

ORDINANCE NO. 4369

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 MAJOR MODIFICATIONS TO THE WEST SPRING VALLEY CORRIDOR PD PLANNED DEVELOPMENT DISTRICT FOR 5.326 ACRES LOCATED AT THE SOUTHEAST CORNER OF FLOYD ROAD AND JAMES DRIVE, AND BEING FURTHER DESCRIBED IN EXHIBIT "A" AND EXHIBIT "A-1"; 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 20-18).

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, and the same is hereby amended so as to grant a change in zoning by amending the West Spring Valley Corridor PD Planned Development District to grant Major Modifications to the West Spring Valley Corridor PD Planned Development District for 5.326 acres located at the southeast corner of Floyd Road and James Drive, and being more particularly described in Exhibit "A" and Exhibit "A-1", attached hereto and made a part hereof for all purposes.

SECTION 2. That the following Major Modifications for the above described property are hereby granted subject to the following special conditions depicted in the Conceptual Site Plan attached hereto as Exhibit "B", the Development Standards attached hereto as Exhibit

“B-1”, and the Sign Standards attached as Exhibit “C”, “C-1” and “C-3”, all incorporated herein, and which is hereby approved.

SECTION 3. That Ordinance No. 4054, adopted on June 9, 2014, and Ordinance No. 4129, adopted on August 24, 2015, 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.

SECTION 5. 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 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 25th day of January 2021.



APPROVED AS TO FORM:


CITY ATTORNEY
(PGS:1-20-21:TM 120193)

APPROVED:


MAYOR

CORRECTLY ENROLLED:


CITY SECRETARY

EXHIBIT "A"
LEGAL DESCRIPTION
ZF 20-18

5.085 ACRES

Being all that certain lot, tract or parcel of land situated in the Lavinia McCommas Survey, Abstract Number 927, City of Richardson, Dallas County, Texas, and being all of that certain called 2.24 acre tract of land described as Tract 1 and part of that certain called 31,323 square foot tract described as Tract 2 in deed from George M. Underwood, Jr., to Colonial House, Inc., recorded in Volume 814, Page 1215 of the Deed Records of Dallas County, Texas, and being part of that certain called 2.96 acre tract of land described in deed from Value Investments to Baldev Patel, recorded in Volume 2002053, Page 3447 of the Deed Records of Dallas County, Texas, and being all that certain called 0.0892959 acre tract of land described in deed from Richardson Heights, Inc., to Baldev Patel, recorded in Instrument Number 20080100111 of the Official Public Records of Dallas County, Texas, and being all of Lot 1, Block 1 Smith Retail, an addition to the City of Richardson, according to the plat thereof recorded in Volume 92177, Page 3054 of the Plat Records of Dallas County, Texas, and being all of that certain tract of land described in deed to CPC Sing Trust, recorded in Volume 88127, Page 623 of the Official Public Records of Dallas County, Texas, and being all of that certain tract of land described in deed to Floyd Central LTD., recorded in Instrument Number 20041459824 of the Official Public Records of Dallas County, Texas, and being all of that certain tract of land described in deed to TOR Sheet 13A, Lot 11, an addition to the City of Richardson, according to the plat thereof recorded in Volume 82209, Page 350 of the Plat Records of Dallas County, Texas, and being all of that certain tract of land described in deed to Duckwin, LLC, recorded in Instrument Number 20080386650 of the Official Public Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" capped rebar set (G&A Consultants) at the most southerly corner of said Lot 1, Block 1, and being on the westerly line of Central Expressway (A.K.A. U.S. Highway 75) according to that certain called 13.458 acre tract of land described in deed from T.F. McKamy to the State of Texas, recorded in Volume 3020, Page 405 of the Deed Records of Dallas County, Texas and being on the east line of said Floyd Road;

THENCE N 72°42'05" W, 30.70 feet, with the west line of said Lot 1, Block 1 of Smith Retail, and the east line of Floyd Road to a 5/8" rebar found;

THENCE N 00°37'00" W, 71.07 feet, with the west line of said Lot 1, Block 1 of Smith Retail, and the east line of Floyd Road to a 1/2" capped rebar set (G&A Consultants);

THENCE N 44°18'00" E, 7.02 feet, with the west line of said Lot 1, Block 1 of Smith Retail, and the east line of Floyd Road, to a 5/8" capped rebar found (DCA);

THENCE S 89°23'00" W, 5.76 feet, with the west line of said Lot 1, Block 1 of Smith Retail, and the east line of Floyd Road, to a 5/8" capped rebar found (DCA);

