

**ORDINANCE NO. 3803**

**AN ORDINANCE OF THE CITY OF RICHARDSON, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ZONING MAP OF THE CITY OF RICHARDSON, AS HERETOFORE AMENDED, SO AS TO GRANT A CHANGE IN ZONING TO GRANT A SPECIAL PERMIT FOR AN INDOOR ENTERTAINMENT FACILITY WITH SPECIAL CONDITIONS ON AN 11.7-ACRE TRACT OF LAND ZONED C-M COMMERCIAL LOCATED AT 110 W. CAMPBELL ROAD, SAID TRACT 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 (\$2,000.00) DOLLARS FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE. (ZONING FILE 10-22).**

**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, and the same is hereby amended so as to grant a change in zoning to grant a Special Permit for an indoor entertainment facility subject to special conditions on an 11.7-acre tract of land zoned C-M Commercial located at 110 W. Campbell Road, and being more particularly described in Exhibit "A" attached hereto and made a part hereof for all purposes.

**SECTION 2.** The Special Permit for an indoor entertainment facility is hereby granted subject to the following special conditions:

1. An indoor entertainment facility shall be allowed and limited to the area shown on the concept plan attached as Exhibit "B", and made a part thereof, and which is hereby approved.

2. The indoor entertainment facility shall be constructed and operated in substantial conformance with the concept plan and the elevations attached as Exhibit "C". The exterior of the facility shall not be required to meet the minimum masonry requirements per Exhibit "C".
3. A parking ratio of 1 space per 192 square feet shall be allowed for the indoor entertainment facility.

**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 other 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.** 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)

for each offense; and each and every day such violation shall continue shall be deemed to constitute a separate offense.

**SECTION 8.** 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 24th day of January, 2011.

**APPROVED:**

  
\_\_\_\_\_  
**MAYOR**

**APPROVED AS TO FORM:**

**CORRECTLY ENROLLED:**



\_\_\_\_\_  
**CITY ATTORNEY**

(PGS:12-28-10:47097)



\_\_\_\_\_  
**CITY SECRETARY**

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**ZF 10-22**

Being a tract of land situated in the William Hughes Survey. Abstract N. 573, Dallas County, Texas, and being a portion of Lot 1, of the K-Mart Plaza Revised Addition, an Addition to the City of Richardson, as recorded in Volume 93244, Page 0249, of the Deed Records of Dallas County, Texas (DRDCT) and being more particularly described as follows:

Commencing at the intersection of the westerly Right-of-Way line of Alamo Road (65' Right-of-Way) and the northerly Right-of-Way line of Campbell road (140' Right-of-Way) said point being the most southeasterly corner of Lot 2 of the K-Mart Plaza Addition, an Addition to the City of Richardson as recorded in Volume 83168, Page 1969, (DRDCT);

Thence departing the westerly Right-of-Way line of said Alamo Road and along the northerly Right-of-Way line of said Campbell Road North 89 degrees 38 minutes 00 seconds West a distance of 164.74 feet to a 5/8 inch iron rod found for the Point of Beginning said point being the most southwesterly corner of said Lot 2;

Thence continuing along the northerly Right-of-Way line of said Campbell Road North 89 degrees 38 minutes 00 seconds West a distance of 713.55 feet to a 3/8 inch iron rod found for corner said point being the most southeasterly corner of Lot 5-A of the Fleetwood Square Revised Addition, an Addition to the City of Richardson as recorded in Volume 87125, Page 1614, (DRDCT);

Thence departing the northerly Right-of-Way line of said Campbell North 00 degree 23 minutes 09 seconds East a distance of 505.57 feet to a point for corner in the southerly Right-of-Way line of Collins Boulevard (100' Right-of-Way) which a 3/8 inch iron rod found bears South 03 degrees 41 minutes 32 seconds East a distance of 1.57 feet said point being the most northeasterly corner of Lot 10A of the Fleetwood Square Addition, an Addition to the City of Richardson as recorded in Volume 83157, Page 1236 (DRDCT) said point being the beginning of a non-tangent curve to the left having a radius of 1255.87 feet and having a chord bearing of North 67 degrees 33 minutes 04 seconds East and a chord length of 409.72 feet;

