

**RICHARDSON CITY COUNCIL
DECEMBER 10, 2012
7:30 P.M.
CIVIC CENTER/CITY HALL, 411 W. ARAPAHO, RICHARDSON, TX**

1. **INVOCATION – STEVE MITCHELL**
 2. **PLEDGE OF ALLEGIANCE: U.S. AND TEXAS FLAGS – STEVE MITCHELL**
 3. **MINUTES OF THE NOVEMBER 12, 2012 COUNCIL MEETING, NOVEMBER 19, 2012 SPECIAL MEETING, NOVEMBER 19, 2012 WORK SESSION AND SPECIAL CALLED MEETING, NOVEMBER 26, 2012 COUNCIL MEETING, AND DECEMBER 3, 2012 WORK SESSION**
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4. VISITORS. (THE CITY COUNCIL INVITES CITIZENS TO ADDRESS THE COUNCIL ON ANY TOPIC NOT ALREADY SCHEDULED FOR PUBLIC HEARING. PRIOR TO THE MEETING, PLEASE COMPLETE A "CITY COUNCIL APPEARANCE CARD" AND PRESENT IT TO THE CITY SECRETARY. THE TIME LIMIT IS FIVE MINUTES PER SPEAKER.)
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5. CONSIDER APPOINTMENTS TO THE EISEMANN CENTER FOUNDATION BOARD.

ACTION TAKEN:

PUBLIC HEARING ITEMS:

6. PUBLIC HEARING, ZONING FILE 12-19 AND CONSIDER ADOPTION OF ORDINANCE NO. 3892, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ZONING MAP BY ADOPTING AN ALTERNATE REGULATING PLAN AND DEVELOPMENT STANDARDS FOR A 38.5 ACRE PORTION OF THE 57.1 ACRE TRACT OF LAND DESCRIBED IN ORDINANCE NO. 3806, SAID 38.5 ACRE TRACT BEING DESCRIBED IN EXHIBIT "A".

ACTION TAKEN:

7. PUBLIC HEARING, ZONING FILE 12-20 AND CONSIDER ADOPTION OF ORDINANCE NO. 3893, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ZONING MAP BY CHANGING THE ZONING OF A 147.5-ACRE TRACT OF LAND LOCATED IN THE F.J. VANCE SURVEY, ABSTRACT NO. 939, IN THE CITY OF RICHARDSON, COLLIN COUNTY, TEXAS, AND DESCRIBED IN EXHIBIT "A" HERETO, FROM PD PLANNED DEVELOPMENT AND C-M COMMERCIAL TO PD PLANNED DEVELOPMENT; ADOPTING USE AND DEVELOPMENT REGULATIONS INCLUDING, BUT NOT LIMITED TO, A CONCEPT PLAN AND A DEVELOPMENT PLAN.

ACTION TAKEN:

8. PUBLIC HEARING AND CONSIDER ADOPTION OF ORDINANCE NO. 3894, APPROVING A FINAL PROJECT AND FINANCING PLAN FOR TAX INCREMENT FINANCING REINVESTMENT ZONE NUMBER TWO, CITY OF RICHARDSON, TEXAS.

ACTION TAKEN:

ACTION ITEMS:

9. RESOLUTION NO. 12-25, AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND EXECUTE ON BEHALF OF THE CITY AN INFRASTRUCTURE REIMBURSEMENT AGREEMENT FOR TAX INCREMENT FINANCING REINVESTMENT ZONE NUMBER TWO, CITY OF RICHARDSON, WITH BUSH/75 PARTNERS, L.P., A TEXAS LIMITED PARTNERSHIP, ITS RELATED ENTITIES, SUCCESSORS, AND ASSIGNS.

ACTION TAKEN:

10. CONSIDER RESOLUTION NO. 12-26, AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND EXECUTE ON BEHALF OF THE CITY A PROFESSIONAL SERVICES AGREEMENT WITH RONNY J. GLANTON, INC., FOR THE MANAGEMENT OF SHERRILL PARK GOLF COURSE.

ACTION TAKEN:

ALL ITEMS LISTED UNDER ITEM 11 OF THE CONSENT AGENDA ARE CONSIDERED TO BE ROUTINE BY THE CITY COUNCIL AND WILL BE ENACTED BY ONE MOTION IN THE FORM LISTED BELOW. THERE WILL BE NO SEPARATE DISCUSSIONS OF THESE ITEMS. IF DISCUSSION IS DESIRED, THAT ITEM WILL BE REMOVED FROM THE CONSENT AGENDA AND WILL BE CONSIDERED SEPARATELY:

11. CONSENT AGENDA:

A. ADOPTION OF THE FOLLOWING ORDINANCES:

1. ORDINANCE NO. 3890, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ZONING MAP TO GRANT A CHANGE IN ZONING TO GRANT A SPECIAL PERMIT FOR A RESTAURANT AND PRIVATE CLUB WITH SPECIAL CONDITIONS ON A 2.35-ACRE TRACT OF LAND ZONED I M(1) INDUSTRIAL DISTRICT LOCATED AT 1050 N. CENTRAL EXPRESSWAY.
2. ORDINANCE NO. 3891, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ZONING MAP TO GRANT A CHANGE IN ZONING TO AMEND THE SPECIAL CONDITIONS FOR A TRACT OF LAND ZONED O-M OFFICE ZONING DISTRICT, ON A 3.18-ACRE TRACT OF LAND LOCATED ON THE NORTH SIDE OF CAMPBELL ROAD, WEST OF WATERVIEW PARKWAY.

B. CONSIDER THE FOLLOWING RESOLUTIONS:

1. RESOLUTION NO. 12-27, APPROVING THE TERMS AND CONDITIONS OF A GRADE CROSSING IMPROVEMENTS AGREEMENT BY AND BETWEEN THE KANSAS CITY SOUTHERN RAILWAY COMPANY ("KCS") AND THE CITY OF RICHARDSON, TEXAS, AND AUTHORIZING ITS EXECUTION BY THE CITY MANAGER.
2. RESOLUTION NO. 12-28, APPOINTING RICHARD RAMEY TO SERVE AS CHAIRMAN OF THE BOARD OF DIRECTORS OF TAX INCREMENT FINANCING ZONE NO. 1, TAX INCREMENT FINANCING ZONE NO. 2, AND TAX INCREMENT FINANCING ZONE NO. 3 OF THE CITY OF RICHARDSON, TEXAS.
3. RESOLUTION NO. 12-29, CONCERNING HIGH STAKES, STANDARDIZED TESTING OF TEXAS PUBLIC SCHOOL STUDENTS.

4. RESOLUTION NO. 12-30, REQUESTING THE MEMBERS OF THE 83RD LEGISLATIVE SESSION OF THE STATE OF TEXAS SUPPORT LEGISLATION THAT RESTORES FUNDING FOR THE TEXAS RECREATION & PARKS ACCOUNT AND LARGE COUNTY AND MUNICIPALITY RECREATION AND PARKS ACCOUNT LOCAL PARK GRANT PROGRAMS, AND THE TEXAS STATE PARK SYSTEM.
- C. AUTHORIZE THE ADVERTISEMENT BID #19-13 – COTTONWOOD HEIGHTS BRIDGE AND CULVERT RAILING. BIDS TO BE RECEIVED BY THURSDAY, JANUARY 10, 2013 AT 2:00 P.M.
- D. CONSIDER AWARD OF THE FOLLOWING BIDS:
1. BID #11-13 – WE RECOMMEND THE AWARD TO DMI CORP., DECKER MECHANICAL FOR THE 2013 CITY HALL AIR HANDLER ENERGY UPGRADES IN THE AMOUNT OF \$55,643.
 2. BID #18-13 – WE REQUEST AUTHORIZATION TO AWARD AN ANNUAL CONTRACT TO LIFENET COMMUNITY BEHAVIORAL HEALTHCARE FOR JANITORIAL SERVICES AT THE PUBLIC LIBRARY, SERVICE CENTER, MUNICIPAL COURT, ANIMAL SHELTER AND POLICE SUBSTATION THROUGH THE STATE USE PROGRAM OF THE TEXAS INDUSTRIES FOR THE BLIND AND HANDICAPPED IN THE AMOUNT OF \$138,650.52.
 3. BID #20-13 – WE REQUEST AUTHORIZATION TO ISSUE A CO-OP PURCHASE ORDER TO KNAPP CHEVROLET FOR A MICU AMBULANCE FOR THE FIRE DEPARTMENT THROUGH THE HOUSTON-GALVESTON AREA COUNCIL OF GOVERNMENTS CONTRACT #AM10-12 IN THE AMOUNT OF \$141,800.
 4. BID #21-13 – WE REQUEST AUTHORIZATION TO ISSUE LEASE AGREEMENTS WITH E-Z GO/TEXTRON COMPANY FOR NINETY (90) ELECTRIC GOLF CARTS FOR A 24-MONTH PERIOD AND FORTY (40) GAS GOLF CARTS FOR A 48-MONTH PERIOD FOR THE SHERRILL PARK GOLF COURSE PER THE STATE OF TEXAS MULTIPLE AWARD SCHEDULE CONTRACT #TXMAS-5-78010 FOR AN ANNUAL COST OF \$122,079.60.
- E. CONSIDER AWARD OF COMPETITIVE SEALED PROPOSAL #901-13 – WE RECOMMEND THE AWARD TO COOPER GENERAL CONTRACTORS FOR THE PARK ON WEATHERED DRIVE IN THE AMOUNT OF \$580,820.
- F. AUTHORIZE THE CITY MANAGER TO EXECUTE CHANGE ORDER NO. 2 TO PURCHASE ORDER NO. 121535 TO CORE CONSTRUCTION FOR THE LOOKOUT FIRE TRAINING AND EMERGENCY OPERATIONS FACILITY IN THE AMOUNT OF \$89,921.
- G. CONSIDER CANCELLATION OF THE MONDAY, DECEMBER 24, 2012 CITY COUNCIL MEETING, DECEMBER 31, 2012 WORK SESSION, AND JANUARY 21, 2013 WORK SESSION.

THE RICHARDSON CITY COUNCIL WILL MEET AT 5:30 P.M. ON MONDAY, DECEMBER 10, 2012, IN THE RICHARDSON ROOM OF THE CIVIC CENTER/CITY HALL, 411 W. ARAPAHO, RICHARDSON, TEXAS. AS AUTHORIZED BY SECTION 551.071(2) OF THE TEXAS GOVERNMENT CODE, THIS MEETING MAY BE CONVENED INTO CLOSED EXECUTIVE SESSION FOR THE PURPOSE OF SEEKING CONFIDENTIAL LEGAL ADVICE FROM THE CITY ATTORNEY ON ANY AGENDA ITEM LISTED HEREIN. THIS BUILDING IS WHEELCHAIR ACCESSIBLE. ANY REQUESTS FOR SIGN INTERPRETIVE SERVICES MUST BE MADE 48 HOURS AHEAD OF THE MEETING. TO MAKE ARRANGEMENTS, CALL 972-744-4000 VIA TDD OR CALL 1-800-735-2989 TO REACH 972-744-4000.

WORK SESSION – 6:00 P.M.:

- Call to Order
- A. Review and Discuss Items Listed on the City Council Meeting Agenda
- B. Review and Discuss Naming of Heights Small Neighborhood Park on Weatherred Drive
- C. Report on Items of Community Interest

I CERTIFY THE ABOVE AGENDA WAS POSTED ON THE BULLETIN BOARD AT THE CIVIC CENTER/CITY HALL ON FRIDAY, DECEMBER 7, 2012, BY 5:00 P.M.

CITY SECRETARY

MINUTES
RICHARDSON CITY COUNCIL
WORK SESSION AND COUNCIL MEETING
MONDAY, NOVEMBER 12, 2012

WORK SESSION – 6:00 P.M.:

- **Call to Order**

Mayor Townsend called the meeting to order at 6:02 p.m. with the following Council members present:

Bob Townsend	Mayor
Laura Maczka	Mayor Pro Tem
Mark Solomon	Council member
Scott Dunn	Council member
Kendal Hartley	Council member
Steve Mitchell	Council member
Amir Omar	Council member

The following staff members were also present:

Dan Johnson	City Manager
David Morgan	Deputy City Manager
Cliff Miller	Assistant City Manager Development Services
Don Magner	Assistant City Manager Community Services
Samantha Woodmancy	Management Analyst
Aimee Nemer	City Secretary
Kent Pfeil	Director of Finance
Michael Spicer	Director of Development Services
Ronny Glanton	Golf Professional

A. Review and Discuss Items Listed on the City Council Meeting Agenda

Item 5 – ZF 12-11

Staff Comments

Mr. Spicer, Director of Development Services explained the background of the request reminding Council that at the October 22, 2012 Council Meeting, the applicant requested further continuance until November 12, 2012 in order to finalize plans that might better respond to Council's concerns.

Mr. Spicer stated that since the September 24, 2012 City Council meeting, the applicant has reduced the size of the proposed development from 12.75 acres to 11.13 acres. He explained that the south property line has been moved north and a 0.85-acre parcel located at the southwest corner of Collins and Alma has been removed and set aside for a future park.

Mr. Spicer also explained that the applicant has also revised the site plan and elevations in an effort to establish a stronger urban character; updated the site plan to include placing the buildings closer to Greenville Avenue; increased the density from twenty- eight (28) units per

acre to thirty-six (36) units per acre (351 units to 401 units); increased the amount of deck parking to accommodate the additional units without increasing the surface parking area; providing “retail ready” ground floor space along Greenville Avenue and Alma Road; increased building heights from three (3) to four (4) stories with heights up sixty (60) feet along Greenville Avenue and Alma Road; and provided elevators in all four-story buildings.

Council Comments

Councilmember Mitchell inquired what the maximum number of units for high density on this property would be. He commented that the revised proposal does not have many more units than the original proposal. Mr. Spicer replied that 50-75 units per acre would be the maximum density for a “Texas doughnut” configuration, which is a design with the units wrapped around a parking garage.

Item 7 – Sign Control Board Minutes

Staff Comments

Don Magner, Assistant City Manager, reviewed Sign Control Case #12-13 explaining that the variance request is from Viewpoint Bank located at 1280 W. Campbell Road to allow a 15’ 7” tall, 59.25 square foot pole sign which is 9’ 7” taller than is permitted and 34.25 square feet larger than is permitted. He explained that the reason for the request is to be consistent with neighboring businesses and improve visibility for existing and new customers. Mr. Magner stated this request was unanimously approved by the Sign Control Board.

B. Review and Discuss the Sherrill Park Golf Course

Staff Comments

David Morgan, Assistant City Manager, reviewed this item for Council stating that the review of golf operations was on Council’s Near Term Action list.

Mr. Morgan briefed Council on the guiding goals of the review and the results:

Eliminate the need for ongoing transfers/operation subsidy into the Golf Fund

- Several key cost savings measures and revenue sharing adjustments have allowed the City to achieve this goal. The 5-year model shows the Golf Fund handling it’s expenditures, creating funding for future capital improvements, and growing the fund balance reserve to 90 days.

Preserve the existing rate strategy including resident benefits

- No green fee increase is anticipated through the 5-year model.
- A golf cart rental fee increase of \$3 is planned in 2014/15, which is consistent with other area courses.
- No changes are recommended to the resident punch card or the tee time benefits for residents on the weekends.

Maintain the quality of the courses

- Funding to appropriately maintain the golf courses has been preserved.
- Golf course improvements are planned for Course 1 and additional funding is planned in the 5-year model.

Retain Ronny Glanton as the Head Golf Professional

- Provisions for an amended contract with RGI have been successfully identified that appropriately considers the golf market and the caliber of Ronny Glanton.

Increase Operational Transparency

- All revenues and expenditures for the City and RGI will be reported.

Mr. Morgan reviewed a summary of proposed changes and improvements:

- City and Ronny Glanton Inc. (RGI) Responsibilities and Revenue Sharing
- Golf Fund Budget and 5-Year Outlook
- Golf Personnel Changes
- Capital Equipment and Course Improvements
- RGI Contract Changes

Mr. Morgan stated that after Council feedback and direction, City Council action scheduled for December 10th would be to consider budget amendments for the Golf Fund to be effective January 1, 2013, and to authorize the City Manager to execute a revised professional services agreement with Ronny Glanton Inc.

Council Comments

Councilmember Mitchell asked for clarification on the compensation to RGI. Mr. Morgan reported that \$200,000 is based on 95,000 rounds of golf and if revenue increases, it would be a maximum amount of \$225, 000.

There was Council discussion regarding the rates, cart fees, and sales tax. Councilmember Dunn questioned no increase in rates other than the cart fee and sales tax for the next five years. Councilmember Omar expressed a concern that the City was being overly sensitive to the sales tax increase and cart fees.

Councilmember Omar asked how the structure of the professional services contract compares with other cities. Mr. Morgan explained that it is very difficult to compare because each city operates their courses differently. He explained that some cities courses are run completely by the city, some are contracted out, and some are run jointly.

There was Council discussion about the terms of the contract. Mr. Morgan provided clarification on the terms and emphasized that there is protection both for the City and RGI. He also stated that the contract provides for regular financial reporting. Mr. Johnson advised that there is a unique three-year period within the five-year contract in which the golf course will be enduring course renovations.

Councilmember Maczka requested clarification on the *Miscellaneous* category. Mr. Morgan stated that staff would provide detail.

C. Report on Items of Community Interest

Council Comments

Councilmember Omar thanked Mayor Townsend and Councilmember Solomon for attending the Spirit Run and announced that Richardson High School was awarded the most spirited.

ADJOURN WORK SESSION AND CONVENE MEETING – 7:30 P.M.

1. **INVOCATION – LAURA MACZKA**
2. **PLEDGE OF ALLEGIANCE: U.S. AND TEXAS FLAGS – LAURA MACZKA**
3. **MINUTES OF THE OCTOBER 22, 2012, OCTOBER 29, 2012, AND NOVEMBER 5, 2012 MEETINGS**

Council Action

Councilmember Omar moved to approve the Minutes as presented. Councilmember Hartley seconded the motion. A vote was taken and passed, 7-0.

4. **VISITORS**

Comments

There were no visitor comments submitted.

PUBLIC HEARING ITEMS:

5. **CONTINUED CONSIDERATION OF ZONING FILE 12-11: A REQUEST BY JOHN S. KIRK, REPRESENTING EMBREY PARTNERS, LTD., FOR A CHANGE IN ZONING FROM I-FP(2) INDUSTRIAL WITH SPECIAL CONDITIONS TO PD PLANNED DEVELOPMENT FOR THE DEVELOPMENT OF A MULTI-FAMILY COMMUNITY TO BE LOCATED AT THE SOUTHEAST CORNER OF GREENVILLE AVENUE AND COLLINS BOULEVARD (CONTINUED FROM OCTOBER 22, 2012, CITY COUNCIL MEETING).**

Staff/Applicant Comments

Mr. Spicer reviewed this item for Council. Bill Dahlstrom, the applicant; Todd Fobare, the property owner; and John Kirk, the developer; also addressed Council and were present for questions. Mr. Kirk provided a Power Point and reviewed the density –increased by 30%; urban design with four stories and elevations up to 60 feet; retail ready on first floor with 18 feet in height and 45 feet in depth; structured parking with garage; and new feature of community park.

Council Comments

There was significant Council discussion with the following issues being raised as concerns:

- Parking garage –orientation, location, and cladding materials

- Community park – location, ownership, maintenance
- Current study area for Collins –should this piece be included
- Current zoning of property and uses that are allowed by right
- Density of proposed development –not dense enough to support retail

Mr. Kirk requested that Council defer rather than deny the request in order to review the Council’s direction.

Council Action

Mayor Pro Tem Maczka moved to table this item to the January 28 Council Meeting. Councilmember Solomon seconded the motion. A vote was taken and passed, 6-1 with Councilmember Mitchell voting in opposition.

6. CONSENT AGENDA:

ALL ITEMS LISTED UNDER ITEM 6 OF THE CONSENT AGENDA ARE CONSIDERED TO BE ROUTINE BY THE CITY COUNCIL AND WILL BE ENACTED BY ONE MOTION IN THE FORM LISTED BELOW. THERE WILL BE NO SEPARATE DISCUSSIONS OF THESE ITEMS. IF DISCUSSION IS DESIRED, THAT ITEM WILL BE REMOVED FROM THE CONSENT AGENDA AND WILL BE CONSIDERED SEPARATELY:

A. AUTHORIZE THE ADVERTISEMENT BID #11-13 - APPROVAL OF PLANS AND CONTRACT DOCUMENTS FOR THE 2013 CITY HALL AIR HANDLER ENERGY UPGRADES. BIDS TO BE RECEIVED BY WEDNESDAY, NOVEMBER 28, 2012 AT 2:00 P.M.

B. CONSIDER AWARD OF THE FOLLOWING BIDS:

- 1. BID #59-12 – WE REQUEST AUTHORIZATION TO ISSUE AN ANNUAL REQUIREMENTS CONTRACT TO LDM DESIGN FOR MASONRY WALL REPAIR AND REPLACEMENT PURSUANT TO UNIT PRICES.**
- 2. BID #10-13 – WE REQUEST AUTHORIZATION TO INITIATE TWO (2) SIXTY (60) MONTH LEASE AGREEMENTS WITH KONICA MINOLTA BUSINESS SOLUTIONS (\$35,635.92/ANNUALLY) AND OCE’ IMAGISTICS/CANON (\$16,584/ANNUALLY) FOR BLACK/WHITE AND COLOR COPIERS THROUGH THE DEPARTMENT OF INFORMATION RESOURCES CONTRACTS #DIR-SDD-1673 AND #DIR-SDD-1662.**
- 3. BID #12-13 – WE REQUEST AUTHORIZATION TO ISSUE A COOPERATIVE PURCHASE ORDER TO BOND EQUIPMENT COMPANY FOR FIVE (5) CAB/CHASSIS’ FOR THE SOLID WASTE REARLOADERS THROUGH THE TEXAS LOCAL GOVERNMENT STATEWIDE PURCHASING COOPERATIVE BUYBOARD CONTRACT #358-10 IN THE AMOUNT OF \$753,085.**
- 4. BID #14-13 – WE REQUEST AUTHORIZATION TO ISSUE A COOPERATIVE PURCHASE ORDER TO HALL-MARK FIRE APPARATUS-TEXAS, LLC FOR AN E-ONE RESCUE PUMPER APPARATUS FOR THE FIRE DEPARTMENT THROUGH THE**

**HOUSTON-GALVESTON AREA COUNCIL OF GOVERNMENTS
CONTRACT #FS12-11 IN THE AMOUNT OF \$571,887.**

- C. CONSIDER AWARD OF COMPETITIVE SEALED PROPOSAL RFP#702-12. WE RECOMMEND THE AWARD TO TECH LOGIC CORPORATION FOR THE RADIO FREQUENCY IDENTIFICATION & MATERIALS HANDLING SYSTEM FOR THE RICHARDSON PUBLIC LIBRARY IN THE AMOUNT OF \$534,777.**

Council Action

Councilmember Solomon moved to approve the Consent Agenda as presented. Mayor Pro Tem Maczka seconded the motion. A vote was taken and passed, 7-0.

- 7. RECEIVE THE SIGN CONTROL BOARD MINUTES OF THE NOVEMBER 7, 2012 MEETING.**

Council Comments

Councilmember Solomon expressed concerns with the number of pole signs.

Council Action

Councilmember Dunn moved to receive the Sign Control Board Minutes as presented. Mayor Pro Tem Maczka seconded the motion. A vote was taken and passed, 6-1 with Councilmember Solomon opposed.

EXECUTIVE SESSION

Council Action

Council convened into Executive Session at 10:14 p.m.

- In compliance with Section 551.087 of the Texas Government Code, Council will convene into a closed session to discuss the following:
 - Deliberation Regarding Economic Development Negotiations
 - Commercial Development – Plano Rd./Renner Rd., Lookout Dr./Glenville Dr., North Central Expressway/James Dr. Areas
- Council will reconvene into open session, and take action, if any, on matters discussed in executive session.

Council Action

Council reconvened into Regular Session at 10:59 p.m. There was no action as a result of the Executive Session.

ADJOURNMENT

With no further business, the meeting was adjourned at 10:59 p.m.

MAYOR

ATTEST:

CITY SECRETARY

MINUTES
RICHARDSON CITY COUNCIL
MONDAY, NOVEMBER 19, 2012
5:00 PM – CITY MANAGER’S OFFICE
SMALL CONFERENCE ROOM

1. Call to Order

Mayor Townsend called the meeting to order at 5:07 p.m. with the following Council members present:

Bob Townsend	Mayor
Laura Maczka	Mayor Pro Tem
Mark Solomon	Council member
Scott Dunn	Council member
Kendal Hartley	Council member
Steve Mitchell	Council member
Amir Omar	Council member

The following staff members were also present:

Dan Johnson	City Manager
David Morgan	Deputy City Manager
Aimee Nemer	City Secretary

2. Consider appointments and/or reappointments to the Environmental Advisory Commission, the Parks and Recreation Commission, and the Sign Control Board.

Council Discussion

Council reviewed board appointments for the listed boards and directed Staff to add this as an action item on the November 26, 2012 Agenda.

3. Adjourn

With no further business, the meeting was adjourned at 5:17 p.m.

ATTEST:

MAYOR

CITY SECRETARY

MINUTES
RICHARDSON CITY COUNCIL
WORK SESSION AND SPECIAL CALLED MEETING
MONDAY, NOVEMBER 19, 2012

• **Call to Order**

Mayor Townsend called the meeting to order at 6:00 p.m. with the following Councilmembers present:

Bob Townsend	Mayor
Laura Maczka	Mayor Pro Tem
Mark Solomon	Councilmember
Scott Dunn	Councilmember
Kendal Hartley	Councilmember
Steve Mitchell	Councilmember
Amir Omar	Councilmember

The following staff members were also present:

Dan Johnson	City Manager
David Morgan	Deputy City Manager
Cliff Miller	Assistant City Manager Development Services
Don Magner	Assistant City Manager Community Services
Samantha Woodmancy	Management Analyst
Aimee Nemer	City Secretary
Monica Heid	Community Projects Manager
Michael Spicer	Director of Development Services
Kent Pfeil	Director of Finance
Keith Dagen	Assistant Director of Finance

Board Representatives Present:

Gary Slagel	DART
Kevin Feldt	NCTCOG
Tom Shelton	NCTCOG

A. Visitors

Mr. Rick Shamblin addressed Council expressing opposition to the operational and fund changes to the Golf Course. He requested Council to direct City Staff to explore other options for managing the Golf Course.

Mr. Andrew Laska addressed Council with concerns about recommendations from the Main Street/75 Study, specifically the naming of a specific area being “Central Heights”.

B. Consider approval of Resolution No. 12-21, canvassing and declaring the results of the Special Election of the City of Richardson held on November 6, 2012, regarding adoption of amendments to the City Charter of the City of Richardson.

Council Action

Councilmember Solomon moved to approve the resolution as presented. Councilmember Dunn seconded the motion. A vote was taken and passed, 7-0.

C. Consider adoption of Ordinance No. 3889, adopting the amendments to the Home Rule Charter approved by the voters of the City of Richardson at an election held on November 6, 2012.

Council Action

Councilmember Solomon moved to approve the ordinance as presented. Mayor Pro Tem Maczka seconded the motion. A vote was taken and passed, 7-0.

D. Review and Discuss the Cottonbelt Rail Line Briefing

Staff Comments

City Manager Dan Johnson reviewed the project background and location for Council:

DART's Cottonbelt Rail corridor is a significant regional rail corridor

- It spans across the DFW Metro area, with 62 miles of track
- The route is a "cross town route" that augments the hub/spoke pattern of current DART light rail routes
- Connects: Ft. Worth, Mid-Cities, DFW Airport, Carrollton, Addison, Dallas, Richardson & Plano
- Planning efforts for Richardson focuses on two station locations: UT Dallas and Bush Station

Cottonbelt Rail Corridor is one of three key rail corridors connected with Richardson: DART Red Line, KCS, & Cottonbelt

- DART has ownership of Cottonbelt & Red Line Corridors
- Richardson has always appreciated the importance of multi-modal access ways for Richardson's success.
- Road, Rail, and Trail
- COR has devoted significant planning focus to assure plan and design elements to support Richardson and be strong regional leader.

Mr. Johnson also reviewed the schedule, action steps necessary, and next steps for Richardson:

Schedule uses Dec. 2012 to initiate an active 2 years of review

- Key actions of enablement, legislation and proposal review occur
- Followed by steps of confirmation and participation
- Goal for service start by 2016-2017

Preparation

- Regional Planning and Initial Framing
- Local Planning and Reviews

- Innovative Financing Inventory review

Enablement

- Initiate NCTCOG as Responsible Governmental Entity (RGE) to support assessment of private sector proposals
- Initiate local support to seek state legislation that enables future establishment of a regional Municipal Management District (MMD) to organize revenue and contractual obligations

Actions

- Consider and act on local funding support considerations:
- TIF Support
- MMD Support

Next Steps

- Place Resolution authorizing NCTCOG to use SB 1048 authority to pursue Cottonbelt Project development on Monday, November 26 Council agenda
- Set upcoming briefing on MMD and needed legislative support
- Continue to follow all regional forums in supporting this project effort

Gary Slagel, Richardson DART representative; Tom Shelton and Kevin Feldt, representatives from the North Central Texas Council of Governments (NCTCOG); were present in support of the project and expressed appreciation of support from the City of Richardson.

Council Comments

Councilmember Dunn asked what happens if not all cities along the corridor request to participate. Mr. Johnson stated that only one entity is required to initiate.

Mayor Pro Tem Maczka thanked Gary for his work on this project on behalf of Richardson and noted how quickly the project is moving. She stated that Richardson should stand up in favor for the Cotton Belt Rail Line.

E. Review and Discuss the Investment Policy Review

Staff Comments

Assistant Finance Director Keith Dagen reviewed this item for Council explaining that the Public Funds Investment Act and the City's investment policy require that the governing body annually review and ratify the investment policy and strategies of the City. Mr. Dagen stated that there are no recommended changes to the policy and explained that there are no legislative changes since the Legislature did not meet in 2012.

F. Review and Discuss the Final Community Involvement Session Related to the Main Street/Central Expressway Enhancement/Redevelopment Study and the Study's Current Status

Staff Comments

Monica Heid, Community Projects Manager, reviewed this item for Council providing a background and update on the study. Ms. Heid explained that the study areas were identified through the 2009 Comprehensive Plan as two of six study areas. Ms. Heid reviewed a draft concept plan and draft framework for each area and the results of the keypad polling, community discussion, and stations. Ms. Heid stated that the recommendation and implementation plan will be presented to Council in a final briefing on this phase of the project in December. She explained that if the recommendation includes rezoning, that will take place as a separate phase in the overall study.

Council Comments

Council discussed the Central Heights area regarding the name of the area and the height of the development. There was concern expressed for more than two stories for the area.

Councilmember Mitchell asked Staff to provide a better understanding of the demographics of the study respondents.

Mayor Pro Tem Maczka stated that Council and Staff should keep in mind the number of respondents.

Councilmember Dunn commented that the City needs to emphasize that this is a “concept” plan.

Councilmember Omar asked if the Spring Valley Station should be included in this area. Ms. Heid responded that the area had already been studied. Mr. Omar asked that the Spring Valley Station plan is acknowledged and updated if needed.

There was Council discussion regarding the ambiguity of the responses for the Main Street area. Mayor Pro Tem Maczka stated that respondents are torn about what they want to see in the downtown area. Councilmember Mitchell commented that it has unique challenges and requested that various options be examined for traffic. Councilmember Omar questioned if this study area should be expanded to the south to provide catalyst for Main Street.

Ms. Heid concluded by stating that Council’s feedback would be included in the final briefing.

G. Report on Items of Community Interest

Council Comments

Mayor Pro Tem Maczka commented that there was a great turnout for the Gobble Hobble and a lot of interest expressed for a 10k race.

Councilmember Omar stated that he emceed an event for men’s health at Richardson Methodist Hospital which was a success with 350 men attending.

Councilmember Dunn also commended the Gobble Hobble event and noted that Assistant City Manager Don Magner came in second in his age group.

EXECUTIVE SESSION

Council Action

Council convened into Executive Session at 8:32 p.m.

- In compliance with Section 551.074 of the Texas Government Code, Council will convene into a closed session to discuss the following:
 - Personnel
 - Evaluation of the City Manager
- Council will reconvene into open session, and take action, if any, on matters discussed in executive session.

Council Action

Council reconvened into Regular Session at 9:47 p.m.

ADJOURNMENT

With no further business, the meeting was adjourned at 9:47 p.m. There was no action as a result of the Executive Session.

MAYOR

ATTEST:

CITY SECRETARY

MINUTES
RICHARDSON CITY COUNCIL
WORK SESSION AND COUNCIL MEETING
MONDAY, NOVEMBER 26, 2012

WORK SESSION – 6:00 P.M.:

- **Call to Order**

Mayor Townsend called the meeting to order at 6:00 p.m. with the following Councilmembers present:

Bob Townsend	Mayor
Laura Maczka	Mayor Pro Tem
Mark Solomon	Councilmember
Scott Dunn	Councilmember
Kendal Hartley	Councilmember
Steve Mitchell	Councilmember
Amir Omar	Councilmember

The following staff members were also present:

Dan Johnson	City Manager
David Morgan	Deputy City Manager
Cliff Miller	Assistant City Manager Development Services
Don Magner	Assistant City Manager Community Services
Aimee Nemer	City Secretary
Pete Smith	City Attorney
Michael Spicer	Director of Development Services
Gary Beane	Budget Officer

A. Review and Discuss Items Listed on the City Council Meeting Agenda

Item 5 – ZF 12-17

Staff Comments

Michael Spicer, Director of Development Services, provided the following background on the request:

The proposed renovation of the existing building requires minor changes to the site to create better circulation throughout the property and modifications to landscape islands to accommodate fire lanes.

Although the building's exterior walls are to remain, a portion of the roof structure on the east side of the building would be removed to create open areas for a driveway and walkway parallel to the east property line and to accommodate open smoker pits on the south side of the building.

The building facades will be renovated to reflect the architectural character of a 1930's brick industrial building. Altogether, the exterior building facades would comprise 84% masonry

cladding. The proposed restaurant features a functioning smokestack, open air wood burning fire pits and smoker pits located within the customer queuing area where customers select entrées before proceeding into the restaurant where sides and drinks are offered. Seating areas are provided in a main dining area, private party room and at the bar within the restaurant.

As part of the request, the applicant is requesting to allow the existing building encroachment and attached awnings within the front setback. The applicant is also requesting to remove the requirement for a pedestrian easement for a sidewalk along Central Expressway since the extension of the existing sidewalk would not connect to a sidewalk to the north. All other requirements of the US-75 Design Guidelines would be met.

Mr. Spicer explained that the applicant is requesting a Special Permit for the sale of alcohol in compliance with the City's current Alcoholic Beverage Code. Mr. Spicer noted that the Code, Chapter 4 of the Code of Ordinances is currently under review by Staff.

Mr. Spicer stated that no correspondence has been received concerning this request and noted that the City Plan Commission voted 7-0 to recommend approval of the request as presented.

Council Comments

Councilmember Mitchell asked for clarification on the Special Permit. Mr. Spicer explained that the permit is currently required because of the Industrial Zoning.

Councilmember Mitchell asked if there was any parking lot connectivity to the south of the property. Mr. Spicer stated there was not.

Item 6 – ZF 12-18

Staff Comments

Michael Spicer, Director of Development Services, provided the following background on the request:

The subject property was zoned O-M Office in 1996 as part of the larger rezoning of the area generally known as the Lennox Center area. Existing zoning allows approximately 48,500 square feet of development, building heights of two stories (or 40 feet), and setbacks of fifty feet from Campbell Road and 25 feet from side and rear lot lines. Access to Campbell Road is currently prohibited.

In 2010 a similar amendment was requested by a different applicant that received a recommendation for denial by the City Plan Commission. City Council tabled consideration of the request indefinitely, pending the outcome of drainage studies related to the West Fork of Cottonwood Creek and the University World detention ponds. The application was eventually withdrawn. In August 2011, the results of the drainage study were presented to the Council, concluding that the detention ponds were functioning properly. The study also included recommended improvements to be made to the West Fork of Cottonwood Creek which are to begin in 2013.

Relative to the current request, the City Plan Commission supported the reduced setbacks and the addition of a driveway on Campbell Road, but expressed concerns about the residential character of the proposed office buildings, which are one-story, brick and stone-clad buildings having pitched, composition shingle roofs. The applicant has submitted revised elevations attached as Exhibits “F-1” through “F-4” in response to the Commission concerns. The revised elevations make use of slate shingles in lieu of composition shingles and “full lite” windows in lieu of “divided lite windows”. The applicant’s preference, however, is to design the buildings consistent with the elevations originally presented to the City Plan Commission.

Mr. Spicer stated that one resident spoke in opposition to the request stating concerns regarding traffic on Campbell Road. He also stated that the City Plan Commission recommended approval of the requested amendments as presented, exclusive of the building elevations, and deferring approval of the building elevations until development plan approval by a vote of 6-1.

Council Comments

Councilmember Solomon commented on the location and orientation of the dumpster and asked if it could be relocated.

Councilmember Omar asked if there were other locations the dumpster could be located. Mr. Spicer stated that Council could inquire with the applicant and stated that he didn’t know of another location without reconfiguring the entire site.

B. Briefing by the City Attorney on the City Charter Changes

Staff Comments

Pete Smith, City Attorney, briefed Council on this item. Mr. Smith provided a Power Point and memo that reviewed the following:

- Charter Amendments are effective now.
- Mayor is directly elected by the voters beginning with the May 2013 election.
- The composition of the Council has changed from seven council members to six members and a mayor.
- Key Phrases or terms have changed and their meaning must be reviewed as a whole with the intent.
- Place Assignments.
- Requirement to reside in Council Districts remains unchanged.
- Mayor is entitled to vote.
- Mayor required to Vote on all matters coming before the Council.
- Mayor may vote to fill a vacancy on the council.
- Mayor may vote on the budget.
- Mayor is prohibited from being appointed as the city manager.
- Mayor may be removed for misconduct.
- Mayor may be compelled to attend meetings.
- Vacancy in the office of Mayor is now filled by the Mayor Pro Tem.
- Quorum of the City Council has not changed.

- Vote required for passage of a resolution or ordinance has not changed.
- Duties and authority of the Mayor has not changed.
- Duties and authority of the six members has not changed.
- Compensation has not changed.
- Term limits have not changed.
- Qualifications to hold office of Mayor has not changed.

Council Comments

Councilmember Omar commented that he had another attorney review the changes and he concurred with the City Attorney.

C. Review and Discuss the 2013 City Council Election Calendar

Staff Comments

Aimee Nemer, City Secretary provided the May 2013 Election Calendar and reviewed key dates:

January 2 – Candidate Packets available in City Secretary’s Office

January 28 – Council Call Election

January 30 – First Day to File as Candidate

March 1 – Last Day to File as Candidate

April 11 – Last Day to Register to Vote for May Election

April 29 – May 7 – Early Voting

May 11 – Election Day

D. Review and Discuss the Year-End Financial Report for the FY 2011-2012 Operating Budget

Staff Comments

Budget Officer Gary Beane provided an overview of the budget process and year-end financials for all operating funds including the General Fund, the Water and Sewer Fund, Solid Waste Services Fund, Hotel/Motel Tax Fund, and the Golf Fund.

Mr. Beane focused on year-end performance of revenues and expenditures against last estimate of revenues and expenditures developed in June 2012. He also included a comparison in the fund summaries of last year actuals against this year’s unaudited actuals.

E. Report on Items of Community Interest

There were no items of Community Interest to report.

ADJOURN WORK SESSION AND CONVENE MEETING – 7:30 PM

The Work Session was adjourned at 7:16 p.m. and the Council Meeting was convened at 7:30 p.m.

1. INVOCATION – KENDAL HARTLEY

2. **PLEDGE OF ALLEGIANCE: U.S. AND TEXAS FLAGS – KENDAL HARTLEY**
3. **VISITORS**
No visitor comments were submitted.
4. **CONSIDER APPOINTMENTS TO THE ENVIRONMENTAL ADVISORY COMMISSION, PARKS AND RECREATION COMMISSION, AND THE SIGN CONTROL BOARD.**

Council Action

Mayor Pro Tem Maczka moved to appoint the following seconded by Councilmember Solomon. A vote was taken and passed, 7-0.

Environmental Advisory Commission – for a term to expire September 22, 2014

Rick Wilder, Chair
Jan Skinner
Nancy Crowe
Charles Summers

Parks and Recreation Commission – for a term to expire December 1, 2014

Susan Fischer
Collin Hayes
Amit (AV) Vaghela
Jeremy Thomason

Sign Control Board – for a term to expire December 1, 2014

Chip Izard
Charles Warner
Scott Petty, Alternate

PUBLIC HEARING ITEMS:

5. **PUBLIC HEARING, ZONING FILE 12-17: A REQUEST BY JOHN T. EVANS, REPRESENTING SWC BELTLINE G.P. INC., TO REVOKE ORDINANCE 2903-A, A SPECIAL PERMIT FOR RETAIL SALES IN CONJUNCTION WITH A WHOLESALE AND DISTRIBUTION CENTER FOR MEN’S CLOTHING AND APPROVAL OF A SPECIAL PERMIT FOR A RESTAURANT WITH MODIFIED DEVELOPMENT STANDARDS IN AN I-M(1) INDUSTRIAL DISTRICT AND A PRIVATE CLUB WITH MODIFIED DEVELOPMENT STANDARDS IN AN I-M(1) INDUSTRIAL DISTRICT TO BE LOCATED AT 1050 N. CENTRAL EXPRESSWAY (EAST SIDE OF CENTRAL EXPRESSWAY, NORTH OF ARAPAHO ROAD). THE PROPERTY IS CURRENTLY ZONED I-M(1) INDUSTRIAL.**

Staff Comments

Michael Spicer, Director of Development Services, briefed Council on this item.

Public Hearing

The Public Hearing was opened at 7:44 p.m. The project architect, Robert Tabak, addressed Council explaining the project and was available for Council questions.

Mayor Pro Tem Maczka asked if there was any outdoor seating. Mr. Tabak stated that there was not.

Councilmember Dunn inquired about the timeline of the project. Mr. Tabak stated that construction should be starting in the first quarter of 2013 and take approximately 4-5 months.

Councilmember Mitchell asked Staff to continue working on the process review for alcohol sales as it relates to zoning so that the City does not have to continue to review this type of request as a Special Permit.

With no further comments, Councilmember Dunn moved to close the Public Hearing at 7:54 p.m. Mayor Pro Tem Maczka seconded the motion. A vote was passed unanimously.

Council Action

Councilmember Mitchell moved to approve as presented. Councilmember Hartley seconded the motion. A vote was taken and passed, 7-0.

6. **PUBLIC HEARING, ZONING FILE 12-18: A REQUEST BY MICHAEL J. WRIGHT, REPRESENTING M.J. WRIGHT & ASSOCIATES, INC., TO AMEND THE O-M OFFICE SPECIAL CONDITIONS TO ACCOMMODATE THE DEVELOPMENT OF MULTIPLE 1-STORY OFFICE BUILDINGS ON A PROPERTY LOCATED ON THE NORTH SIDE OF CAMPBELL ROAD, WEST OF WATERVIEW PARKWAY. THE PROPERTY IS CURRENTLY ZONED O-M OFFICE.**

Staff Comments

Michael Spicer, Director of Development Services, briefed Council on this item.

Public Hearing

The Public Hearing was opened at 8:09 p.m.

Michael Wright, the applicant, addressed Council and was available for questions.

Councilmember Solomon inquired about the orientation of the dumpster. Mr. Wright explained that they had worked with the sanitation department and determined that the current location was the best location. He further explained that the area would be screened with a screening wall and landscaping.

Councilmember Omar asked the applicant if he had any problems with the second submittal and elevations. The applicant stated he preferred the original but would not have a problem with the second submittal. Councilmember Omar also asked if the sidewalk would be completed with the first phase. The applicant stated it would.

Councilmember Dunn inquired about the construction timeframe. Mr. Wright stated it would be done in phases with the first phase beginning in the first quarter of 2013.

Mayor Pro Tem Maczka commented that the square footage is reduced by 40% from the original proposal and indicated that would be a better fit for the neighborhood and less traffic impact.

With no further comments, the Public Hearing was closed at 8:20 p.m. with a motion by Mayor Pro Tem Maczka, seconded by Councilmember Dunn, and passed unanimously.

Council Action

Councilmember Omar moved to approve as presented to Council with the newer images reflecting a less residential look, with changes to the windows and roofing, and the image in the second submitted elevation. Councilmember Hartley seconded the motion. A vote was taken and passed, 7-0.

7. CONSENT AGENDA:

ALL ITEMS LISTED UNDER ITEM 7 OF THE CONSENT AGENDA ARE CONSIDERED TO BE ROUTINE BY THE CITY COUNCIL AND WILL BE ENACTED BY ONE MOTION IN THE FORM LISTED BELOW. THERE WILL BE NO SEPARATE DISCUSSIONS OF THESE ITEMS. IF DISCUSSION IS DESIRED, THAT ITEM WILL BE REMOVED FROM THE CONSENT AGENDA AND WILL BE CONSIDERED SEPARATELY:

A. CONSIDER THE FOLLOWING RESOLUTIONS:

- 1. RESOLUTION NO. 12-22, AUTHORIZING EXECUTION OF AN AGREEMENT REQUESTING NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS (“NCTCOG”) TO PURSUE DEVELOPMENT OF THE COTTON BELT RAIL PROJECT UTILIZING SENATE BILL 1048 (“PUBLIC AND PRIVATE FACILITIES AND INFRASTRUCTURE ACT”); AND AUTHORIZING ITS EXECUTION BY THE CITY MANAGER.**
- 2. RESOLUTION NO. 12-23, ADOPTING THE CITY OF RICHARDSON INVESTMENT POLICY, DECLARING THAT THE CITY COUNCIL HAS COMPLETED ITS REVIEW OF THE INVESTMENT POLICY AND INVESTMENT STRATEGIES OF THE CITY AND THAT THE POLICY RECORDS ANY CHANGES TO EITHER THE INVESTMENT POLICY OR INVESTMENT STRATEGIES.**
- 3. RESOLUTION NO. 12-24, APPROVING THE TERMS AND CONDITIONS OF AN INTER LOCAL COOPERATION AGREEMENT BY AND BETWEEN THE COUNTY OF DALLAS, TEXAS, AND THE CITY OF RICHARDSON, TEXAS, FOR A DALLAS COUNTY CAPITAL IMPROVEMENT PROGRAM FUNDING AGREEMENT FOR THE CONSTRUCTION AND FUNDING FOR IMPROVEMENTS TO SPRING VALLEY ROAD AND BRIDGE RECONSTRUCTION FOR**

COTTONWOOD CREEK AND HUNT BRANCH, AND AUTHORIZING ITS EXECUTION BY THE CITY MANAGER.

B. AUTHORIZE THE ADVERTISEMENT OF THE FOLLOWING BIDS:

- 1. BID #15-13 – APPROVAL OF PLANS AND CONTRACT DOCUMENTS FOR THE PAVEMENT/DRAINAGE REHABILITATION (300 BLOCK OF PITTMAN, WISTA VISTA AND HUFFHINES). BIDS TO BE RECEIVED BY THURSDAY, JANUARY 3, 2013 AT 2:00 P.M.**
- 2. BID #16-13 – APPROVAL OF PLANS AND CONTRACT DOCUMENTS FOR THE COMMUNICATIONS HVAC PHASE 2 AND LIBRARY COOLING TOWER. BIDS TO BE RECEIVED BY THURSDAY, DECEMBER 18, 2012 AT 2:00 P.M.**

C. CONSIDER AWARD OF THE FOLLOWING BIDS:

- 1. BID #02-13 – WE RECOMMEND THE AWARD TO CARRUTHERS LANDSCAPE MANAGEMENT, INC. FOR THE REBID OF DEBRIS REMOVAL AND VEGETATION MANAGEMENT – WEST FORK OF COTTONWOOD CREEK PROJECT IN THE AMOUNT OF \$107,799.43.**
- 2. BID #13-13 – WE REQUEST AUTHORIZATION TO ISSUE AN ANNUAL REQUIREMENTS CONTRACT TO HD SUPPLY WATERWORKS FOR NEPTUNE WATER METERS AND PARTS PURSUANT TO UNIT PRICES.**

D. AUTHORIZE THE CITY MANAGER TO EXECUTE CHANGE ORDER NO. 1 TO PURCHASE ORDER NO. 121369 TO HILL & WILKINSON CONSTRUCTION FOR THE HEIGHTS PARK RECREATION CENTER, AQUATICS AND GYMNASTICS CENTER IN THE AMOUNT OF \$366,000.

Council Action

Councilmember Mitchell moved to approve the Consent Agenda as presented. Councilmember Hartley seconded the motion. A vote was taken and passed, 7-0.

ADJOURNMENT

With no further business, the meeting was adjourned at 8:22 p.m.

MAYOR

ATTEST:

CITY SECRETARY

MINUTES
RICHARDSON CITY COUNCIL
WORK SESSION
MONDAY, DECEMBER 3, 2012

WORK SESSION -- 6:00 P.M.

• **Call to Order**

Mayor Townsend called the meeting to order at 6:00 p.m. with the following Councilmembers present:

Bob Townsend	Mayor
Laura Maczka	Mayor Pro Tem
Mark Solomon	Councilmember
Scott Dunn	Councilmember
Kendal Hartley	Councilmember
Steve Mitchell	Councilmember
Amir Omar	Councilmember

The following staff members were also present:

Dan Johnson	City Manager
David Morgan	Deputy City Manager
Cliff Miller	Assistant City Manager Development Services
Don Magner	Assistant City Manager Community Services
Shanna Sims-Bradish	Assistant City Manager Admin/Leisure Services
Samantha Woodmancy	Management Analyst
Aimee Nemer	City Secretary
Kent Pfeil	Director of Finance
Michael Massey	Director of Parks and Recreation
Steve Spanos	Director of Engineering
Jim Lockhart	Assistant Director of Engineering
Brad Bernhard	Project Engineer

City Manager Johnson introduced newly appointed Assistant City Manager Shanna Sims-Bradish.

A. Visitors

There were no visitor comments submitted.

B. Review and Discuss the Final Project and Financing Plan and Infrastructure Reimbursement Agreement for Tax Increment Reinvestment Zone Number Two

Staff Comments

Kent Pfeil, Director of Finance reviewed this item for Council explaining that the City Council approved the Preliminary Project and Financing Plan for TIF Zone #2 in November 2011. He stated that under state law, a Final Project and Financing Plan must be approved the TIF Zone Board and City Council. He explained that since the scope of the Final Plan is changing from the Preliminary Plan, a public hearing is required before the City Council can

take action on the Final Plan. Mr. Pfeil provided an overview of the Final Plan and proposed Infrastructure Reimbursement Agreement.

Council Comments

Councilmember Mitchell inquired about the Agricultural Exemption and when that would be removed from the property. Mr. Pfeil explained that it is done by the Appraisal District. Mr. Johnson stated that it can be removed from exemption in phases based on the development of the property.

Mayor Townsend inquired about the sales tax fluctuation. Mr. Pfeil explained that the building materials for the project are included in the sales tax during the construction of the project.

Councilmember Omar stated that it was an exciting development that seems to have the right mix of uses and is moving at an accelerated pace.

C. Review and Discuss the KCS Railroad at Lookout Drive Crossing Improvements

Staff Comments

Brad Bernhard, Project Engineer, briefed Council on this item explaining that the City will coordinate with KCS Railroad to restore the crossing to a smooth grade. Mr. Bernhard reviewed the scope and schedule of the project.

Council Comments

Council commented that this project is one they are most asked about and noted that the neighborhood will be happy to get it completed.

Councilmember Omar asked about sidewalk connectivity. Mr. Johnson explained that the Staff is doing a systematic review of missing sidewalks and further information would be provided in a more comprehensive update on sidewalks.

There was some Council discussion regarding the concrete panels and asphalt overlay. Mr. Bernhard explained the need to use asphalt due to the leveling of the panels.

Councilmember Omar asked about the construction time. Mr. Bernard stated it would be 9-12 months due to coordination with KCS.

D. Review and Discuss the Recreation Center and Aquatics User Fees

Staff Comments

Michael Massey, Director of Parks and Recreation, briefed Council on this item. Mr. Massey reviewed recommended recreation center and aquatic operation hours and membership fees as follows:

Recreation Centers

Heights and Huffhines Recreation Centers 94 Hours Total:

- Monday - Friday 6:00 a.m. - 10:00 p.m.
- Saturdays 8:00 a.m. - 5:00 p.m.
- Sundays 1:00 p.m. - 6:00 p.m.

Membership Rates:

Age Group	Richardson Resident				Non-Resident			
	<i>Annual</i>		<i>Daily</i>		<i>Annual</i>		<i>Daily</i>	
	Current	Proposed	Current	Proposed	Current	Proposed	Current	Proposed
Youth (6-17)	\$25	\$35	\$3	\$5	\$50	\$70	\$6	\$10
Adult (18-54)	\$45	\$60	\$5	\$7	\$90	\$120	\$10	\$14
Senior(55+)	\$25	\$35	\$3	\$5	\$50	\$70	\$6	\$10
Family (up to 4)	\$100	\$135			\$200	\$270		
Corporate					\$70	\$90	\$6	\$8

Staff recommendations and Next Steps:

- Heights and Huffhines Recreation Centers operate the same facility hours.
- Membership fees increase to adjust for the surrounding comparable market.

- Park and Recreation Commission recommended fees as presented, November 13, 2012.
- If acceptable to the City Council, a resolution will be drafted outlining the fees and charges.

Aquatic Centers/ Pools

Heights Family Aquatic Center

8:00 – 11:45 AM swim class programming
 12:00 – 9:00 PM- Public Hours

Terrace Pool

Weekdays: 9:00 AM – 5:00 PM- Public Hours
 5:15 – 9:00 PM- swim class programming
 Saturday and Sunday Only: 1:00 – 8:00 PM- Public Hours
 Closed Mondays

Cottonwood Pool

8:00 – 9:00 AM – COR Swim Practice
 9:00 AM – 12:00 PM – swim class/swim team
Weekdays: 1:00 – 6:00 PM- Public Hours
 6:15 PM-9:00 PM-swim class programming
 Saturday and Sunday Only: 1:00 – 8:00 PM- Public Hours
 Closed Tuesdays

Canyon Creek Pool

9:00 – 11:30 AM - swim class programming

11:45 AM – 12:45 PM- swim team practice
1:00 – 8:00 PM- Public Hours
Closed Mondays

Glenville Pool

9:00 – 11:30 AM – swim class programming
11:45 AM – 12:45 PM – swim team
1:00 – 8:00 PM – Public Hours
Closed Tuesdays

Staff Recommendations and Next Steps:

–Proposed season extension Increase to 7 days of the week:

- Increase length of season: open 1 week prior to and 1 week later than other 4 Richardson Pools.

–Proposed fees:

- Increased fees based higher grade facility and on surveys/research of comparable pools in the region.

–Proposed new operation hours:

- Increase to maximize hours of operation.

- November 13, 2012 Recommendation from the Park and Recreation Commission to the City Council for Hours of Operation for the Heights Family Aquatics Center including fees and charges as presented.

- Spring 2013, Publish fees and charges in Recreation Today insert as scheduled.

Council Comments

Council discussed adding a family rate plan for the aquatic center/pools. There was a consensus of Council to add a rate of \$150 per season for a family of four. Councilmember Dunn requested that Staff monitor the use of the family rate for fraudulent use and report back to Council.

E. Review and Discuss the 2013 Richardson Legislative Agenda

Staff Comments

Assistant City Manager David Morgan briefed Council on this item stating that the City strongly supports local control, where local elected officials are tasked with raising funds and providing services to respond to the individual needs of the community they serve. Mr. Morgan explained that the City strongly supports the following general government issues and he reviewed some specific topics in each category. Mr. Morgan explained that this is a fluid list and Staff would be monitoring all legislative actions with regard to city related legislation. Mr. Morgan also reviewed anticipated legislation that the City will oppose.

- Parks
- Library
- Public Safety

- Finance
- Water
- Health
- Development
- Economic Development
- Higher Education
- Public Education
- Transportation

Anticipated Legislation to Oppose:

The City of Richardson opposes and seeks to defeat any legislation that would erode municipal authority in any way or that would otherwise be detrimental to cities, especially legislation that would:

- Reduce the appraisal growth cap established in current law.
- Impose revenue caps in the form of adjusting provisions for the current property tax rollback rate.
- Create new court fees or elimination of the existing Court Technology Fee and Court Security Fee.
- Restrict the ability of cities to provide economic and efficient methods of financing city purchases and projects.
- Impose limits on the city’s existing economic development authority. Limit a municipality’s ability to implement and/or maintain safety camera program. The City also opposes any further diversion of proceeds from intersection safety camera programs away from local control.
- Erode zoning authority.
- Erode municipal authority over the rights-of-way or erode municipal authority to collect reasonable compensation for the use of rights-of-way

F. Report on Items of Community Interest

Council Comments

Mayor Pro Tem Maczka commended Staff on the Christmas Parade and Santa’s Village specifically, CITV, parade sponsors, and the Park Staff.

ADJOURNMENT

With no further business, the meeting was adjourned at 8:46 p.m.

MAYOR

ATTEST:

CITY SECRETARY



City of Richardson
City Council Meeting
Agenda Item Summary



Meeting Date: Monday, December 10, 2012

Agenda Item: Visitors *(The City Council invites citizens to address the Council on any topic not already scheduled for public hearing.)*

Staff Resource: Aimee Nemer, City Secretary

Summary: Members of the public are welcome to address the City Council on any topic not already scheduled for public hearing. Speaker Appearance Cards should be submitted to the City Secretary prior to the meeting. Speakers are limited to 5 minutes and should avoid personal attacks, accusations, and characterizations.

In accordance with the Texas Open Meetings Act, the City Council cannot take action on items not listed on the agenda. However your concerns will be addressed by City staff, may be placed on a future agenda, or by some other course of resolution.

Board/Commission Action: N/A

Action Proposed: Receive comments by visitors.



City of Richardson
City Council Meeting
Agenda Item Summary



Meeting Date: Monday, December 10, 2012

Agenda Item: Consider appointments to the Eisemann Center Foundation Board

Staff Resource: Aimee Nemer, City Secretary

Summary: Council will need to appoint Assistant City Manager Shanna Sims-Bradish, Director of Finance Kent Pfeil and Managing Director Bruce MacPherson to the Eisemann Center Foundation Board.

Board/Commission Action: N/A

Action Proposed: Motion to appoint listed staff members.



MEMO

DATE: December 6, 2012
TO: Honorable Mayor and City Council
FROM: Michael Spicer, Director of Development Services *MS*
SUBJECT: Zoning File 12-19 – Bush Central Station PD Code #2

REQUEST

William S. Dahlstrom, Jackson Walker LLP, representing Bush/75 Partners LP, is requesting an amendment to the Bush Central Station Planned Development District to establish an alternate Regulating Plan, associated development standards and street cross-sections that would apply to approximately 38.5 acres of the 57.1 acre tract. Ordinance No. 3892, which includes all proposed components comprising the request and additional conditions recommended by the City Plan Commission, is also included for City Council consideration at this time. The subject site is located on the south side of the President George Bush Turnpike (PGBT), between Plano Road and the DART Red Line light rail right-of-way.

The proposed alternate Regulating Plan and accompanying Code would not replace the existing Regulating Plan and Code, but serve as another option to be applied at the discretion of the developer. Selection of the alternate Regulating Plan and Code would supersede the original Regulating Plan and Code for the 38.5 acre tract. The two Regulating Plans and Codes would be mutually exclusive; components of the two could not be comingled or selectively applied within the 38.5 acre tract.

BACKGROUND

In January 2011 City Council adopted Ordinance No. 3806, which enacted a form-based code and established the Bush Central Station Planned Development District for 57.1 acres of land bounded by the PGBT, Plano Road, Renner Road and the DART Red Line light rail right-of-way line. The form based code ensures development of a dense, mixed-use, transit-oriented neighborhood.

Relative to the current request, the City Plan Commission supports the proposed alternate Regulating Plan and Code, but added requirements that would include retail ready standards and enhanced architectural treatment of parking garage facades along the DART rail and those portions of any parking garage facades fronting the PGBT that extend above the height of the turnpike's main travel lanes.

Subsequent to the City Plan Commission meeting, the applicant proposed an alternative remedy regarding the architectural treatment of parking facades along the PGBT and DART rail for City Council consideration. The applicant's alternative proposal would keep the architectural treatment of parking garage facades along Plano Road intact (i.e., precast concrete spandrels with vertical elements), while providing precast concrete spandrels, but no vertical elements, for garage facades along the DART rail frontage and the entire façade along the PGBT, thereby eliminating a "half finished" or incomplete appearance of any parking garage facing the PGBT.

One citizen spoke in favor the request, but did express concerns regarding community involvement in the zoning process and aspects of the proposed code related to parking, building height, pedestrian access and cladding material. No one spoke in opposition to the request. No written correspondence has been received regarding this request.

PLAN COMMISSION RECOMMENDATION

The City Plan Commission, by a vote of 5-2 (Commissioners Bright and Linn opposed), recommended approval of the request as presented, with the following conditions:

1. That parking structures along the DART rail be architecturally finished the same as Plano Road frontage;
2. That the portions of the parking structures along the PGBT that project above the main travel lanes of the turnpike be architecturally finished the same as Plano Road frontage; and
3. That “retail ready” standards be required for all areas designated on the Regulating Plan as “Main Street Frontage”.

ATTACHMENTS

Special Conditions
CC Public Hearing Notice
Staff Report
Zoning Map
Aerial Map
Oblique Aerial Look North
Current and Proposed Regulating Plan (Exhibit “A”)

Proposed PD Regulation (Exhibit “B”)
Proposed Regulating Plan (Exhibit “C”)
Applicant’s Statement
Notice of Public Hearing
Notification List
Proposed Ordinance 3892

ZF 12-19 Special Conditions

1. Bush Central Station Planned Development Code PD #2, attached hereto as Exhibit "B", shall be the governing development code upon its election for implementation for 38.5 acres of land described on attached Exhibit "A" and depicted on Appendix A-1 of Exhibit "B". Said tract of land shall be zoned PD Planned Development and shall be developed and used in conformance with Exhibit "B" for all purposes..
2. In accordance with Section 2. 1. of Ordinance Number 3806, adopted on February 14, 2011, the maximum number of multi-family units shall be 2,000 for 57.114 acres of land described on Exhibit "A" of Ordinance Number 3806, which includes the subject 38.5 acres of land.
3. A revised Traffic Impact Analysis (TIA) shall be submitted with any future proposed PD amendment which increases land use intensity or modifies the proposed mix of land uses identified in the TIA dated November 20, 2012.

Commission's additional conditions: (the amendments are reflected on Exhibit "B" of the proposed Ordinance.

4. Amend Sections 7.1.3 and 7.2.3 to require commercial standards (minimum first floor-to-floor height, ingress and egress and handicap access) for ground floors along Main Street Frontages.
5. Amend Section 8.1.2(vii.) to require garage facades along station platform/Routh Creek Parkway, the President George Bush Turnpike access road and Plano Road to be precast concrete spandrels with vertical elements at intervals of no greater than 80 feet.
6. Delete (viii.) of Section 8.1.2.



Attn. Lynda Black
Publication for Dallas Morning News – Legals
Submitted on: November 20, 2012
Submitted by: City Secretary, City of Richardson

Please publish as listed below or in attachment and provide a publication affidavit to:

City Secretary's Office
P.O. Box 830309
Richardson, TX 75083-0309

FOR PUBLICATION ON: November 23, 2012

City of Richardson
Public Hearing Notice

The Richardson City Council will conduct a public hearing at 7:30 p.m. on Monday December 10, 2012, in the Council Chambers, Richardson Civic Center/City Hall, 411 W. Arapaho Road, to consider the following request.

