

**AN ORDINANCE OF THE CITY OF RICHARDSON, TEXAS****ORDINANCE NO. 2922-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 FOR A STATE APPROVED DRIVING EDUCATION SCHOOL AT 1551 SPRING VALLEY ROAD, ON A TRACT OF LAND DESCRIBED IN EXHIBIT "A" AND 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 for a state approved driving education school at 1551 Spring Valley Road, on a tract of land consisting of 1.8203 acres of land, described in Exhibit "A" attached hereto and made a part hereof, and being shown as 1551 Spring Valley Road on the plat attached hereto and made a part hereof for all purposes, and being that portion of the building shown on said Exhibit "B".

**SECTION 2.** That the above change in zoning by granting a special permit is hereby granted, subject to the following special conditions:

- (1) The permit shall be issued to Marsha Rodsky and Spring Valley Driving School;
- (2) The City staff shall monitor the parking of this site on a yearly basis.

**SECTION 3.** That the above described tract 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.

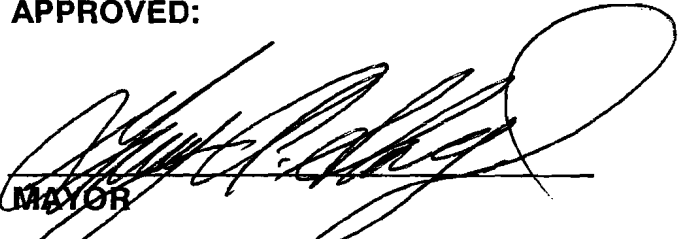
**SECTION 5.** That should any sentence, paragraph, subdivision, clause, phrase or section of this ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this ordinance as a whole, or any part or provision thereof other than the part so decided 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 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 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 8th day of March, 1993.

**APPROVED:**

  
MAYOR

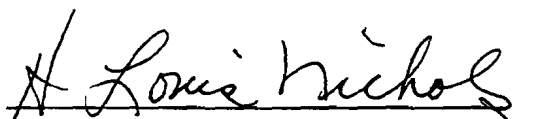
**CORRECTLY ENROLLED:**

\_\_\_\_\_  
CITY SECRETARY

**DATE OF ENROLLMENT:**

3-9-93

**APPROVED AS TO FORM:**

  
CITY ATTORNEY

LEGAL DESCRIPTION

BEING Lot 1, REVISED RICHARDSON SQUARE OFFICE PARK ADDITION, an addition to the City of Richardson, according to the Revised Map recorded in Volume 84072, Page 2035, Map Records, DALLAS County, Texas, and more particularly described by notes and bounds as follows:

COMMENCING at a 1/2 inch iron rod found at the point of intersection of the Northerly line of Spring Valley Road (40 feet from the centerline) and the Southwest Subdivision corner of UNIVERSITY ESTATES, 3RD. INSTALLMENT;

THENCE North 89 degrees 58 minutes 18 seconds West along the North line of Spring Valley Road a distance of 90 feet to a cut "X" found in concrete for corner at the POINT OF BEGINNING;

THENCE North 89 degrees 58 minutes 18 seconds West along the North line of Spring Valley Road a distance of 379.98 feet to a 1/2 inch iron rod found for corner;

THENCE North a distance of 100.00 feet to a cut "X" set in concrete for corner;

THENCE North 67 degrees 30 minutes 00 seconds East a distance of 143.77 feet to a cut "X" set in concrete for corner;

THENCE North 49 degrees 44 minutes 05 seconds East a distance of 254.19 feet to a 1/2 inch iron rod found for corner;

THENCE South 45 degrees 00 minutes 00 seconds East a distance of 65.00 feet to a 1/2 inch iron rod found for corner;

THENCE South 00 degrees 06 minutes 57 seconds West a distance of 280.00 feet to a cut "X" found in the North line of Spring Valley Road at the POINT OF BEGINNING and CONTAINING 1.8203 acres of land more or less.





DATE POSTED: January 8, 1992

DATE OF PUBLIC HEARING: **January 19, 1992**

TIME: 7:00 p.m.

PLACE: Council Chambers, City Hall, 411 W. Arapaho Road, Richardson, Texas.