Thence along the southerly Right-of-Way line of said Collins Boulevard and continuing along said non-tangent curve to the left through a central angle of 18 degrees 46 minutes 35 seconds and an arc length of 411.56 feet to a 1/2 inch iron rod set for corner said point being the most southwesterly corner of Lot 3, Block A of the Fleetwood Square Addition, an Addition to the City of Richardson, as recorded in Volume 84152, Page 1634 (DRDCT);

Thence departing the southerly Right-of-Way line of said Collins Boulevard South 89 degrees 41 minutes 43 seconds East a distance of 503.17 feet to a point for corner in the westerly Right-of-Way line of said Alamo Road which a 1/2 inch iron rod found bears

North 37 degrees 58 minutes 03 seconds East a distance of 1.16 feet said point being the most southeasterly corner of Lot 2, Block A of the Fleetwood Square Addition, an Addition to the City of Richardson as recorded in Volume 84151, Page 2611 (DRDCT);

Thence along the westerly Right-of-Way line of said Alamo Road South 00 degrees 36 minutes 00 seconds West a distance of 420.06 feet to a "x" cut found in concrete for corner said point being the most

northeasterly corner of Lot 1, Block 3 of the K-Mart Plaza Addition, an Addition to the City of Richardson, as recorded in Volume 96062, Page 2406 (DRDCT);

Thence departing the westerly Right-of-Way line of said Alamo Road and along the northerly line of said Lot 1, Block 3, North 89 degrees 37 minutes 59 seconds West a distance of 182.80 feet to an "x" cut found in concrete for corner said point being the northwesterly corner of said Lot 1, Block 3;

Thence departing the northerly line of said Lot 1, Block 3 and along the westerly line of said Lot 1, Block 3 as follows:

South 00 degrees 18 minutes 50 seconds West a distance of 60.70 feet to a "x" cut set in concrete for corner;

South 89 degrees 37 minutes 59 seconds East a distance of 27.79 feet to a "x" cut set in concrete for corner;

South 00 degrees 22 minutes 01 seconds West a distance of 34.24 feet to a ½ inch iron rod found for corner in the northerly line of said Lot 2 of the K-Mart Plaza Addition;

Thence departing the westerly line of said Lot 1, Block 3 and along the northerly line of said Lot 2 North 89 degrees 38 minutes 00 seconds West a distance of 10.17 feet to a ½ inch iron rod found for corner said point being the most northwesterly corner of said Lot 2;

Thence departing the northerly line of said Lot 2 and along the westerly line of said Lot 2 South 00 degrees 36 minutes 00 seconds West a distance of 150.00 feet to the Point of Beginning.

Containing within these metes and bounds 11.682 acres or 508,853 square feet of land more or less.

Applicant  
Richardson Entertainment LLC  
4432 Walnut Hill Lane  
Dallas, TX 75229  
Phone: 214.802.9064  
Fax: 214.366.0246

