

**RICHARDSON CITY COUNCIL/CITY PLAN COMMISSION  
MONDAY, APRIL 1, 2019  
JOINT WORK SESSION AT 6:30 PM; JOINT COUNCIL MEETING AT 7:00 PM  
CIVIC CENTER/CITY HALL, 411 W. ARAPAHO, RICHARDSON, TX**

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The Richardson City Council and City Plan Commission will conduct a Joint Work Session at 6:30 p.m. on Monday, April 1, 2019 in the Richardson Room of the Civic Center, 411 W. Arapaho Road, Richardson, Texas. The Joint Work Session will be followed by a Joint Council Meeting at 7:00 p.m. in the Council Chambers. Council will reconvene the Joint Work Session following the Joint Council Meeting if necessary.

As authorized by Section 551.071 (2) of the Texas Government Code, this meeting may be convened into closed Executive Session for the purpose of seeking confidential legal advice from the City Attorney on any agenda item listed herein.

**JOINT WORK SESSION – 6:30 PM, RICHARDSON ROOM**

- **CALL TO ORDER (THE CITY COUNCIL AND CITY PLAN COMMISSION WILL EACH CALL THEIR MEETING TO ORDER.)**

**A. VISITORS**

*The City Council invites citizens to address the Council on any topic not already scheduled for Public Hearing. Citizens wishing to speak should complete a “City Council Appearance Card” and present it to the City Secretary prior to the meeting. Speakers are limited to 5 minutes and should conduct themselves in a civil manner. In accordance with the Texas Open Meetings Act, the City Council cannot take action on items not listed on the agenda. However, your concerns will be addressed by City Staff, may be placed on a future agenda, or by some other course of response.*

**B. REVIEW AND DISCUSS ITEMS LISTED ON THE CITY COUNCIL MEETING AGENDA**

*The City Council will have an opportunity to preview items listed on the Council Meeting agenda for action and discuss with City Staff.*

**C. REPORT ON ITEMS OF COMMUNITY INTEREST**

*The City Council will have an opportunity to address items of community interest, including: expressions of thanks, congratulations, or condolence; information regarding holiday schedules; an honorary or salutary recognition of a public official, public employee, or other citizen; a reminder about an upcoming event organized or sponsored by the City of Richardson; information regarding a social, ceremonial, or community event organized or sponsored by an entity other than the City of Richardson that was attended or is scheduled to be attended by a member of the City Council or an official or employee of the City of Richardson; and announcements involving an imminent threat to the public health and safety of people in the City of Richardson that has arisen after posting the agenda.*

**RICHARDSON CITY COUNCIL/CITY PLAN COMMISSION MEETING-7:00 PM, COUNCIL CHAMBERS**

1. **INVOCATION – MARTA GÓMEZ FREY**
2. **PLEDGE OF ALLEGIANCE: U.S. AND TEXAS FLAGS – MARTA GÓMEZ FREY**

**PUBLIC HEARING ITEM – CITY PLAN COMMISSION AND CITY COUNCIL JOINT HEARING:**

3. PUBLIC HEARING, ZONING FILE 19-10, AND CONSIDER ADOPTION OF ORDINANCE NO. 4294, A REQUEST BY CITY OF RICHARDSON TO REPEAL SPECIAL PERMITS CURRENTLY ON THE ZONING MAP THAT ARE EITHER INACTIVE OR OBSOLETE (NO LONGER REQUIRED TO OPERATE), TO INCLUDE THE FOLLOWING ORDINANCES: 349, 752, 792, 867, 974, 999, 1027, 2006, 2051, 2061, 2163, 2173, 2200, 2309, 2333, 2352, 2392, 2417, 2442, 2533, 2542, 2603, 2652, 2662, 2672, 2675, 2721, 2729, 2747, 2751, 2766, 2783, 2807, 2830, 2846, 2901, 2914, 2922, 2927, 2934, 2935, 2941, 3004, 3037, 3072, 3278, 3348, 3371, 3383, 3395, 3678, 3694, 3794, 3803, 3826, 4066, 4116, 4138, AND 4154.

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- **AJOURNMENT OF CITY PLAN COMMISSION PORTION OF JOINT MEETING**
  - **AJOURNMENT OF CITY COUNCIL PORTION OF JOINT MEETING**

I CERTIFY THE ABOVE AGENDA WAS POSTED ON THE BULLETIN BOARD AT THE CIVIC CENTER/CITY HALL ON FRIDAY, MARCH 29, 2019, BY 5:00 P.M.