Zoning File 12-19

A request by William S. Dahlstrom, Jackson Walker, LLP, representing Bush/75 Partners LP, to amend the Bush Central Station Planned Development District, Ordinance No. 3806, relative to approximately 38.5 acres of land located on the south side of the President George Bush Turnpike, between Plano Road and the DART Light Rail Red Line right-of-way to establish an alternate Regulating Plan, associated development standards and street cross-sections. The property is currently zoned PD Planned Development.

If you wish your opinion to be part of the record but are unable to attend, send a written reply prior to the hearing date to City Council, City of Richardson, P.O. Box 830309, Richardson, Texas 75083.

The City of Richardson
/s/ Aimee Nemer, City Secretary



Staff Report

TO: City Plan Commission
THROUGH: Michael Spicer, Director of Development Services *MS*
FROM: Sam Chavez, Assistant Director of Development Services *SC*
DATE: December 6, 2012
RE: **Zoning File 12-19:** Bush Central Station 2

REQUEST:

To amend approximately 38.5 acres of land of the Bush Central Station PD Planned Development District to establish an alternate Regulating Plan, associated development standards and street cross-sections.

APPLICANT / PROPERTY OWNER:

William S. Dahlstrom, Jackson Walker, LLP / Joe Altemore, Bush/75 Partners LP

TRACT SIZE AND LOCATION:

Approximately 38.5 acres, located on the south side of President George Bush Turnpike, between Plano Road and DART Light Rail Red Line right-of-way.

EXISTING DEVELOPMENT:

The subject tract is undeveloped.

ADJACENT ROADWAYS:

PGBT: Freeway/Turnpike; 49,600 vehicles per day on all lanes, eastbound and westbound, east of Central Expressway (May 2011).

Renner Road: Six-lane, divided arterial; 23,100 vehicles on all lanes, eastbound and westbound between Plano Road and DART Light Rail (May 2011).

Plano Road: Six-lane, divided arterial; 24,200 vehicles per day on all lanes, northbound and southbound, south of Renner Road (May 2011).

SURROUNDING LAND USE AND ZONING:

North: City of Plano
South: Undeveloped; PD Planned Development
East: Undeveloped; PD Planned Development and C-M Commercial
West: Undeveloped and existing Bush Turnpike Station; PD Planned Development

FUTURE LAND USE PLAN:

Transit Village and Regional Employment

Mixed or multiple land uses built around small-scale pedestrian blocks located at the City's rail stations. Uses include medium- to high-density residential, retail, entertainment, hospitality and offices.

Higher density development is appropriate with the primary use being high-rise office. Secondary uses include retail centers and entertainment venues.

Future Land Uses of Surrounding Area:

North: City of Plano

South: Regional Employment

East: Regional Employment

West: Transit Village and Regional Employment

EXISTING ZONING:

PD Planned Development

APPLICANT'S STATEMENT

(Please refer to the complete Applicant's Statement)

TRAFFIC IMPACTS:

The applicant's Traffic Impact Analysis (TIA) was conducted by Kimley-Horn & Associates, Inc., traffic engineering and planning consulting firm, who utilized the City's standard TIA guidelines and prior Kimley-Horn studies conducted in Richardson.

New traffic counts were conducted at signalized intersections and on all surrounding arterial roadway and frontage roads to evaluate the combined impact of the developments on the roadway system.

The following scenarios were initially analyzed per the City TIA guidelines:

- 2020 Background Traffic (existing 2010 plus typical growth)
- 2020 Background Traffic plus Full Site build-out Traffic
- 2035 Background Traffic (existing 2010 plus typical growth)
- 2035 Background Traffic plus Full Site build-out Traffic

To assess traffic impacts associated with the proposed development modification, basic land use assumptions were established by the applicant. The table below depicts land use intensity assumptions utilized in the TIA and new automobile trip generations associated with the proposed revised development.

Trip Generation Table

West Corporate Office Tract

Land Uses	Amount	Units	ITE Code	Daily Total	AM Peak Hour			PM Peak Hour		
					IN	OUT	TOTAL	IN	OUT	TOTAL

West Corporate Office

General Office	1,500,000	SF	710	10,281	1,470	200	1,670	299	1,459	1,758
<i>Internal Trips</i>				384 3.7%	3	10	13 0.8%	11	22	33 1.9%
<i>External Trips After Internal Capture</i>				9,897	1,467	190	1,657	288	1,437	1,725
<i>Transit Reduction 10%</i>				990	147	19	166	29	144	173
<i>External Automobile Trips</i>				8,907	1,320	171	1,491	259	1,293	1,552

West Side Mixed-Use

Shopping Center/Retail/Service	100,000	SF	820	6,791	97	59	156	288	311	599
Hotel	180	Rooms	310	1,238	55	39	94	55	53	108
<i>Gross Trip Generation</i>				8,029	152	98	250	343	364	707
<i>Internal Trips</i>				1,084 13.5%	20	14	34 13.6%	38	55	93 13.2%
<i>External Trips After Internal Capture</i>				6,945	132	84	216	305	309	614
<i>Transit Reduction 10%</i>				695	13	8	21	31	31	62
<i>External Automobile Trips</i>				6,250	119	76	195	274	278	552

West Side Residential

Apartment/Multifamily	2,000	DU	220	12,244	197	787	984	727	391	1,118
<i>Internal Trips</i>				906 7.4%	15	14	29 2.9%	59	31	90 8.1%
<i>External Trips After Internal Capture</i>				11,338	182	773	955	668	360	1,028
<i>Transit Reduction 10%</i>				1,134	18	77	95	67	36	103
<i>External Automobile Trips</i>				10,204	164	696	860	601	324	925
<i>Combined West Side External Automobile Trips</i>				25,361	1,603	943	2,546	1,134	1,895	3,029

In comparing the original TIA for the Bush Central Station with the proposed TIA, the amount of square footage anticipated for non-residential uses increased by 800,000 square feet. Multi-family units were decreased by 400 units, hotel rooms were decreased by 220 rooms and retail uses were decreased by 100,000 square feet.

As a result of this revised land use mixture, the number of daily automobile trips will be lower than previously proposed. However, the peak hour traffic volumes will be slightly higher than previously proposed due to the increase of general office use, and the distribution of inbound versus outbound trips will be higher as well.

Based on the findings of the TIA, the currently required roadway improvements attached to the current zoning are still recommended as mitigation measures to be implemented by the developer and would adequately accommodate future traffic conditions, and include the following:

- Renner Road:
 1. Westbound Auxiliary Lane – Plano Road to Routh Creek Parkway (designated as “Parkway” on the current Bush Central Station (BCS) Regulating Plan)
 2. Median Opening with Turn Lanes at Drive P2 (designated as “Park Avenue” on the current BCS Regulating Plan, located between Plano Road and proposed Routh Creek Parkway)
 3. Eastbound Left Turn to Routh Creek Parkway

- Plano Road:
 1. Southbound Right Turn bays / Auxiliary Lane – Bush Turnpike to Renner Road
 2. Northbound Left Turn Lanes at future Infocom (designated as ‘B’ Street-Type 4 on the proposed BCS Regulating Plan), Retail Street (‘A’ Street-Type 1 on the proposed BCS Regulating Plan) and Drive P8 (a future drive between ‘A’ Street-Type 1 and Bush Turnpike)
 3. Traffic Signals at future Infocom Drive and Retail Street Drive (‘A’ Street-Type 1 on the proposed BCS Regulating Plan)
 4. Improved Right Turn Lane to Renner Road with free-flow into auxiliary lane on Renner Road

After a thorough review of the TIA and its recommendations, staff concluded the following:

- The proposed TOD Mixed Use Zoning results in more daily traffic than the existing zoning entitlements, but it is adequately spread out over the entire day due to the proposed mix of uses.
- Adequate provision of access and circulation drives will evenly distribute the traffic to the Arterial and Freeway frontage road system minimizing the impact to any specific link on the roadway network.
- The Cotton Belt Transit Line Connection to Bush Turnpike Station will greatly benefit the development and reduce the impact on traffic even more than depicted in the results of the TIA as staff limited the study’s assumption of Transit usage to only a 10% reduction of trip capture rate.
- Significant levels of roadway capacity enhancements including additional turn bays and auxiliary lanes on Plano Road and Renner Road are proposed by the applicant as part of the regulating plan to maximize the efficiency of the roadway network.

The applicant have agreed to cap the intensity of land uses, based on the TIA; however, if a significant increase in land use intensity or a major modification to the proposed mix of land use are proposed in the future, a revised TIA should be required prior to any future PD amendment.

STAFF COMMENTS:

Background:

In January of 2011, City Council adopted the Bush Central Station PD Planned Development rezoning approximately 57.1 acres of land located between PGBT and Renner Road, and the DART Light Rail Red Line right-of-way line and Plano Road to a Planned Development District under a Form Based Code. The PD Planned Development District created a form based code that allowed for a dense, mixed-use, transit-oriented development.

Applicant’s Request

The applicant’s request is to establish an alternate Regulating Plan, associated development standards and street cross-sections (Code) for approximately 38.5 acres of the 57.1 acre Bush Central Station PD Planned Development District. The subject site is located on the south side of President George Bush Turnpike, between Plano Road and DART Light Rail Red Line right-of-way.

The proposed alternate Regulating Plan and accompanying Code would not replace the existing Regulating Plan and Code (Ordinance No. 3806), but serve as another option to be applied at the discretion of the developer. Selection of the alternate Regulating Plan and Code would supersede the original Regulating Plan and Code for the 38.5 acre tract.

The land use assumptions, based on the new Traffic Impact Analysis (TIA) for the proposed alternate Regulating Plan and Code include:

- General Office (1.5 million square feet, *600,000 square feet previously proposed*)
- Shopping Center/Retail (100,000 square feet, *200,00 square feet previously proposed*)
- Hotel (180 rooms, *400 rooms were previously proposed*)
- Apartment/Multi-Family (2,000 units – **the adopted ordinance capped the number of units to a maximum of 2,000 units**, *2,400 dwelling units were previously proposed*)
- Townhomes (100 dwelling units)

The Code creates two (2) distinct urban forms or character zones for the subject area which are identified on the Regulating Plan. To simplify your review of the existing Code and the proposed Code (Code #2), the table below outlines and compares the elements of the Regulating Plans and Codes.

	EXISTING (57.1 acres)	PROPOSED (38.5 acres)
REGULATING PLAN		
Character Zones	TOD Core (High Pedestrian Activity, Highest Density, Greatest Variety of Uses)	TOD Core (High Pedestrian Activity, Highest Density, Greatest Variety of Uses)
	TOD Mixed Use (High Intensity Commercial and Residential with supporting retail uses)	TOD Mixed Use (High Intensity Commercial and Residential with supporting retail uses)
	Highway Mixed Use (Transition from PGBT and US 75, High Intensity Development)	Not applicable
	Arterial Mixed Use (Transition to Regional Streets for Auto-Oriented Sites, Gateway to Development)	Not applicable
The Arterial Mixed Use and Mixed Use character zones are not applicable since they are either outside of or within the subject area.		
Schedule of Permitted Uses		
	Commercial (Office, Retail, Sales or Service with no drive-through)	Identical
	Arts, Entertainment, and Recreation	Identical
	Education, Public Administration, Health Care, Institutions	Identical

	EXISTING	PROPOSED
	Residential (Multi-Family, Residential Lofts, Townhomes, Live-Work Units)	Townhome use eliminated
	Other (Hotel, Surface Parking (accessory), Structured Parking, Sales from Kiosk, Community Garden, Roof-Mounted Antenna, Special Event, Equipment (utility, wind, solar, rain harvesting))	Identical
With the exception of the townhome use, the proposed uses are identical.		
Building Form and Development Standards		
Building Placement	<ul style="list-style-type: none"> • Street-Setback Line • Build-To Zone <u>TOD Core</u> Type A, Civic Space – 5-10 feet Type B – 0-10 feet <u>TOD Mixed Use</u> Type A, Civic Space – 5-10 feet Type B – 0-10 feet • Setback Front, Type A, Civic Space – 5-10 feet Front, Type B – 0-10 feet Side – 0 feet Rear – 5 feet TOD Core 0 feet TOD Mixed • Building Frontage <u>TOD Core</u> Along Type A, Civic Space – 90% Required along Type B – 0% <u>TOD Mixed</u> Along Type A, Civic Space – 80% Required along Type B – 0% 	Deleted <u>TOD Core</u> Type A, Civic Space – 0-10 feet Identical <u>TOD Mixed Use</u> Identical Identical Deleted Deleted Identical Identical Identical <u>TOD Core</u> Identical Identical <u>TOD Mixed</u> Identical Identical
Block Standards	250 – 400 feet	Deleted
Building Height	<u>TOD Core</u> Maximum height -300 feet <u>TOD Mixed Use</u> Maximum height – 225 feet <u>TOD Core & TOD Mixed Use</u> 1 st Floor-to-Floor Ht. – 15 feet Upper Floor-to-Ceiling Ht. – 10 feet Stepback heights – max. 6 stories	<u>TOD Core</u> Maximum height -350 feet <u>TOD Mixed Use</u> Identical <u>TOD Core & TOD Mixed Use</u> Identical height, but only applies to designated Main Street Frontage Identical height, applies to all other frontages Deleted

	EXISTING	PROPOSED
Commercial Frontage Requirement	Ground floors on Type A Streets to meet Retail Ready standards	Deleted
Special Frontage Requirements	Main Street Frontage Station Platform Frontage	Identical Deleted Added Pedestrian Priority Frontage
Parking & Service Access	Non-residential – 1 space/300 sq. ft. Residential – 1.5/unit	Identical Identical
<p>The net effect of the amendments (removal of the street setback line, decrease in the build-to-zone for the TOD Core and it increase in building height from 300 feet to 350 feet, and building setback height criteria) has little or no effect on the public realm.</p> <p>While the retail ready standards for ground floors is eliminated, the floor-to-floor height is maintained at 15 feet and replaced with standards for buildings along the designated Main Street Frontage which prohibits residential occupancy for the first 30 feet of the ground floor.</p> <p>The new Pedestrian Priority Frontage established standards for the design of parking structures located along the subject frontage.</p>		
Building Design Standards		
Building Orientation	Street orientation towards Type A Streets, primary entrance location	Identical
Design of Parking Structure	Surface parking prohibited within 30 feet along Type A Streets, parking structure orientation, façade design, entrance design for parking structures on Type A Streets and corners.	Identical and added design criteria for parking structures fronting on the designated Pedestrian Priority Frontage which includes façade composition, screening and architecturally enhanced entries.
Design of Automobile Related Building Site Elements	Drive-through lanes prohibited along Type A Street, off-street loading/unloading allowed along alley or Type B street with screening.	Identical
Roof Form	Simple, flat fronts, minimal articulations with flat or low pitched roofs, mansard roofs prohibited.	Identical, but define low pitched as a 2:12 roof slope
Façade Composition	20-30 foot façade rhythm along Type A Streets through changes in materials, or color, design elements or façade articulation, Tri-partite architecture with alignment of horizontal elements along block Corner emphasizing architectural features Feature building designation at terminating streets	Identical Identical Identical Identical

	EXISTING	PROPOSED
Windows and Doors	<p>Architectural proportional doors and windows</p> <p>Non-opaque, tinted or mirrored glass on 1st floor</p> <p>Along Type A Street or Civic/Open Spaces - minimum 50% of façade area of ground floor storefront facades to have transparent windows; 30% for upper floors</p> <p>Other Streets – 15% for all floors</p>	<p>Identical</p> <p>Identical</p> <p>Identical</p> <p>Identical</p>
Commercial and Mixed Use Building Materials	<p>Along Type A Streets - 85% Masonry (brick, stone, stucco, cast stone, rock, marble, granite, curtain glass or glass block)</p> <p>15% Accent materials (wood, architectural metal panel, split-face concrete block, tile or pre-cast concrete panels)</p> <p>All other Streets - 80% Masonry (brick, stone, stucco, cast stone, rock, marble, granite, curtain glass or glass block)</p> <p>20% Accent materials (wood, architectural metal panel, split-face concrete block, tile or pre-cast concrete panels)</p> <p>EIFS allowed above 8 feet</p> <p>Cementitious-fiber clapboard allowed only on upper floors of commercial frontage, 15% along Type A Streets, and 20% along Type B Streets</p> <p>Roofing material when visible from public right-of-way – copper, metal seam metal, slate, synthetic slate or similar materials</p>	<p>Identical, added vertical and/or horizontal articulated architectural pre-cast concrete panels</p> <p>Identical, deleted pre-cast concrete panels</p> <p>Identical, added vertical and/or horizontal articulated architectural pre-cast concrete panels</p> <p>Identical, deleted pre-cast concrete panels</p> <p>Identical</p> <p>Identical</p> <p>Identical</p>
Urban Neighborhood Standards	Design criteria for residential uses	Not applicable, use deleted
<p>The proposed Code maintains the current standard, but adds vertical and/or horizontal articulated architectural pre-cast concrete panel as an allowable exterior façade material to accommodate the design of high-rise buildings.</p>		

	EXISTING	PROPOSED
Street/Streetscape Design Standards		
Street Designations	<p>'A' Street TOD Main TOD Street Parkway Park Avenue Court Street</p> <p>'B' Street TOD Street TOD Avenue Slip Lane</p>	<p>'A' Street Not applicable See compatible street designation See compatible street designation Not applicable Not applicable</p> <p>'B' Street Not applicable Not applicable Not applicable</p>

The street designations are not applicable since they are either outside of or within the subject area.

	New proposed street designations			
	'A' Street		'B' Street	
	<u>Type 1</u>		<u>Type 2</u>	
	R.O.W.	60 feet	R.O.W.	24 feet
	Lanes	2	Lanes	2
	Lane Widths	12 feet	Lane Widths	12 feet
	Bike Lanes	No	Bike Lanes	No
	On-Street Parking	Both sides	On-Street Parking	No
	Sidewalk	12 feet	Sidewalk	12 feet
	<u>Type 3</u>		<u>Type 3</u>	
	R.O.W.	40 feet	R.O.W.	40 feet
	Lanes	2	Lanes	2
	Lane Widths	12 feet	Lane Widths	12 feet
	Bike Lanes	No	Bike Lanes	No
	On-Street Parking	Both sides	On-Street Parking	Both sides
	Sidewalk	12 feet	Sidewalk	12 feet
			<u>Plaza Section</u>	
			<u>"Elliptabout"</u>	
			R.O.W.	Varies
			Lanes	2
			Lane Widths	10 feet
			Bike Lanes	No
			On-Street Parking	No
			Sidewalk	Varies

The new proposed street network creates Type 'A' and 'B' Street and Street Types 1-6, designations, including an "Elliptabout" (oblong roundabout). Type 'A' Streets are primary pedestrian streets with buildings held to higher pedestrian-oriented design, while Type 'B' streets accommodate access to parking and other auto related function.

Street Types 1-6 each have their own characteristic with regard to form and function.

	EXISTING	PROPOSED														
	The following street designations are compatible in terms of alignment on the existing and proposed Regulating Plan.															
	<p>‘A’ Street Parkway (Routh Creek)</p> <p>R.O.W. 40 feet</p> <p>Lanes 2</p> <p>Lane Widths 12 feet</p> <p>Bike Lanes No</p> <p>On-Street Parking Both sides</p> <p>Sidewalk 16-18 feet</p>	<table border="0"> <tr> <td>‘A’ Street Type 6</td> <td>‘B’ Street Type 5</td> </tr> <tr> <td>47 feet</td> <td>39 feet</td> </tr> <tr> <td>3 (2 travel, 1 center)</td> <td>3 (2 travel, 1 center)</td> </tr> <tr> <td>2 - 14 ft., 1 - 11’</td> <td>2 14 ft., 1 -11 ft.</td> </tr> <tr> <td>2, shared lanes</td> <td>2, shared lanes</td> </tr> <tr> <td>One side</td> <td>none</td> </tr> <tr> <td>12 feet</td> <td>12 feet</td> </tr> </table>	‘A’ Street Type 6	‘B’ Street Type 5	47 feet	39 feet	3 (2 travel, 1 center)	3 (2 travel, 1 center)	2 - 14 ft., 1 - 11’	2 14 ft., 1 -11 ft.	2, shared lanes	2, shared lanes	One side	none	12 feet	12 feet
‘A’ Street Type 6	‘B’ Street Type 5															
47 feet	39 feet															
3 (2 travel, 1 center)	3 (2 travel, 1 center)															
2 - 14 ft., 1 - 11’	2 14 ft., 1 -11 ft.															
2, shared lanes	2, shared lanes															
One side	none															
12 feet	12 feet															
	<p>‘A’ Street TOD Street</p> <p>R.O.W. 38 feet</p> <p>Lanes 2</p> <p>Lane Widths 11 feet</p> <p>Bike Lanes No</p> <p>On-Street Parking Both sides</p> <p>Sidewalk 16 feet</p>	<p>‘A’ Street Type 4</p> <p>55 feet</p> <p>3 (2 travel, 1 center)</p> <p>2 - 14 ft., 1 - 11’</p> <p>2, shared lanes</p> <p>Both sides</p> <p>12 feet</p>														
<p>The current Regulating Plan designates future Routh Creek Parkway as Parkway and the roadway segment located at the southern end of the proposed alternate Regulating Plan as TOD Street. The two roadway alignments are compatible with ‘A’ Street-Type 6 and ‘B’ Street-Type 5 for future Routh Creek Parkway, and ‘A’ Street-Type 4 for TOD Street on the currently approved Regulating Plan.</p> <p>‘A’ Street-Type 6 and ‘B’ Street-Type 5 follow the alignment of future Routh Creek Parkway and provide a center turn lane with shared bike lanes within each 14 foot wide travel lane.</p> <p>‘A’ Street-Type 4 abuts the TOD Mixed Use and Arterial Mixed Use character zones on the currently approved Regulating Plan. The proposed street section, in conjunction with street sections ‘A’ Street-Type 6 and ‘B’ Street-Type 5 now represent the southern alignment of future Infocom Drive. Infocom Drive was previously shown further to the north on the currently approve Regulating Plan. The street section accommodates both the existing and proposed character zones with regard to right-of-way and parking on each side of the roadway. In addition, the street section provides shared bike lanes within each 14 foot wide travel lane and a center turn lane.</p>																
Civic/Opens Space																
	Park – 3.65 acres	Park – 3.57 acres														
	Green and Square – 0.66 acres	Green and Square -1.10 acre														
	Plaza – 0.39 acres	Plaza – 0.7 acres														
A net increase of 0.67 acres in mandatory civic/open space acreage.																
The balance of the Code’s elements (Planting List and Development Review Process) remain unchanged.																

Conclusion

Based on staff's review of the applicant's request, the alternate Regulating Plan and its associated Code is appropriate. The proposed amendments represent an adjustment or rearrangement of the standards.

The code maintains the previously proposed community vision through its regulatory nature and its predictable physical result by its concentration on the visual aspect of the development through building heights, façade treatment and the relationship of the building to the street through compact, walkable urbanism.

Correspondence: As of this date, no correspondence has been received.

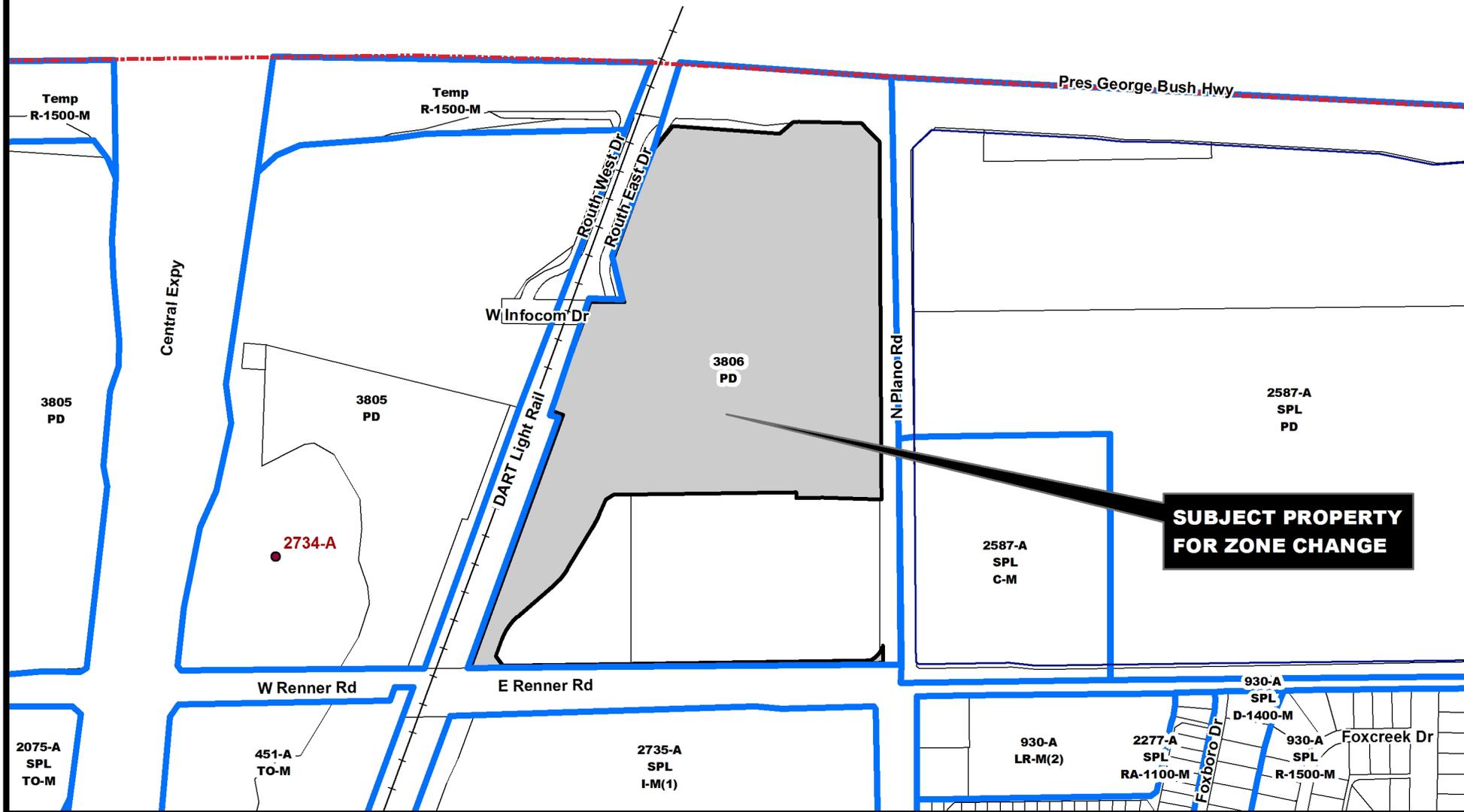
Motion: On December 4, 2012, the City Plan Commission recommended approval of the request on a vote of 5-2 subject to the following conditions.

1. Bush Central Station Planned Development Code PD #2, attached hereto as Exhibit "B", shall be the governing development code upon its election for implementation for 38.5 acres of land described on attached Exhibit "A" and depicted on Appendix A-1 of Exhibit "B". Said tract of land shall be zoned PD Planned Development and shall be developed and used in conformance with Exhibit "B" for all purposes.
2. In accordance with Section 2. 1. of Ordinance Number 3806, adopted on February 14, 2011, the maximum number of multi-family units shall be 2,000 for 57.114 acres of land described on Exhibit "A" of Ordinance Number 3806, which includes the subject 38.5 acres of land.
3. A revised Traffic Impact Analysis (TIA) shall be submitted with any future proposed PD amendment which increases land use intensity or modifies the proposed mix of land uses identified in the TIA dated November 20, 2012.

Commission's additional conditions: (the amendments are reflected on Exhibit "B", proposed Ordinance Number 3892)

4. Amend Sections 7.1.3 and 7.2.3 to require commercial standards (minimum first floor-to-floor height, ingress and egress and handicap access) for ground floors along Main Street Frontages.
5. Amend Section 8.1.2(vii.) to require garage facades along station platform/Routh Creek Parkway, the President George Bush Turnpike access road and Plano Road to be precast concrete spandrels with vertical elements at intervals of no greater than 80 feet.
6. Delete (viii.) of Section 8.1.2.

ZF 12-19



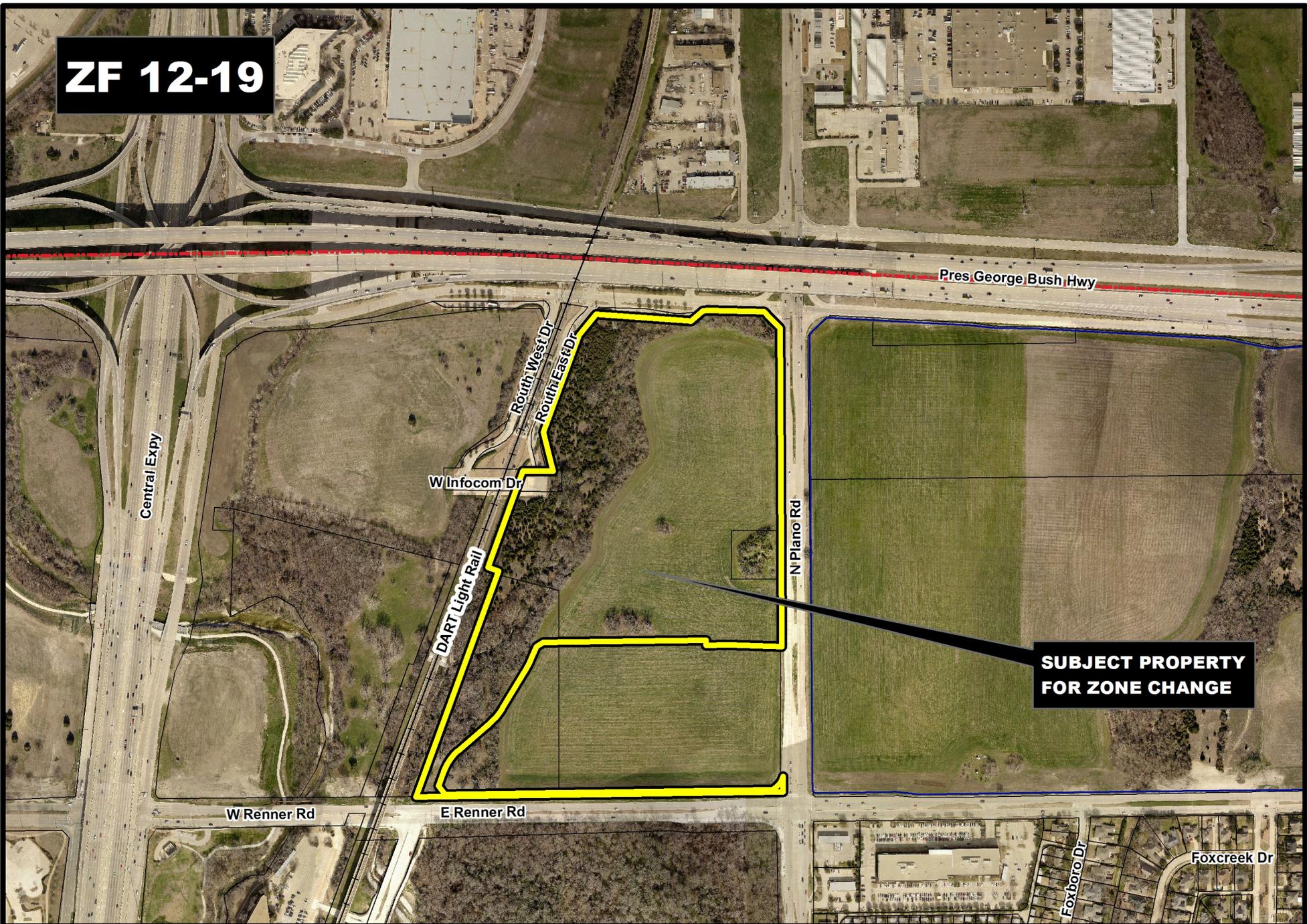
ZF 12-19 Zoning Map

Updated By: shacklett, Update Date: November 16, 2012
File: DSI\Mapping\Cases\Z\2012\ZF1219\ZF1219 zoning.mxd

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.



ZF 12-19



**SUBJECT PROPERTY
FOR ZONE CHANGE**

ZF 12-19 Aerial Map

Updated By: shacklett, Update Date: November 16, 2012
File: DSI\Mapping\Cases\Z\2012\ZF1219\ZF1219 ortho.mxd

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.



City of Plano

PGBT

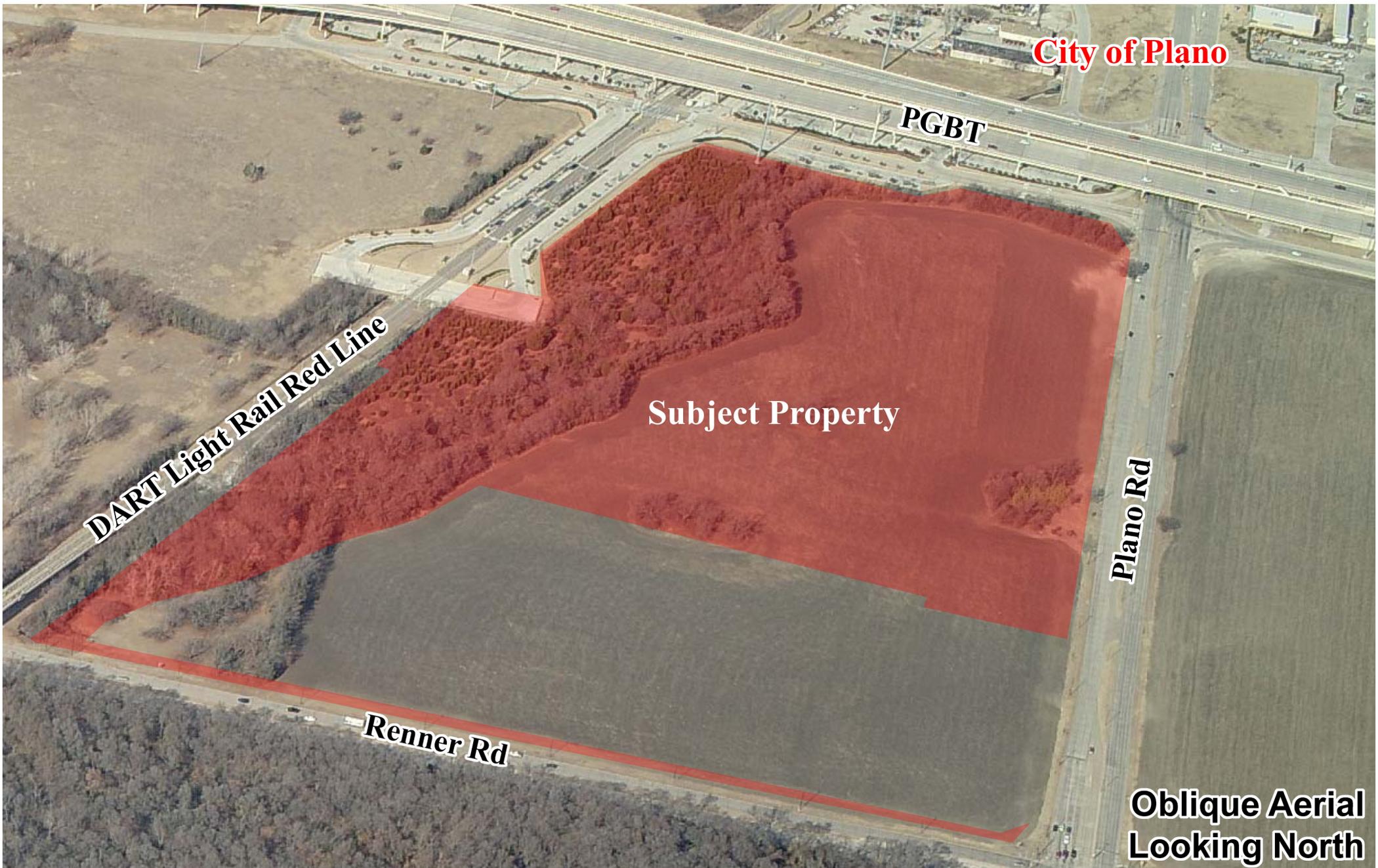
DART Light Rail Red Line

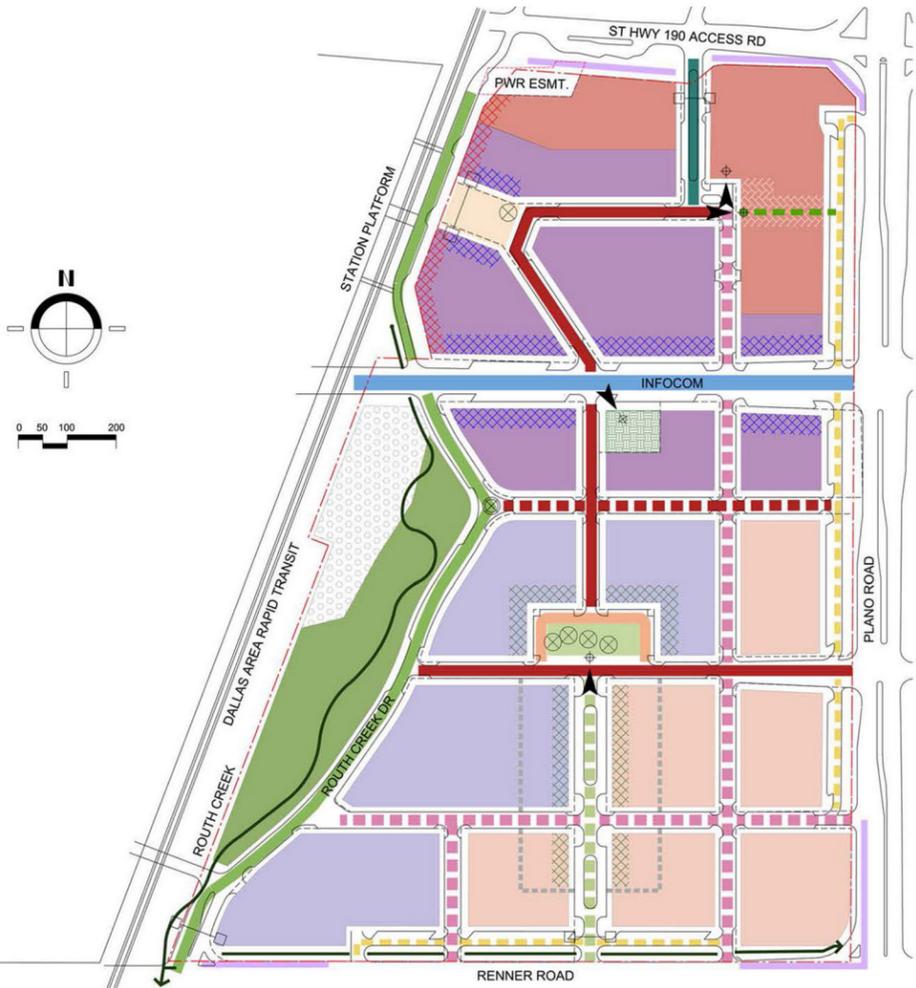
Subject Property

Plano Rd

Renner Rd

**Oblique Aerial
Looking North**





APPENDIX A

CHARACTER ZONES		STREET DESIGNATIONS BY STREET TYPE	
Character Zone	Approx. Area (acres)	TYPE 'A' STREETS	
TOD Core	8.22	TOD Main Street	
TOD Mixed Use	8.29	TOD Street type 'A'	
Highway Mixed Use	4.34	Parkway	
Arterial Mixed Use	7.76	Park Avenue	
		Court Street	
		TYPE 'B' STREETS	
		TOD Street Type 'B'	
		TOD Avenue	
		Slip Lane Frontage	
		'B' Street Frontage	
		Solid line denotes mandatory street	
		Dashed line denotes non-mandatory street	
		OTHER	
		Approximate District Boundary	
		Non-mandatory Alley	
		Non-mandatory Pedestrian Passage	
		Multi-Use Trail	
		Existing tree to remain - non mandatory	
		Non-mandatory Gateway Element	
		Non-mandatory Vista Terminus	
		Special Destination	
		FRONTAGE TYPES	
		Mandatory Main Street Frontage	
		Mandatory Station Platform Frontage	
		Non-mandatory Neighborhood Frontage	



CHARACTER ZONES		STREET DESIGNATIONS	
TOD Core	14.83 Acres	Street Type 1	Street Type 2
TOD Mixed Use	9.66 Acres	Street Type 3	Street Type 4
		Street Type 5	Street Type 6
		Solid line denotes Type 'A' Street	
		Dashed line denotes Type 'B' Street	
		CIVIC / OPEN SPACE TYPES	
Mandatory Plaza	0.7 Acres		
Mandatory Green or Square	1.10 Acres		
Mandatory Park	3.57 Acres		
Non-Mandatory Green or Square	0.54 Acres		
		OTHER	
		Approximate District Boundary	
		Property Line	
		Multi-Use Trail	
		Existing Creek	
		Terminated Vista	
		SPECIAL FRONTAGE TYPES	
		Main Street Frontage	
		Pedestrian Priority Frontage	

Note: Plano Road, SH 190 Access Road and the Station Platform frontage shall be considered as Type 'B' Street frontages for the purposes of the Bush Central PD #2

Current Regulating Plan

Proposed Regulating Plan

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Section 1. Purpose and Intent:

The purpose of the Bush Central Station Planned Development Code #2, hereafter known as the BCS-PD #2 Code, is to support development of the Bush Central Station into a pedestrian-oriented, mixed-use urban development environment, with convenient access to rail transit, shopping, employment, housing, and regional retail services. The goal of the Bush Central Station is to promote an efficient, compact land use pattern; encourage pedestrian activity; reduce the reliance on private automobiles; and provide a more functional and attractive community through the use of recognized principles of urban design.

- 1.1 Economic Development – The Bush Central Station and corresponding standards are created to support economic development, sustainable tax base, and job creation by establishing adjacency predictability of private development that supports and leverages investment in and around the Bush Central Station.
- 1.2 Implement the Design Goals of the Bush Central Station – The objective of the Bush Central Station is to foster a major regional employment center with significant regional retail and residential uses within convenient walking distance from the existing transit station and potential transfer station to the Cotton Belt rail line. The existing transit station provides a connection to 12 member cities of Dallas Area Rapid Transit (DART) including Dallas. Development within this area would be of high intensity, accommodating large scale office and retail users while providing for moderate scale mixed use and residential within portions of the Bush Central Station.
- 1.3 Establish Specific Development Standards – The BCS-PD #2 Code implements the vision for the Bush Central Station as established in the City’s Comprehensive Plan and the Bush Central Station Regulating Plan, hereafter known as the Regulating Plan (Appendix A-1). The Regulating Plan shall provide guidance to property owners, developers, and the City on the form, character, and intensity of future development in the Bush Central Station. Creation of different Character Zones within Bush Central Station enables specific site and locational standards to be enumerated and applied. Clear graphic standards are provided for location, height, and building elements. Such standards promote sustainability, public welfare, walkable mixed use development, housing variety and transportation choice.

Section 2. Components of the Code:

- 2.1 This BCS-PD #2 Code shall apply to the Bush Central Station unless otherwise specified in this Code. Development of property within the Bush Central Station shall comply with all applicable development standards set forth in this Code. The components of this BCS-PD #2 Code consist of:
 - 2.1.1 Bush Central Station Regulating Plan: The Bush Central Station PD #2 Regulating Plan, hereafter known as the “Regulating Plan”, is its official zoning map (Appendix A-1). It identifies the applicable character zones within the Bush Central Station including:
 - i. Character Zones – The Bush Central Station is divided into different “Character Zones”. A Character Zone creates a distinct urban form within that Zone which is different from urban forms in other Character Zones. Each Character Zone shall establish use and development standards including height, bulk, building and parking location, and functional design. The Regulating Plan classifies all lots within the Bush Central Station into one of four Character Zones.
 - ii. Special Frontage Standards – The Special Frontage Standards establish exceptions and special conditions for all buildings along designated frontages Special Frontage Standards shall apply in addition to the underlying Character Zone standards.

- iii. Street Designations by Street Type– The Street Designations illustrate the design, configurations, and development context for all streets within the Bush Central Station PD #2. The street classification addresses vehicular lane widths, number of lanes, pedestrian accommodation, street tree requirements, on-street parking, and parkway and median standards (streetscape standards). In addition, streets are distinguished by the appropriate development context by denoting them on the Regulating Plan as Type ‘A’ or Type ‘B’ Streets.
- iv. Street Network – The Street Network specifies the future streets needed to implement the Bush Central Station Regulating Plan. These streets shall be required and shall generally meet the locational and connectivity goals of the Regulating Plan. Their design shall be guided by the Street Type Specifications.
- v. Mandatory Civic/Open Space – The Mandatory Civic/Open Space areas shown on the Regulating Plan designate the locations of proposed civic/open spaces (including parks, plazas, greens, and squares).
- vi. Non-Mandatory Civic/Open Space – The Non-Mandatory Civic/Open Space designation indicates the locations of desired, but not required civic/open spaces (including parks, plazas, greens, and squares) to implement the Regulating Plan. Non-Mandatory Civic/Open Spaces are not required, but at the election of the developer.

2.1.2 Development Standards: The BCS-PD #2 Code (the text portion of this Code) enumerates the development standards with text and graphics for Character Zones, Special Frontage, building form, civic open space, landscape, building design, signage, lighting, and all related standards for all streets, public and private development.

Section 3. Administration

This section sets forth the provisions for reviewing and approving development applications within the Bush Central Station. The intent is to ensure that all development is consistent with the provisions of this Code. All sections of this Code shall be applied during the review process.

3.1 The development standards under Articles XIII-A thru XVI and Article XXI-C of the City of Richardson Comprehensive Zoning Ordinance, as amended, shall not apply to the Bush Central Station except as specifically referenced herein. Development standards not addressed in this ordinance shall be governed by the City of Richardson Comprehensive Zoning Ordinance to the extent they are not in conflict with the intent or text of the BCS-PD #2 Code.

3.2 Sign Standards under Chapter 18, as amended, of the City of Richardson Code of Ordinances, shall not apply to the Bush Central Station except as specifically referenced herein.

3.3 Using this Code:

The following basic steps should be followed to determine the uses and development standards applicable on property within the Bush Central Station:

3.3.1 Locate the subject property on the Bush Central Station Regulating Plan.

3.3.2 Identify:

- i. the Character Zone in which the property is located;
- ii. the Street Type designation along all its street frontages; and,
- iii. any Special Frontage Requirements that may be applicable to the subject property.

3.3.3 Review the Schedule of Uses by Character Zone as listed in Table 6.1 to determine allowed uses.

- 3.3.4 Examine the corresponding zone standards in the Building Form and Development Standards in Section 7 to determine the applicable development standards.
- 3.3.5 Refer to Section 5.5 and 5.6 for Special Frontage Standards.
- 3.3.6 Refer to Section 8 for Building Design Standards.
- 3.3.7 Refer to Section 9 for Street Type and Streetscape Standards.

The information from the above listed steps explains where the building will sit on the lot, the limits on its three dimensional form, the range of uses, and the palette of materials that will cover it.

3.4 Development within the Bush Central Station that complies with the provisions of this Code shall follow the City's development process as outlined in Chapter 21, Article II of the City of Richardson's Code of Ordinances and shall be approved by the City Manager or designee (see Appendix C-1 for flow chart of the review process). In addition to complying with applicable City regulations that are not in conflict with this Code, the applicant shall provide the information required to adequately show compliance with this Code.

3.5 Standard for Approval of development plans: If a development plan conforms to the standards set forth in this Code and applicable City regulations not in conflict with this Code, the development plan shall be approved. Upon request by an applicant, the authority charged with approving the development plan shall certify the reason(s) for an action taken on a development plan.

3.6 The City Manager or designee shall be responsible for the following:

- 3.6.1 Reviewing development plan applications for compliance with the requirements of BCS-PD #2 Code.
- 3.6.2 Approving development plan applications that are in compliance with the requirements of the BCS-PD #2 Code.
- 3.6.3 Making determinations on the applications and interpretations of standards in this Code.
- 3.6.4 Approving revisions to previously approved development plans that comply with this Code and all applicable city ordinances.
- 3.6.5 Approving any minor modifications to the approved Regulating Plan per Section 3.8.
- 3.6.6 Recommendations on any SDP applications to the City Plan Commission (CPC) and City Council.

3.7 Special Development Plans: A request for a modification to any of the standards of this Code other than minor modifications permitted under Sections 3.8 shall be reviewed and processed as Special Development Plans.

- 3.7.1 Special Development Plans (SDP) are intended to allow applicants development flexibility to address specific market opportunities and/or contexts. An application for a Special Development Plan shall be processed as an amendment to the zoning ordinance under Article XXIX of the City of Richardson Zoning Ordinance and may only be considered by the City Council (CC) after the CPC has made a recommendation. The City Manager or designee shall review, make recommendations on any SDPs, and shall forward all SDP applications to the CPC. In evaluating an SDP, CC may consider the extent to which the application meets any of the following:
 - i. provides an alternative "Master Plan" approach by consolidating multiple properties to create a predictable, market responsive development for the area; or
 - ii. fits the adjoining context by providing appropriate transitions.

3.8 Minor Modifications to the BCS-PD #2 Code:

The City Manager or designee shall have the authority to approve a request for minor modifications to BCS-PD #2 Code that:

- 3.8.1 Does not materially change the circulation and building location on the site;
- 3.8.2 Does not increase the building area permitted under this Code;
- 3.8.3 Does not change the relationship between the buildings and the street;
- 3.8.4 Does not allow a use not otherwise authorized in this Code;
- 3.8.5 Does not allow greater height of any building or reduction of any parking requirement established in this Code; or
- 3.8.6 Changes to established street cross sections per Table 3.1 below and Section 9 of this Code.

The City Manager or designee shall also have the authority to approve minor modifications outlined in Table 3.1. Any appeals to the decisions of the City Manager on minor modifications shall be heard by the City Council. Any City Council denials of minor modifications or any changes beyond those that meet the criteria above, the thresholds established in Table 3.1, shall be processed as an amendment to this Code under Article XXIX of the City of Richardson Comprehensive Zoning Ordinance.

Table 3.1 Minor Modifications Allowed

<i>Standard</i>	<i>Minor Modification Allowed</i>	<i>Comments</i>
Area/boundary of Character Zones (including any Mandatory Civic/Open Spaces)	No more than a 25% change (increase or decrease) in the area of any Character Zone (aggregate or per block)	<ul style="list-style-type: none"> • Shall not eliminate any Character Zone • 25% measurement shall be based on the total area of that specific Character Zone within the entire Bush Central Station • For the purposes of this code, any increase in any Character Zone that results from the elimination of a non-mandatory street shall not count towards the 25% threshold.
Location of new Street	Location shall not move more than 150' in any direction	<ul style="list-style-type: none"> • Shall maintain the connectivity intended by the Regulating Plan
Building Form and Development Standards		
<ul style="list-style-type: none"> • Build to zones/setbacks 	No more than a 20% change in the maximum or minimum setback.	<ul style="list-style-type: none"> • Changes to the build-to-zones or setbacks may only be due to any changes to the street cross sections or change in the width of a sidewalk • In no case shall the sidewalk be less than 6 feet in width.
<ul style="list-style-type: none"> • Building Frontage 	No more than a 15% reduction in the required building frontage along each block of a Type 'A' Street	<ul style="list-style-type: none"> • Any reduction in the required building frontage shall be to accommodate Porte-cocheres for drop-off and pick-up.
<ul style="list-style-type: none"> • Street screen 	Waiver of Street screen requirement along a Type 'B' Street	<ul style="list-style-type: none"> • Requirement for a street screen may only be waived along a Type 'B' Street along the frontage of any interim surface parking lot (off-street) that is intended to be in-filled with a parking structure. • In no case shall any portion of the surface parking have frontage along a Type 'A' Street without a required street screen • In no case shall the (off-street) surface parking lot be located at a street intersection for a minimum depth of 30' along each street (regardless of the Street Type).
Street Cross Sections	Cross sections of new streets may be adjusted with respect to number of lanes, lane widths, on-street parking configuration, pedestrian accommodation, and street tree planting	<ul style="list-style-type: none"> • Any changes in the street cross sections shall be based on specific development context such as vegetation, natural features, drainage, and fire access and is subject to approval by the City.

3.9 Periodic Review Requirement: The City Manager or his/her designee shall convene an annual City Council work session with the property owners and/or the Property Owners Association (POA) of all the property within the planned development for the purpose of receiving project status updates on the

development of the property. The project updates shall include, but are not limited to, total square footage of developed property, square footage of non-residential development, number of residential units, mix of land uses and traffic/transportation related items.

Section 4. Definitions

In addition to Definitions in Article I of the City of Richardson Comprehensive Zoning Ordinance, the following terms shall have the corresponding interpretations.

Arcade means a portion of the building façade line is at or near the sidewalk and a colonnade supports the upper floors of the building. Arcades are intended for buildings with ground floor commercial or retail uses and the arcade may be one or two stories.

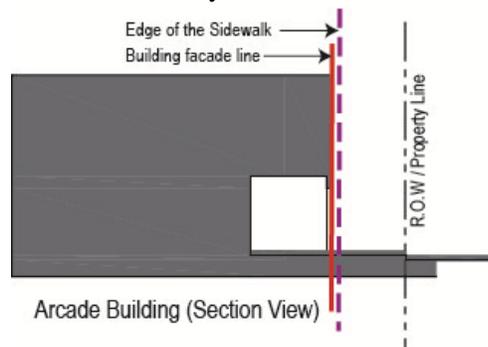


Image of an arcade

Attics/Mezzanines means the interior part of a building contained within a pitched roof structure or a partial story between two main stories of a building.

Auto-Related Sales and Service Uses means establishments that provide retail sales and services related to automobiles including, but not limited to, cars, tires, batteries, gasoline, etc.

Block Face Dimensions means the linear dimension of a block along one of its street frontages.

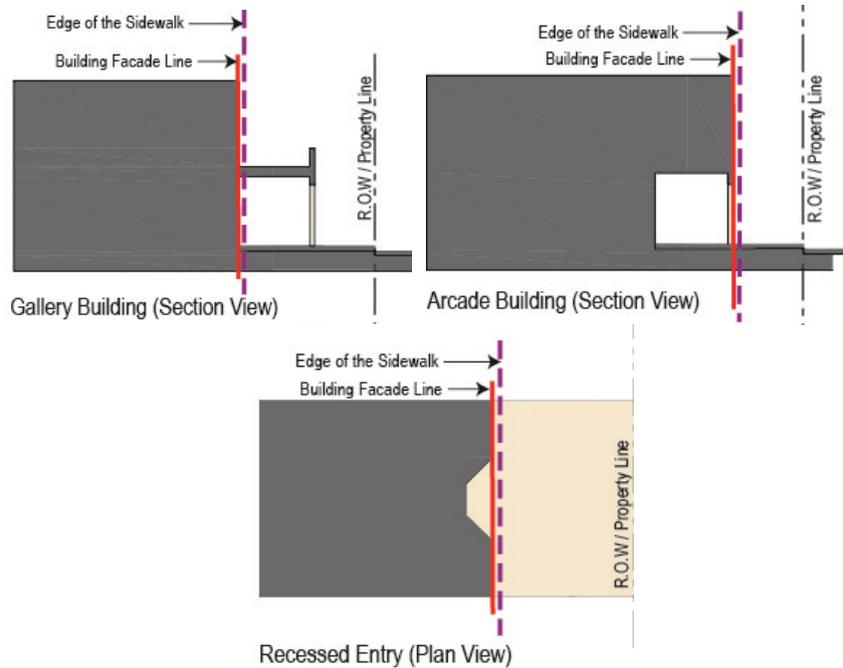
Block Perimeter means the aggregate dimension of a block along all of its street frontages.

Block means the aggregate of lots, pedestrian passages and rear alleys, circumscribed on all sides by streets.

Build-to Line means the line at which the principal building's front façade shall be built.

Build-to Zone (BTZ) means the area within which the principal building's front façade is to be built.

Building Façade Line means the vertical plane along a lot where the building's front façade is actually located.



Building Façade Line Illustrations

Building Form Standards means the standards established for each Character Zone that specify the height, bulk, orientation, and elements for all new construction and redevelopment.

Building Frontage means the percentage of the building’s front façade that is required to be located at the front Build-to Line or Zone as a proportion of that lot’s frontage along that public street. Parks, plazas, squares, improved forecourts, and pedestrian breezeway frontages shall be considered as buildings for the calculation of building frontage.

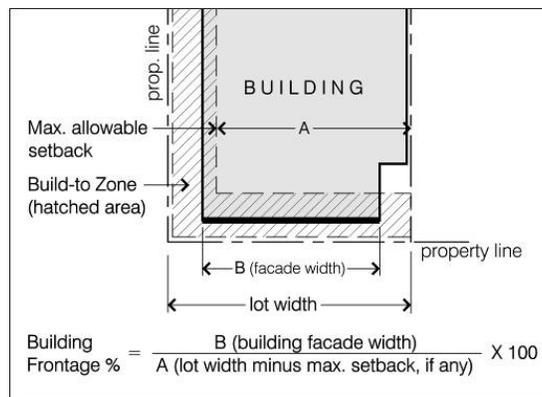


Image showing how a lot’s building frontage is calculated.

Character Zone means an area within the Bush Central Station that creates a distinct urban form different from other areas within the Bush Central Station. Character Zones are identified in the Regulating Plan.

City Manager means the City Manager of the City of Richardson or his/her designee.

Civic/Open Space means publicly accessible open space in the form of parks, courtyards, forecourts, plazas, greens, pocket parks, playgrounds, etc. They may be privately or publicly owned. For all residential uses, privately accessible open spaces such as courtyards, porches, and balconies may also be considered as Civic/Open Space for the purposes of this ordinance. Building façades facing a Civic/Open Space shall be treated as a Type ‘A’ Street frontage.

Green means a civic/open space intended for unstructured recreation, spatially defined by landscaping rather than building frontages.

Park means a civic/open space that is a preserve largely available for unstructured recreation.

Plaza means a primarily hardscaped civic/open space with formal landscaping, available for civic purposes and commercial activities. A plaza shall be spatially defined by buildings.

Playground is a civic/open space designed and equipped for children’s recreation. A playground may be fenced and may include an open shelter. Playgrounds may be located within residential areas and may be placed within a block. They may be included in other civic/open spaces.

Comprehensive Plan means the City of Richardson Comprehensive Plan that establishes the blueprint for the long-term growth and development of the City as adopted on the effective date of this Code.

Development Plan means any submittal as defined by Chapter 21, Article II of the City of Richardson’s Code of Ordinances.

Encroachment means any structural or non-structural element such as a sign, awning, canopy, terrace, or balcony that breaks the plane of a vertical or horizontal regulatory limit, extending into a Setback, into the Public R.O.W, or above a height limit.

Gallery means an extension of the main façade of the building that is at or near the front property line and the gallery may overlap the public sidewalk.

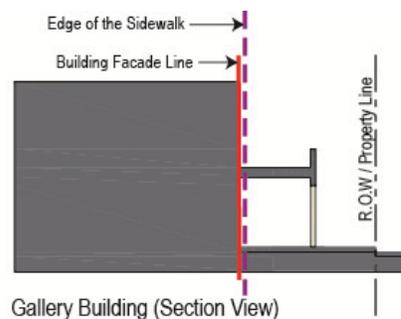


Image of a Gallery

Kiosk means a small temporary or permanent structure often open on one or more sides used for sales in civic/open spaces.

Live-Work Unit means a dwelling unit that is also used for work purposes, provided that the ‘work’ component is restricted to the uses of professional office, artist’s workshop, studio, or other similar uses and is located on the street level and constructed as separate units under a condominium regime or as a single unit. The ‘live’ component may be located on the street level

(behind the work component) or any other level of the building. Live-work unit is distinguished from a home occupation otherwise defined by this ordinance in that the work use is not required to be incidental to the dwelling unit, non-resident employees may be present on the premises and customers may be served on site.

Living Screen means a Street Screen composed of landscaping in the form of vegetation.

Main Street Frontage means a special frontage requirement along identified Type 'A' Street frontages as indicated in the Regulating Plan.

Master Sign Plan means a unique sign plan to implement a specific vision for a portion or all of the development that meets Section 10.2 of this Code.

Minor Modification means any changes to the BCS-PD #2 Code that meet the threshold criteria established in Section 3.8 and Table 3.1.

Non-Mandatory Civic/Open Space means plaza, green, square, or park area designated on the Regulating Plan which is shown as a suggested feature within the Bush Central Station PD #2. The Non-Mandatory Plaza is not required and is at the election of the developer.

Pedestrian Easement means a grant of use of private property for pedestrian access and use.

Pedestrian Priority Frontage means a special frontage requirement that applies on specific Type 'B' Street frontages as identified in the Regulating Plan to establish special design standards for parking garage facades along these frontages.

Regulating Plan means the Zoning Map attached hereto as Appendix A-1 that shows the Character Zones, Civic Spaces, location of Special Frontages, Streets, and other Special Requirements applicable to the Bush Central Station PD #2 subject to the standards in this Code. For the purposes of this Code, the Regulating Plan shall also be the Concept Plan for the Bush Central Station PD #2.

Residential Loft means a residential unit that is built to commercial standards and adapted for residential uses.

Retail Sales Retail establishments are the final step in the distribution of merchandise. They are organized to sell in small quantities to many customers. Establishments in stores operate as fixed point-of-sale locations, which are designed to attract walk-in customers. Retail establishments often have displays of merchandise and sell to the general public for personal or household consumption, though they may also serve businesses and institutions. Some establishments may further provide after-sales services, such as repair and installation. Included in, but not limited to this category, are durable consumer goods sales and service, consumer goods, other grocery, food, specialty food, beverage, dairy, etc, and health and personal services.

Service Uses means a category for limited personal service establishments which offer a range of personal services that include (but not limited to) clothing alterations, shoe repair, dry cleaners, laundry, health and beauty spas, tanning and nail salons, hair care, etc.

Sign, Building Blade means a pedestrian-oriented sign that is affixed perpendicular to the corner of a building or to the front façade of a building above the ground floor to provide identification for the whole building.



Image of a Building Blade Sign

Sign, Marquee means a sign structure placed over the entrance to a theatre or other public gathering venue. It has signage stating either the name of the establishment or the name of the event, artist, and other details of the event appearing at that venue. The marquee is often identifiable by a surrounding cache of light bulbs, usually yellow or white, that flash intermittently or as chasing lights. Marquee signs may often be combined with Building Blade signs.



Image of a Marquee sign with a Building Blade Sign

Sign, Monument means any sign which is connected to the ground and which has no clear space for the full width of the sign between the bottom of the sign and the surface of the ground. A monument sign may include a sign face and sign structure, and may also include a sign base and sign cap.



Image of a Monument Sign

Sign, Sandwich Board means a portable sign consisting of two panels of equal size, which are hinged at the top or one panel with a support and placed on the ground or pavement so as to be self-supporting.



Images of sandwich board signs.

Sign, Tenant Blade means a smaller pedestrian-oriented sign that is affixed perpendicular to the building façade under a canopy or awning or immediately over a tenant space and provides identification for individual tenants within a building.



Image of a Tenant Blade Signs

Special Development Plan means a development application that meets Section 3.7 of this Code.

Special Frontage Requirements means standards applied to certain blocks as indicated in the Regulating Plan in order to address specific requirements and transitions based on street frontage and adjacency in addition to the underlying Character Zone standards.

Street Screen means a freestanding wall or living screen built along the BTZ or in line with the building façade line along the street. It may mask a parking lot or a loading/service area from view or provide privacy to a side yard and/or strengthen the spatial definition of the public realm.



Image of a combination masonry and living street screen

Street Type means a specific designation for streets in the Bush Central Station that establishes a certain character and cross-sections to improve walkability within the Bush Central Station.

