

ORDINANCE NO. 3383-A

**AN ORDINANCE OF THE CITY OF RICHARDSON, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF RICHARDSON, TEXAS, AS HERETOFORE AMENDED, AMENDING ORDINANCE NO. 3275-A, ADOPTED ON FEBRUARY 14, 2000, BY AMENDING THE PERMITTED USE TO PERMIT A VETERINARY HOSPITAL AND PET GROOMING FACILITY TO BE LOCATED WITHIN A 4.592 ACRE TRACT ZONED PD PLANNED DEVELOPMENT DISTRICT FOR LR-M(1) LOCAL RETAIL USES, WITH SPECIAL CONDITIONS; THE SITE BEING LOCATED AT THE NORTHEAST CORNER OF RENNER ROAD AND NORTH STAR ROAD AND SITUATED IN ABSTRACT 332, COLLIN COUNTY, CITY OF RICHARDSON, TEXAS, BEING DESCRIBED IN EXHIBIT "A", ATTACHED HERETO AND MADE A PART HEREOF; WITH SPECIAL CONDITIONS; PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING 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 0203)**

**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, 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 amending Ordinance No. 3275-A, adopted on February 14, 2000, by amending the permitted uses to permit a veterinary hospital and pet grooming facility to be located within a 4.592 acre tract of land zoned PD Planned Development District for LR-M(1) Local Retail uses, with special conditions; the site being located at the northeast corner of Renner Road and North Star Road and situated in Abstract 332, Collin County, City of Richardson, Texas, being more particularly described in

Exhibit "A" attached hereto and made a part hereof for all purposes. The property is currently zoned PD Planned Development District for LR-M(1) Local Retail uses, with special conditions.

**SECTION 2.** That the authorized use for veterinary hospital and pet grooming facility is granted subject to the following special conditions, to wit:

1. The allowed uses on the tract shall be expanded to permit a veterinary hospital with overnight animal boarding for surgery and recovery and pet grooming, either as part of the veterinary services or as a separate business.
2. No more than one veterinary hospital and one separate pet grooming business shall be allowed.
3. All other special conditions in Ordinance 3275-A and 3333-A shall remain unchanged.

**SECTION 3.** 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 4.** 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.

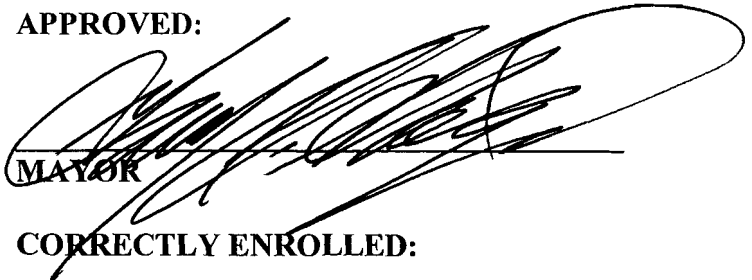
**SECTION 5.** That any person, firm or corporation violating any of the provisions or terms of this Ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Richardson, as heretofore amended, and upon conviction shall be punished by a fine not to exceed the sum of Two Thousand (\$2,000.00)

Dollars for each offense; and each and every day such violation shall continue shall be deemed to constitute a separate offense.

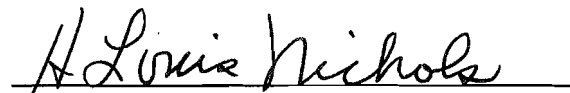
**SECTION 6.** This Ordinance shall take effect immediately from and after its passage and the publication of the caption, as the law and charter in such case provide.

**DULY PASSED** by the City Council of the City of Richardson, Texas, on the 22nd day of April, 2002.

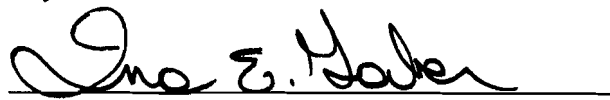
**APPROVED:**

  
MAYOR

**APPROVED AS TO FORM:**

  
CITY ATTORNEY  
(HLN/cab 4/11/02)

**CORRECTLY ENROLLED:**

  
CITY SECRETARY

S1894.1

FIELD NOTES

Being a tract of land situated in the G. H. Pegus Survey, Abstract No. 700, and the M. R. Foster Survey, Abstract No. 332, Collin County, Texas, and being part of a 127.663 acre tract as recorded in Volume 655, Page 607 of the Deed Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at the intersection of the north line of Renner Road (120.00' R.O.W. at this point) and the east line of North Star Road (120.00' R.O.W. at this point):

