

ORDINANCE NO. 4378

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 FROM PD PLANNED DEVELOPMENT FOR THE LR-M(2) LOCAL RETAIL DISTRICT WITH SPECIAL PERMITS FOR THREE RESTAURANTS WITH DRIVE-THROUGH SERVICE TO PD PLANNED DEVELOPMENT FOR THE LR-M(2) LOCAL RETAIL DISTRICT WITH AMENDED DEVELOPMENT REGULATIONS WITH SPECIAL PERMITS FOR THREE RESTAURANTS WITH DRIVE-THROUGH SERVICE ON APPROXIMATELY 13.143 ACRES LOCATED SOUTH OF BELT LINE ROAD AND EAST OF PLANO ROAD, CITY OF RICHARDSON, TEXAS, BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" HERETO; 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 21-06).

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 from PD Planned Development for the LR-M(2) Local Retail District with Special Permits for three restaurants with drive-through service to PD Planned Development for the LR-M(2) Local Retail District with amended development regulations and Special Permits for three restaurants with drive-through service on approximately 13.143 acres located south of Belt Line Road and east of Plano Road, Richardson, Texas, being more particularly described in Exhibit "A", attached hereto and made a part hereof for all purposes (the "Property").

SECTION 2. That the zoning change to Planned Development is subject to the following development regulations:

1. Base Zoning. The property shall be zoned PD Planned Development for the LR-M(2) Local Retail District and shall be used and developed in substantial conformance with Concept Plan, the Building Elevations and Pedestrian Pathway Plan attached hereto as Exhibits "B", "C-1 through C-5" and Exhibit "D", respectively, and which are hereby approved and incorporated herein, and in accordance with the requirements of the LR-M(2) Local Retail District zoning regulations, except as otherwise provided herein.
2. Use Regulations:
 - a. In addition to uses allowed in the LR-M (2) Local Retail District, Beauty Supply-Retail shall be allowed an allowed use.
 - b. A maximum of three (3) restaurants, each with drive-through service shall be allowed in conformance with the Concept Plan. A Special Permit is hereby approved for each restaurant to allow each restaurant to have a drive-through service subject to:
 - i. A building permit for each of the three (3) restaurants with drive-through service shall be obtained from the City no later than one hundred-eighty (180) days after the date of adoption of this Ordinance (the "Building Permit Deadline"); however, the City Manager, or designee, may grant one or more extensions not to exceed one (1) year from the original one hundred-eighty (180) day deadline. The Special Permits shall terminate if building permits for the Property have not been issued prior to the expiration of the Building Permit Deadline, or if building permits have been issued but have subsequently expired prior to completion of the required construction.
3. Building Regulations:
 - a. The minimum masonry percentage per façade, excluding doors and windows, for the building on Lot 2 shall be as follows:
 - i. North Elevation: minimum 79% masonry
 - ii. East Elevation: minimum 79% masonry
 - b. The minimum masonry percentage, excluding doors and windows, for the building on Lot 3 shall be as follows:
 - i. South Elevation: minimum 74% masonry
 - ii. North Elevation: minimum 75% masonry
 - iii. West Elevation: minimum 67% masonry
 - iv. Overall Building: minimum of 78% masonry

1. Building Height: A maximum building height of fifty (50) feet shall be permitted for Building E on Lot 1. Said height shall include the parapet wall and any architectural elements.
5. Access:
 - a. The deceleration/turn lane along S. Plano Road as shown on Concept Plan shall be constructed prior to or in conjunction with the development of the first lot fronting Plano Road.
 - b. The deceleration/turn lane on Belt Line Road extending from the west property line to the proposed new driveway as shown on the Concept Plan shall be constructed prior to or in conjunction with the development of the first building fronting Belt Line Road.
 - c. The deceleration/turn lane on Belt Line Road, east of Building D shall be constructed as shown on the Concept Plan for the existing divided driveway prior to the issuance of a Certificate of Occupancy (CO) for Building E.
 - d. The entirety of the existing internal ring road between the divided entrance on Plano Road and the divided entrance on Belt Line Road shall be reconfigured with the development of the first lot.
 - e. The internal pedestrian pathway and associated site improvements shall be provided as shown on Concept Plan.
6. Landscaping: A minimum of 8% of the gross land area of Lot 1 shall be landscaped.
7. Parking: The minimum parking requirement for the Property shall be 550 parking spaces if the maximum building square footage does not exceed the 158,393 square feet.
 - a. Any development of square footage in excess of 158,393 square feet shall be required to be parked at a ratio of one (1) space per 300 square feet.
 - b. A shared parking agreement approved by the City shall be executed and recorded for the Property among the lots prior to approval of any plat subdividing the lots.
8. Signage:
 - a. Pole signs shall be prohibited.
 - b. Freestanding signs shall be limited to monument signs only, as provided in Chapter 18 of the Richardson Code of Ordinances, as amended.
9. Platting: Lot 10B as depicted on the Concept Plan shall be permitted to be platted as a flag lot, subject to a minimum 24-foot wide mutual access easement being provided and maintained along the northern and western perimeter of the subject lot.
10. Loading Docks: For Building E, additional loading docks shall be allowed. If a loading dock area faces a public street, the entirety of the loading dock area shall be recessed from the front façade of the building.