AIMEE NEMER, CITY SECRETARY

ACCOMMODATION REQUESTS FOR PERSONS WITH DISABILITIES SHOULD BE MADE AT LEAST 48 HOURS PRIOR TO THE MEETING BY CONTACTING THE ADA COORDINATOR, VIA PHONE AT (972) 744-0908, VIA EMAIL AT ADACoordinator@cor.gov, OR BY APPOINTMENT AT 411 W. ARAPAHO ROAD, RICHARDSON, TEXAS 75080.

PURSUANT TO SECTION 30.06 PENAL CODE (TRESPASS BY HOLDER WITH A CONCEALED HANDGUN), A PERSON LICENSED UNDER SUBCHAPTER H, CHAPTER 411, GOVERNMENT CODE (HANDGUN LICENSING LAW), MAY NOT ENTER THIS PROPERTY WITH A CONCEALED HANDGUN.

PURSUANT TO SECTION 30.07 PENAL CODE (TRESPASS BY HOLDER WITH AN OPENLY CARRIED HANDGUN), A PERSON LICENSED UNDER SUBCHAPTER H, CHAPTER 411, GOVERNMENT CODE (HANDGUN LICENSING LAW), MAY NOT ENTER THIS PROPERTY WITH A HANDGUN THAT IS CARRIED OPENLY.

FOR THE PURPOSE OF THIS NOTICE "PROPERTY" SHALL MEAN THE RICHARDSON ROOM AND COUNCIL CHAMBERS.



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**DATE:** March 28, 2019  
**TO:** Honorable Mayor and City Council  
Chairman and City Plan Commission  
**FROM:** Michael Spicer, Director of Development Services *MS*  
**SUBJECT:** Zoning File 19-10: Repeal Inactive & Obsolete Special Permits

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**REQUEST**

A City-initiated effort to repeal multiple ordinances granting Special Permits for uses that are currently inactive or no longer require Special Permits and amend the Zoning Map accordingly. This action represents the first of a multi-step effort to eliminate existing Special Permits citywide that have become inactive or obsolete.

**BACKGROUND**

During the development of its 2017-2019 Statement of Goals, City Council directed staff to address concerns regarding inactive and obsolete, but legally valid Special Permits. A multi-faceted process was subsequently devised that would efficiently repeal the substantial majority of inactive and obsolete Special Permits and also provide for the automatic termination of Special Permits granted in the future. At its March 25, 2019 meeting, City Council approved amendments to the Comprehensive Zoning Ordinance to cause automatic termination of future Special Permits when certain applicable deadlines lapse or the uses for which Special Permits were granted cease operation.

The April 1, 2019 joint public hearing of the City Council and City Plan Commission will address the first series of inactive and obsolete Special Permits, comprising a total of fifty-eight (58) ordinances to be repealed (to date). Concurrent with the re-zoning of the Collins-Arapaho TOD/Innovation District later this year, the second phase of this process will address another estimated forty-three (43) inactive and obsolete Special Permits.

Any remaining inactive and obsolete Special Permits will require case-by-case review and consideration, as some were approved by the same ordinance that established their underlying zoning. Because repeal of such ordinances would also repeal the underlying zoning these Special Permits must be addressed separately. By the end of 2019 it is projected that about ninety-percent (90%) of all existing inactive and obsolete Special Permits will be repealed.

Proposed Ordinance No. 4294, which identifies each Special Permit to be repealed by its respective ordinance number, is included for consideration.

**CITY PLAN COMMISSION & CITY COUNCIL ACTION**

At the conclusion of the Joint Public Hearing the City Plan Commission will formulate its recommendation and vote. Once the City Plan Commission concludes its action, City Council will consider approval of Ordinance No. 4294.

**ATTACHMENTS**

Staff Report  
Table of Inactive & Obsolete Special Permits  
Proposed Ordinance No. 4294

CC / CPC Joint Public Hearing Published Notice  
Property/Business Owner Mailed Notices (example)  
Property Owner Correspondence Received



**TO:** City Council and City Plan Commission  
**FROM:** Michael Spicer, Director of Development Services *MS*  
**DATE:** March 28, 2019  
**RE:** **Zoning File 19-10:** Repeal Inactive & Obsolete Special Permits

## REQUEST

A City-initiated effort to repeal multiple ordinances granting Special Permits for uses that are currently inactive or no longer require Special Permits and amend the Zoning Map accordingly. This action represents the first of a multi-step effort to eliminate existing Special Permits citywide that have become inactive or obsolete.

## BACKGROUND

During the development of its 2017-2019 Statement of Goals, City Council directed staff to address concerns regarding inactive and obsolete, but legally valid Special Permits. A multi-faceted process was subsequently devised that would efficiently repeal the substantial majority of inactive and obsolete Special Permits and also provide for the automatic termination of Special Permits granted in the future.

