

ORDINANCE NO. 4317

AN ORDINANCE OF THE CITY OF RICHARDSON, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ZONING MAP OF THE CITY OF RICHARDSON, AS HERETOFORE AMENDED, TO GRANT A CHANGE IN ZONING BY GRANTING A SPECIAL PERMIT FOR A DOG TRAINING CENTER WITH SPECIAL CONDITIONS WITHIN AN EXISTING BUILDING ON A 13.996-ACRE TRACT OF LAND ZONED I-M(1) INDUSTRIAL LOCATED AT 675 N. GLENVILLE DRIVE, RICHARDSON, TEXAS, 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 19-19).

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, to grant a change in zoning by granting a Special Permit for a dog training center with special conditions within an existing building on a 13.996-acre tract of land zoned I-M(1) Industrial located at 675 N. Glenville Drive, Richardson, Texas, and being more particularly described in Exhibit "A" attached hereto and made a part hereof for all purposes (the "Property").

SECTION 2. That the Special Permit for a dog training center is hereby conditionally granted subject to the following special conditions:

1. A Special Permit shall be granted to allow a dog training center which shall be limited to Suite 165, a 6,200 square foot lease space of the building shown on the concept plan attached as Exhibit "B" (the "Concept Plan") and made a part thereof.

The grant of the special permit shall be limited to Harold Patin and Maureen Patin or Sharon Lacaze and Kenna Sloan, What a Great Dog! Training Center. No other person(s), company, business or legal entity may operate a dog training center on the Property other than Harold Patin and Maureen Patin or Sharon Lacaze and Kenna Sloan, What a Great Dog! Training Center. 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.

2. The Special Permit shall terminate, and this Ordinance be of no further effect if a certificate of occupancy is not issued by the City and use of the Property for which the Special Permit was approved has not commenced within one hundred-eighty (180) calendar days after the date of adoption of this Ordinance.
3. The dog training facility shall be limited to providing dog training, physical rehabilitation services and training seminars.
4. The parking ratio for the dog training center shall be 1 parking space per 450 square feet of the subject 6,200 square foot lease space.
5. A minimum of one (1) pet waste pick-up station, to include a trash receptacle and waste pick up bag receptacle, shall be provided on the west side of the lease space as shown on the Concept Plan.

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, and subject to the aforementioned special conditions.

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 14th day of October 2019.




APPROVED:


MAYOR

APPROVED AS TO FORM:


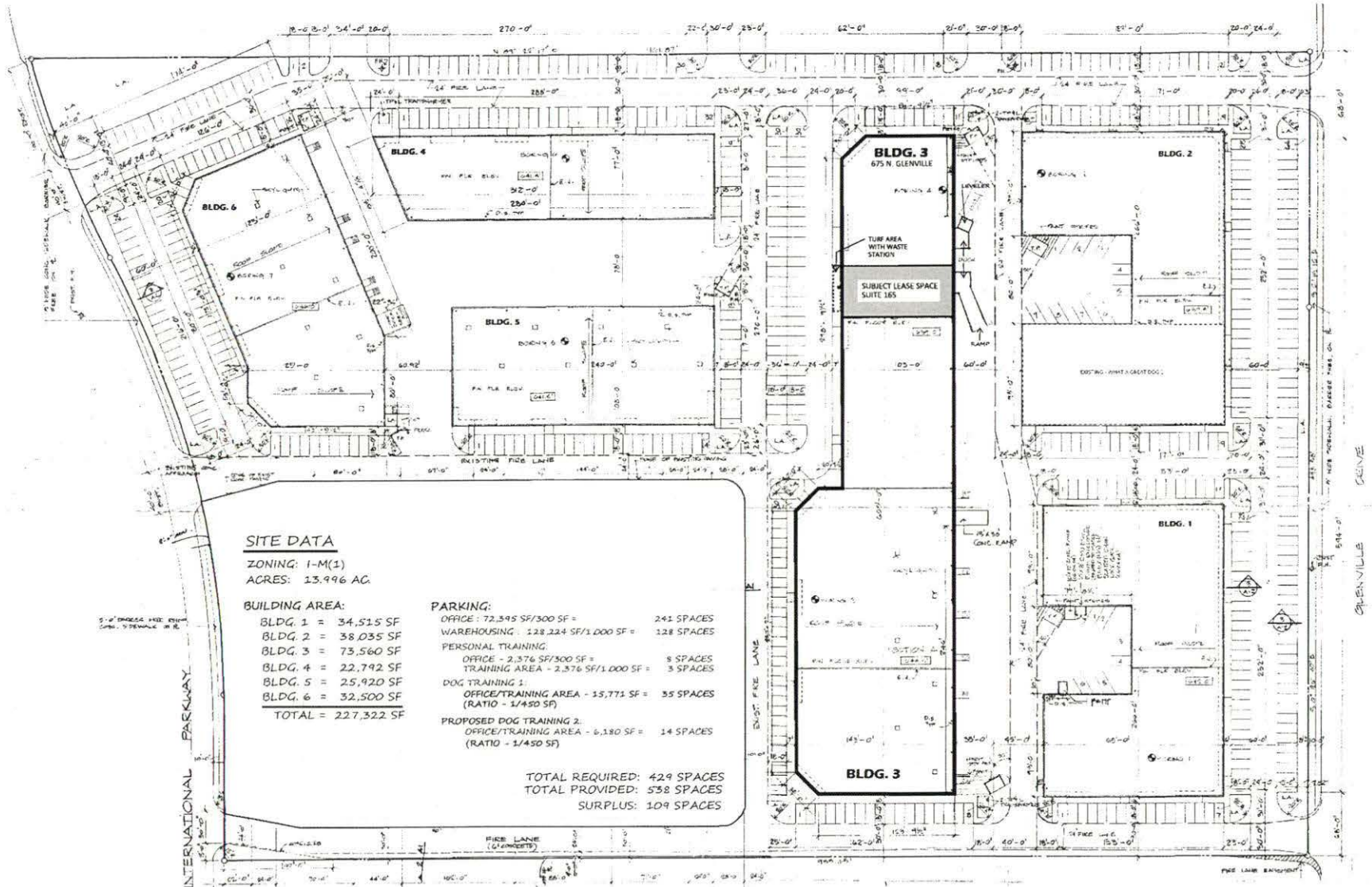
CITY ATTORNEY
(PGS:10-3-19:TM 111340)

CORRECTLY ENROLLED:


CITY SECRETARY

EXHIBIT "A"
LEGAL DESCRIPTION
ZF 19-19

BEING a tract of land situated in the Baruch Cantrell Survey, Abstract No. 265, in the City of Richardson, Dallas County, Texas, and being the remainder of Lot 2, Block 1 of Richardson Business Center, according to the Plat thereof recorded in Volume 96184, Page 5568, of the Map Records of Dallas County, Texas.



SITE DATA

ZONING: I-M(1)
ACRES: 13.996 AC

BUILDING AREA:

BLDG. 1 = 34,515 SF
BLDG. 2 = 38,035 SF
BLDG. 3 = 73,560 SF
BLDG. 4 = 22,792 SF
BLDG. 5 = 25,920 SF
BLDG. 6 = 32,500 SF
TOTAL = 227,322 SF

PARKING:

OFFICE - 72,395 SF/300 SF = 241 SPACES
WAREHOUSING - 128,224 SF/1,000 SF = 128 SPACES
PERSONAL TRAINING:
OFFICE - 2,376 SF/300 SF = 8 SPACES
TRAINING AREA - 2,376 SF/1,000 SF = 3 SPACES
DOG TRAINING 1:
OFFICE/TRAINING AREA - 15,771 SF = 55 SPACES
(RATIO - 1/450 SF)
PROPOSED DOG TRAINING 2:
OFFICE/TRAINING AREA - 6,180 SF = 14 SPACES
(RATIO - 1/450 SF)

TOTAL REQUIRED: 429 SPACES
TOTAL PROVIDED: 538 SPACES
SURPLUS: 109 SPACES



ZONING CONCEPT PLAN
SCALE: 1" = 40'-0"

Exhibit "B"

**RICHARDSON
BUSINESS CENTER**
601-675 N. GLENVILLE DRIVE