

ORDINANCE NO. 2352-A

AN ORDINANCE OF THE CITY OF RICHARDSON, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF RICHARDSON, AS HERETOFORE AMENDED, SO AS TO GRANT A SPECIAL PERMIT FOR A MARTIAL ARTS SCHOOL IN AN LR-M(2) DISTRICT WITH A SPECIAL CONDITION ON THE FOLLOWING DESCRIBED PROPERTY, TO-WIT: BEING A TRACT OF LAND SITUATED IN THE JOHN EDMONDS SURVEY, ABSTRACT 429, IN THE CITY OF RICHARDSON, DALLAS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FROM A REFERENCE POINT AT THE INTERSECTION OF THE EAST LINE OF NANTUCKET STREET, A 60' RIGHT-OF-WAY, WITH THE SOUTH LINE OF CAMPBELL ROAD S00° 28' W, WITH THE EAST LINE OF NANTUCKET STREET 153.85' TO AN IRON ROD AT THE POINT OF BEGINNING; THENCE S00° 28' W, AND CONTINUING WITH THE EAST LINE OF NANTUCKET STREET, 90.0' TO AN IRON ROD; THENCE S89° 32' E, 165.0' TO AN IRON ROD; THENCE N00° 28' E 90.0' TO AN IRON ROD IN THE SOUTH LINE OF A 0.77 ACRE TRACT OF LAND CONVEYED TO MOBIL OIL COMPANY BY DEED RECORDED IN VOL. 970 PAGE 0724, OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS; THENCE N89° 32' W, WITH THE SOUTH LINE OF SAID MOBIL OIL COMPANY TRACT, 165.0' TO THE IRON ROD AT THE POINT OF BEGINNING; AND CONTAINING 0.3409 ACRE (14,850 SQUARE FEET) OF LAND, MORE OR LESS; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO HUNDRED DOLLARS (\$200.00) FOR EACH OFFENSE; AND DECLARING AN EMERGENCY.

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 the 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 the Zoning Map of the City of Richardson so as to give the following described property a Special Permit under Article XXII-A of the Comprehensive Zoning Ordinance to permit a martial arts school in an LR-M(2) District Classification within the following

described area, with a special condition, to-wit:

BEING a tract of land situated in the John Edmonds Survey, Abstract 429, in the City of Richardson, Dallas County, Texas and being more particularly described as follows:

FROM A REFERENCE POINT at the intersection of the east line of Nantucket Street, a 60' right-of-way, with the south line of Campbell Road S00° 28' W, with the east line of Nantucket Street 153.85' to an iron rod at the POINT OF BEGINNING;

THENCE S00° 28' W, and continuing with the east line of Nantucket Street, 90.0' to an iron rod;

THENCE S89° 32' E 165.0' to an iron rod;

THENCE N00° 28' E 90.0' to an iron rod in the south line of a 0.77 acre tract of land conveyed to Mobil Oil Company by deed recorded in Vol. 970 page 0724, of the deed records of Dallas County, Texas;

THENCE N89° 32' W, with the south line of said Mobil Oil Company tract, 165.0' to the iron rod at the point of beginning;

AND CONTAINING 0.3409 acre (14, 850 square feet) of land, more or less.

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

(1) That the Special Permit is granted subject to Walter Mason for the tenure of his occupancy of the property only.

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 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 the above described tract shall be used only in the manner and for the purposes provided for by the Comprehensive Zoning Ordinance of the City of Richardson, as heretofore amended, and as amended hereby by the granting of this Special Permit.

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 Hundred Dollars (\$200.00) for each offense; and each and every day such violation shall continue shall be deemed to constitute a separate offense.

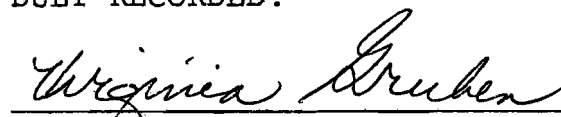
SECTION 7. Whereas, it appears that the above described property requires that it be given the above zoning classification in order to permit its proper development, and in order to protect the public interest, comfort and general welfare of the City of Richardson, and creates an urgency and an emergency in the preservation of the public health, safety and welfare, and requires that this ordinance shall take effect immediately from and after its passage, and the publication of the caption of said ordinance, as the law in such case provides.

DULY PASSED by the City Council of the City of Richardson, Texas, on the 13 day of June, 1983.