- At its March 25, 2019 meeting, City Council approved amendments to the Comprehensive Zoning Ordinance to cause automatic termination of future Special Permits when certain applicable deadlines lapse or the uses for which Special Permits were granted cease operation.
- The April 1, 2019 joint public hearing of the City Council and City Plan Commission will address the first series of inactive and obsolete Special Permits, comprising a total of fifty-eight (58) ordinances to be repealed (to date). Concurrent with the re-zoning of the Collins-Arapaho TOD/Innovation District later this year, the second phase of this process will address another estimated forty-three (43) inactive and obsolete Special Permits.

Any remaining inactive and obsolete Special Permits will require case-by-case review and consideration, as some were approved by the same ordinance that established their underlying zoning. Because repeal of such ordinances would also repeal the underlying zoning, these Special Permits must be addressed separately. By the end of 2019 it is projected that about ninety-percent (90%) of all existing inactive and obsolete Special Permits will be repealed.

## INACTIVE & OBSOLETE SPECIAL PERMITS INVENTORY

City staff last briefed City Council on February 25, 2019 regarding the prospective repeal of inactive and obsolete Special Permits. At that time, it was reported that staff had identified a citywide total of 112 inactive and obsolete Special Permits potentially eligible for repeal – sixty-nine (69) to be considered for repeal at the April 1, 2019 Joint Public Hearing and the remaining forty-three (43) to be addressed through the Collins-Arapaho re-zoning process later this year.

Since then, as a result of further review and responses received from affected property owners, the number of inactive and obsolete Special Permits to be considered on April 1, 2019 has decreased to fifty-eight (58).

A table listing the sixty-nine (69) Special Permits initially determined to be inactive or obsolete is attached. The table includes ordinance numbers, uses associated with the Special Permits, location information, and identifies those that have been removed from consideration on April 1, 2019.

Proposed Ordinance No. 4294, which identifies each Special Permit to be repealed by its respective ordinance number, has been prepared and is included for consideration.

## NOTIFICATION PROCESS

As prescribed by Resolution 19-05 approved by City Council on February 25, 2019, notice of the City Council and City Plan Commission Joint Public Hearing was published in the Dallas Morning News no later than 15 days prior to the Joint Public Hearing (actual date: March 15, 2019). Additionally, all affected property owners and business owners were sent notice of the Joint Public Hearing including copies of the ordinances to be repealed; notices were mailed March 15, 2019 (see attached sample notice).

**Correspondence:** To date, correspondence has been received from three (3) property owners requesting Special Permits associated with their properties not be repealed; two (2) relate to restaurants having drive-through service and the third to a helipad (see attached).

## CITY COUNCIL & CITY PLAN COMMISSION ACTION

At the conclusion of the Joint Public Hearing the City Plan Commission will formulate its recommendation and vote. Once the City Plan Commission completes its action, City Council will consider approval of Ordinance No. 4294.

