

**ORDINANCE NO. 4066**

**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 ON A 1.38-ACRE TRACT ZONED I-M(1) INDUSTRIAL, ON A PROPERTY LOCATED AT 610 S. SHERMAN STREET, RICHARDSON, 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 14-23).**

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, so as to grant a change in zoning to grant a Special Permit for motor vehicle repair shop – minor on a 1.38-acre tract of land zoned I-M(1) Industrial, on a property located at 610 S. Sherman Street, 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 a motor vehicle repair shop – minor is hereby conditionally granted subject to the following special conditions:

1. A motor vehicle repair shop – minor shall be allowed and limited to the area shown on the attached concept plan, marked as Exhibit “B” (“Concept Plan”) and made a part thereof.
2. The use shall be limited to the repair and installation of auto glass.

3. The development and use of the property for a motor vehicle repair shop-minor shall be in accordance 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 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; provided, however, Ordinance No. 3765 shall continue in full force and effect, except as amended herein.

**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.

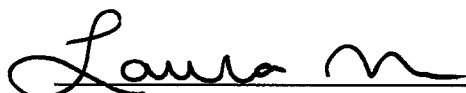
**SECTION 7.** That any person, firm or corporation violating any of the provisions or terms of this Ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Richardson, as heretofore amended, and upon conviction shall be punished by a fine not to exceed the sum of Two Thousand Dollars

(\$2,000.00) for each offense; and each and every day such violation shall continue shall be deemed to constitute a separate offense.

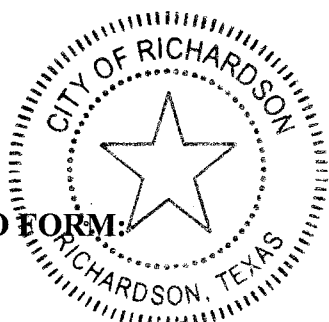
**SECTION 8.** That this Ordinance shall take effect immediately from and after its passage and the publication of the caption, as the law and charter in such case provide.

**DULY PASSED** by the City Council of the City of Richardson, Texas, on the 8<sup>th</sup> day of September, 2014.


**APPROVED:**

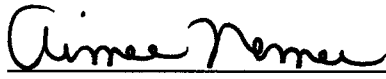
  
MAYOR

**APPROVED AS TO FORM:**



**CORRECTLY ENROLLED:**

  
CITY ATTORNEY  
(PGS:9-2-14:TM 67929)

  
CITY SECRETARY

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**ZF 14-23**

BEING a 1.38-acre tract of land situated in the L. McCommas Survey, Abstract No. 927, Dallas County, Texas; said tract being all of Lot 1, Sherman Plaza Business Park I, an addition to the City of Richardson, Texas according to the plat recorded in Volume 80032, Page 1752 of the Map Records of Dallas County, Texas.

**PROJECT SUMMARY**  
 Existing Zoning: I-M (1) Industrial  
 Proposed Zoning: Special Permit for  
 "Motor Vehicle Repair Shop - Minor"  
 Limited to Auto Glass repair and replacement

Setback: 40' Across US75 & Sherman St  
 Lot Area: 1.38 Acres  
 Bldg S.F.: 25,960 S.F.  
 Pkg Ratio: 5 space and 2 bay for MV repair/1/1000 for warehouse  
 Req. Pkg: MV Repair Shop (7000 SF W/2 bays) = 9  
 Warehouse (18,880 SF) = 19  
 28 Total

Provided Pkg: 42  
 Landscape: No change proposed (less than 7%)  
 Bldg Ht: 1 Story / 25' max.

