

ZF9303

ORDINANCE NO. 2927-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 MANUFACTURING FACILITY TO DESIGN, ASSEMBLE AND DEVELOP ELECTRO-MECHANIC SYSTEMS AND COMPUTER CONTROLS ON A TRACT OF LAND PRESENTLY ZONED LR-M(2) LOCAL RETAIL DISTRICT ZONING, AND DESCRIBED IN EXHIBIT "A" AND LOCATED IN THE BUILDING SHOWN ON EXHIBIT "B", 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 manufacturing facility to design, assemble and develop electro-mechanic systems and computer controls on a tract of land presently zoned LR-M(2) Local Retail District Zoning, described as 1411 East Campbell Road and being described in Exhibit "A", attached hereto and made a part hereof, and being located in the building 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 conditions, to-wit:

- (1) That this special permit is granted to J.N.C. Enterprises and Mactronix, Inc. only.
- (2) That no alterations to the present exterior of the building, brick color or exterior appearance of the building shall be made.
- (3) That the appearance of the building will not be changed from its current condition.

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.

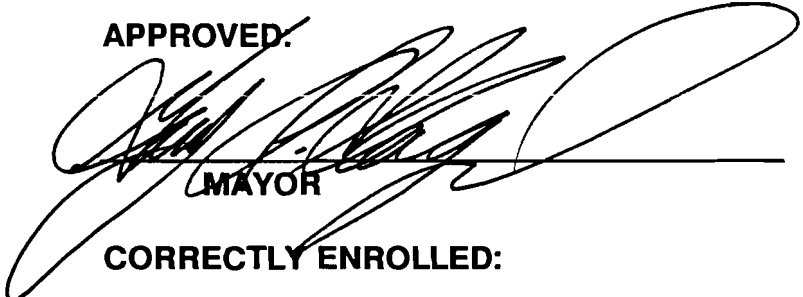
SECTION 5. That should any sentence, paragraph, subdivision, clause, phrase or section of this ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this ordinance as a whole, or any part or provision thereof other than the part so decided 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 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 12th day of April, 1993.

APPROVED:




MAYOR

CORRECTLY ENROLLED:



CITY SECRETARY

APPROVED AS TO FORM:



CITY ATTORNEY

EXHIBIT "A"

SITUATED in the City of Richardson and being out of the A.M. Leake Survey, Abstract 0793, Dallas County, Texas and being a part of a 5.31 acre tract as conveyed to Cimarron Limited as recorded in Vol. 83209 Page 0038 of the Deed Records of Dallas County, Texas, platted as Carriage Square Commercial Park, Lot 2 Block A and being more particularly described by metes and bounds as follows:

BEGINNING at a $\frac{1}{4}$ " iron rod the southwest corner of said Lot 2 Block A of Carriage Square Commercial Park;

THENCE North 1 deg. 13 min. 26 sec. East along Plano Road a distance of 205.00 feet to a $\frac{1}{4}$ " iron rod for the northwest corner this tract;

THENCE South 89 deg. 16 min. 20 sec. East along the north line of said Lot 2 Block A of Carriage Square Commercial Park a distance of 517.40 feet to a $\frac{1}{2}$ " iron rod found for an angle point in the West line of Springtree Addition as recorded in Vol. 77068 Page 2226 Deed Records of Dallas County, Texas;

THENCE South 36 deg. 46 min. 49 sec. East along a westerly line of said Springtree Addition a distance of 173.30 feet to a $\frac{1}{4}$ " iron rod for a corner;

THENCE South 53 deg. 13 min. 11 sec. West across lot 2 Block A a distance of 216.16 feet to a $\frac{1}{4}$ " iron rod for a corner;

THENCE North 36 deg. 46 min. 49 sec. West a distance of 80.79 feet to a $\frac{1}{4}$ " iron rod for a corner;

THENCE North 89 deg. 16 min. 20 sec. West a distance of 404.03 feet to the PLACE OF BEGINNING and containing 121,904 sq. ft. of land or 2.7985 acres of land.

Campbell Road

PLANO ROAD

POINT OF BEGINNING

LINE STAY AND CO. INC.
VOLUME 78155, PAGE 2232 SUBDCT

3.288 ACRES
MIDWAY DEVELOPMENT CO., INC.
VOLUME 83004, PAGE 0058 SUBDCT

9.31 ACRES
CIMARRON LIMITED
VOLUME 83200, PAGE 0030 SUBDCT

15' ACCESS EASEMENT
(BY SEPARATE INSTRUMENT)

24' UTILITY EASEMENT
AND FIRE LANE

24' UTILITY EASEMENT
AND FIRE LANE

10' WATER
EASEMENT

1188'20" 34" S 124' 00" W
1745'20" 00" S 72' 00" W
1188'20" 34" S 124' 00" W
1745'20" 00" S 72' 00" W
1188'20" 34" S 124' 00" W
1745'20" 00" S 72' 00" W

BLOCK "C"

