

**ORDINANCE NO. 4259**

**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 I-M(1) INDUSTRIAL DISTRICT TO PD PLANNED DEVELOPMENT FOR THE I-M(1) INDUSTRIAL DISTRICT WITH DEVELOPMENT REGULATIONS FOR THE PROPERTY LOCATED ON THE EAST SIDE OF TELECOM PARKWAY, BETWEEN BRECKINRIDGE BOULEVARD AND RESEARCH DRIVE, RICHARDSON, TEXAS, BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" AND AS DEPICTED ON THE CONCEPT PLAN ATTACHED AS EXHIBIT "B"; 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 18-09).**

**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 amended to grant a change in zoning from I-M(1) Industrial District to PD Planned Development for the I-M(1) Industrial District with development regulations for the property located on the east side of Telecom Parkway, between Breckinridge Boulevard and Research Drive, Richardson, Texas, being more particularly described in Exhibit "A" and as depicted on Exhibit "B", attached hereto and made a part hereof for all purposes.

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

1. Base Zoning District. The property shall be used and developed in accordance with the I-M(1) Industrial District zoning regulations and in substantial conformance with the concept plan attached as Exhibit "B" (the "Concept Plan"), and building elevations attached as Exhibits "C-1" to "C-4" (the "Building Elevations") which are hereby approved and made a part hereof, except as otherwise provided herein.

2. Building Height: Each building shall be limited to one story with a maximum building height, including the parapet wall, of 42 feet.
3. Screening Adjacent to Residential: Along the western easement line of the existing fifteen (15) foot sanitary easement located along the eastern property line, an eight (8) foot tall masonry screen wall shall be provided and shall be completed prior to the construction of the first vertical element of the first building constructed on the site. In addition, a landscape buffer of a minimum twelve (12) feet in width shall be planted extending from the southern easement line of the existing 60-foot wide water line easement located north of the Building 4 to the south property line along the west side of the existing 15-foot wide sanitary sewer easement shall be provided, and shall include the following landscape material:
  - a. One (1) evergreen canopy tree planted every forty (40) feet on center.
  - b. Trees shall be a minimum of three (3) inches in caliper size, fourteen (14) feet in height at the time of planting.
4. Site Lighting:
  - a. All lighting within the truck docks shall be directed downward. Up-lighting shall only be allowed at building entrances.
  - b. Lighting of signage, parking and pedestrian walkways shall be controlled or narrowly focused.
  - c. Placement and shielding of light sources shall be done to limit visual impact.
  - d. Distracting, flashing, traveling or animated lighting is not permitted.
5. Buildings 1, 2 and 4 Truck Dock Screening:
  - a. A living landscape screen shall be planted for the entire length of all truck loading dock areas that are externally facing toward the adjacent property.
  - b. The living landscape screen shall consist of the following:
    - i. One (1) evergreen canopy tree shall be planted every fifty (50) feet on center. Trees shall be three (3) inches in caliper at the time of planting and shall reach a minimum mature height of thirty (30) feet tall.
    - ii. A single row of evergreen shrubs shall be planted between each canopy tree planting. Each shrub shall be thirty-six (36) inches on center and shall be a minimum of thirty-six (36) inches tall at the time of planting.

6. Administrative Approval: The Director of Development Services, or designee, may approve building elevations, site plan, and landscape plan in substantial conformance with the Concept Plan and Building Elevations.

7. Truck Traffic/Dock:

- a. All articulated truck (18-wheel, semi-truck) traffic shall be required to enter and exit the site from the south.
- b. No articulated truck (18-wheel, semi-truck) deliveries shall be made between the hours of 6:00 p.m. to 7:00 a.m. Monday through Friday, or at any time on Saturday or Sunday.
- c. The total number of "overhead truck dock doors" shall be limited to 100 doors. "Overhead truck dock door" is defined as a door used for the docking of an articulated truck only. Overhead door openings that are obstructed by speed ramps, dumpsters, trash compactors, transformers, car parking, etc. shall not count towards the 100- overhead truck door maximum.

