

ORDINANCE NO. 4270

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 LR-M(2) LOCAL RETAIL TO PD PLANNED DEVELOPMENT FOR LR-M(2) LOCAL RETAIL WITH DEVELOPMENT STANDARDS TO ALLOW FOR A MOTOR VEHICLE SERVICE STATION ON APPROXIMATELY 20.71 ACRES, LOCATED AT THE NORTHEAST CORNER OF N. COIT ROAD AND W. CAMPBELL ROAD, 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 18-14).

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 LR-M(2) Local Retail to PD Planned Development for LR-M(2) Local Retail with development standards to allow for a motor vehicle service station on approximately 20.71 acres, located at the northeast corner of N. Coit Road and W. Campbell Road, Richardson, Texas, being more particularly described in Exhibit "A", attached hereto and made a part hereof for all purposes.

SECTION 2. That subject property shall be used and developed in accordance with the following development regulations:

1. The subject site shall be zoned PD Planned Development and shall be developed and used in accordance with the LR-M(2) Local Retail District zoning regulations except as otherwise provided herein, and with the Concept Plan attached as Exhibit "B" and the Building Elevations attached as Exhibit "C", and which are hereby approved and incorporated herein for all purposes.
2. Uses.
 - a. All uses as authorized in the (LR-M(2) Local Retail District are permitted, except that the following uses shall be prohibited:
 - i. Motor vehicle repair shop
 - ii. Motor vehicle upholstery shop
 - iii. Bowling alley
 - iv. Exterminating company, retail
 - v. Frozen food lockers
 - vi. Laundry, automatic
 - vii. Motor vehicle service station (Lot 2 only)
 - viii. Plumbing shop
 - ix. Rug cleaning shop
 - b. Full service hotel, Limited service hotel or suite hotel as defined in the Comprehensive Zoning Ordinance, are allowed subject to the approval of a Special Permit. No more than one hotel of any type shall be permitted.
 - c. A motor vehicle service station as defined in the Comprehensive Zoning Ordinance, which shall be developed and used in accordance with the Concept Plan shall be limited to Tom Thumb Fueling Station or other legal entity in which the Albertsons Companies owns or controls a majority interest, provided the purpose of said corporation or other legal entity is to provide a fuel station at the property. No other person, company, business or legal entity may operate the fuel station facility on the property other than the above.
3. Building Heights. Except as provided below no building shall exceed thirty-two (32) feet in height, except that architectural features, such as embellishments, decorative motifs, and bell towers may exceed thirty-two (32) feet in height, but in no event will they exceed fifty (50) feet in height. A hotel may be constructed with a height of up to 130 feet when within 550' feet of the north property line of Tract A as depicted in the Concept Plan.
4. Building Coverage/Intensity. The maximum building coverage, including parking structures, shall be twenty-five percent (25%), and the maximum Floor Area Ratio (FAR) shall be 0.35:1, excluding parking structures.
5. Setback Requirements.
 - a. Front Yard Setback: All buildings fronting on Coit Road or Campbell Road shall have a front yard setback and landscape easement of not less than 50 feet. The setback from all other streets shall be 30 feet.

- b. The following improvements are excluded from the above referenced setback requirements: (1) structures below and covered by the ground where such structures will not interfere with provisions for underground utilities; (2) steps, walks, driveways and curbing; and (3) planters, walls, fences or hedges, not to exceed four (4) feet in height, and landscaping, including earthen berms, except that within any visibility easement, a maximum height of 2.5 feet shall apply.
6. Ingress and Egress. Ingress and egress from Lot 1 shall be limited to the extension of Cullum Street to Coit Road, one (1) driveway on Coit Road and one (1) driveway on Campbell Road. The driveway on Campbell Road is to be aligned with the existing driveway and median opening serving Pavilion One Center located on the south side of Campbell Road. The intersection of Campbell Road and Mimosa Drive is to be controlled by traffic signals and median diverter to prohibit direct north/south access across Campbell Road. Access to the extension of Mimosa Drive (north of Campbell) and Cullum Street shall not be limited.
7. Building Area Limits. Not more than 400,000 square feet of gross building area in aggregate, exclusive of parking structures, may be constructed.
8. Landscape Requirements. Not less than ten percent (10%) gross area of the site shall be provided as landscaped areas, said landscaped areas to include on-site medians, parkways and required setbacks in addition to other landscaped areas.
9. Thoroughfare Improvements: The property owner shall dedicate and convey a public street easement within the required 50-foot landscape buffer area, to allow for a minimum of 10 feet of pavement for the construction of a continuous right turn lane (auxiliary lane) along the north side of Campbell Road between Mimosa and Coit within the existing right-of-way. This auxiliary lane shall be constructed by the property owner prior to the issuance of a building permit for more than 200,000 square feet of retail development. This right turn lane will be the extension of the existing right turn lane on Mimosa Drive.
10. Building elevation drawings shall be presented as part of the review and approval of any site plan for a building on the subject property to demonstrate general compatibility of the character of the development as depicted on Exhibit C.
11. Parking: For the purposes of calculating required parking, the property shall be considered one (1) lot and the minimum number of required parking spaces for all uses on the lot shall be 850 spaces.
12. A minimum of one (1) stacking space shall be required on each side of the gas pump stations in lieu of two (2) stacking spaces on each side of the gas pump station as required in Sec. 21-59(c) of the Subdivision and Development Ordinance for self-service gasoline facilities.