SECTION 3. That Ordinance No. 4307, adopted on August 5, 2019, and Ordinance No. 4335, adopted on February 10, 2020, are hereby repealed in their entirety.

SECTION 4. 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 as amended herein.

SECTION 5. 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 6. 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 7. 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 8. 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 9. 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 12th day of April 2021.



APPROVED AS TO FORM

Peter G. Smith

CITY ATTORNEY
(PGS:4-7-21:TM 121665)

APPROVED:

[Signature]
MAYOR

CORRECTLY ENROLLED:

Aimee Neme

CITY SECRETARY

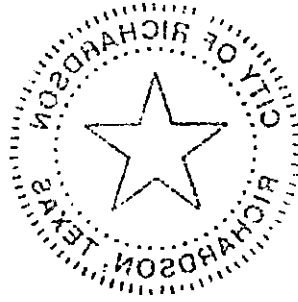


EXHIBIT "A"
LEGAL DESCRIPTION
ZF 21-06

BEING all of Lots 10A, 13, 14 and 15, of Richardson Center, an addition to the City of Richardson, Dallas County, Texas, according to the Plat thereof recorded under Clerk's File No. 20200064344, Plat Records, Dallas County, Texas (D.R.D.C.T.).

GRAPHIC SCALE
1" = 100' 0"

LOT 10B
9.06 AC
BUILDING E
CONCRETE

LOT 10A
1.00 AC
LOT 10C

LOT 10D
1.00 AC

LOT 10E
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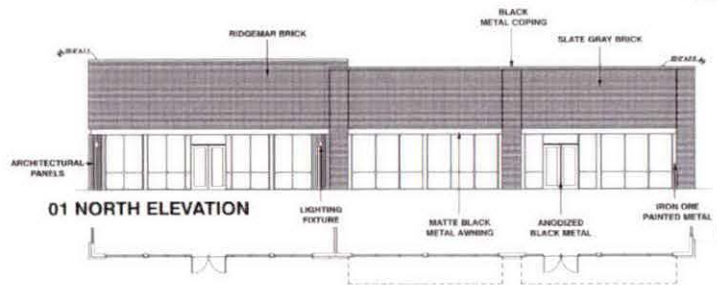
LOT 10FN
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LOT 10FO
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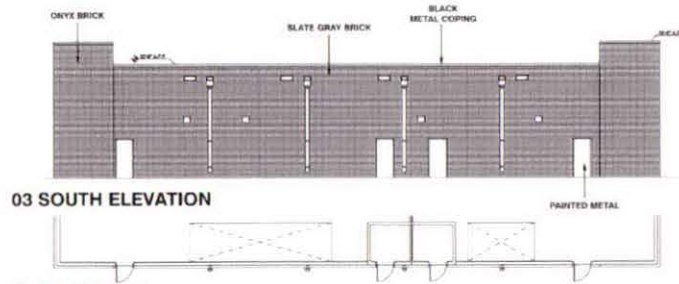
LOT 10FP
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LOT

