

AN ORDINANCE OF THE CITY OF RICHARDSON, TEXAS

ORDINANCE NO. 2751-A

AN ORDINANCE OF THE CITY OF RICHARDSON, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF RICHARDSON, TEXAS, AS HERETOFORE AMENDED, SO AS TO GRANT A SPECIAL PERMIT TO ALLOW A CHILD CARE CENTER IN AN I-M(1) DISTRICT, ON A 4.90 ACRE TRACT, AS DESCRIBED IN EXHIBIT "A" ATTACHED HERETO; PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF ONE THOUSAND (\$1,000.00) DOLLARS FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Planning 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, and in the exercise of its legislative discretion have concluded that the Comprehensive Zoning Ordinance 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 of the City of Richardson, Texas, duly passed by the governing body of the City of Richardson on the 5th day of June, 1956, as heretofore amended, be, and the same is hereby, amended so as to grant a special permit to allow a child care center in an I-M(1) District, on a 4.90 acre tract, as described in Exhibit "A" attached hereto.

SECTION 2. 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the ordinances of the City of Richardson in conflict with the provisions of this ordinance be, and the same are hereby, repealed, and all other provisions of the ordinances of the City of Richardson not in conflict with the provisions of this ordinance shall remain in full force and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.

SECTION 3. 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 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 of Richardson, as heretofore amended, and upon conviction shall be punished by a fine not to exceed the sum of One Thousand (\$1,000.00) Dollars for each offense; and each and every day such violation shall continue shall be deemed to constitute a separate offense.

SECTION 5. 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 provides.

DULY PASSED by the City Council of the City of Richardson, Texas, on the 11th day of September, 1989.

APPROVED:


MAYOR

DULY RECORDED:


CITY SECRETARY

APPROVED AS TO FORM:


CITY ATTORNEY

EXHIBIT "A"

Being a 4.9 acre tract of land a portion of Greenway, an addition to the City of Richardson according to the plat thereof recorded in Volume 82209 Page 0334, owned by Greenway Park Land Joint Venture as recorded in volume 81120, Page 1621 out of the A.T. Nanny Survey Abstract 1093, D.R.D.C.T., and being more particularly described as follows:

COMMENCING at the intersection of the northwest R.O.W. line of Lakeside Blvd. (80 foot R.O.W.) and the northwest R.O.W. line of Waterwood Dr. (60 feet R.O.W.);

THENCE N 42 03' 25" W. along said northeast R.O.W. line for a distance of 266.24 feet to a point of curvature of a curve to the left, having a central angle of 7 20' 43" and a radius of 440.00 feet;

THENCE northwesterly along said curve to the left for an arc distance of 56.41 feet to a 1/2 iron rod; said point the POINT OF BEGINNING, said point also being the point of curvature of a continuous curve to the left, having a central angle of 19 32' 55" and a radius of 440.00 feet;

THENCE northwesterly along said curve and along said right of way to the left for an arc distance of 150.12 feet, to a found 1/2" iron rod;

THENCE N 68 57' 04" W for a distance of 255.00 feet to a found 1/2" iron rod, said point being in the east R.O.W line of H. & T.C. Railroad (100 foot R.O.W.);

THENCE N 21 02' 36" E along said east R.O.W. line for a distance of 295.00 feet to a found 1/2" iron rod;

THENCE N 89 51' 07" E and leaving said east R.O.W. line for a distance of 609.71 feet to a set 1/2" iron rod;

THENCE S 00 08' 53" E for a distance of 129.51 feet to a set 1/2" iron rod;

THENCE S 47 56' 35" W for a distance of 471.01 feet to the POINT OF BEGINNING;

CONTAINING 213,550.00 square feet or 4.90 acres of land.

NOW KNOWN AS Lot 1, Block 2, Greenway, an Addition to the City of Richardson, Texas, according to the plat thereof recorded in the Map Records, Dallas County, Texas.

EXHIBIT "A"

ORDINANCE NO. 2751-A

2751-A

Zoning File 8917

NOTICE OF PUBLIC HEARING

08/02/89

PUBLIC HEARING DATE: Monday, August 28, 1989, 7:30 p. m.

