

AN ORDINANCE OF THE CITY OF RICHARDSON, TEXAS

ORDINANCE NO. 2533-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 REVISE THE SPECIAL CONDITIONS ON A TEN-ACRE TRACT IN AN A-950-M DISTRICT TO PERMIT CONSTRUCTION OF CLUSTER HOMES ON THE FOLLOWING DESCRIBED PROPERTY: BEING 10.000 ACRES OF LAND LOCATED IN THE F.J. VANCE SURVEY, ABSTRACT NO. 939, COLLIN COUNTY, TEXAS AND BEING A PORTION OF A TRACT OF LAND CONVEYED TO SPRINGPARK DEVELOPMENT COMPANY RECORDED IN VOLUME 780, PAGE 296 OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS. SAID 10.000 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BEGINNING AT AN IRON ROD IN THE WEST RIGHT-OF-WAY LINE OF JUPITER ROAD (100' RIGHT-OF-WAY) AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF RENNER ROAD (100' RIGHT-OF-WAY); THENCE N 89°45'50" W 804.45 FEET ALONG THE AFORESAID NORTH RIGHT-OF-WAY LINE OF RENNER ROAD TO AN IRON ROD AT THE MOST SOUTHERLY SOUTHWEST CORNER OF THE AFORESAID SPRINGPARK DEVELOPMENT COMPANY TRACT; THENCE N 00°31'04" W 444.53 FEET DEPARTING SAID RIGHT-OF-WAY LINE TO AN IRON ROD; THENCE N 88°48'08" W 159.63 FEET TO AN IRON ROD AT THE MOST EASTERLY SOUTHEAST CORNER OF A TRACT OF LAND CONVEYED TO HASSIE HUNT TRUST RECORDED IN VOLUME 965, PAGE 369 OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS. THENCE N 00°20'40" E 135.00 FEET ALONG THE EAST LINE OF AFORESAID HASSIE HUNT TRUST TRACT TO A 1/2" IRON ROD; THENCE S 89°45'50" E 300.00 FEET TO A 1/2" IRON ROD; THENCE S 00°20'40" W 84.11 TO A 1/2" IRON ROD; THENCE S 89°45'50" E 668.83 FEET TO A 1/2" IRON ROD IN THE WEST RIGHT-OF-WAY LINE OF JUPITER ROAD; THENCE S 00°07'23" W 498.06 FEET ALONG SAID RIGHT-OF-WAY LINE TO THE PLACE OF BEGINNING, CONTAINING 10.000 ACRES (435,600 SQUARE FEET) OF LAND. PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF ONE THOUSAND (\$1,000.00) DOLLARS FOR EACH OFFENSE; PROVIDING FOR AN EFFECTIVE DATE; 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 revise the special conditions on a ten-acre tract in an A-950-M district to permit construction of cluster homes on the following described property:

BEING 10.000 acres of land located in the F. J. VANCE SURVEY, Abstract No. 939, Collin County, Texas and being a portion of a tract of land conveyed to Springpark Development Company, recorded in Volume 780, Page 296 of the Deed Records of Collin County, Texas. Said 10.000 acres being more particularly described by metes and bounds as follows:

BEGINNING at an iron rod in the West right-of-way line of Jupiter Road (100' right-of-way) at the intersection of the North right-of-way line of Renner Road (100' right-of-way);

THENCE N 89°45'50" W 804.45 feet along the aforesaid North right-of-way line of Renner Road to an iron rod at the most Southerly Southwest corner of the aforesaid Springpark Development Company Tract;

THENCE N 00°31'04" W 444.53 feet departing said right-of-way line to an iron rod;

THENCE N 88°48'08" W 159.63 feet to an iron rod at the most Easterly Southeast corner of a tract of land conveyed to Hassie Hunt Trust recorded in Volume 965, Page 369 of the Deed Records of Collin County, Texas.

THENCE N 00°20'40" E 135.00 feet along the East line of aforesaid Hassie Hunt Trust Tract to a 1/2" iron rod;

THENCE S 89°45'50" E 300.00 feet to a 1/2" iron rod;

THENCE S 00°20'40" W 84.11 feet to a 1/2" iron rod;

THENCE S 89°45'50" E 668.83 feet to a 1/2" iron rod in the West right-of-way line of Jupiter Road;

THENCE S 00°07'23" W 498.06 feet along said right-of-way line to the PLACE OF BEGINNING, containing 10.000 acres (435,600 square feet) of land.

SECTION 2. That the above special permit for the construction of cluster homes in an A-950-M district is hereby granted subject to the following special conditions, to-wit:

1. Maximum density shall not exceed ten units per acre;
2. The construction of two-story homes is permitted when within 150 feet of a single-family residential district;
3. Minimum separation between buildings shall be six feet, said separation to be measured from the wall of one structure to the wall of the adjacent structure, provided that one wall of adjacent structures is brick veneer with no openings; and permitting roof overhangs and gutters to extend up to one (1) foot into the required separation.