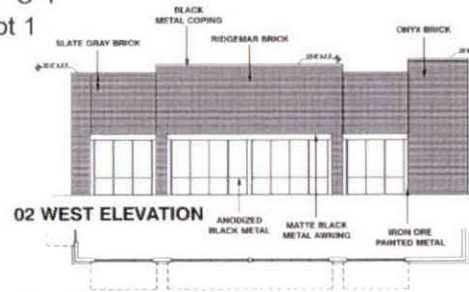
Exhibit "C-1"
Lot 1



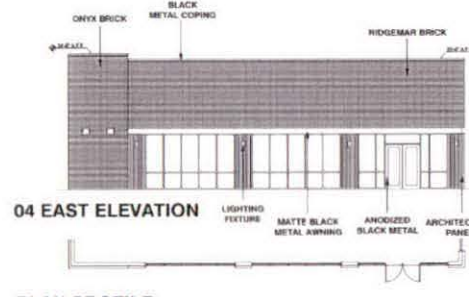
PLAN PROFILE



PLAN PROFILE



PLAN PROFILE



PLAN PROFILE

TOTAL AREA: 100%
TOTAL BRICK: 95%
TOTAL METAL: 2%
TOTAL PANEL: 3%

NOTE: PANEL IS CEMENT FIBER BOARD
WITH VINTAGE CEDAR COLOR, FROM
NICHINA

FACADE MATERIAL PERCENTAGE

NORTH ELEVATION TOTAL: 2467 SF		
1028 SF	GLAZING & DOORS	
1439 SF	FACADE (NO GLAZING/DOORS)	100%
1341 SF	BRICK	93%
37 SF	METAL	3%
60 SF	ARCH PANEL	4%

WEST ELEVATION TOTAL: 1637 SF		
584 SF	GLAZING & DOORS	
1053 SF	FACADE (NO GLAZING/DOORS)	100%
1030 SF	BRICK	98%
23 SF	METAL	2%

SOUTH ELEVATION TOTAL: 2320 SF		
96 SF	GLAZING & DOORS	
2224 SF	FACADE (NO GLAZING/DOORS)	100%
2188 SF	BRICK	98%
36 SF	METAL	2%

EAST ELEVATION TOTAL: 1677 SF		
542 SF	GLAZING & DOORS	
1135 SF	FACADE (NO GLAZING/DOORS)	100%
991 SF	BRICK	87%
24 SF	METAL	2%
120 SF	ARCH PANEL	11%

EXHIBIT "C-1"
BUILDING ELEVATIONS

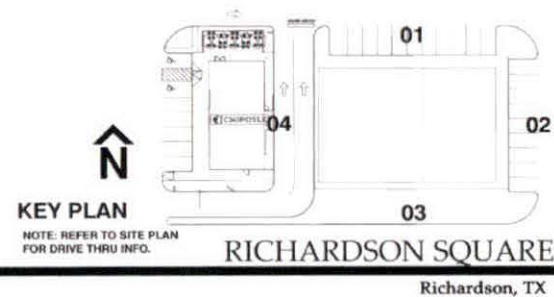
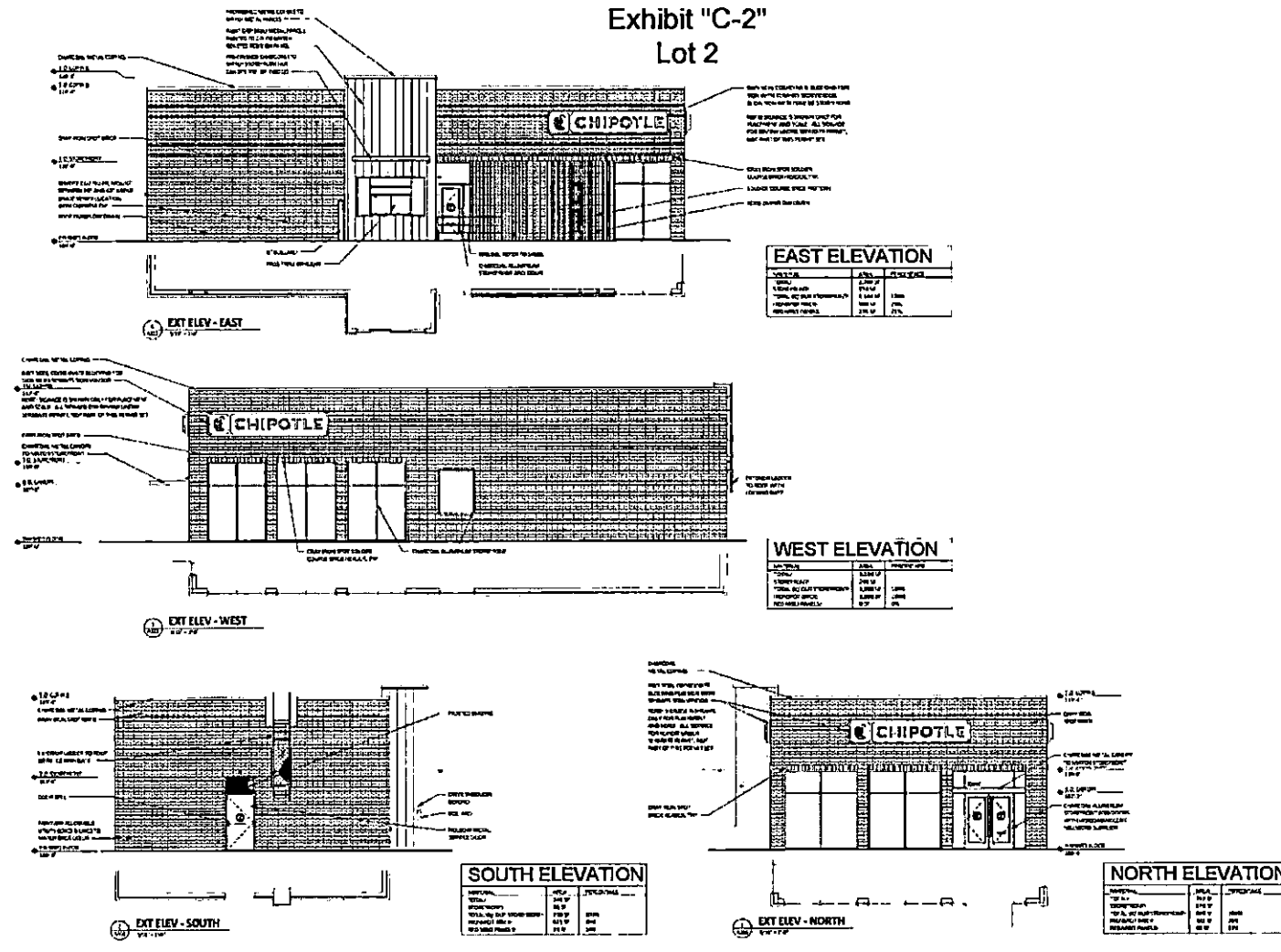


