

AN ORDINANCE OF THE CITY OF RICHARDSON, TEXAS

ORDINANCE NO. 2721-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 PRIVATE SCHOOL IN AN R-950-M RESIDENTIAL DISTRICT, ON A 1.2421 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 private school in an R-950-M Residential District, on a 1.2421 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. The City Plan Commission will have the opportunity to review a site plan and traffic management plan for the school prior to occupancy of the facility.
2. A sign or gate shall be established on the property showing that the alley south of the property is not a thoroughfare or cut-through for either the residential property owners or the parents of the children attending the private school.

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the ordinances of the City of Richardson in conflict with the provisions of this ordinance be, and the same are hereby, repealed, and all other provisions of the ordinances of the City of Richardson not in conflict with the provisions of this ordinance shall remain in full force and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 27th day of March, 1989.

APPROVED:


MAYOR

DULY RECORDED:


CITY SECRETARY

APPROVED AS TO FORM:


CITY ATTORNEY

ORDINANCE NO. 2721-A

EXHIBIT "A"

SITUATED in the William W. Wallace Survey, Abstract #1601, City of Richardson, County of Dallas, State of Texas and being all of Lots 8 through 14, Block 60 of Richardson Heights Addition, Seventh Installment as filed for record in Dallas County, Texas on March 14, 1956 in Volume 30 Page 47 of the Map and Plat Records and being described by metes and bounds as follows:

- BEGINNING at a $\frac{1}{2}$ " iron rod located in the South right of way line of Belt Line Road, the Northwest corner of Lot 8, Block 60, from whence the East right of way line of Dublin Drive bears South 89 deg. 30 min. West a distance of 570.50 feet;
- THENCE North 89 deg. 30 min. East with the South right of way line of Belt Line Road a distance of 38.80 feet to a $\frac{1}{2}$ " iron rod for an angle point;
- THENCE North 89 deg. 32 min. East with the South right of way line of Belt Line Road a distance of 394.10 feet to a $\frac{1}{2}$ " iron rod the Northeast corner of Lot 14, Block 60;
- THENCE South 00 deg. 28 min. East with the East line of Lot 14 a distance of 125.00 feet to a $\frac{1}{2}$ " iron rod the Southeast corner of Lot 14, Block 60;
- THENCE South 89 deg. 32 min. West a distance of 394.06 feet to an "x" cut in concrete drive for an angle point;
- THENCE South 89 deg. 30 min. West a distance of 38.76 feet to a $\frac{1}{2}$ " iron rod the Southwest corner of Lot 8, Block 60;
- THENCE North 00 deg. 30 min. West with the West line of Lot 8 a distance of 125.00 feet to the PLACE OF BEGINNING and containing 54,108 sq. ft. or 1.2421 acres of land.

PUBLIC HEARING DATE: March 13, 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 private school.

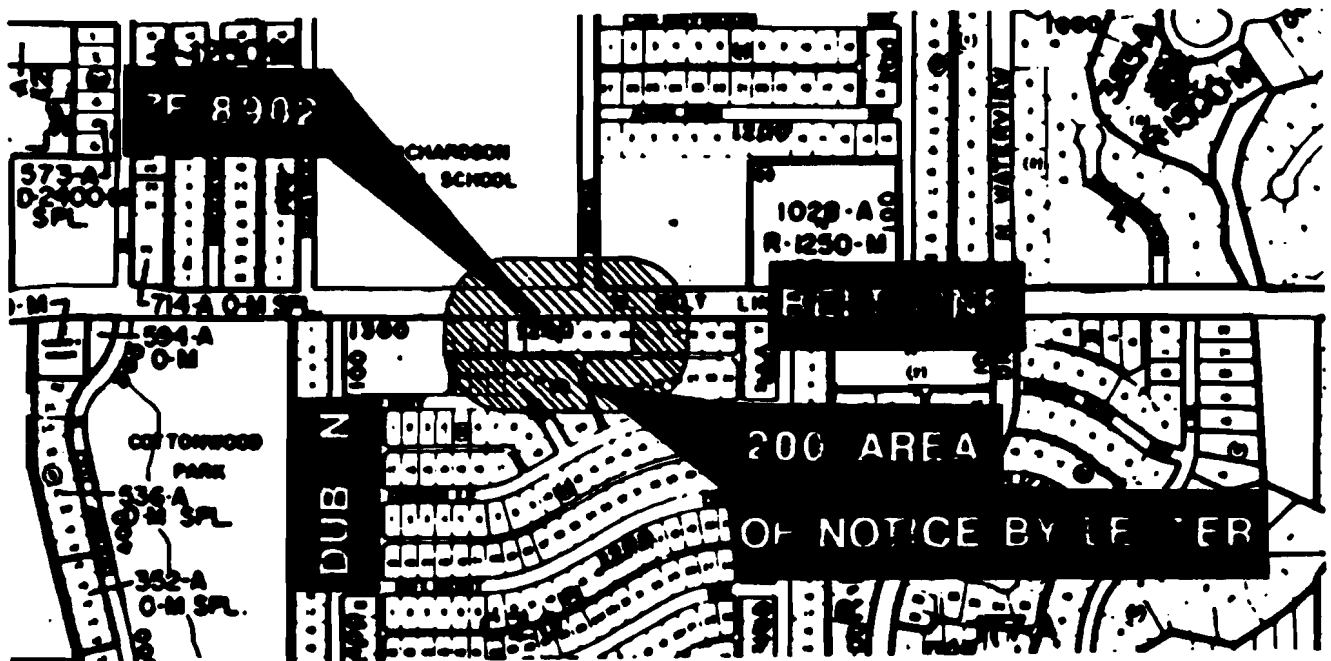
AREA OF REQUEST: 1231 W. Belt Line Road

EXISTING ZONING: R-950-M Residential

OWNER: Central Christian Church

APPLICANT: Faye Handlogten

CITY PLAN COMMISSION RECOMMENDATION: Approval with conditions



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

Paula Miller

Paula Miller
City Secretary

I HEREBY CERTIFY THAT THIS NOTICE OF PUBLIC HEARING WAS POSTED ON THE CITY HALL BULLETIN BOARD AT 5:00 P.M., THURSDAY, FEBRUARY 16TH, 1989.