

**ORDINANCE NO. O21-40**

**AN ORDINANCE OF THE TOWN OF ADDISON, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE BY GRANTING A SPECIAL USE PERMIT (SUP) FOR A PRIVATE SCHOOL BUILDING FOR PROPERTY LOCATED AT 4141 SPRING VALLEY ROAD; PROVIDING A PENALTY NOT TO EXCEED TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING A SAVINGS CLAUSE, SEVERABILITY CLAUSE, AND AN EFFECTIVE DATE.**

**WHEREAS**, at its regular meeting held on October 19, 2021, the Planning & Zoning Commission considered and made recommendations on a request for a Special Use Permit (Case No.1836-SUP) for the construction of a new private school building on the Greenhill School campus, consisting of approximately 59,200 square feet of floor area, to be located at 4141 Spring Valley Road (the “Subject Property”); and

**WHEREAS**, the Subject Property is presently zoned R-1, Single Family Dwelling and Planned Development (PD) through Ordinance 084-092, which requires a SUP for the construction and development of a new private school building on the Subject Property; and

**WHEREAS**, this change of zoning is in conformance 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.** 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.** The City Council hereby approves a SUP authorizing the construction and development of a new building on the Subject Property, consisting of approximately 59,200 square feet of floor area to be used by the Greenhill School as a private school building, subject to the following condition:

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

**SECTION 3.** 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, Section 1-7 of the Code of Ordinances for the Town of Addison.

**SECTION 4.** 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.** 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.** 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.

**SECTION 4. Effective Date.** This Ordinance shall take effect upon its passage and approval.

**PASSED AND APPROVED** by the City Council of the Town of Addison, Texas on this 9<sup>th</sup> day of NOVEMBER 2021.




ATTEST:

  
Irma G. Parker, City Secretary

**TOWN OF ADDISON, TEXAS**

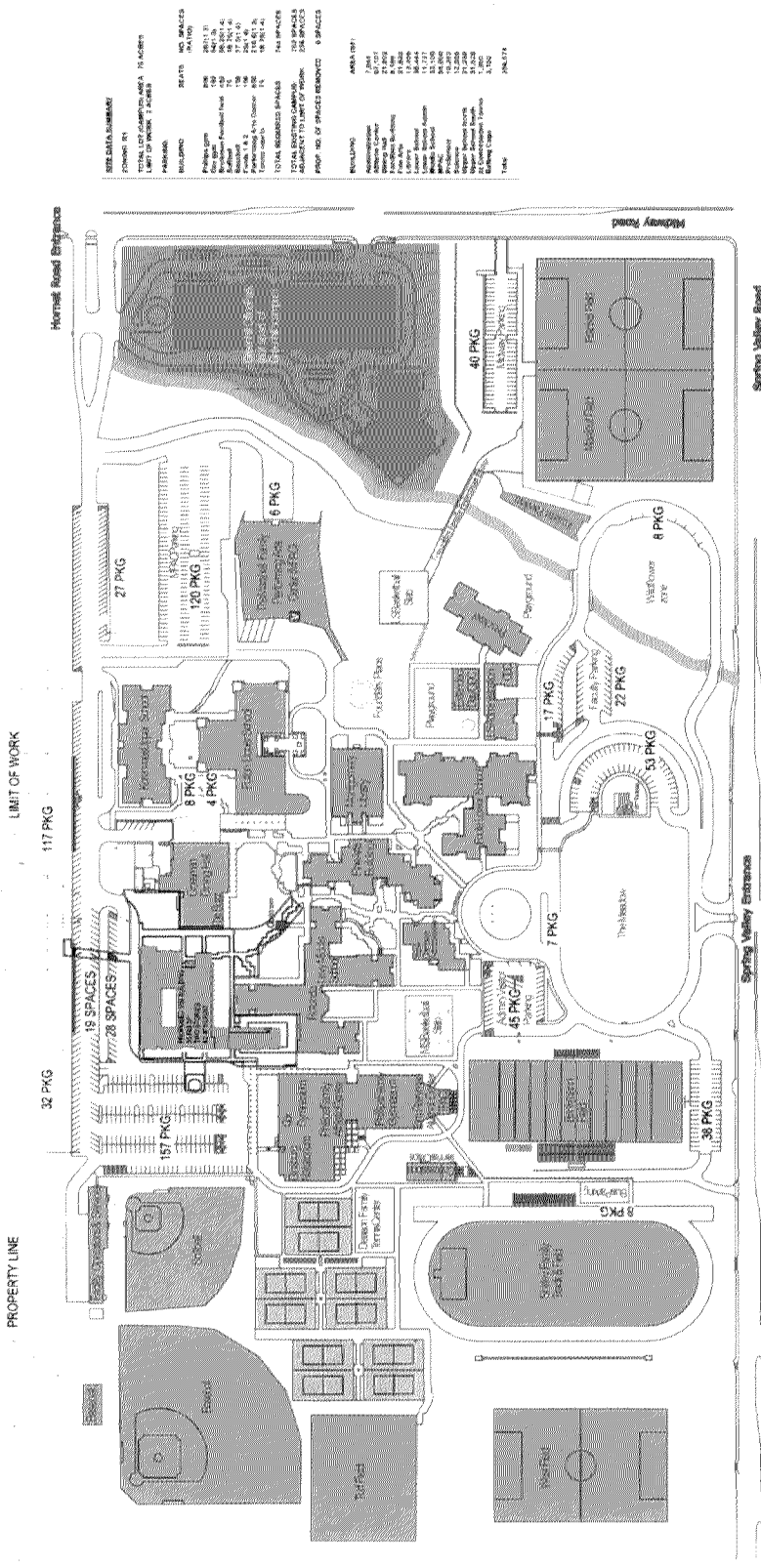
  
Joe Chow, Mayor

**APPROVED AS TO FORM:**

  
Whitt Wyatt, City Attorney

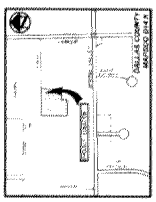
Printed in the Dallas Morning News on 11/18/2021.

# EXHIBIT A



NO. OF SPACES	NO. OF SPACES	NO. OF SPACES
18 PKG	27 PKG	40 PKG
120 PKG	48 PKG	38 PKG
8 PKG	7 PKG	8 PKG
4 PKG	59 PKG	8 PKG
6 PKG	72 PKG	8 PKG

NO. OF SPACES	NO. OF SPACES	NO. OF SPACES
18 PKG	27 PKG	40 PKG
120 PKG	48 PKG	38 PKG
8 PKG	7 PKG	8 PKG
4 PKG	59 PKG	8 PKG
6 PKG	72 PKG	8 PKG



**Greenhill**  
 1 2 3 0 1  
 Greenhill School MS  
 August 17, 2020

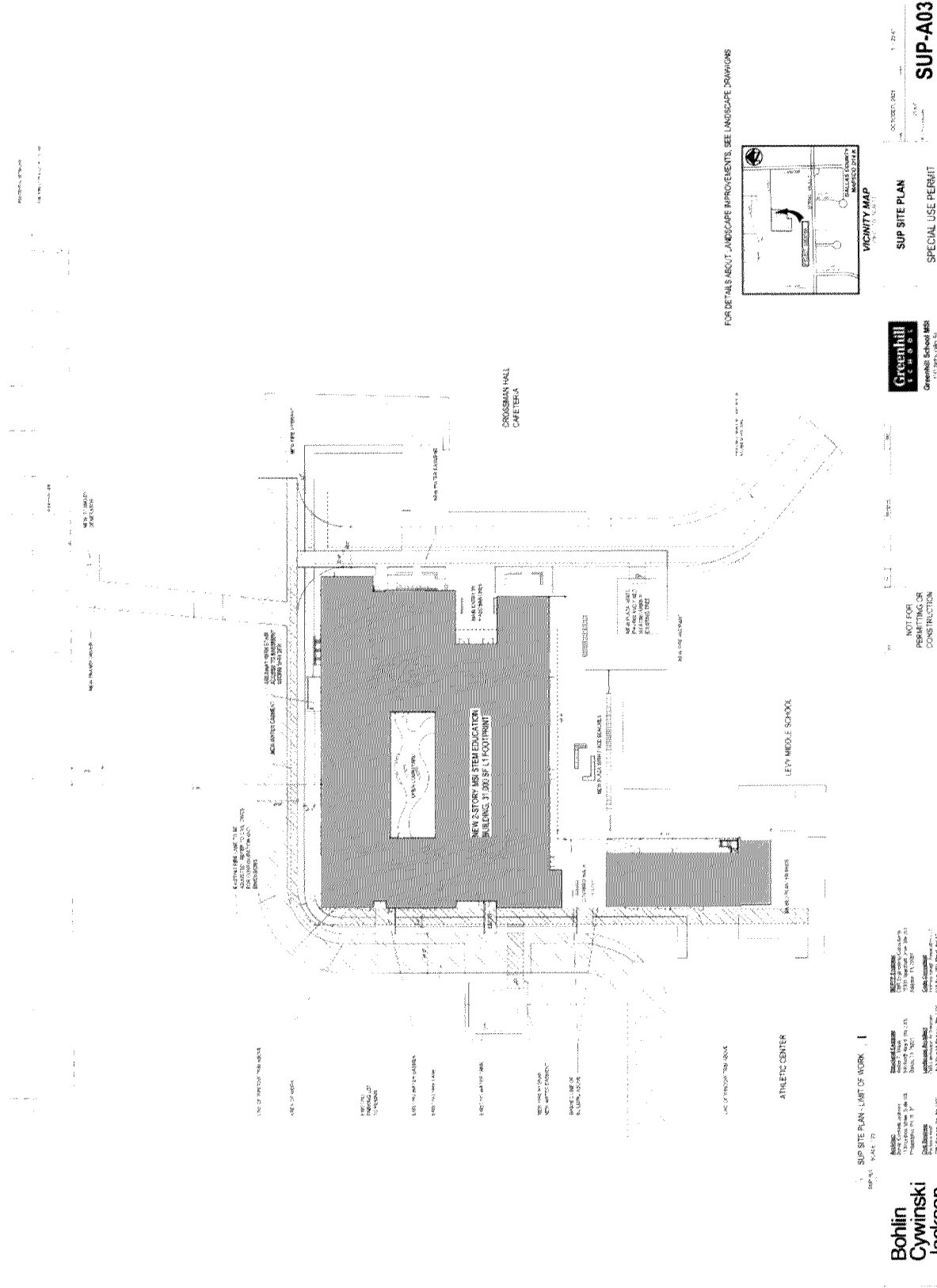
**SUP SITE PLAN**  
 SPECIAL USE PERMIT  
**SUP-A02**