Exhibit "C-2" Lot 2



174 East Long Street
Suite 200
COLUMBUS, OHIO 43215
TEL: 614.437.8775
FAX: 614.437.8777

NOT FOR CONSTRUCTION

STORE NO.: 3450
PLANO AND BELTLINE
5 PLANO RD. & E BELTLINE RD.
RICHARDSON, TX 75081

EXTERIOR ELEVATIONS

A301

EXHIBIT "C-2" BUILDING ELEVATIONS

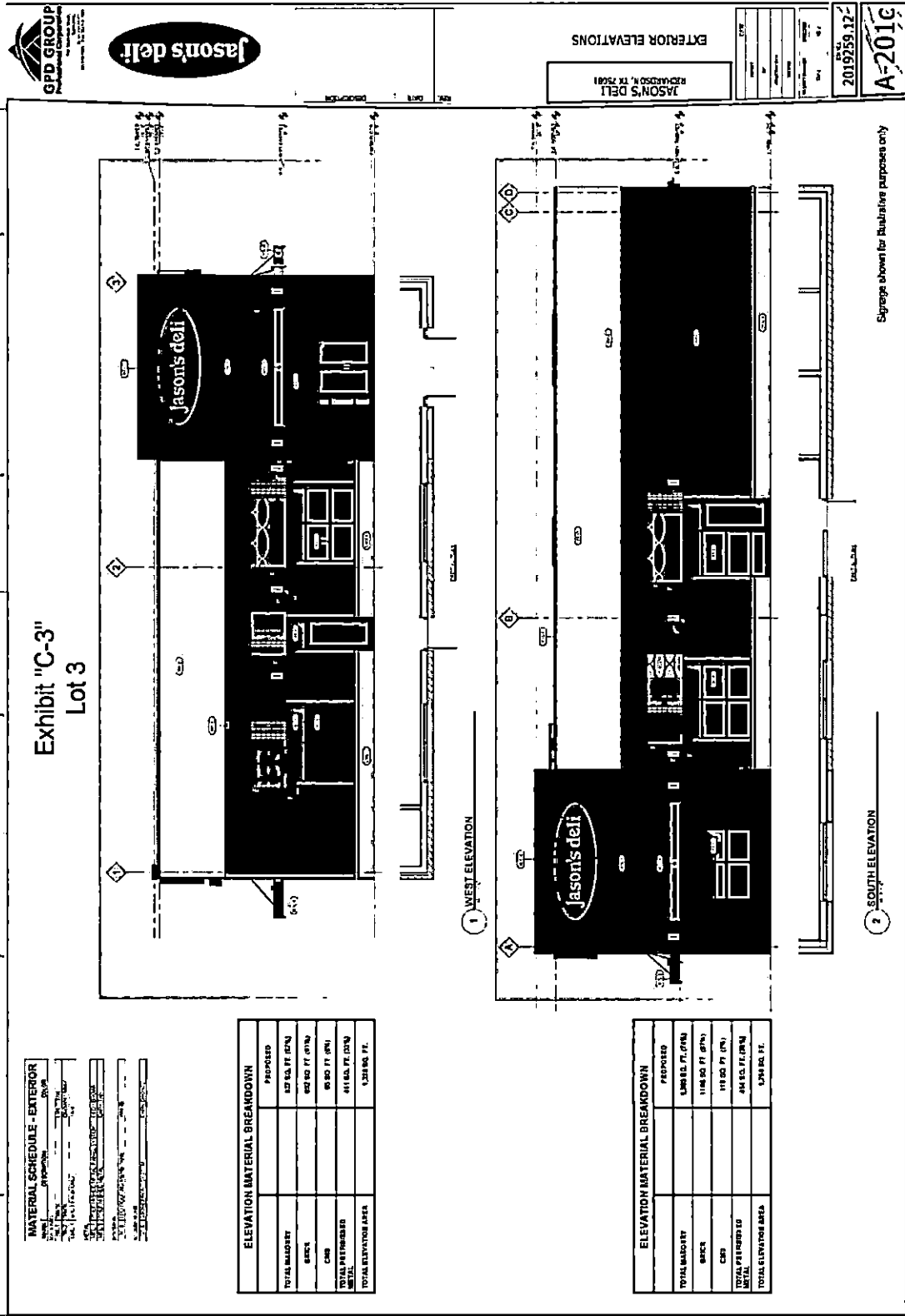