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 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.

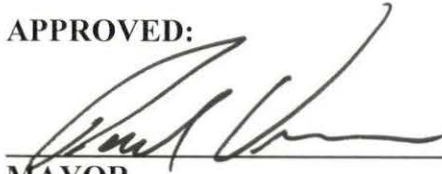
SECTION 7. That any person, firm or corporation violating any of the provisions or terms of this Ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Richardson, as heretofore amended, and upon conviction shall be punished by a fine not to 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 10th day of September, 2018.




APPROVED:



MAYOR

APPROVED AS TO FORM:



CITY ATTORNEY
(PGS:9-5-18:TM 102390)

CORRECTLY ENROLLED:

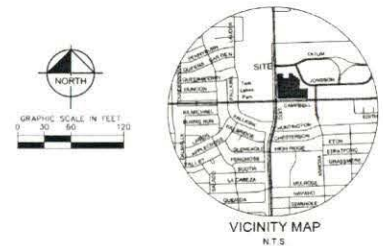
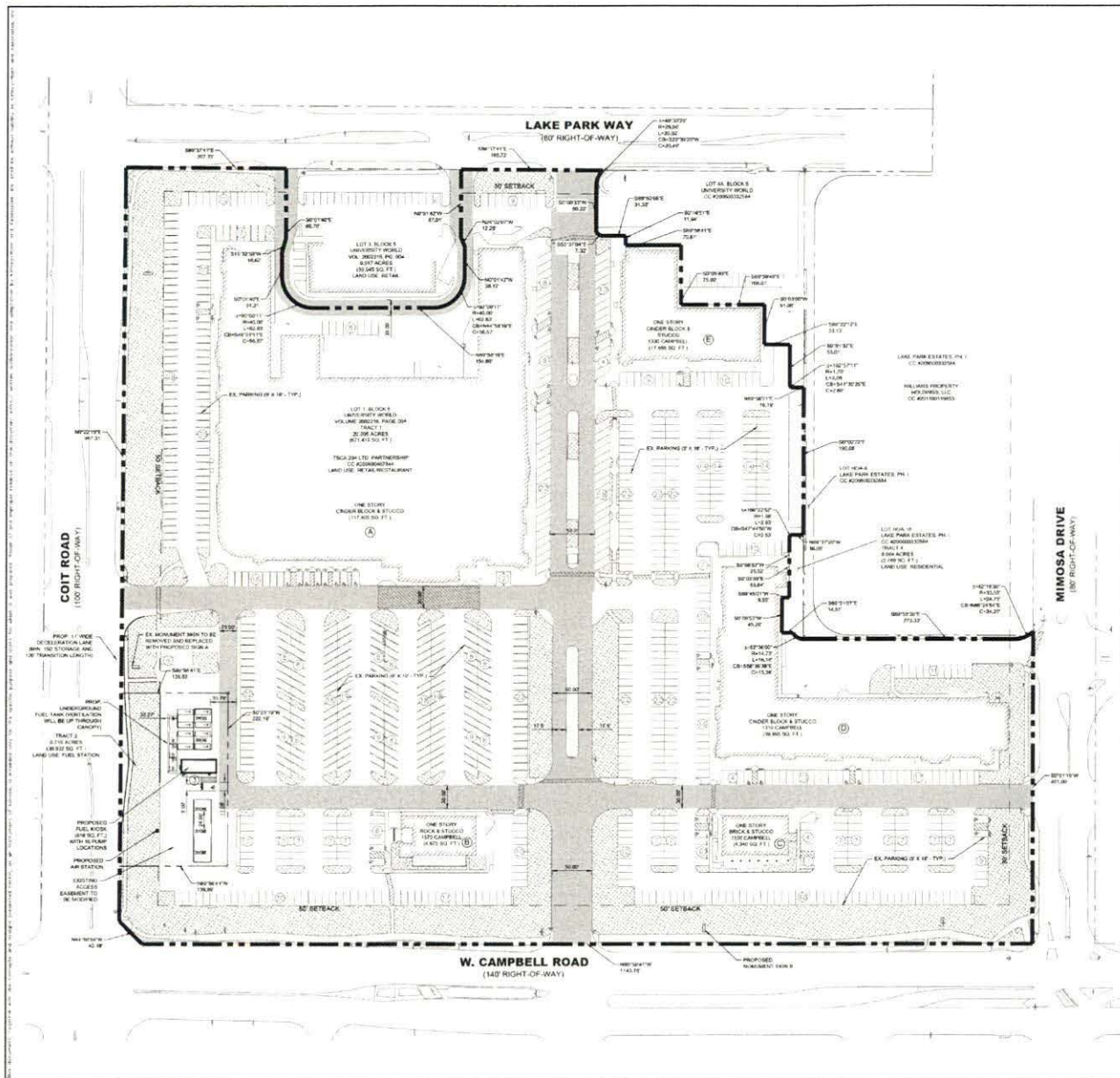