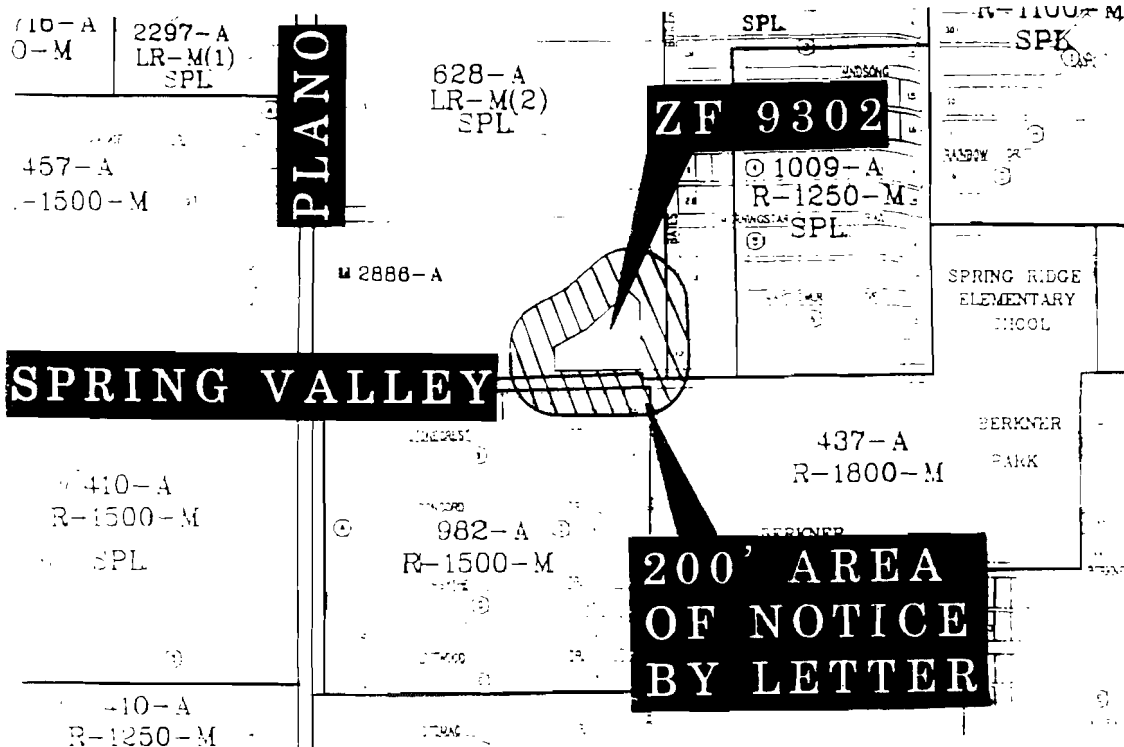
PURPOSE OF THE HEARING: The City Plan Commission will consider a request for a special permit for a state approved driving education school.

AREA OF REQUEST: 1551 Spring Valley Rd.

EXISTING ZONING: LR-M(2) Local Retail with special conditions

Applicant: Marsha Rodsky

Owner: Panormous Inc.



PROCEDURE: A maximum of 15 minutes will be allocated to the applicant and those favoring the issue of the public hearing. The applicant may reserve any portion of the allotted 15 minutes for a rebuttal presentation following the opposition. Time required to respond to questions from the City Plan Commission is excluded from the 15 minutes.

A maximum of 15 minutes will also be allocated to those in opposition to the issue of the public hearing. Time required to respond to questions by the City Plan Commission is excluded from the 15 minutes.

The City Plan Commission may recommend approval as requested, approval of a more restrictive classification, or denial.

TO SURROUNDING LANDOWNERS: Property owners within 200' of the tract receive written notification of the request to rezone. 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:

City Plan Commission, P.O. Box 830309, Richardson, TX 75083

FOR FURTHER INFORMATION: Dial the Information Line any time at 238-4241, or contact a planner, 238-4248, during business hours.

*Billy C. Butler/ap*  
Billy C. Butler, Chairman, City Plan Commission