SUB SITE PLAN - CAMPUS PLAN  
 1/4" = 40'

**Bohlin**  
**Cywinski**  
**Jackson**

11111 W. Highway 190, Suite 100  
 Houston, TX 77058  
 Tel: 281.466.8888  
 Fax: 281.466.8889  
 www.bohlin-cywinski-jackson.com

# EXHIBIT A



DATE: OCTOBER, 2021  
SCALE: 1" = 20'-0"

**SUP SITE PLAN**  
SPECIAL USE PERMIT

**Greenhill**  
S C A R C O L L  
Greenhill School MS  
1111 North Loop West  
Houston, TX 77028

NOT FOR PERMITTING OR CONSTRUCTION

**Bohlin Cywinski Jackson**  
1111 North Loop West  
Houston, TX 77028  
Tel: 713.867.1000  
Fax: 713.867.1000

**Bohlin Cywinski Jackson**  
1111 North Loop West  
Houston, TX 77028  
Tel: 713.867.1000  
Fax: 713.867.1000

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Houston, TX 77028  
Tel: 713.867.1000  
Fax: 713.867.1000

**GENERAL NOTES**

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE TEXAS CONSTRUCTION CODES AND ALL APPLICABLE LOCAL ORDINANCES.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
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8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

**LANDSCAPE SCHEDULE**

ITEM	DESCRIPTION	QUANTITY	UNIT
1	Planting of 4" x 6" x 8" trees	10	each
2	Planting of 2" x 4" x 6" shrubs	20	each
3	Planting of 1" x 2" x 4" shrubs	40	each
4	Planting of 1" x 2" x 4" shrubs	40	each
5	Planting of 1" x 2" x 4" shrubs	40	each
6	Planting of 1" x 2" x 4" shrubs	40	each
7	Planting of 1" x 2" x 4" shrubs	40	each
8	Planting of 1" x 2" x 4" shrubs	40	each
9	Planting of 1" x 2" x 4" shrubs	40	each
10	Planting of 1" x 2" x 4" shrubs	40	each

**PAINTING SCHEDULE**

ITEM	DESCRIPTION	QUANTITY	UNIT
1	Painting of exterior walls	1000	sq. ft.
2	Painting of exterior walls	1000	sq. ft.
3	Painting of exterior walls	1000	sq. ft.
4	Painting of exterior walls	1000	sq. ft.
5	Painting of exterior walls	1000	sq. ft.
6	Painting of exterior walls	1000	sq. ft.
7	Painting of exterior walls	1000	sq. ft.
8	Painting of exterior walls	1000	sq. ft.
9	Painting of exterior walls	1000	sq. ft.
10	Painting of exterior walls	1000	sq. ft.

**FINISHES SCHEDULE**

ITEM	DESCRIPTION	QUANTITY	UNIT
1	Interior wall finishes	1000	sq. ft.
2	Interior wall finishes	1000	sq. ft.
3	Interior wall finishes	1000	sq. ft.
4	Interior wall finishes	1000	sq. ft.
5	Interior wall finishes	1000	sq. ft.
6	Interior wall finishes	1000	sq. ft.
7	Interior wall finishes	1000	sq. ft.
8	Interior wall finishes	1000	sq. ft.
9	Interior wall finishes	1000	sq. ft.
10	Interior wall finishes	1000	sq. ft.

**MECHANICAL SCHEDULE**

ITEM	DESCRIPTION	QUANTITY	UNIT
1	Mechanical equipment	1	unit
2	Mechanical equipment	1	unit
3	Mechanical equipment	1	unit
4	Mechanical equipment	1	unit
5	Mechanical equipment	1	unit
6	Mechanical equipment	1	unit
7	Mechanical equipment	1	unit
8	Mechanical equipment	1	unit
9	Mechanical equipment	1	unit
10	Mechanical equipment	1	unit

**ELECTRICAL SCHEDULE**

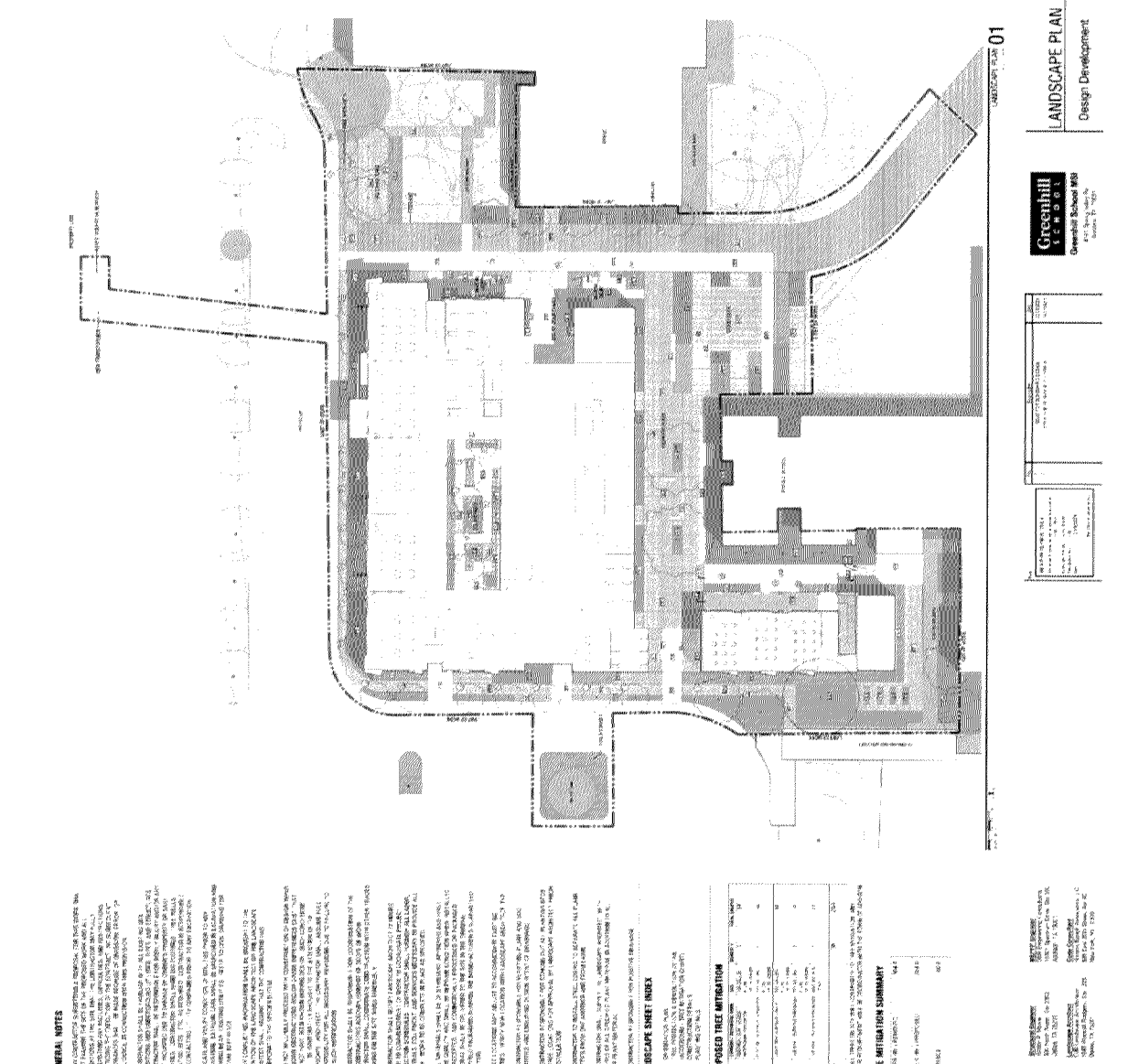
ITEM	DESCRIPTION	QUANTITY	UNIT
1	Electrical equipment	1	unit
2	Electrical equipment	1	unit
3	Electrical equipment	1	unit
4	Electrical equipment	1	unit
5	Electrical equipment	1	unit
6	Electrical equipment	1	unit
7	Electrical equipment	1	unit
8	Electrical equipment	1	unit
9	Electrical equipment	1	unit
10	Electrical equipment	1	unit