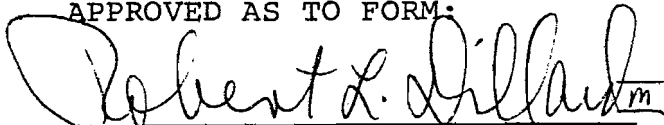
APPROVED:


MAYOR

DULY RECORDED:

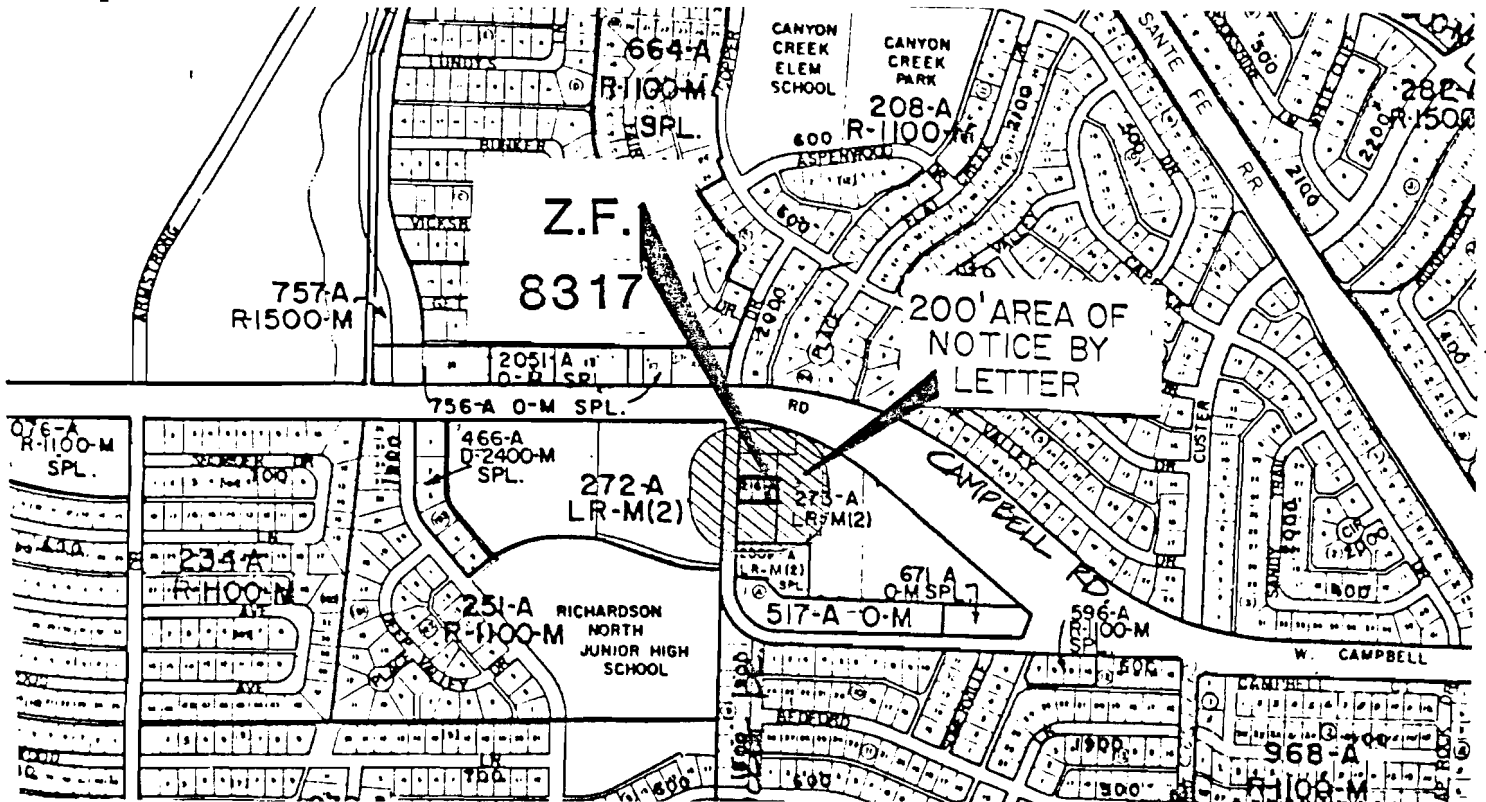

CITY SECRETARY

APPROVED AS TO FORM:


CITY ATTORNEY

NOTICE OF PUBLIC HEARING

The City Council will hold a public hearing at 7:30 p. m., May 23, 1983, at the City Hall, 411 W. Arapaho Road, Richardson, Texas, to consider a request by Walt Mason, World Karate, Inc., for issuance of a permanent special permit for a martial arts academy at 1980 Nantucket, #108. The property is presently zoned LR-M(2) Special, and is shown on the map below.



The public hearing will be held on the issue of a request for a permanent special permit. The City Plan Commission recommends approval with special conditions.

A maximum time limit of 20 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 20 minutes for closing remarks following the opposition. A maximum of 20 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 Council is excluded from the 20 minute limitation.

As an interested property owner, it is important that you attend this hearing or notify the Council of your feelings in this matter. If you wish your opinion to be part of the record and you are unable to attend the hearing, you may send a written reply prior to the date of the public hearing to the City Secretary, P. O. Box 309, Richardson, Texas 75080.

THE CITY OF RICHARDSON

Virginia Gruben
Mrs. Virginia Gruben
City Secretary