THENCE N 00°37'00" W, with the east line of Floyd Road, and the west line of said Lot 1, Block 1 of Smith Retail, passing at 45.29 feet a 5/8" capped rebar found (DCA) at the northwest corner thereof, and being the southwest corner of said CPC Sing Trust Tract, continuing a total

distance of 95.29 feet, to a 60D nail found at the northeast corner thereof, and being the southwest corner of that certain called 4,367.32 square foot tract of land described in deed from Eldon O. Harrison to Gary C. Brantley, recorded in Volume 90142, Page 800 of the Deed Records of Dallas County, Texas;

THENCE N 89°17'40" E, 100.15 feet, with the north line of said CPC Sing Trust Tract, and the south line of said Brantley Tract, to a 1/2" capped rebar set (G&A Consultants) at the southeast corner thereof, and being the northeast corner of said CPC Sing Trust Tract, and being on the west line of said Tract 1;

THENCE N 00°25'30" W, 24.16 feet, with the west line of said Tract 1 and with the east line of said Brantley Tract, to a railroad spike found;

THENCE N 45°59'40" E, with the west line of said Tract 1 and the west line of said 2.96 acre tract and the east line of said Brantley Tract, passing at 26 feet the northeast corner thereof and the southerly southeast corner of that certain tract of land described in deed from Eldon O. Harrison to Gary C. Brantley, recorded in Volume 82172, Page 2449 of the Deed Records of Dallas County, Texas, continuing with the east line thereof a total distance of 37.59 feet (called 37.47 feet) to a PK nail found;

THENCE N 89°23'20" E, 22.44 feet (called 22.87 feet) with the west line of said Tract 1 and the west line of said 2.96 acre tract and the east line of said Brantley tract to a PK nail found at the easterly southeast corner thereof;

THENCE N 00°37'00" W, 30.00 feet with the west line of said Tract 1 and the west line of said 2.96 acre tract and the east line of said Brantley tract, to a 1/2" capped rebar set (G&A Consultants) at the northeast corner thereof and the southeast corner of said Floyd Central LTD Tract,

THENCE S 89°20'00" W, 149.99 feet with the south line of said Floyd Central LTD Tract, and the north line of said Brantley Tract to a 1/2" capped rebar set (G&A Consultants);

THENCE N 00°37'00" W, with the east line of said Floyd Road, and the west line of said Floyd Central LTD Tract, passing at 133.72 feet, a 5/8" rebar found at the northwest corner thereof, and being the southwest corner of said Lot 11, continuing a total distance of 284.18 feet to a 1/2" capped rebar set (G&A Consultants) at the northwest corner thereof and being on the south line of James Drive, as evidenced by that certain called 0.92 acre tract of land described in dedication from Richardson Heights, Inc., to the City of Richardson, Texas recorded in Volume 4946, Page 27;

THENCE N 88°48'50" E, with the north line of said Lot 11 and the south line of said James Drive, 149.99 feet to a 5/8" rebar found at the northeast corner of said Lot 11, and being on the south line of said James Drive;

THENCE S 00°37'00" E, 5.00 feet, with the east line of said Lot 11, and the south line of said James Drive, and being the northwest corner of said Tract 2;

THENCE N 88°48'50" E, with the south line of said James Drive, passing at 267.92 feet (called 266.65 feet) the east line of said Tract 2 and the east line of said 2.96 acre tract and the northerly

northwest corner of the aforementioned 0.0892959 acre tract, continuing with the north line thereof a total distance of 285.30 feet to a "+" set in concrete;

THENCE S 00°39'10" E, 10.09 feet (called 10.40 feet), with the east line of said 0.0892959 acre tract to a "+" set in concrete;

THENCE S 45°46'50" W, 32.51 feet (called 32.44 feet), with the east line of said 0.0892959 acre tract to a "+" set in concrete at an inner ell corner thereof;

THENCE S 44°13'10" E, with the east line of said 0.0892959 acre tract, passing at 6.9 feet (called 6.74 feet) a "+" found in concrete at an outer ell corner thereof, being the north corner of said Tract 1 and the west corner of that certain called 0.241 acre tract of land described in deed to Alden E. Wagner, Jr., recorded in Instrument Number 20070404841 of the Deed Records of Dallas County, Texas, continuing with the northeasterly line of said Tract 1 and the southwesterly line of said 0.241 acre tract a total distance of 217.03 feet to the east corner of said Tract 1 and the east corner of the aforementioned 2.96 acre tract and the south corner of said 0.241 acre tract and being on the westerly line of the aforementioned Central Expressway, from which a 5/8" rebar found for witness bears N 44°13'10" W, 0.3 feet;

