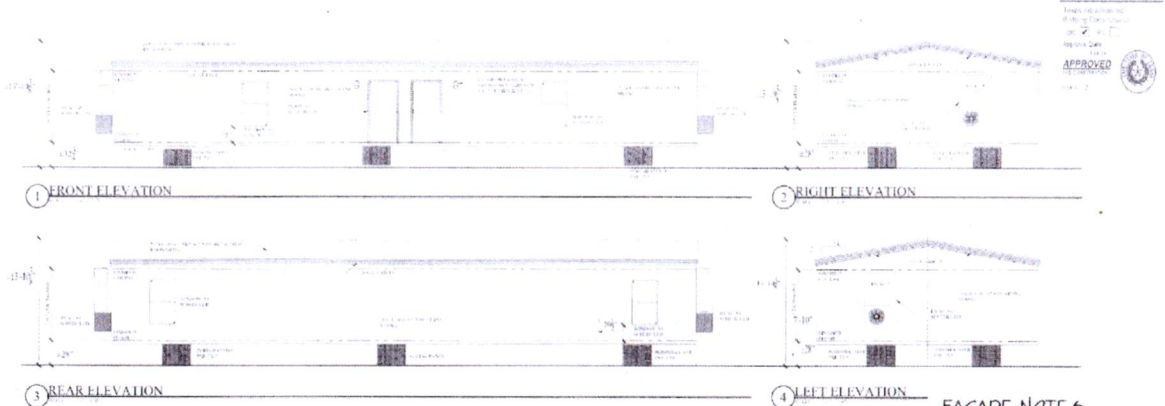
OWNER:
 GREENHILL SCHOOL
 4141 SPRING VALLEY ROAD
 ADDISON, TEXAS 75001-3615
 PHONE: (972) 628-5400
 CONTACT: Mike Willis

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

- FACADE NOTE**
1. THE FACADE SHALL BE FINISHED WITH A FINISH OF THE OWNER'S CHOICE.
 2. ALL EXTERIOR WALLS SHALL BE FINISHED WITH A FINISH OF THE OWNER'S CHOICE.
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GREENHILL SCHOOL

SUP Request: **6 Temporary Classroom Trailers (1,536 sq ft each)**
 1 Temporary Bathroom Trailer (408 sq ft)



FACADE NOTES

1. THIS FACADE PLAN IS FOR CONCEPTUAL PURPOSES ONLY. ALL BUILDING PLANS REQUIRE REVIEW AND APPROVAL BY DEVELOPMENT SERVICES.
2. ALL MECHANICAL UNITS SHALL BE SCREENED FROM PUBLIC VIEW AS REQUIRED BY THE ZONING ORDINANCE.
3. WHEN PERMITTED, EXPOSED UTILITY BOXES AND CONDUITS SHALL BE PAINTED TO MATCH THE BUILDING.
4. ALL STORAGE AREAS AND LOCATIONS ARE SUBJECT TO APPROVAL BY DEVELOPMENT SERVICES.
5. ROOF ACCESS SHALL BE PROVIDED INTERNALLY UNLESS OTHERWISE PERMITTED BY THE CHIEFBUILDING OFFICIAL.

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

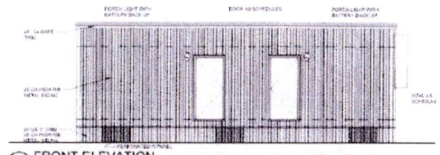
ACTION	
APPROVED	DENIED
STAFF	DATE
COUNCIL	DATE

THE STAFF APPROVAL LETTER OF COUNCIL MEMBERS MUST BE ON ANY CONDITIONS ASSOCIATED WITH THE APPROVAL OF THIS PROJECT.

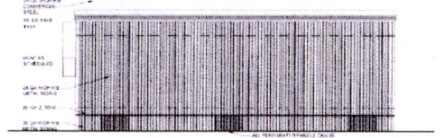
Total Area of Classroom Trailer: 1,536 sq ft
 Total Number of Classroom Trailers Proposed: 6

RAMTECH BUILDING SYSTEMS, INC.
 11720 DRY DRILL CLASSROOM
 24'-0" X 64'-0" MODULAR
 TEXAS

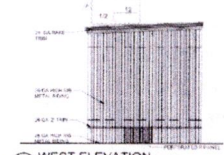
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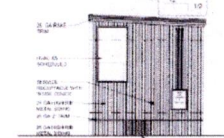
1 FRONT ELEVATION



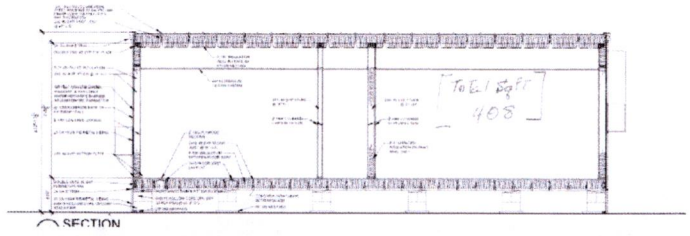
2 NORTH ELEVATION



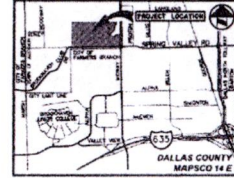
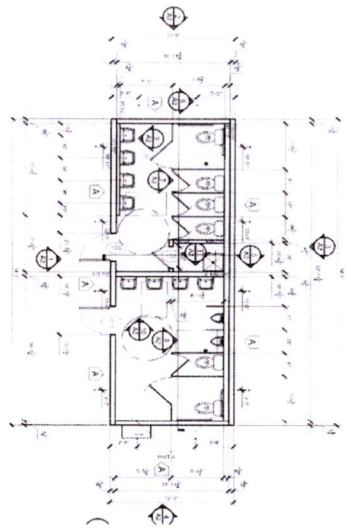
2 WEST ELEVATION



4 EAST ELEVATION



SECTION



FACADE NOTES

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4. ALL STORAGE AREAS AND LOCATIONS ARE SUBJECT TO APPROVAL BY DEVELOPMENT SERVICES.
5. ROOF ACCESS SHALL BE PROVIDED INTERNALLY UNLESS OTHERWISE PERMITTED BY THE CHIEF BUILDING OFFICIAL.

ACTION		
APPROVED	DENIED	
STAFF	Date	Initials
COUNCIL	Date	Initials

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

1. ALL DESIGN TO BE IN ACCORD WITH THE CITY OF ADDISON ZONING ORDINANCE AND THE CITY OF ADDISON DEVELOPMENT SERVICES.
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RAMTECH
Building Systems, Inc.
11000 Preston Road, Suite 1000
Dallas, Texas 75242
Phone: (972) 242-1100
Fax: (972) 242-1101
www.ramtech.com

GREENHILL SCHOOL
PORTABLE TOILET TRAILER
12'-0" X 34'-0" MODULAR
ADDISON, TEXAS

A2