- THENCE N 41°52'36"W, 8.80 feet along said east line to a ½" iron pin with Red F-D Cap found for corner;
- THENCE in a northwesterly direction with a curve to the left said curve having a chord bearing of N 47°23'06"W, a central angle of 11°01'00" and a radius of 2351.83 feet for an arc distance of 452.21 feet along said east line to a ½" iron pin with Red F-D Cap found for corner;
- THENCE N 37°06'24"E, 250.00 feet to a ½" iron pin with Red F-D Cap found for corner;
- THENCE in a southeasterly direction with a curve to the right said curve having a chord bearing of S 49°44'17"E, a central angle of 06°18'39" and a radius of 2601.83 feet for an arc distance of 286.58 feet to a ½" iron pin with Red F-D Cap found for corner;
- THENCE N 55°07'24"E 172.25 feet to a ½" iron pin with Red F-D Cap found for corner;
- THENCE in a northeasterly direction with a curve to the right said curve having a central angle of 05°17'04" a radius of 1742.39 feet for an arc distance of 160.70 feet to a ½" iron pin with Red F-D cap found for corner;
- THENCE S29°35'32"E, 250.00 feet to a point in the north line of Renner Road and a ½" iron pin with Red F-D cap found for corner;
- THENCE in a southwesterly direction with a curve to the left, said curve having a chord bearing of S57°45'56"W, a central angle of 05°17'04" and a radius of 1492.39 feet for an arc distance of 137.64 feet along said north line to a ½" iron pin with Red F-D cap found for corner;
- THENCE S55°07'24"W, 384.60 feet along said north line to a ½" iron pin with Red F-D cap found for corner and the Place of Beginning and containing 4.592 acres ( 200,025 Sq. Ft. ) of land.

EXHIBIT

A

**ZONING FILE 0203 - NOTICE OF PUBLIC HEARING  
CITY OF RICHARDSON, TEXAS**

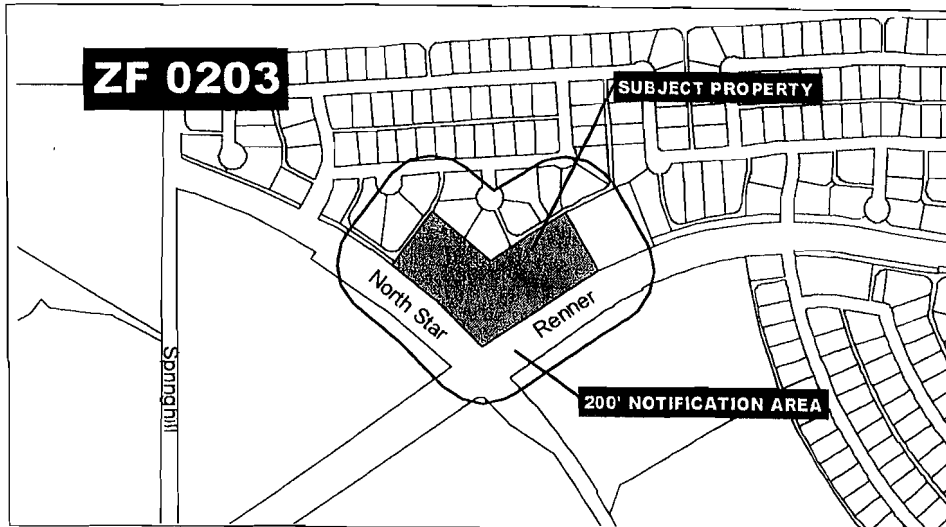
**PUBLIC HEARING DATE & TIME:** Monday, April 8, 2002, 7:30 p.m.

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

**PURPOSE OF THE HEARING:** The City Council will consider a request by Erica L. Erickson, DVM, for special conditions for veterinary use, overnight animal boarding, and a pet grooming facility at the northeast corner of Renner Road and North Star Road. The property is currently zoned PD Planned Development for Local Retail (1) uses.

**CITY PLAN COMMISSION RECOMMENDATION:** Unanimous approval subject to special conditions.


**OWNER:** Doug Huey, representing Moroney Renner 37, LP.



**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 Ina Garber, 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 by 5:00 p.m., Thursday, March 28, 2002.***

The City of Richardson  
  
Ina E. Garber, 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.*