

AN ORDINANCE OF THE CITY OF RICHARDSON, TEXAS

ORDINANCE NO. 2672-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 A HELIPAD IN AN I-M(1) DISTRICT ON A 26.67 ACRE TRACT, AS DESCRIBED IN EXHIBIT "A" ATTACHED HERETO, WITH SPECIAL CONDITIONS; 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, 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 a helipad in an I-M(1) District on a 26.67 acre tract, as described in Exhibit "A" attached hereto, with special conditions.

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

1. That the helipad comply with the requirements of the FAA letter dated February 11, 1985, as follows:
 - a. Helicopter operations be conducted in day visual flight rules (VFR) conditions only.
 - b. A windsock or other similar device be placed near the heliport, but away from the approach/departure paths. It should be visible to the helicopter pilots in flight, as well as from the heliport.
 - c. The touchdown pad be relocated in accordance with the attached conceptual plan marked as Exhibit "B".

- d. Signs be posted warning persons that they are entering a helicopter operations area.
 - e. Pilots avoid overflying the housing area located approximately one-half (1/2) mile south of the touchdown pad.
2. That the helipad be not less than 20 feet by 20 feet and constructed of six (6) inch reinforced concrete.
 3. That a paved walkway be constructed from the existing parking area to the pad.

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 tract 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
25 day of July, 1988.

APPROVED:

J. J. "Buddy" Dean, Jr.
MAYOR PRO TEM

DULY RECORDED:

Virginia Grubbs
CITY SECRETARY

APPROVED AS TO FORM:

A. Louis Nichols
CITY ATTORNEY

BEING a tract of land situated in the Thomas Vance Survey, Abstract No. 940, Collin County, Texas and being more particularly described in metes and bounds as follows:

BEGINNING at the intersection of the North right-of-way line of Lookout Drive (A 100 Foot R.O.W.) and the East right-of-way line of Plano Road (A 130 Foot R.O.W.);

THENCE along said East line of Plano Road North 00 Deg. 26 Min. 13 Sec. West a distance of 847.47 feet to a point for an angle corner in the South bank of Spring Creek;

THENCE MEANDERING ALONG SAID SOUTH BANK AS FOLLOWS:

NORTH 75 Deg. 48 Min. 47 Sec. East a distance of 416.71 feet;

NORTH 65 Deg. 13 Min. 49 Sec. East a distance of 150.00 feet;

NORTH 51 Deg. 27 Min. 50 Sec. East a distance of 187.50 feet;

SOUTH 42 Deg. 07 Min. 39 Sec. East a distance of 214.00 feet;

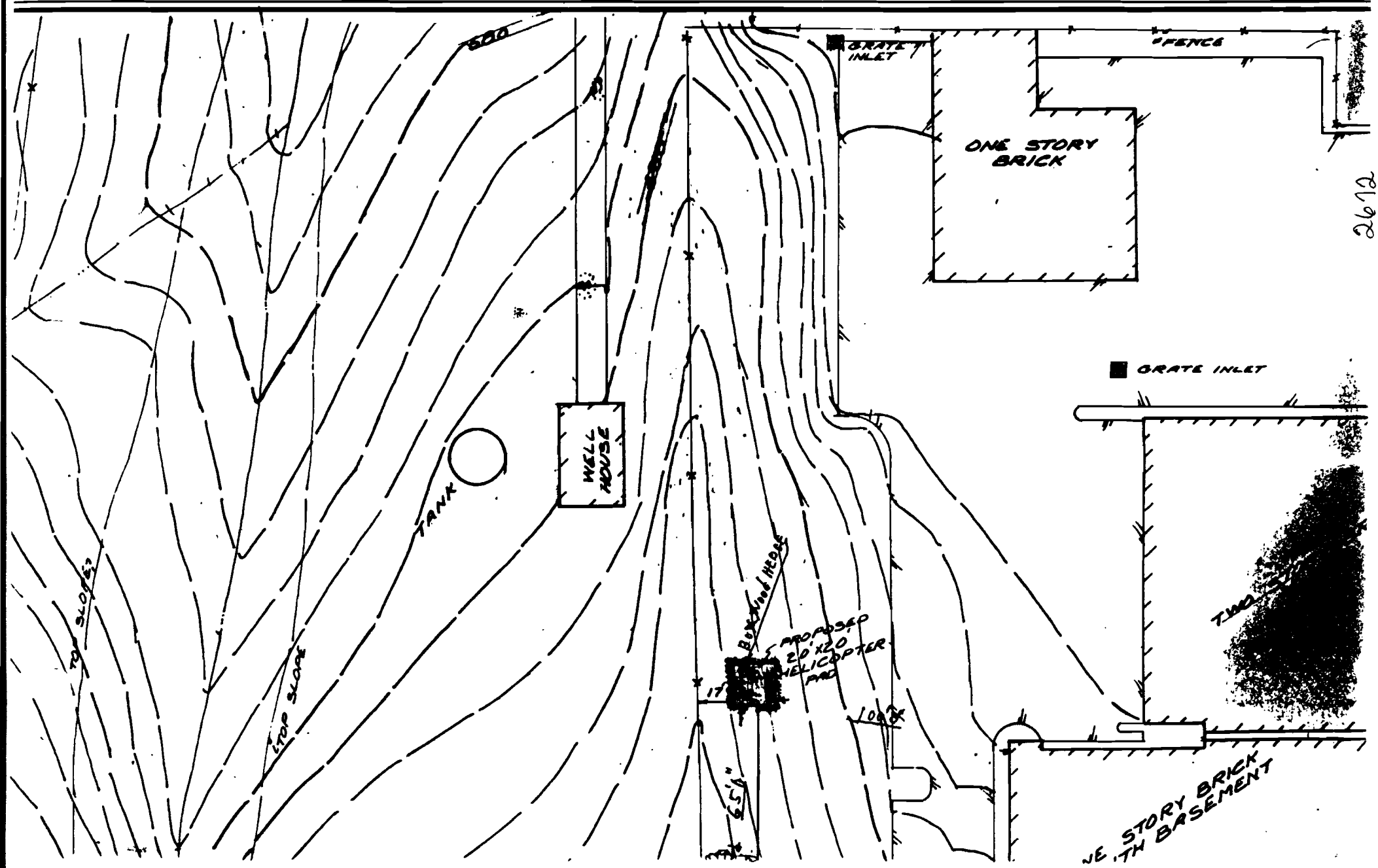
SOUTH 83 Deg. 23 Min. 39 Sec. East a distance of 214.30 feet;