EXHIBIT "C-3" continued BUILDING ELEVATIONS

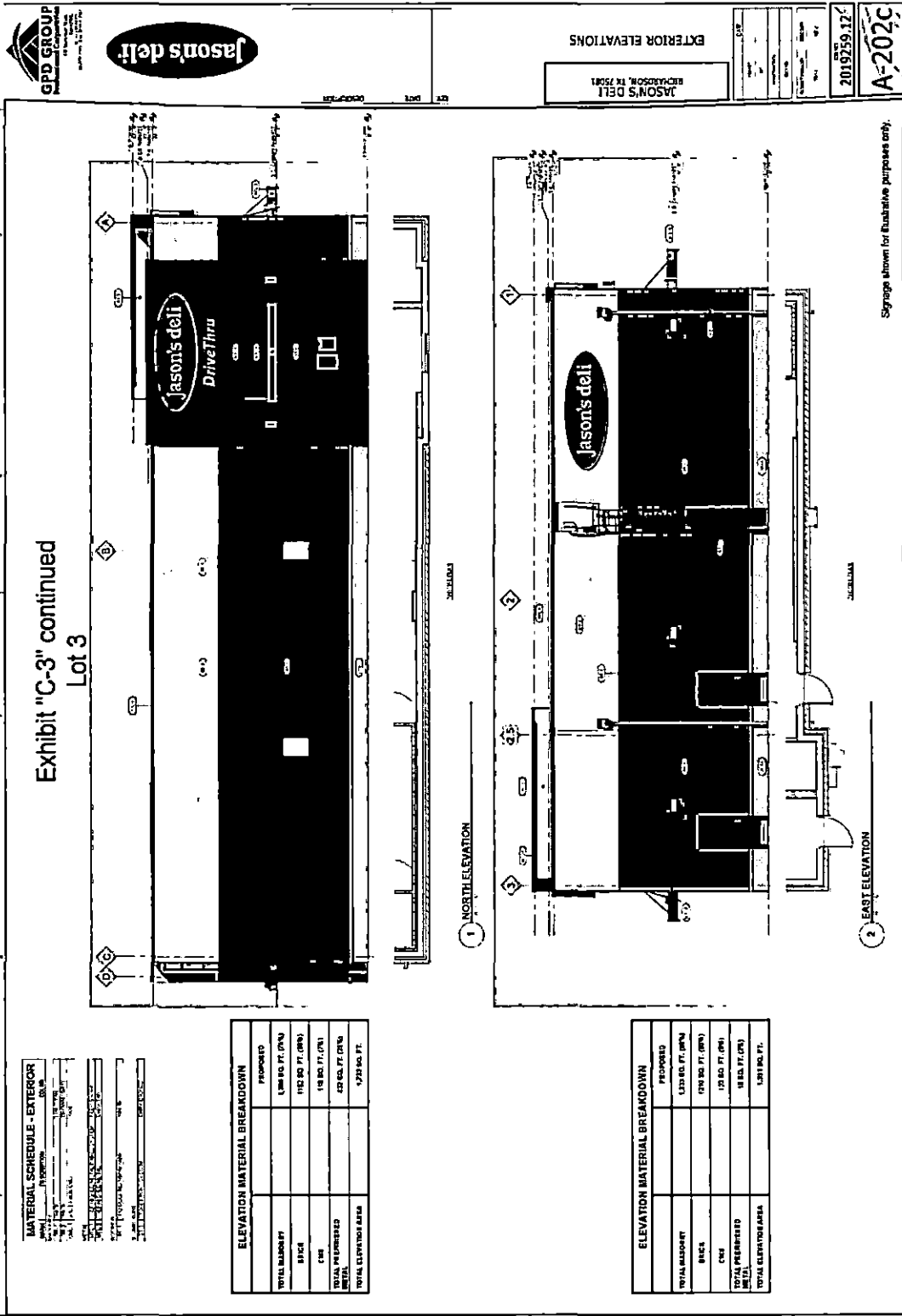


EXHIBIT "C-4" BUILDING ELEVATIONS

Thomas A Pirle III
AIA NCARB
400 West 11th Street
Austin, Texas 78701
512.476.1111

CONSULTING ARCHITECTS
400 West 11th Street
Austin, Texas 78701
512.476.1111

ATR CORINTH PARTNERS
4445 North Central Express
