

ORDINANCE NO. 3694

AN ORDINANCE OF THE CITY OF RICHARDSON, TEXAS AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ZONING MAP OF THE CITY OF RICHARDSON, AS HERETOFORE AMENDED, SO AS TO GRANT A SPECIAL PERMIT, WITH SPECIAL CONDITIONS, FOR A CULTURAL CENTER FOR PROPERTY ZONED C-M COMMERCIAL, LOCATED AT 525 W. ARAPAHO ROAD, SUITE 10, RICHARDSON, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A"; PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND (\$2,000.00) DOLLARS FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE. (ZF0731)

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 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, the governing body, in the exercise of the legislative discretion, has concluded that the Comprehensive Zoning Ordinance and Zoning Map 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 and Zoning Map 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 change in zoning by granting a special permit for a cultural center subject to special conditions for property zoned C-M Commercial District located at 525 W. Arapaho Road, Suite 10, in Richardson, Texas, being more particularly described in Exhibit "A", attached hereto and made a part hereof for all purposes.

SECTION 2. That the special permit for a cultural center is hereby granted subject to the following special conditions:

Special Conditions

1. The special permit shall be limited to the Texas Persian Cultural Center.

2. Activities shall be limited to tutoring, meetings, various cultural activities and the sharing of or dissemination of community information to citizens new to the area.
3. Parking shall be provided at the ratio used for office space.
4. The use shall be limited to the lease area as set forth in the attached Site Plan.
5. The property shall be developed and used only in accordance with the Site Plan attached as Exhibit "B", and which is hereby approved.

SECTION 3. That the property shall be used only in the manner and for the purpose provided for by the Comprehensive Zoning Ordinance of the City of Richardson, as heretofore amended, and as amended herein.

SECTION 4. 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 5. An offense committed before the effective date of this ordinance is governed by prior law and the provisions of the Comprehensive Zoning Ordinance, as amended, in effect when the offense was committed and the former law is continued in effect for this purpose.

SECTION 6. 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.

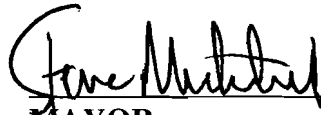
SECTION 7. That any person, firm or corporation violating any of the provisions or terms of this Ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Richardson, as heretofore amended, and upon

conviction shall be punished by a fine not to exceed the sum of Two Thousand dollars (\$2,000) for each offense; and each and every day such violation shall continue shall be deemed to constitute a separate offense.

SECTION 8. This Ordinance shall take effect immediately from and after its passage and the publication of the caption, as the law and charter in such cases provide.

DULY PASSED by the City Council of the City of Richardson, Texas, on the 28th day of January 2008.

APPROVED:



MAYOR

CORRECTLY ENROLLED:



CITY SECRETARY

APPROVED AS TO FORM:



CITY ATTORNEY
(PGS/mew012208)(24143)

EXHIBIT A
PROPERTY LEGAL DESCRIPTION
ZF 0731

Being a tract or parcel of land situated in the City of Richardson, Dallas County and being part of Lot 1 Block A North Rich Plaza an addition to the City of Richardson according to the plat recorded in Volume 81238, page 329, Deed Records, Dallas County, Texas being more particularly described as follows:

Beginning at a ½” iron rod found for corner, being the southwest corner of said North Rich Plaza and being the southeast corner of Hampshire Shopping Center an addition to the City of Richardson according to the plat recorded in Volume 81107, Page 479, Deed Records, Dallas County, Texas;

Thence North 00 degrees 03 minutes 40 seconds East with the common line between said North Rich Plaza and Hampshire Shopping Center a distance of 484.07 feet to a ½” iron rod with yellow plastic cap stamped “RLG” set for corner in the common line of said North Rich Plaza and Hampshire Shopping Center from which a 3/8” iron rod found bears North 39 degrees 30 minutes 27 seconds East, 1.47 feet and also being the common northwest corner of said Lot 1 and the southwest corner of Lot 2, Block 1 of North Rich Plaza Revised an addition to the City of Richardson according to the plat recorded in Volume 81238, Page 314, Deed Records, Dallas County, Texas;

