

## AN ORDINANCE OF THE CITY OF RICHARDSON, TEXAS

ORDINANCE NO. 2051-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 FOR A CHURCH IN AN "O-M" OFFICE DISTRICT WITH SPECIAL CONDITIONS, SAID TRACT OF LAND BEING MORE FULLY DESCRIBED AS FOLLOWS: LOTS 12 AND 13, BLOCK A, COTTONWOOD CREEK ESTATES ADDITION NO. 4 TO THE CITY OF RICHARDSON, TEXAS; PROVIDING FOR A SEVERABILITY CLAUSE; 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 for a church in an "O-M" Office district with special conditions, to-wit:

Lots 12 and 13, Block A, Cottonwood Creek Estates Addition No. 4 to the City of Richardson, Texas.

SECTION 2. That the above Special Permit is granted subject to the following special conditions:

- (1) A parking ratio of one space for each three seats in the sanctuary shall be permitted as long as the facility is used as a church.
- (2) A variance is granted to Article XVII-A, Section 4, Height Regulations, to allow construction of a building 40 feet in height, limited to one story.

- (3) The six-foot masonry screening wall along the north side of the subject tract, which is required by the base zoning, shall have no openings; there shall be no access to the alley. Said wall, the design of which shall be subject to approval by the City Plan Commission, shall be built prior to the start of any construction on the site, including parking facilities.
- (4) The alley shall not be used for ingress or egress by the special permit user.

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 the granting of this special permit.

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 TWO HUNDRED DOLLARS (\$200.00) for each 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, creates an urgency and an emergency for 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 PASSEI by the City Council of the City of Richardson,  
Texas, on the 21 day of August, 1978.

APPROVED:

  
MAYOR

ATTEST:

  
CITY SECRETARY

APPROVED AS TO FORM:

