

ORDINANCE NO. 752-A

AN ORDINANCE AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF RICHARDSON, TEXAS, AS HERETOFORE AMENDED, SO AS TO GIVE THE FOLLOWING DESCRIBED PROPERTY AN "LR-M(1) LOCAL RETAIL DISTRICT CLASSIFICATION UNDER A SPECIAL PERMIT FOR A VETERINARIAN'S OFFICE, SAID PROPERTY BEING DESCRIBED AS FOLLOWS: BEING A TRACT OF LAND SITUATED IN THE PROMENADE SHOPPING CENTER, SAID TRACT OF LAND BEING SITUATED IN THE WILLIAM W. WALLACE SURVEY, ABSTRACT NO. 1602, CITY OF RICHARDSON, DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE SOUTH LINE OF ARAPAHO ROAD (A 100 FT. R.O.W.), SAID POINT BEING THE NORTHEAST CORNER OF SAID PROMENADE SHOPPING CENTER; THENCE S 1°55' E, 822 FEET; THENCE S 89°30' W, 108 FEET TO A POINT BEING THE NORTHEAST CORNER OF BUILDING "J" SHOWN ON THE SITE PLAN OF PROMENADE SHOPPING CENTER APPROVED BY THE CITY OF RICHARDSON; THENCE WITH THE EAST BUILDING LINE OF SAID BUILDING "J" 32'6" TO THE PLACE OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE W 47'6" TO A POINT FOR CORNER; THENCE S 45'4" TO A POINT FOR CORNER; THENCE E 47'6" TO A POINT FOR CORNER; THENCE N 45'4" TO THE PLACE OF BEGINNING; OTHERWISE KNOWN AS 2400 PROMENADE SHOPPING CENTER, RICHARDSON, TEXAS; PROVIDED, HOWEVER, THAT THIS SPECIAL PERMIT IS GRANTED FOR ONLY 2,153 SQUARE FEET OF FLOOR AREA; 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 Plan 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 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;

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 said City 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 an "LR-M(1) Local Retail District Classification under a special permit for a veterinarian's office, said property being described as follows, to-wit:

Being a tract of land situated in the Promenade Shopping Center, said tract of land being situated in the William W. Wallace Survey, Abstract No. 1602, City of Richardson, Dallas County, Texas, and being more particularly described as follows:

COMMENCING at a point on the south line of Arapaho Road (a 100 ft. right of way), said point being the northeast corner of said Promenade Shopping Center;

THENCE S1°55' E, 822 feet;

THENCE S 89°39' W, 108 feet to a point being the northeast corner of Building "J" shown on the site plan of Promenade Shopping Center approved by the City of Richardson;

THENCE with the east building line of said Building "J" 32'6" to the place of beginning of the tract herein described;

THENCE W 47'6" to a point for corner;

THENCE S 45'4" to a point for corner;

THENCE E 47'6" to a point for corner;

THENCE N 45'4" to the place of beginning; otherwise known as 2400 Promenade Shopping Center, Richardson, Texas,

provided, however, that this special permit is granted for only 2,153 square feet of floor area, and provided further, that this special permit use is in addition to the uses provided for in Ordinance 623-A, and is subject to the provisions of Ordinance 750-A.

SECTION 2. 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 3. That the above described properties shall be used 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 these special permits.

SECTION 4. 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 5. Whereas, it appears that the above described properties require that they be given the above zoning classifications in order to permit their 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 PASSED by the City Council of the City of Richardson, Texas, on the 31st day of January, 1972.

DULY ENROLLED:

Virginia Gruber  
CITY SECRETARY

APPROVED:

Raymond J. Wood  
MAYOR