

**ORDINANCE NO. 3826**

**AN ORDINANCE OF THE CITY OF RICHARDSON, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ZONING MAP OF THE CITY OF RICHARDSON, AS HERETOFORE AMENDED, SO AS TO GRANT A CHANGE IN ZONING TO GRANT A SPECIAL PERMIT FOR A MOTOR VEHICLE REPAIR SHOP - MINOR LOCATED AT 819 WEST ARAPAHO ROAD, LOCATED ON A 9.25-ACRE TRACT OF LAND ZONED C-M COMMERCIAL, SAID TRACT BEING DESCRIBED AS LOT 13, BLOCK 83, THIRD INSTALLMENT RICHARDSON HEIGHTS ESTATES ADDITION IN DALLAS COUNTY, TEXAS, AND BEING FURTHER DESCRIBED IN EXHIBIT "A"; PROVIDING A SAVINGS CLAUSE; PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO-THOUSAND (\$2,000.00) DOLLARS FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE. (ZONING FILE 11-07).**

**WHEREAS**, the City Plan Commission of the City of Richardson and the governing body of the City of Richardson, in compliance with the laws of the State of Texas and the ordinances of the City of Richardson, have given requisite notice by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all property owners generally and to all persons interested and situated in the affected area and in the vicinity thereof, the governing body, in the exercise of the legislative discretion, has concluded that the Comprehensive Zoning Ordinance and Zoning Map should be amended; **NOW THEREFORE**,

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF RICHARDSON, TEXAS:**

**SECTION 1.** That the Comprehensive Zoning Ordinance and Zoning Map of the City of Richardson, Texas, duly passed by the governing body of the City of Richardson on the 5<sup>th</sup> day of June, 1956, as heretofore amended, be, and the same is hereby amended so as to grant a change in zoning to grant a Special Permit for a motor vehicle repair shop - minor located at 819 West Arapaho Road, Richardson, Texas, located on a 9.25-acre tract of land zoned C-M Commercial, and being more particularly described in Exhibit "A" attached hereto and made a part hereof for all purposes.

**SECTION 2.** That the Special Permit for the motor vehicle repair shop - minor is hereby granted subject to the following special conditions:

1. The Special Permit is for a motor vehicle repair shop – minor is limited to auto glass repair and replacement, and to the area shown on the concept plan, attached as Exhibit “B” and made a part hereof, and which is hereby approved.
2. The use of the property for the Special Permit for motor vehicle repair shop – minor shall be developed and used in conformance with the Concept Plan.

**SECTION 3.** That the above-described tract of land shall be used only in the manner and for the purpose provided for by the Comprehensive Zoning Ordinance of the City of Richardson, Texas, as heretofore amended, and subject to the aforementioned special conditions.

**SECTION 4.** That all other provisions of the ordinances of the City of Richardson in conflict with the provisions of this ordinance be, and the same are hereby, repealed, and all other provisions of the ordinances of the City of Richardson not in conflict with the provisions of this ordinance shall remain in full force and effect.

**SECTION 5.** That should any sentence, paragraph, 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 provision thereof other than the part so decided to be invalid, illegal or unconstitutional, and shall not affect the validity of the Comprehensive Zoning Ordinance as a whole.

**SECTION 6.** That an offense committed before the effective date of this ordinance is governed by prior law and the provisions of the Comprehensive Zoning Ordinance, as amended, in effect when the offense was committed and the former law is continued in effect for this purpose.


**SECTION 7.** 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 of Richardson, as heretofore amended, and upon conviction shall be punished by a fine not to exceed the sum of Two Thousand Dollars (\$2,000)

for each offense; and each and every day such violation shall continue shall be deemed to constitute a separate offense.

**SECTION 8.** That this Ordinance shall take effect immediately from and after its passage and the publication of the caption, as the law and charter in such case provide.

**DULY PASSED** by the City Council of the City of Richardson, Texas, on the 27th day of June, 2011.

**APPROVED:**

  
\_\_\_\_\_  
MAYOR

**APPROVED AS TO FORM:**

  
\_\_\_\_\_  
CITY ATTORNEY  
(PGS:06-14-11:49801)

