

ORDINANCE NO. 2934-A

AN ORDINANCE OF THE CITY OF RICHARDSON, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF RICHARDSON, TEXAS, AS HERETOFORE AMENDED, SO AS TO GRANT A SPECIAL PERMIT TO THE PEANUT GALLERY, INC. TO ALLOW A CHILD CARE FACILITY AT 2100 NORTH GREENVILLE AVENUE ON A TRACT OF LAND PRESENTLY ZONED I-M(1) INDUSTRIAL WITH SPECIAL CONDITIONS, AND DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND LOCATED AS SHOWN ON EXHIBIT "B" ATTACHED HERETO, WITH SPECIAL CONDITIONS; 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.

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 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, 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 so as to grant a special permit to the Peanut Gallery, Inc. to allow a child care facility at 2100 North Greenville Avenue on property presently zoned I-M(1) Industrial with special conditions, and being described in Exhibit "A" attached hereto and made a part hereof, and being located on the property as shown on Exhibit "B" attached hereto and made a part hereof; said special permit being subject to special conditions.

SECTION 2. That the above special permit is granted subject to the following special condition, to-wit:

- (a) That this special permit is granted to Peanut Gallery, Inc. only.

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, as heretofore amended, and the special permit granted herein,

and subject to the aforementioned special conditions contained 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. 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 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 (\$2,000.00) Dollars for each offense; and each and every day such violation shall continue shall be deemed to constitute a separate offense.

SECTION 7. This ordinance shall take effect immediately from and after its passage and the publication of the caption, as the law and charter in such case provides.

DULY PASSED by the City Council of the City of Richardson, Texas, on the 14th day of June, 1993.

APPROVED:



MAYOR

CORRECTLY ENROLLED:



CITY SECRETARY

APPROVED AS TO FORM:



CITY ATTORNEY

LOT 1

BOUNDARY DESCRIPTION

BEING a 3.272 acre tract of land out of the A.T. Nanny Survey, Abstract No. 1093 and situated in the City of Richardson, Dallas County, Texas. Said tract of land being a portion of that tract of land conveyed to the William Herbert Hunt Trust Estate and the Nelson Bunker Hunt Trust Estate as recorded in Volume 69193, Page 1513 of the Deed Records of Dallas County, Texas and being more particularly described as follows:

COMMENCING at the Northwest corner of Lot 1, Block A, Palisades-Richardson Industrial West, an addition of the City of Richardson, Dallas County, Texas as recorded in Volume 79172, Page 1271 of the Plat Records of Dallas County, Texas;

THENCE N 00°22'06" W for a distance of 285.00 feet to a point for corner; said point being the POINT OF BEGINNING;

THENCE N 00°22'06" W for a distance of 302.64 feet to a point in the South right-of-way line of Greenville Avenue (120 foot R.O.W.);

THENCE N 60°52'14" E with the same said right-of-way line for a distance of 406.10 feet to a point for corner;

THENCE S 00°22'06" E leaving said right-of-way line for a distance of 498.04 feet to a point for corner;

THENCE S 89°37'54" W for a distance of 356.00 feet to a point for corner; said point being the POINT OF BEGINNING;

CONTAINING 142,520.70 square feet or 3.272 acres of land.

GREENVILLE AV

406.10

N60°52'14"E

LIGHT
POLT

SIGN W/ 3'x10'
CONC. BASE

40' BUILDING LINE

38 SPACES

HANSE ARMER 80'
W/ 6" L' IN BASE

FND
1/2" R

PP W/2
GUYS

WBT
BCK

HW
GUY

LIGHT
POLE

5' SOUTHWESTERN BELL
TELEPHONE EASEMENT
VOL 77065, PG C464
PR DCT

302.64

10°22'06" W

PARKING APPROX

10' x 40' UTILITY EASEMENT
VOL 82189, PG. 216 PR DCT

CHILD CARE
CENTER

PLAYGROUND

LOT 1
BLOCK B
LOMBARD
RICHARDSON

192 PARKING SPACES
(4 HANDICAP SPACES)

HANDICAP
RAMP

3' CONC.
WALK

LOADING
DOCK

498 04

50°22'06" E

2934

825

825

W. 11.11.11.11.11.11