Street Network means the network for new and existing streets within the Bush Central Station PD #2 as established in the Regulating Plan.

Tree Well means an unpaved area around the trunk of a tree within the sidewalk area that is either landscaped with ground cover or covered with a tree grate.



Example of a tree well with a tree grate



Example of a tree well with landscaping

Type ‘A’ Street means the streets identified as such on the Regulating Plan. Type ‘A’ Streets are the primary pedestrian streets and buildings along Type ‘A’ Streets shall be held to the highest standard of pedestrian-oriented design.

Type ‘B’ Street means the streets identified as such on the Regulating Plan. Type ‘B’ Streets are intended to primarily accommodate access to parking, service, and other auto-related functions.

Section 5. The Regulating Plan

5.1 The Regulating Plan (Appendix A-1) is hereby adopted as the official zoning map for the Bush Central Station PD #2.

5.2 Character Zones Established – the following Character Zones are established. The boundaries of the specific Character Zones shall be established in the Regulating Plan.

5.2.1 TOD Core: The TOD Core provides the most opportunity for the highest intensity development. It is the area that has significant development impact and the highest pedestrian activity due to its adjacency to the transit station. The TOD Core consists of the highest density and height, with the greatest variety of uses. Development within the TOD Core Zone shall meet the Building Form and Development Standards in Section 7.1 of this Code.

5.2.2 TOD Mixed Use: The TOD Mixed Use is the area adjacent to the TOD Core that is intended for high intensity commercial and residential uses in addition to supporting retail and restaurant uses. Development within the TOD Mixed Use Zone shall meet the Building Form and Development Standards in Section 7.2 of this Code.

5.3 Street Designations By Street Type Established – The Regulating Plan shall establish the following Street Designations.

5.3.1 Type ‘A’ Streets Established – Type ‘A’ Streets are intended to be the primary pedestrian streets and buildings along Type ‘A’ Streets shall be held to the highest standard of pedestrian-oriented design. The Type ‘A’ Streets are as identified in the Regulating Plan.

5.3.2 Type ‘B’ Streets Established – Type ‘B’ Streets are intended to balance pedestrian orientation with automobile orientation. Buildings along Type ‘B’ Streets may be permitted to accommodate some service and auto-related functions. The Type ‘B’ Streets are as identified in the Regulating Plan.

- 5.4 Streets by Street Type – The Street Network indicates new streets needed to implement the Bush Central Station PD # 2 Regulating Plan. The Regulating Plan designates the type, classification, and location of streets. All new streets in the Bush Central Station shall meet the street design standards established in Section 9 herein.
- 5.5 Special Frontage Requirements – In order to address specific requirements and transitions based on street frontage and adjacency, the following Special Frontage Requirements as established in the Regulating Plan shall apply:
- 5.5.1 Main Street Frontage: Ground floors of all buildings designated as Main Street Frontage on the Regulating Plan shall not be occupied by residential units and/or lodging rooms in hotels to a minimum depth of 30 feet as measured from the front building line.
- 5.5.2 Pedestrian Priority Frontage: Facades of parking structures with designated Pedestrian Priority Frontage shall meet the design standards in Section 8, Building Design Standards of this Code.
- 5.6 Civic/Open Space – The Regulating Plan indicates Mandatory and Non-Mandatory Civic/Open Spaces. The specific standards for Civic/Open Space are established in Section 11.
- 5.7 Terminated Vistas – Buildings which are located on axis with a terminating street (as indicated on the Regulating Plan) or at the intersection of streets shall be considered as feature buildings. Buildings with features that take advantage of that location, such as an accentuated entry and a unique building articulation which is off-set from the front wall planes and goes above the main building eave or parapet line. Buildings at a terminated vista shall not include a blank wall, service areas, or parking uses on the ground floor to a minimum depth of 30 feet from the building façade line.

Section 6. Schedule of Permitted Uses

- 6.1 Generally: Due to the emphasis on urban form over land uses in the Station Areas, general use categories have been identified by character zones. Uses not listed in the following schedule, but are substantially similar, may be permitted upon the approval of the City Manager or designee, subject to appeal directly to the City Council.
- 6.2 Schedule of Uses:

Table 6.1

Character Zone	TOD Core	TOD Mixed Use	
Land Use			
Commercial Uses (Office, Retail, Sales & Service Uses)			
Retail Sales or Service with <u>no drive through facility</u> (includes alcohol sales which shall meet Chapter 4, Alcoholic Beverages of the City of Richardson Code of Ordinances). Excluded from this category are Auto-Retail Sales and Service Uses (see Section 4 of the Code for Definition of Retail, Service uses, and Auto-related Sales and Service)	P	P	
Finance, Insurance, and Real Estate establishments including banks, credit unions, real estate, and property management services, <u>with no drive through facility</u>	P	P	
Offices for business, professional, and technical uses such as accountants, architects, lawyers, doctors, etc.	P	P	
Research laboratory headquarters, laboratories and associated facilities	P	P	
Food Service Uses such as full-service restaurants, cafeterias, bakeries and snack bars with <u>no drive through facilities</u> Included in this category is café seating within a public or private sidewalk area with no obstruction of pedestrian circulation. Also included in this category is the sale of alcoholic beverages which shall meet Chapter 4, Alcoholic Beverages of the City of Richardson Code of Ordinances.	P	P	
Any use with a drive through facility	P/C	P/C	
Auto-related Sales and Service	NP	NP	
Arts, Entertainment, and Recreation Uses			
Art galleries	P	P	
Art, antique, furniture or electronics studio (retail, repair or fabrication; excludes auto electronics sales or service)	P	P	
Games arcade establishments	P	P	
Theater, cinema, dance, music or other entertainment establishment	P	P	
Museums and other special purpose recreational institutions	P	P	
Fitness, recreational sports, gym, or athletic club	P	P	
Parks, greens, plazas, squares, and playgrounds	P	P	
Educational, Public Administration, Health Care and Other Institutional Uses			
Business associations and professional membership organizations	P	P	
Child day care and preschools	P	P	
Schools, libraries, and community halls	P	P	
Universities and Colleges	P/C	P/C	
Hospital	P	P	
Civic uses	P	P	
Social and fraternal organizations	P	P	
Social services and philanthropic organizations	P	P	
Religious Institutions	P	P	
Funeral homes	P	P	
Residential Uses			
Home Occupations	P/A	P/A	
Multi-family residential			
Ground Floor	P/C	P	
Upper Floors	P	P	
Residential Lofts	P	P	
Live-work unit	P	P	
One- and two-story multi-family residential	NP	NP	
Other Uses			
Model homes for sales and promotion**	P	P	
Hotels	P	P	
Parking, surface (primary use of property)	NP	NP	
Parking, surface (accessory use of property)	P	P	
Parking, structured	P	P	
Private attached garage	NP	NP	
Private detached garage	NP	NP	
Sales from kiosks	P	P	

Character Zone	TOD Core	TOD Mixed Use	
Veterinary clinic	NP	P	
Community garden	P	P	
Incidental Outdoor Display (subject to standards in Section 7 of the Code)	P/A	P/A	
Antennas including cell, accessory, and mounted on top of buildings.	P/A/C	P/A/C	
Wind energy equipment	P/A	P/A	
Solar energy equipment	P/A	P/A	
Special Event	P	P	
Rain harvesting equipment	P/A/C	P/A/C	
Utility equipment (includes electrical transformers, gas meters, etc)	P/A/C	P/A/C	

** Model homes are limited to a time period until all the homes are sold in the neighborhood.

P= Permitted by right
NP= Not Permitted
A = Accessory use to not exceed 25% of the primary use building square footage
P/C= Permitted with design criteria per Table 6.2
P/A = Permitted Accessory Use
NA= Not applicable

6.3 Use Criteria: All uses listed as P/C in Table 6.1 shall also meet the following standards in Table 6.2

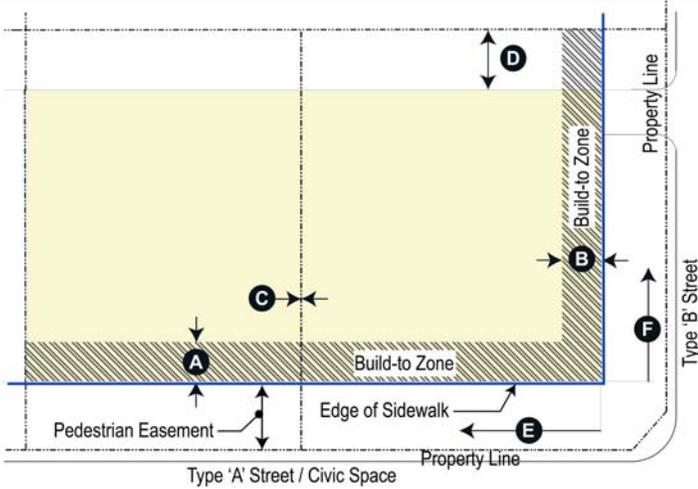
Use	Zone	Location & Design Criteria
Non-Residential Uses		
Any permitted use with a drive through facility	TOD Core, TOD Mixed Use	<ul style="list-style-type: none"> All drive through access (driveways) shall be from Type 'B' Streets. Drive through lanes and/or canopies shall not have frontage along on or be located along any Type 'A' Streets. Drive through areas screened by a 4' high Street Screen.
Universities and Colleges	TOD Core & TOD Mixed Use	<ul style="list-style-type: none"> Shall be required to provide structured parking as part of the build-out for the university/college campus
Residential Uses		
Multi-family residential Ground Floor	TOD Core	<ul style="list-style-type: none"> Ground floors may be occupied by residential uses unless designated as Main Street Frontage. Ground floors of all buildings designated as Main Street Frontage on the Regulating Plan <u>shall not</u> be occupied by residential units and lodging rooms to a minimum depth of 30 feet as measured from the front building line.
Other Uses		
Antennas including cell, accessory and mounted (Excluded from this category are freestanding and commercial antennas and equipment buildings)	All Zones	<ul style="list-style-type: none"> Antennas shall be permitted on rooftops. Antennas shall be screened entirely with a screen of same color as the principal building. Antennas shall not be visible from adjacent Type 'A' Street.
Rain water harvesting equipment	All Zones	<ul style="list-style-type: none"> Rain water harvesting equipment may not be installed along Type 'A' Streets. On all other frontages, they shall be screened with a Street Screen at least as high as the equipment being screened.
Utility equipment (includes electrical transformers, gas meters, etc)	All Zones	<ul style="list-style-type: none"> Utility equipment shall not be installed with frontage on Type 'A' Streets. On all other frontages, they shall be screened with a Street Screen at least as high as the equipment being screened.

Section 7. Building Form and Development Standards

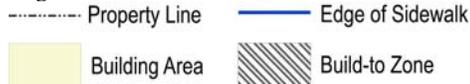
The following section establishes the Building Form and Development Standards for all Character Zones within the Bush Central Station PD #2. Diagrams and reference letters are used for illustrations purposes only. Reference letters may not be in continuous sequence.

7.1 TOD Core Zone

7.1.1 Building Placement



Legend



Build-To Zone (BTZ)

(Distance from edge of sidewalk to edge of the BTZ) (see #12)

Front (Type 'A' Street and Civic Space Frontage)	0 – 10 feet	A
Front (Type 'B' Street Frontage)	0 – 10 feet (see #1)	B

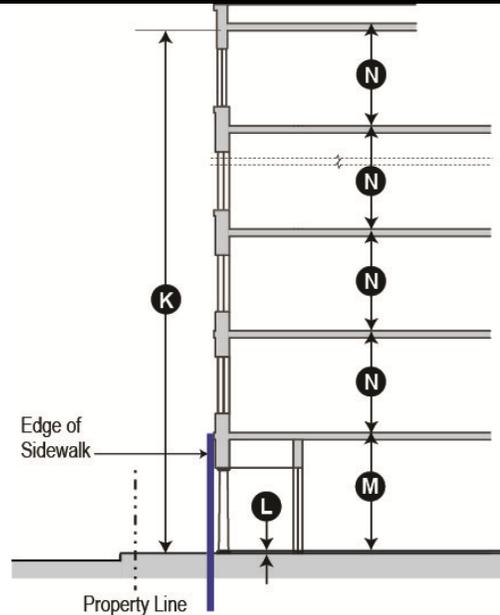
Setback

Side (from property line)	0 feet (see #2)	C
Rear (from property line)	5 feet	D

Building Frontage

Building Frontage required along Type 'A' Street/civic space BTZ	90% (min.) (see #3 and #6)	E
Building Frontage required along Type 'B' Street BTZ	0% (min.) (see #3 and #6)	F

7.1.2 Building Height



Principal Building Standards

Building maximum	350 feet (see #7)	K
First floor to floor height	15 feet (min.) (with Main Street Frontage designation) 10' min (for all other frontages) (see #4)	M
Ground floor finish level	12 inches max. above sidewalk (for ground floors of Main Street Frontage buildings)	L
Upper floor(s) height (floor-to-ceiling)	10 feet min.	N

7.1.3 Special Frontage Requirements

Requirements Specific to Main Street Frontage

Ground floors of all buildings designated as Main Street Frontage on the Regulating Plan shall not be occupied by residential units and lodging rooms to a minimum depth of 30 feet as measured from the front building line.

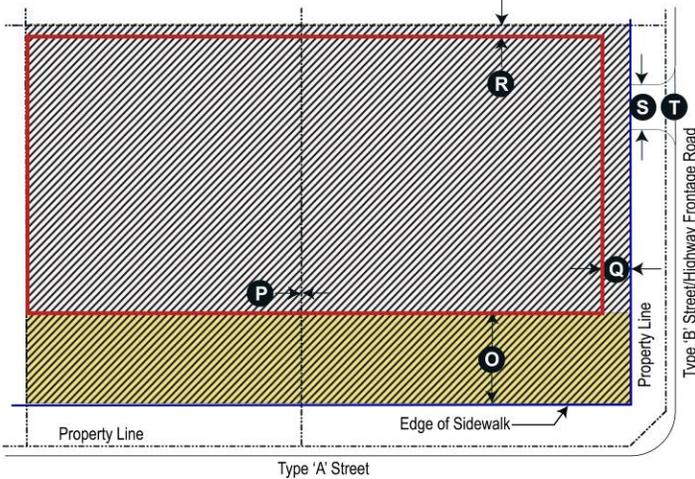
Requirements Specific to Pedestrian Priority Frontage:

Ground floors of all buildings designated as Pedestrian Priority Frontage with ground floor parking uses shall meet the design standards in Section 8.1.2 (vi.) of this Code.

Notes

- #1 – The area between the building and the edge of the BTZ at the public sidewalk shall be paved flush with the sidewalk.
- #2 – Side and rear setbacks shall be based on minimum fire separation required between buildings, if applicable.
- #3 – Corner building street facades shall be built to the BTZ for a minimum of 30' from the corner along both streets or the width of the corner lot, whichever is less. Recessed entrances are permitted as long as the upper floors meet the build-to zone standards.

7.1.4 Parking & Service Access



Legend

Property Line	Building Footprint
Surface Parking Area	Above Grade Parking Area

(i) Parking Location

Surface/At Grade Parking

Type 'A' Street and Civic Space setback	Shall be located behind the principal building	O
Type 'B' Street setback	Min. of 3 feet behind the building facade line along that street or 6' behind the edge of the sidewalk along that street (if no building along that frontage)	Q
Side setback (distance from property line)	0 feet min.	P
Rear setback (distance from property line)	0 feet min.	R

Above Grade Parking

Setback along Type 'A' Street, Type 'B' Street and Civic Space (distance from edge of the sidewalk)	0 feet min.	O
Side and rear setbacks (distance from property line)	0 feet min.	
Upper Floors	May be built up to the building line	

(ii) Required Off-Street Parking Spaces (see #10 and #11)

Non-residential uses	1 space/300 square feet (gross)
Residential uses	1.5 space/unit

(iii) Driveways and Service Access

Parking driveway width	30 feet max. (except when drives may need to be wider to address service access or fire lane standards)	S
No more than one driveway per 400 feet of block frontage shall be permitted on a Type 'A' Street		T
Off-street loading and unloading shall not be located on a Type 'A' Streets.		
Porte cocheres may be permitted on Type 'A' Streets to provide drop-off and valet service.		

Shared driveways and cross access easements are encouraged between lots to minimize curb cuts.

7.1.5 Encroachments

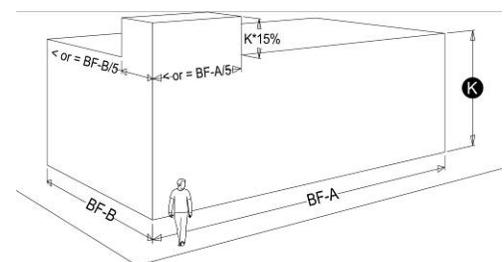
Canopies, signs, awnings and balconies may encroach over the sidewalk as long as the vertical clearance is a minimum of 8 feet. In no case shall an encroachment be located over an on-street parking or travel lane.

7.1.6 Applicability

Building Form and Development Standards in this Section shall apply to all development within this Character Zone.

Notes

- #4 – First floor heights shall not apply to parking structures.
- #5 – All buildings in the TOD Core Zone shall meet the Building Design Standards in Section 8.
- #6 – Any frontage along all streets (except alleys) not defined by a building at the BTZ shall be defined by a 4-foot high Street Screen, furthermore service areas shall be defined by a Street Screen that is at least as high as the service equipment being screened. The Street Screen shall be of either the same building material as the principal structure on the lot or masonry or a living screen composed of shrubs planted to be opaque at maturity. Species shall be selected from the Bush Central Station Planting List in Appendix B-1 of this ordinance. The required Street Screen shall be located within the BTZ along the corresponding frontage.
- #7 – Corner buildings may exceed the maximum building height by 15% for 20% of the building's frontage along each corresponding street façade.



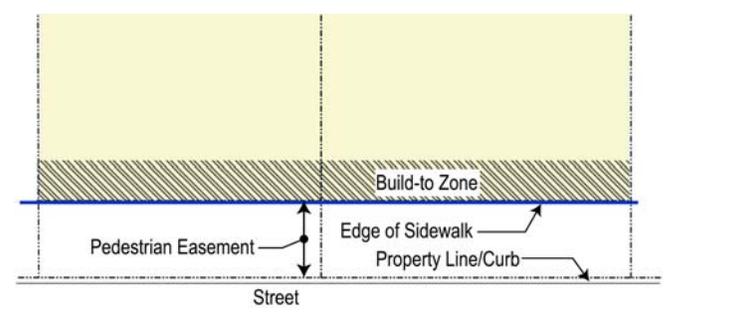
#8 - Ground and roof mounted mechanical equipment shall be screened from direct ground level view from adjoining public rights-of-way. In addition to a parapet wall no lower than 36 inches, the perimeter of any visible roof mounted mechanical equipment shall be circumscribed by a wall or permanent screen that is at least as tall as the equipment itself.

#9 – Setbacks and build-to lines on recessed entries and arcade buildings shall be measured from the building façade line.

#10 – Required parking may be provided anywhere within the Bush Central Station PD #2.

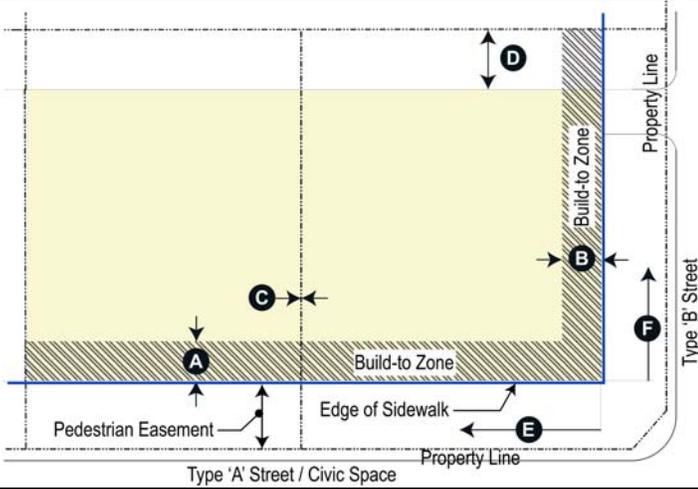
#11 – Article III, Section 21-52 of the City of Richardson Subdivision and Development Ordinance shall apply for design of off-street parking areas.

#12 – Note about measuring build-to-zones and setbacks: Build-to-zones and setbacks shall be measured from the edge of the sidewalk closest to the building.



7.2 TOD Mixed Use Zone

7.2.1 Building Placement



Legend

Property Line	Edge of Sidewalk
Building Area	Build-to Zone

Build-To Zone (BTZ)
(Distance from edge of the sidewalk to edge of the BTZ) (see #12)

Front (Pedestrian Priority 'A' Street, Pedestrian Priority 'B' and Civic Space)		
Front (Type 'A' Street and Civic Space Frontage)	0 – 10 feet	A
Front (Type 'B' Street Frontage)	0 – 10 feet (see #1)	B

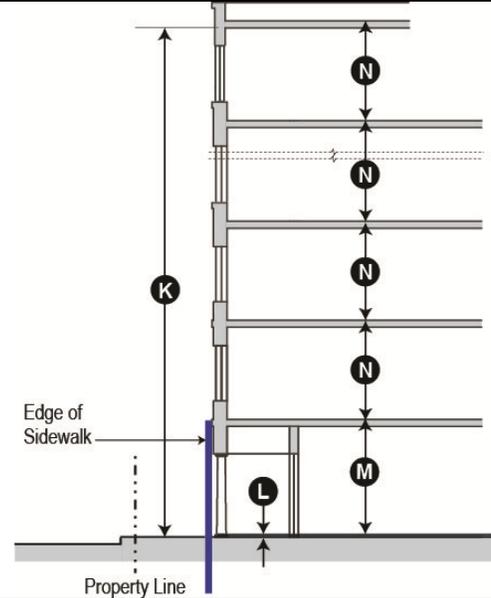
Setback

Side (distance from property line)	0 feet (see #2)	C
Rear (distance from property line)	0 feet (see #2)	

Building Frontage

Building Frontage required along Type 'A' Street/civic space BTZ	80% (min.) (see #3 and #6)	E
Building Frontage required along Type 'B' Street BTZ	0% (min.) (see #3 and #6)	F

7.2.2 Building Height



Principal Building Standards

Building maximum	225 feet (see #7)	K
First floor to floor height	15 feet min. (buildings with Main Street Frontage designation) 10' min. (for all other frontages) (see #4)	M
Ground floor finish level	12 inches max. above sidewalk (for ground floors of Main Street Frontage buildings)	L
Upper floor(s) height (floor-to-ceiling)	10 feet min.	N

7.2.3 Special Frontage Requirements

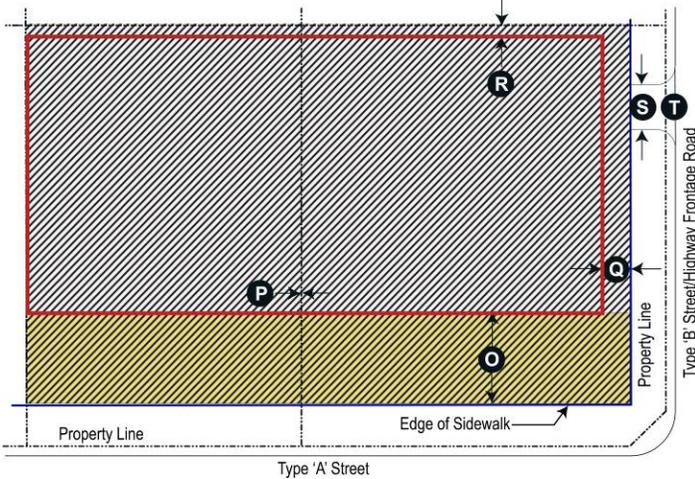
Requirements Specific to Main Street Frontage
Ground floors of all buildings designated as Main Street Frontage on the Regulating Plan shall not be occupied by residential units and lodging rooms to a minimum depth of 30 feet as measured from the front building line.

Requirements Specific to Pedestrian Priority Frontage:
Ground floors of all buildings designated as Pedestrian Priority Frontage with ground floor parking uses shall meet the design standards in Section 8.1.2 (vi.) of this Code.

Notes

- #1 – The area between the building and the edge of the BTZ at the public sidewalk shall be paved flush with the sidewalk.
- #2 – Side and rear setbacks shall be based on minimum fire separation required between buildings, if applicable.
- #3 – Corner building street facades shall be built to the BTZ for a minimum of 30 feet from the corner along both streets or the width of the corner lot, whichever is less. Recessed entrances are permitted as long as the upper floors meet the build-to-zone standards.

7.2.4 Parking & Service Access



Legend

Property Line	Building Footprint
Surface Parking Area	Above Grade Parking Area

(i) Parking Location

Surface/At Grade Parking

Type 'A' Street and Civic Space setback	Shall be located behind the principal building	O
Type 'B' Street setback	Min. of 3 feet behind the building facade line along that street or 6' behind the edge of the sidewalk along that street (if no building along that street frontage)	Q
Side setback (distance from property line)	0 feet min.	P
Rear setback (distance from property line)	0 feet min.	R

Above Grade Parking

Setback along Type 'A' Street, Type 'B' Street and Civic Space (distance from edge of the sidewalk)	0 feet min.	O
Side and rear setbacks (distance from property line)	0 feet min.	
Upper Floors	May be built up to the building line	

(ii) Required Off-Street Parking Spaces (see #10 and #11)

Non-residential uses	1 space/300 square feet (gross)
Residential uses	1.5 space/unit

(iii) Driveways and Service Access

Parking driveway	24 feet max. (except when drives may need to be wider to address service access or fire lane standards)	S
No more than one driveway per 400 feet of block frontage shall be permitted on a Type 'A' Street		
Off-street loading and unloading shall not be located on a Type 'A' Streets.		
Porte cocheres may be permitted on Type 'A' Streets to provide drop-off and valet service.		
Shared driveways and cross access easements are encouraged between lots to minimize curb cuts.		

7.2.5 Encroachments

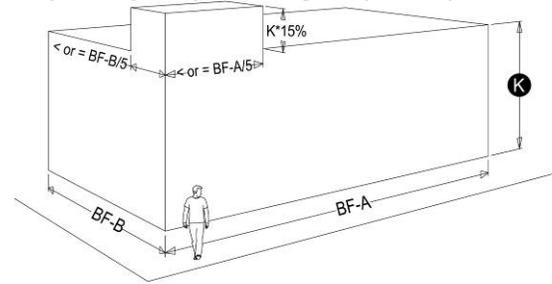
Canopies, signs, awnings and balconies may encroach over the sidewalk as long as the vertical clearance is a minimum of 8 feet. In no case shall an encroachment be located over an on-street parking or travel lane.

7.2.6 Applicability

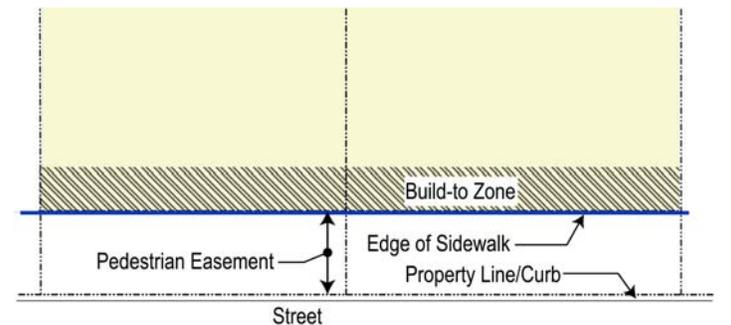
Building Form and Development Standards in this Section shall apply to all development within this Character Zone.

Notes

- #4 – First floor heights shall not apply to parking structures.
- #5 – All buildings in the TOD Mixed Use Zone shall meet the Building Design Standards in Section 8.
- #6 – Any frontage along all streets (except alleys) not defined by a building at the BTZ shall be defined by a 4-foot high Street Screen, furthermore service areas shall be defined by a Street Screen that is at least as high as the service equipment being screened. The Street Screen shall be of either the same building material as the principal structure on the lot or masonry or a living screen composed of shrubs planted to be opaque at maturity. Species shall be selected from the Bush Central Station Planting List in Appendix B-1 of this ordinance. The required Street Screen shall be located within the BTZ along the corresponding frontage.
- #7 – Corner buildings may exceed the maximum building height by 15% for 20% of the building's frontage along each corresponding street façade.



- #8 - Ground and roof mounted mechanical equipment shall be screened from direct ground level view from adjoining public rights-of-way. In addition to a parapet wall no lower than 36 inches, the perimeter of any visible roof mounted mechanical equipment shall be circumscribed by a wall or permanent screen that is at least as tall as the equipment itself.
- #9 – Setbacks and build-to lines on recessed entries and arcade buildings shall be measured from the building façade line.
- #10 – Required parking may be provided anywhere within the Bush Central Station.
- #11 – Article III, Section 21-52 of the City of Richardson Subdivision and Development Ordinance shall apply for design of off-street parking areas.
- #12 – Note about measuring build-to-zones and setbacks: Build-to-zones and setbacks shall be measured from the edge of the sidewalk closest to the building.



Section 8. Building Design Standards

The Building Design Standards and Guidelines for the Bush Central Station PD #2 shall establish a coherent urban character and encourage enduring and attractive development. Development plans shall be reviewed by the City Manager or designee for compliance with the standards below.

The key design principles establish essential goals for development in the Bush Central Station PD #2 to ensure the preservation, sustainability, and visual quality of this unique environment. Buildings shall be located and designed so that they provide visual interest and create enjoyable, human-scaled spaces. The key design principles are:

- a. New buildings shall utilize building elements and details to achieve a pedestrian-oriented public realm.
- b. Compatibility is not meant to be achieved through uniformity, but through the use of variations in building elements to achieve individual building identity.
- c. Building facades shall include appropriate architectural details and ornament to create variety and interest.
- d. Open space(s) shall be incorporated to provide usable public areas integral to the urban environment.

8.1 General to all Character Zones

8.1.1 Building Orientation

- i. Buildings shall be oriented towards Type 'A' Streets, where the lot has frontage along Type 'A' Streets. All other buildings shall be oriented towards Type 'B' Streets or Civic Spaces.
- ii. Primary entrance to buildings shall be located on the street along which the building is oriented. At intersections, corner buildings may have their primary entrances oriented at an angle to the intersection.
- iii. All primary entrances shall be oriented to the public sidewalk for ease of pedestrian access. Secondary and service entrances may be located from internal parking areas or alleys.

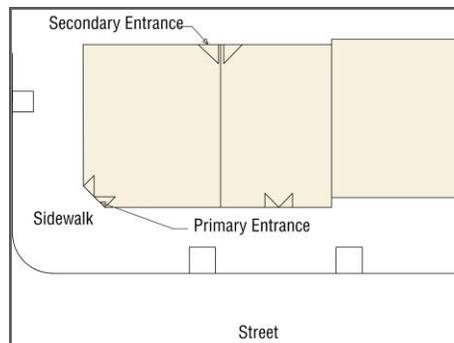


Figure showing required building orientation and location of primary entrances

8.1.2 Design of Parking Structures

- i. All frontages of parking structures located on Type 'A' Streets shall not have parking uses on the ground floor to a minimum depth of 30 feet along the Type 'A' Street frontage. If the frontage is along a designated Main Street Frontage, then the Main Street Frontage requirement shall supersede.

- ii. Parking structure facades on all Type 'A' Streets shall be designed with both vertical (façade rhythm of 20 feet to 30 feet or multiples thereof) and horizontal (aligning with horizontal elements along the block) articulation.
- iii. Where above ground structured parking is located at the perimeter of a building with frontage along a Type 'A' Street; it shall be screened in such a way that cars on all parking levels are completely hidden from view from all adjacent public streets. Parking garage ramps shall not be visible from any public street. Ideally, ramps should not be located along the perimeter of the parking structure. Architectural screens shall be used to articulate the façade, hide parked vehicles, and shield lighting.
- iv. When parking structures are located at corners, corner architectural elements shall be incorporated such as corner entrance, signage and glazing.
- v. Parking structures and adjacent sidewalks shall be designed so pedestrians are clearly visible to entering and exiting automobiles.



Images showing appropriate design of Parking Structures along Type 'A' Streets

- vi. Pedestrian Priority Frontage Standards: This section of the code shall apply to façade design of all parking garages which are designated as Pedestrian Priority Frontage on the Regulating Plan:
 - The Street Screen along this frontage shall be made up of (i) precast spandrel panels with either form liner or deep reveals or (ii) integrated green screens along the face of the garage or (iii) a living screen or (iv) any combination of the above three.
 - Architecturally enhanced entryway to provide a clear identification for automobiles that includes:
 - Integrated pilasters or column cladding along sides of entry and/or an architecturally enhanced header beam
 - Wayfinding graphics
 - The following entryway enhancements are optional:
 - electronic signage indicating lane usage is optional
- vii. Design of Garage Facades along Plano Road: Garage facades along the Plano Road frontage shall be precast concrete spandrels with vertical elements at intervals of no greater than 80 feet.
- viii. Design of Garage Facades along station platform frontage: Garage facades along the station platform/Routh Creek Parkway frontage shall be precast concrete spandrels.

8.1.3 Design of Automobile Related Building Site Elements

- i. Drive-through lanes for commercial uses shall not be located along any Type 'A' Street. Drive-through lanes shall be hidden behind a Street Screen along the Type 'B' Street frontage.
- ii. All off-street loading, unloading, and trash pick-up areas shall be located along alleys or Type 'B' Streets only unless permitted in the specific building form and development

standards in Section 7. Any off-street loading, unloading, or trash pick-up areas shall be screened using a Street Screen that is at least as tall as the trash containers and/or service equipment it is screening at the BTZ. The Street Screen shall be made up of (i) the same material as the principal building or (ii) a living screen or (iii) a combination of the two.

8.1.4 Roof Form

- i. Buildings shall have simple, flat fronts with minimal articulations with flat or low pitched roofs (pitches 2.5:12 or lower) with parapets. Corner hip roof elements and gable accents at the parapet may be permitted. Projecting mansard roofs shall not be permitted.



8.1.5 Façade Composition

- i. Buildings shall maintain a façade rhythm of 20 feet to 30 feet along all Type ‘A’ Streets.
- ii. This rhythm may be expressed by changing materials, or color, or by using design elements such as fenestration, columns and pilasters, or by varying the setback of portions of the façade.
- iii. Buildings shall be designed and built in tri-partite architecture so that they have a distinct Base, Middle and Cap.



Image of Tri-Partite Architecture

- iv. An expression line or equivalent architectural element shall delineate the Base and Cap of all buildings. A Cornice shall delineate the caps of facades that do not utilize a pitched roof.
- v. For retail storefront buildings, a transom, display window area, and bulkhead at the base shall be utilized.

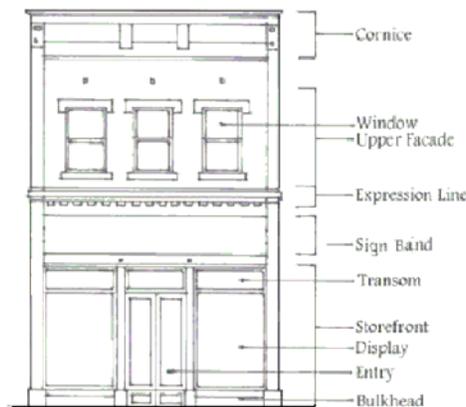


Image of a typical storefront

- vi. Storefronts on facades that span multiple tenants shall use architecturally compatible materials, colors, details, awnings, signage, and lighting fixtures.
- vii. Building entrances may be defined and articulated by architectural elements such as lintels, pediments, pilasters, columns, porticos, porches, overhangs, railings, balustrades, and others as appropriate. All building elements should be compatible with the architectural style, materials, colors, and details of the building as a whole. Entrances to upper level uses may be defined and integrated into the design of the overall building facade.
- viii. Buildings shall generally maintain the alignment of horizontal elements along the block.
- ix. Corner emphasizing architectural features, pedimented gabled parapets, cornices, awnings, blade signs, arcades, colonnades and balconies may be used along commercial storefronts to add pedestrian interest.



Buildings with architectural features and storefront elements that add interest along the street.

8.1.6 Windows and Doors

- i. Windows and doors on street (except alleys) fronting facades shall be designed to be proportional and appropriate to the specific architectural style of the building. First floor windows shall NOT be opaque, tinted or mirrored glass.
- ii. All ground floor front facades of buildings along Type ‘A’ Streets or Civic/Open Space shall have transparent storefront windows covering no less than 50% of the façade area. Each upper floor of the same building facades facing a Type ‘A’ Street or Civic/Open Space shall contain transparent windows covering at least 30% of the façade area. All other street facing facades (except alleys) shall have transparent windows covering at least 15% of the façade area for all floors.



Images showing appropriate storefront display and transparency

8.1.7 Commercial and Mixed Use Building Materials

- i. At least 85% of each building’s façade (excluding doors and windows) along all Type ‘A’ Streets and Plano Road shall be finished in one of the following materials:
 - Masonry (brick, stone, stucco utilizing a three-step process, vertically and/or horizontally articulated architectural pre-cast concrete panels, cast stone, rock, marble, granite, curtain glass, or glass block)
- ii. No more than 15% of each façade along all Type ‘A’ Streets and Plano Road shall use accent materials such as wood, architect metal panel, split-face concrete block, or tile.



Images showing appropriate building materials within TOD Core and TOD Mixed Use zones.



Images showing appropriate use of architectural precast concrete panels as primary building materials

- iii. A minimum of 80% of all other building facades with the exception of Type ‘A’ Street facades shall be finished in one of the following materials:
 - Masonry (brick, stone, stucco utilizing a three-step process, vertically and/or horizontally articulated architectural pre-cast concrete panels, cast stone, rock, marble, granite, curtain glass, or glass block)
- iv. No more than 20% of all other building facades with the exception of Type ‘A’ Street facades shall use accent materials such as wood, architect metal panel, split-face concrete block, or tile.

- v. Use of EIFS along all building façades shall be eight (8) feet or higher and shall be limited to exterior trim and molding only.
- vi. Cementitious-fiber clapboard (not sheet) with at least a 50-year warranty may only be used on the upper floors only of any commercial frontage on any street or alley façade and shall be limited to no more than 15% along Type 'A' Streets and 20% along Type 'B' Streets.
- vii. Roofing materials visible from any public right-of-way shall be copper, factory finished standing seam metal, slate, synthetic slate, or similar materials.

8.2 Standards Specific to Development in the TOD Core Zone

8.2.1 Buildings within a minimum of 50% of the net developable land area (i.e., areas not including public street rights-of-way, sidewalks, required setbacks, open space, easements, and civic spaces) within the TOD Core Zone as identified in the Regulating Plan shall be concrete and steel construction.

Section 9. Street & Streetscape Design Standards

9.1 Generally: Streets in the Bush Central Station PD #2 need to support the overall goal of a mixed use, compact, pedestrian oriented district. They should balance all forms of mobility while maximizing convenience for residents and visitors.

The Regulating Plan designates the required street network within the Bush Central Station PD #2. This section specifies the typical configuration of streets within the Bush Central Station PD #2. The specifications address vehicular lane width, parkway widths, R.O.W widths, number of travel lanes, on-street parking, and pedestrian accommodation. The character of streets in the Bush Central Station PD #2 will vary based on the location. The service road of President George Bush Turnpike (State Highway 190) is under the purview of TxDOT while the remaining streets are city streets.

9.2 New Streets: This section specifies standards for all new streets in the Bush Central Station PD #2. New streets shall be based on the location and type indicated on the Regulating Plan.

9.3 Street Classification Established: The associated cross sections shall establish the cross sections for each street type. The cross sections may be adjusted to fit existing contexts with the approval of the City Engineer. In addition, the proposed cross sections may be adjusted to meet the needs of the Uniform Fire Code as adopted by the City.

9.4 Street Cross Sections

9.4.1 Street Type 1

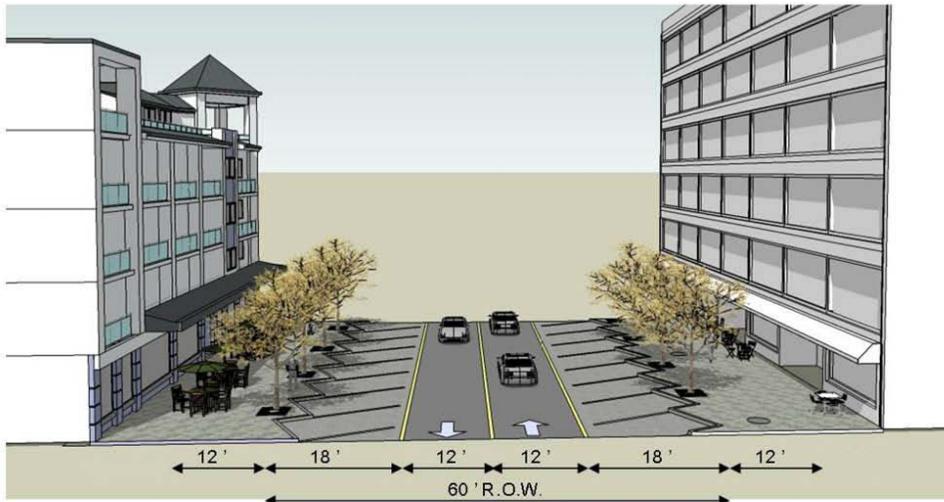
Locator Map



Street Type 1

Right-of-Way: 60 feet
Design Speed: 25 mph
On-Street Parking: Yes, angled on both sides
Number of Vehicular Lanes: 2 (@ 12 feet each)
Number of Bike Lanes: None
Curb Radius: 20'
Pedestrian Easement: 12' min sidewalk
Landscape Type: Street trees @ 40' on-center (avg)

Street Section



9.4.2 Street Type 2

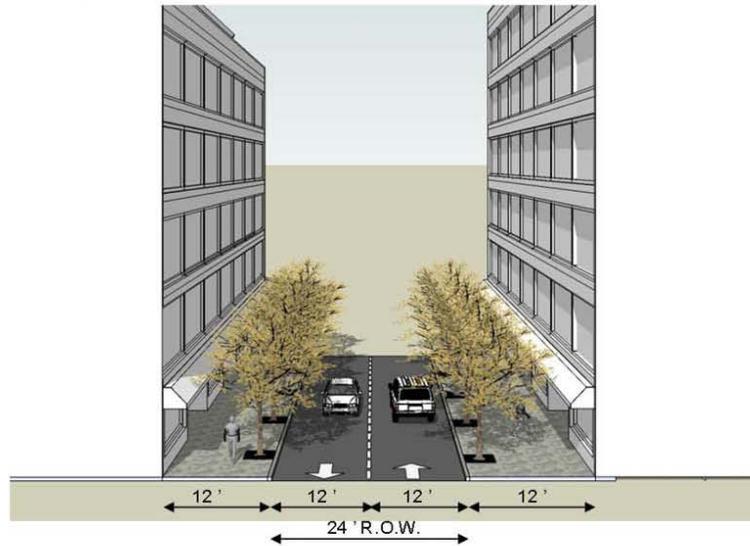
Locator Map



Street Type 2

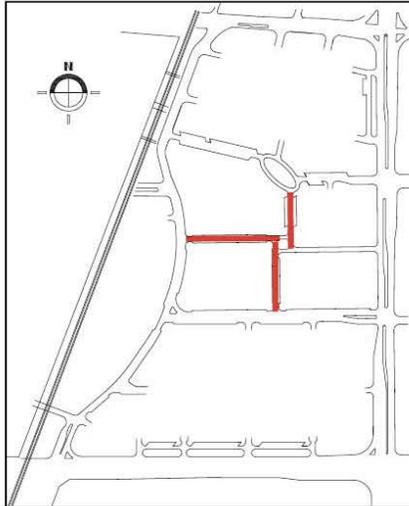
Right-of-Way: 24 feet
Design Speed: 25 mph
On-Street Parking: None
Number of Vehicular Lanes: 2 (@12 feet each)
Number of Bike Lanes: None
Curb Radius: 20'
Pedestrian Easement: 12' min sidewalk
Landscape Type: Street trees @ 40' on-center (avg)

Street Section



9.4.3 Street Type 3

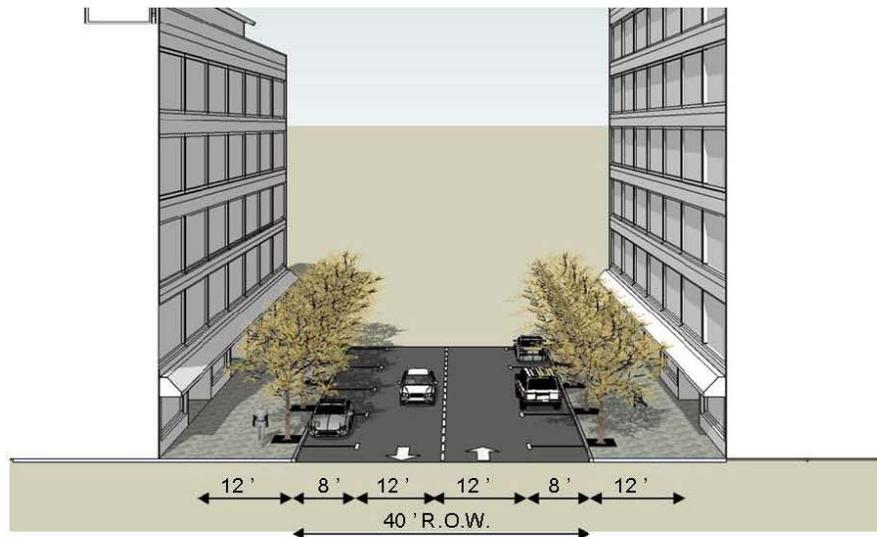
Locator Map



Street Type 3

Right-of-Way: 40 feet
Design Speed: 25 mph
On-Street Parking: Yes, parallel on both sides
Number of Vehicular Lanes: 2 (@12 feet each)
Number of Bike Lanes: None
Curb Radius: 20'
Pedestrian Easement: 12' min sidewalk
Landscape Type: Street trees @ 40' on-center (avg)

Street Section



9.4.4 Street Type 4

Locator Map



Street Type 4

Right-of-Way: 55 feet
Design Speed: 25 mph
On-Street Parking: Yes, parallel on both sides
Number of Vehicular Lanes: 3 (2 @ 14' width and 1 center turn lane @ 11')
Number of Bike Lanes: 2 shared bike lanes
Curb Radius: 20'
Pedestrian Easement: 12' min sidewalk
Landscape Type: Street trees @ 40' on-center (avg)

Street Section



9.4.5 Street Type 5

Locator Map



Street Type 5

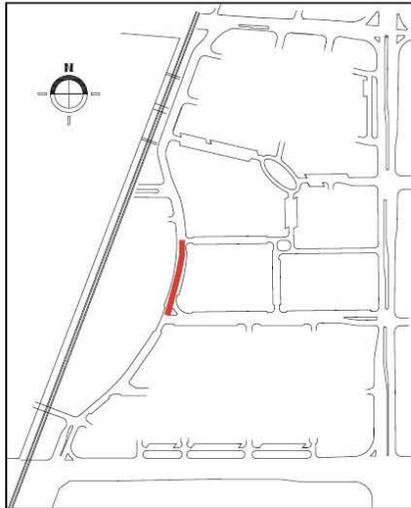
Right-of-Way: 39 feet
Design Speed: 25 mph
On-Street Parking: None
Number of Vehicular Lanes: 3 (2 @ 14' width and 1 center turn lane @ 11')
Number of Bike Lanes: 2 shared bike lanes
Curb Radius: 20'
Pedestrian Easement: 12' min sidewalk
Landscape Type: Street trees @ 40' on-center (avg)

Street Section



9.4.6 Street Type 6

Locator Map



Street Type 6

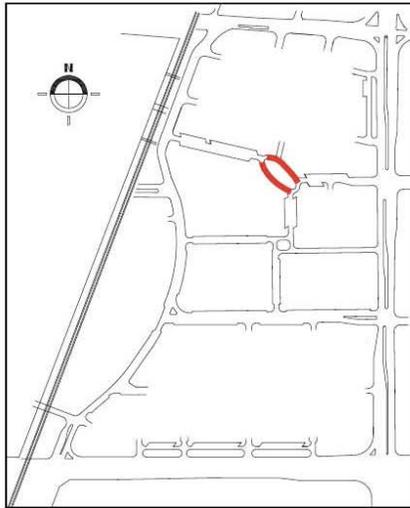
Right-of-Way: 47 feet
Design Speed: 25 mph
On-Street Parking: Yes, parallel on one side
Number of Vehicular Lanes: 3 (2 @ 14' width and 1 center turn lane @ 11')
Number of Bike Lanes: 2 shared bike lanes
Curb Radius: 20'
Pedestrian Easement: 12' min sidewalk (one side)
Landscape Type: Street trees @ 40' on-center (avg)

Street Section



9.4.7 Plaza Cross Section

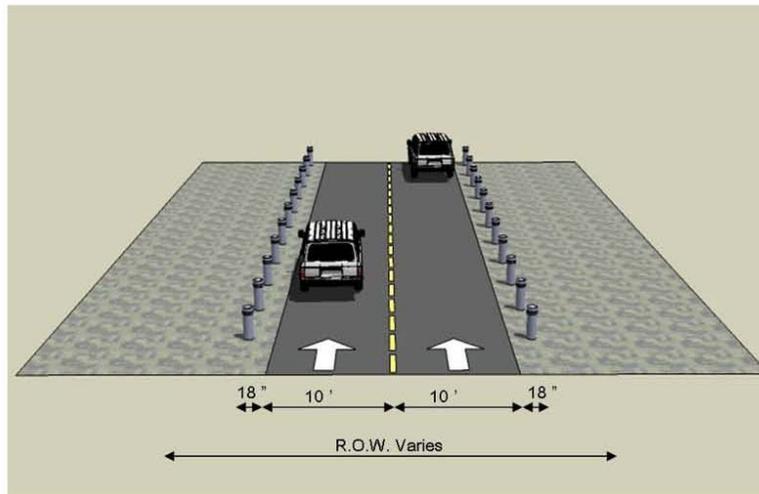
Locator Map



Plaza Section

Right-of-Way: Varies
Design Speed: 10 mph
On-Street Parking: No, curbside loading and unloading only
Number of Vehicular Lanes: 2 (@ 10' each)
Number of Bike Lanes: NA
Curb Radius: 20'
Pedestrian Accommodation: Varies
Landscape Type: Varies

Street Section



9.5 Streetscape & Landscape Standards: Streetscape standards shall apply to all streets within the Bush Central Station PD #2. Streetscape standards shall address all elements between the building face and edge of the curb. Typical streetscape elements addressed are street trees, lighting, street furniture and pedestrian amenities, and materials. Maintenance of all streetscape and landscape shall be by the property owners association established for the Bush Central Station PD #2. All dedicated public rights-of way and landscaping within them shall be maintained by the City of Richardson.

9.6 Street Trees and Landscaping (within the pedestrian easement):

- 9.6.1 Street trees shall be required on all Bush Central Station Streets (except along PGBT access road.)
- 9.6.2 Street trees shall be planted approximately 3 feet behind the curb line.
- 9.6.3 Spacing shall be an average of 40 feet on center (measured per block face) along all streets.
- 9.6.4 The minimum caliper size for each tree shall be 3 in. and shall be a minimum of 12 feet in height at planting. Each tree shall be planted in a planting area no less than 36 sq. feet. However, the tree well area may be no smaller than 25 sq.ft.
- 9.6.5 Turf and groundcover: When clearly visible from the street and alleys, all unpaved ground areas shall be planted with low growing shrubs or ground cover, ornamental grasses, or a combination thereof. Turf grass must be installed as solid sod and not seeded on.
- 9.6.6 Species shall be selected from the Bush Central Station Planting List in Appendix B-1 of this ordinance.
- 9.6.7 Maintenance of all landscape materials shall meet the requirements of the City of Richardson Landscape Ordinance Requirements.
- 9.6.8 Along arterials and highway access roads, street trees shall be planted within the required landscape parkway as per the City of Richardson Landscape Ordinance/Policies.

9.7 Street Furniture, Lighting, and Materials:

- 9.7.1 Pedestrian scale lighting shall be required along all Bush Central Station streets (except on PGBT access road). They shall be no taller than 20 feet.
- 9.7.2 Street lights shall be placed at 50 feet on center, approximately 3 feet behind the curb line.
- 9.7.3 The light standard selected shall be compatible with the design of the street and buildings.
- 9.7.4 Trash receptacles and bike racks shall be required along all Type 'A' Streets. A minimum of one each per block face shall be required.
- 9.7.5 Street furniture and pedestrian amenities such as benches are recommended along all Type 'A' Streets.
- 9.7.6 All street furniture shall be located in such a manner as to allow a clear sidewalk passageway of a minimum of 6 feet.
- 9.7.7 Materials selected for paving and street furniture shall be of durable quality and require minimal maintenance.

Section 10. Signage

Except as specifically listed below, all other signage and sign standards must comply with Chapter 18 of the City of Richardson Code of Ordinances, as amended.

10.1 For new signs, the standards in Table 10.1 shall apply and sign permits shall be approved administratively by the City of Richardson Building Official unless specifically noted in this section.

**BUSH CENTRAL STATION
PLANNED DEVELOPMENT CODE PD #2
DRAFT**

Table 10.1

Character Zone	TOD Core	TOD MU			Standard
Sign Type					
Wall (Building) Signs	P	P			<ul style="list-style-type: none"> ■ For all ground floor commercial uses (retail, office, and restaurant): One sign per tenant space; area to be calculated at 1.5 sq. feet per linear foot of public street frontage for the tenant space with a maximum of 100 sq. ft per tenant. ■ Second and upper floor commercial uses may also be permitted one second floor wall sign per tenant space per public street frontage; area to be calculated at 1.5 sq. feet per linear foot of second or upper floor frontage along that public street with a maximum of 125 sq. feet. ■ Institutional uses (non-profits and churches): One sign per tenant space; area to be calculated at 1.5 sq. feet per linear foot of public street frontage with a maximum of 100 sq. feet. ■ Live-Work and Home occupations: One sign limited to an area of 20 sq. feet max. ■ Building sign may encroach a maximum of 12" on to a sidewalk while maintaining a vertical clearance of 8 feet from the finished sidewalk. ■ Building signs may be internally or externally lit. ■ Marquee signs as only permitted as specified below.
Monument Signs	NP	NP			<ul style="list-style-type: none"> ■ One monument sign per lot per lot street frontage (no more than 2 per lot separated by at least 100 feet) limited to a maximum of 50 sq. feet per sign face and 6 feet in height. ■ Permitted only along PGBT access road and Type 'B' Streets Frontages.
Window Signs	P	P			<ul style="list-style-type: none"> ■ Limited to 10% of the window area. ■ The following shall be exempt from this limitation: <ul style="list-style-type: none"> ■ Addresses, closed/open signs, hours of operation, credit card logos, real estate signs, and now hiring signs; ■ Mannequins and storefront displays of merchandise sold; and ■ Interior directory signage identifying shopping aisles and merchandise display areas.
Building Blade Signs	P	P			<ul style="list-style-type: none"> ■ One per building (commercial and mixed use buildings only). ■ Area = 30 sq. feet maximum per sign face. ■ May encroach a maximum of 6 feet over a sidewalk, but shall not encroach over any parking or travel lane. ■ Building blade signs may be attached to the building at the corners of building or along any street facing façade above the first floor facade.
Tenant Blade Signs	P	P			<ul style="list-style-type: none"> ■ One per commercial tenant space (retail, office, or restaurant use). ■ Area = 16 sq. feet maximum per sign face. ■ May encroach a maximum of 4 feet over a public sidewalk, but shall not encroach over any parking or travel lane. ■ Tenant blade signs shall be oriented perpendicular to the building façade and hung under the soffit of an arcade or under a canopy/awning or attached to the building façade immediately over the ground floor tenant space while maintaining a vertical clearance of 8 feet from the finished sidewalk.
Marquee Signs	P	P			<ul style="list-style-type: none"> ■ Permitted for theatres, auditoriums, and other public gathering venues of 100 persons or more. ■ Marquee signs shall be attached to the building or located above or below a canopy only. ■ Area = 100 sq. feet maximum. ■ Message board may be changeable copy (electronic and non-electronic). Electronic message boards shall be non-flashing.

**BUSH CENTRAL STATION
PLANNED DEVELOPMENT CODE PD #2
DRAFT**

Character Zone	TOD Core	TOD MU			Standard
Sign Type					
For sale/for lease signs	P	P			<ul style="list-style-type: none"> ■ Size is limited to 32 sq. feet per sign face. ■ All other standards are the same as City of Richardson Sign Regulations.
Address signs	P	P			Same as City of Richardson Sign Regulations.
Temporary construction signs	P	P			1 free standing sign per lot during construction only; limited to 32 sq. feet.
Banners	P	P			Same as City of Richardson Sign Regulations.
Sandwich board signs	P	P			<ul style="list-style-type: none"> ■ Permitted only for retail, service, or restaurant uses. ■ Limited to 12 sq. feet per sign face per storefront. ■ Sign may not exceed 4 feet in height. ■ A minimum of 6 feet of sidewalk shall remain clear. ■ Chalkboards may be used for daily changing of messages. ■ Readerboards (electronic and non-electronic) shall be prohibited. ■ Sign shall be removed every day after the business is closed.
Light Pole Banners	P	P			<ul style="list-style-type: none"> ■ Permitted only with approval of the City. ■ Max. 10 sq. feet per sign face. ■ Limited to one per light pole. ■ All light pole banners shall be approved by the appropriate utility company prior to consideration by the City. ■ Light pole banners shall be limited to publicize community-wide events, holiday celebrations, public art, and other city sponsored events.
Directory signs	P	P			<ul style="list-style-type: none"> ■ Shall be allowed for all multi-tenant commercial and mixed use buildings only. ■ One directory sign per multi-tenant building limited to 12 sq. feet in area. ■ Design of the sign shall be integral to the façade on which the sign is to be affixed.
Pole signs	NP	NP			<ul style="list-style-type: none"> ■ May only be permitted as part of a Master Sign Plan.
LED Signs	NP	NP			<ul style="list-style-type: none"> ■ Shall be covered by a lens or diffuser. ■ May only be permitted where electronic message boards are permitted within Bush Central Station. ■ Or, may only be permitted as part of a Master Sign Plan.
Off-premise signs	NP	NP			

10.2 An applicant has the option to establish unique sign standards including size, color, type, design, and location. Such applications shall be reviewed as “Master Sign Plans” by the City of Richardson Building Official and are subject to approval of the Sign Control Board. In evaluating a Master Sign Plan, the Sign Control Board shall consider the extent to which the application meets the proposed Sign Plan:

10.2.1 Promotes consistency among signs within a development thus creating visual harmony between signs, buildings, and other components of the property;

10.2.2 Enhances the compatibility of signs with the architectural and site design features within a development;

10.2.3 Encourages signage that is in character with planned and existing uses thus creating a unique sense of place; and

10.2.4 Encourages multi-tenant commercial uses to develop a unique set of sign regulations in conjunction with development standards.

Section 11. Civic/Open Space Standards

11.1 The design of Civic/Open Space shall be regulated by the Civic/Open Space standards herein which shall create a network of open spaces that recognizes the natural qualities of the area while providing a range of both passive and active recreational opportunities. These opportunities may be accommodated in a variety of spaces ranging from large regional parks to neighborhood-scaled greens to urban squares and plazas. Public art is permitted and even encouraged in all civic/open space types. The open space network will be serviced by an interconnected network of trails and paths for pedestrians and bicyclists alike. Standards in Article XIII-A, Section 5 of the City of Richardson Zoning Ordinance shall not apply to any development in the Bush Central Station PD #2. Any of the following open space types may be implemented on any Mandatory or Non Mandatory Open Space as designated on the Regulating Plan (Appendix A-1).

11.2 Park Standards



The required park, as designated on the Regulating Plan, will create an important public space that connects the community within the Bush Central Station PD #2 and allows for passive recreation. Parks shall primarily be naturally landscaped with many places to sit on benches or low walls. Passive recreation activities in parks may include grassy lawns for unstructured and informal active recreational activities. Appropriate civic elements, fountains or open shelters may be included.

Typical Characteristics

General Character

- Large, open space
- Spatially defined by landscaping and building frontages
- Paths, trails, open shelters, lawns, trees and shrubs naturally disposed
- May be lineal, following the trajectories of natural corridors

Location and Size

Location and size shall be as shown on the Regulating Plan (Appendix A-1).

Typical Uses

- Unstructured and passive recreation
 - Casual seating/picnicking
-

11.3 Green Standards



The required green, as designated on the Regulating Plan, will serve as an important public space for the Bush Central Station. The green will be available for civic purposes, commercial activity, unstructured recreation and other passive uses. Greens shall primarily be naturally landscaped with many shaded places to sit. Appropriate paths, civic elements, fountains or open shelters may be included and shall be formally placed within the green.

Typical Characteristics

General Character

- Open space
- Spatially defined by landscaping and building frontages
- Lawns, trees and shrubs naturally disposed
- Open shelters and paths formally disposed

Location and Size

Location and size shall be as shown on the Regulating Plan (Appendix A-1).

Typical Uses

- Unstructured and passive recreation
- Casual seating
- Commercial and civic uses
- Residential address

11.4 Square Standards



Squares can serve as open spaces available for civic purposes, commercial activity, unstructured recreation and other passive uses. A square should have a more urban, formal character and be defined by the surrounding building frontages and adjacent tree-lined streets. All buildings adjacent to the square shall front onto the square. Adjacent streets shall be lined with appropriately scaled trees that help to define the square. The landscape shall consist of lawns, trees, and shrubs planted in formal patterns and furnished with paths and benches. Shaded areas for seating should be provided. A civic element or small structure such as an open shelter, pergola, or fountain may be provided within the square.

Typical Characteristics

General Character

- Formal open space
- Spatially defined by buildings and tree-lined streets.
- Open shelters, paths, lawns, and trees formally arranged
- Walkways and plantings at all edges
- Located at important intersection

Location and Size

Location and size shall be as shown on the Regulating Plan (Appendix A-1).

Typical Uses

- Unstructured and passive recreation
- Casual seating
- Commercial and civic uses

11.5 Plaza Standards



Plazas add to the vibrancy of streets within the more urban zones and create formal open spaces available for civic purposes and commercial activity. Building frontages shall define these spaces. The landscape should consist primarily of hardscape. If trees are included, they should be formally arranged and of appropriate scale. Casual seating, along with tables and chairs, should be provided. Plazas typically should be located at the intersection of important streets.

Typical Characteristics

General Character

- Formal open space
- Primarily hardscape surfaces
- Trees and shrubs optional
- Spatially defined by building frontages

Location and Size

- Location and size shall be as shown on the Regulating Plan (Appendix A-1).
- Shall front on at least one (1) street.

Typical Uses

- Commercial and civic uses
- Casual seating
- Tables and chairs for outdoor dining
- Retail and food kiosks

11.6 Multi-Use Trail Standards



The multi-use trail provides an important place for active recreation and creates a connection to regional paths and biking trails. The multi-use trail will run continuously from the station platform, through the required park, and along Renner Road. The multi-use trail will help activate connections between the open spaces and the uses throughout the Bush Central Station PD #2. The multi-use trail may have a different character as it passes through the park. Within the required park, the trail shall be naturally disposed with low impact paving materials so there is minimal impact to the existing creek bed and landscape.

Typical Characteristics

General Character

- Park Multi-Use Trail:
- Naturally disposed landscape
- Low impact paving
- Trees lining trail for shade
- Appropriately lit for safety

g

Standards

Min. Width 12 feet

Location shown on the Regulating Plan (Appendix A-1).

Typical Uses

- Active and passive recreation
- Casual seating

11.7 Playground Standards



Playgrounds shall be permitted in parks and greens to provide open space designed and equipped for the recreation of children. These playgrounds should serve as quiet, safe places -- protected from the street and typically located where children do not have to cross major to access. Playgrounds may be fenced. An open shelter, play structures or interactive art and fountains may be included with landscaping between. Shaded areas and seating shall be provided. Playground equipment and design must be reviewed and approved by the City prior to installation.