Suite 200
Dallas, TX 75205
214.279.6600 (4)

NO.	DESCRIPTION	DATE
1	REVISION SHEET	10/1/10
2	REVISION SHEET	10/1/10

RICHARDSON SHELL BUILDING
PROJECT ADDRESS
RICHARDSON, TX
PLANO RD & BELTLINE ROAD

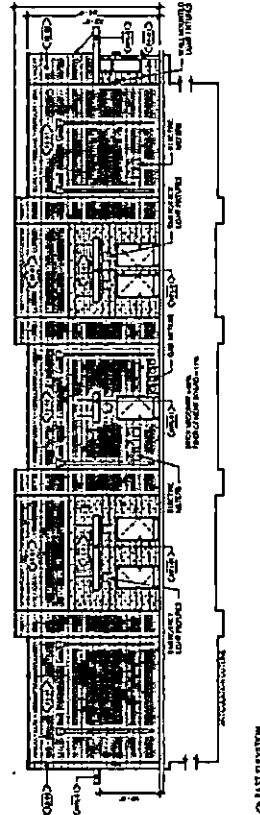
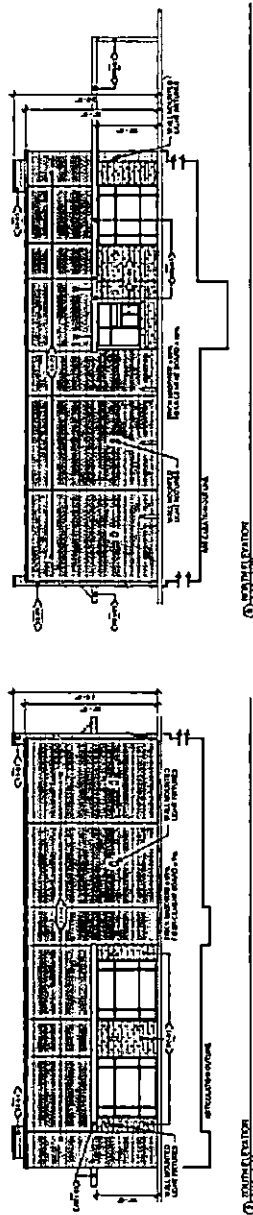
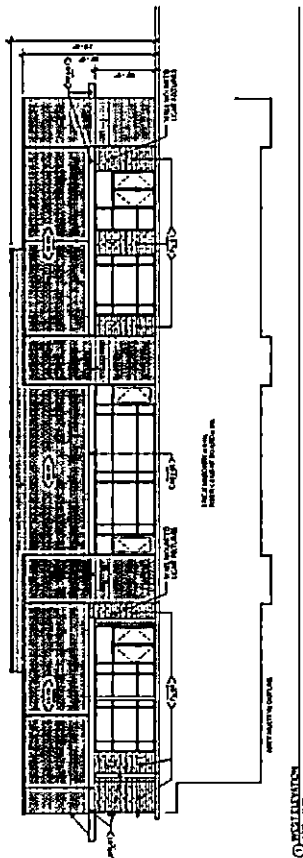
ELEVATIONS

SCALE
AS SHOWN

PR-103

Exhibit "C-4" Lot 4

REVISIONS
1. REVISION SHEET
2. REVISION SHEET
3. REVISION SHEET
4. REVISION SHEET
5. REVISION SHEET
6. REVISION SHEET
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9. REVISION SHEET
10. REVISION SHEET



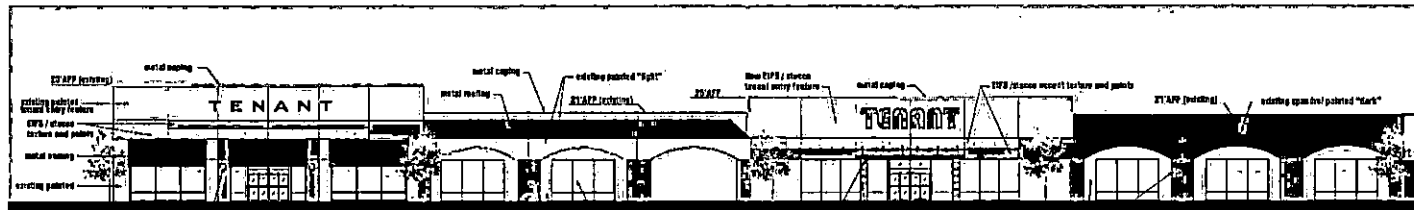
EXTERIOR FINISH SCHEDULE

ITEM NO.	DESCRIPTION	UNIT	QUANTITY	PRICE	TOTAL
1	CONCRETE	SQ. YD.	100	1.00	100.00
2	BRICK	SQ. YD.	100	1.00	100.00
3	GLASS	SQ. YD.	100	1.00	100.00
4	WOOD	SQ. YD.	100	1.00	100.00
5	ROOFING	SQ. YD.	100	1.00	100.00
6	PAINT	SQ. YD.	100	1.00	100.00
7	LANDSCAPE	SQ. YD.	100	1.00	100.00
8	CONCRETE	SQ. YD.	100	1.00	100.00
9	BRICK	SQ. YD.	100	1.00	100.00
10	GLASS	SQ. YD.	100	1.00	100.00

EXHIBIT "C-5"
BUILDING ELEVATIONS



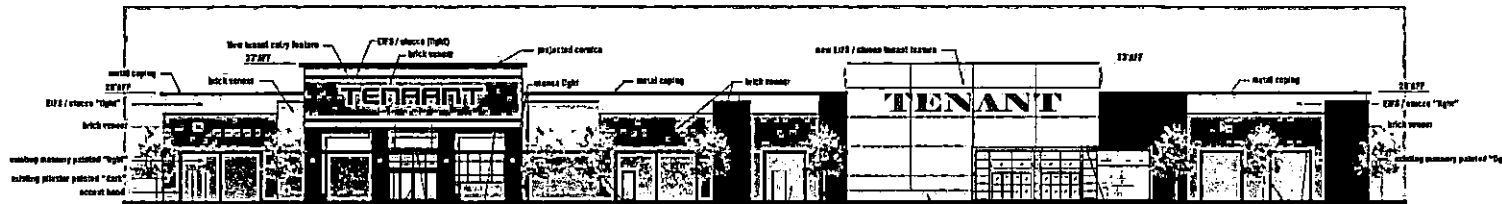
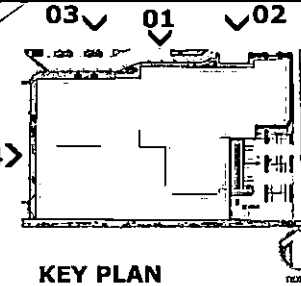
01 ELEVATION STUDY (NORTH OVERALL)