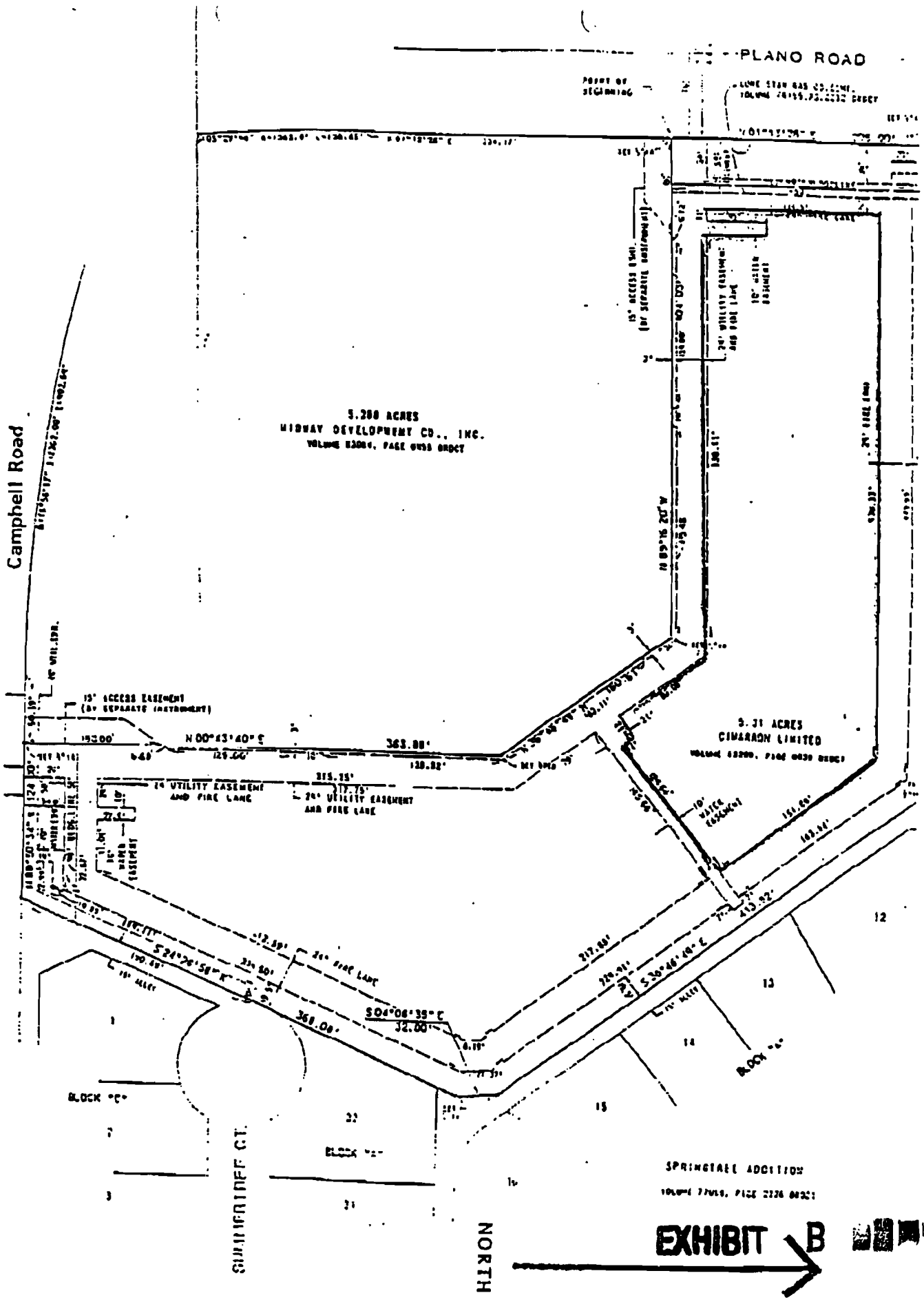
SPRINGTREE CT.

BLOCK "B"

SPRINGTREE ADDITION
VOLUME 7746, PAGE 2126 SUBDCT

NORTH

EXHIBIT B



ZONING FILE 9303 - NOTICE OF PUBLIC HEARING

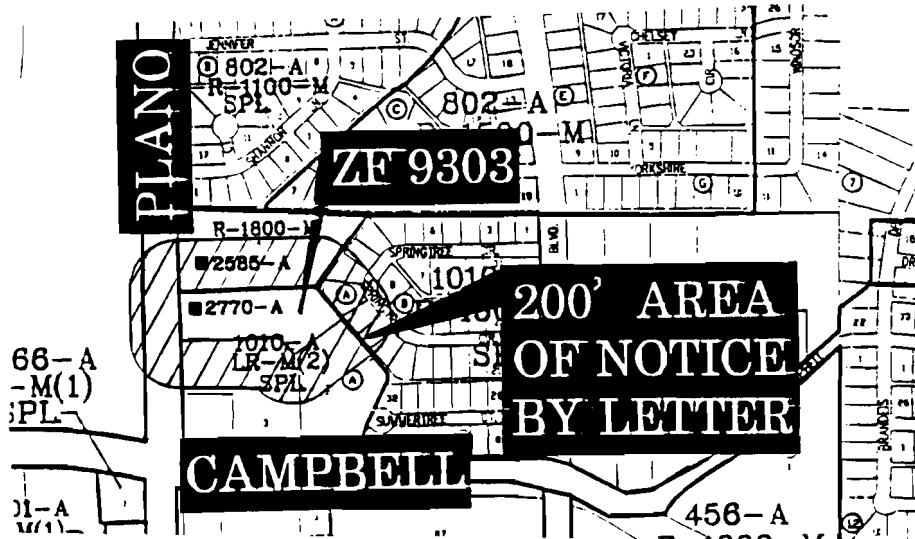
PUBLIC HEARING DATE & TIME: Monday, March 22, 1993, 7:30 p.m.

PLACE: Council Chambers, Richardson Civic Center/City Hall
411 W. Arapaho Road.

PURPOSE OF THE HEARING: The City Council will consider a request by James Lin for a change in zoning from LR-M(2) Local Retail with special conditions to I-M(1) Industrial with special conditions for a site located at 1411 E. Campbell Road (north building only).

OWNER: First Gibraltar FSB

CITY PLAN COMMISSION RECOMMENDATION: To grant a special permit with special conditions rather than a change in zoning.



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 at 2:00 p.m., Wednesday, March 10, 1993.

The City of Richardson
Ina E. Garber
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 238-4150 or (TDD)1-800-735-2989.