**ZF 19-10 Special Permit Termination  
(February 25, 2019)**

Ordinance	Year	Land Use	Address/Gen. Location	Status	Deferred/Excluded
	Adopted				
1	113	1959	Recreation Amenities 530 Rockingham Ln. (NEC Hampshire Ln./Rockingham Ln.)	Obsolete - SP no longer required	Deferred, use embedded with base zoning
2	349	1964	School/Daycare 300 Edgehill Blvd. (SEC Edgehill & N. Greenville Ave)	Inactive	
3	402	1965	Veterinarian Hospital 739 W. Arapaho Rd. (S side of W. Arapaho Rd, E of West Shore Dr.)	Obsolete - SP no longer required	Deferred, use embedded with base zoning
4	668	1970	Racquet Club 2621-2624 Boxcanyon Ct, 2619 & 2621 E. Prairie Creek Dr. (NWC N. Collins Blvd./E. Prairie Creek Dr.)	Inactive	Deferred, use embedded with base zoning
5	752	1972	Veterinarian/ Grooming/ Boarding 610 N. Coit Rd. (Promenade SC)	Inactive	
6	792	1972	Veterinarian/ Grooming/ Boarding 504 W. Lookout Dr. (Canyon Creek Shopping Village)	Inactive	
7	867	1973	Martial arts / Dance / Health Club 120 Rayflex Dr. (N side Raylex Dr, between Central Expwy & Interurban)	Inactive	
8	974	1975	Commercial Amusement Center 200 N. Coit Rd. (Promenade SC)	Inactive	
9	999	1976	Veterinarian/ Grooming/ Boarding 1401 E. Arapaho Rd. (NEC N. Plano Rd/E. Arapaho Rd)	Inactive	
10	1027	1976	Veterinarian/ Grooming/ Boarding 120 N. Plano Rd. (Richardson Village SC)	Obsolete - SP no longer required	
11	1031	1976	Private Recreation Club (non-alcohol) 1515 Blake Dr. (N side of Blake Dr., E of N. Plano Road)	Inactive	Deferred, use embedded with base zoning
12	2006	1978	Commercial Amusement Center 501 S. Plano Rd. (former Richard Square Mall)	Inactive	
13	2051	1978	Religious Facility 650 W. Campbell Rd. (NWC W. Campbell Rd/Bunker Hill)	Obsolete - SP no longer required	
14	2061	1978	School/Daycare 201 N. Plano Rd. (Plano Baptist Church)	Obsolete - SP no longer required	
15	2163	1980	School/Daycare 1001 N. Central Expressway (1st Baptist Church)	Obsolete - SP no longer required	
16	2173	1980	Veterinarian/ Grooming/ Boarding 1101 N. Jupiter Rd. (N of E. Arapaho Rd, W side of Jupiter)	Inactive	
17	2200	1980	School/Daycare 1701 N. Jupiter Rd. (Richland Methodist Church)	Inactive	
18	2309	1982	School/Daycare 421 Custer Rd. (Episcopal Church - Epiphany)	Obsolete - SP no longer required	
19	2333	1983	Martial arts / Dance / Health Club 1332 S. Plano Rd. (NWC Buckingham Rd/S. Plano Rd)	Inactive	
20	2352	1983	Martial arts / Dance / Health Club 1974 Nantucket Dr. (S of W. Campbell Rd, E side of Nantucket Dr)	Inactive	
21	2392	1983	Veterinarian/ Grooming/ Boarding 635 W. Campbell Rd. (Village Shopping Ctr)	Inactive	

**ZF 19-10 Special Permit Termination  
(February 25, 2019)**

	<b>Ordinance</b>	<b>Year</b>	<b>Land Use</b>	<b>Address/Gen. Location</b>	<b>Status</b>	<b>Deferred/Excluded</b>
22	2417	1984	School/Daycare	581 W. Campbell Rd. (Campbell Plaza)	Inactive	
23	2442	1984	Optical Sales	1100 Centennial Blvd. (Buckingham Rd-Centennial Blvd intersection)	Inactive	
24	2533	1985	Residential	2101 E. Renner Rd. (NWC W. Renner Rd/N. Jupiter Rd)	Inactive	
25	2542	1986	Martial arts / Dance / Health Club	2100 E. Campbell Rd. (SWC N. Jupiter Rd/E. Campbell Rd)	Inactive	
26	2603	1987	Retail/Restaurant in Industrial	2323 N. Central Expressway (E side of Collins Blvd, between Palisades Blvd & Fall Creek Dr)	Inactive	
27	2611	1987	Drive-through Restaurant	526 W. Arapaho Rd. (E side of W. Arapaho Rd, W. of Custer Rd)	Inactive	Excluded at owner's request (see attachment)
28	2652	1988	Martial arts / Dance / Health Club	940 E. Belt Line Rd. (Baybury Square SC)	Inactive	
29	2662	1988	Drive-through Restaurant	103 S. Coit Rd. (SEC W. Belt Line Rd/S. Coit Rd)	Inactive	
30	2672	1988	Helipad	1403 E. Lookout Dr. (former Owens Farm)	Inactive	Excluded at owner's request (see attachment)
31	2675	1988	Veterinarian/ Grooming/ Boarding	1332 S. Plano Rd. (NWC Buckingham Rd/N. Plano Rd)	Inactive	
32	2721	1989	School/Daycare	1245 W. Belt Line Rd. (S side W. Belt Line Rd - RISD Newcomer Ctr)	Inactive	
33	2722	1989	Drive-through Restaurant	800 W. Arapaho Rd. (NWC W. Arapaho Rd/West Shore)	Inactive	Excluded at owner's request (see attachment)
34	2729	1989	School/Daycare	610 Old Cambell Rd. (N side of Old Campbell Rd)	Inactive	
35	2747	1989	Martial arts / Dance / Health Club	300 N. Coit Rd. (Shops at Promenade SC)	Inactive	
36	2751	1989	School/Daycare	2400 Lakeside Blvd. (NEC Central Expwy/Lakeside Blvd)	Inactive	
37	2766	1989	Music Studio	212 S. Cottonwood Dr. (S of W. Belt Line Rd, W side of Cottonwood Dr)	Inactive	
38	2783	1990	Commercial Amusement Center	521 W. Campbell Rd. (S side of W. Campbell Rd, W of Old Campbell Rd)	Inactive	
39	2807	1990	School/Daycare	2071 N. Collins Blvd. (N of W. Campbell Rd, E side of Collins Blvd)	Inactive	
40	2830	1991	Drive-through Restaurant	1549 E. Belt Line Rd/ (E of N. Plano Rd, N side of E. Belt Line Rd - Aldi's)	Inactive	
41	2846	1991	Veterinarian/ Grooming/ Boarding	650 N. Coit Rd. (Promenade Center)	Inactive	
42	2901	1992	School/Daycare	1121 Rockingham Dr. (N of W. Arapaho Rd, W side of Rockingham Dr)	Inactive	
43	2914	1992	Veterinarian/ Grooming/ Boarding	300 N. Coit Rd. (Shops at Promenade SC)	Inactive	

