

ORDINANCE NO. 2163-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 THE FIRST BAPTIST CHURCH AND PRE-KINDERGARTEN SCHOOL IN AN O-M OFFICE DISTRICT CLASSIFICATION ON THE FOLLOWING DESCRIBED TRACT: BEING A TRACT OF LAND CONTAINING 19.72 ACRES OF LAND LOCATED AT THE NORTHWEST INTERSECTION OF NORTH CENTRAL EXPRESSWAY AND ARAPAHO ROAD IN 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, Texas 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 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 granting a special permit for the First Baptist Church and pre-kindergarten school in an O-M Office District on the following tract of land, to-wit:

BEGINNING at the intersection of the northwest R.O.W. line of North Central Expressway (a 300 ft. R.O.W.) and the north R.O.W. line of Arapaho Road (a 100 ft R.O.W.):

THENCE, S 89° 40' 00" W, 148.32 feet along the north line of said Arapaho Road to a point, said point being the beginning of a curve to the right having a central angle of 115° 15' 33", a radius of 52.00 feet and a tangent length of 82.03 feet;

THENCE, along said curve to the right an arc length of 104.61 feet to the point of tangency;

THENCE, N 40° 50' 43" E, 76.93 feet to the beginning of a curve to the left having a central angle of 41° 07' 43", a radius of 200.00 feet and a tangent length of 75.03 feet;

THENCE, along said curve to the left an arc length of 143.56 feet to the point of tangency;

THENCE, N 00° 17' 00" W, 1030.59 feet to the beginning of a curve to the right having a central angle of 28° 00' 22", a radius of 570.00 feet and a tangent length of 142.15 feet;

THENCE, along said curve to the right an arc length of 278.61 feet to a point;

THENCE, N 89° 26' 00" E, 566.99 feet to a point;

THENCE, S 03° 32' 00" W, 540.65 feet to a point;

THENCE, S 46° 01' 05" E, 312.51 feet to a point in the northwest R.O.W. of said North Central Expressway;

THENCE, S 42° 29' 00" W, 825.50 feet along the said northwest R.O.W. of North Central Expressway to the beginning of a curve to the left having a central angle of 02° 46' 02", a radius of 5879.65 feet and a tangent length of 142.01 feet;

THENCE, along said curve to the left an arc length of 283.97 feet continuing along the said northwest R.O.W. line of North Central Expressway to the Point of Beginning and Containing 858,852 square feet or 19.72 acres of land, more or less.

SECTION 2. That the special permit for the First Baptist Church of Richardson and a pre-kindergarten school is granted subject to the following conditions:

Condition 1 waived per 2.B.A. variance (Case 86-13 - see attached)

1. That a six-foot high masonry wall shall be required along the west side of Richardson Drive.

2. That parking is permitted in front yards.

3. That a landscaped strip 30 feet wide shall be required parallel to Richardson Drive.

4. That a landscaped strip 10 feet wide shall be required parallel to the frontage road of Central Expressway.

5. There shall be no connection from this tract into Jolee Street.

6. That parking requirements shall be those that are specified for churches within the Comprehensive Zoning Ordinance at the time of issuance of the building permit.

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 special permit 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 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 7th day of January, 1980.

APPROVED:


MAYOR

DULY RECORDED:


CITY SECRETARY

APPROVED AS TO FORM:

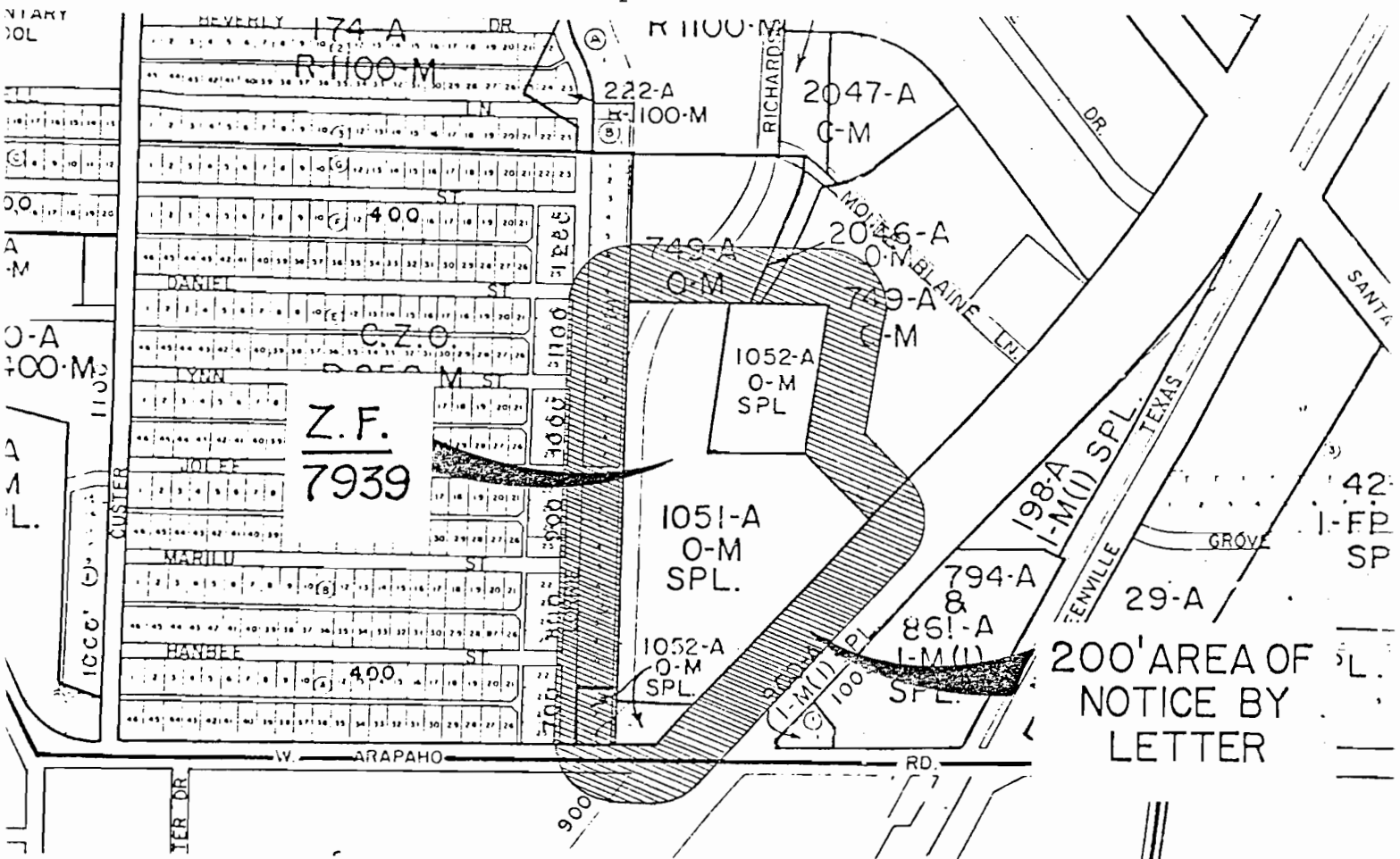

CITY ATTORNEY

Nov. 28, 1979

Zoning File 7939

NOTICE OF PUBLIC HEARING

The City Council will hold a public hearing at 7:30 p. m., December 17, 1979, at the City Hall, Richardson, Texas, to consider a request by First Baptist Church of Richardson for a special permit to allow a pre-kindergarten and special conditions to allow parking in the front yard area and a temporary stucco wall on the north side of the sanctuary on a 19.6 acre tract at the northwest corner of Arapaho Road and Central Expressway. The property is presently zoned O-M Office with special conditions and is shown on the map below.



The public hearing will be held on the issue of a change in zoning into the classification as requested or into a more restrictive classification. The City Plan Commission recommends approval.

A maximum time limit of 20 minutes will be allocated to the applicant and those favoring the issue of the public hearing. The applicant may reserve any portion of the allocated 20 minutes for closing remarks following the opposition. A maximum time limit of 20 minutes will be allocated to those in opposition to the issue of the public hearing. Time required to respond to questions by the City Council is excluded from the 20 minute limitation.