THENCE S 45°46'50" W, with the southeasterly line of said Tract 1 and the southeasterly line of said 2.96 acre tract and the westerly line of said Central Expressway passing at 180.00 feet a PK nail with shiner found at the east corner of that certain called 0.339 acre tract of land described in deed from EspressoTime Vending Co., to Duckwin, LLC, recorded in Instrument Number 20080386650 of the Deed Records of Dallas County, Texas, continuing with the southeasterly line thereof, passing at 261.00 feet the southerly corner thereof, continuing with the southeasterly line of said Tract 1, passing at 511.00 feet a 1/2" capped rebar found (USA Inc.) at the south corner of said Tract I and the south corner of said 2.96 acre tract, being the east corner of said Lot 1, Block 1 of Smith Retail, continuing a total distance of 536.40 feet to a Brass Monument Found, on the southerly line of said Lot 1, Block 1 and being on the westerly line of said Central Expressway

THENCE S 51°28'50" W, with the southerly line of said Lot 1, Block 1, and the westerly line of said Central Expressway, 100.50 feet, to the **POINT OF BEGINNING** and containing approximately 5.085 acres of land.

EXHIBIT "A-1"
LEGAL DESCRIPTION
ZF 20-18

0.241 ACRE

Being all that lot, tract, or parcel of land located in the LAVINIA McCOMMAS SURVEY, ABSTRACT No. 927, City of Richardson, Dallas County, Texas, and being the same tract of land described in deed to Alden E. Wagner, Jr., recorded in Instrument No. 20070404841, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8" iron rod found in the Northwest line of South Central Expressway, a variable width right-of-way, at the most Southerly East corner of a Replat of, Lot 1, Block A, Richardson Restaurant Park, an addition to the City of Richardson, Dallas County, Texas, according to the plat thereof recorded in Instrument No. 201500250241, Official Public Records, Dallas County, Texas;

Thence North 43°53'00" West, along the interior Northeast line of said Replat, a distance of 210.00' to a PK nail found in the Southeast line of a variable width alley right-of-way;

Thence North 46°07'00" East, along said Southeast line, a distance of 50.00' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set at the West of M.M. Paule Addition, an addition to the City of Richardson, Dallas County, Texas, according to the plat thereof, recorded in Volume 76130, Page 3121, Map Records, Dallas County, Texas;

Thence South 43°53'00" East, a distance of 210.00' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set in the said Northwest line of South Central Expressway, at the South corner of said Paule Addition-

Thence South 46°07'00" West, along said Northwest line, a distance of 50.00' to the PLACE OF BEGINNING and containing 10,500 square feet or 0.241 of an acre of land.

EXHIBIT B-1
DEVELOPMENT STANDARDS
RESTAURANT PARK

GENERAL

- A. **PURPOSE.** The purpose of this development is to permit a comprehensive high quality, master planned restaurant development (the “Restaurant Park”), for the operation of a variety of reputable restaurants, that will include a pedestrian-friendly environment, distinctive restaurant architecture and unique project sign identification. The Restaurant Park is intended to become a new neighborhood destination for the use and enjoyment of Richardson residents and visitors. The project will endeavor to provide a safe and friendly environment by removing the blighted properties and to update and optimize the potential of the property given its unique site characteristics and proximity to the North Central Expressway corridor.
- B. **CONCEPT PLAN.** Development of the Property shall conform with the Concept Plan attached hereto as Exhibit “B” (the “Concept Plan”). The Concept Plan, the Development Standards (Exhibit “B-1”) and Sign Standards (Exhibit “C”), constitute Major Modifications to the development standards of the West Spring Valley Corridor Planned Development District with regard to Sections C and D of Chapter III General District Standards, Sections B and D of Chapter IV Buildings, Section A of Chapter V Parking and Accessibility, Chapter VI Lighting, Mechanical, Service Areas and Utilities, Chapter VII Landscape and Chapter VIII Sign Standards.
- C. **DEVELOPMENT STANDARDS.** For the purpose of determining landscaping and parking regulations within the property, the entire property shall be considered one (1) lot, regardless of how the property may be subdivided. In the event a development standard is not expressly set forth or meet the intent of the development standards contained within or the approved Concept Plan, then the development standards set forth on the Comprehensive Zoning Ordinance shall control.
- D. **DEFINITIONS.** For purposes of this development, the following words have the following meanings:
- Ventilated façade system* means a high-performance façade solution that consists of a rain screen and decorative façade (manufactured of type 304, 316 or 430 architectural grade stainless steel, zinc alloy, titanium or other metal material of comparable or greater quality that is approved by the City Manager), cavity depth and ventilation, insulation and sub-frame. Systems may include colorized, patterned and textured stainless steel sheet cladding systems; insulated core metal wall panel systems; metal composite wall panel systems, rear ventilated phenolic rain screen wall panel systems; titanium zinc alloy sheet metal roofing façade cladding and roof drainage components systems.
- E. **MINOR MODIFICATIONS.** The City Manager or designee shall have the authority to approve a request for minor modifications to approved concept plans and development plans. For purposes of this development, a minor modification shall be defined as (i) a change to a

footprint of a building or the location of a building so long as the proposed footprint complies with all development standards set forth herein, and (ii) except as otherwise provided in (i), a change which does not (a) exceed the building coverage or floor-to-area ratio, (b) decrease any of the specified area regulations or minimum parking ratios, nor (c) substantially changes the access to the site or adjacent to the site.