**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.

**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 11<sup>th</sup> day of June, 2018.



**APPROVED AS TO FORM:**

*Peter H Smith*  
\_\_\_\_\_  
**CITY ATTORNEY**  
(PGS:5-23-18:TM 99686)

**APPROVED:**

*[Signature]*  
\_\_\_\_\_  
**MAYOR**

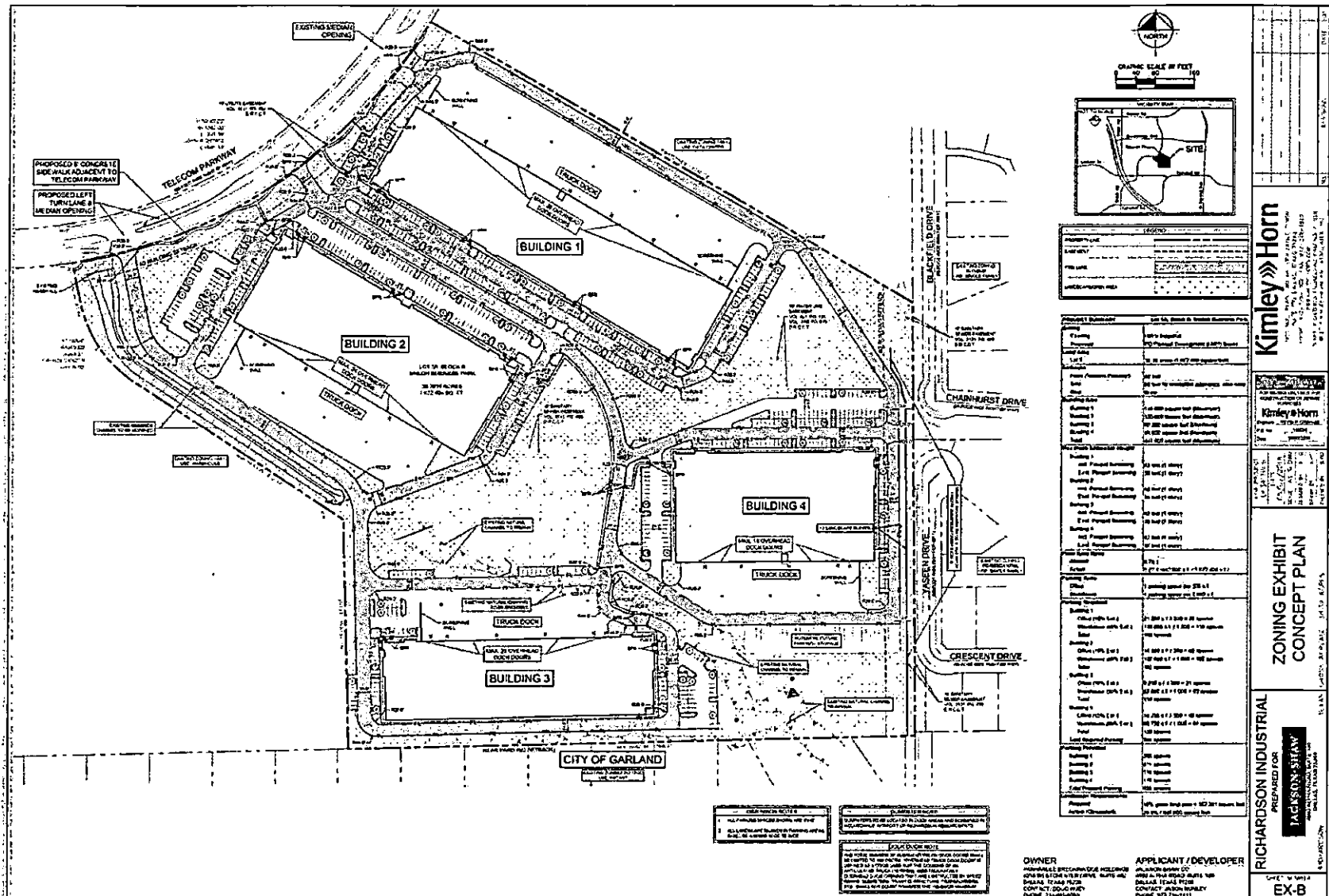
**CORRECTLY ENROLLED:**

*Aimee Neme*  
\_\_\_\_\_  