Thence North 89 degrees 46 minutes 00 seconds East with the common line between said Lot 1 and Lot 2 a distance of 377.84 feet to a 12” iron rod with yellow plastic cap stamped “RLG” set for corner in the westerly line of Arapaho Road (100’ right-of-way), being the northwest corner of said Lot 1 and the southeast corner of Lot 2;

Thence South 28 degrees 10 minutes 21 seconds East with the westerly line of said Arapaho Road a distance of 390.92 feet to a ½” iron rod with yellow plastic cap stamped “RLG” set for corner in the westerly line of said Arapaho Road, being the most easterly southeast corner of Lot 11;

Thence South 71 degrees 28 minutes 01 seconds West with the southerly line of said Lot 1 a distance of 114.72 feet to a ½” iron rod with yellow plastic cap stamped “RLG” set for corner, being a corner of said Lot 1 and being the north corner of a tract recorded in Volume 77041, Page 1023, Deed Records, Dallas County, Texas;

Thence South 00 degrees 28 minutes 50 seconds West with the common line of said Lot 1 and 0.08 acre tract a distance of 103.18 feet to a ½” iron rod with yellow plastic cap stamped “RLG” set for corner, being the most southerly corner of said Lot 1 and the southwest corner of said 0.08 acre tract;

Thence South 89 degrees 49 minutes 40 seconds West with the south line of said Lot 1 a distance of 453.28 feet to the POINT OF BEGINNING and containing 227,432 feet or 5.2211 acres of land more or less.

PROJECT SUMMARY

ZONING:
C-M COMMERCIAL DISTRICT
171A & 2317-1A SPECIAL PERMIT FOR A DRIVE THROUGH RESTAURANT

SPECIAL CONDITIONS:
THE LANDSCAPE PLAN FOR ALL OF LOT 1, BLOCK 1, NORTHRICH VILLAGE SHALL BE SUBMITTED TO THE CITY PLANNING COMMISSION FOR APPROVAL AT THE SAME TIME THE REVISED SITE PLAN IS SUBMITTED, AND THAT THE APPROVED LANDSCAPE PLAN SHALL BE IN PLACE PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.

40' SETBACK ALONG ARAPAHO ROAD

ADDRESS:
505 - 328 ARAPAHO ROAD

LEGAL:
LOT 1A, BLOCK A, NORTHRICH VILLAGE

LOT:
OVERALL LOT 227,432 SF OR 5.22 AC

BUILDING:
EXISTING BUILDING "A" 56,931 SF
EXISTING BUILDING "B" 850 SF
PROPOSED BUILDING "C" 2,473 SF
BUILDING TOTAL 60,254 SF