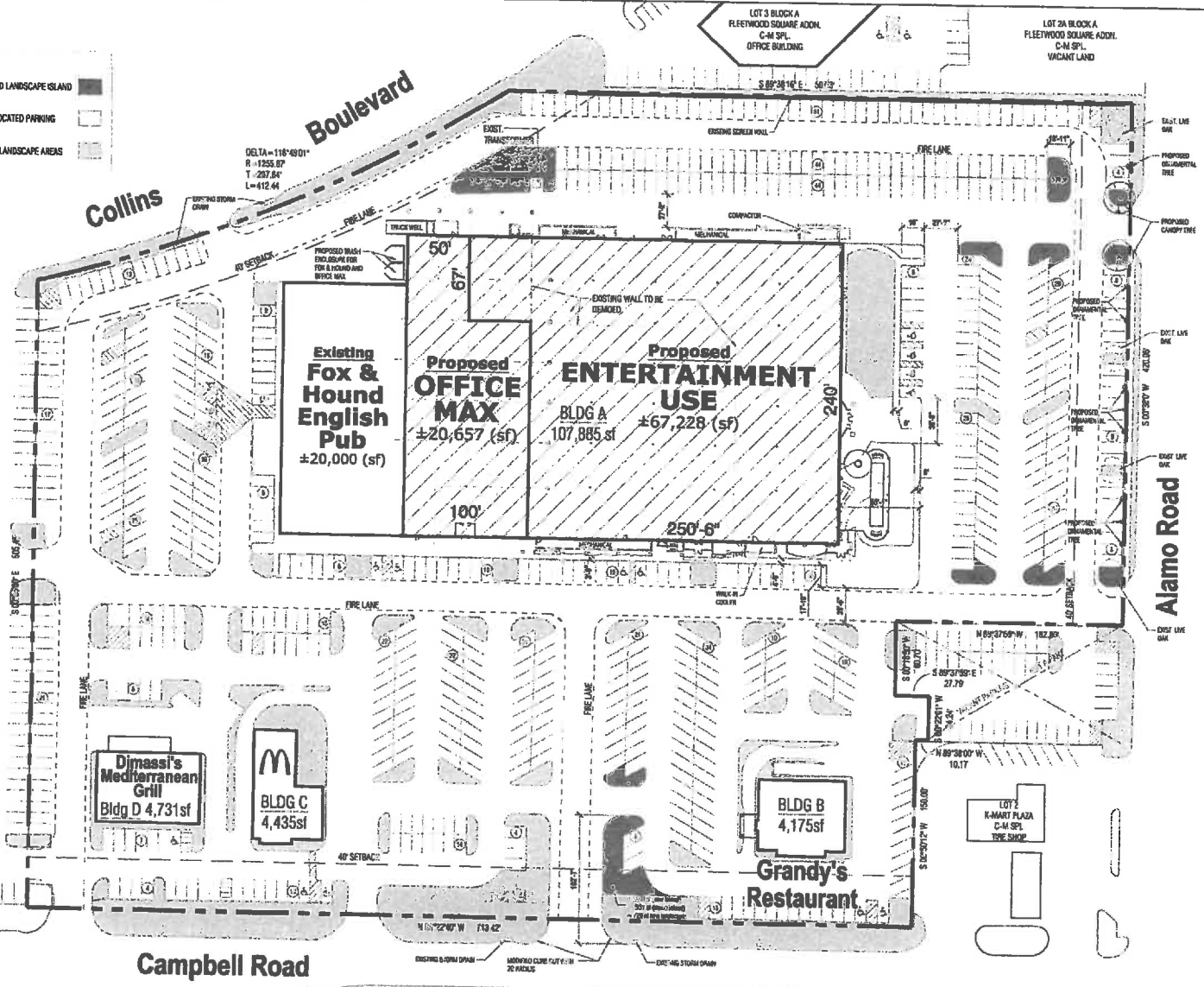
**LEGEND**  
 PROPOSED LANDSCAPE ISLAND  
 NEW/RELOCATED PARKING  
 EXISTING LANDSCAPE AREAS

**Collins Boulevard**

DELTA = 118°40'01"  
 R = 1255.87'  
 T = 237.54'  
 L = 612.44'

LOT 3 BLOCK A  
 FLEETWOOD SQUARE ADDN.  
 C-M SPL.  
 OFFICE BUILDING

LOT 2A BLOCK A  
 FLEETWOOD SQUARE ADDN.  
 C-M SPL.  
 VACANT LAND



**Campbell Road**

**Alamo Road**

**OVERALL SITE REFERENCE PLAN**  
 SCALE: 1" = 40.00'

**Exhibit B - Part of Ordinance**

**KIMCO REALTY**  
 5339 New Hyde Park Road  
 New Hyde Park, NY 11042  
 Tel 516 869 9000  
 www.kimco.com

Site No.: 0572  
 Site Name: RICHARDSON PLAZA  
 Location: RICHARDSON, TX  
 Date: 11/11/10  
 Drawn By: SN