**PLUMBING SCHEDULE**

ITEM	DESCRIPTION	QUANTITY	UNIT
1	Plumbing equipment	1	unit
2	Plumbing equipment	1	unit
3	Plumbing equipment	1	unit
4	Plumbing equipment	1	unit
5	Plumbing equipment	1	unit
6	Plumbing equipment	1	unit
7	Plumbing equipment	1	unit
8	Plumbing equipment	1	unit
9	Plumbing equipment	1	unit
10	Plumbing equipment	1	unit

**CONCRETE SCHEDULE**

ITEM	DESCRIPTION	QUANTITY	UNIT
1	Concrete work	1000	cu. yd.
2	Concrete work	1000	cu. yd.
3	Concrete work	1000	cu. yd.
4	Concrete work	1000	cu. yd.
5	Concrete work	1000	cu. yd.
6	Concrete work	1000	cu. yd.
7	Concrete work	1000	cu. yd.
8	Concrete work	1000	cu. yd.
9	Concrete work	1000	cu. yd.
10	Concrete work	1000	cu. yd.



**PROPOSED TREE MITIGATION**

NO.	TREE SPECIES	DBH (IN)	HEIGHT (FT)	CONDITION	MITIGATION
1	...	...	...	...	...
2	...	...	...	...	...
3	...	...	...	...	...
4	...	...	...	...	...
5	...	...	...	...	...
6	...	...	...	...	...
7	...	...	...	...	...
8	...	...	...	...	...
9	...	...	...	...	...
10	...	...	...	...	...

**TREE MITIGATION SUMMARY**

NO.	DESCRIPTION	QUANTITY
1	...	...
2	...	...
3	...	...
4	...	...
5	...	...
6	...	...
7	...	...
8	...	...
9	...	...
10	...	...

**LANDSCAPE SHEET INDEX**

SHEET NO.	TITLE
...	...
...	...
...	...
...	...
...	...
...	...
...	...
...	...
...	...
...	...

**PROJECT INFORMATION**

PROJECT NO. 12345  
 PROJECT NAME: GREENHILL ELEMENTARY SCHOOL  
 PROJECT LOCATION: 12345 MAIN ST, HOUSTON, TX 77001  
 PROJECT DATE: 12/15/2023  
 PROJECT STATUS: IN PROGRESS

