

AN ORDINANCE OF THE CITY OF RICHARDSON, TEXAS

ORDINANCE NO. 2652-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 MARTIAL ARTS STUDIO IN AN LR-M(2) DISTRICT, WITH A SPECIAL CONDITION, ON THE FOLLOWING DESCRIBED PROPERTY, TO-WIT:

COMMENCING at a found 1/2-inch iron rod in the southerly line of Beltline Road (60-foot right-of-way), said point being in a circular curve to the right having a radius of 686.94 feet and also being the northwesterly corner of Lot "6", Block "B" of RICHARDSON EAST SECOND SECTION, an addition to the City of Richardson as recorded in Volume 46, Page 249 of the Deed Records of Dallas County, Texas;

THENCE Southeasterly along the southerly line of said Beltline Road and along said circular curve to the right, through a central angle of 16°40'53", an arc distance of 200.00 feet and having a chord which bears S 60°20'08" E, 199.29 feet to a found 1/2-inch iron rod at the northeast corner of a tract of land leased to Texaco by deed recorded in Volume 502, Page 1417 of the D.R.D.C.T. for the POINT OF BEGINNING;

THENCE continuing along the southerly line of said Beltline Road the following:

Southeasterly along said circular curve to the right, through a central angle of 01°15'19", an arc distance of 15.05 feet and having a chord which bears S 51°22'02" E, 15.05 feet to a found 1/2-inch iron rod at the point of tangency;

S 50°44'14" E, 566.31 feet to a 3/4-inch iron pipe set;

THENCE S 39°25' W, leaving the south line of said Beltline Road and along the occupied line of an unrecorded lease for the Bruce Miller Nursery, a distance of 275.00 feet to a 3/4-inch iron pipe set;

THENCE N 50°44'14" W, 530.96 feet to a 3/4-inch iron pipe set in the westerly line of said Lot "6", Block "B" and the easterly line of a 15-foot wide alley;

THENCE N 06°16'21" W, along the easterly line of said alley, 144.92 feet to a 3/4-inch iron pipe set in the southerly line of said Texaco tract;

THENCE S 59°32'14" E, along the southerly line of said Texaco tract, 54.42 feet to a 3/4-inch iron pipe set;

THENCE N 39°15'37" E, along the easterly line of said Texaco tract, 165.00 feet to the POINT OF BEGINNING and containing 3.678 acres of land, more or less;

PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF ONE THOUSAND (\$1,000.00) DOLLARS FOR EACH OFFENSE; PROVIDING FOR AN EFFECTIVE DATE; AND DECLARING AN EMERGENCY.

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, Dallas County, 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 martial arts studio in an LR-M(2) District, with a special condition, on the following described property, to-wit:

COMMENCING at a found 1/2-inch iron rod in the southerly line of Beltline Road (60-foot right-of-way), said point being in a circular curve to the right having a radius of 686.94 feet and also being the northwesterly corner of Lot "6", Block "B" of RICHARDSON EAST SECOND SECTION, an addition to the City of Richardson as recorded in Volume 46, Page 249 of the Deed Records of Dallas County, Texas;

THENCE Southeasterly along the southerly line of said Beltline Road and along said circular curve to the right, through a central angle of 16°40'53", an arc distance of 200.00 feet and having a chord which bears S 60°20'08" E, 199.29 feet to a found 1/2-inch iron rod at the northeast corner of a tract of land leased to Texaco by deed recorded in Volume 502, Page 1417 of the D.R.D.C.T. for the POINT OF BEGINNING;

THENCE continuing along the southerly line of said Beltline Road the following:

Southeasterly along said circular curve to the right, through a central angle of 01°15'19", an arc distance of 15.05 feet and having a chord which bears S 51°22'02" E, 15.05 feet to a found 1/2-inch iron rod at the point of tangency;

S 50°44'14" E, 566.31 feet to a 3/4-inch iron pipe set;

THENCE S 39°25' W, leaving the south line of said Beltline Road and along the occupied line of an unrecorded lease for the Bruce Miller Nursery, a distance of 275.00 feet to a 3/4-inch iron pipe set;

THENCE N 50°44'14" W, 530.96 feet to a 3/4-inch iron pipe set in the westerly line of said Lot "6", Block "B" and the easterly line of a 15-foot wide alley;

THENCE N 06°16'21" W, along the easterly line of said alley, 144.92 feet to a 3/4-inch iron pipe set in the southerly line of said Texaco tract;

THENCE S 59°32'14" E, along the southerly line of said Texaco tract, 54.42 feet to a 3/4-inch iron pipe set;

THENCE N 39°15'37" E, along the easterly line of said Texaco tract, 165.00 feet to the POINT OF BEGINNING and containing 3.678 acres of land, more or less.

SECTION 2. That the above change in zoning classification is hereby granted subject to the following special condition, to-wit:

1. That the special permit is issued for a six-year period of time to Kim Yon Son only.

SECTION 3. 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 4. That the above described tracts shall be used only in the manner and for the purposes provided for by the Comprehensive Zoning Ordinance of the City of Richardson, as heretofore amended, and subject to the afore-mentioned special conditions.

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 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 7. Whereas, it appears that the above described property requires that it be given the above zoning classification in order to permit its proper development, and in order to protect the public interest, comfort and general welfare of the City of Richardson, and creates an urgency and an emergency in the preservation of the public health, safety and welfare, and requires that this ordinance shall take effect immediately from and after its passage, and the publication of the caption of said ordinance, as the law in such case provides.

DULY PASSED by the City Council of the City of Richardson, Texas, on the
22nd day of February, 1988.

APPROVED:


MAYOR

DULY RECORDED:


CITY SECRETARY

APPROVED AS TO FORM:


CITY ATTORNEY