**CITY SECRETARY**

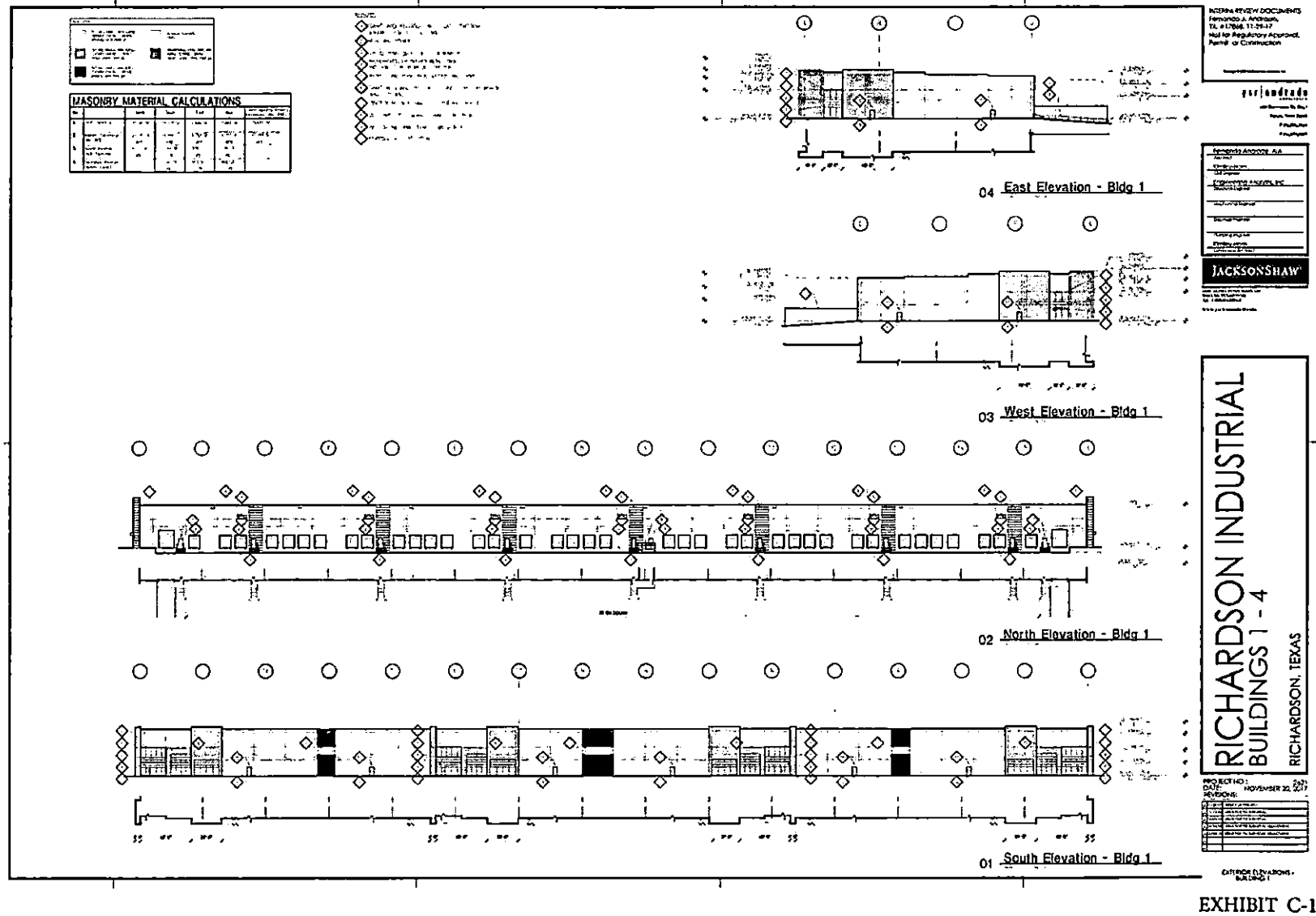
**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**ZF 18-09**

BEING all of Lot 5, Block B, Shiloh Business Park, an addition to the City of Richardson, Texas according to the plat thereof recorded in Volume 2017, Page 906, Official Public Records of Collin County, Texas and Instrument No. 201700316138, Official Public Records of Dallas County, Texas.

