

ORDINANCE NO. 2200-A

AN ORDINANCE OF THE CITY OF RICHARDSON, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF RICHARDSON, AS HERETOFORE AMENDED, SO AS TO GRANT A SPECIAL PERMIT UNDER ARTICLE XXII-A OF THE COMPREHENSIVE ZONING ORDINANCE FOR A PRE-SCHOOL SCHOOL IN AN R-1250-M RESIDENTIAL DISTRICT TO RICHLAND UNITED METHODIST CHURCH, SAID TRACT BEING DESCRIBED AS FOLLOWS: A TRACT OF LAND SITUATED IN THE A. M. LEAKE SURVEY, ABSTRACT NO. 793, CITY OF RICHARDSON, DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF ARAPAHO EAST NO. 5, THIRD INSTALLMENT, AN ADDITION TO THE CITY OF RICHARDSON, TEXAS, SAID POINT BEING ON THE WEST LINE OF JUPITER ROAD, AN IRON STAKE FOR CORNER; THENCE, SOUTH 89° 38' WEST, LEAVING SAID WEST LINE OF JUPITER ROAD AND ALONG THE NORTH LINE OF SAID ARAPAHO EAST NO. 5, A DISTANCE OF 369.02 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 90° 05' AND A RADIUS OF 30.00 FEET, AN IRON STAKE FOR CORNER; THENCE, LEAVING SAID NORTH LINE OF ARAPAHO EAST NO. 5, AND AROUND SAID CURVE A DISTANCE OF 47.17 FEET TO END OF SAID CURVE, AN IRON STAKE FOR CORNER; THENCE, NORTH 0° 17' WEST, A DISTANCE OF 248.13 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 90° AND A RADIUS OF 30.00 FEET, AN IRON STAKE FOR CORNER; THENCE, AROUND SAID CURVE A DISTANCE OF 47.12 FEET TO END OF SAID CURVE, AN IRON STAKE FOR CORNER; THENCE, NORTH 89° 43' EAST, A DISTANCE OF 8.52 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 27° 54' 48" AND A RADIUS OF 89.04 FEET, AN IRON STAKE FOR CORNER; THENCE, AROUND SAID CURVE A DISTANCE OF 43.38 FEET TO END OF SAID CURVE, AN IRON STAKE FOR CORNER; THENCE, NORTH 61° 48' 12" EAST, A DISTANCE OF 91.02 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 62° 05' 12" AND A RADIUS OF 51.97 FEET, AN IRON STAKE FOR CORNER; THENCE, AROUND SAID CURVE A DISTANCE OF 56.32 FEET TO END OF SAID CURVE, AN IRON STAKE FOR CORNER; THENCE, NORTH 89° 38' EAST A DISTANCE OF 210.19 FEET TO A POINT ON THE WEST SIDE OF JUPITER ROAD, AN IRON STAKE FOR CORNER; THENCE, ALONG SAID WEST LINE OF JUPITER ROAD, SOUTH 0° 22' EAST, A DISTANCE OF 406.79 FEET TO THE PLACE OF BEGINNING, AND CONTAINING 3.437 ACRES OF LAND; PROVIDING SPECIAL CONDITION; PROVIDING FOR A SEVERABILITY; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO HUNDRED DOLLARS (\$200.00) FOR EACH OFFENSE; 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 City of Richardson, have given the requisite notices by publication and otherwise, and

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AN ORDINANCE OF THE CITY OF RICHARDSON, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF RICHARDSON, AS HERETOFORE AMENDED, SO AS TO GRANT A SPECIAL PERMIT UNDER ARTICLE XXII-A OF THE COMPREHENSIVE ZONING ORDINANCE FOR A PRE-SCHOOL SCHOOL IN AN R-1250-M RESIDENTIAL DISTRICT TO RICHLAND UNITED METHODIST CHURCH, SAID TRACT BEING DESCRIBED AS FOLLOWS: A TRACT OF LAND SITUATED IN THE A. M. LEAKE SURVEY, ABSTRACT NO. 793, CITY OF RICHARDSON, DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF ARAPAHO EAST NO. 5, THIRD INSTALLMENT, AN ADDITION TO THE CITY OF RICHARDSON, TEXAS, SAID POINT BEING ON THE WEST LINE OF JUPITER ROAD, AN IRON STAKE FOR CORNER; THENCE, SOUTH 89° 38' WEST, LEAVING SAID WEST LINE OF JUPITER ROAD AND ALONG THE NORTH LINE OF SAID ARAPAHO EAST NO. 5, A DISTANCE OF 369.02 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 90° 05' AND A RADIUS OF 30.00 FEET, AN IRON STAKE FOR CORNER; THENCE, LEAVING SAID NORTH LINE OF ARAPAHO EAST NO. 5, AND AROUND SAID CURVE A DISTANCE OF 47.17 FEET TO END OF SAID CURVE, AN IRON STAKE FOR CORNER; THENCE, NORTH 0° 17' WEST, A DISTANCE OF 248.13 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 90° AND A RADIUS OF 30.00 FEET, AN IRON STAKE FOR CORNER; THENCE, AROUND SAID CURVE A DISTANCE OF 47.12 FEET TO END OF SAID CURVE, AN IRON STAKE FOR CORNER; THENCE, NORTH 89° 43' EAST, A DISTANCE OF 8.52 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 27° 54' 48" AND A RADIUS OF 89.04 FEET, AN IRON STAKE FOR CORNER; THENCE, AROUND SAID CURVE A DISTANCE OF 43.38 FEET TO END OF SAID CURVE, AN IRON STAKE FOR CORNER; THENCE, NORTH 61° 48' 12" EAST, A DISTANCE OF 91.02 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 62° 05' 12" AND A RADIUS OF 51.97 FEET, AN IRON STAKE FOR CORNER; THENCE, AROUND SAID CURVE A DISTANCE OF 56.32 FEET TO END OF SAID CURVE, AN IRON STAKE FOR CORNER; THENCE, NORTH 89° 38' EAST A DISTANCE OF 210.19 FEET TO A POINT ON THE WEST SIDE OF JUPITER ROAD, AN IRON STAKE FOR CORNER; THENCE, ALONG SAID WEST LINE OF JUPITER ROAD, SOUTH 0° 22' EAST, A DISTANCE OF 406.79 FEET TO THE PLACE OF BEGINNING, AND CONTAINING 3.437 ACRES OF LAND; PROVIDING SPECIAL CONDITION; PROVIDING FOR A SEVERABILITY; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO HUNDRED DOLLARS (\$200.00) FOR EACH OFFENSE; 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 City of Richardson, have given the requisite notices by publication and otherwise, and