- F. US 75 AMENITIES PLANNING GUIDELINES. This development shall not be required to comply with the US 75 Amenities Planning Guidelines.
- G. SIGNAGE. Proposed signage shall conform with the Sign Standards attached hereto as Exhibit "C" (the "Sign Standards").

DEVELOPMENT STANDARDS –Major Modifications

- 1. USE REGULATIONS. No land shall be used, and no building shall be erected for, or converted to any use other than:
 - a. Stand-alone restaurants and in-line restaurants without drive-through services.
 - b. Two (2) restaurants with drive-through service limited to prepaid pickup orders only and specifically prohibiting menu boards or outdoor order placement systems, as generally shown in Exhibit "B" identified as "Building 5" and "Building 6" and in no case located closer than three-hundred feet (300') to Floyd Road.
 - c. Approval of a Special Permit shall be required for any restaurant with drive-through service of any type in addition to those provided for herein or that is located closer than three hundred feet (300') to Floyd Road.
 - d. Outdoor dining and/or patios (accessory to the principal use) subject to:
 - i. Exclusive of the common plaza area, outdoor seating for eating and drinking shall be limited to 49% of the establishment's gross building area.
 - ii. Outdoor dining seating areas may incorporate music or sound systems providing the decibel level does not exceed maximum levels established in Article XXII-B, Performance Standards, of the Comprehensive Zoning Ordinance applicable to a retail or commercial district.
 - e. Property shown in Exhibit "A-1": Until such time the existing building located on property described by Exhibit "A -1" is demolished, it may be occupied by any Retail/Commercial or Office use as permitted in Area A of the West Spring Valley Planned Development. Once the building is demolished, the property described by Exhibit "A-1" shall only be used in conformance with the requirements included herein.
- 2. BUILDING REGULATIONS. The architecture for all structures should be well proportioned and shall be designed with an emphasis on the street-side of buildings with a continuation of materials, colors and trim on the balance. The scale, massing, articulation and proportions of facades should enhance the vehicular and pedestrian experience, emphasizing the human scale.

- a. Each building facade elevation, excluding doors, windows, or other openings, shall be clad with a minimum of seventy-five (75%) percent masonry material, defined as brick, stone, plaster stucco utilizing a 3-step process, cast stone, rock, marble, granite, curtain glass, glass block, ventilated facade systems (see definition above), and concrete tilt wall panels. A maximum of twenty-five (25%) percent of the building facade area may be clad with materials other than those previously listed and shall be of non-combustible material, including factory installation of commercial grade Class PB Exterior Insulation and Finish Systems (EIFS). Said EIFS materials must be installed above a height of eight (8) feet.
- b. Individual and unique trade dress is encouraged, and any materials not specifically allowed herein shall be considered for approval by the City Manager or designee. Trade Dress is defined as those items included in a building design or décor which distinguishes the appearance or image of one brand from another in the eyes of its consumers and the general public.
- c. The following exterior materials are prohibited:
 - i. Aluminum siding;
 - ii. Galvanized metal siding;
 - iii. Exposed aggregate;
 - iv. Plastic;
 - v. Unfinished (non-plastered or unpainted) concrete block;
 - vi. Reflective glass.
- d. All façade walls on a building shall be articulated to provide visual interest with any of the following elements:
 - i. Brick pilasters;
 - ii. Corbels;
 - iii. Windows treatments on in-filled windows;
 - iv. Projected ribs, offsets, recesses, pediments or reveals;
 - v. Overhangs or awnings;
 - vi. Cornices;
 - vii. Varied roof heights for pitched, peaked, sloped or flat roof styles;
 - viii. Display windows, faux windows or decorative windows;
 - ix. Integrated water features.
- e. Entryway Features. With the exception of loading areas or rear door access for employees, all primary ground floor entrances for the public shall be covered or inset. Primary building entrances are to be defined and articulated with architectural elements such as pediments, columns, porticos, porches, and overhangs.
- f. Roofs. Flat roofs, hip roofs, gabled roof and green roofs are permitted. Pitched roofs shall have a minimum pitch of 6:12. Architectural elements that add visual interest to the roof, such as dormers and masonry chimneys are encouraged.

- i. The following materials are allowed:
 - A. Architectural shingles (minimum 30-year warranty);
 - B. Industry approved synthetic shingles or composition shingle;
 - C. Factory finished standing seam metal;
 - D. Tile roofs;
 - E. Slate roofs;
 - F. Cooper roofs;
 - G. TPO Membrane (flat roof only).
- ii. The following materials are prohibited:
 - A. Galvanized steel or other bright metal;
 - B. Wood roof shingles.