PLACE: City Council Chambers, City Hall, 411 West Arapaho Road
Richardson, Texas

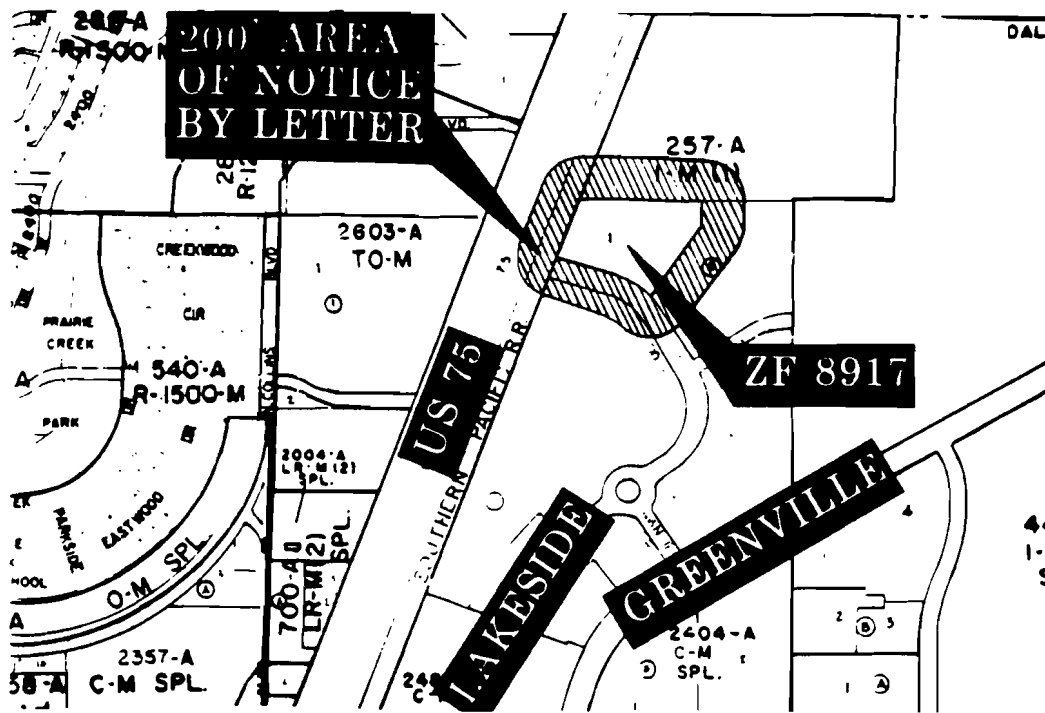
PURPOSE OF THE HEARING: The City Council will consider a request for a special permit to allow a child care center.

AREA OF REQUEST: 2400 Lakeside Blvd. at Central Expressway

EXISTING ZONING: I-M(1) Industrial

OWNER: Dal-Mac Development Co. APPLICANT: Discovery Learning Ctr.

CITY PLAN COMMISSION RECOMMENDATION: Approval



PROCEDURE: Testimony will be limited to 20 minutes for proponents and 20 minutes for opponents. The applicant may reserve any portion of the allotted time for rebuttal following the opposition. Time required to respond to questions by the City Council is excluded from the 20 minute limitation. The City Council may approve or disapprove the request or approve more restrictive classifications.

All interested property owners are encouraged to attend this hearing. Persons wishing their opinion to be part of the record who are unable to attend may send a written reply prior to the date of the hearing to the City Secretary, P. O. Box 830309, Richardson, Texas 75083.

I HEREBY CERTIFY THAT THIS
NOTICE OF PUBLIC HEARING
WAS PLACED ON THE CIVIC CENTER/
CITY HALL BULLETIN BOARD AT
9:00 A.M., WEDNESDAY,
AUGUST 2, 1989.

Paula Miller

THE CITY OF RICHARDSON

Paula Miller
Paula Miller
City Secretary