4. A fence plan shall be subject to approval by the City Plan Commission at the time of site plan approval.

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 subject to the aforementioned special conditions.

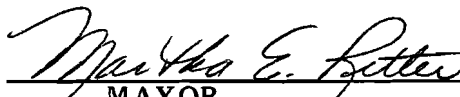
SECTION 5. That should any sentence, paragraph, subdivision, clause, phrase or section of this ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this ordinance as a whole, or any part or provision thereof other than the part so decided 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 One Thousand (\$1,000.00) Dollars for each offense; and each and every day such violation shall continue shall be deemed to constitute a separate offense.

SECTION 7. Whereas, it appears that the above described property requires that it be given the above special permit 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.

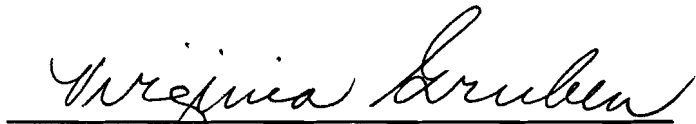
DULY PASSED by the City Council of the City of Richardson, Texas, on the 18th day of November, 1985.

APPROVED:



MAYOR

DULY RECORDED:



CITY SECRETARY

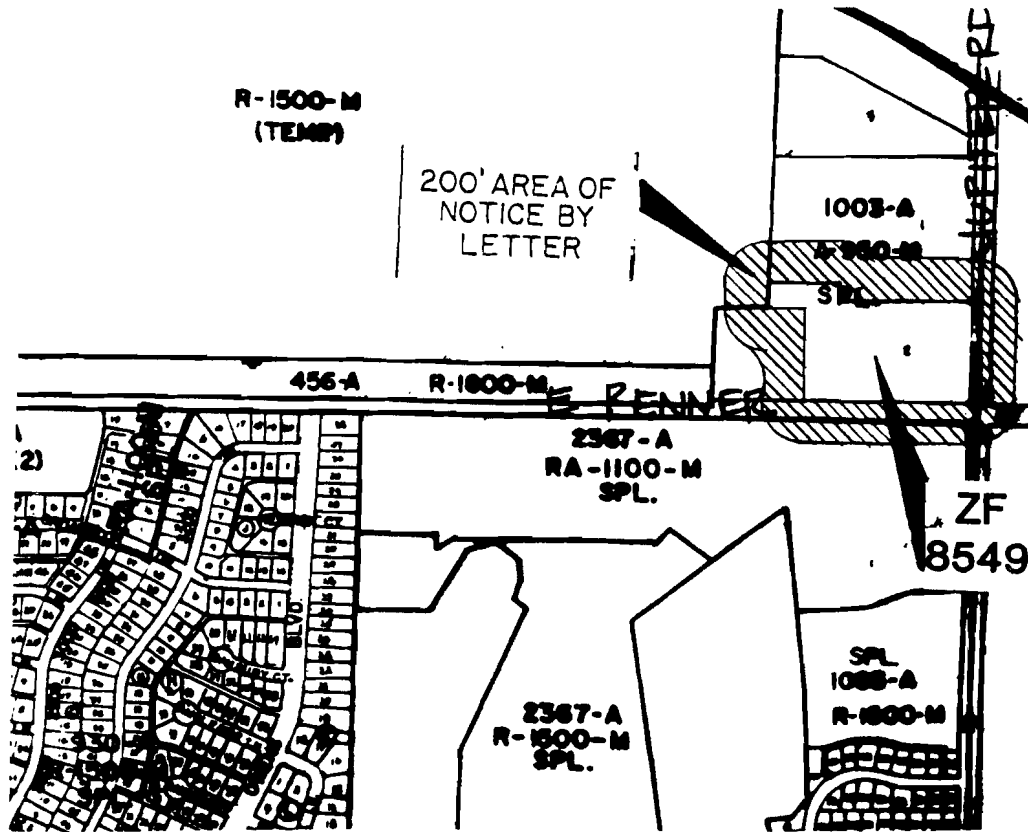
APPROVED;



CITY ATTORNEY

NOTICE OF PUBLIC HEARING

The City Council will hold a public hearing at 7:30 p. m., Nov. 4, 1985, at the City Hall, 411 w. Arapaho Road, Richardson, Texas, to consider a request by Ted Atha for revised special conditions on 10 acres at the northwest corner of Renner and Jupiter Roads. The property is currently zoned A-950-M Apartment with special conditions, and is shown on the map below.



The hearing will be held on the issue of the request for revised special conditions to permit construction of single family detached cluster homes. The City Plan commission recommends approval with additional special conditions. The City Council may impose additional restrictions.

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 closing remarks following the opposition. Time required to respond to questions by the City Council is excluded from the 20 minute limitation.

If you wish your opinion to be part of the record but 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