

**AN ORDINANCE OF THE CITY OF RICHARDSON, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF RICHARDSON, TEXAS, AS HERETOFORE AMENDED, BY GRANTING A SPECIAL PERMIT WITH SPECIAL CONDITIONS TO ALLOW A RESTAURANT TO BE LOCATED AT THE NORTHWEST CORNER OF AN EXISTING BUILDING LOCATED ON A 1.549 ACRE SITE AT 3301 MATRIX DRIVE, LOT 7A, BLOCK A, OF THE TECHNOLOGY BUSINESS CAMPUS, ABSTRACT 633, CITY OF RICHARDSON, COLLIN COUNTY, TEXAS, AND BEING FURTHER DESCRIBED IN EXHIBIT "A," ATTACHED HERETO; PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING 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 0210)**

**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, and in the exercise of its legislative discretion have concluded that the Comprehensive Zoning Ordinance 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 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, and the same is hereby amended by granting a special permit with special conditions to allow a restaurant to be located at the northwest corner of an existing building located on a 1.549 acre site at 3301 Matrix Drive, Lot 7A, Block A, of the Technology Business Campus, Abstract 633, City of Richardson, Collin County, Texas, and being described in Exhibit "A" attached hereto and made a part hereof, subject to special conditions. The property is currently zoned 1-M(2) Industrial.

**SECTION 2.** That the special permit granted herein is granted subject to the following special conditions, to wit:

1. The restaurant usage shall be limited to a maximum of 10 percent of the square footage of the subject building.

**SECTION 3.** 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.

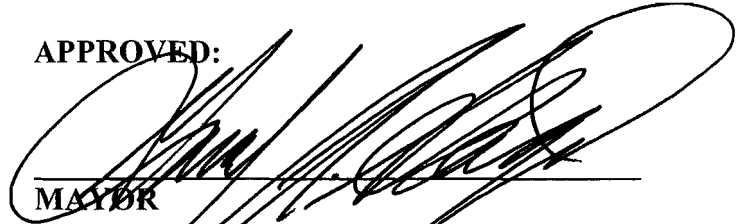
**SECTION 4.** That should any sentence, paragraph, subdivision, clause, phrase or section of this Ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this Ordinance as a whole, or any part or provision thereof other than the part so decided to be invalid, illegal or unconstitutional, and shall not affect the validity of the Comprehensive Zoning Ordinance as a whole.

**SECTION 5.** 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 (\$2,000.00) Dollars for each offense; and each and every day such violation shall continue shall be deemed to constitute a separate offense.

**SECTION 6.** 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 26th  
day of August, 2002.

**APPROVED:**

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

**APPROVED AS TO FORM:**

  
\_\_\_\_\_  
**CITY ATTORNEY**  
(HLN/jh 8/20/02)

**CORRECTLY ENROLLED:**

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

**LOT 7A, BLOCK A**  
**TECHNOLOGY BUSINESS CAMPUS**  
J.T. McCullough Survey, Abstract No. 633  
City of Richardson, Collin County, Texas

BEING, a 1.549 acre tract of land situated in the J.T. McCullough Survey, Abstract No. 633, City of Richardson, Collin County, Texas, and being all of Lot 7A, Block A of Technology Business Campus Addition, as recorded in Cabinet M, Page 359 of the Plat Records of Collin County, Texas; said 1.549 acre tract being more particularly described by metes and bounds as follows:

BEGINNING, at a point on the east end of a curved corner clip at the intersection of the north right-of-way line of Matrix Drive (a variable width right-of-way) and the east right-of-way line of Technology Boulevard (a variable width right-of-way); said point being the beginning of a tangent curve to the right whose center bears North 00 degrees, 08 minutes, 51 seconds East, a distance of 40.50 feet from said point;

THENCE, in a westerly direction along said tangent curve to the right through a central angle of 90 degrees, 00 minutes, 00 seconds an arc distance of 63.62 feet, on a chord bearing and distance of North 44 degrees, 51 minutes, 09 seconds West, 57.28 feet to a point; said point being on the north end of said curved corner clip and on the east right-of-way line of said Technology Boulevard;

THENCE, North 00 degrees, 08 minutes, 51 seconds East, along the east right-of-way line of said Technology Boulevard, a distance of 216.50 feet to a point; said point being the northwest corner of Lot 7A, Block A of said Technology Business Campus Addition;