NORTH 70 Deg. 36 Min. 16 Sec. East a distance of 160.80 feet to a point for an angle corner in the West right-of-way line of Owens Boulevard (A 100 Foot R.O.W.);

THENCE along said West line of Owens Boulevard South 00 Deg. 40 Min. 00 Sec. East a distance of 1004.15 feet to a point for an angle corner in the North line of Lookout Drive;

THENCE along said North line North 89 Deg. 46 Min. 13 Sec. West a distance of 1200.18 feet to the PLACE OF BEGINNING and CONTAINING 26.67 ACRES OF LAND.

EXHIBIT "A"



LOOKOUT DRIVE

Exhibit B
Ordinance No. 2672-A

PUBLIC HEARING DATE: July 11, 1988 TIME: 7:30 p. m.

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

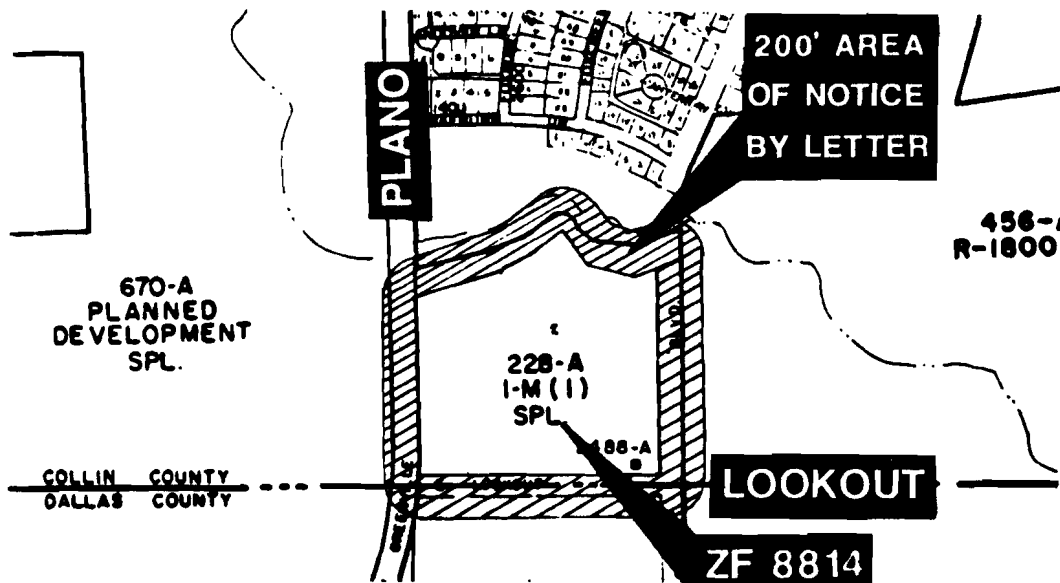
PURPOSE OF THE HEARING: The City Council will consider a request for renewal of a special permit for a helipad.

AREA OF REQUEST: 1403 E. Lookout Drive

EXISTING ZONING: I-M(1) Industrial

OWNER & APPLICANT: Owens Country Sausage

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 recommendations, 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.

THE CITY OF RICHARDSON

Virginia Gruben
Mrs. Virginia Gruben, CMC
City Secretary