

ORDINANCE NO. 3794

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 CHANGE IN ZONING TO GRANT A SPECIAL PERMIT FOR CLASSROOMS FOR TEACHING ENGLISH LANGUAGE CLASSES WITHIN AN EXISTING LAW OFFICE FOR SUITE 180 LOCATED AT 222 MUNICIPAL DRIVE, LOCATED ON A 1.6-ACRE TRACT OF LAND ZONED LR-M(2) LOCAL RETAIL, SAID TRACT BEING DESCRIBED AS LOT 1, BLOCK A, UNIVERSITY BUSINESS CENTER ADDITION IN DALLAS COUNTY, TEXAS AND BEING FURTHER DESCRIBED IN EXHIBIT "A"; PROVIDING A SAVINGS CLAUSE; PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY 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. (ZONING FILE 10-11).

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 so as to grant a change in zoning to grant a Special Permit for classrooms for teaching English language skills for Suite 180, located at 222 Municipal Drive, Richardson, Texas, located on a 1.6-acre tract of land zoned LR-M(2) Local Retail, and being more particularly described in Exhibit "A" attached hereto and made a part hereof for all purposes.

SECTION 2. The special permit for the English language classrooms is hereby granted subject to the following special conditions:

1. The Special Permit is for English language classrooms and is limited to the area shown on the attached concept plan, marked as Exhibit "B" and made a part thereof, and which is hereby approved.

SECTION 3. That the above-described tract of land shall be used only in the manner and for the purpose provided for by the Comprehensive Zoning Ordinance of the City of Richardson, Texas, as heretofore amended, and subject to the aforementioned special conditions.

SECTION 4. That all other 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. 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. 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 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.

EXHIBIT "A"
LEGAL DESCRIPTION
ZF 10-11

Being a 1.671 acre lot platted as Lot 1, Block A, University Business Center, an addition to the City of Richardson, Dallas County, Texas, as recorded in Volume 81051, Page 2050, Map Records of Dallas County, Texas.