**ZF 19-10 Special Permit Termination  
(February 25, 2019)**

Ordinance	Year	Land Use	Address/Gen. Location	Status	Deferred/Excluded	
44	2922	1993	College/Vocational School	1551 E. Spring Valley Rd. (NWC St. Johns/E. Spring Valley Rd)	Inactive	
45	2927	1993	Manufacturing	2050 N. Plano Rd. (N of NWC E. Campbell Rd/N. Plano Rd - Campbell Ctr)	Inactive	
46	2934	1993	School/Daycare	2100 N. Greenville Ave. (S side of N. Greenville Ave, W of Glenville Ave)	Inactive	
47	2935	1993	Drive-through Restaurant	160 N. Coit Rd. (N of W. Belt Line Rd, E side of N. Coit Rd - Kroger SC)	Inactive	
48	2941	1993	Veterinarian/ Grooming/ Boarding	1332 S. Plano Rd. (NWC Buckingham Rd/S. Plano Rd)	Inactive	
49	3004	1995	College/Vocational School	650 N. Coit Rd. (Promenade North SC)	Inactive	
50	3037	1995	Parking Lot	1001 N. Central Expressway (1st Baptist Church)	Inactive	
51	3072	1996	School/Daycare	1332 S. Plano Rd. (NWC Buckingham Rd/S. Plano Rd)	Inactive	
52	3133	1997	Technical Training School	2101 Waterview Prkway (W side of Waterview Prkway, S of Tatum St.)	Active	Excluded, currently active
53	3278	2000	Commercial Amusement Center	501 S. Plano Rd. (former Richard Square Mall)	Inactive	
54	3323	200	Restaurant with drive-through	189 N. Plano Rd. W side of N. Plano Road, N of E. Belt Line Rd.)	Inactive	Deferred, use embedded with base zoning
55	3348	2001	School/Daycare	701 Centennial Blvd. (NWC Centennial Blvd/Bowser - Christ Community Church)	Inactive	
56	3371	2001	Veterinarian/ Grooming/ Boarding	430 N. Coit Rd. (E side of N. Coit Rd at Roundrock)	Inactive	
57	3383	2002	Veterinarian/ Grooming/ Boarding	3600 North Star Rd. (NEC W. Renner Rd/North Star)	Inactive	
58	3395	2002	Retail/Restaurant in Industrial	3301 Matrix Dr. (NEC Spectrum/Matrix Dr)	Inactive	
59	3678	2007	Private university	2201 N. Central Expressway (SWC Central Expwy/Fall Creek Dr)	Inactive	
60	3694	2008	Fraternal / Cultural Center	525 W. Arapaho Rd. Suite 10 (S side of W. Arapaho Rd, E of Custer Rd - North Rich Plaza)	Inactive	
61	3741	2009	Gasoline sales	3411 Custer Prkway NWC W. Renner Rd./Custer Prkway)	Inactive	Deferred, use embedded with base zoning
62	3736	2010	Self-service warehouse (secondary)	1425 N. Plano Rd. (N of E. Belt Line Rd., east side of N. Plano Rd.)	Inactive	Excluded, Special Permit eliminated with rezoning to PD Planned Development (2019)
63	3794	2010	College/Vocational School	222 Municipal Dr. Suite 180 (N side of Municipal Dr, E of Gateway Blvd)	Inactive	
64	3803	2011	Commercial Amusement Center	100 N. Central Expressway (N side of W. Campbell Rd, W side of Alamo Rd - Gold's Gym)	Inactive	
65	3826	2011	Motor Vehicle Repair	801 W. Arapaho Rd. (SEC W. Arapaho Rd/Newberry Dr)	Inactive	