after holding due hearings and affording a full and fair hearing to all the 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 by amending the Zoning Map of the City of Richardson so as to give the following described tract of land a Special Permit under Article XXII-A of the Comprehensive Zoning Ordinance for a Pre-School School, said property being located in a R-1250-M Residential District, with a special condition, to-wit:

A tract of land situated in the A. M. Leake Survey, Abstract No. 793, City of Richardson, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a point on the North line of Arapaho East No. 5, Third Installment, an addition to the City of Richardson, Texas, said point being on the West line of Jupiter Road, an iron stake for corner;

THENCE, South  $89^{\circ} 38'$  West, leaving said West line of Jupiter Road and along the North line of said Arapaho East No. 5, a distance of 369.02 feet to the beginning of a curve to the right having a central angle of  $90^{\circ} 05'$  and a radius of 30.00 feet, an iron stake for corner;

THENCE, leaving said North line of Arapaho East No. 5, and around said curve a distance of 47.17 feet to end of said curve, an iron stake for corner;

THENCE, North  $0^{\circ} 17'$  West, a distance of 248.13 feet to the beginning of a curve to the right having a central angle of  $90^{\circ}$  and a radius of 30.00 feet, an iron stake for corner;

THENCE, around said curve a distance of 47.12 feet to end of said curve, an iron stake for corner;

THENCE, North  $89^{\circ} 43'$  East, a distance of 8.52 feet to the beginning of a curve to the left having a central angle of  $27^{\circ} 54' 48''$  and a radius of 89.04 feet, an iron stake for corner;

THENCE, around said curve a distance of 43.38 feet to end of said curve, an iron stake for corner;

THENCE, North 61° 48' 12" East, a distance of 91.02 feet to the beginning of a curve to the left having a central angle of 62° 05' 12" and a radius of 51.97 feet, an iron stake for corner;

THENCE, around said curve a distance of 56.32 feet to end of said curve, an iron stake for corner;

THENCE, North 89° 38' E a distance of 210.19 feet to a point on the West side of Jupiter Road, an iron stake for corner;

THENCE, along said West line of Jupiter Road, South 0° 22' East, a distance of 406.79 feet to the PLACE OF BEGINNING, and containing 3.437 acres of land.

SECTION 2. That the above special permit is granted to Richland United Methodist Church for the operation of said pre-school school.

SECTION 3. That all ordinances of the City of Richardson in conflict with the provisions of this ordinance be, and the same are hereby repealed, and all other 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 as amended herein by granting of this special permit to Richland United Methodist Church.

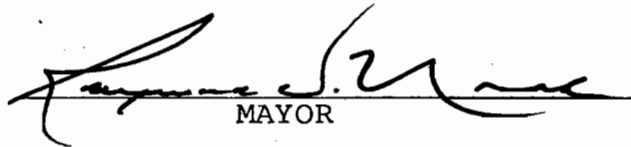
SECTION 5. That should any sentence, paragraph, subdivision, clause, phrase or section of this ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this ordinance as a whole, or any part or provision thereof other than the part so decided 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 Hundred Dollars (\$200.00) for each offense, and each and every day said violation continues shall constitute a separate offense.

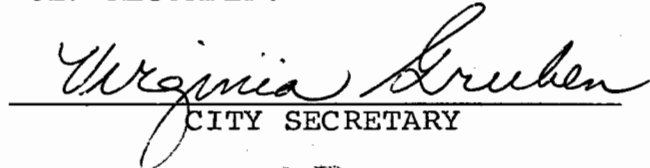
SECTION 7. Whereas, it appears that the above described property requires that it be given the above zoning classification in order to permit its proper development and use, and creates an urgency and an emergency in the preservation of the public health, safety and welfare, and requires that this ordinance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

DULY PASSED by the City Council of the City of Richardson, Texas, on the 22nd day of September, 1980.

APPROVED:

  
MAYOR

DULY RECORDED:

  
CITY SECRETARY

APPROVED AS TO FORM:

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CITY ATTORNEY