**Project Summary**  
 Zoning: C-M UNDER ORDINANCE 559-A AND 710-A  
 SETBACKS: 40' ADJACENT TO THROUGHFARES  
 LOT AREA: 13,481 ACRES OR 508,893 SF  
 BUILDING SUMMARY:

|         |  |            |
|---------|--|------------|
| BLDG A: | 107,885 sf w/ proposed mechanical roof | (PROPOSED) |
| BLDG B: | 4,175 sf                               | (EXISTING) |
| BLDG C: | 4,435 sf                               | (EXISTING) |
| BLDG D: | 4,731 sf                               | (EXISTING) |
| TOTAL:  | 121,226 sf                             |            |

**Parking Summary**

| Building A   | Approved Parking |
|--|------------------|
| 43,843 of (Entertainment Use)  |                  |
| 4,187 of (Retail)  |                  |
| 67,226 of Entertainment Use/792                                      | 350              |
| 26,657 of (Retail)   |                  |
| 30 spaces for first 30,000 of 60,000 sq ft                           | 30               |
| 20,000 of (Entertainment) 1/2 (Four 5,000 sq ft lot ordinance 327-A) | 126              |
| Building B   |                  |
| 4,175 of (Restaurant)/200  | 41               |
| Building C   |                  |
| 4,435 of (Restaurant)/200  | 44               |
| Building D   |                  |
| 4,731 of (Restaurant)/200  | 47               |
| Required Parking:  | 642              |
| Total Parking Allowed with 30% reduction:                            | 623              |
| Parking Provided:  | 683              |

**Building Height:**  
 40 feet (top of tower)

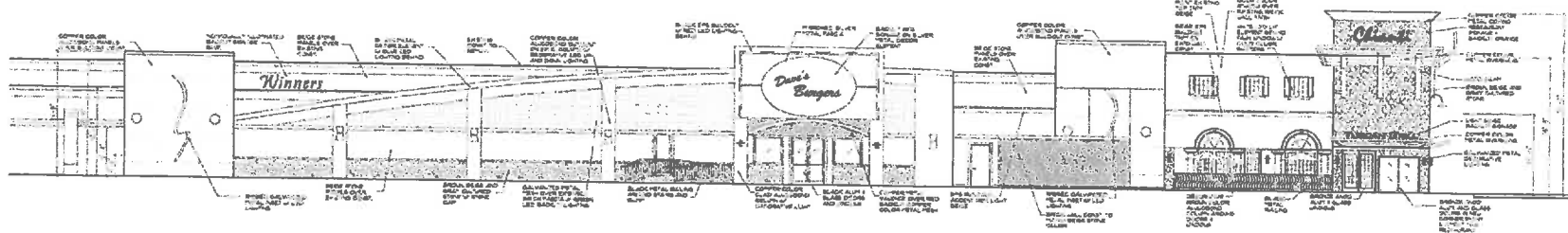
**Landscaping:**  
 Required 7.5% or 37,324 sf  
 Per landscape volume from 28A on 8/18/93  
 Provided 8,226 or 61,110 sf