**ZF 19-10 Special Permit Termination  
(February 25, 2019)**

	<b>Ordinance</b>	<b>Year</b>	<b>Land Use</b>	<b>Address/Gen. Location</b>	<b>Status</b>	<b>Deferred/Excluded</b>
66	4066	2014	Motor Vehicle Repair	611 N. Central Expressway (S of W. Phillips St, behind Como Motel)	Inactive	
67	4116	2015	Food Truck Park	522 Bishop Ave. (S of Rayflex Dr, E side of Bishop Ave)	Inactive	
68	4138	2015	Commercial Amusement Center	521 W. Campbell Rd. (S side of W. Campbell Rd, west of Old Cambell Rd)	Inactive	
69	4154	2016	Temporary Open Air Market	677 W. Campbell Rd. (S side of W. Campbell Rd, E of Floyd Rd - K-1 Speed)	Inactive	

**ORDINANCE NO. 4294**

**AN ORDINANCE OF THE CITY OF RICHARDSON, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ZONING MAP OF THE CITY OF RICHARDSON, AS HERETOFORE AMENDED, BY REPEALING ORDINANCES NOS. 349, 752, 792, 867, 974, 999, 1027, 2006, 2051, 2061, 2163, 2173, 2200, 2309, 2333, 2352, 2392, 2417, 2442, 2533, 2542, 2603, 2652, 2662, 2675, 2721, 2729, 2747, 2751, 2766, 2783, 2807, 2830, 2846, 2901, 2914, 2922, 2927, 2934, 2935, 2941, 3004, 3037, 3072, 3278, 3348, 3371, 3383, 3395, 3678, 3694, 3794, 3803, 3826, 4066, 4116, 4138, and 4154, RELATED TO INACTIVE AND OBSOLETE SPECIAL PERMITS; PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE. (ZONING FILE 19-10).**

**WHEREAS**, the City Plan 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, the governing body, in the exercise of the legislative discretion, has concluded that the Comprehensive Zoning Ordinance and Zoning Map 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 and Zoning Map of the City of Richardson, Texas, duly passed by the governing body of the City of Richardson on the 5<sup>th</sup> day of June 1956, as heretofore amended, be amended to repeal Ordinances Nos. 349, 752, 792, 867, 974, 999, 1027, 2006, 2051, 2061, 2163, 2173, 2200, 2309, 2333, 2352, 2392, 2417, 2442, 2533, 2542, 2603, 2652, 2662, 2675, 2721, 2729, 2747, 2751, 2766, 2783, 2807, 2830, 2846, 2901, 2914, 2922, 2927, 2934, 2935, 2941, 3004, 3037, 3072, 3278, 3348, 3371, 3383, 3395, 3678, 3694, 3794, 3803, 3826, 4066, 4116, 4138, and 4154.

**SECTION 2.** 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 3.** 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 4.** That an offense committed before the effective date of this Ordinance is governed by prior law and the provisions of the Comprehensive Zoning Ordinance, as amended, in effect when the offense was committed, and the former law is continued in effect for this purpose.

**SECTION 5.** 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 Dollars (\$2,000.00) for each offense; and each and every day such violation shall continue shall be deemed to constitute a separate offense.

**SECTION 6.** That 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 provide.

**DULY PASSED** by the City Council of the City of Richardson, Texas, on the 1<sup>st</sup> day of April, 2019.

**APPROVED:**

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**MAYOR**

**APPROVED AS TO FORM:**

**CORRECTLY ENROLLED:**

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**CITY ATTORNEY**  
(PGS:3-26-19:TM 106954)

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**CITY SECRETARY**



Remit Payments (with Acct Number) to:  
 The Dallas Morning News, P.O. BOX 660040, DALLAS, TX 75266-0040

**Order Confirmation**

**Customer:** CITY OF RICHARDSON **Customer Account:** 100010162  
**Ad Order #:** 0001721327 **PO Number:**  
**Sales Rep:** Lynda Black **Order Taker:** Lynda Black

<b>Net Amount:</b>	\$162.30	<b>Tax Amount:</b>	\$0.00	<b>Total Amount:</b>	\$162.30
<b>Payment Method:</b>	Check/Money Order	<b>Payment Amount:</b>	\$0.00	<b>Amount Due:</b>	<b>\$162.30</b>

**Ad Order #:** 0001721327

**Ad Number:** 0001721327-01

**Color:** **Ad Size:** 1 X 67.00 Li

**Ad Content**

City of Richardson  
 Public Hearing Notice

The Richardson City Council and City Plan Commission will conduct a joint public hearing at 7:00 p.m. on Monday, April 1, 2019 in the Council Chambers, Richardson Civic Center/City Hall, 411 W. Arapaho Road, to consider the following:

ZF 19-10  
 City-initiated proposal to (1) repeal the following Ordinances related to Special Permits granted for uses that have ceased operation or no longer exist at approved locations: Nos. 349, 668, 752, 792, 867, 974, 999, 2006, 2173, 2200, 2333, 2352, 2392, 2417, 2442, 2533, 2542, 2603, 2611, 2652, 2662, 2672, 2675, 2721, 2722, 2729, 2747, 2751, 2766, 2783, 2807, 2830, 2846, 2901, 2914, 2922, 2927, 2934, 2935, 2941, 3004, 3037, 3072, 3278, 3348, 3371, 3383, 3395, 3678, 3694, 3741, 3794, 3803, 3826, 4066, 4116, 4138, and 4154; and (2) to repeal the following Ordinances related to Special Permits granted for uses that are obsolete (uses that no longer require a Special Permit in accordance with the City of Richardson's Comprehensive Zoning Ordinance): Nos. 1027, 2051, 2061, 2163 and 2309; and to amend the City's official zoning map to reflect repeal of these ordinances.

If you wish your opinion to be part of the record but are unable to attend, send a written reply prior to the hearing date to City Council, City of Richardson, P.O. Box 830309, Richardson, Texas 75083.

The City of Richardson  
 /s/ Aimee Nemer,  
 City Secretary

Run Dates	Product	Placement/Classification - Position
Publish Date: 03/15/2019    Stop Date: 03/15/2019	Dallas Morning News	Legals Bids Notices - LN Legal Notices
Publish Date: 03/15/2019    Stop Date: 03/21/2019	DallasNews.com	Legals Bids Notices - LN Legal Notices



# Notice of Public Hearing

## City Plan Commission

The City of Richardson is proposing to:

### **REPEAL – INACTIVE SPECIAL PERMITS**

**File No./Name:** ZF 19-10 / Repeal Inactive Special Permits  
**Applicant:** City of Richardson  
**Proposal:** To repeal numerous existing ordinances related to Special Permits granted for uses that have ceased operation or no longer exist at approved locations and amend the City's official zoning map to reflect repeal of these ordinances.

The City Plan Commission and City Council will take action to repeal these ordinances at a joint public hearing scheduled for:

**MONDAY, APRIL 1, 2019**  
**7:00 p.m.**  
**City Council Chambers**  
**Richardson City Hall, 411 W. Arapaho Road**  
**Richardson, Texas**

*This notice is being sent to you because you are the current owner of a property (according to tax appraisal records) for which a Special Permit was previously approved by the City of Richardson. Enclosed for your reference is a copy of the subject ordinance to be repealed (Ordinance No. XXXX).*

**Process for Public Input:** A maximum of 15 minutes will be allocated to those in favor of the request and a maximum of 15 minutes will also be allocated to those in opposition to the request for purposes of addressing the City Plan Commission and City Council.

Persons who are unable to attend, but would like their views to be made a part of the public record, may send signed, written comments, referencing the file number above, prior to the date of the hearing to: Dept. of Development Services, PO Box 830309, Richardson, TX 75083.

**Agenda:** The joint public hearing of the City Plan Commission and City Council agenda for this meeting will be posted on the City of Richardson website the Friday before the public hearing. For a copy of the agenda, please go to: <http://www.cor.net/cpc>.

***If you believe the Special Permit proposed to be repealed would affect a currently active business on your property, please contact the Department of Development Services at 972-744-4240 and reference Zoning File ZF 19-10.***

Date Posted and Mailed: 03/15/2019



# Notice of Public Hearing

## City Plan Commission

An application has been received by the City of Richardson for a:

### **REPEAL – OBSOLETE SPECIAL PERMITS**

**File No./Name:** ZF 19-010 / Repeal Obsolete Special Permits  
**Applicant:** City of Richardson  
**Proposal:** To repeal numerous existing ordinances related to Special Permits granted for uses that are obsolete (uses that no longer require Special Permits in accordance with the City of Richardson's Comprehensive Zoning Ordinance) and to amend the City's official zoning map to reflect repeal of these ordinances.

The City Plan Commission and City Council will take action to repeal these ordinances at a joint public hearing scheduled for:

**MONDAY, APRIL 1, 2019**  
**7:00 p.m.**  
**City Council Chambers**  
**Richardson City Hall, 411 W. Arapaho Road**  
**Richardson, Texas**

*This notice is being sent to you because you were granted a Special Permit that was previously approved by the City of Richardson. Enclosed for your reference is a copy of the subject ordinance to be repealed (Ordinance No. XXXX).*

**Process for Public Input:** A maximum of 15 minutes will be allocated to those in favor of the request and a maximum of 15 minutes will also be allocated to those in opposition to the request for purposes of addressing the City Plan Commission and City Council.