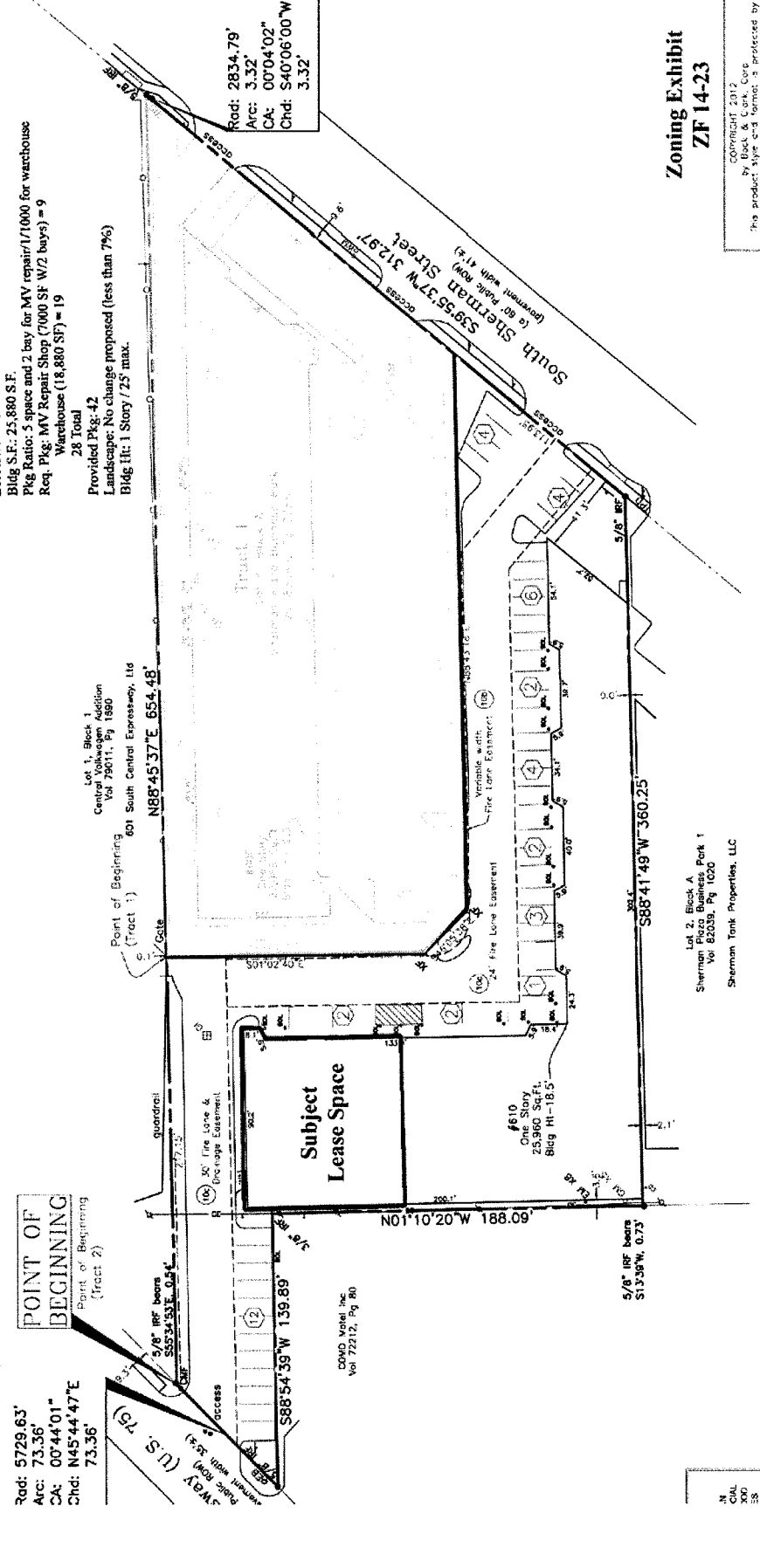
Lot 1, Block 1  
 Cent. of Addition  
 Vol 79011, Pg 1880  
 601 South Central Expressway, Ltd  
 N88°45'37"E 654.48'

Point of Beginning  
 (Tract 1)  
 Gate  
 3,072.0105'

Point of Beginning  
 (Tract 2)  
 5/8" IRF bears  
 S55°34'33"E 057.41'

Road: 5729.63'  
 Arc: 73.36°  
 CA: 00°44'01"  
 Chd: N45°44'47"E  
 73.36'

Road: 2834.79'  
 Arc: 3.32°  
 CA: 00°04'02"  
 Chd: S40°06'00"W  
 3.32'



**Zoning Exhibit  
 ZF 14-23**

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**Exhibit B - Part of Ordinance**

IN ALL  
 CASES  
 EXCEPT  
 AS SHOWN  
 OTHERWISE