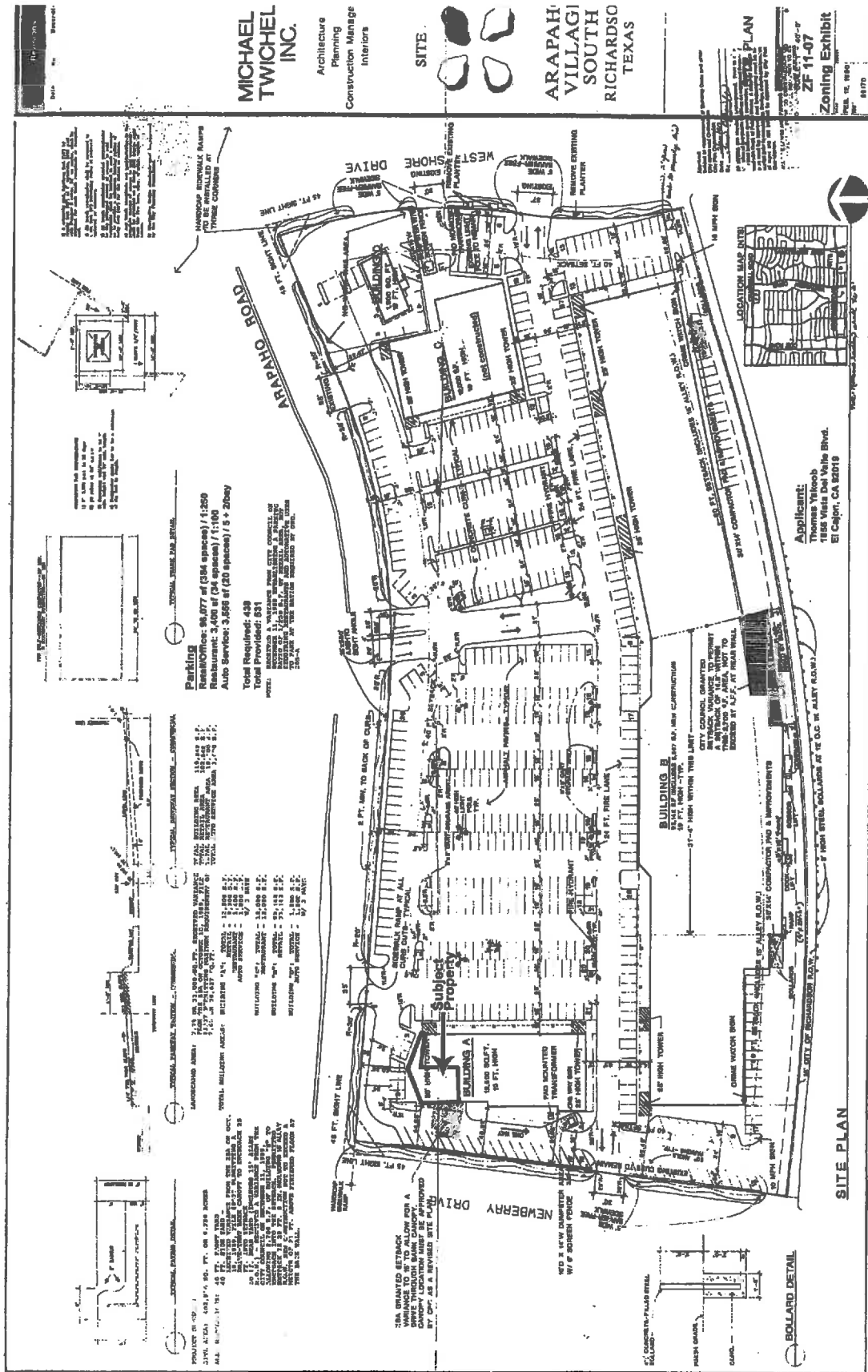
**CORRECTLY ENROLLED:**

  
\_\_\_\_\_  
CITY SECRETARY

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**ZF 11-07**

Being a 9.25-acre lot platted as Lot 13, Block 83, Third Installment Richardson Heights Estates Addition, an addition to the City of Richardson, Dallas County, Texas, as recorded in Volume 90037, Page 1674, Map Records of Dallas County, Texas.

# Exhibit "B"



**MICHAEL TWICHEL INC.**  
 Architecture  
 Planning  
 Construction Manage  
 Interiors

**SITE**

**ARAPAH VILLAGI SOUTH RICHARDSO TEXAS**

PLANNING  
 ARCHITECTURE  
 CONSTRUCTION MANAGEMENT  
 INTERIORS

**Zoning Exhibit ZF 11-07**

**Arpaco Road**

**NEWBERRY DRIVE**

**WEST SHORE DRIVE**

**APPLICANT:**  
 1888 West Dule Blvd.  
 El Cajon, CA 92019

Exhibit B - Part of Ordinance

Ordinance No. 3826 (Zoning File 11-07)