THENCE, South 89 degrees, 51 minutes, 09 seconds East, departing the east right-of-way line of said Technology Boulevard, a distance of 263.83 feet to an angle point; said point being the northeast corner of Lot 7A, Block A of said Technology Business Campus Addition;

THENCE, South 00 degrees, 08 minutes, 51 seconds West, along the east line of said Lot 7A, Block A of said Technology Business Campus Addition, a distance of 257.00 feet to a point; said point being on the north right-of-way line of said Matrix Drive;

THENCE, North 89 degrees, 51 minutes, 09 seconds West, along the north right-of-way line of said Matrix Drive, a distance of 223.33 feet to the POINT OF BEGINNING;

CONTAINING, 67,453 square feet or 1.549 acres of land, more or less.



# ZONING FILE 0210 - NOTICE OF PUBLIC HEARING CITY OF RICHARDSON, TEXAS

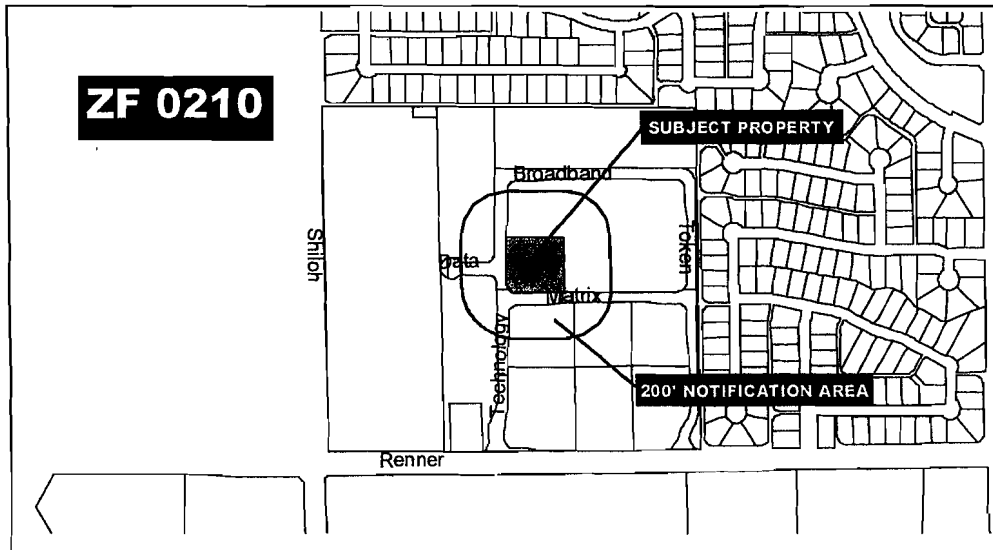
**PUBLIC HEARING DATE & TIME:** Monday, August 12, 2002, 7:30 p.m.

**PLACE:** Richardson Civic Center/City Hall, 411 W. Arapaho Rd., City Council Chamber.

**PURPOSE OF THE HEARING:** The City Council will consider a request by Ernest H. Randall, Jr., representing Vantage Companies, for a special use permit to allow a deli to operate at 3301 Matrix Drive, Richardson, Texas. The property is currently zoned I-M(2) Industrial.

**CITY PLAN COMMISSION RECOMMENDATION:** Unanimous approval subject to limiting the restaurant to a maximum of 10 percent of the square footage of the building.

**OWNER:** Ernest H. Randall, Jr.



**PROCEDURE:** Testimony will be limited to 20 minutes for proponents and 20 minutes for opponents. The applicant may reserve any portion of the allotted time for rebuttal following the opposition. Time required to respond to questions by the City Council is excluded from the 20-minute limitation. The City Council may approve or disapprove the request or approve more restrictive classifications.

All interested property owners are encouraged to attend this hearing. Persons wishing their opinion to be part of the record who are unable to attend may send a written reply prior to the date of the hearing to Ina Garber, City Secretary, P. O. Box 830309, Richardson, Texas, 75083.

*I hereby certify that this notice was posted on the Civic Center/City Hall Bulletin Board by 5:00 p.m. Tuesday, July 30, 2002.*

The City of Richardson  
*Ina E. Garber*  
Ina E. Garber, City Secretary

*This building is wheelchair accessible. Any requests for sign interpretive services must be made 48 hours ahead of meeting. To make arrangements, call 972-744-4000 via TDD or call 1-800-735-2989 to reach 972-744-4000.*