

ORDINANCE NO. 2417-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 DROP-IN CHILD CARE CENTER IN CONJUNCTION WITH RETAIL TOY SALES IN AN LR-M(2) DISTRICT ZONING CLASSIFICATION WITH SPECIAL CONDITIONS, ON THE FOLLOWING DESCRIBED PROPERTY, TO-WIT: BEING A CERTAIN TRACT OF LAND SITUATED IN THE JOHN EDMONDS SURVEY, ABSTRACT NO. 429, IN THE CITY OF RICHARDSON, DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON ROD IN THE SOUTH LINE OF NEW CAMPBELL ROAD (A 300 FOOT RIGHT OF WAY), SAID POINT BEING THE NORTHEAST CORNER OF LOT 2, BLOCK A OF THE SWEET ADDITION, AN ADDITION TO THE CITY OF RICHARDSON, AS RECORDED IN VOLUME 78025, PAGE 2129 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS; THENCE SOUTH 00 DEGREES 28 MINUTES WEST WITH THE EAST LINE OF SAID SWEET ADDITION A DISTANCE OF 393.62 FEET TO AN IRON ROD FOR A CORNER; THENCE NORTH 89 DEGREES 32 MINUTES WEST A DISTANCE OF 22.14 FEET TO AN IRON ROD FOR A CORNER; THENCE SOUTH 00 DEGREES 51 MINUTES WEST A DISTANCE OF 29.01 FEET TO AN IRON ROD FOR A CORNER; THENCE NORTH 89 DEGREES 32 MINUTES WEST A DISTANCE OF 154.10 FEET TO AN IRON ROD FOR A CORNER; THENCE NORTH 00 DEGREES 28 MINUTES EAST A DISTANCE OF 353.13 FEET TO AN IRON ROD FOR A CORNER; THENCE SOUTH 89 DEGREES 32 MINUTES EAST A DISTANCE OF 45.31 FEET; THENCE NORTH 45 DEGREES 28 MINUTES EAST A DISTANCE OF 20.00 FEET; THENCE NORTH 00 DEGREES 28 MINUTES EAST A DISTANCE OF 98.34 FEET TO THE SOUTH LINE OF NEW CAMPBELL ROAD AND AN IRON ROD FOR A CORNER; THENCE SOUTHEASTERLY WITH THE SOUTH LINE OF NEW CAMPBELL ROAD ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 7 DEGREES 10 MINUTES 27 SECONDS AND A RADIUS OF 995.92 FEET A DISTANCE OF 124.70 FEET TO THE PLACE OF BEGINNING, AND CONTAINING 72.566 SQUARE FEET OF LAND, MORE OR LESS. THE ABOVE DESCRIBED PROPERTY IS NOW KNOWN AS LOT 1 OF ALLRED SUBDIVISION NO. 3, AN ADDITION TO THE CITY OF RICHARDSON, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 79186, PAGE 2800, MAP RECORDS OF DALLAS COUNTY, TEXAS; 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 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 for a Drop-in Child Care Center in conjunction with retail toy sales in an LR-M(2) District with special conditions, on the following described property, to-wit:

BEING a certain tract of land situated in the John Edmonds Survey, Abstract No. 429, in the City of Richardson, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at an iron rod in the South line of New Campbell Road (a 300 foot right of way), said point being the Northeast corner of Lot 2, Block A of the Sweet Addition, an addition to the City of Richardson, as recorded in Volume 78025, Page 2129 of the Deed Records of Dallas County, Texas;

THENCE South 00 degrees 28 minutes West with the East line of said Sweet Addition a distance of 393.62 feet to an iron rod for a corner;

THENCE North 89 degrees 32 minutes West a distance of 22.14 feet to an iron rod for a corner;

THENCE South 00 degrees 51 minutes West a distance of 29.01 feet to an iron rod for a corner;

THENCE North 89 degrees 32 minutes West a distance of 154.10 feet to an iron rod for a corner;

THENCE North 00 degrees 28 minutes East a distance of 353.13 feet to an iron rod for a corner;

THENCE South 89 degrees 32 minutes East a distance of 45.31 feet;

THENCE North 45 degrees 28 minutes East a distance of 20.00 feet;

THENCE North 00 degrees 28 minutes East a distance of 98.34 feet to the South line of New Campbell Road and an iron rod for a corner;

THENCE Southeasterly with the South line of New Campbell Road along the arc of a curve to the right having a central angle of 7 degrees 10 minutes 27 seconds and a radius of 995.92 feet a distance of 124.70 feet to the place of beginning, and containing 72,566 square feet of land, more or less.

The above described property is now known as Lot 1, ALLRED SUBDIVISION NO. 3, an addition to the City of Richardson, Texas, according to the plat recorded in Volume 79186, Page 2800, Map Records of Dallas County, Texas.

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

(1) That the permit is granted to Patrick Bentley only, for a period of five (5) years.

(2) That the Center shall comply with all State and local regulations governing this type of activity.

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 property 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.