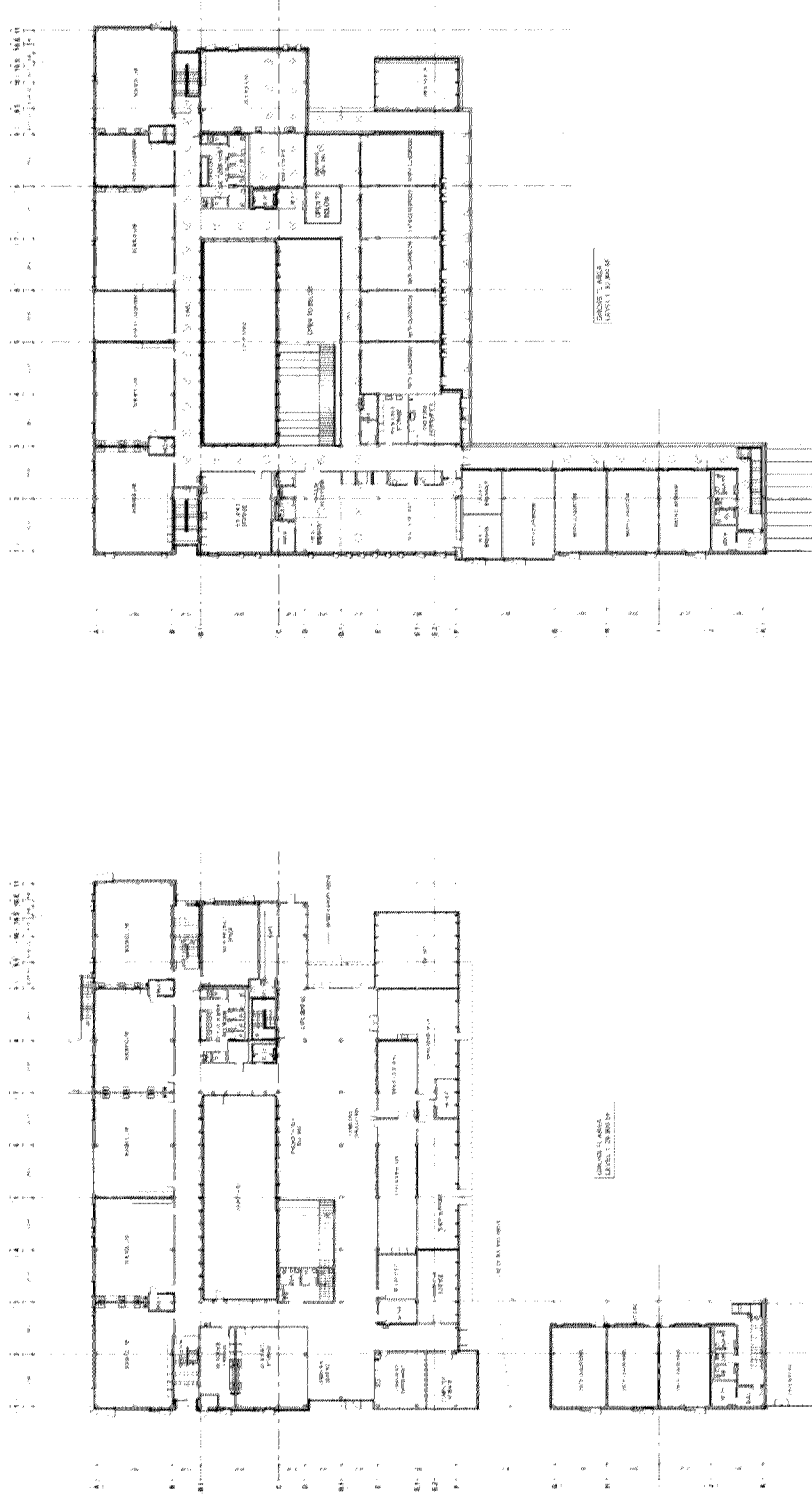
**CLIENT INFORMATION**

CLIENT NAME: HOUSTON ISD  
 CLIENT ADDRESS: 12345 MAIN ST, HOUSTON, TX 77001  
 CLIENT PHONE: 713-123-4567  
 CLIENT FAX: 713-123-4568  
 CLIENT EMAIL: info@houstonisd.edu

**DESIGNER INFORMATION**

DESIGNER NAME: BOHLIN CYWINSKI JACKSON  
 DESIGNER ADDRESS: 12345 MAIN ST, HOUSTON, TX 77001  
 DESIGNER PHONE: 713-123-4567  
 DESIGNER FAX: 713-123-4568  
 DESIGNER EMAIL: info@bcj.com

**EXHIBIT A**



7.7 SUP FLOOR PLAN - LEVEL 1  
Scale: 1/8" = 1'-0"

7.8 SUP FLOOR PLAN - LEVEL 2  
Scale: 1/8" = 1'-0"

**Bohlin  
Cywinski  
Jackson**

**Project Engineer:**  
Bohlin Cywinski Jackson, Inc.  
10000 North Loop West, Suite 200  
Houston, Texas 77037  
Tel: 281.416.1234  
Fax: 281.416.1235

**Architect:**  
Bohlin Cywinski Jackson, Inc.  
10000 North Loop West, Suite 200  
Houston, Texas 77037  
Tel: 281.416.1234  
Fax: 281.416.1235

