

ORDINANCE NO. 4526

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 GRANTING A CHANGE IN ZONING BY GRANTING A SPECIAL PERMIT FOR A RESTAURANT WITH DRIVE-THROUGH SERVICE FOR THE PROPERTY LOCATED AT 508 CENTENNIAL BOULEVARD, RICHARDSON, TEXAS, ZONED, ZONED O/C OFFICE COMMERCIAL, AND BEING FURTHER DESCRIBED IN EXHIBIT "A"; PROVIDING A SAVINGS CLAUSE; PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY 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 24-25).

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 5th day of June, 1956, as heretofore amended, be amended by granting a Special Permit for a restaurant with drive-through service for the property located at 508 Centennial Boulevard, Richardson, Texas, zoned O/C Office Commercial and being described in Exhibit "A" attached hereto and made a part hereof for all purposes ("the Property").

SECTION 2. That the Special Permit for a restaurant with drive-through service is hereby conditionally granted subject to the following special conditions:

1. The use of the property for a restaurant with drive-through service use shall be limited to the area of the building located on the Property depicted on the concept plan, attached as Exhibit "B" (the "Concept Plan"), and made a part thereof.

2. No other person, company, business, or legal entity may operate a commercial entertainment, indoors use on the property other than Haraz Coffee House. The Special Permit automatically terminates upon the change in ownership or operator, in accordance with Article XXII-A, Section 7 of the Comprehensive Zoning Ordinance, as amended.
3. A building permit for the property shall be obtained from the City in accordance with Article XXII-A, Section 7.(b.) of the Comprehensive Zoning Ordinance, as amended.
4. The drive-through shall only have one speaker menu board which is required to utilize Delphi Display Systems or equivalent speaker system technology.
5. The City Manager shall provide the City Council with a status report to the City Council of any City Code of Ordinance complaints or violations relating to the speaker menu board which is required to utilize Delphi Display Systems or equivalent speaker system technology, one (1) year after the Certificate of Occupancy is issued.

SECTION 3. That the above-described tract of land shall be used in the manner and for the purpose provided for by the Comprehensive Zoning Ordinance of the City of Richardson, Texas, as heretofore amended.

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 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 7. 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 8. 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 13th day of January 2025.



APPROVED:


MAYOR

APPROVED AS TO FORM:


CITY ATTORNEY
(pgs:1-9-25)

CORRECTLY ENROLLED:


CITY SECRETARY

EXHIBIT "A"
LEGAL DESCRIPTION
ZF 24-25

BEING all of Lot 12B, Block A, of the Buckingham Addition, City of Richardson, Dallas County, Texas, according to the plat recorded in Volume 2000027, Page 139 of the Map Records of Dallas County, Texas.

PROJECT SUMMARY
 ZONING: COMMERCIAL
 TOWN OF DALLAS ZONING ORDINANCE, AS AMENDED
 SPECIAL: AS AMENDED TO THE DALLAS ZONING ORDINANCE, SUB-A
 BUILDING AREA 3.008 SF RES. (MAX. 11,991 SF G.F.A.)
 BUILDING HEIGHT: 11' 11" (11' 11")
 14' 0" TOP OF FINISHED GRADE TO TOP OF FINISHED GRADE
 14' 0" TOP OF FINISHED GRADE TO TOP OF FINISHED GRADE
 TOTAL 3' 11" (3' 11")
 LANDSCAPE AREA PROVIDED: 14' 0" (14' 0")
 BUILDING COVERED AREA: 1989 SF (1989 SF)
 ACTUAL AREA: 1989 SF (1989 SF)
 SETBACKS: 10' (10' 0")
 10' 0" (10' 0")

REVISIONS

| Project No. | 17-07 |
|-------------|-----------|
| Scale | AS SHOWN |
| Date | 4/23/2018 |
| Design By | DW |
| Sheet No. | 1 of 4 |

508 CENTENNIAL BLVD
COMMERCIAL ADDITION
0.85 AC. (36,901 SF)
LOT 118, BLOCK A, BUCKINGHAM ADDN
 City of Richardson, Dallas County, Texas

Owner: BJH1 Investment, LLC
 10870 Plano Rd #A
 Dallas TX 75238

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