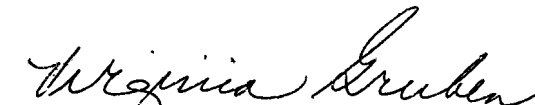
SECTION 7. Whereas, it appears that the above described property requires that it be given the above zoning classification in order to permit its proper development, and in order to protect the public interest, comfort and general welfare of the City of Richardson, and creates an urgency and an emergency 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 16 day of April, 1984.

APPROVED:


MAYOR

DULY RECORDED:

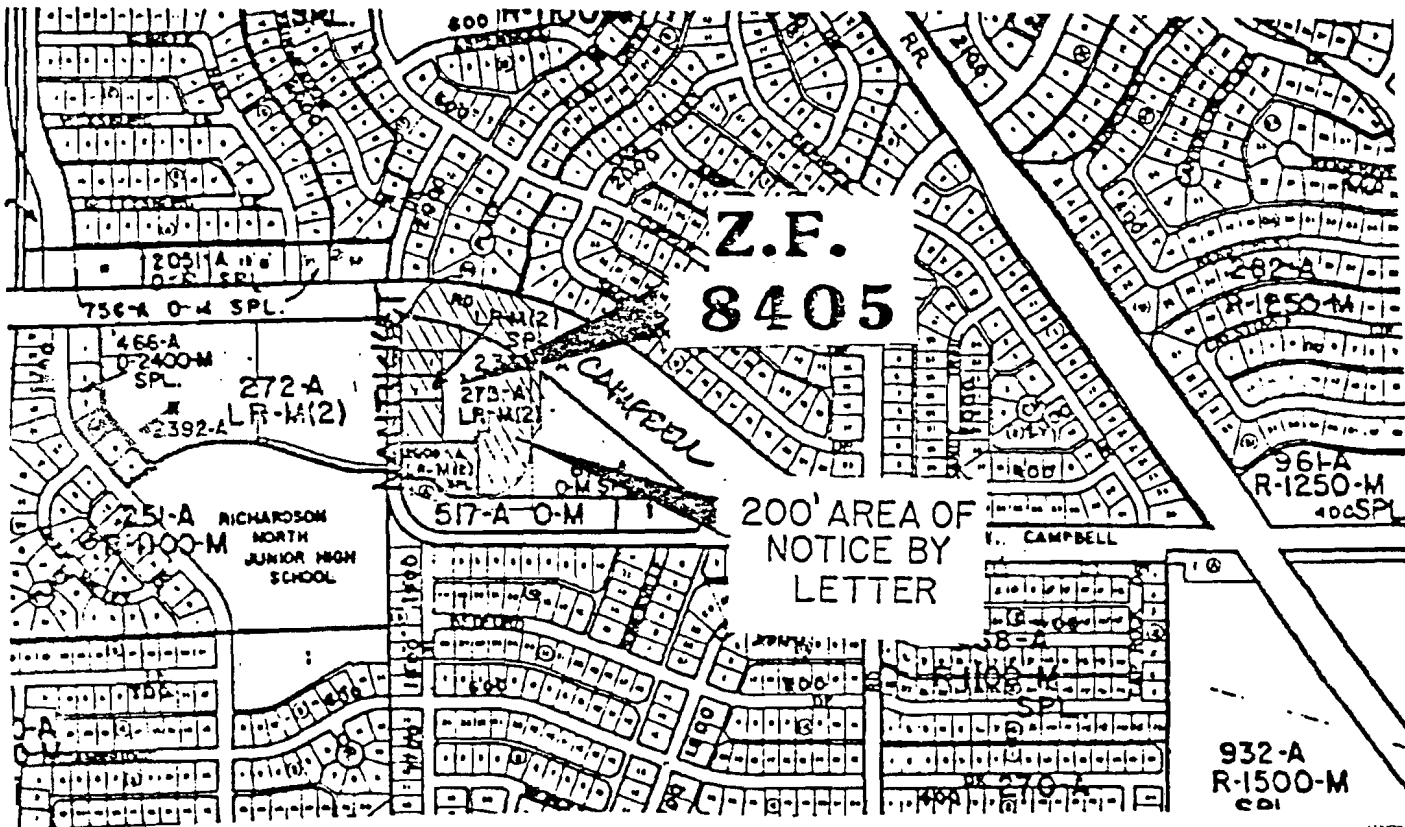

CITY SECRETARY

APPROVED AS TO FORM:

CITY ATTORNEY

NOTICE OF PUBLIC HEARING

The City Council will hold a public hearing at 7:30 p. m., April 2, 1984, at the City Hall, 411 W. Arapaho Road, Richardson, Texas, to consider a request by Patrick Bentley for a special permit to allow drop-in child care in conjunction with a retail use in the Campbell Nantucket Shopping Center. The property is zoned LR-M(2) Local Retail, and is shown on the map below.



The public hearing will be held on the issue of the request for a special permit. The City Plan Commission recommends approval. 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 830309, Richardson, Texas 75083.

THE CITY OF RICHARDSON

Virginia Gruben
Mrs. Virginia Gruben
City Secretary