**LOCATION MAP**

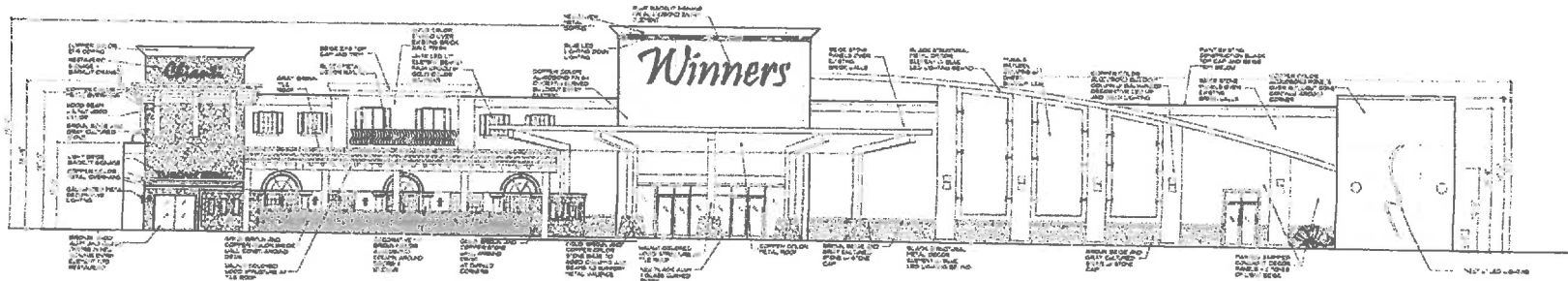
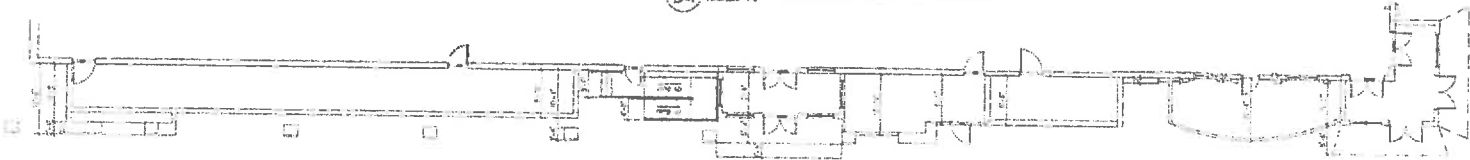


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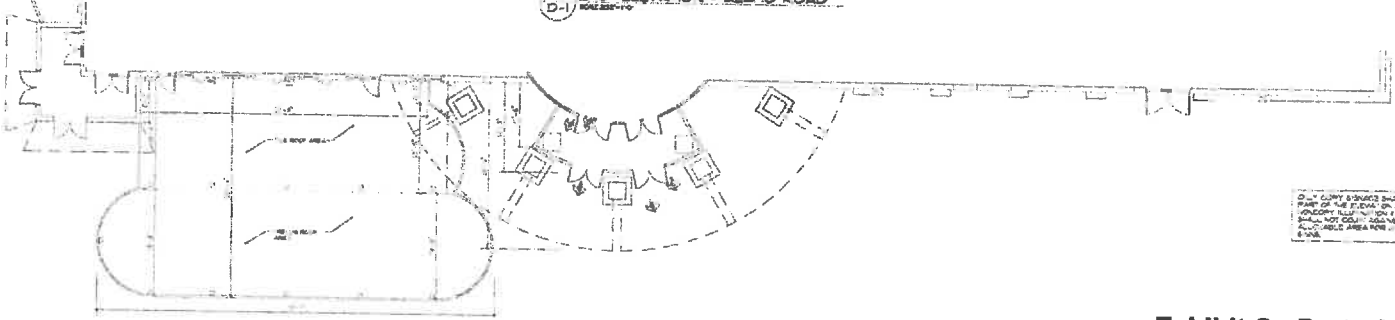
**Richardson Plaza Zoning Exhibit**



2 SOUTH ELEVATION - CAMPBELL ROAD



1 EAST ELEVATION - ALAMO ROAD



THIS COPY IS UNLESS SHOWN NOT BE PART OF THE ORIGINAL CONTRACT. ANY CHANGES TO THIS DRAWING SHALL BE MADE BY A SEPARATE ARCHITECTURAL SHEET.

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  - final approved
  - final installed
  - final approved
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  - final
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EXTERIOR ELEVATIONS

WINNERS  
LUXURY ENTERTAINMENT  
RICHARDSON, TEXAS



sheet no. \_\_\_\_\_

total sheets \_\_\_\_\_

project no. \_\_\_\_\_

sheet no. **D-2**

Exhibit C - Part of Ordinance