3. AREA REGULATIONS.

a. Height Regulations.

- i. The maximum building height shall not exceed forty (40) feet for a two (2) story structure, and twenty-four (24) feet for a single story, subject to the following:
 - A. Single story structures may include architectural features up thirty-two (32) feet in height from the finished floor elevation for up to twenty-five (25%) percent of the length of any building elevation.
 - B. Two (2) stories structures may include architectural features up forty-eight (48) in height from the finished floor elevation for up to twenty-five (25%) percent of the length of any building elevation.
- ii. Balconies and roof terraces shall be allowed. Any roof terrace shall not be counted as an additional story.

b. Building Setbacks.

- i. US 75 Frontage Road – Seventy (70) feet;
- ii. Floyd Road – Forty (40) feet;
- iii. James Drive – Forty (40) feet;
- iv. Interior Setbacks. No building setback shall be required from interior lot lines, except as may be required by the City of Richardson Building Code;
- v. A fireplace, windowsill, box or bay window, or other architectural features not more than ten (10) feet in width may extend a maximum of two (2) feet into the required setback;
- vi. The ordinary projections of a roof eave or cornice may extend into the required front setback a maximum of two (2) feet.

c. Density.

The maximum Floor Area Ratio (FAR) shall not exceed 0.4:1.

4. PARKING REGULATIONS.

- a. The parking ratio shall be a minimum of ten (10) spaces per one-thousand (1,000) square feet of building area.
- b. A maximum of two (2) rows of parking shall be allowed between the buildings and the US 75 frontage road as shown on "Exhibit B".
- c. Parallel on-street parking along James Drive and Floyd Road shall be allowed as shown on "Exhibit B" but shall not count towards meeting the minimum parking requirement for the site.

5. LANDSCAPE REQUIREMENTS.

a. General

- i. Existing trees six (6) inch or greater diameter at breast height shall be inventoried and indicated on the landscape plans submitted for review by the City. Any trees to be removed must be indicated both graphically and in tabular format on the landscape plan, with the reason for removal clearly indicated.
- ii. Foundation plantings shall be provided adjacent to the buildings and/or other structures on the site.
- iii. Visibility triangles shall be maintained at all street, alley, or private drive intersections in accordance with the City's sight triangle guidelines. Within the required visibility triangle, no obstruction shall exceed thirty (30) inches in height, measured from the driving surface; however trees are permitted within the visibility triangle provided that the lowest limbs are trimmed to a minimum height of seven (7) feet at the time of planting, measured from the top of the curb.
- iv. The property owner or its tenants shall be responsible for maintaining the landscape in accordance with the approved landscape plan.
- v. Dead plant material, as determined by the City, shall be replaced in accordance with the approved landscape plan.
- vi. All landscape material shall be irrigated by a mechanical underground system with operating rain and freeze sensors.

b. Minimum Landscape Area Requirements

The minimum landscape area shall be ten (10%) percent of the gross land area. Of the required minimum landscaped area, twenty (20%) percent shall be provided internal to parking areas (landscaped islands, etc.). Minimum landscape calculations shall include decorative hardscape areas.

c. Parking Lot Landscaping

- i. Minimum ten (10) foot wide landscaped islands and eight (8) foot wide (average) for irregularly shaped landscape islands, shall be required at the ends of each row of parking spaces, and shall include the following:

- A. Minimum one (1), three (3) inch caliper tree, ground cover, and an 18” – 24” wide strip (paved or decomposed granite) adjacent to the parking stall.
- d. Perimeter Landscaping- US 75 Frontage Road
 - i. The minimum landscape buffer width shall be ten (10) feet, and shall include the following:
 - A. A minimum six (6) foot wide meandering sidewalk. A pedestrian easement shall be dedicated where the sidewalk is not located within the street right-of-way.
 - B. One (1), three (3) inch caliper canopy tree or one (1) ornamental tree for each fifty (50) lineal feet of street frontage. Trees may be planted in “natural” groupings to provide view corridors into the development.
 - C. Evergreen shrubs planted to create an opaque screen at a minimum height of thirty (30) inches above the grade of the parking lot or drought tolerant plant material to create a semi-opaque screen at a minimum height of eighteen (18) inches above the grade of the parking lot. Approved drought tolerant plant material includes material such as Whales Tongue Agave, Gulf Muhley and Giant Liriope.
 - D. A concrete, pavestone, grass or mulch strip the width of the vehicle overhang (2’-7”) for parking spaces adjacent to the required landscape buffer. This strip shall be measured from the face of curb to the edge of the landscaped bed.

