

ZF 9219

**AN ORDINANCE OF THE CITY OF RICHARDSON, TEXAS**

**ORDINANCE NO. 2901-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 FOR THE DALLAS NORTH MONTESSORI SCHOOL TO OPERATE A PRIVATE SCHOOL AT 1149 ROCKINGHAM DRIVE, BEING PART OF A 4.5 ACRE TRACT LOCATED AT THE NORTHWEST CORNER OF ARAPAHO ROAD AND ROCKINGHAM DRIVE AND MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES, WITH SPECIAL CONDITIONS; 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.

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 for the Dallas North Montessori School to operate a private school at 1149 Rockingham Drive, being part of a 4.5 acre tract located at the northwest corner of Arapaho Road and Rockingham Drive, being more particularly described in Exhibit "A" attached hereto and made a part hereof for all purposes, with special conditions.

SECTION 2. That the above special permit is hereby granted, subject to the following special conditions, to-wit:

- (1) Six existing parking spaces located between the landscaped islands adjacent to the east side of the play area are to be eliminated.
- (2) The permit is to the Dallas North Montessori School only.

SECTION 3. That the above described tract shall be used only in the manner and for the purpose provided for by the Comprehensive Zoning Ordinance of the City of Richardson, 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.

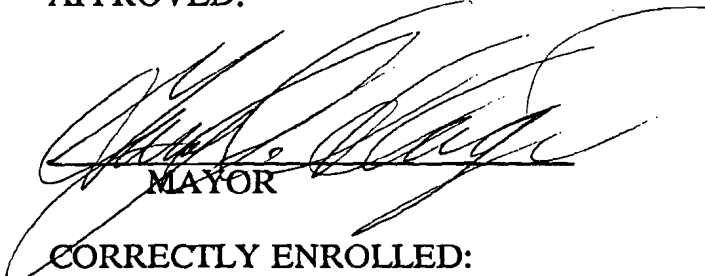
SECTION 5. That should any sentence, paragraph, subdivision, clause, phrase or section of this ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this ordinance as a whole, or any part or provision thereof other than the part so decided to be invalid, illegal or unconstitutional, and shall not affect the validity of the Comprehensive Zoning Ordinance as a whole.

SECTION 6. That 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 (\$2,000.00) Dollars for each offense; and each and every day such violation shall continue shall be deemed to constitute a separate offense.

SECTION 7. 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 24th day of August, 1992.

APPROVED:

  
MAYOR

CORRECTLY ENROLLED:

  
CITY SECRETARY

DATE OF ENROLLMENT:

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APPROVED AS TO FORM:

H Ronie Nichols  
CITY ATTORNEY

## LEGAL DESCRIPTION

BEING a part of Lot 1, Block A of ARAPAHO EAST OFFICE ADDITION, an addition to the City of Richardson, Dallas County, Texas, as recorded in Volume 78203, Page 2565, Dallas County Map Records, and being further described as follows:

BEGINNING at the present intersection of the west line of Rockingham Drive (a variable width ROW) with the north line of Arapaho Road (a 100' ROW);

THENCE North 03 degrees 52 minutes 51 seconds East, 150.33 feet with the west line of Rockingham Drive to a point for corner;

THENCE North 00 degrees 04 minutes 00 seconds East, 242.50 feet with the west line of Rockingham Drive to a point for corner;

THENCE North 88 degrees 56 minutes 04 seconds West, 225.50 feet to a point for corner;

THENCE North 00 degrees 03 minutes 56 seconds East, 121.81 feet to a point for corner in the southeast line of a 50' drainage easement;

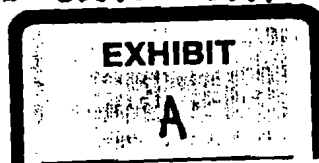
THENCE North 52 degrees 34 minutes 10 seconds East, 49.13 feet with the southeast line of said easement to a point for corner;

THENCE South 88 degrees 56 minutes 04 seconds East, 108.13 feet to a point for corner;

THENCE North 00 degrees 03 minutes 56 seconds East, 77.00 feet to a point for corner in the south line of APPLE TREE INN ADDITION, an addition to the City of Richardson as recorded in Volume 76138, Page 1431, Dallas County Map Records;

THENCE North 88 degrees 56 minutes 00 seconds West, 182.24 feet with the south line of Apple Tree Inn Addition to the southwest corner of Block 1 of PARK NORTH ADDITION, NO. 2, REVISED, an addition to the City of Richardson as recorded in Volume 76081, Page 30, Dallas County Map Records, said point also being in the east line of Odessa Drive (a 50' ROW);