Persons who are unable to attend, but would like their views to be made a part of the public record, may send signed, written comments, referencing the file number above, prior to the date of the hearing to: Dept. of Development Services, PO Box 830309, Richardson, TX 75083.

**Agenda:** The joint public hearing of the City Plan Commission and City Council agenda for this meeting will be posted on the City of Richardson website the Friday before the public hearing. For a copy of the agenda, please go to: <http://www.cor.net/cpc>.

***If you believe the Special Permit proposed to be repealed would affect a currently active business on your property, please contact the Department of Development Services at 972-744-4240 and reference Zoning File ZF-19-10.***

Date Posted and Mailed: 03/15/2019

## Ordinance No. 2611 (526 W. Arapaho Road)

**From:** [Todd Vestal](#)  
**To:** [Sam Chavez](#)  
**Cc:** "[Freddy Vestal](#)"; "[McCoy, Laura](#)"; [mdee@inspirebrands.com](mailto:mdee@inspirebrands.com)  
**Subject:** 526 W. Arapaho ZF 19-10 Special Permits  
**Date:** Tuesday, March 19, 2019 9:52:51 AM

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Thank you Mr. Chavez,

For taking the time yesterday afternoon to meet with my Father and I concerning the ZF 19-10/ Repeal- Inactive Special Permit Notice that we received March 16, 2019 for 526 W. Arapaho, and as we discussed, our Family purchased the 526 Arapaho Arby's fast food restaurant with drive thru May 27, 2010, and Arby's was the Tenant then and now. Last year, Arby's subleased to Kabobi Restaurant, then Kabobi moved out a little over a month ago, and by the way, Arby's said Kabobi wanted to buy our property, but we are not Sellers.

For your information, it is our understanding that Arby's is currently working with several fast food restaurants to re-occupy the building with the drive thru, and we too are also working to find the right fast food user to replace Arby's when Arby's lease expires July 2020. Again, as we discussed, this property has always had a drive thru, and taking away the drive thru **any time** will limit the re-tenanting, as up to 35-40% of fast food restaurant sales come through the drive thru, and in some cases this percentage is higher. Further, in our opinion, the loss of the drive thru will impact not only our building's best and highest use, but also its value.

Mr. Chavez, per your instructions and guidance, please remove our 526 W. Arapaho property from consideration in the ZF 19-10/ Repeal-Inactive Special Permits list, and please confirm by email that 526 W. Arapaho will not be a part of the April 1, 2019 City Council meeting for ZF 19-10/ Repeal-Inactive Special Permits.

Thank you again for your help and courtesy yesterday, and let me know if there is anything else you need from me.

Sincerely,

**Todd Vestal**  
Vestal Investments  
Texas Licensed Real Estate Broker  
License No.: 0469318

214-682-2240 Cell  
972-259-7472 VM  
[toddvestal@gmail.com](mailto:toddvestal@gmail.com)

# Ordinance No. 2722 (800 W. Arapaho Road)

**From:** [Michael Zevallos](#)  
**To:** [Sam Chavez](#)  
**Cc:** [Saul Waranch](#)  
**Subject:** Repeal of Special Permit ZF 19-10  
**Date:** Wednesday, March 20, 2019 1:16:00 PM

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Hello,

I am writing you today on behalf of the North Arapaho Village LLC, I wanted to make you aware that they would prefer to keep the Special Permit. We have recently added a new restaurant there that could benefit from that. If possible we would like to see the Ordinance # 2722-A removed from discussion.

Best regards,  
Michael Zevallos  
Property Manager  
The S.F. Waranch Company

# Ordinance No. 2672 (1403 E. Lookout Drive)

**From:** [Tommy Crowell](#)  
**To:** [Sam Chavez](#)  
**Cc:** [Mann, Tommy](#); [Stacy Standridge](#)  
**Subject:** File No: ZF 19-10  
**Date:** Thursday, March 28, 2019 2:34:20 PM  
**Attachments:** [COR Notice-Helipad 3.15.19.pdf](#)

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Hi Sam,

We are the registered owner of the Owen's Farm Property. We received the attached notice the other day from COR. Ironically, we have had Real Page reach out to us about a possible helipad site. We would like to request that the City of Richardson not remove this ordinance from our Property as it would kill that potential deal. Thanks and let me know if you need anything else.

Tommy Crowell  
Standridge Companies  
15640 Quorum Drive  
Addison, TX 75001  
214-363-1998 x 4