**Client:**  
Greenhill School MSB  
14100 Greenhill Road  
Houston, Texas 77058

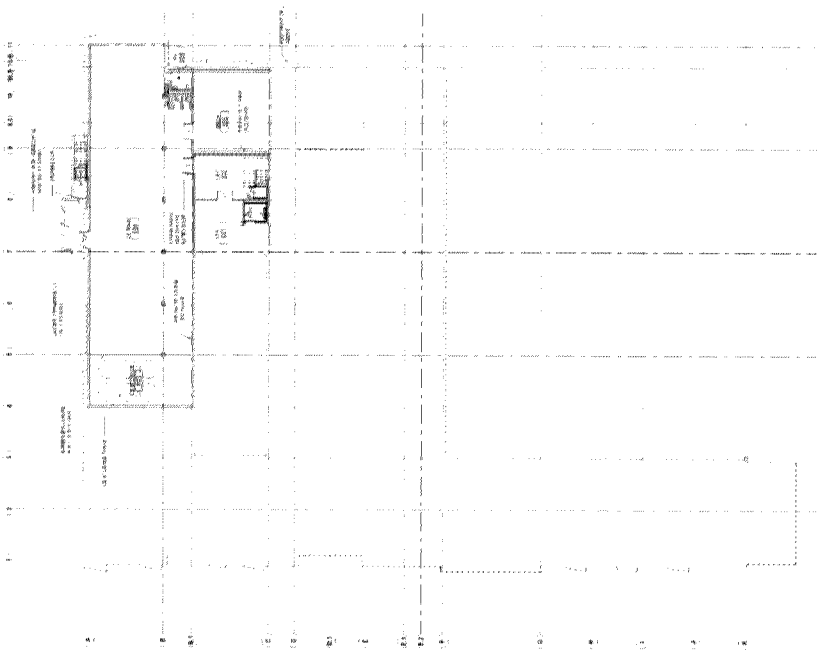
NOT FOR  
RELIANCE OR  
CONSTRUCTION

**Greenhill**  
SCHOOL MSB  
Greenhill School MSB  
14100 Greenhill Road  
Houston, Texas 77058

**SUP FLOOR PLANS**  
SPECIAL USE PERMIT

**SUP-A11**

**EXHIBIT A**



SUP FLOOR PLAN - BASEMENT  
SCALE: 3/4" = 1'-0"

**Architect:**  
Bohlin Cywinski Jackson  
1700 Lakeshore Blvd. West  
Ann Arbor, MI 48106  
Phone: 734.769.0000  
Fax: 734.769.0001

**Architect License:**  
Bohlin Cywinski Jackson  
1700 Lakeshore Blvd. West  
Ann Arbor, MI 48106  
Phone: 734.769.0000  
Fax: 734.769.0001