A larger playground may be incorporated into the park, whereas a more intimate playground may be incorporated into the green.

Typical Characteristics

General Character

- Focused toward children of all ages
- Fenced with minimal exits (non mandatory)
- Open shelter
- Shade and seating provided
- Play structure, interactive art or fountains

Standards

- Min. Size N/A
- Max. Size N/A
- As described by civic space type in which playground is located
- Protected from traffic
- No service or mechanical equipment

Typical Uses

- Active and passive recreation
- Unstructured recreation
- Casual seating

11.8 Ancillary Structure Standards



Ancillary structures should be formal in character and generally related to but clearly subordinate to surrounding buildings. Each individual structure should keep in character with the style of nearby buildings. Typically, these structures are located at prominent locations within an appropriate civic space. Ancillary structures located in more urban zones may have minor commercial uses, such as small food or news vendors, but may also serve as civic elements for general public use with more passive activities.

Typical Characteristics

General Character

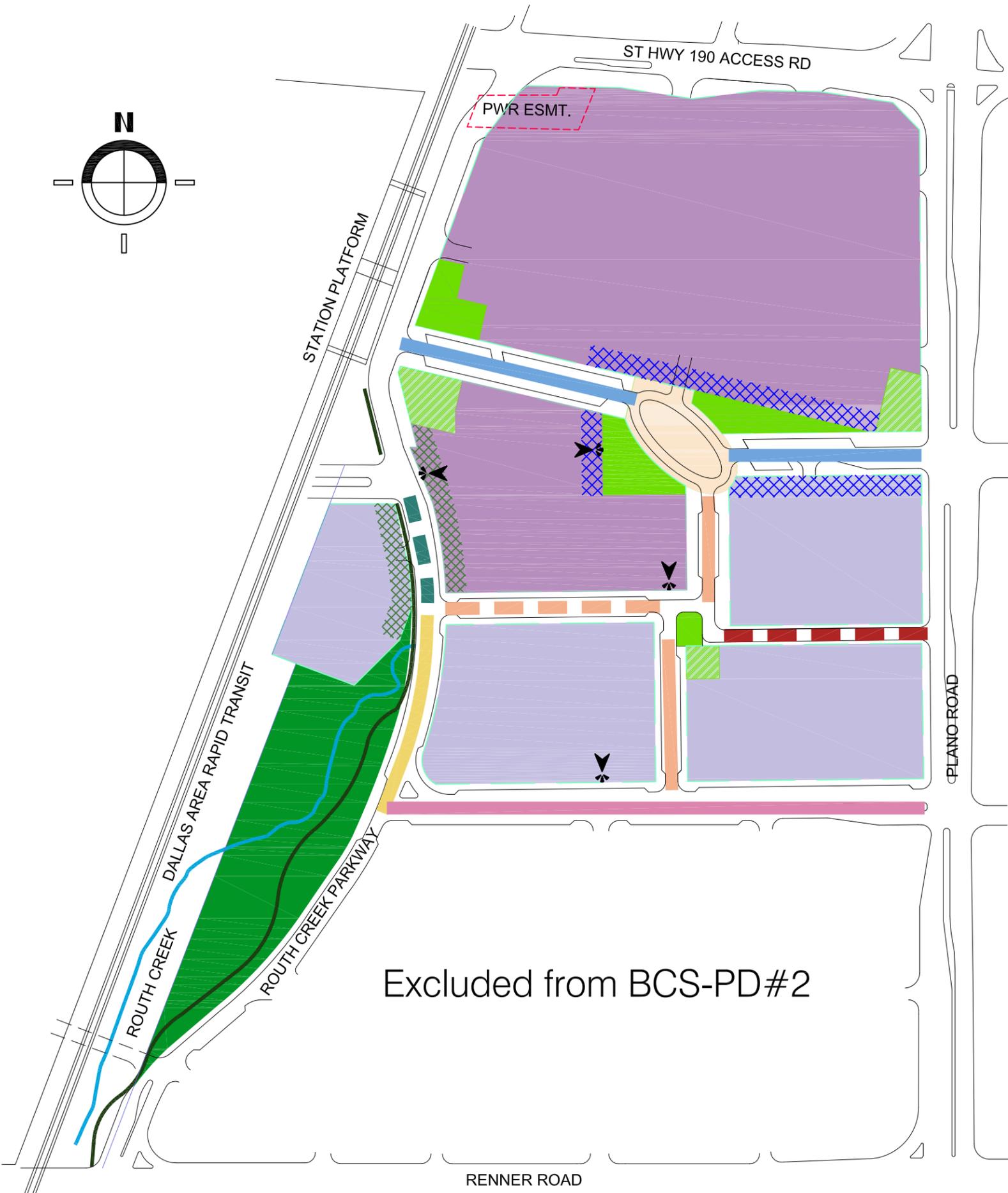
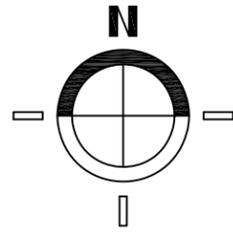
- Formal character
- Relating to style of surrounding buildings
- One or more open sides
- Covered or providing shade
- Small, stand alone structure
- Located within Park, Green, Square or Plaza

Standards

- Min. Size N/A
- Max. Size N/A

Typical Uses

- Civic purposes
- Minor commercial uses
- Casual seating/picnicking



LEGEND	
CHARACTER ZONES	
TOD Core	14.83 Acres
TOD Mixed Use	9.66 Acres
CIVIC / OPEN SPACE TYPES	
Mandatory Plaza	0.7 Acres
Mandatory Green or Square	1.10 Acres
Mandatory Park	3.57 Acres
Non-Mandatory Green or Square	0.54 Acres
SPECIAL FRONTAGE TYPES	
Main Street Frontage	
Pedestrian Priority Frontage	
STREET DESIGNATIONS	
Street Type 1	Street Type 2
Street Type 3	Street Type 4
Street Type 5	Street Type 6
Solid line denotes Type 'A' Street Dashed line denotes Type 'B' Street	
Note: Plano Road, SH 190 Access Road and the Station Platform frontage shall be considered as Type 'B' Street frontages for the purposes of the Bush Central PD #2	
OTHER	
Approximate District Boundary	
Property Line	
Multi-Use Trail	
Existing Creek	
Terminated Vista	

REGULATING PLAN - APPENDIX A-1

Bush Central Station

Planned Development Code #2

Not to scale

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**Appendix B-1
Planting List**

The following lists contain all species approved for use in the Bush Central Station PD #2. It contains native and acceptable adapted species. Other species that are drought tolerant and adaptive may be used for planting within the Bush Central Station PD #2. The use of alternative species may be permitted with the approval of the City.

CANOPY/STREET TREE LIST

<u>Common Name</u>	<u>Botanical Name</u>
Live Oak	<i>Quercus virginiana</i>
Red Oak	<i>Quercus shumardi</i>
Bald Cypress	<i>Taxodium distichum</i>
Sweetgum	<i>Liquidambar styraciflua</i>
Cedar Elm	<i>Ulmus crassifolia</i>
Lacebark Elm	<i>Ulmus parvifolia</i>
Bigtooth Maple	<i>Acer grandidentatum</i>
Caddo Maple	<i>Acer saccharum 'Caddo'</i>
Texas Ash	<i>Fraxinus velutina 'Rio Grande'</i>
Bur Oak	<i>Quercus macrocarpa</i>
Chinquapin Oak	<i>Quercus muhlenbergii</i>
Escarpment Live Oak	<i>Quercus fusiformis</i>
Ginkgo	<i>Ginkgo biloba</i>

ORNAMENTAL TREE LIST

<u>Common Name</u>	<u>Botanical Name</u>
Yaupon Holly	<i>Ilex vomatoria</i>
Crape Myrtle	<i>Lagerstromia indica</i>
Deciduous Yaupon	<i>Ilex decidua</i>
Southern Crabapple	<i>Malus app.</i>
Chinese Pistache	<i>Pistacia chinensis</i>
Mexican Plum	<i>Prunus Mexicana</i>
Wax Myrtle	<i>Myrica carifera</i>
Chitalpa	<i>Chitalpa tashkentensis</i>
Deciduous Holly	<i>Ilex decidua</i>
Desert Willow	<i>Chilopsis linearis</i>
Eve's Necklace	<i>Sophora affinis</i>

SHRUBS LIST

<u>Common Name</u>	<u>Botanical Name</u>
Dwarf Nandina	<i>Nandina domestica 'nana'</i>
Dwarf Burford Holly	<i>Ilex cornuta 'burfordi nana'</i>
Abelia Grandiflora	<i>Abelia grandiflora</i>
Barberry	<i>Barberry spp.</i>
Yucca (Red, Yellow or Soft Tip)	<i>Hesperaloe parviflora</i>
Texas Sage	<i>Leucophyllum frutescans</i>
Indian Hawthorn	<i>Raphiolepis indica</i>

Dwarf Crape Myrtle	<i>Lagerstromia indica 'nana'</i>
Dwarf Yaupon Holly	<i>Ilex vomitorria 'nana'</i>
Pampas Grass	<i>Cortaderia selloana</i>
Black-Eyed Susan	<i>Rudbeckia hirta</i>
Dwarf Wax Myrtle	<i>Myrica pusilla</i>
Needlepoint Holly	<i>Ilex cornuta 'Needle Point'</i>
Knockout Rose	<i>Rosa 'Knock Out'</i>
Rosemary	<i>Rosmarinus officinalis</i>

GROUND COVER/VINES LIST

<u>Common Name</u>	<u>Botanical Name</u>
Asian Jasmine	<i>Trachelosperum Asiaticum</i>
Big Blue Liriope	<i>Liriope muscari</i>
Mondograss	<i>Ophiopogon japonicus</i>
Purple Winter Creeper	<i>Euonymum coloratus</i>
Santolina	<i>Santolina virens</i>
Trumpet Vine	<i>Campsis radicans</i>
Virginia Creeper	<i>Parthenocissus quinifolia</i>
Lady Banks Rose	<i>Rosa banksiaw lutea</i>
Confederate Jasmine	<i>Trachelospermum jasminoides</i>
Crossvine	<i>Bignonia capreolata</i>
Evergreen Wisteria	<i>Millettia reticulata</i>
Lantana 'New Gold'	<i>Lantana camara 'New Gold'</i>
Liriope 'Silver Dragon'	<i>Liriope muscari 'Silver Dragon'</i>
Prostrate Rosemary	<i>Rosmarinus officinalis prostrata</i>
Sweet Autumn Clematis	<i>Clematis terniflora</i>

ORNAMENTAL GRASSES LIST

<u>Common Name</u>	<u>Botanical Name</u>
Dwarf Fountain Grass 'Little Bunny'	<i>Pennisetum alopecuroides 'Little Bunny'</i>
Dwarf Maiden Grass	<i>Miscanthus sinensis 'Adagio'</i>
Fountain Grass	<i>Pennisetum alopecuroides</i>
Inland Seaoats	<i>Chasmanthium latifolium</i>
Maiden Grass	<i>Miscanthus sinensis 'Gracillimus'</i>
Mexican Feather Grass	<i>Stipa tenuissima</i>
Muhly Grass	<i>Muhlenbergia capillaris</i>
Weeping Lovegrass	<i>Eragrostis curvula</i>

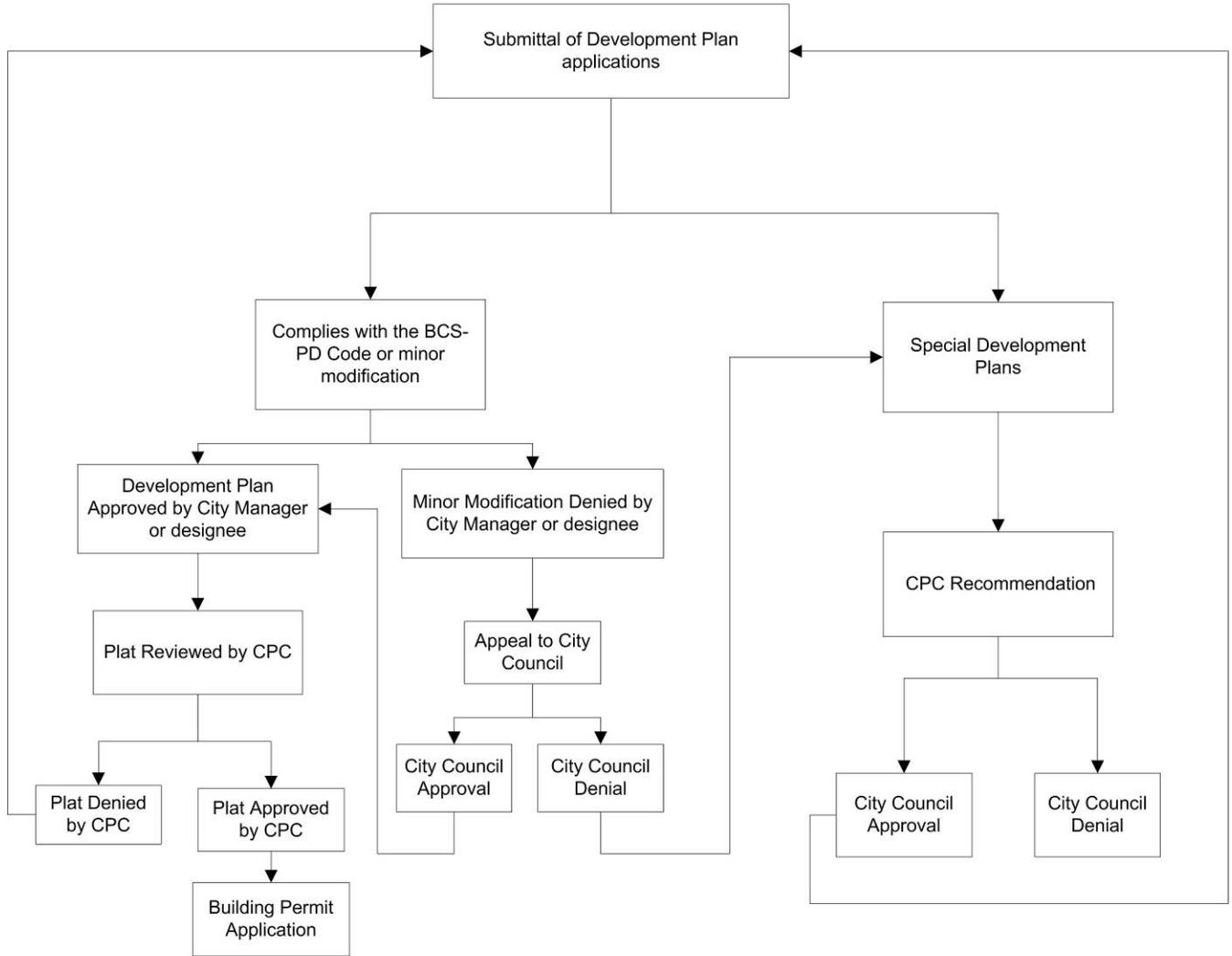
TURF

<u>Common Name</u>	<u>Botanical Name</u>
Bermuda	<i>Cynodon dactylon</i>
St. Augustine	<i>Stenotaphrum secundatum</i>
Zoysia	<i>Zoysia tenuifolia</i>

These plantings may be placed in Civic/Open Spaces or used to meet the private landscaping requirements of the Code. The applicant shall select drought tolerant, low maintenance, and adaptable shrubs and ground cover based on the placement on the site subject to approval by the City.

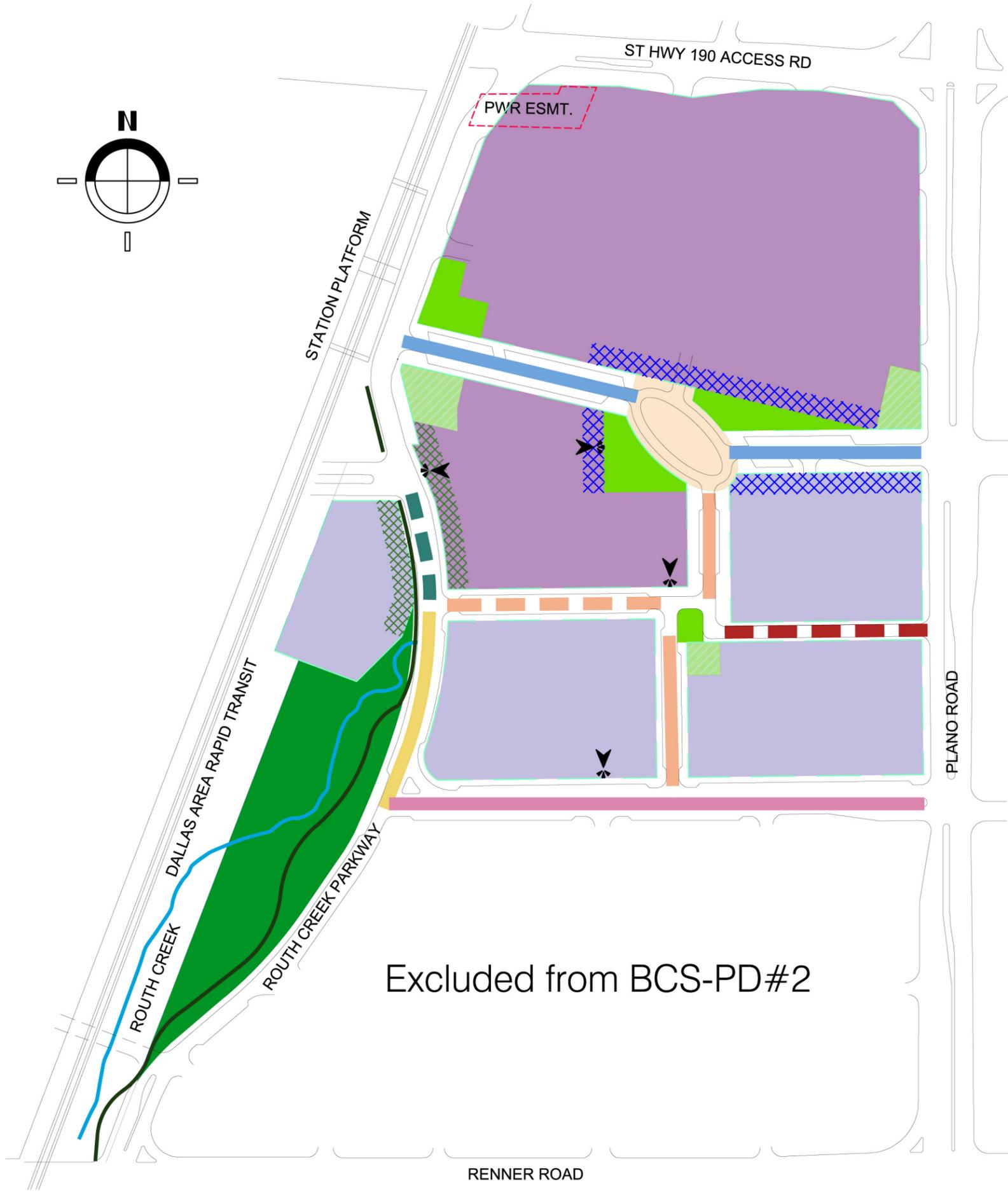
Appendix C-1

**Bush Central Station PD #2
Development Review Process**



BCS-PD: Bush Central Station Planned Development
 CPC: City Plan Commission
 CC: City Council
 SDP: Special Development Plan

Note: Development Plans include site plans, building elevations, landscape plans, civil engineering plans, and all plats



LEGEND			
CHARACTER ZONES			
	TOD Core 14.83 Acres		
	TOD Mixed Use 9.66 Acres		
CIVIC / OPEN SPACE TYPES			
	Mandatory Plaza 0.7 Acres		
	Mandatory Green or Square 1.10 Acres		
	Mandatory Park 3.57 Acres		
	Non-Mandatory Green or Square 0.54 Acres		
SPECIAL FRONTAGE TYPES			
	Main Street Frontage		
	Pedestrian Priority Frontage		
STREET DESIGNATIONS			
	Street Type 1		Street Type 2
	Street Type 3		Street Type 4
	Street Type 5		Street Type 6
	Solid line denotes Type 'A' Street		
	Dashed line denotes Type 'B' Street		
Note: Plano Road, SH 190 Access Road and the Station Platform frontage shall be considered as Type 'B' Street frontages for the purposes of the Bush Central PD #2			
OTHER			
	Approximate District Boundary		
	Property Line		
	Multi-Use Trail		
	Existing Creek		
	Terminated Vista		

REGULATING PLAN - APPENDIX A-1
 Bush Central Station
 Planned Development Code #2 **Exhibit C**

Not to scale

On February 14, 2011, the Richardson City Council approved the Bush Central Station Transit-Oriented Form Based Code for an approximate 57 acre tract of land bounded by Renner Road to the south, Plano Road to the east, the President George Bush Turnpike to the north and the DART redline right-of-way to the west. The property subject to this request is within the Bush Central Station property.

This application is being submitted to provide an alternate regulating plan and form-based code for the subject property to encourage additional high-quality transit-oriented development, completely in line with the intent of the original Bush Central Station Code and Regulating Plan as well as the City's expressed policies and plans for this area.

Bush Central Station is intended to be a pedestrian-oriented, mixed-use urban development environment, with convenient access to rail transit, shopping, employment, housing, and regional retail services. The goal of the Bush Central Station is to promote an efficient, compact land use pattern; encourage pedestrian activity; reduce the reliance on private automobiles; and provide a more functional and attractive community through the use of recognized principles of urban design.

The Bush Central Station form based code and regulating plan were also created to support economic development, a sustainable tax base, and job creation by establishing adjacency predictability of private development that supports and leverages investment in and around the Bush Central Station. Bush Central Station will foster a major regional employment center with significant regional retail and residential uses within convenient walking distance from the existing transit station and potential transfer station to the Cotton Belt rail line. The existing transit station provides a connection to 12 member cities of Dallas Area Rapid Transit (DART). Development within this area will be of high intensity, accommodating large scale office and retail users while providing for moderate scale mixed use and residential within portions of the Bush Central Station. The proposed alternate form based code and regulating plan further these goals and objectives of Bush Central Station and provide for the same opportunities as the initial form based code and regulating plan.

In that regard, this development will conform to many of the attributes of the original plan. The proposed uses are compatible and similar to the uses permitted on properties to the east and west. Property to the south is to be developed in accordance with the original Bush Central Station Form Base Code and Regulating Plan. Proposed development within the alternate code and plan will be compatible with this proposed development adjacent to the south.

Vehicles will circulate from property to the west via the proposed Infocom Way. Traffic studies have provided for efficient access and ingress into and out of the property with the assistance of proposed transportation improvements. All private open space within the subject property will be maintained by a property owners association or individual property owners while public open space and parks are proposed to be maintained by the City.

The site, being adjacent to the DART Red Line Bush Turnpike Road station, is an excellent location for the proposed development. In fact, the City of Richardson 2009 Comprehensive plan and Future Land Use Map identify this location as a desired location for the Transit Village development type. The "Transit Village" land use type is described on Page 3-7 of the Comprehensive Plan as follows:

Transit Villages are nodes of mixed or multiple land uses within a development and/or a single building, often in a vertical or "stacked" format, built around small-scale pedestrian-friendly blocks. These districts are located at each of the City's rail transit stations. Uses include medium- to high density

residential (townhomes and multi-family), retail, entertainment, hospitality and offices. The intensity of development within Transit Villages can range from medium to high based on the proximity of the rail transit facility, the adjacent roadway infrastructure, and surrounding land uses.

Further, the City's explanatory materials on the Bush Turnpike Station planning area show this District as intended for "TOD Core" uses ("*Heart of the TOD district*" with direct station access; highest permitted density; highest degree of pedestrian activity; greatest variety of potential uses (residential, retail/restaurant and commercial)), as well as "Highway Mixed-Use" along the Bush Turnpike, and says that:

For more than a decade, Richardson has worked towards attracting high-end, transit-oriented development for the Bush Turnpike Station area. Several studies commissioned in the past, including an Urban Land Institute panel study, showed great potential for a project that would leverage the availability of transit to create an important destination in the community at this key location.



Notice of Public Hearing

City Plan Commission • Richardson, Texas

An application has been received by the City of Richardson for a:

PD AMENDMENT

File No./Name: ZF 12-19 Bush Central Station – PD Code #2
Property Owners: Joe Altemore / Bush/75 Partners LP
Applicant: William S. Dahlstrom / Jackson Walker, LLP
Location: South side of President George Bush Turnpike, between Plano Road and DART Light Rail Red Line right-of-way. (See map on reverse side)
Current Zoning: PD Planned Development District
Request: A request by William S. Dahlstrom, Jackson Walker, LLP, representing Bush/75 Partners LP, to amend the Bush Central Station Planned Development District, Ordinance No. 3806, relative to approximately 38.5 acres of land to establish an alternate Regulating Plan, associated development standards and street cross-sections.

The City Plan Commission will consider this request at a public hearing on:

TUESDAY, DECEMBER 4, 2012
7:00 p.m.
City Council Chambers
Richardson City Hall, 411 W. Arapaho Road
Richardson, Texas

This notice has been sent to all owners of real property within 200 feet of the request; as such ownership appears on the last approved city tax roll.

Process for Public Input: A maximum of 15 minutes will be allocated to the applicant and to those in favor of the request for purposes of addressing the City Plan Commission. A maximum of 15 minutes will also be allocated to those in opposition to the request. Time required to respond to questions by the City Plan Commission is excluded from each 15 minute period.

Persons who are unable to attend, but would like their views to be made a part of the public record, may send signed, written comments, referencing the file number above, prior to the date of the hearing to: Dept. of Development Services, PO Box 830309, Richardson, TX 75083.

The City Plan Commission may recommend approval of the request as presented, recommend approval with additional conditions or recommend denial. Final approval of this application requires action by the City Council.

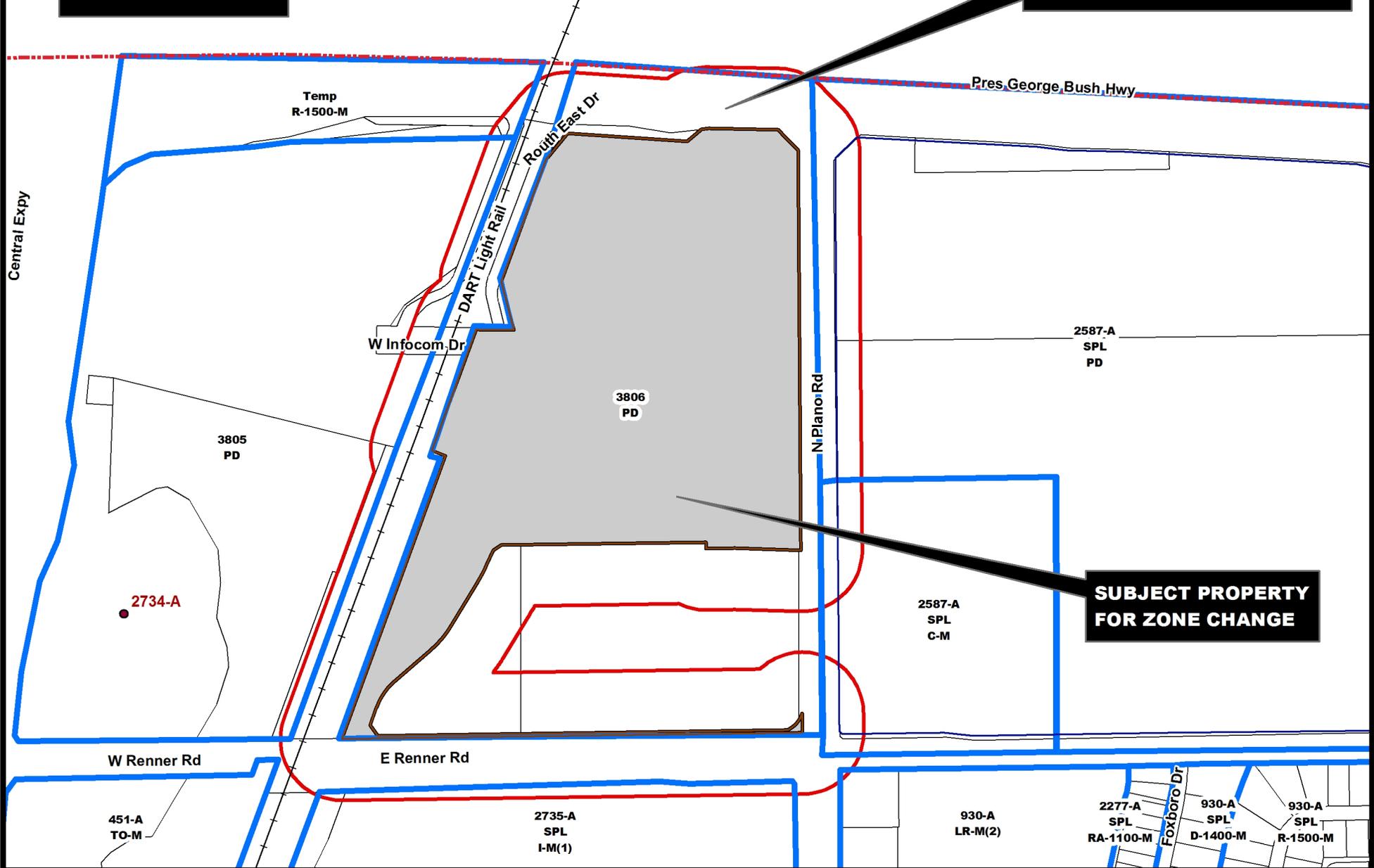
Agenda: The City Plan Commission agenda for this meeting will be posted on the City of Richardson website the Saturday before the public hearing. For a copy of the agenda, please go to: <http://www.cor.net/index.aspx?page=1331>.

For additional information, please contact the Dept. of Development Services at 972-744-4240 and reference Zoning File number ZF 12-19.

Date Posted and Mailed: 11/21/12

ZF 12-19

200'
Notification Boundary



ZF 12-19 Notification Map

Updated By: shacklett, Update Date: November 16, 2012
File: DSI\Mapping\Cases\Z\2012\ZF1219\ZF1219 notification.mxd

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.



BUSH/75 PARTNERS LP
4801 W LOVERS LN
DALLAS, TX 75209-3137

TETCO STORES LP
C/O GUY FRENCH
PO BOX 171720
SAN ANTONIO, TX 78217-1020

GALATYN PROPERTIES LTD
ATTN: AD VALOREM TAX - JASON
47 HIGHLAND PARK VLG # 208
DALLAS, TX 75205-2741

CARUTH W W FOUNDATION
NATIONSBANK OF TX-TRUST R/E
PO BOX 831500
DALLAS, TX 75283-1500

DALLAS AREA RAPID TRANSIT
1401 PACIFIC AVE
DALLAS, TX 75202-2732

DALLAS AREA RAPID TRANSIT
PO BOX 660163
DALLAS, TX 75266-0163

CARUTH W W JR FOUNDATION
PO BOX 831500
DALLAS, TX 75283-1500

CITY OF PLANO
PLANNING DEPARTMENT
PO BOX 860358
PLANO, TX 75086-0358

BILL DAHLSTROM
JACKSON WALKER LLP
901 MAIN STREET, STE 6000
DALLAS, TX 75202

JOE ALTEMORE
BUSH/75 PARTNERS LP
4801 WEST LOVERS LANE
DALLAS, TX 75209

ZF 12-19
Notification List

ORDINANCE NO. 3892

AN ORDINANCE OF THE CITY OF RICHARDSON, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ZONING MAP OF THE CITY OF RICHARDSON, AS HERETOFORE AMENDED, BY ADOPTING AN ALTERNATE REGULATING PLAN AND DEVELOPMENT STANDARDS FOR A 38.5 ACRE PORTION OF THE 57.1 ACRE TRACT OF LAND DESCRIBED IN ORDINANCE NO. 3806, SAID 38.5 ACRE TRACT BEING DESCRIBED IN EXHIBIT "A" HERETO; 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 12-19).

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 further amended by amending the regulating plan and development standards for a 38.5 acre tract of land out of the James G. Vance Survey, Abstract No. 938, City of Richardson, Collin County, Texas, described in Exhibit "A," attached hereto and incorporated herein by reference ("the Property") as follows:

- A. At the election of the owner of the Property, the Property may be used and developed in accordance with either (1) the provisions of City of Richardson Ordinance No. 3806, or (2) the provisions of this Ordinance, including, but not limited to the Bush Central Station Planned Development Code #2, set forth in Exhibit "B," attached hereto and incorporated herein by reference, but not both.
- B. The limitation set forth in Section 1, Paragraph 2, of Ordinance No. 3806 on the number of multi-family units that may be developed on the 57.114 acre tract of land described in Exhibit "A" of Ordinance No. 3806, inclusive of the Property, is not amended or repealed by this Ordinance.

- C. A revised Traffic Impact Analysis (TIA) shall be submitted and approved by the Director of Community Development and City Engineer prior to approval of any future amendment to the use and development regulations governing use and development of the property described in Ordinance No. 3806 (inclusive of the Property) which increases land use intensity or modifies the proposed mix of land uses identified in the TIA dated November 20, 2012, a copy of which is on file in the Office of the City Secretary and incorporated herein by reference.

SECTION 2. That the Property 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 3. 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 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 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 6. 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 7. 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 December, 2012.

APPROVED:

MAYOR

APPROVED AS TO FORM:

CORRECTLY ENROLLED:

CITY ATTORNEY
(PGS:12-06-12:58530)

CITY SECRETARY

EXHIBIT "A"
LEGAL DESCRIPTION
ZF 12-19

BEING a tract of land situated in the James G. Vance Survey, Abstract No. 938, City of Richardson, Collin County, Texas and being part of a tract of land described in Special Warranty Deed to Bush/75 Partners L.P. described in Instrument No. 20090828001082150 of the Official Public Records of Collin County, Texas and being more particularly described as follows:

BEGINNING at a 5/8" iron rod with plastic cap stamped "KHA" set at the easternmost end of a right-of-way corner clip at the intersection of the south right-of-way line of State Highway No. 190 (a variable width right-of-way) and the west right-of-way line of Plano Road (State Highway No. 5, a 140-foot wide right-of-way);

THENCE with said west right-of-way line, the following courses and distances:

South 0°18'59" East, a distance of 669.30 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 0°26'05" East, a distance of 701.33 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the northeast corner of a tract of land described in Special Warranty Deed to BCS MF I, LLC recorded in Instrument No. 20121017001322630, Land Records of Collin County, Texas;

THENCE departing said west right-of-way line and with the north line of said BCS MF 1, LLC tract, the following courses and distances:

North 88°17'07" West, a distance of 225.81 feet to a 5/8" iron rod with plastic cap stamped "KHA" found for corner;

South 89°12'53" West, a distance of 100.78 feet to a 5/8" iron rod with plastic cap stamped "KHA" found for corner;

North 0°47'07" West, a distance of 22.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" found for corner;

South 89°12'53" West, a distance of 701.62 feet to a 5/8" iron rod with plastic cap stamped "KHA" found for corner;

South 56°42'53" West, a distance of 33.74 feet to a 5/8" iron rod with plastic cap stamped "KHA" found at the northernmost northwest corner of said BCS MF 1, LLC tract;

THENCE with the west line of said BCS MF1, LLC tract, the following courses and distances:

South 24°12'53" West, a distance of 57.79 feet to a 5/8" iron rod with plastic cap stamped "KHA" at the beginning of a tangent curve to the right having a central angle of 7°00'00", a radius of 520.50 feet, a chord bearing and distance of South 27°42'53" West, 63.55 feet; In a southwesterly direction, with said curve to the right, an arc distance of 63.59 feet to a 5/8" iron rod with plastic cap stamped "KHA" found at the end of said curve;

South 31°12'53" West, a distance of 179.70 feet to a 5/8" iron rod with plastic cap stamped "KHA" found at the beginning of a tangent curve to the right having a central angle of 18°00'00", a radius of 320.50 feet, a chord bearing and distance of South 40°12'53" West, 100.27 feet;

In a southwesterly direction, with said curve to the right, an arc distance of 100.69 feet to a 5/8" iron rod with plastic cap stamped "KHA" found at the end of said curve;

South 49°12'53" West, a distance of 167.14 feet to a 5/8" iron rod with plastic cap stamped "KHA" found at the beginning of a tangent curve to the left having a central angle of 29°05'03", a radius of 216.50 feet, a chord bearing and distance of South 34°40'21" West, 108.72 feet;

In a southwesterly direction, with said curve to the left, an arc distance of 109.90 feet to a 5/8" iron rod with plastic cap stamped "KHA" found at the end of said curve;

South 20°07'49" West, a distance of 64.46 feet to a 5/8" iron rod with plastic cap stamped "KHA" found for corner;

South 35°19'39" East, a distance of 45.36 feet to a 5/8" iron rod with plastic cap stamped "KHA" found at the southernmost southwest corner of said BCS MF 1, LLC tract;

THENCE with the south line of said BCS MF 1, LLC tract, the following courses and distances:

North 89°12'53" East, a distance of 1406.59 feet to a 5/8" iron rod with plastic cap stamped "KHA" found at the beginning of a non-tangent curve to the left having a central angle of 49°46'56", a radius of 90.00 feet, a chord bearing and distance of North 41°07'00" East, 75.76 feet;

In a northeasterly direction, with said curve to the left, an arc distance of 78.20 feet to a 5/8" iron rod with plastic cap stamped "KHA" found at the end of said curve and in said west right-of-way line of Plano Road;

THENCE with said west right-of-way line, South 0°26'05" East, a distance of 66.39 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the intersection of said west right-of-way line and the north right-of-way line of Renner Road (a variable width right-of-way);

THENCE with said north right-of-way line, South 89°12'53" West, a distance of 1580.68 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the intersection of said north right-of-way line and the east line of a Dallas Area Rapid Transit right-of-way (150 feet wide at this point);

THENCE with said east right-of-way line, the following courses and distances:

North 20°06'53" East, a distance of 1035.05 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 69°53'07" West, a distance of 50.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 20°06'53" East, a distance of 441.94 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the southwest corner of a tract of land described in Dedication Deed to Dallas Area Rapid Transit, recorded in Volume 5017, Page 3250, Land Records of Collin County, Texas;

South 89°31'24" East, a distance of 129.20 feet to a 5/8" iron rod with plastic cap stamped "GEOGRAM" found at the southeast corner of said Dallas Area Rapid Transit tract;

THENCE with the east and south lines of said Dallas Area Rapid Transit tract, the following courses and distances:

North 14°11'03" West, a distance of 171.58 feet to a 5/8" iron rod with plastic cap found for corner;

North 20°06'53" East, a distance of 446.96 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 39°54'27" East, a distance of 114.85 feet to a 5/8" iron rod with plastic cap stamped "GEOGRAM" found for corner;

South 86°06'47" East, a distance of 410.50 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North 49°29'55" East, a distance of 65.76 feet to a 5/8" iron rod with plastic cap stamped "GEOGRAM" found for corner;

North 83°06'32" East, a distance of 23.27 feet to a 5/8" iron rod with plastic cap stamped "KHA" set in said south right-of-way line of U.S. Highway No. 190;

THENCE with said south right-of-way line, South 88°49'49" East, a distance of 239.20 feet to a 5/8" iron rod with illegible plastic cap found at the westernmost end of said right-of-way corner clip;

THENCE with said right-of-way corner clip, South 44°07'56" East, a distance of 99.70 feet to the **POINT OF BEGINNING** and containing 38.486 acres or 1,676,437 square feet of land.

All bearings shown are relative to grid north of the Texas Coordinate System of 1983 based on the City of Richardson control monument system. All dimensions shown are ground distances.

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Section 8.	Building Design Standards
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Section 10.	Signage Standards
Section 11.	Civic Space Standards
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Appendix C-1:	Development Process Flow Chart

Section 1. Purpose and Intent:

The purpose of the Bush Central Station Planned Development Code #2, hereafter known as the BCS-PD #2 Code, is to support development of the Bush Central Station into a pedestrian-oriented, mixed-use urban development environment, with convenient access to rail transit, shopping, employment, housing, and regional retail services. The goal of the Bush Central Station is to promote an efficient, compact land use pattern; encourage pedestrian activity; reduce the reliance on private automobiles; and provide a more functional and attractive community through the use of recognized principles of urban design.

- 1.1 Economic Development – The Bush Central Station and corresponding standards are created to support economic development, sustainable tax base, and job creation by establishing adjacency predictability of private development that supports and leverages investment in and around the Bush Central Station.
- 1.2 Implement the Design Goals of the Bush Central Station – The objective of the Bush Central Station is to foster a major regional employment center with significant regional retail and residential uses within convenient walking distance from the existing transit station and potential transfer station to the Cotton Belt rail line. The existing transit station provides a connection to 12 member cities of Dallas Area Rapid Transit (DART) including Dallas. Development within this area would be of high intensity, accommodating large scale office and retail users while providing for moderate scale mixed use and residential within portions of the Bush Central Station.
- 1.3 Establish Specific Development Standards – The BCS-PD #2 Code implements the vision for the Bush Central Station as established in the City’s Comprehensive Plan and the Bush Central Station Regulating Plan, hereafter known as the Regulating Plan (Appendix A-1). The Regulating Plan shall provide guidance to property owners, developers, and the City on the form, character, and intensity of future development in the Bush Central Station. Creation of different Character Zones within Bush Central Station enables specific site and locational standards to be enumerated and applied. Clear graphic standards are provided for location, height, and building elements. Such standards promote sustainability, public welfare, walkable mixed use development, housing variety and transportation choice.

Section 2. Components of the Code:

- 2.1 This BCS-PD #2 Code shall apply to the Bush Central Station unless otherwise specified in this Code. Development of property within the Bush Central Station shall comply with all applicable development standards set forth in this Code. The components of this BCS-PD #2 Code consist of:
 - 2.1.1 Bush Central Station Regulating Plan: The Bush Central Station PD #2 Regulating Plan, hereafter known as the “Regulating Plan”, is its official zoning map (Appendix A-1). It identifies the applicable character zones within the Bush Central Station including:
 - i. Character Zones – The Bush Central Station is divided into different “Character Zones”. A Character Zone creates a distinct urban form within that Zone which is different from urban forms in other Character Zones. Each Character Zone shall establish use and development standards including height, bulk, building and parking location, and functional design. The Regulating Plan classifies all lots within the Bush Central Station into one of two Character Zones.
 - ii. Special Frontage Standards – The Special Frontage Standards establish exceptions and special conditions for all buildings along designated frontages Special Frontage Standards shall apply in addition to the underlying Character Zone standards.

- iii. Street Designations by Street Type– The Street Designations illustrate the design, configurations, and development context for all streets within the Bush Central Station PD #2. The street classification addresses vehicular lane widths, number of lanes, pedestrian accommodation, street tree requirements, on-street parking, and parkway and median standards (streetscape standards). In addition, streets are distinguished by the appropriate development context by denoting them on the Regulating Plan as Type ‘A’ or Type ‘B’ Streets.
- iv. Street Network – The Street Network specifies the future streets needed to implement the Regulating Plan. These streets shall be required and shall generally meet the locational and connectivity goals of the Regulating Plan. Their design shall be guided by the Street Type Specifications.
- v. Mandatory Civic/Open Space – The Mandatory Civic/Open Space areas shown on the Regulating Plan designate the locations of proposed civic/open spaces (including parks, plazas, greens, and squares).
- vi. Non-Mandatory Civic/Open Space – The Non-Mandatory Civic/Open Space designation indicates the locations of desired, but not required civic/open spaces (including greens and squares) to implement the Regulating Plan. Non-Mandatory Civic/Open Spaces are not required, but at the election of the developer.

2.1.2 Development Standards: The BCS-PD #2 Code (the text portion of this Code) enumerates the development standards with text and graphics for Character Zones, Special Frontage, building form, civic open space, landscape, building design, signage, lighting, and all related standards for all streets, public and private development.

Section 3. Administration

This section sets forth the provisions for reviewing and approving development applications within the Bush Central Station. The intent is to ensure that all development is consistent with the provisions of this Code. All sections of this Code shall be applied during the review process.

3.1 The development standards under Articles XIII-A thru XVI and Article XXI-C of the City of Richardson Comprehensive Zoning Ordinance, as amended, shall not apply to the Bush Central Station except as specifically referenced herein. Development standards not addressed in this ordinance shall be governed by the City of Richardson Comprehensive Zoning Ordinance to the extent they are not in conflict with the intent or text of the BCS-PD #2 Code.

3.2 Sign Standards under Chapter 18, as amended, of the City of Richardson Code of Ordinances, shall not apply to the Bush Central Station except as specifically referenced herein.

3.3 Using this Code:

The following basic steps should be followed to determine the uses and development standards applicable on property within the Bush Central Station:

3.3.1 Locate the subject property on the Regulating Plan.

3.3.2 Identify:

- i. the Character Zone in which the property is located;
- ii. the Street Type designation along all its street frontages; and,
- iii. any Special Frontage Requirements that may be applicable to the subject property.

3.3.3 Review the Schedule of Uses by Character Zone as listed in Table 6.1 to determine allowed uses.

- 3.3.4 Examine the corresponding zone standards in the Building Form and Development Standards in Section 7 to determine the applicable development standards.
- 3.3.5 Refer to Section 5.5 for Special Frontage Standards and Section 5.6 for Civic/Open Space Standards.
- 3.3.6 Refer to Section 8 for Building Design Standards.
- 3.3.7 Refer to Section 9 for Street Type and Streetscape Standards.

The information from the above listed steps explains where the building will sit on the lot, the limits on its three dimensional form, the range of uses, and the palette of materials that will cover it.

3.4 Development within the Bush Central Station that complies with the provisions of this Code shall follow the City's development process as outlined in Chapter 21, Article II of the City of Richardson's Code of Ordinances and shall be approved by the City Manager or designee (see Appendix C-1 for flow chart of the review process). In addition to complying with applicable City regulations that are not in conflict with this Code, the applicant shall provide the information required to adequately show compliance with this Code.

3.5 Standard for Approval of development plans: If a development plan conforms to the standards set forth in this Code and applicable City regulations not in conflict with this Code, the development plan shall be approved. Upon request by an applicant, the authority charged with approving the development plan shall certify the reason(s) for an action taken on a development plan.

3.6 The City Manager or designee shall be responsible for the following:

- 3.6.1 Reviewing development plan applications for compliance with the requirements of BCS-PD #2 Code.
- 3.6.2 Approving development plan applications that are in compliance with the requirements of the BCS-PD #2 Code.
- 3.6.3 Making determinations on the applications and interpretations of standards in this Code.
- 3.6.4 Approving revisions to previously approved development plans that comply with this Code and all applicable city ordinances.
- 3.6.5 Approving any minor modifications to the approved Regulating Plan per Section 3.8.
- 3.6.6 Recommendations on any SDP applications to the City Plan Commission (CPC) and City Council.

3.7 Special Development Plans: A request for a modification to any of the standards of this Code other than minor modifications permitted under Sections 3.8 shall be reviewed and processed as Special Development Plans.

3.7.1 Special Development Plans (SDP) are intended to allow applicants development flexibility to address specific market opportunities and/or contexts. An application for a Special Development Plan shall be processed as an amendment to the zoning ordinance under Article XXIX of the City of Richardson Zoning Ordinance and may only be considered by the City Council (CC) after the CPC has made a recommendation. The City Manager or designee shall review, make recommendations on any SDPs, and shall forward all SDP applications to the CPC. In evaluating an SDP, CC may consider the extent to which the application meets any of the following:

- i. provides an alternative "Master Plan" approach by consolidating multiple properties to create a predictable, market responsive development for the area; or
- ii. fits the adjoining context by providing appropriate transitions.

3.8 Minor Modifications to the BCS-PD #2 Code:

The City Manager or designee shall have the authority to approve a request for minor modifications to BCS-PD #2 Code that:

- 3.8.1 Does not materially change the circulation and building location on the site;
- 3.8.2 Does not increase the building area permitted under this Code;
- 3.8.3 Does not change the relationship between the buildings and the street;
- 3.8.4 Does not allow a use not otherwise authorized in this Code;
- 3.8.5 Does not allow greater height of any building or reduction of any parking requirement established in this Code; or
- 3.8.6 Changes to established street cross sections per Table 3.1 below and Section 9 of this Code.

The City Manager or designee shall also have the authority to approve minor modifications outlined in Table 3.1. Any appeals to the decisions of the City Manager on minor modifications shall be heard by the City Council. Any City Council denials of minor modifications or any changes beyond those that meet the criteria above, the thresholds established in Table 3.1, shall be processed as an amendment to this Code under Article XXIX of the City of Richardson Comprehensive Zoning Ordinance.

Table 3.1 Minor Modifications Allowed

<i>Standard</i>	<i>Minor Modification Allowed</i>	<i>Comments</i>
Area/boundary of Character Zones (including any Mandatory Civic/Open Spaces)	No more than a 25% change (increase or decrease) in the area of any Character Zone (aggregate or per block)	<ul style="list-style-type: none"> • Shall not eliminate any Character Zone • 25% measurement shall be based on the total area of that specific Character Zone within the entire Bush Central Station •
Location of new Street	Location shall not move more than 150' in any direction	<ul style="list-style-type: none"> • Shall maintain the connectivity intended by the Regulating Plan
Building Form and Development Standards		
<ul style="list-style-type: none"> • Build to zones/setbacks 	No more than a 20% change in the maximum or minimum setback.	<ul style="list-style-type: none"> • Changes to the build-to-zones or setbacks may only be due to any changes to the street cross sections or change in the width of a sidewalk • In no case shall the sidewalk be less than 6 feet in width.
<ul style="list-style-type: none"> • Building Frontage 	No more than a 15% reduction in the required building frontage along each block of a Type 'A' Street	<ul style="list-style-type: none"> • Any reduction in the required building frontage shall be to accommodate Porte-cocheres for drop-off and pick-up.
<ul style="list-style-type: none"> • Street screen 	Waiver of Street screen requirement along a Type 'B' Street	<ul style="list-style-type: none"> • Requirement for a street screen may only be waived along a Type 'B' Street along the frontage of any interim surface parking lot (off-street) that is intended to be in-filled with a parking structure. • In no case shall any portion of the surface parking have frontage along a Type 'A' Street without a required street screen • In no case shall the (off-street) surface parking lot be located at a street intersection for a minimum depth of 30' along each street (regardless of the Street Type).
Street Cross Sections	Cross sections of new streets may be adjusted with respect to number of lanes, lane widths, on-street parking configuration, pedestrian accommodation, and street tree planting	<ul style="list-style-type: none"> • Any changes in the street cross sections shall be based on specific development context such as vegetation, natural features, drainage, and fire access and is subject to approval by the City.

3.9 Periodic Review Requirement: The City Manager or his/her designee shall convene an annual City Council work session with the property owners and/or the Property Owners Association (POA) of all the property within the planned development for the purpose of receiving project status updates on the development of the property. The project updates shall include, but are not limited to, total square

footage of developed property, square footage of non-residential development, number of residential units, mix of land uses and traffic/transportation related items.

Section 4. Definitions

In addition to Definitions in Article I of the City of Richardson Comprehensive Zoning Ordinance, the following terms shall have the corresponding interpretations.

Arcade means a portion of the building façade line is at or near the sidewalk and a colonnade supports the upper floors of the building. Arcades are intended for buildings with ground floor commercial or retail uses and the arcade may be one or two stories.

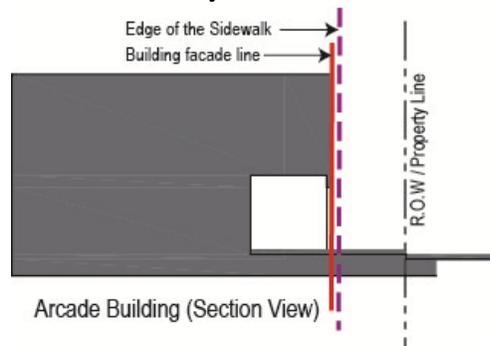


Image of an arcade

Attics/Mezzanines means the interior part of a building contained within a pitched roof structure or a partial story between two main stories of a building.

Auto-Related Sales and Service Uses means establishments that provide retail sales and services related to automobiles including, but not limited to, cars, tires, batteries, gasoline, etc.

Block Face Dimensions means the linear dimension of a block along one of its street frontages.

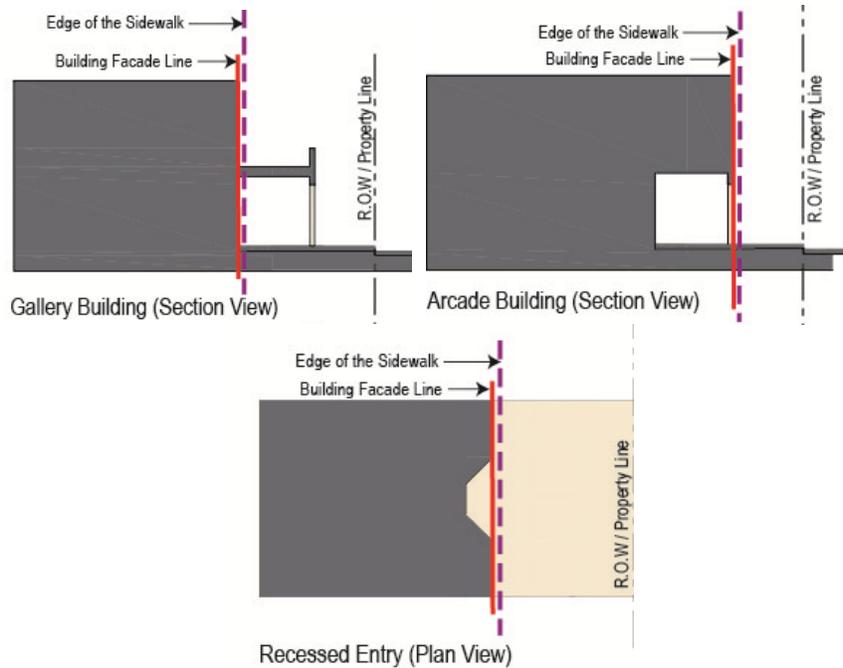
Block Perimeter means the aggregate dimension of a block along all of its street frontages.

Block means the aggregate of lots, pedestrian passages and rear alleys, circumscribed on all sides by streets.

Build-to Line means the line at which the principal building’s front façade shall be built.

Build-to Zone (BTZ) means the area within which the principal building’s front façade is to be built.

Building Façade Line means the vertical plane along a lot where the building’s front façade is actually located.



Building Façade Line Illustrations

Building Form Standards means the standards established for each Character Zone that specify the height, bulk, orientation, and elements for all new construction and redevelopment.

Building Frontage means the percentage of the building’s front façade that is required to be located at the front Build-to Line or Zone as a proportion of that lot’s frontage along that public street. Parks, plazas, squares, improved forecourts, and pedestrian breezeway frontages shall be considered as buildings for the calculation of building frontage.

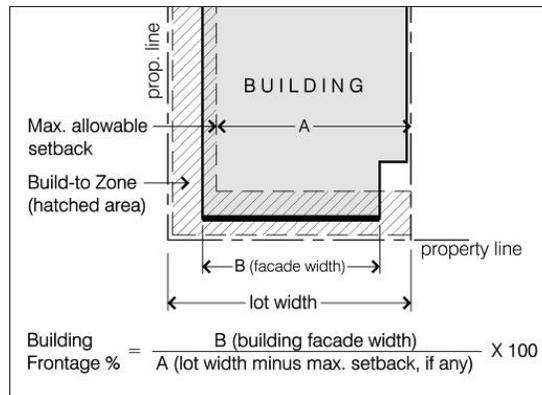


Image showing how a lot’s building frontage is calculated.

Character Zone means an area within the Bush Central Station that creates a distinct urban form different from other areas within the Bush Central Station. Character Zones are identified in the Regulating Plan.

City Manager means the City Manager of the City of Richardson or his/her designee.

Civic/Open Space means publicly accessible open space in the form of parks, courtyards, forecourts, plazas, greens, pocket parks, playgrounds, etc. They may be privately or publicly owned. For all residential uses, privately accessible open spaces such as courtyards, porches, and balconies may also be considered as Civic/Open Space for the purposes of this ordinance. Building façades facing a Civic/Open Space shall be treated as a Type ‘A’ Street frontage.

Green means a civic/open space intended for unstructured recreation, spatially defined by landscaping rather than building frontages.

Park means a civic/open space that is a preserve largely available for unstructured recreation.

Plaza means a primarily hardscaped civic/open space with formal landscaping, available for civic purposes and commercial activities. A plaza shall be spatially defined by buildings.

Playground is a civic/open space designed and equipped for children’s recreation. A playground may be fenced and may include an open shelter. Playgrounds may be located within residential areas and may be placed within a block. They may be included in other civic/open spaces.

Comprehensive Plan means the City of Richardson Comprehensive Plan that establishes the blueprint for the long-term growth and development of the City as adopted on the effective date of this Code.

Development Plan means any submittal as defined by Chapter 21, Article II of the City of Richardson’s Code of Ordinances.

Encroachment means any structural or non-structural element such as a sign, awning, canopy, terrace, or balcony that breaks the plane of a vertical or horizontal regulatory limit, extending into a Setback, into the Public R.O.W, or above a height limit.

Gallery means an extension of the main façade of the building that is at or near the front property line and the gallery may overlap the public sidewalk.

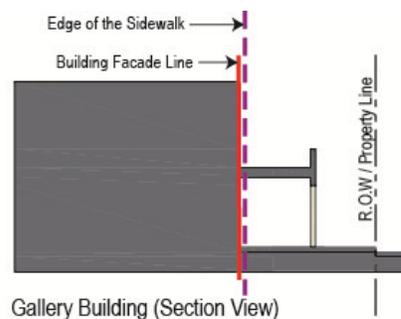


Image of a Gallery

Kiosk means a small temporary or permanent structure often open on one or more sides used for sales in civic/open spaces.

Live-Work Unit means a dwelling unit that is also used for work purposes, provided that the ‘work’ component is restricted to the uses of professional office, artist’s workshop, studio, or other similar uses and is located on the street level and constructed as separate units under a condominium regime or as a single unit. The ‘live’ component may be located on the street level

(behind the work component) or any other level of the building. Live-work unit is distinguished from a home occupation otherwise defined by this ordinance in that the work use is not required to be incidental to the dwelling unit, non-resident employees may be present on the premises and customers may be served on site.

Living Screen means a Street Screen composed of landscaping in the form of vegetation.

Main Street Frontage means a special frontage requirement along identified Type 'A' Street frontages as indicated in the Regulating Plan.

Master Sign Plan means a unique sign plan to implement a specific vision for a portion or all of the development that meets Section 10.2 of this Code.

Minor Modification means any changes to the BCS-PD #2 Code that meet the threshold criteria established in Section 3.8 and Table 3.1.

Non-Mandatory Civic/Open Space means plaza, green, square, or park area designated on the Regulating Plan which is shown as a suggested feature within the Bush Central Station PD #2. The Non-Mandatory Plaza is not required and is at the election of the developer.

Pedestrian Easement means a grant of use of private property for pedestrian access and use.

Pedestrian Priority Frontage means a special frontage requirement that applies on specific Type 'B' Street frontages as identified in the Regulating Plan to establish special design standards for parking garage facades along these frontages.

Regulating Plan means the Zoning Map attached hereto as Appendix A-1 that shows the Character Zones, Civic Spaces, location of Special Frontages, Streets, and other Special Requirements applicable to the Bush Central Station PD #2 subject to the standards in this Code. For the purposes of this Code, the Regulating Plan shall also be the Concept Plan for the Bush Central Station PD #2.

Residential Loft means a residential unit that is built to commercial standards and adapted for residential uses.

Retail Sales Retail establishments are the final step in the distribution of merchandise. They are organized to sell in small quantities to many customers. Establishments in stores operate as fixed point-of-sale locations, which are designed to attract walk-in customers. Retail establishments often have displays of merchandise and sell to the general public for personal or household consumption, though they may also serve businesses and institutions. Some establishments may further provide after-sales services, such as repair and installation. Included in, but not limited to this category, are durable consumer goods sales and service, consumer goods, other grocery, food, specialty food, beverage, dairy, etc, and health and personal services.

Service Uses means a category for limited personal service establishments which offer a range of personal services that include (but not limited to) clothing alterations, shoe repair, dry cleaners, laundry, health and beauty spas, tanning and nail salons, hair care, etc.

Sign, Building Blade means a pedestrian-oriented sign that is affixed perpendicular to the corner of a building or to the front façade of a building above the ground floor to provide identification for the whole building.



Image of a Building Blade Sign

Sign, Marquee means a sign structure placed over the entrance to a theatre or other public gathering venue. It has signage stating either the name of the establishment or the name of the event, artist, and other details of the event appearing at that venue. The marquee is often identifiable by a surrounding cache of light bulbs, usually yellow or white, that flash intermittently or as chasing lights. Marquee signs may often be combined with Building Blade signs.



Image of a Marquee sign with a Building Blade Sign

Sign, Monument means any sign which is connected to the ground and which has no clear space for the full width of the sign between the bottom of the sign and the surface of the ground. A monument sign may include a sign face and sign structure, and may also include a sign base and sign cap.



Image of a Monument Sign

Sign, Sandwich Board means a portable sign consisting of two panels of equal size, which are hinged at the top or one panel with a support and placed on the ground or pavement so as to be self-supporting.



Images of sandwich board signs.

Sign, Tenant Blade means a smaller pedestrian-oriented sign that is affixed perpendicular to the building façade under a canopy or awning or immediately over a tenant space and provides identification for individual tenants within a building.



Image of a Tenant Blade Signs

Special Development Plan means a development application that meets Section 3.7 of this Code.

Special Frontage Requirements means standards applied to certain blocks as indicated in the Regulating Plan in order to address specific requirements and transitions based on street frontage and adjacency in addition to the underlying Character Zone standards.

Street Screen means a freestanding wall or living screen built along the BTZ or in line with the building façade line along the street. It may mask a parking lot or a loading/service area from view or provide privacy to a side yard and/or strengthen the spatial definition of the public realm.



Image of a combination masonry and living street screen

Street Type means a specific designation for streets in the Bush Central Station that establishes a certain character and cross-sections to improve walkability within the Bush Central Station.

Street Network means the network for new and existing streets within the Bush Central Station PD #2 as established in the Regulating Plan.

Tree Well means an unpaved area around the trunk of a tree within the sidewalk area that is either landscaped with ground cover or covered with a tree grate.



Example of a tree well with a tree grate



Example of a tree well with landscaping

Type ‘A’ Street means the streets identified as such on the Regulating Plan. Type ‘A’ Streets are the primary pedestrian streets and buildings along Type ‘A’ Streets shall be held to the highest standard of pedestrian-oriented design.

Type ‘B’ Street means the streets identified as such on the Regulating Plan. Type ‘B’ Streets are intended to primarily accommodate access to parking, service, and other auto-related functions.

Section 5. The Regulating Plan

5.1 The Regulating Plan (Appendix A-1) is hereby adopted as the official zoning map for the Bush Central Station PD #2.

5.2 Character Zones Established – the following Character Zones are established. The boundaries of the specific Character Zones shall be established in the Regulating Plan.

5.2.1 TOD Core: The TOD Core provides the most opportunity for the highest intensity development. It is the area that has significant development impact and the highest pedestrian activity due to its adjacency to the transit station. The TOD Core consists of the highest density and height, with the greatest variety of uses. Development within the TOD Core Zone shall meet the Building Form and Development Standards in Section 7.1 of this Code.

5.2.2 TOD Mixed Use: The TOD Mixed Use is the area adjacent to the TOD Core that is intended for high intensity commercial and residential uses in addition to supporting retail and restaurant uses. Development within the TOD Mixed Use Zone shall meet the Building Form and Development Standards in Section 7.2 of this Code.