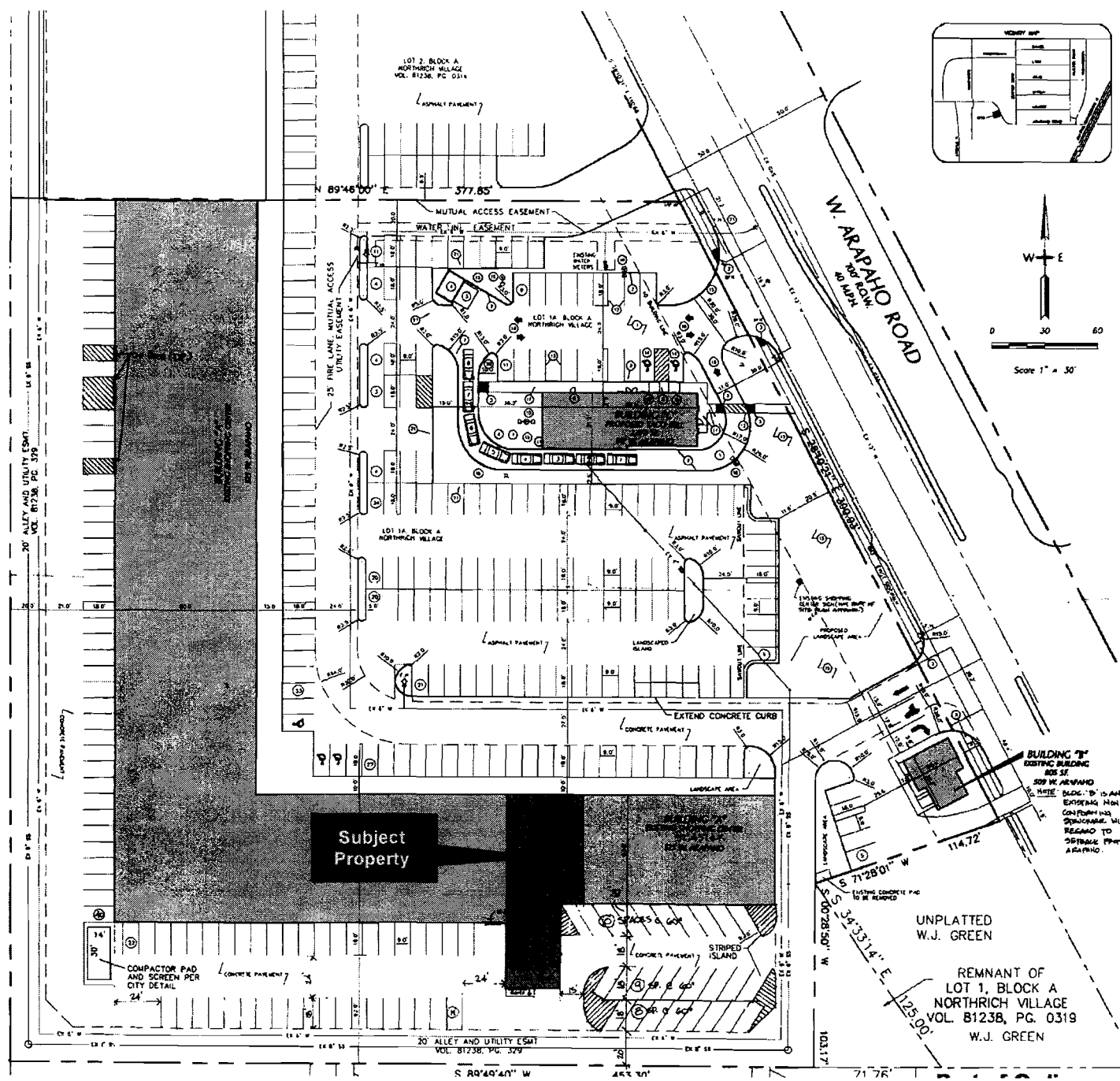
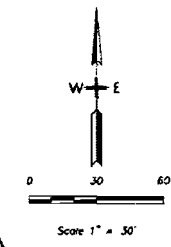
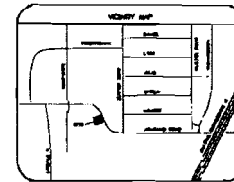
BUILDING HEIGHT:
BUILDING "A" 24'-0" (1 STORY)
BUILDING "B" 20'-0" (1 STORY)
BUILDING "C" 24'-0" (1 STORY)

PARKING:
RETAIL:
1 SP/233 SF FOR FIRST 10,000 SF. = 30 SPACES
1 SP/200 SF FOR REMAINING AREA = 40 SPACES (6,469 SF)
RESTAURANTS:
1 SP/100 SF. = 10,499 SF / 100 = 104 SPACES
OFFICE:
1 SP/200 SF. = 24,126 SF / 200 = 120 SPACES
AUG. ADJ. (3,354 SF) = 16 SPACES
5 SP. @ 1/2 SP. (1,847) = 9 SPACES

TOTAL REQUIRED: 278 SPACES
PROVIDED: 249 SPACES

F.A.R.: 0.28:1

LANDSCAPE AREA:
REQUIRED: 7% OF SITE AREA (15,920 SF.)
PROVIDED: 7.23% OF SITE AREA (16,444 SF.)