6. Streetscape - James Drive and Floyd Road

- a. Beginning at the face-of-curb of street bulb-outs, a minimum nineteen (19) foot wide Streetscape Zone shall be provided along James Drive and Floyd Road as shown on “Exhibit B”. Said Streetscape Zone shall include a fourteen (14) foot wide Amenity Zone and a five (5) foot wide Buffer Zone, which shall be composed of the following:
 - i. Amenity Zone
 - A. With the exception of the required street tree wells, specialty paving per City details.
 - B. Minimum three (3) inch caliper canopy trees in 8-foot x 8-foot tree wells covered with a 6-foot x 6-foot tree grate in accordance with City details.
 - C. Tree wells shall include underground bubbler irrigation set on a zone separate from other landscape areas, tree well drainage, and up lighting and electrical outlets in accordance with City details.
- (1) Tree branches shall be maintained at no less than eight (8) feet above the adjacent Pedestrian Zone and no less than fourteen (14) feet above on-street parking spaces or traffic lanes, after three (3) years from planting. Otherwise, tree branches shall be maintained a no less than six (6) feet above the adjacent Pedestrian Zone and no less than ten (10) feet above on-street parking space or traffic lane.

- D. A minimum six (6) foot wide unobstructed continuous sidewalk constructed of scored concrete.
- ii. Buffer Zone
 - A. Minimum three (3) inch canopy trees or ornamental trees, planted off-set to the canopy trees planted in the Amenity Zone.
 - B. Evergreen shrubs or native grasses planted to create an opaque screen at a minimum height of thirty (30) inches above the grade of the parking lot.
 - C. A concrete, pavestone, decomposed granite, grass or mulch strip the width of the vehicle overhang (2') for parking spaces adjacent to the required landscape buffer. This strip shall be measured from the face of curb to the edge of the landscaped bed.

7. SCREENING

- a. All roof mounted equipment, including fans, vents, cooling towers and HVAC units shall be screened to eliminate the view from the ground level of adjacent properties. The overall screening height shall be the height of the tallest element of roof-mounted equipment. The inside and outside of the screening device should be finished in a similar color to the building façade, trim or roof surface to minimize visibility of the equipment.
- b. All ground level equipment, including fans, HVAC units, cooling towers, generators, utility conduits, electric transformers, electric meters, wire ways and conduit shall be screened from the view of Floyd Road, James Drive and Central Expressway and adjoining properties by means of an architectural screen which shall be coordinated and compatible with the building architecture and color, or a living screen. Said screening shall not be less than the height of the tallest element of the equipment.
- c. Other than the walls shown on “Exhibit B” which shall be permitted, no other screening wall shall be required along James Drive or Floyd Road.
 - i. A maximum ten (10) foot tall wood (horizontal or woven, but not vertical) or masonry wall (including hardi board planks – horizontal or woven, but not vertical) may be allowed in the required setback in accordance with “Exhibit B”. Said wall shall be depicted on the landscape plan during the development plan review process.
 - ii. A maximum sixteen (16) foot tall non-opaque wire mesh landscape wall is permitted as shown in “Exhibit B” and shall include vine-like plants or synthetic equivalent to cover the wall to create a landscaped wall. Said wall shall be depicted on the landscape plan during the development plan review process.
- d. Trash enclosure. Trash enclosures may be located within required setbacks and shall be screened with a minimum six (6) foot high masonry enclosure compatible in material and color with the main structure.

8. LIGHTING. Site lighting, display window lights, architectural lighting, and general area lighting are encouraged to advertise the business, highlight building features and entries, and to illuminate dark corners of the property or street. Specific landscape materials should be highlighted via landscape lighting, where possible.
- a. All parking lot lights, and freestanding pedestrian lights shall be from the same family of lights, which shall be submitted and approved by staff prior to installation.
 - b. Sconce and similar attached building lighting shall be allowed if the fixtures are in keeping with the architectural style of the building.
 - c. Indirect lighting should be provided whenever possible, for display and architectural lighting. Direct glare to vehicular traffic shall be avoided.
 - d. Outdoor dining seating areas shall be properly lit (maximum 1 fc) with lighting and in keeping with the balance of the building architectural style.
 - e. The use of colored lighting shall not be allowed for use unless otherwise approved by the City Manager or designee
 - f. The use of pulsating or flashing lighting is prohibited.

**EXHIBIT “C”
SIGN STANDARDS**

GENERAL. For the purpose of determining sign regulations within the development, the entire Property shall be considered one (1) lot, regardless of how the property may be subdivided. All signage shall conform with the City of Richardson Code of Ordinances sign regulations, except as amended below:

1. Prohibited Sign Types:

- a. Pole signs
- b. Single-use monuments signs

2. Multiple-use Monument Sign Types Allowed

- a. Project Identification Monument Sign (Sign “A”). A maximum of two (2) signs shall be allowed, and shall be designed and constructed in general conformance with Exhibit C-1, and the location shown on Exhibit “B”, subject to the following:

- i. Minimum Setbacks

- A. Property lines: ten (10) feet

- ii. Height and Area

- A. Maximum height shall be forty (40) feet.