5.3 Street Designations By Street Type Established – The Regulating Plan shall establish the following Street Designations.

5.3.1 Type ‘A’ Streets Established – Type ‘A’ Streets are intended to be the primary pedestrian streets and buildings along Type ‘A’ Streets shall be held to the highest standard of pedestrian-oriented design. The Type ‘A’ Streets are as identified in the Regulating Plan.

5.3.2 Type ‘B’ Streets Established – Type ‘B’ Streets are intended to balance pedestrian orientation with automobile orientation. Buildings along Type ‘B’ Streets may be permitted to accommodate some service and auto-related functions. The Type ‘B’ Streets are as identified in the Regulating Plan.

- 5.4 Streets by Street Type – The Street Network indicates new streets needed to implement the Bush Central Station PD # 2 Regulating Plan. The Regulating Plan designates the type, classification, and location of streets. All new streets in the Bush Central Station shall meet the street design standards established in Section 9 herein.
- 5.5 Special Frontage Requirements – In order to address specific requirements and transitions based on street frontage and adjacency, the following Special Frontage Requirements as established in the Regulating Plan shall apply:
- 5.5.1 Main Street Frontage: Ground floors of all buildings designated as Main Street Frontage on the Regulating Plan shall not be occupied by residential units and/or lodging rooms in hotels to a minimum depth of 30 feet as measured from the front building line.
- 5.5.2 Pedestrian Priority Frontage: Facades of parking structures with designated Pedestrian Priority Frontage shall meet the design standards in Section 8, Building Design Standards of this Code.
- 5.6 Civic/Open Space – The Regulating Plan indicates Mandatory and Non-Mandatory Civic/Open Spaces. The specific standards for Civic/Open Space are established in Section 11.
- 5.7 Terminated Vistas – Buildings which are located on axis with a terminating street (as indicated on the Regulating Plan) or at the intersection of streets shall be considered as feature buildings. Buildings with features that take advantage of that location, such as an accentuated entry and a unique building articulation which is off-set from the front wall planes and goes above the main building eave or parapet line. Buildings at a terminated vista shall not include a blank wall, service areas, or parking uses on the ground floor to a minimum depth of 30 feet from the building façade line.

Section 6. Schedule of Permitted Uses

- 6.1 Generally: Due to the emphasis on urban form over land uses in the Station Areas, general use categories have been identified by character zones. Uses not listed in the following schedule, but are substantially similar, may be permitted upon the approval of the City Manager or designee, subject to appeal directly to the City Council.
- 6.2 Schedule of Uses:

Table 6.1

Character Zone	TOD Core	TOD Mixed Use
Land Use		
Commercial Uses (Office, Retail, Sales & Service Uses)		
Retail Sales or Service with <u>no drive through facility</u> (includes alcohol sales which shall meet Chapter 4, Alcoholic Beverages of the City of Richardson Code of Ordinances). Excluded from this category are Auto-Retail Sales and Service Uses (see Section 4 of the Code for Definition of Retail, Service uses, and Auto-related Sales and Service)	P	P
Finance, Insurance, and Real Estate establishments including banks, credit unions, real estate, and property management services, <u>with no drive through facility</u> .	P	P
Offices for business, professional, and technical uses such as accountants, architects, lawyers, doctors, etc.	P	P
Research laboratory headquarters, laboratories and associated facilities	P	P
Food Service Uses such as full-service restaurants, cafeterias, bakeries and snack bars with <u>no drive through facilities</u> Included in this category is café seating within a public or private sidewalk area with no obstruction of pedestrian circulation. Also included in this category is the sale of alcoholic beverages which shall meet Chapter 4, Alcoholic Beverages of the City of Richardson Code of Ordinances.	P	P
Any use with a drive through facility	P/C	P/C
Auto-related Sales and Service	NP	NP
Arts, Entertainment, and Recreation Uses		
Art galleries	P	P
Art, antique, furniture or electronics studio (retail, repair or fabrication; excludes auto electronics sales or service)	P	P
Games arcade establishments	P	P
Theater, cinema, dance, music or other entertainment establishment	P	P
Museums and other special purpose recreational institutions	P	P
Fitness, recreational sports, gym, or athletic club	P	P
Parks, greens, plazas, squares, and playgrounds	P	P
Educational, Public Administration, Health Care and Other Institutional Uses		
Business associations and professional membership organizations	P	P
Child day care and preschools	P	P
Schools, libraries, and community halls	P	P
Universities and Colleges	P/C	P/C
Hospital	P	P
Civic uses	P	P
Social and fraternal organizations	P	P
Social services and philanthropic organizations	P	P
Religious Institutions	P	P
Funeral homes	P	P
Residential Uses		
Home Occupations	P/A	P/A
Multi-family residential		
Ground Floor	P/C	P
Upper Floors	P	P
Residential Lofts	P	P
Live-work unit	P	P
One- and two-story multi-family residential	NP	NP
Other Uses		
Model homes for sales and promotion**	P	P
Hotels	P	P
Parking, surface (primary use of property)	NP	NP
Parking, surface (accessory use of property)	P	P
Parking, structured	P	P
Sales from kiosks	P	P
Veterinary clinic	NP	P
Community garden	P	P
Incidental Outdoor Display (subject to standards in Section 7 of the Code)	P/A	P/A
Antennas including cell, accessory, and mounted on top of buildings.	P/A/C	P/A/C

	Character Zone	TOD Core	TOD Mixed Use
Wind energy equipment		P/A	P/A
Solar energy equipment		P/A	P/A
Special Event		P	P
Rain harvesting equipment		P/A/C	P/A/C
Utility equipment (includes electrical transformers, gas meters, etc)		P/A/C	P/A/C

** Model homes are limited to a time period until all the homes are sold in the neighborhood.

P= Permitted by right NP= Not Permitted P/C= Permitted with design criteria per Table 6.2 P/A = Permitted Accessory Use NA= Not applicable
A = Accessory use to not exceed 25% of the primary use building square footage

6.3 Use Criteria: All uses listed as P/C in Table 6.1 shall also meet the following standards in Table 6.2

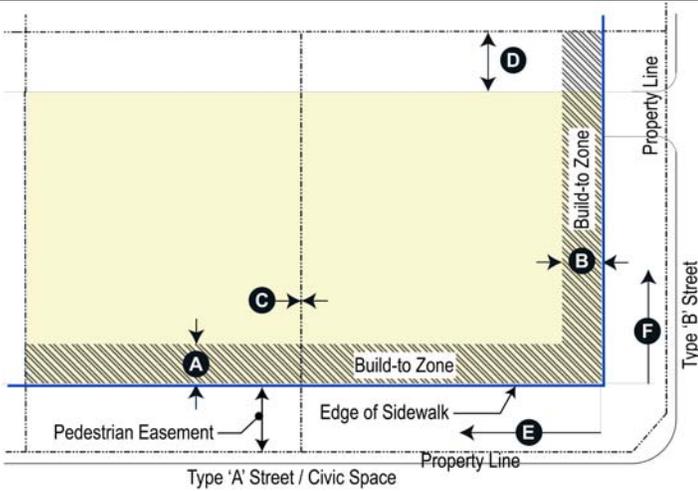
<i>Use</i>	<i>Zone</i>	<i>Location & Design Criteria</i>
Non-Residential Uses		
Any permitted use with a drive through facility	TOD Core, TOD Mixed Use	<ul style="list-style-type: none"> All drive through access (driveways) shall be from Type ‘B’ Streets. Drive through lanes and/or canopies shall not have frontage along on or be located along any Type ‘A’ Streets. Drive through areas screened by a 4’ high Street Screen.
Universities and Colleges	TOD Core & TOD Mixed Use	<ul style="list-style-type: none"> Shall be required to provide structured parking as part of the build-out for the university/college campus
Residential Uses		
Multi-family residential Ground Floor	TOD Core	<ul style="list-style-type: none"> Ground floors may be occupied by residential uses unless designated as Main Street Frontage. Ground floors of all buildings designated as Main Street Frontage on the Regulating Plan <u>shall not</u> be occupied by residential units and lodging rooms to a minimum depth of 30 feet as measured from the front building line.
Other Uses		
Antennas including cell, accessory and mounted (Excluded from this category are freestanding and commercial antennas and equipment buildings)	All Zones	<ul style="list-style-type: none"> Antennas shall be permitted on rooftops. Antennas shall be screened entirely with a screen of same color as the principal building. Antennas shall not be visible from adjacent Type ‘A’ Street.
Rain water harvesting equipment	All Zones	<ul style="list-style-type: none"> Rain water harvesting equipment may not be installed along Type ‘A’ Streets. On all other frontages, they shall be screened with a Street Screen at least as high as the equipment being screened.
Utility equipment (includes electrical transformers, gas meters, etc)	All Zones	<ul style="list-style-type: none"> Utility equipment shall not be installed with frontage on Type ‘A’ Streets. On all other frontages, they shall be screened with a Street Screen at least as high as the equipment being screened.

Section 7. Building Form and Development Standards

The following section establishes the Building Form and Development Standards for all Character Zones within the Bush Central Station PD #2. Diagrams and reference letters are used for illustrations purposes only. Reference letters may not be in continuous sequence.

7.1 TOD Core Zone

7.1.1 Building Placement



Legend

- Property Line
- Edge of Sidewalk
- Building Area
- ▨ Build-to Zone

Build-To Zone (BTZ)

(Distance from edge of sidewalk to edge of the BTZ) (see #12)

Front (Type 'A' Street and Civic Space Frontage)	0 – 10 feet	A
Front (Type 'B' Street Frontage)	0 – 10 feet (see #1)	B

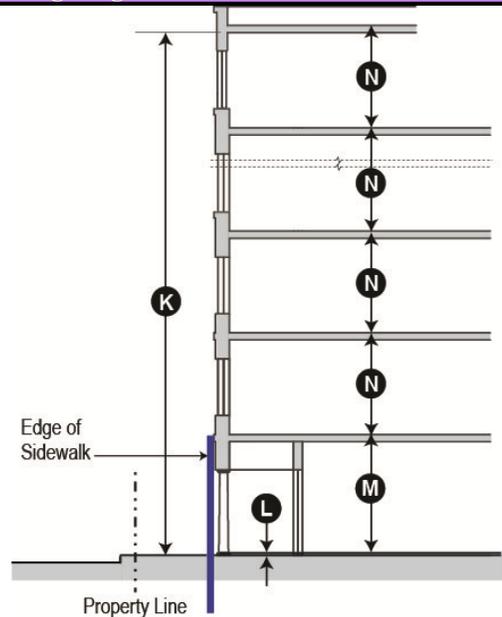
Setback

Side (from property line)	0 feet (see #2)	C
Rear (from property line)	5 feet	D

Building Frontage

Building Frontage required along Type 'A' Street/civic space BTZ	90% (min.) (see #3 and #6)	E
Building Frontage required along Type 'B' Street BTZ	0% (min.) (see #3 and #6)	F

7.1.2 Building Height



Principal Building Standards

Building maximum	350 feet (see #7)	K
First floor to floor height	15 feet (min.) (with Main Street Frontage designation) 10' min (for all other frontages) (see #4)	M
Ground floor finish level	12 inches max. above sidewalk (for ground floors of Main Street Frontage buildings)	L
Upper floor(s) height (floor-to-ceiling)	10 feet min.	N

7.1.3 Special Frontage Requirements

Requirements Specific to Main Street Frontage

Ground floors of all buildings designated as Main Street Frontage on the Regulating Plan shall not be occupied by residential units and lodging rooms to a minimum depth of 30 feet as measured from the front building line. Ground floors shall be built to commercial standards which include minimum first floor-to-floor height, ingress and egress and handicap access.

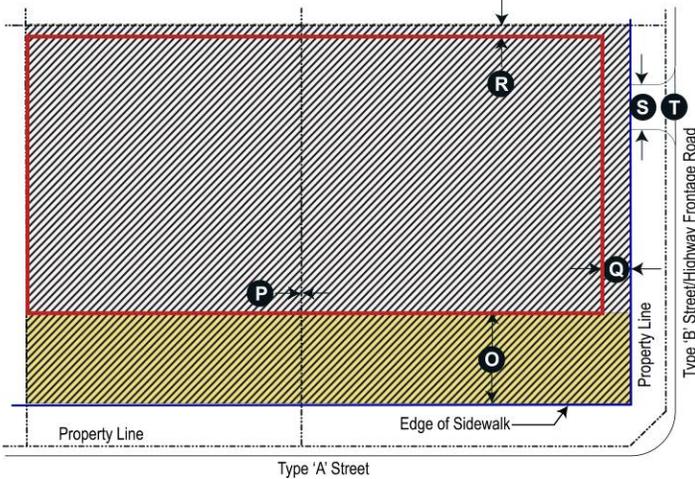
Requirements Specific to Pedestrian Priority Frontage:

Ground floors of all buildings designated as Pedestrian Priority Frontage with ground floor parking uses shall meet the design standards in Section 8.1.2 (vi.) of this Code.

Notes

- #1 – The area between the building and the edge of the BTZ at the public sidewalk shall be paved flush with the sidewalk.
- #2 – Side and rear setbacks shall be based on minimum fire separation required between buildings, if applicable.
- #3 – Corner building street facades shall be built to the BTZ for a minimum of 30' from the corner along both streets or the width of the corner lot, whichever is less. Recessed entrances are permitted as long as the upper floors meet the build-to-zone standards.

7.1.4 Parking & Service Access



Legend

Property Line	Building Footprint
Surface Parking Area	Above Grade Parking Area

(i) Parking Location

Surface/At Grade Parking

Type 'A' Street and Civic Space setback	Shall be located behind the principal building	O
Type 'B' Street setback	Min. of 3 feet behind the building facade line along that street or 6' behind the edge of the sidewalk along that frontage	Q
Side setback (distance from property line)	0 feet min.	P
Rear setback (distance from property line)	0 feet min.	R
Above Grade Parking		
Setback along Type 'A' Street, Type 'B' Street and Civic Space (distance from edge of the sidewalk)	0 feet min.	O
Side and rear setbacks (distance from property line)	0 feet min.	
Upper Floors	May be built up to the building line	

(ii) Required Off-Street Parking Spaces (see #10 and #11)

Non-residential uses	1 space/300 square feet (gross)
Residential uses	1.5 space/unit

(iii) Driveways and Service Access

Parking driveway width	30 feet max. (except when drives may need to be wider to address service access or fire lane standards)	S
No more than one driveway per 400 feet of block frontage shall be permitted on a Type 'A' Street		
Off-street loading and unloading shall not be located on a Type 'A' Streets.		
Porte cocheres may be permitted on Type 'A' Streets to provide drop-off and valet service.		

Shared driveways and cross access easements are encouraged between lots to minimize curb cuts.

7.1.5 Encroachments

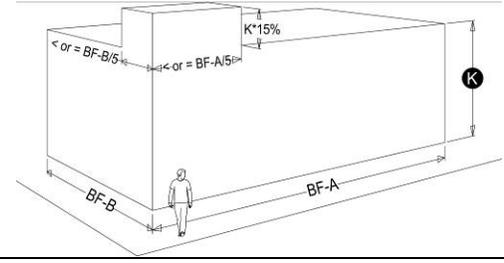
Canopies, signs, awnings and balconies may encroach over the sidewalk as long as the vertical clearance is a minimum of 8 feet. In no case shall an encroachment be located over an on-street parking or travel lane.

7.1.6 Applicability

Building Form and Development Standards in this Section shall apply to all development within this Character Zone.

Notes

- #4 – First floor heights shall not apply to parking structures.
- #5 – All buildings in the TOD Core Zone shall meet the Building Design Standards in Section 8.
- #6 – Any frontage along all streets (except alleys) not defined by a building at the BTZ shall be defined by a 4-foot high Street Screen, furthermore service areas shall be defined by a Street Screen that is at least as high as the service equipment being screened. The Street Screen shall be of either the same building material as the principal structure on the lot or masonry or a living screen composed of shrubs planted to be opaque at maturity. Species shall be selected from the Bush Central Station Planting List in Appendix B-1 of this ordinance. The required Street Screen shall be located within the BTZ along the corresponding frontage.
- #7 – Corner buildings may exceed the maximum building height by 15% for 20% of the building's frontage along each corresponding street façade.



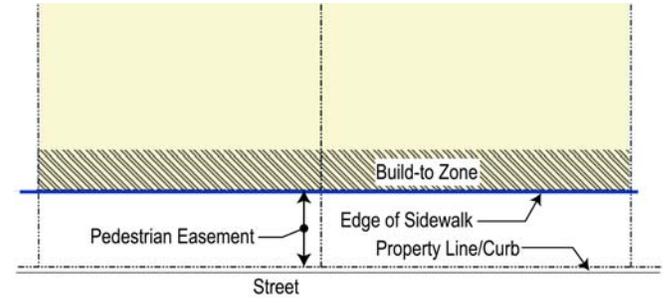
#8 - Ground and roof mounted mechanical equipment shall be screened from direct ground level view from adjoining public rights-of-way. In addition to a parapet wall no lower than 36 inches, the perimeter of any visible roof mounted mechanical equipment shall be circumscribed by a wall or permanent screen that is at least as tall as the equipment itself.

#9 – Setbacks and build-to lines on recessed entries and arcade buildings shall be measured from the building façade line.

#10 – Required parking may be provided anywhere within the Bush Central Station PD #2.

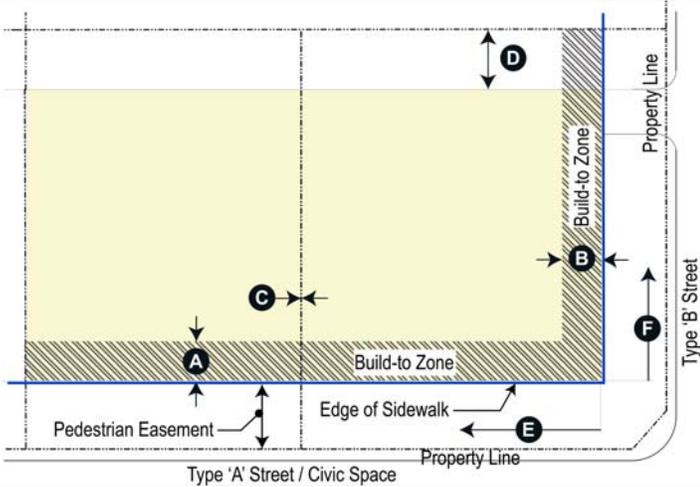
#11 – Article III, Section 21-52 of the City of Richardson Subdivision and Development Ordinance shall apply for design of off-street parking areas.

#12 – Note about measuring build-to-zones and setbacks: Build-to-zones and setbacks shall be measured from the edge of the sidewalk closest to the building.



7.2 TOD Mixed Use Zone

7.2.1 Building Placement



Legend



Build-To Zone (BTZ)

(Distance from edge of the sidewalk to edge of the BTZ) (see #12)

Front (Pedestrian Priority 'A' Street, Pedestrian Priority 'B' and Civic Space)

Front (Type 'A' Street and Civic Space Frontage)	0 – 10 feet	A
Front (Type 'B' Street Frontage)	0 – 10 feet (see #1)	B

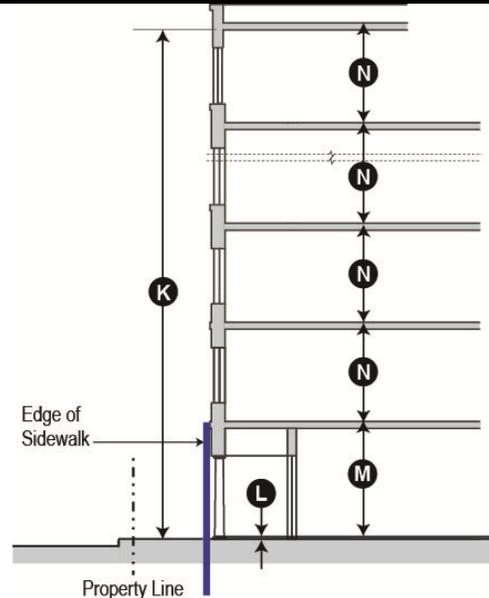
Setback

Side (distance from property line)	0 feet (see #2)	C
Rear (distance from property line)	0 feet (see #2)	

Building Frontage

Building Frontage required along Type 'A' Street/civic space BTZ	80% (min.) (see #3 and #6)	E
Building Frontage required along Type 'B' Street BTZ	0% (min.) (see #3 and #6)	F

7.2.2 Building Height



Principal Building Standards

Building maximum	225 feet (see #7)	K
First floor to floor height	15 feet min. (buildings with Main Street Frontage designation) 10' min. (for all other frontages) (see #4)	M
Ground floor finish level	12 inches max. above sidewalk (for ground floors of Main Street Frontage buildings)	L
Upper floor(s) height (floor-to-ceiling)	10 feet min.	N

7.2.3 Special Frontage Requirements

Requirements Specific to Main Street Frontage

Ground floors of all buildings designated as Main Street Frontage on the Regulating Plan shall not be occupied by residential units and lodging rooms to a minimum depth of 30 feet as measured from the front building line. Ground floors shall be built to commercial standards which include minimum first floor-to-floor height, ingress and egress and handicap access.

Requirements Specific to Pedestrian Priority Frontage:

Ground floors of all buildings designated as Pedestrian Priority Frontage with ground floor parking uses shall meet the design standards in Section 8.1.2 (vi.) of this Code.

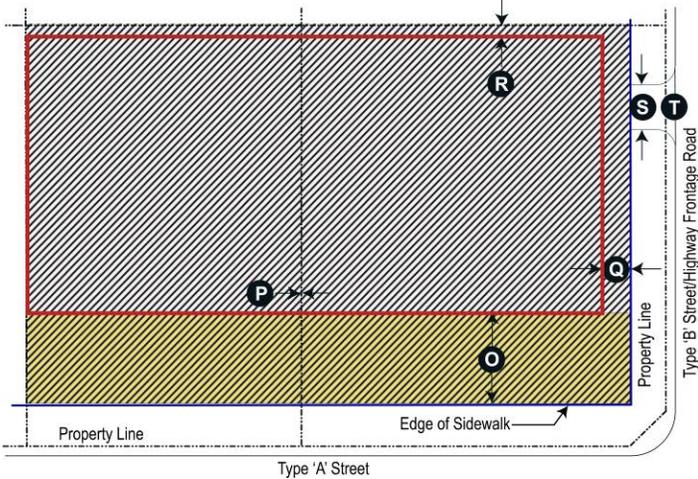
Notes

#1 – The area between the building and the edge of the BTZ at the public sidewalk shall be paved flush with the sidewalk.

#2 – Side and rear setbacks shall be based on minimum fire separation required between buildings, if applicable.

#3 – Corner building street facades shall be built to the BTZ for a minimum of 30 feet from the corner along both streets or the width of the corner lot, whichever is less. Recessed entrances are permitted as long as the upper floors meet the build-to zone standards.

7.2.4 Parking & Service Access



Legend

--- Property Line	■ Building Footprint
□ Surface Parking Area	▨ Above Grade Parking Area

(i) Parking Location

Surface/At Grade Parking

Type 'A' Street and Civic Space setback	Shall be located behind the principal building	○
Type 'B' Street setback	Min. of 3 feet behind the building facade line along that street or 6' behind the edge of the sidewalk along that street (if no building along that street frontage)	○
Side setback (distance from property line)	0 feet min.	○
Rear setback (distance from property line)	0 feet min.	○
Above Grade Parking		
Setback along Type 'A' Street, Type 'B' Street and Civic Space (distance from edge of the sidewalk)	0 feet min.	○
Side and rear setbacks (distance from property line)	0 feet min.	○
Upper Floors	May be built up to the building line	

(ii) Required Off-Street Parking Spaces (see #10 and #11)

Non-residential uses	1 space/300 square feet (gross)
Residential uses	1.5 space/unit

(iii) Driveways and Service Access

Parking driveway	24 feet max. (except when drives may need to be wider to address service access or fire lane standards)	○
No more than one driveway per 400 feet of block frontage shall be permitted on a Type 'A' Street		
Off-street loading and unloading shall not be located on a Type 'A' Streets.		
Porte cocheres may be permitted on Type 'A' Streets to provide drop-off and valet service.		
Shared driveways and cross access easements are encouraged between lots to minimize curb cuts.		

7.2.5 Encroachments

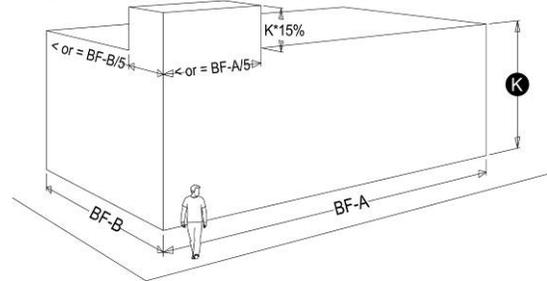
Canopies, signs, awnings and balconies may encroach over the sidewalk as long as the vertical clearance is a minimum of 8 feet. In no case shall an encroachment be located over an on-street parking or travel lane.

7.2.6 Applicability

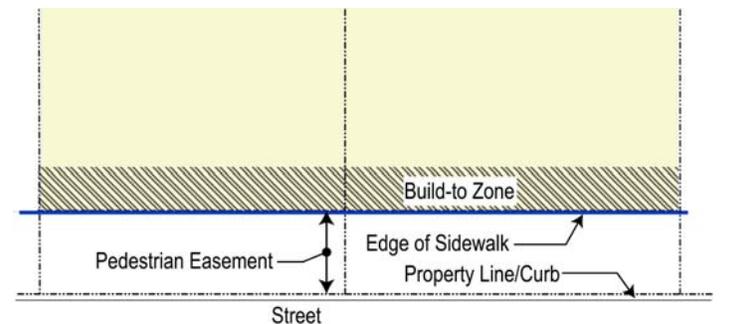
Building Form and Development Standards in this Section shall apply to all development within this Character Zone.

Notes

- #4 – First floor heights shall not apply to parking structures.
- #5 – All buildings in the TOD Mixed Use Zone shall meet the Building Design Standards in Section 8.
- #6 – Any frontage along all streets (except alleys) not defined by a building at the BTZ shall be defined by a 4-foot high Street Screen, furthermore service areas shall be defined by a Street Screen that is at least as high as the service equipment being screened. The Street Screen shall be of either the same building material as the principal structure on the lot or masonry or a living screen composed of shrubs planted to be opaque at maturity. Species shall be selected from the Bush Central Station Planting List in Appendix B-1 of this ordinance. The required Street Screen shall be located within the BTZ along the corresponding frontage.
- #7 – Corner buildings may exceed the maximum building height by 15% for 20% of the building's frontage along each corresponding street façade.



- #8 - Ground and roof mounted mechanical equipment shall be screened from direct ground level view from adjoining public rights-of-way. In addition to a parapet wall no lower than 36 inches, the perimeter of any visible roof mounted mechanical equipment shall be circumscribed by a wall or permanent screen that is at least as tall as the equipment itself.
- #9 – Setbacks and build-to lines on recessed entries and arcade buildings shall be measured from the building façade line.
- #10 – Required parking may be provided anywhere within the Bush Central Station.
- #11 – Article III, Section 21-52 of the City of Richardson Subdivision and Development Ordinance shall apply for design of off-street parking areas.
- #12 – Note about measuring build-to-zones and setbacks: Build-to-zones and setbacks shall be measured from the edge of the sidewalk closest to the building.



Section 8. Building Design Standards

The Building Design Standards and Guidelines for the Bush Central Station PD #2 shall establish a coherent urban character and encourage enduring and attractive development. Development plans shall be reviewed by the City Manager or designee for compliance with the standards below.

The key design principles establish essential goals for development in the Bush Central Station PD #2 to ensure the preservation, sustainability, and visual quality of this unique environment. Buildings shall be located and designed so that they provide visual interest and create enjoyable, human-scaled spaces. The key design principles are:

- a. New buildings shall utilize building elements and details to achieve a pedestrian-oriented public realm.
- b. Compatibility is not meant to be achieved through uniformity, but through the use of variations in building elements to achieve individual building identity.
- c. Building facades shall include appropriate architectural details and ornament to create variety and interest.
- d. Open space(s) shall be incorporated to provide usable public areas integral to the urban environment.

8.1 General to all Character Zones

8.1.1 Building Orientation

- i. Buildings shall be oriented towards Type 'A' Streets, where the lot has frontage along Type 'A' Streets. All other buildings shall be oriented towards Type 'B' Streets or Civic Spaces.
- ii. Primary entrance to buildings shall be located on the street along which the building is oriented. At intersections, corner buildings may have their primary entrances oriented at an angle to the intersection.
- iii. All primary entrances shall be oriented to the public sidewalk for ease of pedestrian access. Secondary and service entrances may be located from internal parking areas or alleys.

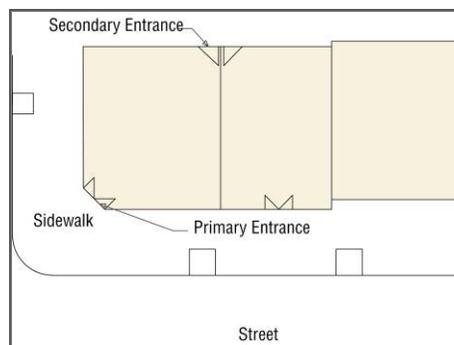


Figure showing required building orientation and location of primary entrances

8.1.2 Design of Parking Structures

- i. All frontages of parking structures located on Type 'A' Streets shall not have parking uses on the ground floor to a minimum depth of 30 feet along the Type 'A' Street frontage. If the frontage is along a designated Main Street Frontage, then the Main Street Frontage requirement shall supersede.

- ii. Parking structure facades on all Type 'A' Streets shall be designed with both vertical (façade rhythm of 20 feet to 30 feet or multiples thereof) and horizontal (aligning with horizontal elements along the block) articulation.
- iii. Where above ground structured parking is located at the perimeter of a building with frontage along a Type 'A' Street; it shall be screened in such a way that cars on all parking levels are completely hidden from view from all adjacent public streets. Parking garage ramps shall not be visible from any public street. Ideally, ramps should not be located along the perimeter of the parking structure. Architectural screens shall be used to articulate the façade, hide parked vehicles, and shield lighting.
- iv. When parking structures are located at corners, corner architectural elements shall be incorporated such as corner entrance, signage and glazing.
- v. Parking structures and adjacent sidewalks shall be designed so pedestrians are clearly visible to entering and exiting automobiles.



Images showing appropriate design of Parking Structures along Type 'A' Streets

- vi. Pedestrian Priority Frontage Standards: This section of the code shall apply to façade design of all parking garages which are designated as Pedestrian Priority Frontage on the Regulating Plan:
 - The Street Screen along this frontage shall be made up of (i) precast spandrel panels with either form liner or deep reveals or (ii) integrated green screens along the face of the garage or (iii) a living screen or (iv) any combination of the above three.
 - Architecturally enhanced entryway to provide a clear identification for automobiles that includes:
 - Integrated pilasters or column cladding along sides of entry and/or an architecturally enhanced header beam
 - Wayfinding graphics
 - The following entryway enhancements are optional:
 - electronic signage indicating lane usage is optional
- vii. Design of Garages Facades along station platform/Routh Creek Parkway, George Bush Turnpike access road and Plano Road: With the exception of the first 25 feet of vertical height of parking structures along the George Bush Turnpike access road, garage facades along station platform/Routh Creek Parkway, George Bush Turnpike access road and Plano Road shall be precast concrete spandrels with vertical elements at intervals of no greater than 80 feet.

8.1.3 Design of Automobile Related Building Site Elements

- i. Drive-through lanes for commercial uses shall not be located along any Type 'A' Street. Drive-through lanes shall be hidden behind a Street Screen along the Type 'B' Street frontage.

- ii. All off-street loading, unloading, and trash pick-up areas shall be located along alleys or Type 'B' Streets only unless permitted in the specific building form and development standards in Section 7. Any off-street loading, unloading, or trash pick-up areas shall be screened using a Street Screen that is at least as tall as the trash containers and/or service equipment it is screening at the BTZ. The Street Screen shall be made up of (i) the same material as the principal building or (ii) a living screen or (iii) a combination of the two.

8.1.4 Roof Form

- i. Buildings shall have simple, flat fronts with minimal articulations with flat or low pitched roofs (pitches 2.5:12 or lower) with parapets. Corner hip roof elements and gable accents at the parapet may be permitted. Projecting mansard roofs shall not be permitted.



8.1.5 Façade Composition

- i. Buildings shall maintain a façade rhythm of 20 feet to 30 feet along all Type 'A' Streets.
- ii. This rhythm may be expressed by changing materials, or color, or by using design elements such as fenestration, columns and pilasters, or by varying the setback of portions of the façade.
- iii. Buildings shall be designed and built in tri-partite architecture so that they have a distinct Base, Middle and Cap.



Image of Tri-Partite Architecture

- iv. An expression line or equivalent architectural element shall delineate the Base and Cap of all buildings. A Cornice shall delineate the caps of facades that do not utilize a pitched roof.
- v. For retail storefront buildings, a transom, display window area, and bulkhead at the base shall be utilized.

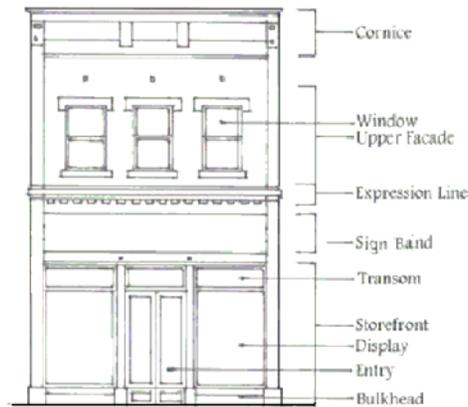


Image of a typical storefront

- vi. Storefronts on facades that span multiple tenants shall use architecturally compatible materials, colors, details, awnings, signage, and lighting fixtures.
- vii. Building entrances may be defined and articulated by architectural elements such as lintels, pediments, pilasters, columns, porticos, porches, overhangs, railings, balustrades, and others as appropriate. All building elements should be compatible with the architectural style, materials, colors, and details of the building as a whole. Entrances to upper level uses may be defined and integrated into the design of the overall building facade.
- viii. Buildings shall generally maintain the alignment of horizontal elements along the block.
- ix. Corner emphasizing architectural features, pedimented gabled parapets, cornices, awnings, blade signs, arcades, colonnades and balconies may be used along commercial storefronts to add pedestrian interest.



Buildings with architectural features and storefront elements that add interest along the street.

8.1.6 Windows and Doors

- i. Windows and doors on street (except alleys) fronting facades shall be designed to be proportional and appropriate to the specific architectural style of the building. First floor windows shall NOT be opaque, tinted or mirrored glass.
- ii. All ground floor front facades of buildings along Type ‘A’ Streets or Civic/Open Space shall have transparent storefront windows covering no less than 50% of the façade area. Each upper floor of the same building facades facing a Type ‘A’ Street or Civic/Open Space shall contain transparent windows covering at least 30% of the façade area. All other street facing facades (except alleys) shall have transparent windows covering at least 15% of the façade area for all floors.



Images showing appropriate storefront display and transparency

8.1.7 Commercial and Mixed Use Building Materials

- i. At least 85% of each building's façade (excluding doors and windows) along all Type 'A' Streets and Plano Road shall be finished in one of the following materials:
 - Masonry (brick, stone, stucco utilizing a three-step process, vertically and/or horizontally articulated architectural pre-cast concrete panels, cast stone, rock, marble, granite, curtain glass, or glass block)
- ii. No more than 15% of each façade along all Type 'A' Streets and Plano Road shall use accent materials such as wood, architect metal panel, split-face concrete block, or tile.



Images showing appropriate building materials within TOD Core and TOD Mixed Use zones,.



Images showing appropriate use of architectural precast concrete panels as primary building materials

- iii. A minimum of 80% of all other building facades with the exception of Type 'A' Street facades shall be finished in one of the following materials:
 - Masonry (brick, stone, stucco utilizing a three-step process, vertically and/or horizontally articulated architectural pre-cast concrete panels, cast stone, rock, marble, granite, curtain glass, or glass block)
- iv. No more than 20% of all other building facades with the exception of Type 'A' Street facades shall use accent materials such as wood, architect metal panel, split-face concrete block, or tile.

- v. Use of EIFS along all building façades shall be eight (8) feet or higher and shall be limited to exterior trim and molding only.
- vi. Cementitious-fiber clapboard (not sheet) with at least a 50-year warranty may only be used on the upper floors only of any commercial frontage on any street or alley façade and shall be limited to no more than 15% along Type ‘A’ Streets and 20% along Type ‘B’ Streets.
- vii. Roofing materials visible from any public right-of-way shall be copper, factory finished standing seam metal, slate, synthetic slate, or similar materials.

8.2 Standards Specific to Development in the TOD Core Zone

8.2.1 Buildings within a minimum of 50% of the net developable land area (i.e., areas not including public street rights-of-way, sidewalks, required setbacks, open space, easements, and civic spaces) within the TOD Core Zone as identified in the Regulating Plan shall be concrete and steel construction.

Section 9. Street & Streetscape Design Standards

9.1 Generally: Streets in the Bush Central Station PD #2 need to support the overall goal of a mixed use, compact, pedestrian oriented district. They should balance all forms of mobility while maximizing convenience for residents and visitors.

The Regulating Plan designates the required street network within the Bush Central Station PD #2. This section specifies the typical configuration of streets within the Bush Central Station PD #2. The specifications address vehicular lane width, parkway widths, R.O.W widths, number of travel lanes, on-street parking, and pedestrian accommodation. The character of streets in the Bush Central Station PD #2 will vary based on the location. The service road of President George Bush Turnpike (State Highway 190) is under the purview of TxDOT while the remaining streets are city streets.

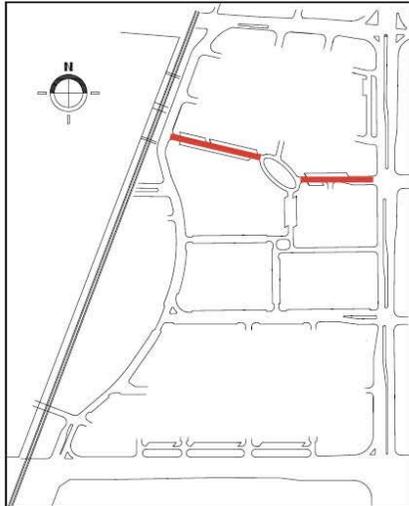
9.2 New Streets: This section specifies standards for all new streets in the Bush Central Station PD #2. New streets shall be based on the location and type indicated on the Regulating Plan.

9.3 Street Classification Established: The associated cross sections shall establish the cross sections for each street type. The cross sections may be adjusted to fit existing contexts with the approval of the City Engineer. In addition, the proposed cross sections may be adjusted to meet the needs of the Uniform Fire Code as adopted by the City.

9.4 Street Cross Sections

9.4.1 Street Type 1

Locator Map



Street Type 1

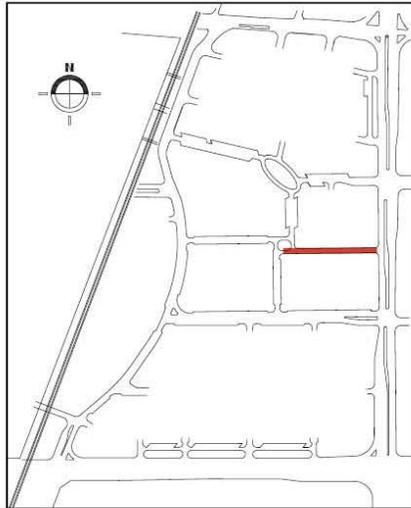
Right-of-Way: 60 feet
Design Speed: 25 mph
On-Street Parking: Yes, angled on both sides
Number of Vehicular Lanes: 2 (@ 12 feet each)
Number of Bike Lanes: None
Curb Radius: 20'
Pedestrian Easement: 12' min sidewalk
Landscape Type: Street trees @ 40' on-center (avg)

Street Section



9.4.2 Street Type 2

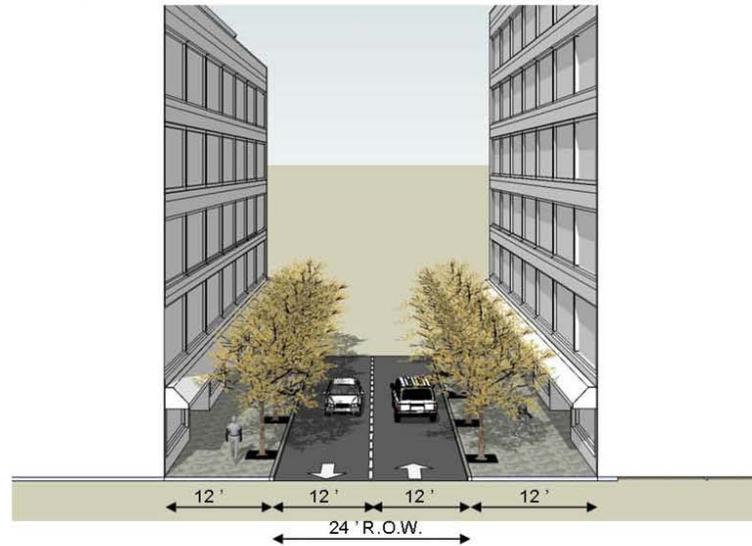
Locator Map



Street Type 2

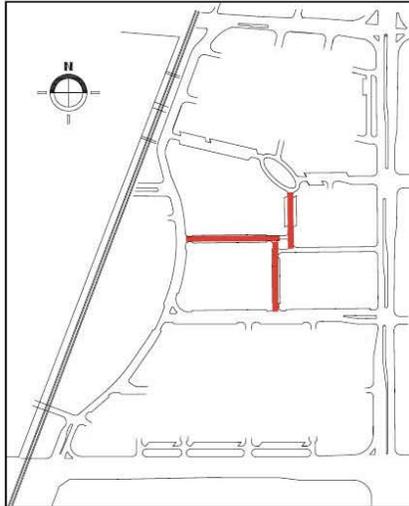
Right-of-Way: 24 feet
Design Speed: 25 mph
On-Street Parking: None
Number of Vehicular Lanes: 2 (@12 feet each)
Number of Bike Lanes: None
Curb Radius: 20'
Pedestrian Easement: 12' min sidewalk
Landscape Type: Street trees @ 40' on-center (avg)

Street Section



9.4.3 Street Type 3

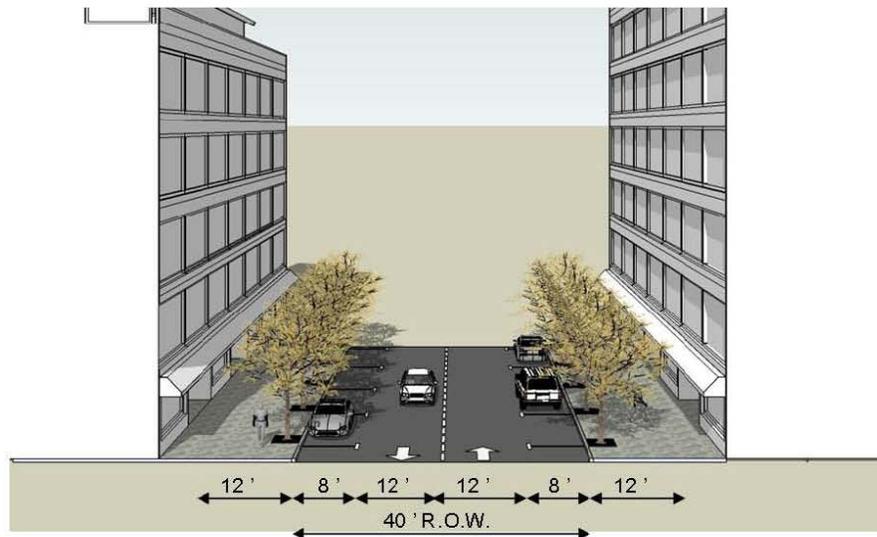
Locator Map



Street Type 3

Right-of-Way: 40 feet
Design Speed: 25 mph
On-Street Parking: Yes, parallel on both sides
Number of Vehicular Lanes: 2 (@12 feet each)
Number of Bike Lanes: None
Curb Radius: 20'
Pedestrian Easement: 12' min sidewalk
Landscape Type: Street trees @ 40' on-center (avg)

Street Section



9.4.4 Street Type 4

Locator Map



Street Type 4

Right-of-Way: 55 feet
Design Speed: 25 mph
On-Street Parking: Yes, parallel on both sides
Number of Vehicular Lanes: 3 (2 @ 14' width and 1 center turn lane @ 11')
Number of Bike Lanes: 2 shared bike lanes
Curb Radius: 20'
Pedestrian Easement: 12' min sidewalk
Landscape Type: Street trees @ 40' on-center (avg)

Street Section



9.4.5 Street Type 5

Locator Map



Street Type 5

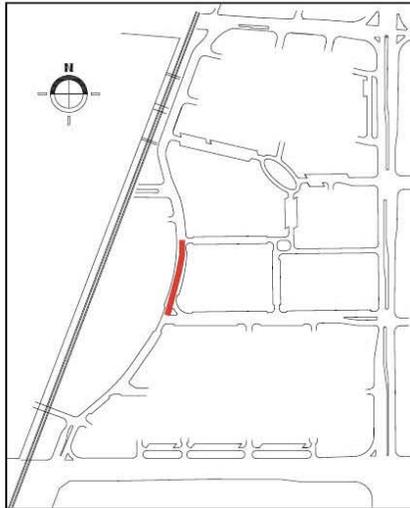
Right-of-Way: 39 feet
Design Speed: 25 mph
On-Street Parking: None
Number of Vehicular Lanes: 3 (2 @ 14' width and 1 center turn lane @ 11')
Number of Bike Lanes: 2 shared bike lanes
Curb Radius: 20'
Pedestrian Easement: 12' min sidewalk
Landscape Type: Street trees @ 40' on-center (avg)

Street Section



9.4.6 Street Type 6

Locator Map



Street Type 6

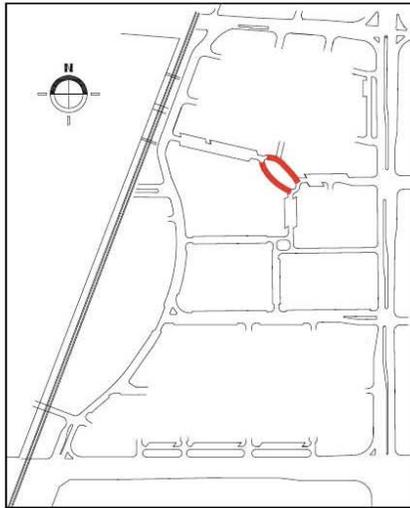
Right-of-Way: 47 feet
Design Speed: 25 mph
On-Street Parking: Yes, parallel on one side
Number of Vehicular Lanes: 3 (2 @ 14' width and 1 center turn lane @ 11')
Number of Bike Lanes: 2 shared bike lanes
Curb Radius: 20'
Pedestrian Easement: 12' min sidewalk (one side)
Landscape Type: Street trees @ 40' on-center (avg)

Street Section



9.4.7 Plaza Cross Section

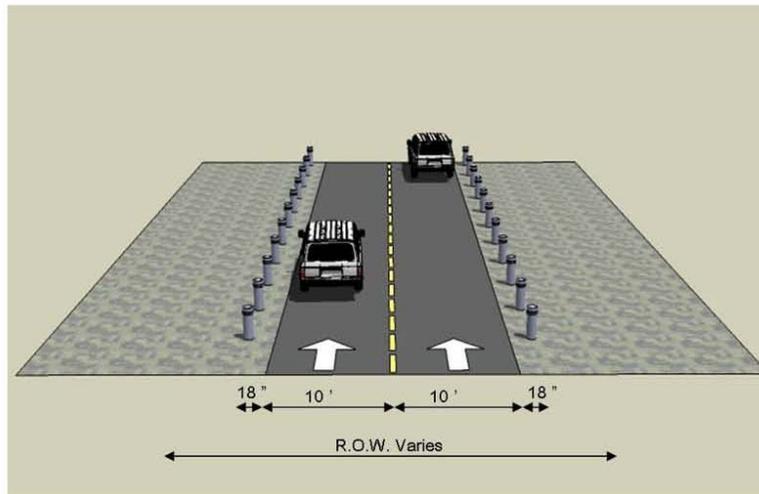
Locator Map



Plaza Section

Right-of-Way: Varies
Design Speed: 10 mph
On-Street Parking: No, curbside loading and unloading only
Number of Vehicular Lanes: 2 (@ 10' each)
Number of Bike Lanes: NA
Curb Radius: 20'
Pedestrian Accommodation: Varies
Landscape Type: Varies

Street Section



9.5 Streetscape & Landscape Standards: Streetscape standards shall apply to all streets within the Bush Central Station PD #2. Streetscape standards shall address all elements between the building face and edge of the curb. Typical streetscape elements addressed are street trees, lighting, street furniture and pedestrian amenities, and materials. Maintenance of all streetscape and landscape shall be by the property owners association established for the Bush Central Station PD #2. All dedicated public rights-of way and landscaping within them shall be maintained by the City of Richardson.

9.6 Street Trees and Landscaping (within the pedestrian easement):

9.6.1 Street trees shall be required on all Bush Central Station Streets (except along PGBT access road.)

9.6.2 Street trees shall be planted approximately 3 feet behind the curb line.

9.6.3 Spacing shall be an average of 40 feet on center (measured per block face) along all streets.

9.6.4 The minimum caliper size for each tree shall be 3 in. and shall be a minimum of 12 feet in height at planting. Each tree shall be planted in a planting area no less than 36 sq. feet. However, the tree well area may be no smaller than 25 sq.ft.

9.6.5 Turf and groundcover: When clearly visible from the street and alleys, all unpaved ground areas shall be planted with low growing shrubs or ground cover, ornamental grasses, or a combination thereof. Turf grass must be installed as solid sod and not seeded on.

9.6.6 Species shall be selected from the Bush Central Station Planting List in Appendix B-1 of this ordinance.

9.6.7 Maintenance of all landscape materials shall meet the requirements of the City of Richardson Landscape Ordinance Requirements.

9.6.8 Along arterials and highway access roads, street trees shall be planted within the required landscape parkway as per the City of Richardson Landscape Ordinance/Policies.

9.7 Street Furniture, Lighting, and Materials:

9.7.1 Pedestrian scale lighting shall be required along all Bush Central Station streets (except on PGBT access road). They shall be no taller than 20 feet.

9.7.2 Street lights shall be placed at 50 feet on center, approximately 3 feet behind the curb line.

9.7.3 The light standard selected shall be compatible with the design of the street and buildings.

9.7.4 Trash receptacles and bike racks shall be required along all Type 'A' Streets. A minimum of one each per block face shall be required.

9.7.5 Street furniture and pedestrian amenities such as benches are recommended along all Type 'A' Streets.

9.7.6 All street furniture shall be located in such a manner as to allow a clear sidewalk passageway of a minimum of 6 feet.

9.7.7 Materials selected for paving and street furniture shall be of durable quality and require minimal maintenance.

Section 10. Signage

Except as specifically listed below, all other signage and sign standards must comply with Chapter 18 of the City of Richardson Code of Ordinances, as amended.

10.1 For new signs, the standards in Table 10.1 shall apply and sign permits shall be approved administratively by the City of Richardson Building Official unless specifically noted in this section.

Table 10.1

Character Zone	TOD Core	TOD MU			Standard
Sign Type					
Wall (Building) Signs	P	P			<ul style="list-style-type: none"> ■ For all ground floor commercial uses (retail, office, and restaurant): One sign per tenant space; area to be calculated at 1.5 sq. feet per linear foot of public street frontage for the tenant space with a maximum of 100 sq. ft per tenant. ■ Second and upper floor commercial uses may also be permitted one second floor wall sign per tenant space per public street frontage; area to be calculated at 1.5 sq. feet per linear foot of second or upper floor frontage along that public street with a maximum of 125 sq. feet. ■ Institutional uses (non-profits and churches): One sign per tenant space; area to be calculated at 1.5 sq. feet per linear foot of public street frontage with a maximum of 100 sq. feet. ■ Live-Work and Home occupations: One sign limited to an area of 20 sq. feet max. ■ Building sign may encroach a maximum of 12" on to a sidewalk while maintaining a vertical clearance of 8 feet from the finished sidewalk. ■ Building signs may be internally or externally lit. ■ Marquee signs as only permitted as specified below.
Monument Signs	NP	NP			<ul style="list-style-type: none"> ■ One monument sign per lot per lot street frontage (no more than 2 per lot separated by at least 100 feet) limited to a maximum of 50 sq. feet per sign face and 6 feet in height. ■ Permitted only along PGBT access road and Type 'B' Streets Frontages
Window Signs	P	P			<ul style="list-style-type: none"> ■ Limited to 10% of the window area. ■ The following shall be exempt from this limitation: <ul style="list-style-type: none"> ■ Addresses, closed/open signs, hours of operation, credit card logos, real estate signs, and now hiring signs; ■ Mannequins and storefront displays of merchandise sold; and ■ Interior directory signage identifying shopping aisles and merchandise display areas
Building Blade Signs	P	P			<ul style="list-style-type: none"> ■ One per building (commercial and mixed use buildings only). ■ Area = 30 sq. feet maximum per sign face. ■ May encroach a maximum of 6 feet over a sidewalk, but shall not encroach over any parking or travel lane. ■ Building blade signs may be attached to the building at the corners of building or along any street facing façade above the first floor facade.
Tenant Blade Signs	P	P			<ul style="list-style-type: none"> ■ One per commercial tenant space (retail, office, or restaurant use). ■ Area = 16 sq. feet maximum per sign face. ■ May encroach a maximum of 4 feet over a public sidewalk, but shall not encroach over any parking or travel lane. ■ Tenant blade signs shall be oriented perpendicular to the building façade and hung under the soffit of an arcade or under a canopy/awning or attached to the building façade immediately over the ground floor tenant space while maintaining a vertical clearance of 8 feet from the finished sidewalk.
Marquee Signs	P	P			<ul style="list-style-type: none"> ■ Permitted for theatres, auditoriums, and other public gathering venues of 100 persons or more. ■ Marquee signs shall be attached to the building or located above or below a canopy only. ■ Area = 100 sq. feet maximum. ■ Message board may be changeable copy (electronic and non-electronic). Electronic message boards shall be non-flashing.

Character Zone	TOD Core	TOD MU			Standard
Sign Type					
For sale/for lease signs	P	P			<ul style="list-style-type: none"> ■ Size is limited to 32 sq. feet per sign face. ■ All other standards are the same as City or Richardson Sign Regulations.
Address signs	P	P			Same as City of Richardson Sign Regulations.
Temporary construction signs	P	P			1 free standing sign per lot during construction only; limited to 32 sq. feet.
Banners	P	P			Same as City of Richardson Sign Regulations.
Sandwich board signs	P	P			<ul style="list-style-type: none"> ■ Permitted only for retail, service, or restaurant uses. ■ Limited to 12 sq. feet per sign face per storefront. ■ Sign may not exceed 4 feet in height. ■ A minimum of 6 feet of sidewalk shall remain clear. ■ Chalkboards may be used for daily changing of messages. ■ Readerboards (electronic and non-electronic) shall be prohibited. ■ Sign shall be removed every day after the business is closed.
Light Pole Banners	P	P			<ul style="list-style-type: none"> ■ Permitted only with approval of the City. ■ Max. 10 sq. feet per sign face. ■ Limited to one per light pole. ■ All light pole banners shall be approved by the appropriate utility company prior to consideration by the City. ■ Light pole banners shall be limited to publicize community-wide events, holiday celebrations, public art, and other city sponsored events.
Directory signs	P	P			<ul style="list-style-type: none"> ■ Shall be allowed for all multi-tenant commercial and mixed use buildings only. ■ One directory sign per multi-tenant building limited to 12 sq. feet in area. ■ Design of the sign shall be integral to the façade on which the sign is to be affixed.
Pole signs	NP	NP			<ul style="list-style-type: none"> ■ May only be permitted as part of a Master Sign Plan.
LED Signs	NP	NP			<ul style="list-style-type: none"> ■ Shall be covered by a lens or diffuser. ■ May only be permitted where electronic message boards are permitted within Bush Central Station. ■ Or, may only be permitted as part of a Master Sign Plan.
Off-premise signs	NP	NP			

10.2 An applicant has the option to establish unique sign standards including size, color, type, design, and location. Such applications shall be reviewed as “Master Sign Plans” by the City of Richardson Building Official and are subject to approval of the Sign Control Board. In evaluating a Master Sign Plan, the Sign Control Board shall consider the extent to which the application meets the proposed Sign Plan:

10.2.1 Promotes consistency among signs within a development thus creating visual harmony between signs, buildings, and other components of the property;

10.2.2 Enhances the compatibility of signs with the architectural and site design features within a development;

10.2.3 Encourages signage that is in character with planned and existing uses thus creating a unique sense of place; and

10.2.4 Encourages multi-tenant commercial uses to develop a unique set of sign regulations in conjunction with development standards.

Section 11. Civic/Open Space Standards

11.1 The design of Civic/Open Space shall be regulated by the Civic/Open Space standards herein which shall create a network of open spaces that recognizes the natural qualities of the area while providing a range of both passive and active recreational opportunities. These opportunities may be accommodated in a variety of spaces ranging from large regional parks to neighborhood-scaled greens to urban squares and plazas. Public art is permitted and even encouraged in all civic/open space types. The open space network will be serviced by an interconnected network of trails and paths for pedestrians and bicyclists alike. Standards in Article XIII-A, Section 5 of the City of Richardson Zoning Ordinance shall not apply to any development in the Bush Central Station PD #2. Any of the following open space types may be implemented on any Mandatory or Non Mandatory Open Space as designated on the Regulating Plan (Appendix A-1).

11.2 Park Standards



The required park, as designated on the Regulating Plan, will create an important public space that connects the community within the Bush Central Station PD #2 and allows for passive recreation. Parks shall primarily be naturally landscaped with many places to sit on benches or low walls. Passive recreation activities in parks may include grassy lawns for unstructured and informal active recreational activities. Appropriate civic elements, fountains or open shelters may be included.

Typical Characteristics

General Character

- Large, open space
- Spatially defined by landscaping and building frontages
- Paths, trails, open shelters, lawns, trees and shrubs naturally disposed
- May be lineal, following the trajectories of natural corridors

Location and Size

Location and size shall be as shown on the Regulating Plan (Appendix A-1).

Typical Uses

- Unstructured and passive recreation
- Casual seating/picnicking

11.3 Green Standards



The required green, as designated on the Regulating Plan, will serve as an important public space for the Bush Central Station. The green will be available for civic purposes, commercial activity, unstructured recreation and other passive uses. Greens shall primarily be naturally landscaped with many shaded places to sit. Appropriate paths, civic elements, fountains or open shelters may be included and shall be formally placed within the green.

Typical Characteristics

General Character

- Open space
- Spatially defined by landscaping and building frontages
- Lawns, trees and shrubs naturally disposed
- Open shelters and paths formally disposed

Location and Size

Location and size shall be as shown on the Regulating Plan (Appendix A-1).

Typical Uses

- Unstructured and passive recreation
- Casual seating
- Commercial and civic uses
- Residential address

11.4 Square Standards



Squares can serve as open spaces available for civic purposes, commercial activity, unstructured recreation and other passive uses. A square should have a more urban, formal character and be defined by the surrounding building frontages and adjacent tree-lined streets. All buildings adjacent to the square shall front onto the square. Adjacent streets shall be lined with appropriately scaled trees that help to define the square. The landscape shall consist of lawns, trees, and shrubs planted in formal patterns and furnished with paths and benches. Shaded areas for seating should be provided. A civic element or small structure such as an open shelter, pergola, or fountain may be provided within the square.

Typical Characteristics

General Character

- Formal open space
- Spatially defined by buildings and tree-lined streets.
- Open shelters, paths, lawns, and trees formally arranged
- Walkways and plantings at all edges
- Located at important intersection

Location and Size

Location and size shall be as shown on the Regulating Plan (Appendix A-1).

Typical Uses

- Unstructured and passive recreation
- Casual seating
- Commercial and civic uses

11.5 Plaza Standards



Plazas add to the vibrancy of streets within the more urban zones and create formal open spaces available for civic purposes and commercial activity. Building frontages shall define these spaces. The landscape should consist primarily of hardscape. If trees are included, they should be formally arranged and of appropriate scale. Casual seating, along with tables and chairs, should be provided. Plazas typically should be located at the intersection of important streets.

Typical Characteristics

General Character

- Formal open space
- Primarily hardscape surfaces
- Trees and shrubs optional
- Spatially defined by building frontages

Location and Size

- Location and size shall be as shown on the Regulating Plan (Appendix A-1).
- Shall front on at least one (1) street.

Typical Uses

- Commercial and civic uses
- Casual seating
- Tables and chairs for outdoor dining
- Retail and food kiosks

11.6 Multi-Use Trail Standards



The multi-use trail provides an important place for active recreation and creates a connection to regional paths and biking trails. The multi-use trail will run continuously from the station platform, through the required park, and along Renner Road. The multi-use trail will help activate connections between the open spaces and the uses throughout the Bush Central Station PD #2. The multi-use trail may have a different character as it passes through the park. Within the required park, the trail shall be naturally disposed with low impact paving materials so there is minimal impact to the existing creek bed and landscape.

Typical Characteristics

General Character

- Park Multi-Use Trail:
- Naturally disposed landscape
- Low impact paving
- Trees lining trail for shade
- Appropriately lit for safety

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Standards

Min. Width 12 feet

Location shown on the Regulating Plan (Appendix A-1).

Typical Uses

- Active and passive recreation
- Casual seating

11.7 Playground Standards



Playgrounds shall be permitted in parks and greens to provide open space designed and equipped for the recreation of children. These playgrounds should serve as quiet, safe places -- protected from the street and typically located where children do not have to cross major to access. Playgrounds may be fenced. An open shelter, play structures or interactive art and fountains may be included with landscaping between. Shaded areas and seating shall be provided. Playground equipment and design must be reviewed and approved by the City prior to installation.

A larger playground may be incorporated into the park, whereas a more intimate playground may be incorporated into the green.

Typical Characteristics

General Character

- Focused toward children of all ages
- Fenced with minimal exits (non mandatory)
- Open shelter
- Shade and seating provided
- Play structure, interactive art or fountains

Standards

- Min. Size N/A
- Max. Size N/A
- As described by civic space type in which playground is located
- Protected from traffic
- No service or mechanical equipment

Typical Uses

- Active and passive recreation
- Unstructured recreation
- Casual seating

11.8 Ancillary Structure Standards



Ancillary structures should be formal in character and generally related to but clearly subordinate to surrounding buildings. Each individual structure should keep in character with the style of nearby buildings. Typically, these structures are located at prominent locations within an appropriate civic space. Ancillary structures located in more urban zones may have minor commercial uses, such as small food or news vendors, but may also serve as civic elements for general public use with more passive activities.