CITY SECRETARY

EXHIBIT "A"

BEING a tract of land situated in the J.W. CURTIS SURVEY, ABSTRACT NO. 345, City of Richardson, Dallas County, Texas and being all of Lot 1, Block 5, University World, an addition to the City of Dallas, Dallas County, Texas according to the plat thereof recorded in Volume 2002218, Page 004, Deed Records, Dallas County, Texas.

EXHIBIT "B"



NOTES
1. ALL DIMENSIONS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.

LEGEND
 - - - - - PROPOSED ZONING BOUNDARY
 - - - - - EXISTING LOT LINE
 - - - - - SETBACK LINE
 [Hatched Area] FIRE LANE
 [Stippled Area] LANDSCAPE AREA

EXISTING ZONING	LOT 1, BLOCK 5	
	LR-MED-LOCAL RETAIL	LR-MED-LOCAL RETAIL
PROPOSED ZONING	PD-LR-MED-LOCAL/RETAIL	PD-LR-MED-LOCAL/RETAIL
SPECIAL CONDITIONS	1. 50' FRONT YARD SETBACK ALONG COIT RD AND CAMPBELL RD	1. 50' FRONT YARD SETBACK ALONG COIT RD AND CAMPBELL RD
RETRACTS	50' RETRACT FROM ALL OTHER STREETS	50' RETRACT FROM ALL OTHER STREETS
LOT AREA	20,864 ACRES (LOT 1) 910 SQ FT	21,745 ACRES (LOT 2) 911 FT
BUILDING TYPE	RETAIL	RETAIL
BUILDING AREA	117,486 SQ FT	117,486 SQ FT
BUILDING HEIGHT	3 STORIES	3 STORIES
BUILDING USE	RETAIL	RETAIL
BUILDING FLOOR AREA	117,486 SQ FT	117,486 SQ FT
BUILDING FOOTPRINT AREA	117,486 SQ FT	117,486 SQ FT
BUILDING SETBACK	50'	50'
BUILDING FRONT SETBACK	50'	50'
BUILDING SIDE SETBACK	50'	50'
BUILDING REAR SETBACK	50'	50'
BUILDING CORNER SETBACK	50'	50'
BUILDING TOTAL SETBACK	50'	50'
TOTAL	117,486 SQ FT	117,486 SQ FT
PROPOSED PARKING REQUIRED	500 SPACES (800 SPACES PER 1,600 SQ FT)	500 SPACES (800 SPACES PER 1,600 SQ FT)
PARKING PROVIDED	400 SPACES (800 SPACES PER 1,600 SQ FT)	400 SPACES (800 SPACES PER 1,600 SQ FT)
CANDESCAPE AREA REQUIRED	10.0% LAND AREA (20,864 SQ FT)	10.0% LAND AREA (21,745 SQ FT)
LANDSCAPE AREA PROVIDED	17.0% LAND AREA (35,469 SQ FT)	17.0% LAND AREA (36,967 SQ FT)
FLOOR AREA RATIO	0.56 (117,486 SQ FT / 20,864 ACRES)	0.56 (117,486 SQ FT / 21,745 ACRES)