- B. Tenant copy area is limited to three (3) sides of the monument sign. The maximum cumulative copy area per side for a thirty (30) foot tall monument sign shall be two hundred (200) square feet and two-hundred and sixty-five (265) square feet for a 40 foot-tall monument sign.

- b. Minor Tenant Directional Sign (Sign “B”). A maximum of one (1) sign shall be allowed, and shall be designed and constructed in general conformance with Exhibit C-2, and the location shown on Exhibit “B”, subject to the following:

- i. Minimum Setbacks

- A. North property line: ten (10) feet

- ii. Height and Area

- A. Maximum height shall be ten (10) feet.

- B. Tenant copy area is limited to three (3) sides of the pylon. The maximum cumulative copy area per side shall be twelve (12) square feet. The south side of the pylon sign shall be limited to a maximum copy area of sixteen (16) square feet.

3. Attached Sign Types Allowed

a. Tenant Wall Signs (Channel Letter, Sign Cabinet, Painted Wall Mural Sign, Awning Sign, Awning Attached Sign, Vertical and Horizontal Blade Signs), subject to the following:

i. Maximum copy area

- A. Total copy area for the above listed signs requiring a permit shall not exceed 6% of the total area of the ground floor façade (maximum façade height for calculating ground floor façade shall be 24 feet) of each elevation. The total sign area may be divided into any combination of individual signs among any of the building facades.
- B. Exposed border neon, awning graphics that do not include copy or border LED tubing are all permitted and shall not count towards the total allowable signage. .

ii. Location

- A. Signs shall not extend above the roof line of a mansard-type roof.
- B. Signs shall not extend more than six (6) feet above the roof line on buildings with non-mansard roof structures. Said signs shall be directly affixed to and not shall extending above or beyond an integral part of the structure of the building other than a roof.

iii. Design

- A. When projections on the wall face prevent the erection of the sign flat against the wall face, the space between the back of the sign and the wall shall be closed at the top, bottom and ends with incombustible materials.
- B. Attached signs shall be construction only of materials that are noncombustible or slow burning in case of plastic inserts and faces.
- C. Combustible materials may be used, providing the sign is attached to a wall with a minimum of two-hour, fire-resistive rating.
- D. Attached sign play on heavy wood construction may be of combustible materials, but in no case shall they be internally illuminated.
- E. Sign extending more than four (4) feet above the roof line shall be attached without the use of supporting poles, towers, guys or braces of any type. Such signs shall be designed, constructed and attached to withstand a wind pressure of not less than thirty (30) pounds per square foot.
- F. Signs must provide eight (8) foot clearance above any walkway.
- G. Flexible material sign are permissible if installed and supported by a cabinet, frame or other approved device approved by the director of community services.
- H. Signs may be internally or externally lit.

b. Awning Signs, subject to the following:

i. Maximum copy area

- A. The copy area shall not exceed seventy-five (75%) percent in length of any leading edge of an awning.
- ii. Location
 - A. The copy area shall only be located on leading edges of awnings.
 - B. No building shall have both a wall sign with a tenant's trade name and an awning sign with a tenant's trade name on the same building elevation.
- iii. Design
 - A. Back-lighting is permitted and may be lighted internally or by exterior spotlights.
 - B. An awning sign and awning sign attachments shall be secure and may not swing, sway or move in any manner or contain any moving devices.
- c. Awning Attached Sign, subject to the following:
 - i. Maximum copy area
 - A. The copy area shall not exceed seventy-five (75%) percent in length of any awning.
 - B. The maximum sign height shall be twelve (12) inches.
 - ii. Location
 - A. No building shall have both a wall sign with a tenant trade name and an awning attached sign with a tenant trade name on the same building elevation.
 - B. The sign shall only be suspend from or extend above the edge of the awning and shall be centered.
 - C. An awning attached sign shall not be used in conjunction with an awning sign.
 - iii. Design
 - A. An awning sign and awning sign attachments shall be secure and may not swing, sway or move in any manner or contain any moving devices.
 - B. Shall maintain a minimum ground clearance of eight (8) foot above a sidewalk.
- d. Vertical Blade Signs and Horizontal Blade Signs, subject to the following:
 - i. Maximum copy area
 - A. Vertical blade sign (two story structure only) - Thirty-six (36) square feet, which shall count towards the total allowable sign area as indicated in Section 3. a. i. A. above.
 - B. Horizontal blade sign – twenty two (22) square feet, which shall count towards the total allowable sign area as indicated in Section 3. a. i. A. above.
 - C. Exposed border neon or border LED tubing is permitted and shall not count towards the total allowable signage.
 - ii. Location

- A. May extend a maximum of six (6) feet from the façade of a building.
- B. Shall not extend more than six (6) feet above a building wall.

iii. Design

- A. Shall maintain a minimum ground clearance of eight (8) feet above the lowest portion of the sign and sidewalk when sign is constructed above a sidewalk.