Typical Characteristics

General Character

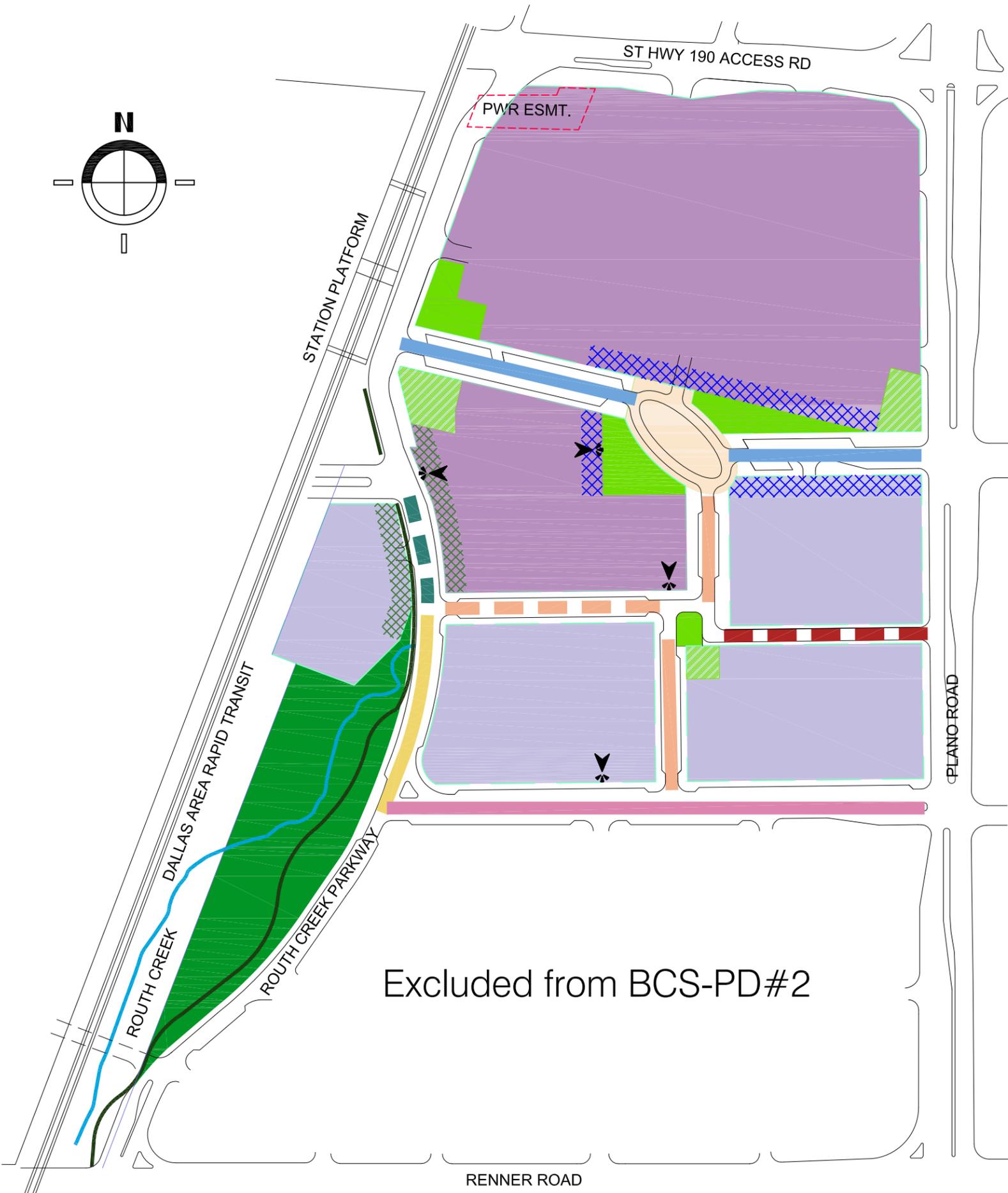
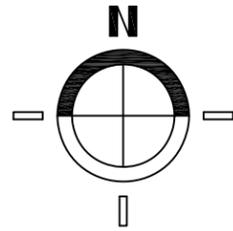
- Formal character
- Relating to style of surrounding buildings
- One or more open sides
- Covered or providing shade
- Small, stand alone structure
- Located within Park, Green, Square or Plaza

Standards

- Min. Size N/A
- Max. Size N/A

Typical Uses

- Civic purposes
- Minor commercial uses
- Casual seating/picnicking



LEGEND	
CHARACTER ZONES	
TOD Core	14.83 Acres
TOD Mixed Use	9.66 Acres
CIVIC / OPEN SPACE TYPES	
Mandatory Plaza	0.7 Acres
Mandatory Green or Square	1.10 Acres
Mandatory Park	3.57 Acres
Non-Mandatory Green or Square	0.54 Acres
SPECIAL FRONTAGE TYPES	
Main Street Frontage	
Pedestrian Priority Frontage	
STREET DESIGNATIONS	
Street Type 1	Street Type 2
Street Type 3	Street Type 4
Street Type 5	Street Type 6
Solid line denotes Type 'A' Street Dashed line denotes Type 'B' Street	
Note: Plano Road, SH 190 Access Road and the Station Platform frontage shall be considered as Type 'B' Street frontages for the purposes of the Bush Central PD #2	
OTHER	
Approximate District Boundary	
Property Line (Property line at back-of-curb)	
Multi-Use Trail	
Existing Creek	
Terminated Vista	

REGULATING PLAN - APPENDIX A-1

Bush Central Station

Planned Development Code #2

Not to scale

**Appendix B-1
Planting List**

The following lists contain all species approved for use in the Bush Central Station PD #2. It contains native and acceptable adapted species. Other species that are drought tolerant and adaptive may be used for planting within the Bush Central Station PD #2. The use of alternative species may be permitted with the approval of the City.

CANOPY/STREET TREE LIST

<u>Common Name</u>	<u>Botanical Name</u>
Live Oak	<i>Quercus virginiana</i>
Red Oak	<i>Quercus shumardi</i>
Bald Cypress	<i>Taxodium distichum</i>
Sweetgum	<i>Liquidambar styraciflua</i>
Cedar Elm	<i>Ulmus crassifolia</i>
Lacebark Elm	<i>Ulmus parvifolia</i>
Bigtooth Maple	<i>Acer grandidentatum</i>
Caddo Maple	<i>Acer saccharum 'Caddo'</i>
Texas Ash	<i>Fraxinus velutina 'Rio Grande'</i>
Bur Oak	<i>Quercus macrocarpa</i>
Chinquapin Oak	<i>Quercus muhlenbergii</i>
Escarpment Live Oak	<i>Quercus fusiformis</i>
Ginkgo	<i>Ginkgo biloba</i>

ORNAMENTAL TREE LIST

<u>Common Name</u>	<u>Botanical Name</u>
Yaupon Holly	<i>Ilex vomatoria</i>
Crape Myrtle	<i>Lagerstromia indica</i>
Deciduous Yaupon	<i>Ilex decidua</i>
Southern Crabapple	<i>Malus app.</i>
Chinese Pistache	<i>Pistacia chinensis</i>
Mexican Plum	<i>Prunus Mexicana</i>
Wax Myrtle	<i>Myrica carifera</i>
Chitalpa	<i>Chitalpa tashkentensis</i>
Deciduous Holly	<i>Ilex decidua</i>
Desert Willow	<i>Chilopsis linearis</i>
Eve's Necklace	<i>Sophora affinis</i>

SHRUBS LIST

<u>Common Name</u>	<u>Botanical Name</u>
Dwarf Nandina	<i>Nandina domestica 'nana'</i>
Dwarf Burford Holly	<i>Ilex cornuta 'burfordi nana'</i>
Abelia Grandiflora	<i>Abelia grandiflora</i>
Barberry	<i>Barberry spp.</i>
Yucca (Red, Yellow or Soft Tip)	<i>Hesperaloe parviflora</i>
Texas Sage	<i>Leucophyllum frutescans</i>
Indian Hawthorn	<i>Raphiolepis indica</i>

Dwarf Crape Myrtle	<i>Lagerstromia indica 'nana'</i>
Dwarf Yaupon Holly	<i>Ilex vomitorria 'nana'</i>
Pampas Grass	<i>Cortaderia selloana</i>
Black-Eyed Susan	<i>Rudbeckia hirta</i>
Dwarf Wax Myrtle	<i>Myrica pusilla</i>
Needlepoint Holly	<i>Ilex cornuta 'Needle Point'</i>
Knockout Rose	<i>Rosa 'Knock Out'</i>
Rosemary	<i>Rosmarinus officinalis</i>

GROUND COVER/VINES LIST

<u>Common Name</u>	<u>Botanical Name</u>
Asian Jasmine	<i>Trachelosperum Asiaticum</i>
Big Blue Liriope	<i>Liriope muscari</i>
Mondograss	<i>Ophiopogon japonicus</i>
Purple Winter Creeper	<i>Euonymum coloratus</i>
Santolina	<i>Santolina virens</i>
Trumpet Vine	<i>Campsis radicans</i>
Virginia Creeper	<i>Parthenocissus quinquefolia</i>
Lady Banks Rose	<i>Rosa banksiaw lutea</i>
Confederate Jasmine	<i>Trachelospermum jasminoides</i>
Crossvine	<i>Bignonia capreolata</i>
Evergreen Wisteria	<i>Millettia reticulata</i>
Lantana 'New Gold'	<i>Lantana camara 'New Gold'</i>
Liriope 'Silver Dragon'	<i>Liriope muscari 'Silver Dragon'</i>
Prostrate Rosemary	<i>Rosmarinus officinalis prostrata</i>
Sweet Autumn Clematis	<i>Clematis terniflora</i>

ORNAMENTAL GRASSES LIST

<u>Common Name</u>	<u>Botanical Name</u>
Dwarf Fountain Grass 'Little Bunny'	<i>Pennisetum alopecuroides 'Little Bunny'</i>
Dwarf Maiden Grass	<i>Miscanthus sinensis 'Adagio'</i>
Fountain Grass	<i>Pennisetum alopecuroides</i>
Inland Seaoats	<i>Chasmanthium latifolium</i>
Maiden Grass	<i>Miscanthus sinensis 'Gracillimus'</i>
Mexican Feather Grass	<i>Stipa tenuissima</i>
Muhly Grass	<i>Muhlenbergia capillaris</i>
Weeping Lovegrass	<i>Eragrostis curvula</i>

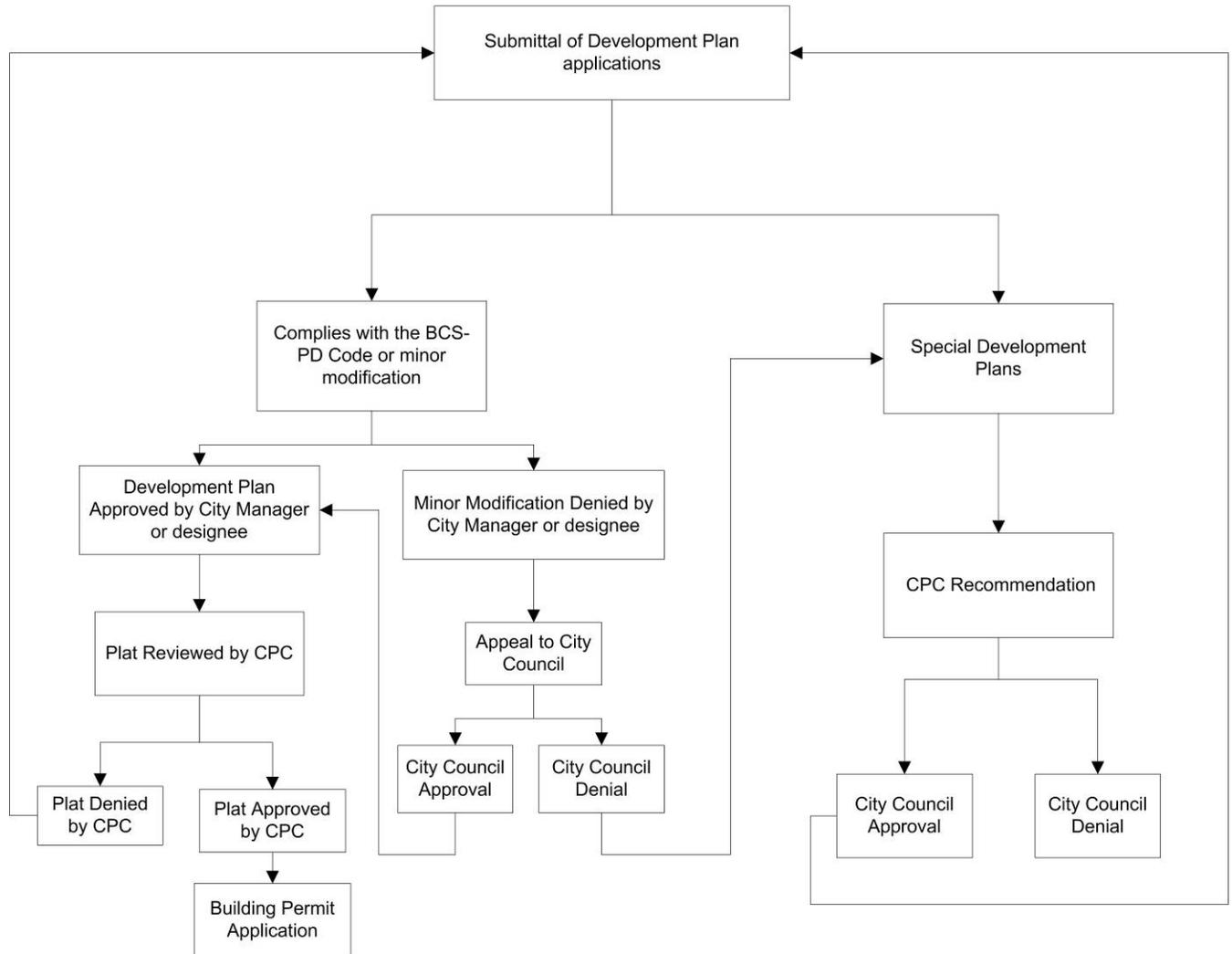
TURF

<u>Common Name</u>	<u>Botanical Name</u>
Bermuda	<i>Cynodon dactylon</i>
St. Augustine	<i>Stenotaphrum secundatum</i>
Zoysia	<i>Zoysia tenuifolia</i>

These plantings may be placed in Civic/Open Spaces or used to meet the private landscaping requirements of the Code. The applicant shall select drought tolerant, low maintenance, and adaptable shrubs and ground cover based on the placement on the site subject to approval by the City.

Appendix C-1

**Bush Central Station PD #2
Development Review Process**



BCS-PD: Bush Central Station Planned Development
 CPC: City Plan Commission
 CC: City Council
 SDP: Special Development Plan

Note: Development Plans include site plans, building elevations, landscape plans, civil engineering plans, and all plats



MEMO

DATE: December 6, 2012
TO: Honorable Mayor and City Council
FROM: Michael Spicer, Director of Development Services *MS*
SUBJECT: Zoning File 12-20 – Galatyn Park North Blocks B & C

REQUEST

William S. Dahlstrom, Jackson Walker LLP, representing Bush/75 Partners LP, is requesting a change in zoning for approximately 147.5 acres from PD Planned Development and C-M Commercial to PD Planned Development to reallocate land uses, adopt a concept plan, and to adopt revised development regulations. Ordinance No. 3893, which includes all proposed components comprising the request and additional conditions (increased setback for Parcel E-4 and Renner Road median tree planting as agreed to by the applicant), recommended by the City Plan Commission, is also included for City Council consideration at this time. The subject site is located on the south side of President George Bush Turnpike, between Plano Road and Wyndham Lane.

BACKGROUND

The property was originally zoned PD Planned Development in 1987. The property was purchased by the current owners, Bush/75 Partners, in 2009, which are the owners of the land to the west that was zoned PD Planned Development under a form based code in 2011. At that time, the subject property was not part of the zoning request as the applicant had no plans for the property.

The proposed zoning change seeks to redistribute uses that are currently allowed in the PD along with providing a revised concept plan and development regulations. The proposed concept plan depicts four (4) development tracts and two (2) open space tracts. The revised development regulations provide a slight decrease in the overall non-residential development rights for the property; however, the intensity of uses along PGBT is increased. The maximum number of allowed residential units will not change; however, the proposed request limits the uses to the northwest quadrant of the PD (Parcel E-1).

A traffic impact analysis was conducted and City staff's review concludes that the roadway infrastructure along with the proposed mitigation measures would be adequate to serve the proposed development. The mitigation efforts include the addition of several right-turn deceleration lanes on surrounding roadways, the addition of an auxiliary lane along Plano Road, and the addition of a traffic signal at the Plano/Infocom intersection.

Several individuals spoke in favor the request and one (1) spoke in opposition. Leaders from the neighborhoods south of the subject site stated their support, but expressed concerns regarding the increased traffic along Renner Road and possible neighborhood cut-through traffic, the proposed building setbacks along Renner Road in Parcel E-4 and the need for screening within the Renner Road medians.

The applicant agreed to increase the setback from forty (40) feet to sixty (60) feet for Parcel E-4 and to the placement of trees in the Renner Road medians. The City committed to conducting base line traffic counts at the entry points into the neighborhood to allow future mitigation of cut-through traffic and to making sure that "long-term" mitigation measures are implemented when appropriate thresholds are met.

PLAN COMMISSION RECOMMENDATION

The City Plan Commission, by a vote of 7-0, recommended approval of the request as presented, with the added conditions that the building setback along Renner Road in Parcel E-4 be increased from forty (40) feet to sixty (60) feet and that trees be planted within the Renner Road medians.

ATTACHMENTS

Special Conditions	Current & Proposed PD Height Exhibit (Exhibit "D")
CC Public Hearing Notice	Applicant's Statement
Staff Report	Notice of Public Hearing
Zoning Map	Notification List
Aerial Map	Correspondence - Sherrill Park NA & Fairways of Sherrill Park HOA
Oblique Aerial Looking South	Ordinance 2587-A
Concept Plan (Exhibit "B")	Proposed Ordinance 3893
Proposed PD Regulations (Exhibit "C")	

ZF 12-20 Special Conditions

1. The subject site shall be zoned PD Planned Development and shall be developed in accordance with the attached PD Planned Development regulations attached hereto as Exhibit "C".



Attn. Lynda Black
Publication for Dallas Morning News – Legals
Submitted on: November 20, 2012
Submitted by: City Secretary, City of Richardson

Please publish as listed below or in attachment and provide a publication affidavit to:

City Secretary's Office
P.O. Box 830309
Richardson, TX 75083-0309

FOR PUBLICATION ON: November 23, 2012

City of Richardson
Public Hearing Notice

The Richardson City Council will conduct a public hearing at 7:30 p.m. on Monday December 10, 2012, in the Council Chambers, Richardson Civic Center/City Hall, 411 W. Arapaho Road, to consider the following request.

Zoning File 12-20

A request by William S. Dahlstrom, Jackson Walker, LLP, representing Bush/75 Partners LP, to rezone approximately 147.5 acres of land generally bounded by the President George Bush Turnpike to the north, Wyndham Road to the east, Renner Road to the south and Plano Road to the west, to establish a new Planned Development District that includes reallocated land uses, revised development standards and a concept plan. The property is currently zoned PD Planned Development.

If you wish your opinion to be part of the record but are unable to attend, send a written reply prior to the hearing date to City Council, City of Richardson, P.O. Box 830309, Richardson, Texas 75083.

The City of Richardson
/s/ Aimee Nemer, City Secretary



Staff Report

TO: City Council
THROUGH: Michael Spicer, Director of Development Services *MS*
FROM: Sam Chavez, AICP, Asst. Dir. Development Services (Planning) *SC*
DATE: December 6, 2012
RE: **Zoning File 12-20:** Galatyn Park North Blocks B & C

REQUEST:

A request to rezone approximately 147.5 acres of land from PD Planned Development and C-M Commercial to a PD Planned Development District to reallocate land uses, adopt a concept plan and to adopt revised development regulations.

APPLICANT:

William S. Dahlstrom / Jackson Walker, LLP.

PROPERTY OWNER:

Joe Altemore / Bush/75 Partners LP

TRACT SIZE AND LOCATION:

Approximately 147.5 acres, located between PGBT and Renner Road, and Wyndham Lane and Plano Road.

EXISTING DEVELOPMENT:

The subject tract is undeveloped.

ADJACENT ROADWAYS:

PGBT: Freeway/Turnpike; 49,600 vehicles per day on all lanes, eastbound and westbound, east of Central Expressway (May 2011).

Renner Road: Six-lane, divided arterial; 23,100 vehicles on all lanes, eastbound and westbound between Plano Road and DART Light Rail (May 2011).

Wyndham Lane: Four-lane, divided major collector; no traffic counts available.

Plano Road: Six-lane, divided arterial; 24,200 vehicles per day on all lanes, northbound and southbound, south of Renner Road (May 2011).

SURROUNDING LAND USE AND ZONING:

North: City of Plano
South: Gasoline Service Station, Office and Residential; LR-M(2), D-1400-M Duplex, R-1500-M Residential
East: Commercial/Retail, Data Centers; PD Planned Development
West: Undeveloped, PD Planned Development

FUTURE LAND USE PLAN:

Regional Employment

Higher density development is appropriate with the primary use being high-rise office. Secondary uses include retail centers and entertainment venues.

Future Land Uses of Surrounding Area:

North: City of Plano
South: Neighborhood Service and Neighborhood Residential
East: Neighborhood Mixed-Use and Regional Employment
West: Transit Village and Regional Employment

EXISTING ZONING:

Planned Development and Commercial (Ord. No. 2587-A, February 1987)

APPLICANT'S STATEMENT

(Please refer to the complete Applicant's Statement.)

BACKGROUND INFORMATION

The subject property was rezoned from R-1500-M Temp, R-1800-M Residential, LR-M(2) Local Retail, and I-M(1) Industrial to PD Planned Development and C-M Commercial in 1987. The subject property was divided into four (4) separate tracts within the PD. A mix of uses including residential (single-family or multi-family), retail, and office were allowed throughout the 147.5-acre property. This property was zoned along with much of the property along PGBT between Custer Parkway and Jupiter Road in anticipation of the construction of the SH 190.

The current owners purchased the property and property on the west side of Plano Road in 2009. In 2010, a zoning change request was submitted for the 57-acre tract of land to the west of Plano Road, and the request was approved in February 2011. The change in zoning created a PD Planned Development District that implemented a form based code allowing for a dense, mixed-use, transit-oriented development. At that time, questions were raised regarding how the 147.5-acre subject property would develop; however, the applicant stated there were no plans for the property at that time and that there was a possibility the property may be brought in at a later date for a zoning change.

TRAFFIC IMPACTS:

As part of the application, a Traffic Impact Analysis (TIA) was submitted by the applicant. The TIA was conducted by Kimley-Horn & Associates, Inc., a traffic engineering and planning consulting firm hired by the applicants to evaluate the combined impact of the developments on the roadway system.

The applicant's consultant utilized the City's standard TIA guidelines and prior Kimley-Horn studies conducted in Richardson. As part of the study, new traffic counts were conducted at signalized intersections and on all surrounding arterial roadway and frontage roads.

The following scenarios were initially analyzed per the City TIA guidelines:

- 2020 Background Traffic (existing 2010 plus typical growth)
- 2020 Background Traffic plus Full Site build-out Traffic
- 2035 Background Traffic (existing 2010 plus typical growth)
- 2035 Background Traffic plus Full Site build-out Traffic

To assess traffic impacts associated with the proposed development modification, basic land use assumptions were established by the applicants. The table below depicts land use intensity assumptions utilized in the TIA for the proposed zoning revision.

The table below depicts new automobile trip generations associated with the proposed development.

Trip Generation Table

East Side Tract

Land Uses	Amount	Units	ITE Code	Daily Total	AM Peak Hour			PM Peak Hour		
					IN	OUT	TOTAL	IN	OUT	TOTAL

East Side Corporate Office

General Office	922,000	SF	710	7,102	995	136	1,131	189	922	1,111
<i>Transit Reduction 5%</i>				355	50	7	57	9	46	55
<i>External Automobile Trips</i>				6,747	945	129	1,074	180	876	1,056

East Side Mixed-Use Site

General Office	1,100,000	SF	710	8,122	1,147	156	1,303	223	1,087	1,310
Shopping Center/Retail	200,000	SF	820	10,656	148	90	238	457	496	953
Hotel	300	Rooms	310	2,312	92	64	156	92	88	180
Apartment/Multifamily	2,000	DU	220	12,244	197	787	984	727	391	1,118
<i>Gross Trip Generation</i>				33,334	1,584	1,097	2,681	1,499	2,062	3,561
<i>Internal Trips</i>				3,040	35	35	70	141	141	282
				9.1%			2.6%			7.9%
<i>External Trips After Internal Capture</i>				30,294	1,549	1,062	2,611	1,358	1,921	3,279
<i>Transit Reduction 5%</i>				1,515	77	53	130	68	96	164
<i>External Automobile Trips</i>				28,779	1,472	1,009	2,481	1,290	1,825	3,115

<i>Combined East Side External Automobile Trips</i>				35,526	2,417	1,138	3,555	1,470	2,701	4,171
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Based on the findings of the TIA, several roadway improvements are recommended as mitigation measures to be implemented by the developer and would adequately accommodate future traffic conditions.

- Renner Road:
 1. Westbound right-turn deceleration lane at all proposed driveways between Wyndham Lane and Plano Road

- Plano Road:
 1. Northbound Right Turn bays / Auxiliary Lane – Renner Road to Bush Turnpike
 2. Southbound Left Turn Lanes at existing median opening for Infocom Drive and , Retail Street
 3. Traffic Signals at Infocom Drive and Retail Street Drive. Infocom Drive will be located between Renner Road and the PGBT frontage road, closer to Renner Road. Retail Street Drive will be located north of Infocom Drive and south of the PGBT frontage road.
 4. Improved Right Turn Lane on Renner Road with free-flow into auxiliary lane on Plano Road
- PGBT Frontage Road:
 1. Eastbound right-turn deceleration lane at all proposed driveways between Plano Road and Wyndham Lane

After a thorough review of the TIA and its recommendations, City staff was able to conclude the following:

- Adequate provision of access and circulation drives will evenly distribute the traffic to the Arterial and Freeway frontage road system minimizing the impact to any specific link on the roadway network.
- Significant levels of roadway capacity enhancements including additional turn bays and auxiliary lanes on Plano Road, Renner Road, and the PGBT Frontage Road are proposed by the applicant as part of the zoning to maximize the efficiency of the roadway network.
- Residents in the Foxboro neighborhood south of Renner Road may find it more difficult to enter and exit their neighborhood in the future when traffic volumes along Renner Road and Plano Road increase. A potential solution to this issue might be to signalize the intersection of Renner at Owens Boulevard if warrants are met.
- Some local residents are concerned that the additional traffic will tempt motorists to use the local streets and cut-through the existing neighborhood. City staff will conduct traffic counts at each of the five residential street entrances to the neighborhood to establish an existing base line traffic volume condition. If issues occur in the future, Staff will use these base counts to evaluate if cut-through traffic is increasing and to help determine the appropriate remedy to the situation.

The above conclusions were based on the land use assumptions utilized in the TIA. The applicant has agreed to cap the intensity of some land uses; however, if a significant increase in land use intensity or a major modification to the proposed mix of land uses is proposed in the future, a revised TIA will be required.

COMMON STANDARDS/ELEMENTS

The proposed change in zoning includes the reallocation of uses and redistribution of densities throughout the property. The previous zoning allowed residential, retail, restaurant, and office uses which are similar to the uses proposed in the new PD. The current zoning and proposed zoning both provide separate tracts within the PD, each of which has different use, height, and floor area ratio (F.A.R.) and setback requirements. Although the current zoning calculates the

maximum developable square footage based on the gross acreage of the tracts which included the surrounding right-of-way and any future internal right-of-way; the proposed zoning limits the calculation of maximum developable area to the net tract acreage as depicted on the concept plan (Exhibit “B”).

The proposed PD has allowed for increased floor area ratios in certain tracts to allow for a similar amount of development as allowed under the current zoning. In general, the highest densities will be allowed in the northern tracts (Tract E-1 and E-3) adjacent to PGBT. The following table compares the current zoning entitlements versus the proposed zoning entitlements. Reference Exhibit “D” for a comparison of current zoning parcel boundaries and proposed zoning tract boundaries:

	Existing Zoning (Ord. # 2587-A)	Proposed Zoning
Acreage of PD District	Approx. 177.6 acres (includes surrounding right-of-way but excludes developed areas east of Wyndham Lane)	Approx. 147.5 acres (does not include surrounding right-of-way)
Open Space Dedication	No dedication required	16.98 acres
R.O.W. Dedication	Not included in Ordinance	6.93 acres
Acreage available to calculate development rights	Approx. 177.6 acres	Approx. 123.6 acres
Max. Residential Units	1,925 units (allowed throughout PD except for 17 acres at NE corner of Renner Road and Plano Road in Tract R-13A)	1,925 units (limited to Tract E-1 – NW quadrant of proposed PD)
Maximum allowed development	approximately 8,116,142 square feet of non-residential development	approximately 7,783,975 square feet of non-residential development
Multi-family proximity to Renner Road	Allowed within 30 feet of Renner Road per zoning in Tract R-13B (Deed Restrictions filed in 2011 prohibited MF units within 600 feet of the south line of Renner Road)	Allowed only in Tract E-1. This tract is located approximately 850 feet north of the south line of Renner Road, on the west half of the PD.
Building Setbacks / Min. Landscape Buffer	PGBT: 100 feet / 40 feet Plano Rd: 100 feet / 40 feet in Tract R-12 Plano Rd: 40 feet / 10 feet in Tract R-13A Renner Rd: 40 feet / 10 feet in Tract R-13A Renner Rd: 30 feet / 30 feet in Tract R-13B Wyndham Ln: 30 feet / 30 feet in Tract R-13B Wyndham Ln: 40 feet / 10-15 feet in Tract R-14	PGBT: 60 feet (40 feet for parking structures / 40 feet Plano Rd: 20 feet / 20 feet Renner Rd: 40 to 60 feet / 40 feet Wyndham Ln: 20 feet / 20 feet Infocom Dr: 20 feet / 10 feet Other Streets: 20 feet / 10 feet
Fencing	No specific fencing requirements.	Max. 8-foot wrought-iron type fence may be allowed within any required yard area in Parcels E-3 and E-4.

The following table provides a comparison between the existing PD tracts and proposed parcels as depicted on Exhibit “B”. Specific differences between the current and proposed tracts are listed in bold text. (See Exhibit “D” for specific location of existing versus proposed tracts):

	Existing Zoning (Ord. # 2587-A) – Tract R-12	Proposed Zoning (Parcel E-1)
General Location	Northwest portion of PD	Northwest portion of PD
Permitted Uses	<ul style="list-style-type: none"> • Retail, restaurant, office, institutional, research facilities, and residential uses (retail uses limited to maximum 15% of total permitted building area) • Automobile filling stations • Heliports • Limited Service Hotels • Childcare Centers 	<ul style="list-style-type: none"> • Retail, restaurant, office, institutional, research facilities, residential uses, and data centers • Motor Vehicle Service Station by Special Permit • Helipad by Special Permit • Limited Service Hotel by Special Permit • Childcare Centers, as an accessory use
Maximum Height	<p>8 stories (up to 130 feet) for portion of tract located between 800-1,000 feet of the south line of Renner Road</p> <p>10 stories (up to 160 feet) for portion of tract located between 1,000-1,300 feet of the south line of Renner Road</p> <p>20 stories (up to 310 feet) for remainder of tract</p>	300 feet (Parcel E-1 is located within approximately 840 feet of the south line of Renner Road)
Density/Floor Area Ratio	<p>Residential Density: 12 dwelling units/acre (655 units)</p> <p>Non-Residential F.A.R.: 1.5:1</p> <p>Max. Lot Coverage: 50%</p>	<p>Residential Density: Max. 1,925 dwelling units</p> <p>Non-Residential F.A.R.: 2:1</p> <p>No Max. Lot Coverage</p>
Minimum Landscape %	<p>15% for Tract F.A.R. less than 0.75:1</p> <p>20% for Tract F.A.R. between 0.75: and 1.25:1</p> <p>25% for Tract F.A.R. greater than 1.25:1</p>	10% (this does not include the 16.98 acres of dedicated open space)
	Existing Zoning (Ord. # 2587-A) – Tract R-13A	Proposed Zoning (Parcel E-2)
General Location	Southwest portion of PD	Southwest portion of PD
Permitted Uses	<p>Any use permitted in the C-M Commercial District, except for auto repair, gasoline sales, and car washes.</p> <p>Maximum square footage allocated for office limited to 100,000 square feet.</p>	<p>Any use permitted in the C-M District, except for motor vehicles sales/leasing – new and motor vehicle rental. Motor vehicle service stations would only be allowed by Special Permit.</p> <p>Maximum square footage allocated for office limited to 100,000 square feet.</p>
Maximum Height	4 stories (up to 70 feet)	65 feet, including the parapet. Limited to 25 feet within 150 feet of the south line of Renner Road.
Density/Floor Area Ratio	<p>Residential Density: No dwelling units allowed</p> <p>Non-Residential F.A.R.: 0.6:1</p>	<p>Residential Density: No dwelling units allowed</p> <p>Non Residential F.A.R.: 0.6:1</p>
Minimum Landscape %	<p>15% for Tract F.A.R. less than 0.75:1</p> <p>20% for Tract F.A.R. between 0.75: and 1.25:1</p> <p>25% for Tract F.A.R. greater than 1.25:1</p>	10% (this does not include the 16.98 acres of dedicated open space)

	Existing Zoning (Ord. # 2587-A) – Tract R-14	Proposed Zoning (Parcel E-3)
General Location	Northeast portion of PD	Northeast portion of PD
Permitted Uses	<ul style="list-style-type: none"> • Retail, restaurant, office, institutional, research facilities, and residential uses (retail uses limited to maximum 15% of total permitted building area) • Automobile filling stations • Heliports • Limited Service Hotels • Childcare Centers 	<ul style="list-style-type: none"> • Retail, restaurant, office, institutional, research facilities and data centers • Residential Uses not allowed • Helipad by Special Permit • Limited Service Hotel by Special Permit • Childcare Centers, as an accessory use
Maximum Height	<p>8 stories (up to 130 feet) for portion of tract located between 800-1,000 feet of the south line of Renner Road</p> <p>10 stories (up to 160 feet) for portion of tract located between 1,000-1,300 feet of the south line of Renner Road</p> <p>20 stories (up to 310 feet) for remainder of tract</p>	300 feet (Parcel E-3 is located within approximately 800 feet of the south line of Renner Road)
Density/Floor Area Ratio	<p>Residential Density: 12 dwelling units/acre (565 units)</p> <p>Non-Residential F.A.R.: 1.5:1</p> <p>Max. Lot Coverage: 50%</p>	<p>Residential Density: No Residential allowed</p> <p>Non-Residential F.A.R.: 1.5:1</p> <p>No Max Lot Coverage</p>
Minimum Landscape %	<p>15% for Tract F.A.R. less than 0.75:1</p> <p>20% for Tract F.A.R. between 0.75: and 1.25:1</p> <p>25% for Tract F.A.R. greater than 1.25:1</p>	10% (this does not include the 16.98 acres of dedicated open space)
	Existing Zoning (Ord. # 2587-A) – Tract R-13B	Proposed Zoning (Parcel E-4)
General Location	Southeast portion of PD	Southeast portion of PD
Permitted Uses	<p>All uses permitted in the A-950-M Apartment District (includes apartments, duplexes, and single-family detached/attached dwellings.</p> <p>Other uses, including professional offices, research facilities, assembling and manufacturing uses are allowed upon CPC recommendation and City Council approval</p>	<ul style="list-style-type: none"> • Retail, restaurant, office, institutional, research facilities and data centers • Residential Uses not allowed • Helipad by Special Permit • Limited Service Hotel by Special Permit • Childcare Centers, as an accessory use
Maximum Height	2 stories (up to 40 feet); 1 story (up to 25 feet) for residential uses located within 150 feet of south line of Renner Road or within 200 feet of residentially zoned property for non-residential uses	65 feet, including the parapet. Limited to 25 feet within 150 feet of the south line of Renner Road.
Density/Floor Area Ratio	<p>Residential Density: 12 dwelling units/acre (705 units)</p> <p>Floor Area Ratio: 0.40:1 for non-residential uses</p> <p>Lot Coverage: Maximum 30% for residential uses</p>	<p>Residential Density: No Residential allowed</p> <p>Non-Residential F.A.R.: 0.75:1</p> <p>No Max. Lot Coverage</p>

Minimum Landscape %	15% for Tract F.A.R. less than 0.75:1 20% for Tract F.A.R. between 0.75: and 1.25:1 25% for Tract F.A.R. greater than 1.25:1	10% (this does not include the 16.98 acres of dedicated open space)
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Conclusion:

Based on staff’s review of the applicant’s request, the following conclusions regarding the existing zoning versus the proposed zoning are as follows:

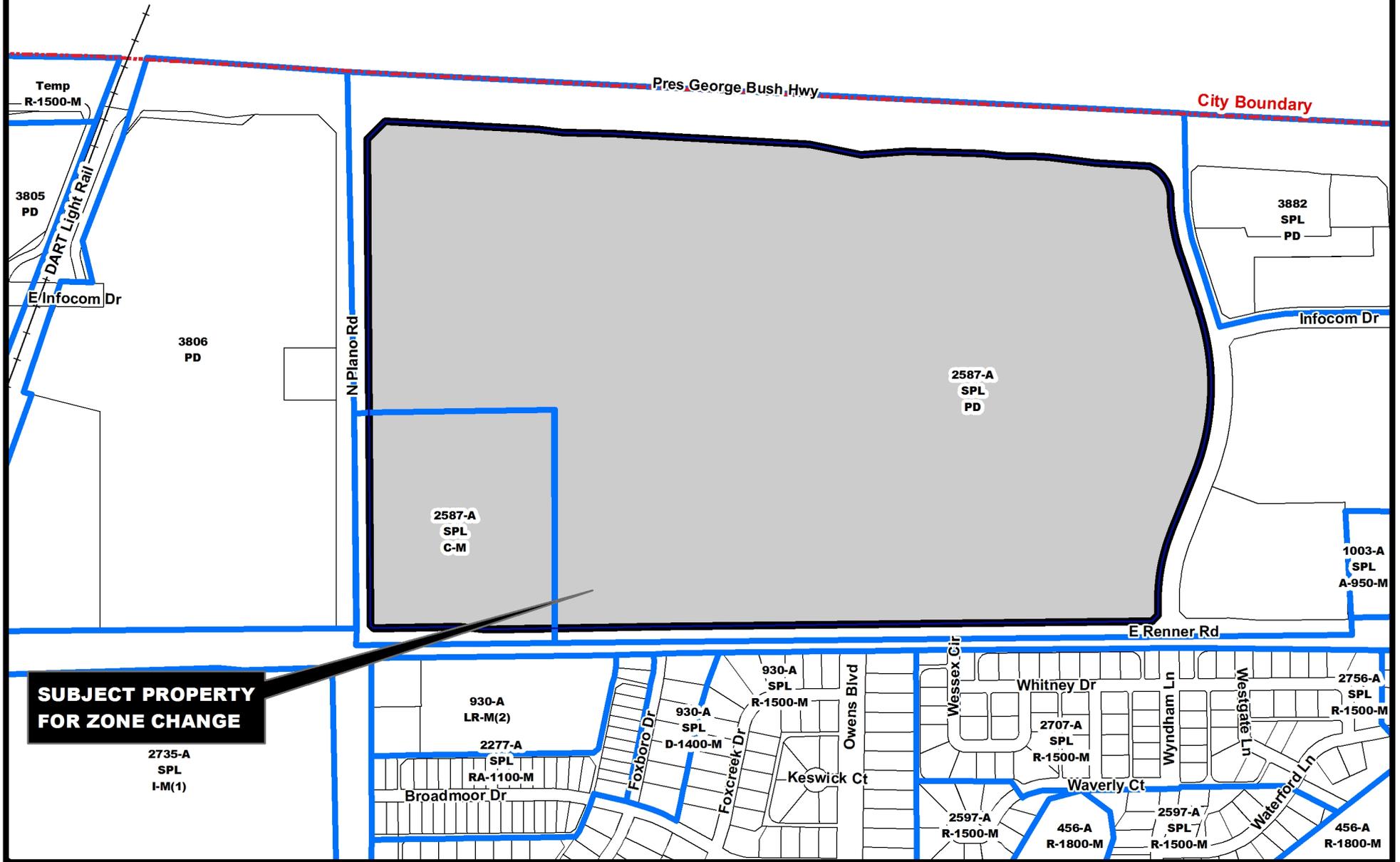
- The overall non-residential development rights are reduced by approximately 330,000 square feet. The highest density of development rights will be located in the northern portion of the PD adjacent to PGBT and away from the residential neighborhoods to the south.
- The maximum height allowed in the PD will be the same as what is currently allowed. Buildings up to 300 feet in height will be allowed approximately 400-500 feet closer to Renner Road than currently allowed. Maximum height of development will be limited to 65 feet along Renner Road between Plano Road and Wyndham Lane; however, the current PD limits the maximum height for development; which includes multi-family, to 40 feet (2-stories) with the exception of 4-story development at the intersection of Renner Road and Plano Road.
- Residential uses will now only be located in the northwest quadrant of the PD rather than throughout the PD as currently allowed. There is no increase in the total number of residential units allowed within the proposed PD.
- The following uses will no longer be allowed or will require a Special Permit:
 - Motor vehicle service stations now require a Special Permit
 - Limited service hotels now require a Special Permit
 - Heliports are no longer allowed by right; Helipads will be allowed by Special Permit only
 - Childcare centers will only be allowed as an accessory use by right
- Infocom Drive will be shifted to the south to accommodate more desirable tract layouts. Traffic mitigation measures will also be implemented by the developer to accommodate future traffic conditions. Such measures include right-turn deceleration lanes along Renner Road, auxiliary lanes, left turn lanes at median openings and traffic signals along Plano Road, and right-turn deceleration lanes along the PGBT frontage road. Further study will also be conducted to monitor traffic impacts within the existing neighborhoods to the south.

Correspondence: As of this date, one (1) letter of correspondence in support with recommendations has been submitted by the Sherrill Park Neighborhood Association and Fairways of Sherrill Park Homeowners Association. At the City Plan Commission meeting, six (6) individuals spoke in support of the request and one (1) individual spoke in opposition.

Motion: On December 4, 2012, the City Plan Commission, on a vote of 7-0, recommended approval of the request as presented in accordance with the following condition and an increase in the building setback in Parcel E-4 along Renner Road from forty (40) feet to sixty (60) feet. The applicant has also agreed to the place trees in the Renner Road medians in accordance with City policy.

1. The subject site shall be zoned PD Planned Development and shall be developed in accordance with the attached PD Planned Development regulations attached hereto as Exhibit "C".

ZF 12-20



ZF 12-20 Zoning Map

Updated By: shacklett, Update Date: November 13, 2012
File: DSI\mapping\Cases\Z\2012\ZF1220\ZF1220 zoning.mxd

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.



ZF 12-20



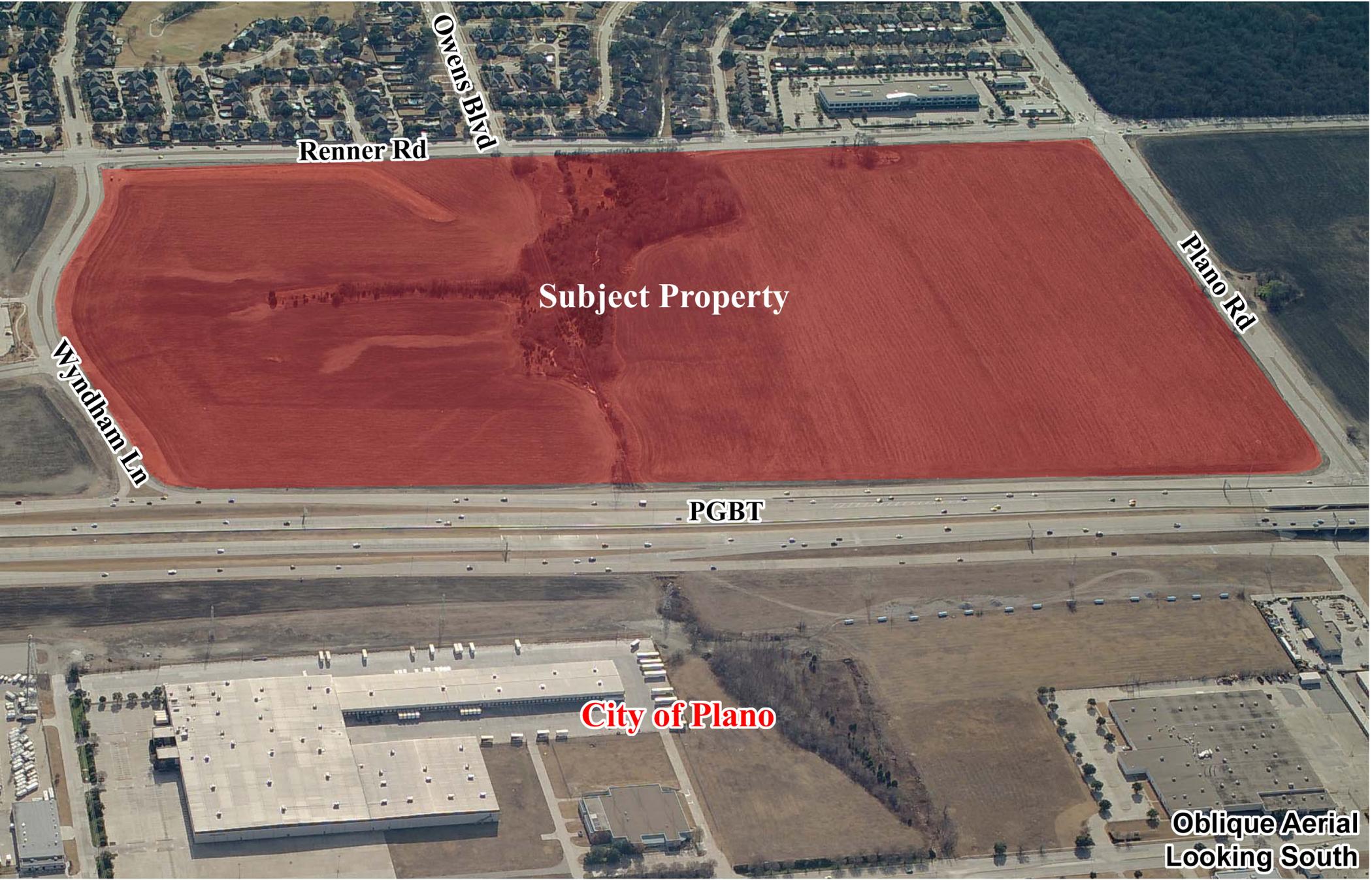
**SUBJECT PROPERTY
FOR ZONE CHANGE**

ZF 12-20 Aerial Map

Updated By: shacklett, Update Date: November 13, 2012
File: DSI\Mapping\Cases\Z\2012\ZF1220\ZF1220 ortho.mxd

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.





Renner Rd

Owens Blvd

Subject Property

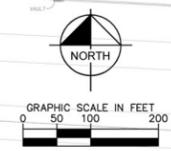
Plano Rd

Wyndham Ln

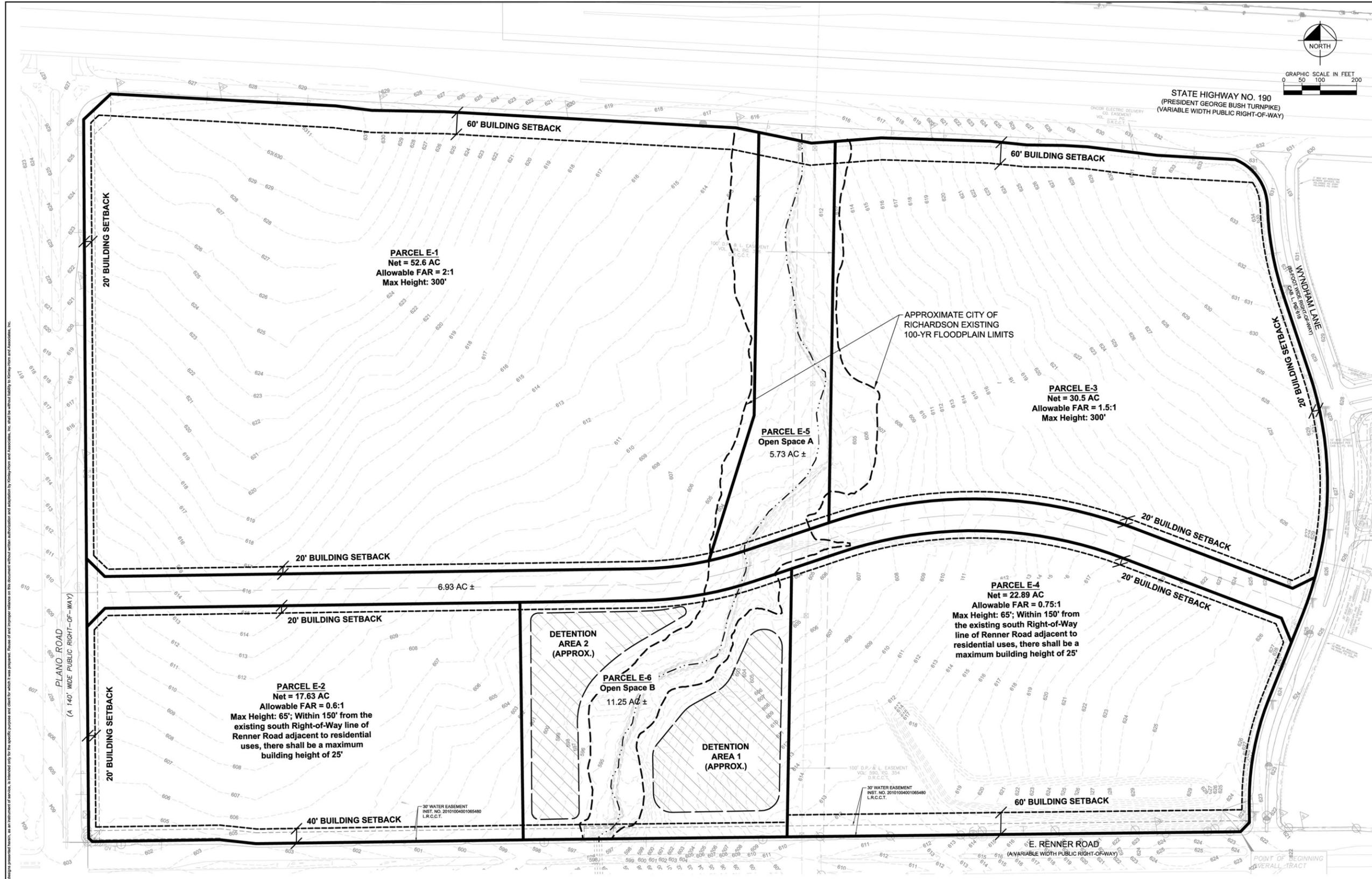
PGBT

City of Plano

Oblique Aerial
Looking South



STATE HIGHWAY NO. 190
(PRESIDENT GEORGE BUSH TURNPIKE)
(VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)



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KHA PROJECT		DATE		SCALE		DESIGNED BY		DRAWN BY		CHECKED BY	
08179015		12/2/2012		AS SHOWN		KHA		KHA		BJM	
RICHARDSON, TEXAS CONCEPT PLAN											
SHEET NUMBER E-1.1											
KIMLEY-HORN and Associates, Inc. 12750 METRO PARK DRIVE, SUITE 1000, DALLAS, TX 75244 PHONE: 972.770.1300 FAX: 972.236.3000 WWW.KIMLEY-HORN.COM TYP: F-08 © 2012 KIMLEY-HORN AND ASSOCIATES, INC.											
REVISIONS No. _____ BY _____ DATE _____											

Exhibit B - Part of Ordinance

Exhibit “C”
Proposed PD Regulations

That the following tracts of land are zoned PD, Planned Development District, for the following uses and subject to the following special conditions, to-wit:

I.
GENERAL

1. CONCEPT PLAN. Development of the Property must be in general conformance with the Concept Plan attached hereto as Exhibit “B” (the “Concept Plan”).
2. DEVELOPMENT PLAN. A development plan must be approved for each phase of development in accordance with Chapter 21 of the Code of Ordinances.
3. BASE ZONING. The base zoning for each parcel is identified in the sections below.
4. DEVELOPMENT STANDARDS. Use, building, height, area, and parking regulations for each parcel are set forth below. In the event a development standard is not provided for a parcel in the sections below, the respective development standard set forth in the base zoning shall control.
5. LANDSCAPE REQUIREMENTS. Parcels E-5 and E-6 are to be open space and detention areas. Trees shall be required within the Renner Road medians west of Owens Boulevard with the first phase of development on Parcel E-2 and within the Renner Road medians east of Owens Boulevard with the first phase of development on Parcel E-4. Trees shall be planted and maintained in accordance with City policy.
6. MINOR MODIFICATIONS. The City Manager or designee shall have the authority to approve a request for minor modifications to concept plans and development plans approved within or required by this planned development district. For purposes of this planned development, a minor modification shall be defined as (i) a change to a footprint of a building in which the proposed footprint complies with all development standards set forth herein, and (ii) except as otherwise provided in (i), a change which does not increase the building coverage, floor area ratio or residential density of the planned development, does not decrease any of the specified area regulations or enumerated parking ratios, nor substantially changes the access or circulation on or adjacent to the site.
7. NONRESIDENTIAL DISTRICT. For purposes of this planned development district and the development and performance standards in the City's Comprehensive Zoning Ordinance, this planned development district, or any portion thereof, shall not be considered a residential or apartment district.

8. COMPLIANCE WITH PRESIDENT GEORGE BUSH HIGHWAY DESIGN GUIDELINES. Except as otherwise provided herein, landscaping for areas subject to the President George Bush Highway Design Guidelines shall comply with such Guidelines.
9. CONFLICT OF ORDINANCES. In the event any provision of this ordinance conflicts with any ordinance, policy or resolution of the City, the provisions set forth herein shall control.
10. TRAFFIC STUDY. In the event development exceeding 2.5 million square feet of nonresidential development is ever proposed for the Property, a traffic analysis, completed in accordance with Article XXI-C, Sec. 5 of the Comprehensive Zoning Ordinance must be submitted with the development plan for each phase of development in excess of 2.5 million square feet of nonresidential development.
11. DEFINITIONS. For purposes of this planned development, the following words have the following meanings:
 - a. *Data center* means a building or facility primarily dedicated to housing computer systems and associated components generally including redundant or backup power supplies, redundant data communication connections, environmental controls, and security devices and also including office areas for support staff.
 - b. *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.

II.

PARCEL E-1

1. BASE ZONING. PD PLANNED DEVELOPMENT
2. USE REGULATIONS.
 - a. All uses permitted in the PD, Planned Development District.
 - b. In addition, the following uses shall be permitted:
 1. Hospital and medical research
 2. Institutional uses to include educational, governmental and non-profit organizations
 3. Retail sales and personal services

- a) Motor vehicle service station, with Special Permit in accordance with the Comprehensive Zoning Ordinance
 - b) Grocery store,
 - c) Hardware store,
 - d) Repair Shop – personal items
 - e) Musical instruments, sales and repair
 - f) Pet Sales and Grooming, subject to Article XXII-E of the Comprehensive Zoning Ordinance.
 - g) Laundry or dry cleaning services
- 4. Private clubs in accordance with Chapter 4 of the Code of Ordinances.
 - 5. Hotel. Limited Service with Special Permit in accordance with the Comprehensive Zoning Ordinance
 - 6. Child care center, as an accessory use
 - 7. Public garage
 - 8. Radio and television stations without broadcast towers
 - 9. Data Centers

3. BUILDING REGULATIONS.

All building facades, excluding doors, windows, or other openings, shall be a minimum of 85% masonry material, defined as brick, stone, stucco utilizing a 3-step process, cast stone, rock, marble, granite, curtain glass, glass block, ventilated facade systems (see definition below), factory painted metal panels, and concrete tilt wall panels. A maximum of 15% of the building facade area may be constructed of 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 feet. In determining the percentage allowance, the total of all sides of the building shall be utilized in the calculation and a maximum of 20% of the facade per elevation shall be constructed of non-combustible materials other than those previously listed.

4. HEIGHT REGULATIONS.

- a. The maximum height of any building shall be 300 feet.
- b. Mechanical rooms and non-occupied penthouses shall not be measured in calculating the allowable height of a building.

5. AREA REGULATIONS.

- a. President George Bush Highway:
 - 1. Buildings: 60 feet
 - 2. Parking Structures: 40 feet
 - 3. Minimum Landscape Buffer: 40 feet
- b. Plano Road:
 - 1. Buildings: 20 feet
 - 2. Minimum Landscape Buffer: 20 feet
- c. Infocom Drive:
 - 1. Buildings: 20 feet
 - 2. Minimum Landscape Buffer: 10 feet

- d. All other streets:
 1. Buildings: 20 feet
 2. Minimum Landscape Buffer: 10 feet
6. INTERIOR SETBACKS. Except as otherwise provided herein, no building setback shall be required from interior lot lines, except as may be required by the City of Richardson Building Code.
7. DENSITY.
 - a. Nonresidential uses. The maximum Floor Area Ratio for nonresidential uses in the aggregate shall not exceed 2:1. Residential uses are not included in the calculation of Floor Area.
 - b. Residential uses. The maximum number of units permitted is 1,925.
8. PARKING REGULATIONS. Parking shall be provided in accordance with Chapter 21, article III of the Code of Ordinances of the City of Richardson with the exception of parking for data centers shall be provided at a ratio of one (1) space per 3,000 square feet for the data center portion of the development.
9. LANDSCAPE REQUIREMENTS. The minimum landscape area provided on any lot, parcel or tract shall be not less than ten percent (10%) of the gross land area, exclusive of any land within floodways.

II.

PARCEL E-2

1. BASE ZONING. PD PLANNED DEVELOPMENT
2. USE REGULATIONS.
 - a. Any use permitted in the C-M, Commercial District, except that no motor vehicle sales/leasing - new or motor vehicle rental shall be permitted. Motor vehicle service station shall be permitted with a Special Permit, in accordance with Article XXII-A of the Comprehensive Zoning Ordinance
 - b. Maximum building square footage allocated for office uses shall not exceed 100,000 sq. ft. on the herein described property.
3. BUILDING REGULATIONS.

All building facades, excluding doors, windows, or other openings, shall be a minimum of 85% masonry material, defined as brick, stone, stucco utilizing a 3-step process, cast stone, rock, marble, granite, curtain glass, glass block, ventilated facade systems (see definition below), factory painted metal panels, and concrete tilt wall panels. A maximum of 15% of the building facade area may be constructed of 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 feet. In determining the

percentage allowance, the total of all sides of the building shall be utilized in the calculation and a maximum of 20% of the facade per elevation shall be constructed of non-combustible materials other than those previously listed.

4. HEIGHT REGULATIONS.

- a. The maximum height of any building shall be 65 feet, inclusive of parapet walls.
- b. Within 150' from the existing south right-of-way line of Renner Road adjacent to residential uses, there shall be a maximum building height of 25 feet.
- c. Mechanical rooms and non-occupied penthouses shall not be measured in calculating the allowable height of a building.

5. AREA REGULATIONS.

- a. Plano Road:
 1. Buildings: 20 feet
 2. Minimum Landscape Buffer: 20 feet
- b. Renner Road:
 1. Buildings: 40 feet
 2. Minimum Landscape Buffer: 40 feet
- c. Infocom Drive:
 1. Buildings: 20 feet
 2. Minimum Landscape Buffer: 10 feet
- d. All other streets:
 1. Buildings: 20 feet
 2. Minimum Landscape Buffer: 10 feet

6. INTERIOR SETBACKS. Except as otherwise provided herein, no building setback shall be required from interior lot lines, except as may be required by the City of Richardson Building Code.

7. DENSITY.

The maximum Floor Area Ratio shall not exceed 0.6:1.

8. PARKING REGULATIONS. Parking shall be provided in accordance with Code Chapter 21, Article III of the Code of Ordinances of the City of Richardson.

9. LANDSCAPE REQUIREMENTS. The minimum landscape area provided on any lot, parcel or tract shall be not less than ten percent (10%) of the gross land area, exclusive of any land within floodways.

III.
PARCEL E-3

1. BASE ZONING. PD PLANNED DEVELOPMENT

2. USE REGULATIONS.

- a. All uses permitted in the PD, Planned Development District, excluding residential uses (single-family detached and attached dwellings, patio homes, duplexes, townhomes and apartments).
- b. In addition, the following uses shall be permitted:
 1. Hospital and medical research establishments
 2. Institutional uses to include educational, governmental and non-profit organizations
 3. Retail sales and personal services
 - a) Laundry or dry cleaning services
 - b) Grocery store
 - c) Hardware store
 - d) Repair Shop – personal items
 - e) Piano and Musical instruments, sales and repair
 - f) Pet Sales and Grooming, subject to Article XXII-E of the Comprehensive Zoning Ordinance.
 4. Private clubs in accordance with Chapter 4 of the Code of Ordinances.
 5. Hotel. Limited Service with Special Permit in accordance with the Comprehensive Zoning Ordinance
 6. Child care center, as an accessory use
 7. Public garage
 8. Radio and television stations without broadcast towers
 9. Data Centers

3. BUILDING REGULATIONS.

All building facades, excluding doors, windows, or other openings, shall be a minimum of 85% masonry material, defined as brick, stone, stucco utilizing a 3-step process, cast stone, rock, marble, granite, curtain glass, glass block, ventilated facade systems (see definition below), factory painted metal panels, and concrete tilt wall panels. A maximum of 15% of the building facade area may be constructed of 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 feet. In determining the percentage allowance, the total of all sides of the building shall be utilized in the calculation and a maximum of 20% of the facade per elevation shall be constructed of non-combustible materials other than those previously listed.

4. HEIGHT REGULATIONS.

- a. The maximum height of any building shall not exceed 300 feet.
- b. Mechanical rooms and non-occupied penthouses shall not be measured in calculating the allowable height of a building.

5. AREA REGULATIONS.

- a. President George Bush Highway:
 1. Buildings: 60 feet
 2. Parking Structures: 40

3. Minimum Landscape Buffer: 40 feet
 - b. Wyndham Road:
 1. Buildings: 20 feet
 2. Minimum Landscape Buffer: 20 feet
 - c. Infocom Drive:
 1. Buildings: 20 feet
 2. Minimum Landscape Buffer: 10 feet
 - d. All other streets:
 1. Buildings: 20 feet
 2. Minimum Landscape Buffer: 10 feet
6. INTERIOR SETBACKS. Except as otherwise provided herein, no building setback shall be required from interior lot lines, except as may be required by the City of Richardson Building Code.
 7. DENSITY.
The maximum floor area shall not exceed 1.5:1.
 8. PARKING REGULATIONS. Parking shall be provided in accordance with Chapter 21, article III of the Code of Ordinances of the City of Richardson with the exception of parking for data centers shall be provided at a ratio of one (1) space per 3,000 square feet for the data center portion of the development.
 9. LANDSCAPE REQUIREMENTS. The minimum landscape area provided on any lot, parcel or tract shall be not less than ten percent (10%) of the gross land area, exclusive of any land within floodways.
 10. FENCING. A maximum 8-foot wrought iron-type fence may be installed within any required yard. Said fence shall be depicted on the landscape plan during the development plan review process.

IV.
PARCEL E-4

1. BASE ZONING. PD PLANNED DEVELOPMENT
2. USE REGULATIONS.
 - a. All uses permitted in the PD, Planned Development District, excluding residential uses (single-family detached and attached dwellings, patio homes, duplexes, townhomes and apartments).
 - b. In addition, the following uses shall be permitted:
 1. Institutional uses to include educational, governmental and non-profit organizations
 2. Retail sales and personal services
 - a) Laundry or dry cleaning service

- b) Grocery store
 - c) Hardware store
 - d) Repair Shop – personal items
 - e) Piano and Musical instruments, sales and repair
 - f) Pet Sales and Grooming, subject to Article XXII-E of the Comprehensive Zoning Ordinance.
3. Private clubs in accordance with Chapter 4 of the Code of Ordinances.
 4. Public garage
 5. Radio and television stations without broadcast towers
 6. Data Centers

3. BUILDING REGULATIONS.

All building facades, excluding doors, windows, or other openings, shall be a minimum of 85% masonry material, defined as brick, stone, stucco utilizing a 3-step process, cast stone, rock, marble, granite, curtain glass, glass block, ventilated facade systems (see definition below), factory painted metal panels, and concrete tilt wall panels. A maximum of 15% of the building facade area may be constructed of 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 feet. In determining the percentage allowance, the total of all sides of the building shall be utilized in the calculation and a maximum of 20% of the facade per elevation shall be constructed of non-combustible materials other than those previously listed.