ZONING EXHIBIT (CONCEPT PLAN)
LOT 1 AND 2, BLOCK 5
UNIVERSITY WORLD
VOLUME 2002218, PAGE 004
LOT 1, BLOCK 5 - 20,864 ACRES
LOT 2, BLOCK 5 - 21,745 ACRES
CITY OF RICHMOND, VA

OWNER:
 UNIVERSITY WORLD
 ADDRESS: 301 S. BROADWAY
 SUITE 500
 RICHMOND, VA 23220
 CONTACT: LORI JAMES
 PHONE: 804-646-1000

DESIGNER:
 KIMLEY-HORN AND ASSOCIATES, P.C.
 ADDRESS: 4215 GERRARD LANE
 SUITE 200
 RICHMOND, VA 23228
 CONTACT: CLYDE HORN, P.E.
 PHONE: 804-781-5000

DATE: 09/06/18
PROJECT NO: 2002218
SHEET NUMBER: CP

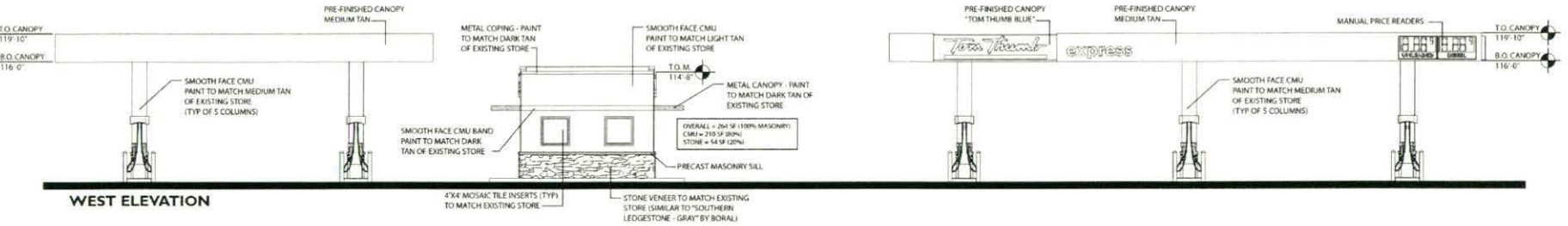
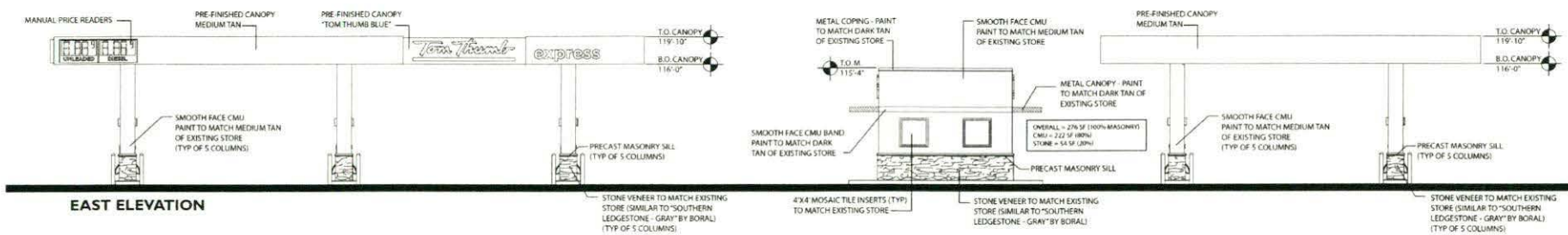
Kimley»Horn
 CIVIL ENGINEERS AND ARCHITECTS
 4215 GERRARD LANE, SUITE 200, RICHMOND, VA 23228
 PHONE: 804-781-5000

ZONING CONCEPT PLAN

LOT 1 AND 2, BLOCK 5
UNIVERSITY WORLD
VOLUME 2002218, PAGE 004
LOT 1, BLOCK 5 - 20,864 ACRES
LOT 2, BLOCK 5 - 21,745 ACRES
CITY OF RICHMOND, VA

DATE: 09/06/18
PROJECT NO: 2002218
SHEET NUMBER: CP

EXHIBIT "C"



SIGNAGE IS FOR ILLUSTRATIVE PURPOSES ONLY