4. Screen Wall Directional Signs (Sign “C”), which shall be designed and constructed in general conformance with Exhibit C-3, and the location shown on Exhibit “B”, subject to the following:

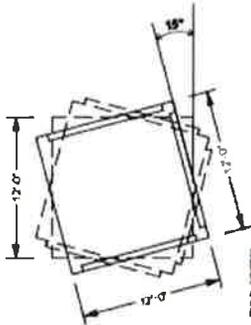
i. Maximum copy area

- A. Twelve (12) square feet per panel section.

ii. Design

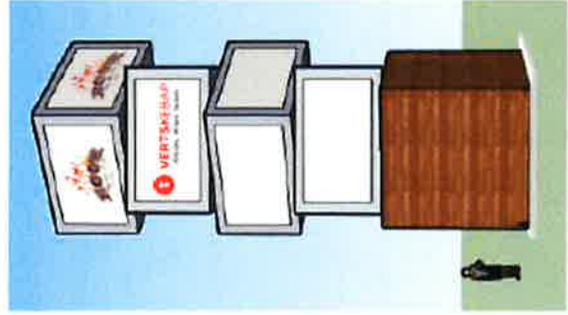
- A. Copy area shall be individual letters and shall either be internally lit with white neon or exterior lighted with down light fixtures.
- B. Signs shall be secure and may not swing, sway or move in any manner or contain any moving devices.
- C. Shall not obstruct the vision of traffic on public streets or be constructed so as to interfere with sight lines within a triangular area formed by the intersection of adjacent curb line from a point on each curb line twenty (20) feet from the intersection.
- D. Shall be designed, constructed and attached to withstand a wind pressure of not less than thirty (30) pounds per square foot.

**EXHIBIT C-1 REVISED
ENTRY SIGN**

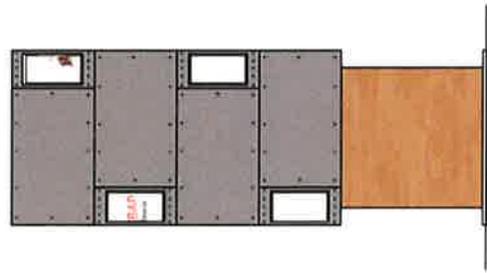


- 6" DEEP ALUMINUM TENANT SIGNS & RETAINERS
INSET 5/8" INTO OPENINGS ON (3) SIDES
(12 TENANTS TOTAL ON EACH SIGN -
1) 1/2" 1/2" WHITE FACILIC FACES (TERRAZO CDMP T.I.D.)
1) 1/2" 1/2" 1/2" FACILIC FACES (TERRAZO CDMP T.I.D.)
PAC-CLAD 9/8 FACE
FACES TO BE BLOWABLE FOR SERVICE
1/4" SURFACE TENANT VINYL GRAPHICS IN ASSORTED
COLORS (EXACT COLORS T.O.D.)
INTERNALLY ILLUMINATED w/ WHITE LED MODULES
- PAC-CLAD METALLIC SILVER FABRICATED SIGN
STRUCTURE w/ OPENINGS FOR TENANT SIGNS
FRAME ASSEMBLED: ATTACH PAC-CLAD w/
COURTESY SIGN FACE FASTENERS
- GALAPA WOOD DECKING MATERIAL SUPPORT
COVER (NEEDY BLACK COLOR) ON ALUMINUM
FRAME
- INSTALL w/ STEEL SUPPORT(S) IN CONCRETE
FOUNDATIONS TO MEET CITY CODE
CONCRETE MOW PAD

S/P MONUMENT SIGN SCALE: 1/8" = 1'-0"
(2) REQUIRED - MANUFACTURE & INSTALL



ISOMETRIC VIEW



OPPOSITE ELEV

Design #	03 62623/023
Sheet	3 of 10
Customer	Chandler
Revisions	Revised Per
Project	Plot 75 @ Jansky Farm RICHARDSON, TEXAS
Account	ASBY / ASBY
Designer	BAMS
Date	10.26.11
Project / Name	
Client	
Address	
City	
State	
Country	
Notes	1. SEE ALL OTHER SHEETS FOR ALL 2. ALL DIMENSIONS ARE IN FEET AND INCHES 3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED

Chandler Signs
1200 West Loop South, Suite 100
Houston, Texas 77027
Tel: 281.416.1234
Fax: 281.416.1235
www.chandler-signs.com

FINAL ELECTRICAL CONNECTION BY CUSTOMER