02 ELEVATION STUDY (NORTH PART A)



03 ELEVATION STUDY (NORTH PART B)



04 ELEVATION STUDY (WEST)



17076-03 TWS 02/09/01
update 030321

SEARS BUILDING RENOVATION

RICHARDSON SQUARE

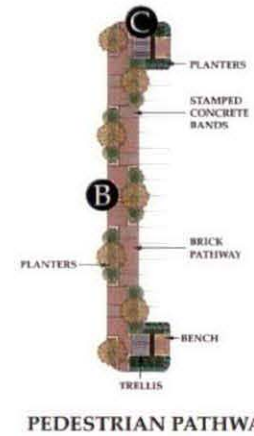
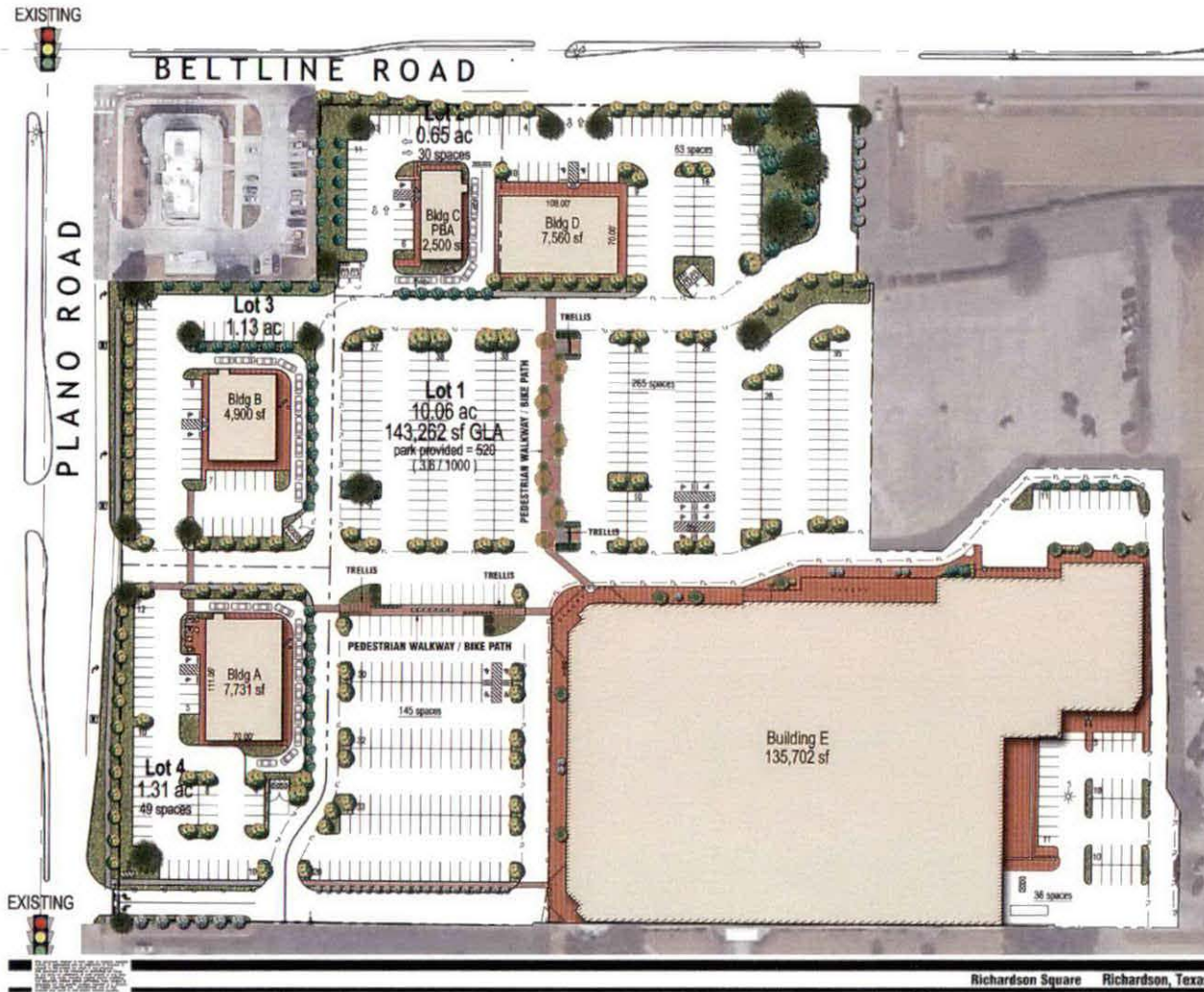
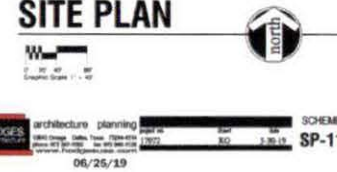


EXHIBIT "D"
PEDESTRIAN PATHWAY

EXHIBIT "D"
ILLUSTRATIVE
SITE PLAN



Richardson Square Richardson, Texas

HODGES architecture planning
10000 Dallas Road, Suite 400, Dallas, Texas 75243
Phone: 972.990.0000 Fax: 972.990.0001
www.hodgesarchitect.com
06/25/19

SCHEME
SP-11