**Project Location:**  
1700 Lakeshore Blvd. West  
Ann Arbor, MI 48106  
Phone: 734.769.0000  
Fax: 734.769.0001

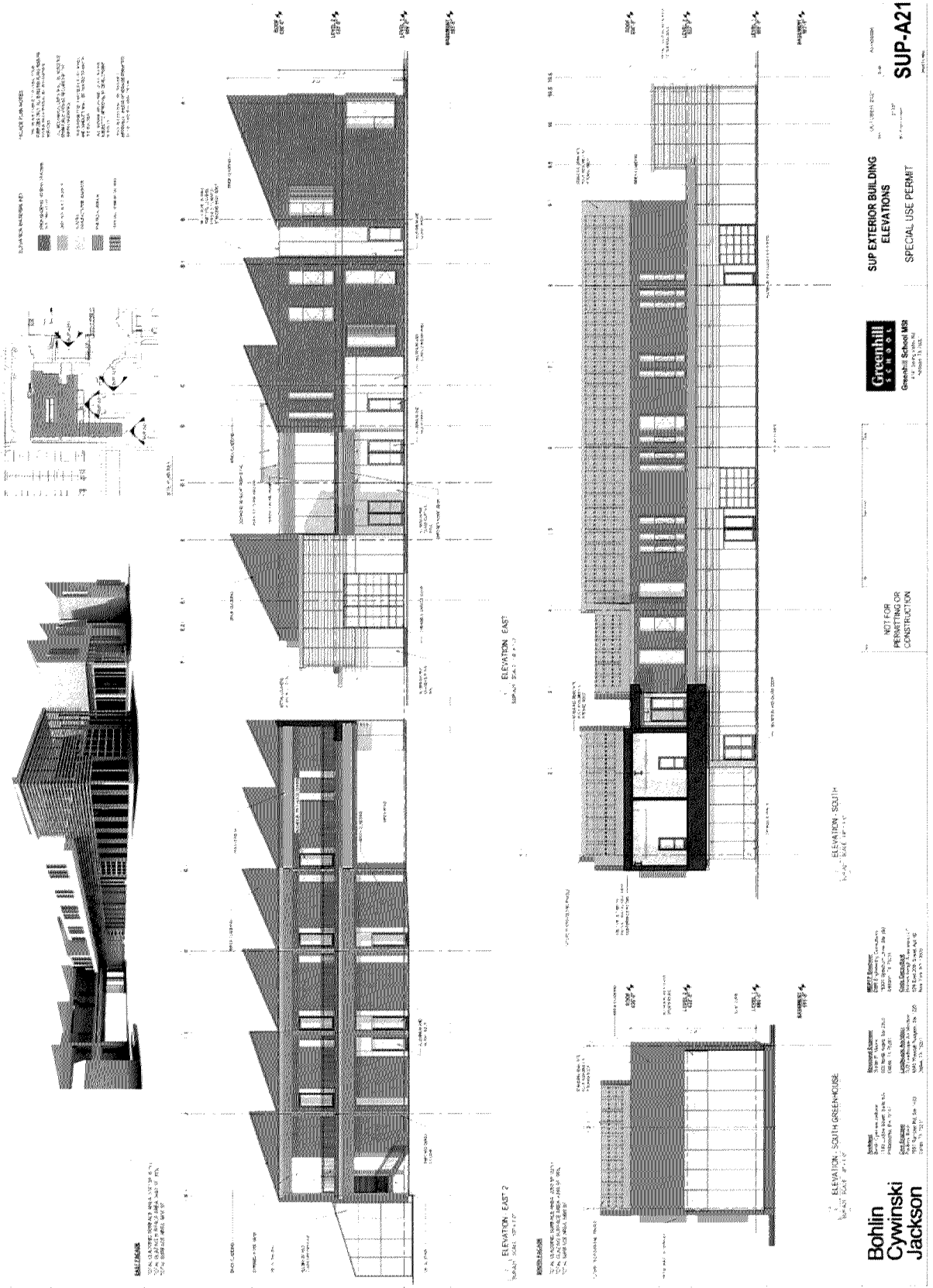
NOT FOR  
REMARKING OR  
CONSTRUCTION

Greenehill School MSB  
1700 Lakeshore Blvd. West  
Ann Arbor, MI 48106

SUP FLOOR PLANS  
SPECIAL USE PERMIT

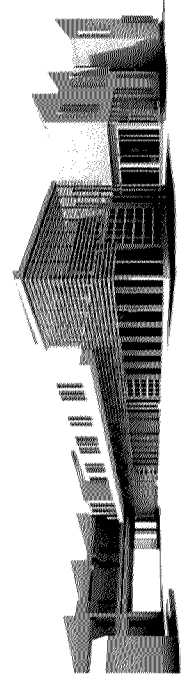
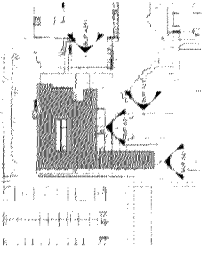
APPROVED BY: [Signature] DATE: 10/11/17  
**SUP-A10**

**EXHIBIT A**



**FINISHES**

- WOOD CLADDING
- BRICK
- CONCRETE
- GLASS
- PAINT



**BASELINE**

FINISH GRADE AT 100.00'

FINISH GRADE AT 100.00'

FINISH GRADE AT 100.00'

**ELEVATION - EAST 2**

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

**ELEVATION - EAST**

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

**ELEVATION - SOUTH GREENHOUSE**

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

**ELEVATION - SOUTH**

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

**Bohlin  
Cywinski  
Jackson**

**Bohlin  
Cywinski  
Jackson**

NOT FOR  
PERMITTING OR  
CONSTRUCTION

**Greenhill  
SCHOOL**

**SUP EXTERIOR BUILDING  
ELEVATIONS**

**SUP-A21**



**EXHIBIT A**

**LEGEND**

**DEVISED MATERIALS:**

- BRICK
- CONCRETE
- GLASS
- WOOD
- STEEL
- ALUMINUM
- PAINT
- ROOFING
- LANDSCAPE
- MECHANICAL
- ELECTRICAL
- PLUMBING
- MECHANICAL
- ELECTRICAL
- PLUMBING

**NOTES:**

1. ELEVATION - NORTH
2. ELEVATION - WEST

**PROJECT INFORMATION:**

**CLIENT:** Greenhill School District

**PROJECT:** SUP-A20

**DATE:** 11/15/2023

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

**PROJECT LOCATION:** 10000 N. STATE ST., ADDISON, TX 75001

**ARCHITECT:** Bohlin Cywinski Jackson

**PROJECT NUMBER:** BCJ-2023-001

**DATE:** 11/15/2023

**PROJECT NAME:** SUP-A20

**PERMITTING:** NOT FOR PERMITTING OR CONSTRUCTION

**GREENHILL SCHOOL DISTRICT**

**ADDISON, TX 75001**