**EXHIBIT "B"**



# EXHIBIT "C-1"



# EXHIBIT "C-2"

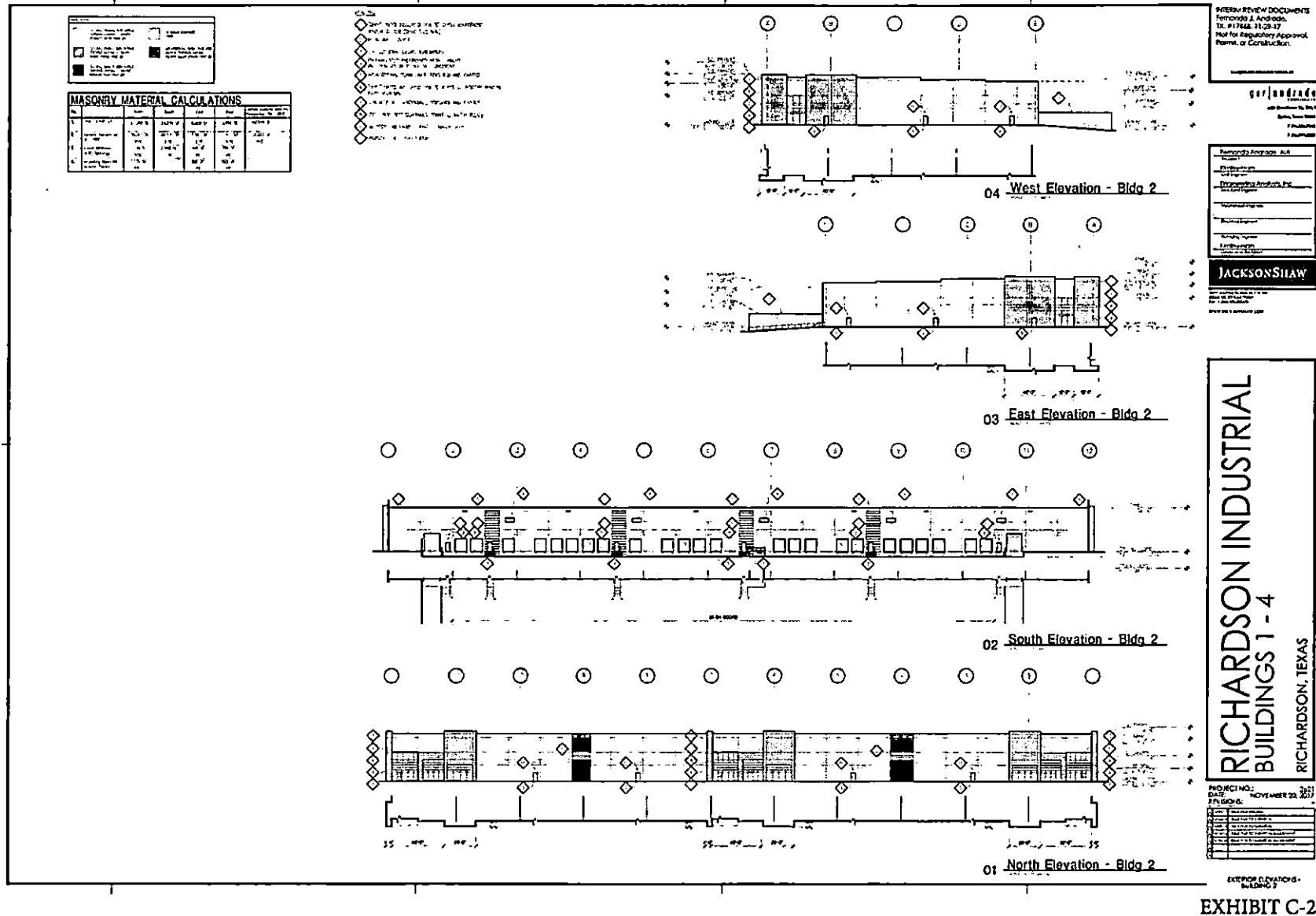






EXHIBIT "C-4"