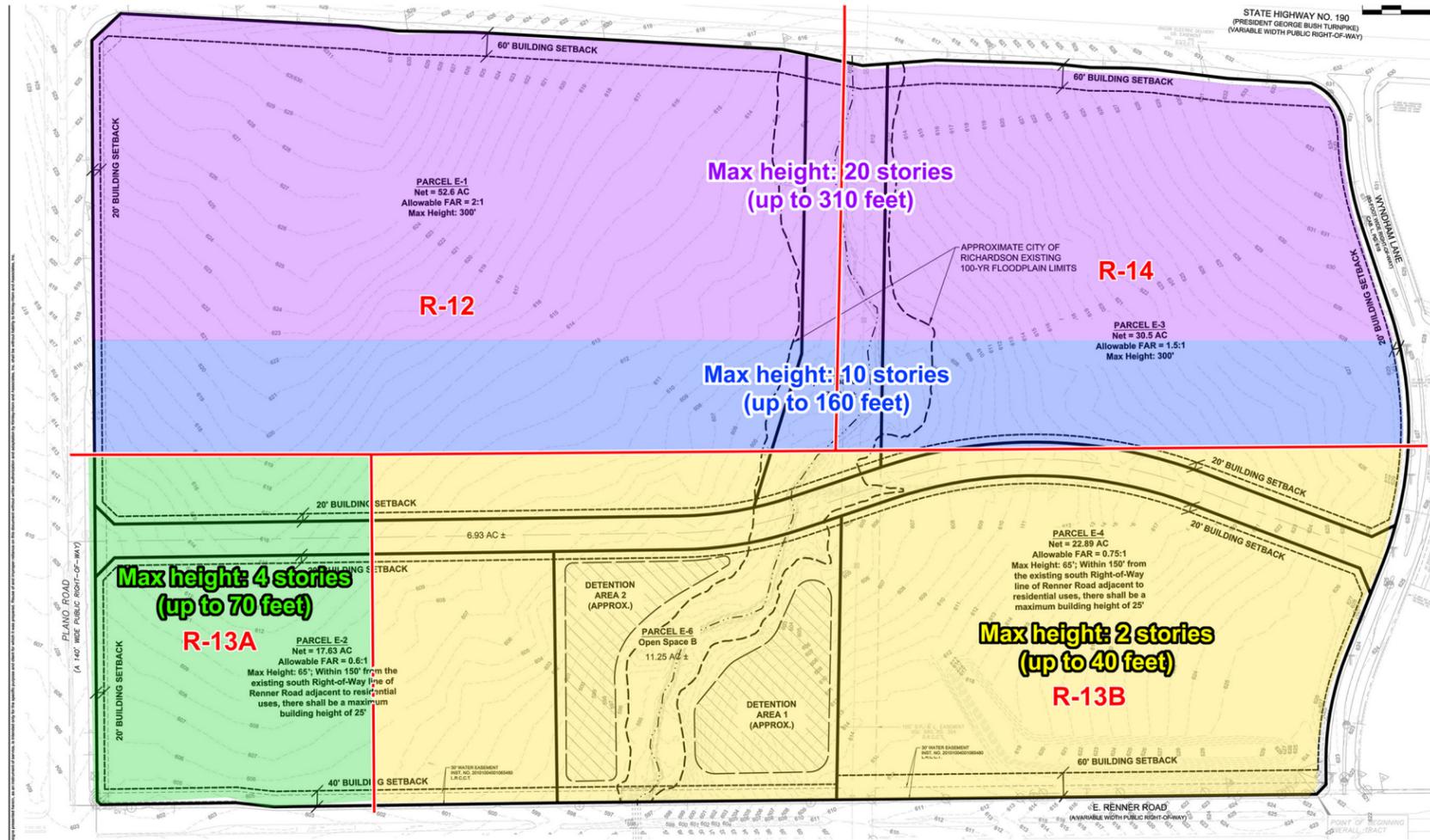
4. HEIGHT REGULATIONS.

- a. The maximum height of any building shall be 65 feet, inclusive of parapet walls.
- b. Within 150' from the existing south right-of-way line of Renner Road there shall be a maximum building height of 25 feet.
- c. Mechanical rooms and non-occupied penthouses shall not be measured in calculating the allowable height of a building.

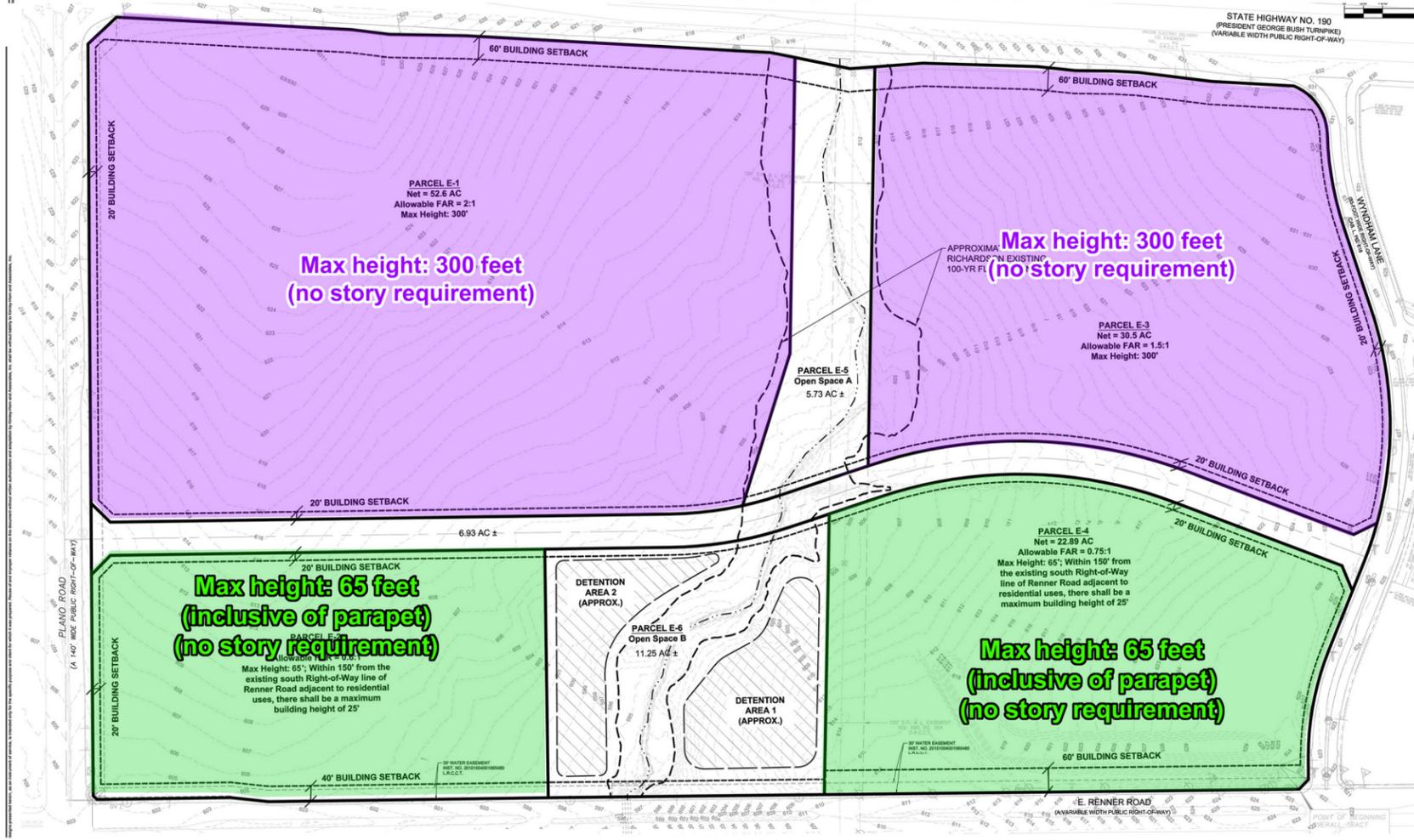
5. AREA REGULATIONS.

- a. Renner Road:
 1. Buildings: 60 feet
 2. Minimum Landscape Buffer: 40 feet
- b. Wyndham Road:
 1. Buildings: 20 feet
 2. Minimum Landscape Buffer: 20 feet
- c. Infocom Drive:
 1. Buildings: 20 feet
 2. Minimum Landscape Buffer: 10 feet
- d. All other streets:
 1. Buildings: 20 feet
 2. Minimum Landscape Buffer: 10 feet

6. INTERIOR SETBACKS. Except as otherwise provided herein, no building setback shall be required from interior lot lines, except as may be required by the City of Richardson Building Code.
7. DENSITY.
The maximum floor area ratio shall not exceed 0.75:1.
8. PARKING REGULATIONS. Parking shall be provided in accordance with Chapter 21, article III of the Code of Ordinances of the City of Richardson with the exception of parking for data centers shall be provided at a ratio of one (1) space per 3,000 square feet for the data center portion of the development.
9. LANDSCAPE REQUIREMENTS. The minimum landscape area provided on any lot, parcel or tract shall be not less than ten percent (10%) of the gross land area, exclusive of any land within floodways.
10. FENCING: A maximum 8-foot wrought iron-type fence may be installed within any required yard. Said fence shall be depicted on the landscape plan during the development plan review process.



Current Zoning Height Requirements



Proposed Zoning Height Requirements

ZF 12-20
APPLICANT'S STATEMENT

The subject property consists of approximately 147.516 acres of land, which has been vacant for many years, located south of the President George Bush Turnpike, east of Plano Road, north of Renner Road, and west of Wyndham Lane. Currently, the property is zoned as a planned development district for high density mixed use development.

This application is being submitted to redistribute uses and densities within the property. The subject property is proposed to be divided into six parcels. Parcel E-1 consists of 52.6 acres located at the northwest quadrant of the property. This parcel is intended to be high density mixed use with a residential component. Parcel E-2 consists of 17.63 acres located at the southwest quadrant of the property and will retain similar uses and densities as permitted under the current zoning which includes retail, restaurant and office uses. Parcel E-3 consists of 30.5 acres at the northeast quadrant of the property and will allow a dense mix of uses, but no residential uses. Parcel E-4 consists of 22.89 acres at the southeast quadrant of the property. This parcel will have nonresidential mixed uses and graduated heights based on the proximity to residential uses on the south side of Renner Road. The two remaining parcels, E-5 and E-6, will be open space and park properties.

Proposed development on the property for the most part is directly consistent and compatible with existing or proposed development on surrounding properties. Property to the west is the proposed Bush Central Station development which is anticipated to develop as a dense, mixed use, transit oriented development. Property to the east is developed with a data center and the Shire mixed use development. Land uses across the subject at the southwest corner consist of a convenience store with fuel pumps and offices. Property south and east of the subject property consists of single family residential uses. The proposed regulations relocate the multifamily uses from the southeast portion of the Property to Parcel E-1 at the northwest quadrant of the site. Additionally, the proposed height regulations provide for a reduced height of 25 feet for buildings within 150 feet of the south right-of-way line of Renner Road.

The proposed zoning and land uses are consistent with the City's recommended land uses as set forth in the City of Richardson 2009 Comprehensive Plan which identifies the subject property as "Regional Employment". The "Regional Employment" development type is described on Page 3-6 of the Comprehensive plan as follows:

Regional Employment districts are generally located along Richardson's highways north of Arapaho Road, and at the intersection of Spring Valley Road and Central Expressway. Higher density development is appropriate in these areas, with the primary use being high-rise office. Secondary uses include retail centers and entertainment venues.

This site has lengthy frontage along the Bush Turnpike and a large portion of the site is slated for development with a very significant employment center use leading to substantial job creation, tax base increase, and economic multiplier effects. Further, the City's explanatory materials on the Bush Turnpike Station planning area say that:

For more than a decade, Richardson has worked towards attracting high-end, transit-oriented development for the Bush Turnpike Station area. Several studies commissioned in the past, including an Urban Land Institute panel study, showed great potential for a project that would leverage the availability of transit to create an important destination in the community at this key location.

The purpose of the proposed Planned Development is to support a major regional employment center with significant regional retail and residential uses within convenient walking distance from the existing transit station and the potential Cotton Belt station. The standards will be created to support economic development, sustainable tax base, and job creation by establishing adjacency predictability of private development that supports and leverages investment in and around the site.

Parking will comply with the current City standards. Private open space and parks will be maintained by either a property owners association or individual property owners. Public open space and parks are proposed to be maintained by the City.



Notice of Public Hearing

City Plan Commission • Richardson, Texas

An application has been received by the City of Richardson for a:

ZONING CHANGE

File No./Name: ZF 12-20 PD Planned Development
Property Owners: Joe Altemore / Bush/75 Partners LP
Applicant: William S. Dahlstrom / Jackson Walker, LLP
Location: North side of Renner Road, between Plano Road and Wyndham Lane, north to President George Bush Turnpike. (See map on reverse side)
Current Zoning: PD Planned Development & C-M Commercial
Request: A request by William S. Dahlstrom, Jackson Walker, LLP, representing Bush/75 Partners LP, to rezone approximately 147.5 acres of land to establish a new Planned Development District that includes reallocated land uses, revised development standards, and a concept plan.

The City Plan Commission will consider this request at a public hearing on:

TUESDAY, DECEMBER 4, 2012
7:00 p.m.
City Council Chambers
Richardson City Hall, 411 W. Arapaho Road
Richardson, Texas

This notice has been sent to all owners of real property within 200 feet of the request; as such ownership appears on the last approved city tax roll.

Process for Public Input: A maximum of 15 minutes will be allocated to the applicant and to those in favor of the request for purposes of addressing the City Plan Commission. A maximum of 15 minutes will also be allocated to those in opposition to the request. Time required to respond to questions by the City Plan Commission is excluded from each 15 minute period.

Persons who are unable to attend, but would like their views to be made a part of the public record, may send signed, written comments, referencing the file number above, prior to the date of the hearing to: Dept. of Development Services, PO Box 830309, Richardson, TX 75083.

The City Plan Commission may recommend approval of the request as presented, recommend approval with additional conditions or recommend denial. Final approval of this application requires action by the City Council.

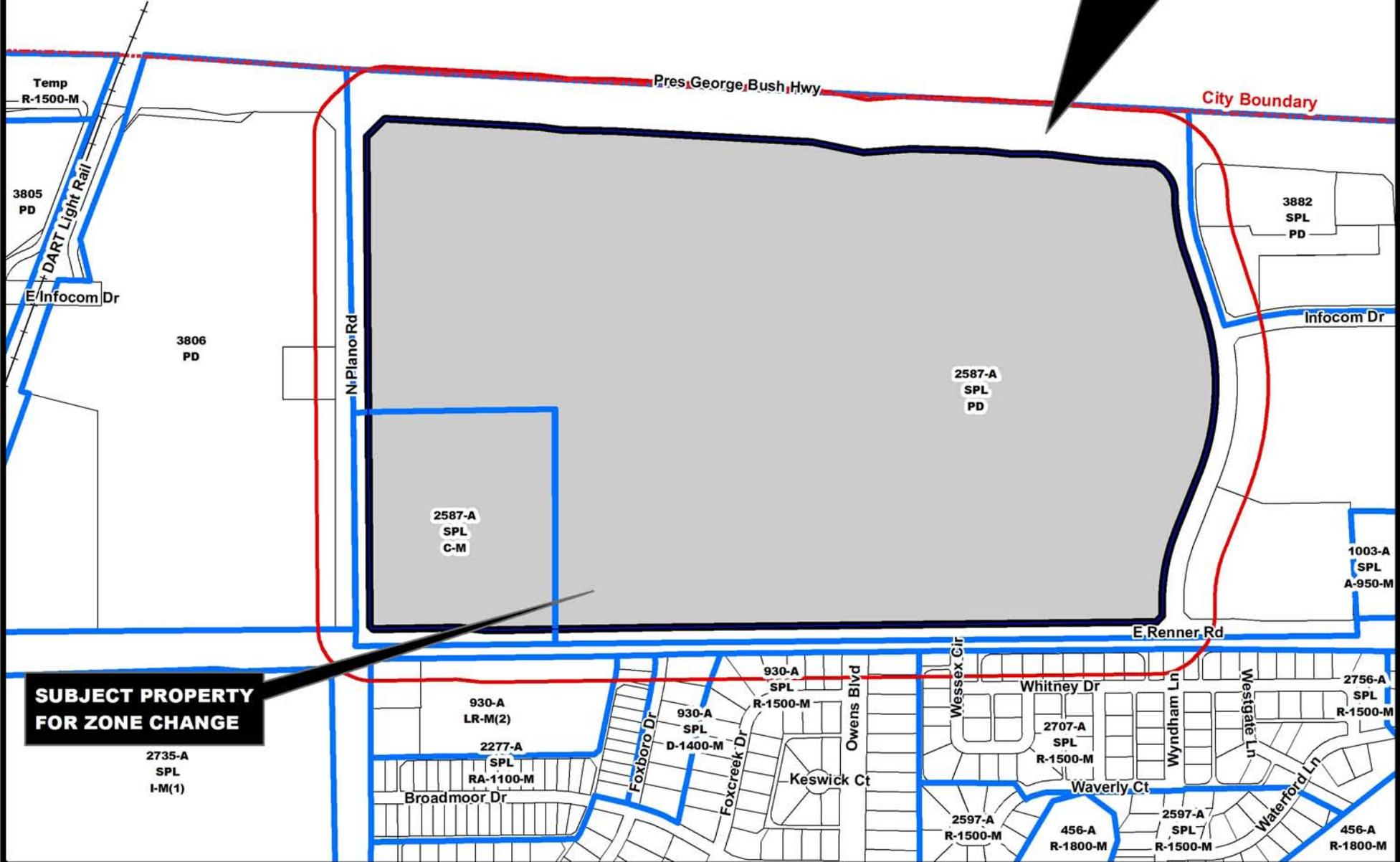
Agenda: The City Plan Commission agenda for this meeting will be posted on the City of Richardson website the Saturday before the public hearing. For a copy of the agenda, please go to: <http://www.cor.net/index.aspx?page=1331>.

For additional information, please contact the Dept. of Development Services at 972-744-4240 and reference Zoning File number ZF 12-20.

Date Posted and Mailed: 11/21/12

ZF 12-20

200'
Notification Boundary



ZF 12-20 Notification Map

Updated By: shacklett, Update Date: November 13, 2012
File: DSI\mapping\Cases\Z\2012\ZF1220\ZF1220 notification.mxd

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.



BUSH/75 PARTNERS LP
4801 W LOVERS LN
DALLAS, TX 75209-3137

FAIRWAYS OF SHERRILL PARK
PO BOX 830341
RICHARDSON, TX 75083-0341

ERTURKUNER CEMIL B ETUX
1701 WHITNEY DR
RICHARDSON, TX 75082-3117

ELSEHETY AHMED E &
MANSOUR SAHAR M
5036 ROYAL CREEK LN
PLANO, TX 75093-4068

KOUSER ERIC P ETUX DEBRA
3310 OWENS BLVD
RICHARDSON, TX 75082-3030

TONG JOHNNY
3313 FOXCREEK DR
RICHARDSON, TX 75082-3077

MANNING RAYMOND L JR ETUX
3311 FOXCREEK DR
RICHARDSON, TX 75082-3077

TRAN NAM Q & THUY NGUYEN
3309 FOXCREEK DR
RICHARDSON, TX 75082-3077

GRIFFIN BRAD L
3307 FOXCREEK DR
RICHARDSON, TX 75082-3077

WALTERS JOANNE
1717 WHITNEY DR
RICHARDSON, TX 75082-3117

CONN MICHAEL E ETUX
1715 WHITNEY DR
RICHARDSON, TX 75082-3117

AZIMI MASOUD ETUX MITRA
2007 PRIMROSE DR
RICHARDSON, TX 75082-3245

ARELLANO DAVID & DONNA
1713 WHITNEY DR
RICHARDSON, TX 75082-3117

AGHASSIBAKE HAMID R &
BEMANI NASRIN
1711 WHITNEY DR
RICHARDSON, TX 75082-3117

JACKSON RICKEY A ETUX CATH
3303 FOXCREEK DR
RICHARDSON, TX 75082-3077

ROMERO PHILIP M
3308 FOXBORO DR
RICHARDSON, TX 75082-3082

BUSTOS ISRAEL JR & LYNETTE KIM
1709 WHITNEY DR
RICHARDSON, TX 75082-3117

KUBA RISHI ETUX MERCY
1707 WHITNEY DR
RICHARDSON, TX 75082-3117

HAN KYUNG TEAK & KOOK SOON
1705 WHITNEY DR
RICHARDSON, TX 75082-3117

YEH SHU-FEN & CHUN-CHUNG
1703 WHITNEY DR
RICHARDSON, TX 75082-3117

SALEH ALFRED M ETUX
1909 RIDGE CREEK DR
RICHARDSON, TX 75082-4609

FSP 1410 EAST RENNER ROAD LLC
401 EDGEWATER PL #200
WAKEFIELD, MA 01880-6207

TETCO STORES LP
C/O GUY FRENCH
PO BOX 171720
SAN ANTONIO, TX 78217-1020

ROBERTSON MARYANN
3309 FOXBORO DR
RICHARDSON, TX 75082-3083

PATEL ISHWAR L ETUX
3209 WESSEX CIR
RICHARDSON, TX 75082-3113

NOFAL MITHQAL I
3308 OWENS BLVD
RICHARDSON, TX 75082-3030

ROMERO PHILLIP AND JULIE MAE
3308 CARRIAGE CT
RICHARDSON, TX 75082-3662

RICHARDSON PDC 2 LP
2200 ROSS AVE STE 5400
DALLAS, TX 75201-7918

SHIRE DEVELOPMENT LLC
14307 HUGHES LN
DALLAS, TX 75254-8501

BRACEBRIDGE CORPORATION
C/O BOA NC1-001-03-81
101 N TYRON ST
CHARLOTTE, NC 28255-8255

CITY OF PLANO
PLANNING DEPARTMENT
PO BOX 860358
PLANO, TX 75086-0358

**BILL DAHLSTROM
JACKSON WALKER LLP
901 MAIN STREET, STE 6000
DALLAS, TX 75202**

**JOE ALTEMORE
BUSH/75 PARTNERS LP
4801 WEST LOVERS LANE
DALLAS, TX 75209**

**ZF 12-20
NOTIFICATION LIST**

Re: Eastside Re-zoning Request – Neighborhoods Response

Sherrill Park NA and Fairways of Sherrill Park HOA have reviewed the fairly limited detail furnished us by the applicant as of Thursday November 29th and find we can recommend support* of the Eastside re-zoning application subject to the following minor changes, additions :

1. That the maximum 25 foot building height setback on Renner Road in parcel E-4 be increased 30 feet so that it will be 40 feet from the north edge of the 40 foot waterline easement instead of 10 feet. (The applicant has asked that the maximum building height in this area be increased from 44 feet to 65 feet.) This is requested due to the fact that homes across the street from this area are two story and have big windows facing north across Renner road.
2. That the allowed uses within 300 foot of the north ROW line of Renner Road not include any uses which operate before sunrise and after sunset containing bright lighting such as a gasoline service station.
3. That the City completes its study of the need for changes for the safe egress/ingress from and to Sherrill Park neighborhood due to anticipated increase in traffic that the developer and the City will participate in needed improvements. The solution needs to also prevent cut through traffic through the neighborhood. The solution may include signalization and geometric changes at Owens or Foxboro and possibly Braeburn. It is already difficult for residents to get in and out of the neighborhood between 7 to 9 am and 4 to 7 pm. Cut through traffic currently occurs when the Plano/Renner intersection becomes heavily congested.
4. The City needs to commit to implementation of the “long-term” mitigation measures recommended in the Project TIA when a certain congestion/delay threshold occurs.
5. It is requested that the developers be required to finance a tree the town program in the median of Renner like Cisco has done. In the area adjacent to our two neighborhoods, tall growing, closely spaced trees should be required to help dull the impact of buildings due north of our neighborhoods. The normal “tree the town” spacing, but also financed by the developers, should extend to Plano Road. It is also hoped that the City would require the developers of the sections of Renner Road west of Plano Road to US75 to participate as each of the adjacent parcels are platted and site plans approved.

*If the City’s report to the Plan Commission due out at 5 pm today uncovers any changes not yet made available to us, we reserve the right further qualify on recommendation for approval of the re-zoning. We appreciate the cooperation we have received to date from the Developer and the City in sharing information with us and hope this spirit of cooperation will continue.

George Human

George Human, City Liaison, Sherrill Park Neighborhood Association, November 30, 2012 - 11AM

Sandy Lauder

Sandy Lauder, President, Fairways of Sherrill Park Homeowners Association, November 30, 2012

ORDINANCE NO. 2587-A

AN ORDINANCE OF THE CITY OF RICHARDSON, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF RICHARDSON, TEXAS, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING ON THE FOLLOWING DESCRIBED TRACTS OF LAND FROM R-1500-M TEMPORARY, LR-M(2), I-M(1), AND R-1800-M TO PD, PLANNED DEVELOPMENT DISTRICT AND C-M COMMERCIAL DISTRICT ZONING, SUBJECT TO SPECIAL CONDITIONS, TO-WIT: BEING ALL OF THE TRACTS OF LAND DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF ONE THOUSAND (\$1,000.00) DOLLARS FOR EACH OFFENSE; PROVIDING FOR AN EFFECTIVE DATE; AND DECLARING AN EMERGENCY.

WHEREAS, the City Planning 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 so as to change the zoning on the following described tracts of land from R-1500-M Temporary, LR-M(2), I-M(1), and R-1800-M zoning to PD, Planned Development District zoning, subject to special conditions, to-wit:

BEING those various tracts of land described in Exhibit "A", attached hereto and made a part hereof for all purposes.

SECTION 2. That the following tracts of land are zoned PD, Planned Development District, for the following uses and subject to the following special conditions, to-wit:

I.

TRACTS: R-12; R-14

ZONING: PD, PLANNED DEVELOPMENT

PERMITTED USES: All uses permitted in the PD, Planned Development District.

In addition, the following uses shall be permitted:

1. Research facilities
2. Technical laboratories
3. Hospital and medical research establishments
4. Institutional uses to include educational, governmental and non-profit organizations
5. Retail sales and personal services
 - a. Dry cleaners
 - b. Automobile filling stations
 - c. Grocery, retail sales only
 - d. Hardware, retail sales only
 - e. Shoe repair
 - f. Piano and musical instruments, retail sales only
 - g. Meat market, retail sales only
 - h. Bird and pet shops, retail sales only
 - i. Electrical appliances, retail sales only
6. Restaurants, cafeterias and private clubs in conjunction with restaurant facilities. No drive-through or curbside service shall be permitted.
7. Heliport uses, as approved by the City of Richardson and the FAA
8. Day care and child care center
9. Parking lot, commercial
10. Public garage
11. Radio and television stations without broadcast towers
12. Telegraph and telephone offices

AREA REGULATIONS:

1. The maximum Floor Area Ratio on the tract shall not exceed 1.5:1.
2. Retail uses shall be limited to a maximum of fifteen percent (15%) of the total permitted building area within this tract.
3. Maximum coverage by buildings and parking structures on the property shall not exceed fifty percent (50%). Determination of allowable coverage shall be made at the time of concept plan approval.
4. Setbacks shall be provided as required in the TO-M, Technical Office District. Front yard setbacks shall be provided adjacent to all public or private streets, or from fire lanes with a dedicated width of fifty (50) feet or greater.

HEIGHT REGULATIONS:

The maximum height of any building shall be 20 standard stories. In addition, all buildings shall conform to the following height setbacks:

1. Between 600' and 800' from the south right-of-way line of existing Renner Road there shall be a maximum building height of six (6) standard stories.
2. Between 800' and 1,000' from the south right-of-way line of existing Renner Road there shall be a maximum building height of eight (8) standard stories.
3. Between 1,000' and 1,300' from the south right-of-way line of existing Renner road there shall be a maximum building height of ten (10) standard stories.

Mechanical rooms and non-occupied penthouses shall not be measured in calculating the allowable height of a building.

CONCEPT PLANS:

Approval of a concept plan as required in the PD, Planned Development District, shall be deferred until such time as the owner of the herein-described tract causes a concept plan to be prepared.

In no event shall the City Plan Commission approve any site plan for an individual lot, parcel or tract until there has been reviewed and approved a concept plan for the entire tract as herein described, drawn to a scale of not less than one (1) inch equaling fifty (50) feet, showing the major circulation pattern surrounding and serving the site, major landscaping elements and features, open space, drainage ways and wetlands, parking areas, building groupings and significant physical features of the site. The concept plan shall indicate the maximum coverage, floor area ratio and minimum areas to be provided in landscaping for the entire tract.

The owner and/or owners of Tracts R-12, R-14 and R-15 may submit a consolidated concept plan for the three tracts. Said consolidated concept plan shall indicate all of the information required for the individual concept plans. Should a consolidated concept plan be approved, amendments shall be considered to the consolidated plan only, and no further consideration to individual concept plans shall be given.

SITE PLAN APPROVAL:

Prior to the issuance of any building permit, there shall be submitted to the City Plan Commission, for its approval, a site plan and landscape plan drawn to an acceptable scale and with adequate copies provided for the Commission's review. Said plans shall show, but not be limited to, the arrangement of the proposed improvements in detail, together with the essential requirements such as parking facilities, location of buildings and other structures in relation to surrounding properties with respect to proposed building materials, building elevations, paving and layout of streets, alleys and sidewalks, means of ingress and egress, provisions for drainage, parking spaces, protective screening and open spaces, areas designated for landscaping, and any other aspect deemed necessary by the City Plan Commission in the interest of promoting the public health, safety, order, convenience, prosperity and general welfare.

Any applicant for site plan approval shall be required to have updated the master site plan file for the tract, on record with the City of Richardson, prior to the site plan being approved by the City Plan Commission.

LANDSCAPE PLAN APPROVAL:

Landscape plans shall be submitted and approved in accordance with the provisions of the PD, Planned Development District. The minimum amount of landscape area provided on any lot, parcel or tract shall be not less than the percentage of lot area required below, exclusive of any land within floodways:

<u>FLOOR AREA RATIO OF TRACT</u>	<u>%LANDSCAPE</u>
Less than .75:1	15%
.75:1 to 1.25:1	20%
1.25 to maximum	25%

TRAFFIC ANALYSIS

Approval of a traffic analysis as required in the PD, Planned Development District, shall be deferred until such time as the owner of the herein-described tract causes a concept plan and traffic analysis to be prepared.

In no event shall the City Plan Commission approve a site plan for any lot, parcel or tract until such time as they have reviewed and approved a traffic analysis and recommendations prepared by a registered professional engineer qualified to conduct such an analysis. Said analysis shall include a report and analysis of the status and condition of streets and thoroughfares within two miles of the area, projection of the amount of traffic to be generated by the proposed development, and an analysis of the ability of the thoroughfare system to absorb the increased traffic without decreasing the level of service on the thoroughfare system below an acceptable level of service. The City Plan Commission shall determine what constitutes an acceptable level of service.

The recommendations of the applicant's traffic engineer may include modifications to the thoroughfare system, spacing of driveways and/or median openings, provision of acceleration or deceleration lanes, signalization, intersection design or any other technique which is not contrary to the Master Thoroughfare Plan or ordinances and policies of the City of Richardson.

Standards employed in said analysis shall be those used by the North Central Texas Council of Governments as may from time to time be modified by the Department of Transportation and Engineering of the City of Richardson.

PHASING OF DEVELOPMENT:

Development on the herein described property shall occur in conjunction with the installation of adjacent public transportation improvements. Development shall be phased according to the following schedule:

1. The subject tracts may receive certificates of occupancy for an aggregate Floor Area Ratio of up to .50:1 per tract upon City Plan Commission approval of a site plan.

2. Upon completion and opening of the S.H. 190 frontage roads to traffic the described tracts may receive certificates of occupancy for an aggregate Floor Area Ratio of up to .80:1 per tract.
3. Upon completion and opening of the S.H. 190 freeway lanes to traffic the remainder of allocated Floor Area Ratio for the described tracts may be issued certificates of occupancy.

SPECIAL PROVISIONS:

1. Multi-level parking structure criteria is as follows:

Multi-level parking structures shall adhere to the height setbacks contained herein. In no event shall the height of a parking structure exceed six levels above the mean grade of adjacent land.

2. All subsequently approved concept plans and final site plans shall conform to the Exhibit "B", Design Guidelines for the Richardson/S.H. 190 Corridor, as attached to this ordinance.

II.

TRACT: R-15

ZONING: PD, PLANNED DEVELOPMENT

PERMITTED USES:

All uses permitted in the PD, Planned Development District.

In addition, the following uses shall be permitted:

1. Research facilities
2. Technical laboratories
3. Hospital and medical research establishments
4. Institutional uses to include educational, governmental and non-profit organizations
5. Retail Sales and Personal Services
 - a. Dry cleaners
 - b. Automobile filling stations
 - c. Grocery, retail sales only
 - d. Hardware, retail sales only
 - e. Shoe repair
 - f. Piano and musical instruments, retail sales only
 - g. Meat market, retail sales only
 - h. Bird and pet shops, retail sales only
 - i. Electrical appliances, retail sales only
6. Restaurants, cafeterias and private clubs in conjunction with restaurant facilities. No drive-through or curbside service shall be permitted.

7. Heliport uses, as approved by the City of Richardson and the FAA
8. Day care and child care center
9. Parking lot, commercial
10. Public garage
11. Radio and television stations without broadcast towers
12. Telegraph and telephone offices

AREA REGULATIONS:

1. The maximum Floor Area Ratio on the tract shall not exceed .75:1
2. Retail uses shall be limited to a maximum of fifteen percent (15%) of the total permitted building area within this tract.
3. Maximum coverage by buildings and parking structures on the property shall not exceed fifty percent (50%). Determination of allowable coverage shall be made at the time of concept plan approval.
4. Setbacks shall be provided as required in the TO-M, Technical Office District. Front yard setbacks shall be provided adjacent to all public or private streets, or from fire lanes with a dedicated width of 50 feet or greater.

HEIGHT REGULATIONS:

The maximum height of any building shall be 8 standard stories.

Mechanical rooms and non-occupied penthouses shall not be measured in calculating the allowable height of a building.

CONCEPT PLANS:

Approval of a concept plan as required in the PD, Planned Development District, shall be deferred until such time as the owner of the herein-described tract causes a concept plan to be prepared.

In no event shall the City Plan Commission approve any site plan for an individual lot, parcel or tract until there has been reviewed and approved a concept plan for the entire tract as herein described, drawn to a scale of not less than one (1) inch equaling fifty (50) feet, showing the major circulation pattern surrounding and serving the site, major landscaping elements and features, open space, drainage ways and wetlands, parking areas, building groupings and significant physical features of the site. The concept plan shall indicate the maximum coverage, floor area ratio and minimum areas to be provided in landscaping for the entire tract.

The owner and/or owners of Tracts R-12, R-14 and R-15 may submit a consolidated concept plan for the three tracts. Said consolidated concept plan shall indicate all of the information required for the individual concept plans. Should a consolidated concept plan be approved, amendments shall be considered to the consolidated plan only, and no further consideration to individual concept plans shall be given.

SITE PLAN APPROVAL:

Prior to the issuance of any building permit, there shall be submitted to the City Plan Commission, for its approval, a site plan and landscape plan drawn to an acceptable scale and with adequate copies provided for the Commission's review. Said plans shall show, but not be limited to, the arrangement of the proposed improvements in detail, together with the essential requirements such as parking facilities, location of buildings and other structures in relation to surrounding properties with respect to proposed building materials, building elevations, paving and layout of streets, alleys and sidewalks, means of ingress and egress, provisions for drainage, parking spaces, protective screening and open spaces, areas designated for landscaping, and any other aspect deemed necessary by the City Plan Commission in the interest of promoting the public health, safety, order, convenience, prosperity and general welfare.

Any applicant for site plan approval shall be required to have updated the master site plan file for the tract, on record with the City of Richardson, prior to the site plan being approved by the City Plan Commission.

LANDSCAPE PLAN APPROVAL:

The minimum landscape area provided on any lot, parcel or tract shall be not less than fifteen (15%) of the gross land area, exclusive of any land within floodways.

TRAFFIC ANALYSIS:

Approval of a traffic analysis as required in the PD, Planned Development District, shall be deferred until such time as the owner of the herein-described tract causes a concept plan and traffic analysis to be prepared.

In no event shall the City Plan Commission approve a site plan for any lot, parcel or tract until such time as they have reviewed and approved a traffic analysis and recommendations prepared by a registered professional engineer qualified to conduct such an analysis. Said analysis shall include a report and analysis of the status and condition of streets and thoroughfares within two miles of the area, projection of the amount of traffic to be generated by the proposed development, and an analysis of the ability of the thoroughfare system to absorb the increased traffic without decreasing the level of service on the thoroughfare system below an acceptable level of service. The City Plan Commission shall determine what constitutes an acceptable level of service.

The recommendations of the applicant's traffic engineer may include modifications to the thoroughfare system, spacing of driveways and/or median openings, provision of acceleration or deceleration lanes, signalization, intersection design or any other technique which is not contrary to the Master Thoroughfare Plan or ordinances and policies of the City of Richardson.

Standards employed in said analysis shall be those used by the North Central Texas Council of Governments as may from time to time be modified by the Department of Transportation and Engineering of the City of Richardson.

PHASING OF DEVELOPMENT:

Development on the herein described property shall occur in conjunction with the installation of adjacent public transportation improvements. Development shall be phased according to the following schedule:

- 1. The subject tract may receive certificates of occupancy for an aggregate Floor Area Ratio of up to .50:1 per tract upon City Plan Commission approval of a site plan.
- 2. Upon completion and opening of the S.H. 190 frontage roads to traffic certificates of occupancy may be issued for the remainder of allocated Floor Area Ratio within the described tract.

SPECIAL PROVISIONS:

- 1. Multi-level parking structure criteria is as follows:

Multi-level parking structures shall adhere to the height setbacks contained herein. In no event shall the height of a parking structure exceed six levels above the mean grade of adjacent land.
- 2. All subsequently approved concept plans and final site plans shall conform to the Exhibit "B", Design Guidelines for the Richardson/S.H. 190 Corridor, as attached to this ordinance.

III.

TRACT: R-13A

ZONING: C-M, COMMERCIAL

PERMITTED USES:

Any use permitted in the C-M, Commercial district, except that no automobile repair, gasoline sales, or car washes shall be permitted.

Maximum building square footage allocated for office uses shall not exceed 100,000 sq. ft. on the herein described property.

HEIGHT REGULATIONS:

The maximum height of any building shall be 4 standard stories. In addition, all buildings shall conform to the following height setbacks:

Mechanical rooms and non-occupied penthouses shall not be measured in calculating the allowable height of a building.

SITE PLAN APPROVAL:

Prior to the issuance of any building permit, there shall be submitted to the City Plan Commission, for its approval, a site plan and landscape plan drawn to an acceptable scale and with adequate copies provided for the Commission's review. Said

plans shall show, but not be limited to, the arrangement of the proposed improvements in detail, together with the essential requirements such as parking facilities, location of buildings and other structures in relation to surrounding properties with respect to proposed building materials, building elevations, paving and layout of streets, alleys and sidewalks, means of ingress and egress, provisions for drainage, parking spaces, protective screening and open spaces, areas designated for landscaping, and any other aspect deemed necessary by the City Plan Commission in the interest of promoting the public health, safety, order, convenience, prosperity and general welfare.

Any applicant for site plan approval shall be required to have updated the master site plan file for the tract, on record with the City of Richardson, prior to the site plan being approved by the City Plan Commission.

IV

TRACT: R-13B

ZONING: PD, PLANNED DEVELOPMENT

DESCRIPTION OF PLANNED DEVELOPMENT DISTRICT

The herein described residential Planned Developments shall be constructed in accordance with the provisions of this ordinance, and shall be comprised of a variety of dwelling unit types if residential.

PERMITTED USES

All uses permitted in the A-950-M, Apartment District.

Upon recommendation by the City Plan Commission and approval by the City Council, those uses permitted and regulated in attached "Exhibit C".

HEIGHT REGULATIONS

The maximum height of any building or structure shall not exceed two (2) standard stories. In addition, all buildings shall conform to the following height setbacks:

1. Within 150' from the south right-of-way line of existing Renner Road there shall be a maximum building height of one (1) standard story.

AREA REGULATIONS

The maximum density shall not exceed a mean of twelve (12) dwelling units per gross acre for each of the herein described tracts.

Setbacks and lot coverage shall be that required in the A-950-M, Apartment District.

CONCEPT PLANS

Approval of a concept plan as required in the PD, Planned Development district shall be deferred until such time as the owner of the herein described tract causes a concept plan to be prepared.

In no event shall the City Plan Commission approve any site plan for an individual lot, parcel or tract until there has been reviewed and approved a concept plan for the entire tract as herein described, drawn to a scale of not less than one (1) inch equaling 50 (fifty) feet, showing the major circulation pattern surrounding and serving the site, major landscaping elements and features, open space, drainage ways and wetlands, parking areas, building groupings and significant physical features of the site. The concept plan shall indicate the maximum coverage, floor area ratio and minimum areas to be provided in landscaping for the entire tract.

SITE PLAN APPROVAL

Prior to the issuance of any building permit, there shall be submitted to the City Plan Commission for its approval, a site plan and landscape plan drawn to an acceptable scale and with adequate copies provided for the Commissions' review. Said plans shall show but not be limited to, the arrangement of the proposed improvements in detail, together with the essential requirements such as parking facilities, location of buildings and other structures in relation to surrounding properties with respect to proposed building materials, building elevations, paving and layout of streets, alleys and sidewalks, means of ingress and egress, provisions for drainage, parking spaces, protective screening and open spaces, areas designated for landscaping, and any other aspect deemed necessary by the City Plan Commission in the interest of promoting the public health, safety, order, convenience, prosperity and general welfare.

Any applicant for site plan approval shall be required to have updated the master site plan file for the tract, on record with the City of Richardson, prior to the site plan being approved by the City Plan Commission.

LANDSCAPE PLAN APPROVAL

Same as required in the PD, Planned Development District.

TRAFFIC ANALYSIS

Approval of a traffic analysis as required in the PD, Planned Development District shall be deferred until such time as the owner of the herein described tract causes a concept plan and traffic analysis to be prepared.

In no event shall the City Plan Commission approve a site plan for any lot, parcel or tract until such time as they have reviewed and approved a traffic analysis and recommendations prepared by a registered professional engineer qualified to conduct such an analysis. Said analysis shall include a report and analysis of the status and condition of streets and thoroughfares within two miles of the area, projection of the amount of traffic to be generated by the proposed development, and an analysis of the ability of the thoroughfare system to absorb the increased traffic without decreasing the level of service on the thoroughfare system below an acceptable level of service. The City Plan Commission shall determine what constitutes an acceptable level of service.

The recommendations of the applicants traffic engineer may include modifications to the thoroughfare system, spacing of driveways and/or median openings, provision of acceleration or deceleration lanes, signalization, intersection design or any other technique which is not contrary to the Master Thoroughfare Plan or ordinances and policies of the City of Richardson.

Standards employed in said analysis shall be those used by the North Central Texas Council of Governments as may from time to time be modified by the Department of Transportation and Engineering of the City of Richardson.

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 the above described tracts shall be used only in the manner and for the purposes provided for by the Comprehensive Zoning Ordinance of the City of Richardson, as heretofore amended, and as amended herein, and subject to the special conditions contained herein.

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 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 One Thousand (\$1,000.00) Dollars for each offense; and each and every day such violation shall continue shall be deemed to constitute a separate offense.

SECTION 7. Whereas, it appears that the above described property requires that it be given the above zoning classification in order to permit its proper development, and in order to protect the public interest, comfort and general welfare of the City of Richardson, and creates an urgency and an emergency in the preservation of the public health, safety and welfare, and requires that this ordinance shall take effect immediately from and after its passage, and the publication of the caption of said ordinance, as the law in such case provides.

DULY PASSED by the City Council of the City of Richardson, Texas, on the
16th day of February, 1987.

APPROVED:


MAYOR

DULY RECORDED:


CITY SECRETARY

APPROVED AS TO FORM:


CITY ATTORNEY

EXHIBIT "A"

GROSS AREA: R-12

Being a tract or parcel of land situated in the City of Richardson, Collin County, Texas and being in the F.J. Vance Survey, Abstract No. 939 and also being part of a tract of land conveyed to Hassie Hunt Trust as recorded in Volume 965, Page 369 and also being part of a tract of land conveyed to Summit Development Company as recorded in Volume 1011, Page 250 both in the Deed Records of Collin County, Texas and being more particularly described as follows:

BEGINNING at a point in the centerline of Avenue K (120 feet wide), said point being North 1°08'16" East a distance of 1,395.16 feet from its intersection with the centerline of Renner Road (110 feet wide);

THENCE North 1°08'16" East along the centerline of said Avenue K a distance of 445.15 feet to an angle point;

THENCE North 1°15'22" East along the centerline of said Avenue K a distance of 934.54 feet to a point in the approximate centerline of S.H. 190 (proposed) (variable width);

THENCE South 85°19'08" East along the centerline of said approximate S.H. 190 (proposed) a distance of 350.62 feet to a point in the westerly line of a 10.00 acre tract of land conveyed to Texas Power and Light Company as recorded in Volume 797, Page 669 of the Deed Records of Collin County, Texas;

THENCE South 1°15'22" West along the westerly line of said 10.00 acre tract a distance of 282.89 feet to a point for corner;

THENCE South 88°50'58" East along the southerly line of said 10.00 acre tract a distance of 871.20 feet to a point for corner;

THENCE North 1°15'22" East along the easterly line of said 10.00 acre tract a distance of 229.15 feet to a point in the approximate centerline of said S.H. 190 (proposed);

THENCE South 85° 19'08" East along the approximate centerline of S.H. 190 (proposed) a distance of 757.47 feet to a point for corner;

THENCE South 0°49'16" West and passing the southerly line of said Summit Development tract and the northerly line of said Hassie Hunt Tract a total distance of 1,246.31 feet to an iron rod for corner;

THENCE North 89°10'44" West a distance of 1,985.91 feet to the **POINT OF BEGINNING** and containing 2,378,475 square feet or 54.6023 acres.

GROSS AREA: R-13A

Being a tract or parcel of land situated in the City of Richardson, Collin County, Texas and being in the F.J. Vance Survey, Abstract No. 939 and being part of that certain tract of land conveyed to Hassie Hunt Trust by deed recorded in Volume 965, Page 369 of the Deed Records of Collin County, Texas and being more particularly described as follows:

BEGINNING at a point for corner in the intersection of the centerline of Avenue K (SH 5) (140 feet wide at this point) with the centerline of Renner Road (110 feet wide);

THENCE North $1^{\circ}08'16''$ East along the centerline of said Avenue K a distance of 950.01 feet to a point for corner in the centerline of said Avenue K (120 feet wide at this point);

THENCE South $89^{\circ}10'44''$ East and passing at 50 feet the easterly line of said Avenue K a total distance of 788.22 feet to an iron rod for corner;

THENCE South $0^{\circ}49'16''$ West passing at 890.00 feet the northerly line of said Renner Road a total distance of 950.00 feet to a point in the centerline of said Renner Road;

THENCE North $89^{\circ}10'44''$ West along the centerline of said Renner Road a distance of 793.47 feet to the **POINT OF BEGINNING** and containing 751,299 square feet or 17.2475 acres of land.

GROSS AREA: R-13B

Being a tract or parcel of land situated in the City of Richardson, Collin County, Texas and being in the F.J. Vance Survey, Abstract No. 939 and being part of that certain tract of land conveyed to Hassie Hunt Trust by deed recorded in Volume 965, Page 369 of the Deed Records of Collin County, Texas and being more particularly described as follows:

BEGINNING at a point for corner in the centerline of Renner Road (110 feet wide) said point being South 89°10'44" East along the centerline of Renner Road a distance of 793.47 feet from its intersection with the centerline of Avenue K (S.H. 5) (140 feet side at this point);

THENCE North 0°49'16" East passing at 60.00 feet the northerly line of said Renner Road a total distance of 950.00 feet to an iron rod for corner;

THENCE South 89°10'44" East a distance of 3,478.27 feet to an iron rod for corner in the westerly line of Phase I - Richardson Trails as recorded in Cabinet D, Page 7 of the Map Records of Collin County, Texas;

THENCE South 1°00'32" West along the westerly line of said Phase I - Richardson Trails and passing at 301.98 feet the most westerly southwest corner of said Phase I - Richardson Trail and the most northwesterly corner of Phase II - Richardson Trails as recorded in Cabinet D, Page 7 and continuing along the westerly line of said Phase II - Richardson Trails, in all a total a distance of 461.73 feet to an iron rod for corner;

THENCE North 88°07'32" West a distance of 252.77 feet to an iron rod for corner;

THENCE South 0°01'25" West a distance of 437.52 feet to an iron rod for corner in the northerly line of said Renner Road;

THENCE South 0°58'17" West a distance of 60.00 feet to a point in the centerline of said Renner Road;

THENCE NORTH 89°01'43" West along the centerline of said Renner Road a distance of 1,743.19 feet to a point for angle point;

THENCE North 89°10'44" West continuing along the centerline of said Renner Road a distance of 1,485.63 feet to the **POINT OF BEGINNING** and containing 3,184,617 square feet or 73.1088 acres of land.

GROSS AREA: R-14

Being a tract or parcel of land situated in the City of Richardson, Collin County, Texas and being in the F.J. Vance Survey, Abstract No. 939 and also being part of a tract of land conveyed to Hassie Hunt Trust as recorded in Volume 965, Page 369 and also being part of a tract of land conveyed to Summit Development Company as recorded in Volume 1011, Page 250 both in the Deed Records of Collin County, Texas and being more particularly described as follows:

COMMENCING at a point for corner at the intersection of the centerline of Avenue K (140 feet wide at this point) with the centerline of Renner Road (110 feet wide);

THENCE North 1°08'16" East along the centerline of said Avenue K a distance of 950.01 feet to a point for corner, said point being in the centerline of Avenue K (120 feet wide at this point);

THENCE South 89°10'44" East passing at 50 feet the easterly line of said Avenue K a total distance of 1,985.91 feet to an iron rod and the **POINT OF BEGINNING** of tract R-14;

THENCE North 0°49'16" East passing the northerly line of said Hassie Hunt Tract and southerly line of said Summit Development Company tract a distance of 1,246.31 feet to a point for corner in the approximate centerline of S.H. 190 (proposed);

THENCE South 85°19'08" East along said centerline a distance of 2,289.35 feet to a point for corner;

THENCE South 1°00'32" West passing the most northwesterly corner of Phase III, Richardson Trails, an addition to the City of Richardson as recorded in Cabinet D, Page 7 of the Map Records of Collin County, Texas and along the westerly line of Phase III and Phase I of said addition a distance of 1,092.20 feet to a point for corner;

THENCE North 89°10'44" West a distance of 2,280.54 feet to the **POINT OF BEGINNING** and containing 2,668,809 square feet or 61.2674 acres.

GROSS AREA R-15

Being a tract or parcel of land situated in the City of Richardson, Collin County, Texas and being out of the F.J. Vance Survey, Abstract No. 939 and also being all of Phase III of Richardson Trails, an addition to the City of Richardson as recorded in Cabinet D, Page 7 of the Map Records of Collin County, Texas and being more particularly described as follows:

BEGINNING at an iron rod for corner in the westerly right-of-way line of Jupiter Road (100 feet wide), said rod being the most northeasterly corner of said Phase III;

THENCE North $89^{\circ}27'24''$ East a distance of 50.00 feet to a point for corner in the centerline of said Jupiter Road;

THENCE South $0^{\circ}32'36''$ East along the centerline of said Jupiter Road a distance of 63.19 feet to an angle point;

THENCE South $0^{\circ}49'17''$ West along the centerline of said Jupiter Road a distance of 111.62 feet to a point for corner;

THENCE North $88^{\circ}55'27''$ West passing at 50.00 feet the westerly line of said Jupiter Road and the southeasterly corner of said Phase III, and continuing along the southerly line of said Phase III a total distance of 1,015.71 feet to an iron rod for corner in the easterly line of a tract of land conveyed to HESSIE HUNT TRUST by deed recorded in Volume 965, Page 369 of the Deed Records of Collin County, Texas;

THENCE North $1^{\circ}00'32''$ East along the westerly line of said Phase III and the easterly line of said HESSIE HUNT TRUST tract and passing at 133.55 feet the northeasterly corner of said HESSIE HUNT TRUST tract and the southeasterly corner of a tract of land conveyed to Summit Development Company by deed recorded in Volume 1101, Page 250 of the Deed Records Collin County, Texas and continuing along the easterly line of said Summit Development Company tract in all a total distance of 498.45 feet to an iron rod for corner;

THENCE South $88^{\circ}55'27''$ East along the northerly line of said Phase III a distance of 183.88 feet to an iron rod for corner;

THENCE South $66^{\circ}19'01''$ East along the northerly line of said Phase III a distance of 845.09 feet to **POINT OF BEGINNING** and containing 362,538 square feet or 8.3227 acres.

EXHIBIT "B"

**DESIGN GUIDELINES FOR THE
RICHARDSON/STATE HIGHWAY 190 CORRIDOR**

A. LANDSCAPING

1. Within the one-hundred foot (100') building setback a fifty-foot (50') landscape buffer strip will be provided along Old Renner Road. Berming shall be required within this buffer strip. Berm height shall vary from one foot to four feet (1'-4') as measured from the top of the adjacent street curb. Planting of berms shall conform to other landscape design guidelines.
2. Trees shall be provided at a rate of one (1) per 1,000 square feet of landscape area.
3. All landscape areas shall be covered with grass, groundcover plantings or hardscape construction (i.e., pavers, exposed aggregate paving, etc.)
4. Dead plants shall be promptly removed and replaced in a timely manner with plants of similar size and calipher. The review committee shall reserve the right to reject any plant or hardscape it deems out of character, either new or replacement.

B. SCREENING

1. Storage areas, trash containers, docking facilities, mechanical and utility fixtures, etc. shall not be placed at a location which is visually in conflict with the intended character of the new or existing surroundings.
2. Miscellaneous "out-buildings" for storage or mechanical purposes only, which are not generally occupied for retail or office use (excepting parking structures) are prohibited.

EXHIBIT "C"

PERMITTED USE:

Professional offices, research facilities and assembly and manufacturing areas subject to the following provisions and regulations:

HEIGHT REGULATIONS:

There shall be a maximum building height of two (2) standard stories.

There shall be a maximum building height of one (1) story when within 200' of property zoned for residential use.

AREA REGULATIONS:

1. Front Yard - 40 feet with no parking or circulation areas parallel to the street permitted in the required front yard.
2. Side Yard - 30 feet
3. Rear Yard - 60 feet
4. Maximum Floor Area Ratio - .40:1

PARKING REQUIREMENTS:

The same as those required in Ordinance 205-A as it may be amended.

LANDSCAPE REQUIREMENTS:

The minimum landscape area provided on any lot, parcel or tract shall be not less than fifteen percent (15%) of the gross land area, exclusive of any land within floodways.

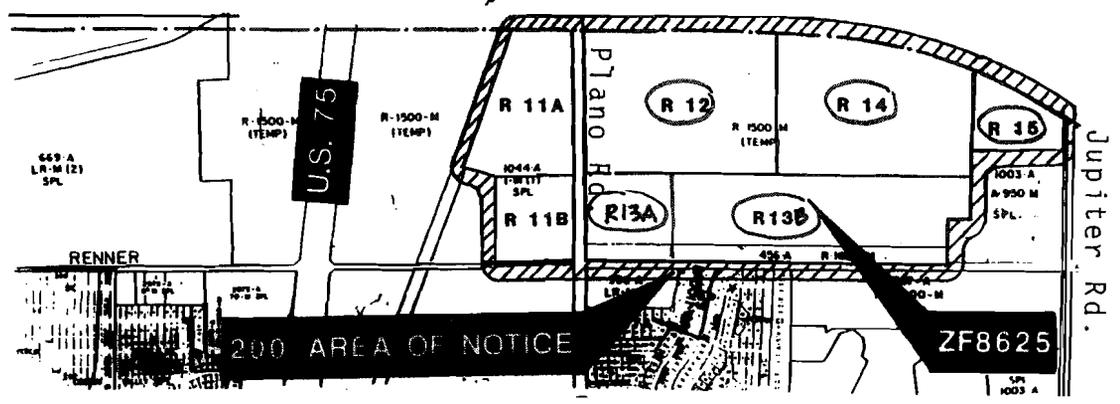
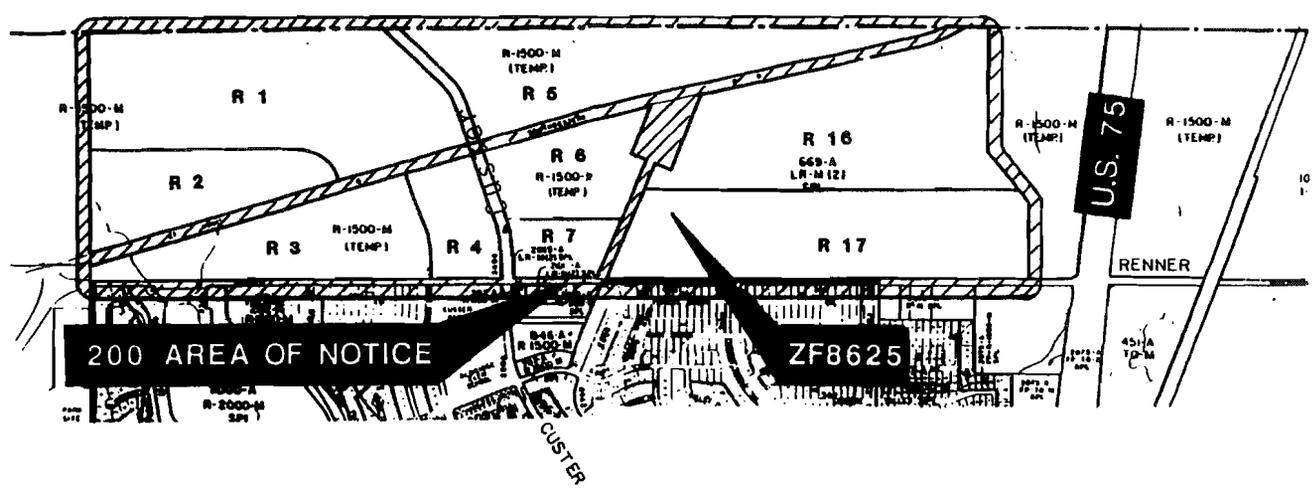
OTHER PROVISIONS:

All of the requirements of Concept Plan, Traffic Analysis, Site Plan and Landscape Plan approval listed in the special conditions for each herein described tract shall apply to any property developed under the provisions of Exhibit "C".

The City Council will hold a public hearing at 7:30 p. m., October 13, 1986, at the City Hall, 411 W. Arapaho Rd., Richardson, Texas, to consider a request by Hunt Properties and Rosewood Properties for PD Planned Development zoning on 707 acres bordered on the north by the city limit line, on the south by Renner Rd., on the west by Floyd Rd. (extended) and on the east by Jupiter Rd.

A total of 15 tracts are involved in the application, each with distinct conditions being proposed, including density and height limitations. 14 of the tracts would be developed for office and retail purposes under the proposal. The remaining tract, a triangular parcel west of Custer Rd., bounded by the railroad on the north and Renner Rd. on the south (R3 on the map below) would be developed for residential purposes at a density not to exceed 18 units per acre.

Existing zoning is R-1500-M Temporary Residential, LR-M(2) Local Retail, I-M(1) Industrial and A-950-M Apartment, as shown on the map below.



The City Council may approve the zoning as requested, approve more restrictive classifications, or deny the request. The City Plan Commission recommends approval of the request with significant revisions.

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 closing remarks following opposition. Time required to respond to questions by the City Council is excluded from the 20 minute limitation.

ORDINANCE NO. 3893

AN ORDINANCE OF THE CITY OF RICHARDSON, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ZONING MAP OF THE CITY OF RICHARDSON, AS HERETOFORE AMENDED, BY CHANGING THE ZONING OF A 147.5-ACRE TRACT OF LAND LOCATED IN THE F.J. VANCE SURVEY, ABSTRACT NO. 939, IN THE CITY OF RICHARDSON, COLLIN COUNTY, TEXAS, AND DESCRIBED IN EXHIBIT “A” HERETO, FROM PD PLANNED DEVELOPMENT AND C-M COMMERCIAL TO PD PLANNED DEVELOPMENT; ADOPTING USE AND DEVELOPMENT REGULATIONS INCLUDING, BUT NOT LIMITED TO, A CONCEPT PLAN AND A DEVELOPMENT PLAN; 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 12-20).

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 to change the zoning of a 147.5-acre tract of land located in the F.J. Vance Survey, Abstract No. 939, City of Richardson, Collin County, Texas (“the Property”) described in Exhibit “A,” attached hereto and incorporated herein by reference, from PD Planned Development and C-M Commercial to PD Planned Development..

SECTION 2. That in addition to the applicable provisions of the City of Richardson Comprehensive Zoning Ordinance, as amended, the Property shall be used and developed in accordance with the following:

I.
GENERAL

1. CONCEPT PLAN. Development of the Property must be in general conformance with the Concept Plan attached hereto as Exhibit “B” (the “Concept Plan”).
2. DEVELOPMENT PLAN. A development plan must be approved for each phase of development in accordance with Chapter 21 of the Code of Ordinances.
3. BASE ZONING. The base zoning for each parcel shall be as set forth in the Subsections II, III, IV, and V, below.
4. DEVELOPMENT STANDARDS. Use, building height, area, and parking regulations for each parcel shall be as set forth in this Ordinance. In the event a development standard for a parcel is not expressly set forth in this Ordinance, the development standard set forth on the Comprehensive Zoning Ordinance in the base zoning for said parcel shall control.
5. LANDSCAPE REQUIREMENTS.
 - A. Parcels E-5 and E-6 are to be open space and detention areas.
 - B. Trees shall be required within the Renner Road medians west of Owens Boulevard with the first phase of development on Parcel E-2 and within the Renner Road medians east of Owens Boulevard with the first phase of development on Parcel E-4.
 - C. Trees shall be planted and maintained in accordance with City policy.
6. MINOR MODIFICATIONS. The City Manager or designee shall have the authority to approve a request for minor modifications to concept plans and development plans approved within or required by this Ordinance. For purposes of this planned development, a minor modification shall be defined as (i) a change to a footprint of a building in which 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) increase the building coverage, floor-to-area ratio or residential density of the planned development, (b) decrease any of the specified area regulations or enumerated parking ratios, nor (c) substantially changes the access or circulation on or adjacent to the site.
7. NONRESIDENTIAL DISTRICT. For purposes of this planned development district and the development and performance standards in the City's Comprehensive Zoning Ordinance, this planned development district, or any portion thereof, shall not be considered a residential or apartment district.
8. COMPLIANCE WITH PRESIDENT GEORGE BUSH HIGHWAY DESIGN GUIDELINES. Except as otherwise provided herein, landscaping for areas subject to the President George Bush Highway Design Guidelines shall comply with such Guidelines.

9. CONFLICT OF ORDINANCES. In the event any provision of this ordinance conflicts with any previously adopted ordinance, policy or resolution of the City, the provisions set forth herein shall control.
10. TRAFFIC STUDY. In the event development exceeding 2.5 million square feet of nonresidential development is ever proposed for the Property, a traffic analysis, completed in accordance with Article XXI-C, Sec. 5 of the Comprehensive Zoning Ordinance must be submitted with the development plan for each phase of development in excess of 2.5 million square feet of nonresidential development.
11. DEFINITIONS. For purposes of this planned development, the following words have the following meanings:
 - a. *Data center* means a building or facility primarily dedicated to housing computer systems and associated components generally including redundant or backup power supplies, redundant data communication connections, environmental controls, and security devices and also including office areas for support staff.
 - b. *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 colored, 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.