- CONSTRUCTION NOTES**
1. EXISTING 4" REINFORCED CONCRETE PAVEMENT FOR PARKING AREAS TO REMAIN.
 2. CONCRETE 4" CONCRETE CURB PER DETAIL.
 3. CONCRETE REINFORCED CONCRETE CURB WITH HORIZONTAL REINFORCING PER DETAIL.
 4. CONCRETE 4" REINFORCED CONCRETE CURB PER DETAIL. IF EXISTING CURB IS DAMAGED OR WEAR, REPAIR WITH NEW CONCRETE PER DETAIL. ALL CURB SHALL BE 4" MIN. THICK PER DETAIL AND CONFORM TO DETAIL. CONCRETE SHALL BE 3,000 PSI.
 5. CONCRETE SHALL BE 3,000 PSI PER DETAIL.
 6. ASPHALT PAVEMENT.
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 21. ASPHALT PAVEMENT.
 22. ASPHALT PAVEMENT.

Administrative Approval Granted
Date: 4-25-02 By: SKR
7-01-02

UNPLATTED
W.J. GREEN

REMNANT OF
LOT 1, BLOCK A
NORTHRICH VILLAGE
VOL. B1238, PG. 0319
W.J. GREEN

Exhibit "B"

ZONING FILE 07-31 - NOTICE OF PUBLIC HEARING CITY OF RICHARDSON, TEXAS

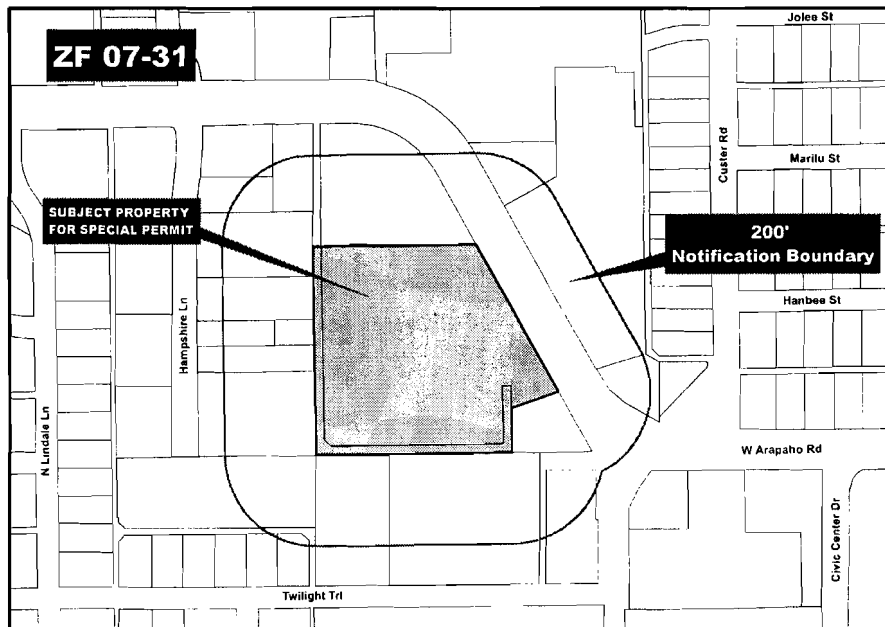
PUBLIC HEARING DATE & TIME: Monday, January 14, 2008, 7:30 p.m.

PLACE: Richardson Civic Center/City Hall, 411 W. Arapaho Rd., City Council Chamber.

PURPOSE OF THE HEARING: The City Council will consider a request Shane Koohi for a special permit for the Texas Persian Cultural Center located at 525 W. Arapaho, Suite 10, west of Custer Road in the Northrich Plaza Shopping Center, currently zoned C-M Commercial.

OWNER: Gloria Eng, Engvest

APPLICANT: Shane Koohi



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 request 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 Pamela Schmidt, City Secretary, P. O. Box 830309, Richardson, Texas, 75083.

I hereby certify that this notice was posted on the Civic Center/City Hall Bulletin Board no later than 5:30 p.m., Friday, January 4, 2008.

The City of Richardson

Pamela Schmidt
Pamela Schmidt, City Secretary

This building is wheelchair accessible. Any requests for sign interpretive services must be made 48 hours ahead of meeting. To make arrangements, call 972-744-4000 via TDD or call 1-800-735-2989 to reach 972-744-4000.

FOR INFORMATIONAL PURPOSES ONLY - NOT PART OF ORDINANCE