THENCE South 00 degrees 04 minutes 00 seconds West, 2.78 feet with the east line of Odessa Drive to a point for corner at the beginning of a curve to the right which has a central angle of 90 degrees 00 minutes 00 seconds, a radius of 100.00 feet, and a tangent of 100.00 feet;



THENCE Southwesterly, 157.08 feet along said curve to the right in the east line of Odessa Drive (chord bears South 45 degrees 04 minutes 00 seconds West, 141.42 feet) to a point for corner in the south line of Pinhurst Drive (a 50' ROW);

THENCE North 88 degrees 58 minutes 00 seconds West, 30.00 feet with the south line of Pinhurst Drive to the northeast corner of Block D of PARK NORTH ADDITION, NO. 1, an addition to the City of Richardson as recorded in Volume 747, Page 1718, Dallas County Map Records;

THENCE South 00 degrees 04 minutes 00 seconds West, 140.00 feet to the common southeast corner of Park North Addition, No. 1, and northeast corner of RICHARDSON PROFESSIONAL PROPERTIES ADDITION, REVISED, an addition to the City of Richardson as recorded in Volume 75185, Page 533, Dallas County Map Records;

THENCE South 00 degrees 01 minutes 48 seconds East, 379.49 feet with the east line of Richardson Professional Properties Addition, Revised, to a point for corner in the north line of Arapaho Road;

THENCE North 88 degrees 54 minutes 41 seconds East, 390.00 feet with the north line of Arapaho Road to the POINT OF BEGINNING and containing 197,336 square feet or 4.530 acres of land.

EXHIBIT

A

DATE: July 21, 1992

TIME: 7:00 p.m.

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

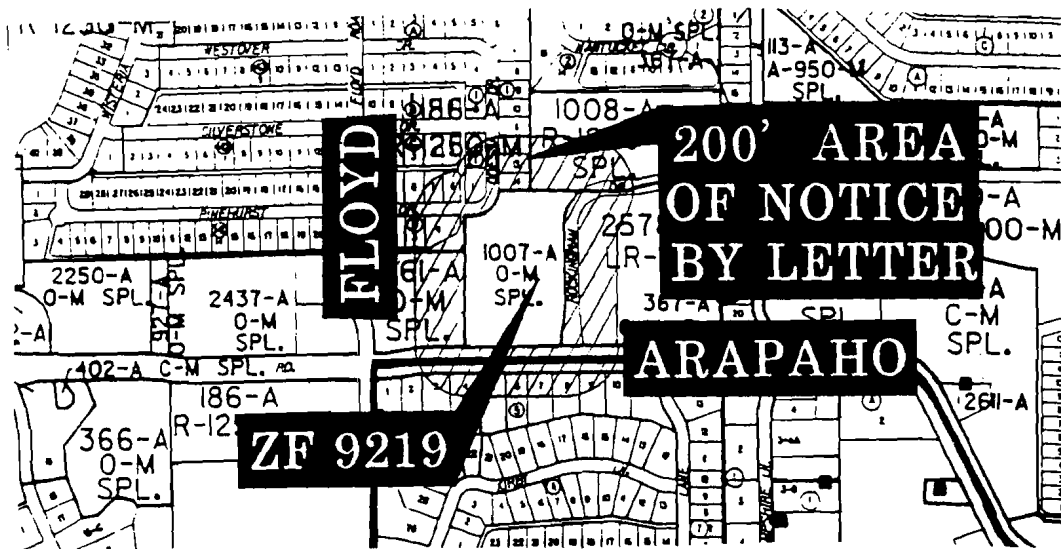
PURPOSE OF THE HEARING: The City Plan Commission will consider a request for a special permit for a private school.

AREA OF REQUEST: 1149 Rockingham Dr.

EXISTING ZONING: O-M Office

Owner: Life Investors Ins. Co. of America

Applicant: Dallas North Montessori School



PROCEDURE: A maximum of 15 minutes will be allocated to the applicant and those favoring the issue of the public hearing. The applicant may reserve any portion of the allotted 15 minutes for a rebuttal presentation following the opposition. Time required to respond to questions from the City Plan Commission is excluded from the 15 minutes.

A maximum of 15 minutes will also be allocated to those in opposition to the issue of the public hearing. Time required to respond to questions by the City Plan Commission is excluded from the 15 minutes.

The City Plan Commission may recommend approval as requested, approval of a more restrictive classification, or denial.

TO SURROUNDING LANDOWNERS: Property owners within 200' of the tract receive written notification of the request to rezone. 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:

City Plan Commission, P.O. Box 830309, Richardson, TX 75083

FOR FURTHER INFORMATION: Dial the Information Line any time at 238-4241, or contact a planner, 238-4248, during business hours.

*B. C. Butler /af*  
Billy C. Butler, Chairman, City Plan Commission