II.
PARCEL E-1

1. BASE ZONING. PD PLANNED DEVELOPMENT
2. USE REGULATIONS.
 - a. All uses permitted in the PD, Planned Development District.
 - b. In addition, the following uses shall be permitted:
 1. Hospital and medical research
 2. Institutional uses to include educational, governmental and non-profit organizations
 3. Retail sales and personal services
 - a) Motor vehicle service station, with Special Permit in accordance with the Comprehensive Zoning Ordinance
 - b) Grocery store,
 - c) Hardware store,
 - d) Repair Shop – personal items

- e) Musical instruments, sales and repair
- f) Pet Sales and Grooming, subject to Article XXII-E of the Comprehensive Zoning Ordinance.
- g) Laundry or dry cleaning services
- 4. Private clubs in accordance with Chapter 4 of the Code of Ordinances.
- 5. Hotel. Limited Service with Special Permit in accordance with the Comprehensive Zoning Ordinance
- 6. Child care center, as an accessory use
- 7. Public garage
- 8. Radio and television stations without broadcast towers
- 9. Data Centers

3. BUILDING REGULATIONS.

All building facades, excluding doors, windows, or other openings, shall be a minimum of 85% masonry material, defined as brick, stone, stucco utilizing a 3-step process, cast stone, rock, marble, granite, curtain glass, glass block, ventilated facade systems (see definition below), factory painted metal panels, and concrete tilt wall panels. A maximum of 15% of the building facade area may be constructed of 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 feet. In determining the percentage allowance, the total of all sides of the building shall be utilized in the calculation and a maximum of 20% of the facade per elevation shall be constructed of non-combustible materials other than those previously listed.

4. HEIGHT REGULATIONS.

- a. The maximum height of any building shall be 300 feet.
- b. Mechanical rooms and non-occupied penthouses shall not be measured in calculating the allowable height of a building.

5. AREA REGULATIONS.

- a. President George Bush Highway:
 - 1. Buildings: 60 feet
 - 2. Parking Structures: 40 feet
 - 3. Minimum Landscape Buffer: 40 feet
- b. Plano Road:
 - 1. Buildings: 20 feet
 - 2. Minimum Landscape Buffer: 20 feet
- c. Infocom Drive:
 - 1. Buildings: 20 feet
 - 2. Minimum Landscape Buffer: 10 feet
- d. All other streets:
 - 1. Buildings: 20 feet
 - 2. Minimum Landscape Buffer: 10 feet

6. INTERIOR SETBACKS. Except as otherwise provided herein, no building setback shall be required from interior lot lines, except as may be required by the City of Richardson Building Code.
7. DENSITY.
 - a. Nonresidential uses. The maximum Floor Area Ratio for nonresidential uses in the aggregate shall not exceed 2:1. Residential uses are not included in the calculation of Floor Area.
 - b. Residential uses. The maximum number of units permitted is 1,925.
8. PARKING REGULATIONS. Parking shall be provided in accordance with Chapter 21, article III of the Code of Ordinances of the City of Richardson; provided, however, parking for data centers shall be provided at a ratio of one (1) space per 3,000 square feet for the data center portion of the development.
9. LANDSCAPE REQUIREMENTS. The minimum landscape area provided on any lot, parcel or tract shall be not less than ten percent (10%) of the gross land area, exclusive of any land within floodways.

III. PARCEL E-2

1. BASE ZONING. PD PLANNED DEVELOPMENT
2. USE REGULATIONS.
 - a. Any use permitted in the C-M, Commercial District, except that no motor vehicle sales/leasing - new or motor vehicle rental shall be permitted. Motor vehicle service station shall be permitted with a Special Permit, in accordance with Article XXII-A of the Comprehensive Zoning Ordinance
 - b. Maximum building square footage allocated for office uses shall not exceed 100,000 sq. ft. on Parcel E-2.
3. BUILDING REGULATIONS.

All building facades, excluding doors, windows, or other openings, shall be a minimum of 85% masonry material, defined as brick, stone, stucco utilizing a 3-step process, cast stone, rock, marble, granite, curtain glass, glass block, ventilated facade systems (see definition below), factory painted metal panels, and concrete tilt wall panels. A maximum of 15% of the building facade area may be constructed of 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 feet. In determining the percentage allowance, the total of all sides of the building shall be utilized in the calculation and a maximum of 20% of the facade per elevation shall be constructed of non-combustible materials other than those previously listed.
4. HEIGHT REGULATIONS.
 - a. The maximum height of any building shall be 65 feet, inclusive of parapet walls.

- b. Within 150 feet from the existing south right-of-way line of Renner Road adjacent to residential uses, there shall be a maximum building height of 25 feet.
 - c. Mechanical rooms and non-occupied penthouses shall not be measured in calculating the allowable height of a building.
5. AREA REGULATIONS.
- a. Plano Road:
 - 1. Buildings: 20 feet
 - 2. Minimum Landscape Buffer: 20 feet
 - b. Renner Road:
 - 1. Buildings: 40 feet
 - 2. Minimum Landscape Buffer: 40 feet
 - c. Infocom Drive:
 - 1. Buildings: 20 feet
 - 2. Minimum Landscape Buffer: 10 feet
 - d. All other streets:
 - 1. Buildings: 20 feet
 - 2. Minimum Landscape Buffer: 10 feet
6. INTERIOR SETBACKS. Except as otherwise provided herein, no building setback shall be required from interior lot lines, except as may be required by the City of Richardson Building Code.
7. DENSITY.
The maximum Floor Area Ratio shall not exceed 0.6:1.
8. PARKING REGULATIONS. Parking shall be provided in accordance with Code Chapter 21, Article III of the Code of Ordinances of the City of Richardson.
9. LANDSCAPE REQUIREMENTS. The minimum landscape area provided on any lot, parcel or tract shall be not less than ten percent (10%) of the gross land area, exclusive of any land within floodways.

IV.
PARCEL E-3

1. BASE ZONING. PD PLANNED DEVELOPMENT
2. USE REGULATIONS.
- a. All uses permitted in the PD, Planned Development District, excluding residential uses (single-family detached and attached dwellings, patio homes, duplexes, townhomes and apartments).
 - b. In addition, the following uses shall be permitted:
 - 1. Hospital and medical research establishments

2. Institutional uses to include educational, governmental and non-profit organizations
3. Retail sales and personal services
 - a) Laundry or dry cleaning services
 - b) Grocery store
 - c) Hardware store
 - d) Repair Shop – personal items
 - e) Piano and Musical instruments, sales and repair
 - f) Pet Sales and Grooming, subject to Article XXII-E of the Comprehensive Zoning Ordinance.
4. Private clubs in accordance with Chapter 4 of the Code of Ordinances.
5. Hotel. Limited Service with Special Permit in accordance with the Comprehensive Zoning Ordinance
6. Child care center, as an accessory use
7. Public garage
8. Radio and television stations without broadcast towers
9. Data Centers

3. BUILDING REGULATIONS.

All building facades, excluding doors, windows, or other openings, shall be a minimum of 85% masonry material, defined as brick, stone, stucco utilizing a 3-step process, cast stone, rock, marble, granite, curtain glass, glass block, ventilated facade systems (see definition below), factory painted metal panels, and concrete tilt wall panels. A maximum of 15% of the building facade area may be constructed of 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 feet. In determining the percentage allowance, the total of all sides of the building shall be utilized in the calculation and a maximum of 20% of the facade per elevation shall be constructed of non-combustible materials other than those previously listed.

4. HEIGHT REGULATIONS.

- a. The maximum height of any building shall not exceed 300 feet.
- b. Mechanical rooms and non-occupied penthouses shall not be measured in calculating the allowable height of a building.

5. AREA REGULATIONS.

- a. President George Bush Highway:
 1. Buildings: 60 feet
 2. Parking Structures: 40
 3. Minimum Landscape Buffer: 40 feet
- b. Wyndham Road:
 1. Buildings: 20 feet
 2. Minimum Landscape Buffer: 20 feet
- c. Infocom Drive:
 1. Buildings: 20 feet
 2. Minimum Landscape Buffer: 10 feet

- d. All other streets:
 - 1. Buildings: 20 feet
 - 2. Minimum Landscape Buffer: 10 feet
- 6. INTERIOR SETBACKS. Except as otherwise provided herein, no building setback shall be required from interior lot lines, except as may be required by the City of Richardson Building Code.
- 7. DENSITY.
The maximum floor area shall not exceed 1.5:1.
- 8. PARKING REGULATIONS. Parking shall be provided in accordance with Chapter 21, Article III of the Code of Ordinances of the City of Richardson; provided, however, parking for data centers shall be provided at a ratio of one (1) space per 3,000 square feet for the data center portion of the development.
- 9. LANDSCAPE REQUIREMENTS. The minimum landscape area provided on any lot, parcel or tract shall be not less than ten percent (10%) of the gross land area, exclusive of any land within floodways.
- 10. FENCING. A maximum 8-foot wrought iron-type fence may be installed within any required yard. Said fence shall be depicted on the landscape plan during the development plan review process.

V.
PARCEL E-4

- 1. BASE ZONING. PD PLANNED DEVELOPMENT
- 2. USE REGULATIONS.
 - a. All uses permitted in the PD, Planned Development District, excluding residential uses (single-family detached and attached dwellings, patio homes, duplexes, townhomes and apartments).
 - b. In addition, the following uses shall be permitted:
 - 1. Institutional uses to include educational, governmental and non-profit organizations
 - 2. Retail sales and personal services
 - a) Laundry or dry cleaning service
 - b) Grocery store
 - c) Hardware store
 - d) Repair Shop – personal items
 - e) Piano and Musical instruments, sales and repair
 - f) Pet Sales and Grooming, subject to Article XXII-E of the Comprehensive Zoning Ordinance.
 - 3. Private clubs in accordance with Chapter 4 of the Code of Ordinances.
 - 4. Public garage
 - 5. Radio and television stations without broadcast towers
 - 6. Data Centers

3. BUILDING REGULATIONS.

All building facades, excluding doors, windows, or other openings, shall be a minimum of 85% masonry material, defined as brick, stone, stucco utilizing a 3-step process, cast stone, rock, marble, granite, curtain glass, glass block, ventilated facade systems (see definition below), factory painted metal panels, and concrete tilt wall panels. A maximum of 15% of the building facade area may be constructed of 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 feet. In determining the percentage allowance, the total of all sides of the building shall be utilized in the calculation and a maximum of 20% of the facade per elevation shall be constructed of non-combustible materials other than those previously listed.

4. HEIGHT REGULATIONS.

- a. The maximum height of any building shall be 65 feet, inclusive of parapet walls.
- b. Within 150 feet from the existing south right-of-way line of Renner Road there shall be a maximum building height of 25 feet.
- c. Mechanical rooms and non-occupied penthouses shall not be measured in calculating the allowable height of a building.

5. AREA REGULATIONS.

- a. Renner Road:
 1. Buildings: 60 feet
 2. Minimum Landscape Buffer: 40 feet
- b. Wyndham Road:
 1. Buildings: 20 feet
 2. Minimum Landscape Buffer: 20 feet
- c. Infocom Drive:
 1. Buildings: 20 feet
 2. Minimum Landscape Buffer: 10 feet
- d. All other streets:
 1. Buildings: 20 feet
 2. Minimum Landscape Buffer: 10 feet

6. INTERIOR SETBACKS. Except as otherwise provided herein, no building setback shall be required from interior lot lines, except as may be required by the City of Richardson Building Code.

7. DENSITY.

The maximum floor area ratio shall not exceed 0.75:1.

8. PARKING REGULATIONS. Parking shall be provided in accordance with Chapter 21, article III of the Code of Ordinances of the City of Richardson; provided, however, parking for data centers shall be provided at a ratio of one (1) space per 3,000 square feet for the data center portion of the development.

9. LANDSCAPE REQUIREMENTS. The minimum landscape area provided on any lot, parcel or tract shall be not less than ten percent (10%) of the gross land area, exclusive of any land within floodways.
10. FENCING: A maximum 8-foot wrought iron-type fence may be installed within any required yard. Said fence shall be depicted on the landscape plan during the development plan review process.

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. 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 December, 2012.

APPROVED:

MAYOR

APPROVED AS TO FORM:

CORRECTLY ENROLLED:

CITY ATTORNEY

(pgs:12/6/12:58531)

CITY SECRETARY

EXHIBIT "A"
LEGAL DESCRIPTION
ZF 12-20

BEING a tract of land situated in the F.J. Vance Survey, Abstract No. 939, in the City of Richardson, Collin County, Texas, and being all of a called Tract 2 as described in a Special Warranty Deed to Bush/75 Partners L.P., recorded in Document No. 20090828001082150 of the Land Records of Collin County, Texas, and being all of a called 1.058 acre tract of land described in a Special Warranty Deed to Bush/75 Partners L.P., recorded in Document No. 20110408000369160 of the Land Records of Collin County, Texas and being more particularly described as follows (bearings system based on the City of Richardson (Texas) Coordinate System);

BEGINNING at the southwest corner of a corner clip at the intersection of the north right-of-way line of East Renner Road (a variable width right-of-way) and the west right-of-way line of West Wyndham Lane (a 85-foot wide public right-of-way) at a 5/8-inch iron rod with a cap stamped "KHA" set for the **POINT OF BEGINNING**;

THENCE with the north right-of-way line of East Renner Road, the following courses and distances, to wit:

South 89°20'56" West, a distance of 2020.45 feet to a 5/8-inch iron rod with cap stamped "KHA" set for corner;

South 89°10'46" West, a distance of 681.41 feet to a 5/8-inch iron rod with cap stamped "KHA" set for corner;

North 83°56'47" West, a distance of 100.26 feet to a 5/8-inch iron rod with cap stamped "KHA" set for corner;

South 89°10'46" West, a distance of 350.00 feet to a 5/8-inch iron rod with cap stamped "KHA" set for the southeast corner of a corner clip at the intersection of the north right-of-way line of East Renner Road and the east right-of-way line of State Highway No. 5 (Plano Parkway, a 140-foot wide public right-of-way);

THENCE with said corner clip, North 45°35'38" West, a distance of 14.09 feet to a 5/8-inch iron rod with cap stamped "KHA" set for corner;

THENCE with the east right-of-way line of State Highway No. 5, North 00°26'05" West, a distance of 1313.04 feet to a 5/8-inch iron rod with cap stamped "KHA" set for corner;

THENCE continuing with the east right-of-way line of State Highway No. 5, North 00°18'59" West, a distance of 653.65 feet to a 5/8-inch iron rod with cap stamped "KHA" set for the southwest corner of a corner clip at the intersection of the east right-of-way line of said State Highway No. 5 (also known as Plano Road) and the south right-of-way line of State Highway No. 190 (President George Bush Turnpike, a variable width public right-of-way);

THENCE with said corner clip, North 46°51'31" East, a distance of 102.48 feet to a TxDOT monument found for corner;

THENCE with the south right-of-way line of said State Highway No. 190, South 86°57'17" East, passing at a distance of 204.20 feet, the northwest corner of said 1.058 acre tract, continuing for a total distance of 617.30 feet to a TxDOT monument found for corner ;

THENCE continuing with the south right-of-way line of said State Highway No. 190, the following courses and distances, to wit:

South 82°55'01" East, a distance of 100.32 feet to a TxDOT monument found for corner;

South 88°55'32" East, a distance of 200.27 feet to a TxDOT monument found for corner;

South 86°51'32" East, a distance of 800.00 feet to a TxDOT monument found for corner;

South 78°33'27" East, a distance of 212.29 feet to a 5/8-inch iron rod with cap stamped "KHA" set for corner;

North 85°39'47" East, a distance of 191.47 feet to a 5/8-inch iron rod with cap stamped "KHA" set for corner;

South 88°15'53" East, a distance of 300.10 feet to a 5/8-inch iron rod with cap stamped "KHA" set for corner;

South 84°03'54" East, a distance of 100.15 feet to a 5/8-inch iron rod with cap stamped "KHA" set for corner;

South 89°13'05" East, a distance of 100.13 feet to a 5/8-inch iron rod with cap stamped "KHA" set for corner;

South 86°46'31" East, a distance of 65.91 feet to a 5/8-inch iron rod with cap stamped "KHA" set for corner;

South 83°03'40" East, a distance of 193.02 feet to a 5/8-inch iron rod with cap stamped "KHA" set for corner;

South 86°52'31" East, a distance of 215.52 feet to a 5/8-inch iron rod with cap stamped "KHA" set for the beginning of a curve to the right in the west right-of-way line of Wyndham Lane (a 85-foot wide public right-of-way) dedicated to the City of Richardson according to the plat Right-of-Way Dedication-Galatyn Park

North, recorded in Cabinet L, Page 618 of the Plat Records of Collin County, Texas;

THENCE leaving the south right-of-way line of State Highway No. 190, with the west right-of-way line of Wyndham Lane, southeasterly, with said curve to the right, through a central angle of $66^{\circ}30'20''$, having a radius of 140.00 feet, and a chord bearing and distance of South $34^{\circ}53'52''$ East, 153.53 feet, an arc length of 162.50 feet to a 5/8-inch iron rod with cap stamped "KHA" set for the beginning of a reverse curve to the left;

THENCE with the west right-of-way line of Wyndham Lane, the following courses and distances, to wit:

Southerly, with said curve to the left, through a central angle of $16^{\circ}48'38''$, having a radius of 842.50 feet, and a chord bearing and distance of South $10^{\circ}03'01''$ East, 246.30 feet, an arc length of 247.19 feet to a 5/8-inch iron rod with cap stamped "KHA" set for the end of the curve;

South $18^{\circ}27'20''$ East, a distance of 229.45 feet to a 5/8-inch iron rod with cap stamped "KHA" set for the beginning of a curve to the right;

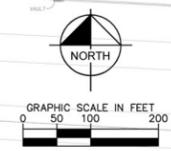
Southerly, with said curve to the right, through a central angle of $40^{\circ}14'11''$, having a radius of 957.50 feet, and a chord bearing and distance of South $01^{\circ}39'46''$ West, 658.68 feet, an arc length of 672.41 feet to a 5/8-inch iron rod with cap stamped "KHA" set for the end of the curve;

South $21^{\circ}46'52''$ West, a distance of 251.13 feet to a 5/8-inch iron rod with cap stamped "KHA" set for the beginning of a curve to the left;

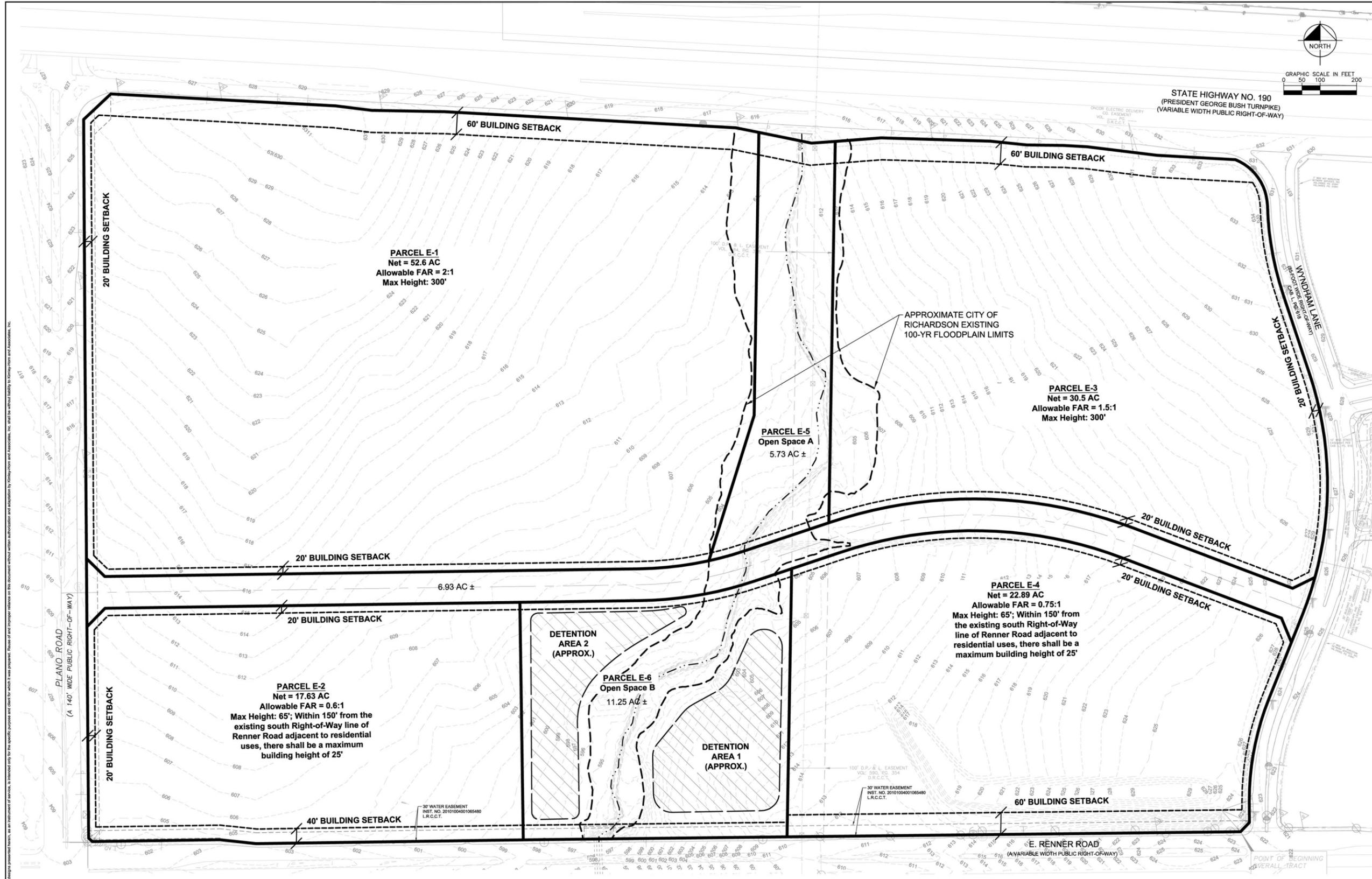
Southerly, with said curve to the left, through a central angle of $21^{\circ}48'34''$, having a radius of 742.50 feet, and a chord bearing and distance of South $10^{\circ}52'35''$ West, 280.93 feet, an arc length of 282.63 feet to a 5/8-inch iron rod with cap stamped "KHA" set for the end of the curve;

South $00^{\circ}01'42''$ East, a distance of 60.63 feet to a 5/8-inch iron rod with cap stamped "KHA" set for the northeast corner of a corner clip at the intersection of the west right-of-way line of said Wyndham Lane and the north right-of-way line of said East Renner Road;

THENCE with said corner clip, South $43^{\circ}55'28''$ West, a distance of 35.04 feet to the **POINT OF BEGINNING** and containing 147.516 acres of land.



STATE HIGHWAY NO. 190
(PRESIDENT GEORGE BUSH TURNPIKE)
(VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)



THIS DOCUMENT IS THE PROPERTY OF KIMLEY-HORN AND ASSOCIATES, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF KIMLEY-HORN AND ASSOCIATES, INC.

<p>Kimley-Horn and Associates, Inc. 12750 METRO PARK DRIVE, SUITE 1000, DALLAS, TX 75251 PHONE: 972.770.1300 FAX: 972.236.3000 WWW.KIMLEY-HORN.COM TX F-008 © 2012 KIMLEY-HORN AND ASSOCIATES, INC.</p>	KHA PROJECT 098179015	DATE 12/2/2012	SCALE AS SHOWN	DESIGNED BY KHA	DRAWN BY KHA	CHECKED BY BJM	REVISIONS No. BY DATE
	TEXAS						
RICHARDSON, TEXAS		CONCEPT PLAN					
SHEET NUMBER E-1.1		Exhibit B - Part of Ordinance					

ORDINANCE NO. 3894

AN ORDINANCE OF THE CITY OF RICHARDSON, TEXAS, APPROVING A FINAL PROJECT AND FINANCING PLAN FOR TAX INCREMENT FINANCING REINVESTMENT ZONE NUMBER TWO, CITY OF RICHARDSON, TEXAS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council previously adopted an Ordinance designating Tax Increment Financing Reinvestment Zone Number Two, City of Richardson, Texas (“Zone No. Two”), to promote the development or redevelopment of the area, as authorized by the Tax Increment Financing Act, Chapter 311 of the Texas Tax Code (the “Act”); and

WHEREAS, in compliance with the Act, the City previously approved a Preliminary Project and Financing Plan for Zone No. Two; and

WHEREAS, in compliance with the Act the Board of Directors have reviewed and recommends the City Council approve the Final Project and Financing Plan for Zone No. Two attached hereto; and

WHEREAS, the City Council after conducting a public hearing and providing notice thereof in accordance with law, and having reviewed and given proper consideration desires to approve the Final Project and Financing Plan for Zone No. Two; **NOW, THEREFORE**,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF RICHARDSON, TEXAS:

SECTION 1. That the facts and recitations contained in the preamble of this ordinance are hereby found and declared to be true and correct.

SECTION 2. That the Final Project and Financing Plan for Tax Increment Financing Reinvestment Zone Number Two, City of Richardson, Texas, attached hereto is hereby approved.

SECTION 3. That all ordinances of the City of Richardson, Texas, in conflict with the provisions of this ordinance be, and the same are hereby, repealed; provided, however, that all other provisions of said ordinances not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 4. That if any section, paragraph, clause or provision of this ordinance shall for any reason be held invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause, or provision shall not affect any of the remaining provisions of this ordinance.

SECTION 5. This ordinance shall take effect upon its passage as the law and charter in such cases provide.

DULY PASSED by the City Council of the City of Richardson, Texas, on the 10th day of December, 2012.

APPROVED:

MAYOR

CORRECTLY ENROLLED:

CITY SECRETARY

APPROVED AS TO FORM:

CITY ATTORNEY
(PGS:12-05-12:58261)

RESOLUTION NO. 12-25

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RICHARDSON, TEXAS, AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND EXECUTE ON BEHALF OF THE CITY AN INFRASTRUCTURE REIMBURSEMENT AGREEMENT FOR TAX INCREMENT FINANCING REINVESTMENT ZONE NUMBER TWO, CITY OF RICHARDSON, WITH BUSH/75 PARTNERS, L.P., A TEXAS LIMITED PARTNERSHIP, ITS RELATED ENTITIES, SUCCESSORS, AND ASSIGNS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of Directors of Tax Increment Financing Reinvestment Zone Number Two, City of Richardson, has recommended that the City Manager should be authorized to negotiate and execute on behalf of the City an Infrastructure Reimbursement Agreement for Tax Increment Financing Reinvestment Zone Number Two, City of Richardson, Texas, with Bush/75 Partners, L.P., a Texas limited partnership, its related entities, successors, and assigns; and

WHEREAS, upon full review and consideration of all matters related thereto, the City Council is of the opinion and finds that the City Manager should be authorized to negotiate and execute on behalf of the City an Infrastructure Reimbursement Agreement for Tax Increment Financing Reinvestment Zone Number Two, City of Richardson, Texas, with Bush/75 Partners, L.P., a Texas limited partnership, its related entities, successors, and assigns.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF RICHARDSON, TEXAS:

SECTION 1. That the City Manager is hereby authorized to negotiate and execute on behalf of the City an Infrastructure Reimbursement Agreement for Tax Increment Financing Zone Number Two, City of Richardson, with Bush/75 Partners, L.P., a Texas limited partnership, its related entities, successors, and assigns, and to execute any amendments or instruments related thereto.

SECTION 2. That this Resolution shall become effective immediately from and after its passage.

DULY RESOLVED AND ADOPTED by the City Council of the City of Richardson, Texas, on this the 10th day of December, 2012.

CITY OF RICHARDSON, TEXAS

MAYOR

ATTEST:

CITY SECRETARY

APPROVED AS TO FORM:

PETER G. SMITH, CITY ATTORNEY
(PGS:12-05-12:58234)

RESOLUTION NO. 12-26

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RICHARDSON, TEXAS, AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND EXECUTE ON BEHALF OF THE CITY A PROFESSIONAL SERVICES AGREEMENT WITH RONNY J. GLANTON, INC., FOR THE MANAGEMENT OF SHERRILL PARK GOLF COURSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council has been presented with a proposed Professional Services Agreement by and between the City of Richardson, Texas, and Ronny J. Glanton, Inc. to provide services in connection with the supervision and management of Sherrill Park Municipal Golf Course; and

WHEREAS, upon full review and consideration of the Agreement and all matters related thereto, the City Council is of the opinion and finds that the City Manager should be authorized to negotiate and execute an agreement on behalf of the City with Ronny J. Glanton, Inc. substantially in the form attached as Exhibit "A" hereto.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF RICHARDSON, TEXAS:

SECTION 1. That the City Manager is hereby authorized to negotiate and execute on behalf of the City a Professional Services Agreement with Ronny J. Glanton, Inc. for the management of Sherrill Park Golf Course substantially in the form attached as Exhibit "A," and to execute any amendments or documents related thereto.

SECTION 2. That this Resolution shall become effective immediately from and after its passage.

DULY RESOLVED AND ADOPTED by the City Council of the City of Richardson, Texas, on this the 10th day of December, 2012.

CITY OF RICHARDSON, TEXAS

MAYOR

ATTEST:

CITY SECRETARY

APPROVED AS TO FORM:

PETER G. SMITH, CITY ATTORNEY
(PGS:12-05-12:58499)

Exhibit "A"

Professional Services Agreement

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

Professional Services Agreement

This agreement is made by and between the City of Richardson, Texas (the “City”) and Ronny J. Glanton, Inc. (the “Professional”) (collectively, the City and Professional, collectively referred to as the “Parties” or singularly as a “Party”), acting by and through their respective authorized representatives.

Recitals:

WHEREAS, the City and the Professional previously entered into that certain Golf Professional Agreement dated October 28, 1992, and subsequently entered into that certain agreement for the management of the City Municipal Golf Course, dated April 26, 1996 and then again entered into that certain Golf Professional Agreement dated May 15, 1999; and

WHEREAS, the Parties desire to enter into a new agreement for the supervision and management of the Golf Course as set forth herein; and

WHEREAS, the City desires to engage the services of the Professional as an independent contractor and not as an employee to provide services in connection with the supervision and management of Sherrill Park Municipal Golf Course (the “Golf Course”) on the terms and conditions provided in this Agreement; and

WHEREAS, the Professional desires to render professional services for the City on the terms and conditions provided in this Agreement;

NOW THEREFORE, in consideration of the mutual covenants set forth herein and other valuable consideration, the sufficiency and receipt of which are hereby acknowledged, the Parties agree as follows:

**Article I
Definitions**

For purposes of this Agreement, each of the following terms shall have the meaning set forth herein unless the context clearly indicates otherwise:

“Asset Inventory List” shall mean a list of property and equipment owned by the Professional, excluding Pro Shop Merchandise and Restaurant food and beverage items, to be provided to the City as set forth in Article III.

Bankruptcy or Insolvency” shall mean the dissolution or termination of a Party’s existence as a going business, insolvency, appointment of receiver for any part of such Party’s property and such appointment is not terminated within ninety (90) days after

such appointment is initially made, any general assignment for the benefit of creditors, or the commencement of any proceeding under any bankruptcy or insolvency laws by or against such Party and such proceeding is not dismissed within ninety (90) days after the filing thereof.

“City” shall mean the City of Richardson, Texas, acting by and through its City Manager, or designee.

“Effective Date” shall mean the last date of execution hereof.

“Force Majeure” shall mean any contingency or cause beyond the reasonable control of a party including, without limitation, acts of God or the public enemy, war, terrorist act, or threat thereof, riot, civil commotion, insurrection, government action or inaction (unless caused by the intentionally wrongful acts or omissions of the party), fires, earthquake, tornado, hurricane, explosions, floods, strikes, slowdowns or work stoppages.

“Gross Receipts” shall mean the sum of all money collected and received by Professional from Restaurant Operations, the Driving Range, Pro Shop, Green Fees, Golf Lessons, and Golf Carts but shall not include: (i) cash refunds or credits allowed on returns by patrons or customers; (ii) sales taxes, excise taxes, gross receipts taxes, admission taxes, occupancy taxes, use taxes and other similar taxes now or later imposed upon the sale of food, beverages, merchandise or services and paid by the professional to the appropriate taxing authority, whether added to or included in the rental or selling price or the cost of the service provided; (iii) the actual uncollectible amount of any check or bank draft received by Professional as payment for goods or services and returned to Professional from a customer's bank as being uncollectible (commonly “non-sufficient funds” or “stop-payment” checks); (iv) the actual uncollectible amount of any charge or credit account (commonly “bad debts”) incurred by the Professional for the sale of merchandise or services; (v) the actual uncollectible amount of any sale of merchandise or services for which the Professional accepted a credit card or debit card; (vi) receipts in the form of refunds from or the value of merchandise, supplies or equipment returned to shippers, suppliers or manufacturers; (vii) the amount of any cash or quantity discounts received from sellers, suppliers or manufacturers; and (xi) the amount of any gratuities paid or given by patrons or customers to or for employees or independent contractors of Professional.

“Impositions” shall mean all taxes, assessments, use and occupancy taxes, charges, excises, license and permit fees, and other charges by public or governmental authority, general and special, ordinary and extraordinary, foreseen and unforeseen, which are or may be assessed, charged, levied, or imposed by any public or governmental authority on the Professional or any property or any business owned by Professional within the City.

“Professional” shall mean Ronny J. Glanton, Inc., acting by and through Ronny J. Glanton.

“Restaurant Operations” shall mean the sale of food, beverages (alcoholic and non-alcoholic), and other merchandise in the Restaurant and from sales of such items on the golf courses.

Article II Term; Termination

2.1 Term. The term of this Agreement shall be for a period of three (3) years beginning on January 1, 2013 (“Initial Term”), unless sooner terminated as provided herein. Thereafter, the City may extend the term of this Agreement for two (2) successive terms of three (3) years each by providing written notice thereof to the Professional at least ninety (90) days prior to the expiration of the then current term (each a “Renewal Term”). “Term” shall mean the Initial Term and include any Renewal Term.

2.2 Termination. This Agreement may be terminated upon any one or more of the following:

- (a) By mutual written agreement of the Parties;
- (b) By either Party by providing the other Party ninety (90) days prior written notice thereof;
- (c) By either Party, if the other Party defaults or breaches any of the terms or conditions of this Agreement and such default or breach is not cured within thirty (30) days after written notice thereof;
- (d) By City, if any Impositions owed to the City or the State of Texas by the Professional shall have become delinquent (provided, however, Professional retains the right to timely and properly protest and contest any such taxes or Impositions); or
- (e) By City, if Professional suffers an event of Bankruptcy or Insolvency.

2.3 Property Acquisition on Termination. (a) In the event of termination of this Agreement the City shall purchase from the Professional, and the Professional shall sell to the City free of any liens or encumbrances the following property of the Professional: (i) Pro Shop Merchandise; (ii) driving range equipment; and (iii) the property shown on the current Asset Inventory Listing (collectively the “Professional’s Property”).

(b) The purchase and sale price for the Professional’s Property shall be the fair market value as determined by an appraisal obtained by the City, the costs of which are to be shared equally by the Parties, (the “Sale Price”). If the Asset Inventory List is not current the Professional shall prepare and deliver a current Asset Inventory List. The Parties shall attempt to agree on an appraiser to determine the Sale Price. In the event the Parties are unable to agree on an appraiser within ten (10) days after notice of termination is given, each Party shall designate an appraiser, who will each then select a third appraiser to prepare an appraisal of the Professional’s Property. The City shall pay the Sale Price to the Professional within ninety (90) days after the later of the date of termination of this Agreement, and the date the appraisal has been completed and delivered to each Party.

(c) The Professional may in lieu of the sale of the Professional's Property elect to remove the Professional's Property by providing written notice thereof to the City within ten (10) days after the date of termination of this Agreement (the "Notice of Removal"). The Professional shall be responsible for repairing any damage to the Golf Course and any buildings, improvements or tangible personal property on the Golf Course resulting from the removal of the Professional's Property. Any of the Professional's Property not removed within thirty (30) days after City receipt of the Notice of Removal shall become the property of the City on that date.

Article III Golf Course Operation Services

3.1 Golf Course Operations. (a) The Professional shall supervise, manage and operate the Golf Course on behalf of the City. The Professional shall control all ways and means incident to the operation of the Golf Course. The Professional agrees to provide without cost to the City: (i) at least two (2) full time assistant golf professionals who shall be PGA certified or currently working toward such certification, to assist the Professional, and other personnel who are employees of the City in the operation of the Golf Course including the Pro shop and the Driving Range; (ii) golf course marshals adequate in number to the necessary safe and efficient operation of the golf courses; and (iii) part time employees or contract positions during the summer months or other peak periods to supplement the Pro Shop.

(b) The City agrees, subject to budget constraints or other business reasons, to provide, without cost to the Professional, two (2) golf professionals who shall be PGA certified or currently working toward such certification, to assist the Professional, and other personnel who are employees of the City in the operation of the Golf Course including the Pro shop and driving range. The Professional shall provide direction to, and assign work duties to the golf professionals who are employees of the City, but shall not supervise, discipline or terminate any City employees working at the Golf Course but may make recommendations to the City Manager, or designee, responsible for the Golf Course, regarding employment, discipline and termination.

(c) The Professional shall plan and prepare an annual budget for the operation of the Golf Course and shall provide timely financial reports as may be required by the City Manager, or designee.

(d) The Professional shall arrange, coordinate and implement a tee time reservation system, sell resident, youth, and senior discount cards, and collect all green fees. The Professional shall remit to the City one hundred percent (100%) of the Gross Receipts from all green fees and revenues derived from the sale of all discount cards as set forth below.

3.2 Golf Lessons. (a) Professional's Employees and contractors. The Professional, its employees and sub-contractors (collectively the "Contract Professionals") may provide golf lessons to patrons of the Golf Course for which the Contract Professionals may charge customary and reasonable fees. The Contract Professionals shall be entitled to retain ninety-five (95%) of the Gross Receipts from golf lessons. Each of the Contract Professionals shall pay five percent (5%) of such Gross Receipts to the Professional for remittance to the City as set forth herein.

(b) City Employees. City employees may provide golf lessons to patrons of the Golf Course (“City Professionals”). One hundred percent (100%) of the revenue from the golf lessons provided by City Professionals shall be collected by the Professional and remitted to the City as set forth herein.

(c) The Professional shall, during the Term of this Agreement, prepare and submit to the City a written report which shows the number of golf lessons, and the revenue collected for these activities provided by the Professional and Contract Professionals during each calendar month (the “Lesson Report”). The Professional shall submit the Lesson Report concurrently with the Monthly Gross Receipts Report and payment.

3.3 Golf Carts. (a) The City shall, at its costs, provide and maintain electric motorized or gas powered golf carts in adequate numbers for patrons of the Golf Course. The City shall determine the size of the golf cart fleet after consultation with the Professional. The Professional shall be responsible for the daily management of the golf carts and cause the necessary daily repairs and maintenance of the golf carts to be performed through the golf cart warranties, service and maintenance contracts and/or City provided services. The City agrees to provide, at its cost, except as otherwise provided herein, the electricity for charging such golf carts.

(b) The Professional shall charge, and collect on behalf of the City customary and reasonable fees as determined by the City for the rental of the golf carts. The Professional shall remit eighty percent (80%) of the Gross Receipts from the golf cart rentals to the City as set forth herein.

3.4 Practice Range. (a) The Professional shall operate a driving-range at the Golf Course (“Driving Range”). The Professional shall own and provide for a sufficient supply of driving-range golf balls and the necessary equipment. The Professional shall cause such golf balls to be dispensed, collected, and cleaned as necessary and maintain the Driving Range in a good state of repair consistent with the industry standards for similar facilities.

(b) The Professional shall charge customary and reasonable fees for the driving-range golf balls as determined by the City. Professional shall remit twenty percent (20%) of the Gross Receipts from the driving-range to the City as set forth herein.

3.5 Pro Shop. (a) The Professional shall provide, maintain, equip and operate a pro shop at the Golf Course (the “Pro Shop”). The Professional shall provide the necessary personnel to operate the Pro Shop and supplement such personnel as needed during tournaments, special events and other times. The Pro Shop may include sales of golf clubs, golf balls, clothing, golf equipment, and other merchandise (“Pro Shop Merchandise”). The Professional shall own all merchandise in the Pro Shop. The Professional shall have the exclusive right to retrieve lost golf balls from the ponds, lakes, creeks, and other areas of the Golf Course and to sell such retrieved golf balls in the Pro Shop.

(b) The Professional shall remit ten percent (10%) of the Gross Receipts from the sale of the Pro Shop Merchandise to the City as set forth herein.

3.6 Restaurant. (a) The Professional shall provide, maintain, staff, and operate a restaurant at the Golf Course (the “Restaurant”). The Professional shall provide, maintain and supervise an adequate qualified staff of personnel to operate the restaurant, and who shall serve the patrons of the restaurant promptly and in a courteous manner.

(b) The Professional shall maintain all Restaurant equipment, furniture, fixtures, including kitchen equipment, located in the restaurant (the “Restaurant Equipment”), at the sole cost and expense of the Professional, whether said equipment is owned by the City or the Professional. The Professional shall maintain the Restaurant and Restaurant Equipment in a clean and sanitary manner at all times. The Professional shall operate and maintain the Restaurant in accordance with all applicable state and local laws, rules, and regulations.

(c) The Professional shall provide a breakfast and lunch menu featuring both hot foods prepared on the site as well as prepared foods, snacks and beverages. It is the intention of Parties that the restaurant will be a high-quality food operation with a sufficiently varied menu to attract and hold increasing clientele.

(d) The Professional shall open the restaurant area at least thirty (30) minutes prior to the first tee-off time each morning and shall close no earlier than sundown of each day.

(e) The Professional shall not allow loud music, radios or televisions on the premises of the Restaurant, unless authorized by the Professional.

(f) The Professional shall remit ten percent (10%) of the Gross Receipts from the Restaurant Operations including the sale of food and beverages (including alcoholic beverages) to the City as set forth herein.

3.7 Learning Center. The Professional, at its sole cost and expense, may operate a golf learning center at the Golf Course (the Learning Center”). The Professional may charge reasonable and customary fees for the Learning Center. The Professional shall employ or contract the necessary personnel for the operation and equipment for the Learning Center. The Professional shall remit five percent (5%) of the Gross Receipts from the Learning Center to the City as set forth herein.

3.8 Green Fees. The fees for the use of the Golf Course including green fees, and resident golf cards shall be established by resolution of the City Council, from time to time (collectively the “Green Fees”). The Professional shall charge and collect the Green Fees and collect on behalf of the City and remit one hundred percent (100%) of Gross Receipts from the Green Fees to the City as set forth herein.

3.9 Financial Reporting. (a) All Golf Course revenues and expenditures (including but not limited to Green Fees, Golf Lessons, Driving Range, Golf Cart Rentals, Restaurant Operations, Learning Center and Pro Shop Merchandise shall be reported to the City in

accordance with all fiscal and cash management policies as established by the City Finance Department, from time to time.

3.10 Audit and Inspection of Records. The City may during normal business hours inspect the Professional's books, and records relating to Green Fees, Golf Lessons, Driving Range, Golf Cart Rentals, Restaurant Operations, Learning Center and Pro Shop Merchandise and to the services provided herein for the operation of the Golf Course. The City, may upon ten (10) days prior written notice, at its sole cost, audit the Professional's books, and records relating to the services provided herein for the operation of the Golf Course including any records relating to any revenue and expenditures to the Green Fees, Golf Lessons, Driving Range, Golf Cart Rentals, Restaurant Operations, Learning Center and Pro Shop Merchandise.

3.11 Weekly Gross Receipts Report. The Professional shall, during the Term of this Agreement, prepare and submit a weekly report (in a form prescribed by the City) with the City by 10:00 a.m. of the Monday immediately following of each calendar week, showing the amount of Gross Receipts for the operation of the Golf Course which shall mean all sums of money received from the operation of the Golf Course, including Green Fees, Golf Lessons provided and/or administered by City Professionals, Driving Range, Golf Cart Rentals, and Pro Shop Merchandise (each a "Weekly Report"). Such Weekly Report shall be submitted concurrent with the Professional's remittance of the Gross Receipts as set forth in Article IV. The City shall be entitled to suspend and withhold payment of the Management Fee until the Professional has submitted any Weekly Report complete in all respects. If September 30th falls on a day except a Sunday, the Professional shall submit a partial week report showing the results of the partial week through September 30th in addition to the regular weekly report.

3.12 Monthly Gross Receipts Report. The Professional shall, during the Term of this Agreement, prepare and submit a monthly report (in a form prescribed by the City) with the City by 10:00 a.m. of the first business day immediately following the end of each month, showing the amount of Gross Receipts for the operation of the Restaurant Operations, Learning Center, Golf Lessons provided by the Professional or Contract Professionals, (each a "Monthly Report"). Such Monthly Report shall be submitted concurrent with the Professional's remittance of the Gross Receipts as set forth in Article IV. The City shall be entitled to suspend and withhold payment of the Management Fee until the Professional has submitted any Monthly Report complete in all respects.

3.13 Quarterly Reports. (a) For purposes of this Agreement calendar quarters shall be the periods of October thru December, January thru March, April thru June and July thru September of each calendar year. The Professional shall provide the City with a quarterly financial report which records the revenue and expenses in the categories set forth in the form attached as Exhibit "A" including Green Fees, Driving Range, Golf Cart Rentals, Restaurant Operations, and Pro Shop Merchandise (the "Quarterly Report"). The Professional shall provide the City with a Quarterly Report within thirty (30) days after the end of each calendar quarter. The Professional shall, upon request, provide the City such financial records, bank statements, payroll records, accounts payable records, time sheets, payroll registers, W-2 statements, invoices, quarterly tax returns, and such other documents as the City may reasonably request to document, substantiate and verify the accuracy of each revenue and expense category in the

Quarterly Report including Driving Range, Golf Cart Rentals, Restaurant Operations, and Pro Shop Merchandise (the “Quarterly Report Backup Records”).

(b) The City Manager shall have the authority to modify the form for the Quarterly Report, from time to time, with thirty (30) days prior written notice to the Professional, provided such modification is not a substantive modification of the form set forth in Exhibit “A”. The Quarterly Report as modified by the City Manager pursuant to this section shall be incorporated into this Agreement without formal amendment hereto.

(c) In the event the Professional fails to timely and/or properly provide the City with a Quarterly Report (or Quarterly Report Backup Records if requested), the City shall have the right to suspend and withhold payment of the Base Management Fees until such time as the Professional has provided the Quarterly Report (and Quarterly Report Backup Records if requested), proper and complete in all respects.

3.14 Electricity. The Professional shall, during the Term of this Agreement, pay to the City the sum of \$110 per month for electricity usage by the Professional at the Golf Course to be paid to the City with the Monthly Report each month.

3.15 Asset Inventory List. The Professional shall within thirty (30) days after the Effective Date and within ten (10) days prior to end of each calendar year during the term of the Agreement provide the City with the Asset List. Notwithstanding the foregoing the Professional shall prepare and maintain a current Asset Inventory and provide the City with a current Asset Inventory List as it is modified or updated by the Professional.

3.16 Golf Course Renovation Project Services. The Professional shall provide project management services during periods of renovation of the Golf Course and shall be paid a project management fee if an amount is agreed upon by the Parties. Such services, if any, shall be in addition to the services provided herein.

Article IV Compensation; Gross Receipts Payments

4.1 Management Fee. The City shall pay the Professional an annual management fee in the amount of Two Hundred Thousand Dollars (\$200,000.00) to be paid in twelve (12) equal installments of \$16,666.67 each, on the first Thursday of each calendar month (the “Management Fee”) for the services provided in Section 3 hereof. The Management Fee shall be separate and apart from the amount of the Gross Receipts that the Professional is entitled to retain as set forth herein.

4.2 Gross Receipts and Net Revenue. (a) The Professional’s “Net Revenue” from the Gross Receipts from the, Driving Range, Golf Cart Rentals, Restaurant Operations, and Pro Shop Merchandise shall not exceed Twenty-Five Thousand Dollars (\$25,000.00) on an annual basis (the “Maximum Gross Receipts Payment”). For purposes of this Agreement “Net Revenue” shall mean Gross Receipts less the expenditures required to be reported to the City in the Quarterly Reports set forth herein. The Parties shall within thirty (30) days after the end of each calendar

year during the Term of this Agreement reconcile the Professional's Net Revenue from the Gross Receipts (the "Annual Reconciliation"). The Professional shall, within fifteen (15) days after completion of each Annual Reconciliation, pay to the City an amount equal to the Net Revenue received or retained by the Professional for the applicable calendar year in excess of the Maximum Gross Receipts Payment. The Professional shall not be entitled to any payment from the City in the event the Professional's Net Revenue from the Gross Receipts is less than the Maximum Gross Receipts Payment, it being the intention of the Parties that the Professional's total compensation including the Management Fee and the share of the Net Revenue from the Gross Receipts shall not exceed Two Hundred Twenty-Five Thousand Dollars (\$225,000.00) on an annual basis.

(b) The Professional shall remit to the City on a weekly basis the City's portion of the Gross Receipts for the Green Fees, Golf Lessons provided by City Professionals, Driving Range, Golf Cart Rentals, and Pro Shop Merchandise in accordance with the fiscal and cash management policies as established by the City Finance Department, from time to time (the "Weekly Gross Receipts Payment"). The Weekly Gross Receipts Payment shall be provided by 10:00 a.m. each Monday following the end of each calendar week.

(c) The Professional shall remit to the City on a monthly basis the City's portion of the Gross Receipts for the Golf Lessons provided by the Professional or Contract Professionals, and Restaurant Operations, in accordance with the fiscal and cash management policies as established by the City Finance Department, from time to time (the "Monthly Gross Receipts Payment"). The Monthly Gross Receipts Payment shall be provided by 10:00 a.m. of the first business day immediately following the end of each month,

(d) The City shall be entitled to one hundred percent (100%) of charges or fees collected by the Professional at the Golf Course for any service not otherwise set forth herein, it being the intention of the Parties that the Professional shall only be entitled to the portions of the Gross Receipts from Golf Lessons, Driving Range, Golf Cart Rentals, Restaurant Operations, Learning Center and Pro Shop Merchandise, subject to the Maximum Gross Receipts Payment.

(e) The Professional's Net Revenue portion of the Gross Receipts shall be in addition to the Management Fee.

4.3 Credit Card Fee Usage. The City shall reimburse the Professional for eighty-five percent (85%) of the credit card usage fees paid by the Professional in connection with the charges and fees collected by the Professional at the Golf Course to be paid within thirty (30) days after the end of each calendar quarter. The Professional shall include in each Quarterly Report the amount of credit card fees charged by credit card companies for Golf Course fees and charges collected by the Professional during the then ending calendar quarter. The Professional shall provide such records and receipts as may be reasonably requested by the City to document and substantiate such credit card charges. The City may withhold and suspend reimbursement of credit card usage fees for any calendar quarter until the Professional has provided such records and receipts as the City may reasonably request to document and substantiate such credit card usage fees.

Article V
Devotion of Time; Personnel; and Equipment

5.1 The Professional shall devote such time as reasonably necessary for the satisfactory performance of the services under this Agreement. Should the City require additional services not included under this Agreement, the Professional shall make reasonable effort to provide such additional services within the time schedule without decreasing the effectiveness of the performance of services required under this Agreement, and shall be compensated for such additional services on a time and materials basis, in accordance with Professional's standard hourly rate schedule, or as otherwise agreed between the Parties.

5.2 To the extent reasonably necessary for the Professional to perform the services under this Agreement, the Professional shall be authorized to engage the services of any agents, assistants, persons, or corporations that the Professional may deem proper to aid or assist in the performance of the services under this Agreement. The cost of such personnel and assistance shall be paid by the Professional.

5.3 The Professional shall furnish the facilities, equipment and personnel necessary to perform the services required under this Agreement except as otherwise provided herein.

Article VI
Miscellaneous

6.1 Entire Agreement. This Agreement constitutes the sole and only agreement between the parties and supersedes any prior understandings written or oral agreements between the parties with respect to this subject matter.

6.2 Assignment. The Professional may not assign this Agreement without the prior written consent of the City Manager. In the event of an assignment by the Professional to which the City has consented, the assignee shall agree in writing with the City to personally assume, perform, and be bound by all the covenants, and obligations contained in this Agreement.

6.3 Successors and Assigns. Subject to the provisions regarding assignment, this Agreement shall be binding on and inure to the benefit of the Parties to it and their respective heirs, executors, administrators, legal representatives, successors and assigns.

6.4 Governing Law. The laws of the State of Texas shall govern this Agreement without regard to any conflict of law rules; and exclusive venue for any action concerning this Agreement shall be in the State District Court of Dallas County, Texas. The Parties agree to submit to the personal and subject matter jurisdiction of said court.

6.5 Amendments. This Agreement may be amended by the mutual written agreement of the Parties.

6.6 Severability. In the event any one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality or unenforceability shall not affect any other provisions, and the Agreement shall be construed as if such invalid, illegal, or unenforceable provision had never been contained in it.

6.7 Independent Contractor. It is understood and agreed by and between the Parties that the Professional in satisfying the conditions of this Agreement, is acting independently, and that the City assumes no responsibility or liabilities to any third party in connection with these actions. All services to be performed by Professional pursuant to this Agreement shall be in the capacity of an independent contractor, and not as an agent or employee of the City. Professional shall supervise the performance of its services and shall be entitled to control the manner and means by which its services are to be performed, subject to the terms of this Agreement. The Professional, its employees and contractors shall not be entitled to receive any of the benefits that are provided to City employees.

6.8 Notice. Any notice required or permitted to be delivered hereunder may be sent by first class mail, overnight courier or by confirmed telefax or facsimile to the address specified below, or to such other party or address as either party may designate in writing, and shall be deemed received three (3) days after delivery set forth herein:

If intended for City:

Attention:
City Manager
City of Richardson, Texas
411 West Arapaho Road
Richardson, Texas 75080

With Copy to:

Peter G. Smith
Nichols, Jackson, Dillard, Hager & Smith, L.L.P.
1800 Lincoln Plaza
500 North Akard
Dallas, Texas 75201

If intended for Professional:

Ronny J. Glanton, President
Sherrill Park Golf Course
2001 East Lookout Drive
Richardson, Texas 75082

6.9 Insurance.

- (a) Professional, at its sole expense, shall during the term hereof obtain and maintain in full force and effect the following policies of insurance coverage on policy terms acceptable to the City: (i) a commercial general liability policy of insurance covering bodily injury, death and property damage (including the property of the City, its officers, agents and employees collectively referred to in this section as the "City") minimum limits on a per occurrence basis of not less than One Million Dollars (\$1,000,000.00) combined single limit and Two Million Dollars (\$2,000,000.00) aggregate which policy shall be primary to any policy or policies carried by or available to the City and shall include products/completed operations coverage with a minimum aggregate limit of One Million Dollars (\$1,000,000.00); and personal advertising and advertising injury coverage with a minimum occurrence of One Million Dollars (\$1,000,000.00); (ii) liquor liability

coverage with a single limit of One Million Dollars (\$1,000,000.00); (ii) policy of automobile liability insurance covering all operations of Professional pursuant to this Agreement involving the use of motor vehicles, including all owned, non owned and hired vehicles with minimum limits of not less than One Million Dollars (\$1,000,000) combined single limit for bodily injury, death and property damage liability; (iii) Worker's Compensation/Employer Liability Insurance in full accordance with the statutory requirements of the state of Texas and shall include bodily injury, occupational illness or disease coverage with a minimum Employer's Liability limits of \$500,000/\$500,000/\$500,000; and (iv) crime coverage to include embezzlement and theft by any third party for all monies handled on behalf of the City.

- (b) All insurance shall provide and be endorsed to contain the following provisions: (1) name the City, its officers, and employees as additional insureds as to all applicable coverage with the exception of Workers Compensation Insurance, and the additional insured endorsement shall provide the most comprehensive coverage to the City; (2) provide for at least thirty (30) days prior written notice to the City for cancellation, non-renewal, or material change of the insurance; and (3) provide for a waivers of all rights of subrogation against the City.
- (c) All insurance companies providing the required insurance shall be lawfully authorized to issue insurance of the types and amounts required by this Agreement rated at least "A" by AM Best or other equivalent rating service, and satisfactory to the City.
- (d) Certificates of Insurance and policy endorsements for each policy required herein in a form reasonably satisfactory to City shall be delivered to City prior to the commencement of the Term of this Agreement and prior to the commencement of any Renewal Term.
- (e) Professional shall provide copies of any or all policies of insurance within ten (10) business days after written request by the City.

6.10 Indemnification. CITY SHALL NOT BE LIABLE FOR ANY LOSS, DAMAGE, OR INJURY OF ANY KIND OR CHARACTER TO ANY PERSON OR PROPERTY ARISING FROM THE SERVICES OF THE PROFESSIONAL PURSUANT TO THIS AGREEMENT. PROFESSIONAL HEREBY WAIVES ALL CLAIMS AGAINST CITY, ITS OFFICERS, AGENTS AND EMPLOYEES (COLLECTIVELY REFERRED TO IN THIS SECTION AS "CITY") FOR DAMAGE TO ANY PROPERTY OR INJURY TO, OR DEATH OF, ANY PERSON ARISING AT ANY TIME AND FROM ANY CAUSE OTHER THAN THE NEGLIGENCE OR WILLFUL MISCONDUCT OF CITY OR BREACH OF CITY'S OBLIGATIONS HEREUNDER. PROFESSIONAL AGREES TO INDEMNIFY AND SAVE HARMLESS CITY FROM AND AGAINST ANY AND ALL LIABILITIES, DAMAGES, CLAIMS, SUITS, COSTS (INCLUDING COURT COSTS, ATTORNEYS' FEES AND COSTS OF INVESTIGATION) AND ACTIONS OF ANY KIND BY REASON OF INJURY TO OR DEATH OF ANY PERSON OR DAMAGE TO OR LOSS OF PROPERTY TO THE EXTENT CAUSED BY THE PROFESSIONAL'S NEGLIGENT PERFORMANCE OF SERVICES UNDER THIS AGREEMENT OR BY REASON OF ANY NEGLIGENT ACT OR OMISSION

ON THE PART OF PROFESSIONAL, ITS OFFICERS, DIRECTORS, SERVANTS, EMPLOYEES, REPRESENTATIVES, PROFESSIONALS, LICENSEES, SUCCESSORS OR PERMITTED ASSIGNS. THE PROFESSIONAL'S OBLIGATIONS UNDER THIS SECTION SHALL NOT BE LIMITED TO THE LIMITS OF COVERAGE OF INSURANCE MAINTAINED OR REQUIRED TO BE MAINTAINED BY PROFESSIONAL UNDER THIS AGREEMENT. THIS PROVISION SHALL SURVIVE THE TERMINATION OF THIS AGREEMENT.

6.11 Counterparts. This Agreement may be executed by the Parties hereto in separate counterparts, each of which when so executed and delivered shall be an original, but all such counterparts shall together constitute one and the same instrument. Each counterpart may consist of any number of copies hereof each signed by less than all, but together signed by all of the Parties hereto.

6.12 Representations. The Parties represent that they have full capacity and authority to grant all rights and assume all obligations that they have granted and assumed under this Agreement.

6.13 Prior Agreements. This Agreement supersedes and replaces all prior contracts, agreements, and understandings between the Parties.

6.14 Exhibits. Any exhibits to this Agreement are incorporated herein by reference for all purposes wherever reference is made to the same.

6.15 Survival of Covenants. Any of the representations, warranties, covenants, and obligations of the Parties, as well as any rights and benefits of the Parties, pertaining to a period of time following the termination of this Agreement shall survive termination.

(Signature Page to Follow)

EXECUTED on this _____ day of _____, 2012.

RONNY J. GLANTON, INC.

By: _____
Ronny J. Glanton, President

Sherrill Park Golf Course
2001 East Lookout Drive
Richardson, Texas 75082

EXECUTED this _____ day of _____, 2012.

CITY OF RICHARDSON, TEXAS

By: _____
Dan Johnson, City Manager

Attest:

City Secretary

Exhibit "A"
Quarterly Report Form

RGI - Schedule of Revenues and Expenditures
Contractual Reporting Model
Through March 31, 2013

	Current Quarter RGI	Year to Date RGI
Revenues --		
Clubhouse Revenues -		
Pro-Shop Merchandise	\$ 10,000.00	\$ 10,000.00
Alcohol Revenue	10,000.00	10,000.00
Grill Revenue	7,500.00	7,500.00
Subtotal Clubhouse	\$ 27,500.00	\$ 27,500.00
Other Golf Revenues -		
Driving Range	\$ 40,000.00	\$ 40,000.00
Cart Rentals	10,000.00	10,000.00
Subtotal Other Golf	\$ 50,000.00	\$ 50,000.00
Other Contractual Revenues		
Management Fee	\$ 50,000.00	\$ 50,000.00
Credit Card Reimbursements	8,500.00	8,500.00
Subtotal Other Contractual	\$ 58,500.00	\$ 58,500.00
Total Revenues	\$ 136,000.00	\$ 136,000.00
Expenditures --		
Salaries and Benefits	\$ 50,000.00	\$ 50,000.00
Operating Costs - Grill/Alcohol	50,000.00	50,000.00
Operating Costs - Pro Shop	2,500.00	2,500.00
Operating Costs - Driving Range	7,500.00	7,500.00
Operating Costs - Carts	7,500.00	7,500.00
Operating Costs - Other	7,500.00	7,500.00
Credit Card Fees	5,000.00	5,000.00
Capital Expenses	5,000.00	5,000.00
Subtotal Expenditures	\$ 135,000.00	\$ 135,000.00
Net Revenues Over (Under)		
Expenditures	\$ 1,000.00	\$ 1,000.00

Notes --

1. All numbers above are for sample only.

ORDINANCE NO. 3890

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 A RESTAURANT AND PRIVATE CLUB WITH SPECIAL CONDITIONS ON A 2.35-ACRE TRACT OF LAND ZONED I-M(1) INDUSTRIAL DISTRICT LOCATED AT 1050 N. CENTRAL EXPRESSWAY, 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 (\$2,000.00) DOLLARS FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE. (ZONING FILE 12-17).

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 Ordinance No. 2903-A, adopted on September 14, 1992, is hereby repealed.

SECTION 2. 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 to grant a Special Permit for a restaurant and private club with special conditions for a 2.35-acre tract of land zoned I-M(1) Industrial District located at 1050 N. Central Expressway, and being more particularly described in Exhibit "A" attached hereto and made a part hereof for all purposes.

SECTION 3. That the Special Permit for a restaurant and private club is hereby granted subject to the following special conditions:

1. The Special Permit for a restaurant and private club shall be allowed and shall be 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 property shall be developed and used in conformance with the Concept Plan and Elevations, attached as Exhibit “C”.
3. No pedestrian easement shall be required along Central Expressway.
4. Encroachment of the building and awnings into the 40-foot front setback shall be allowed as shown on the Concept Plan.

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, and subject to the aforementioned special conditions.

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 10th day of December, 2012.

APPROVED:

MAYOR

APPROVED AS TO FORM:

CORRECTLY ENROLLED:

CITY ATTORNEY
(PGS:11-30-12:58455)

CITY SECRETARY

EXHIBIT "A"
LEGAL DESCRIPTION
ZF 12-17

BEING all of Lot 1, Block A of NORTH CENTRAL EXPRESSWAY ADDITION, an addition to the City of Richardson, Dallas County, Texas, according to the plat recorded in Volume 91220, page 117 of the Map Records of Dallas County, Texas, and being more particularly described by metes and bound as follows:

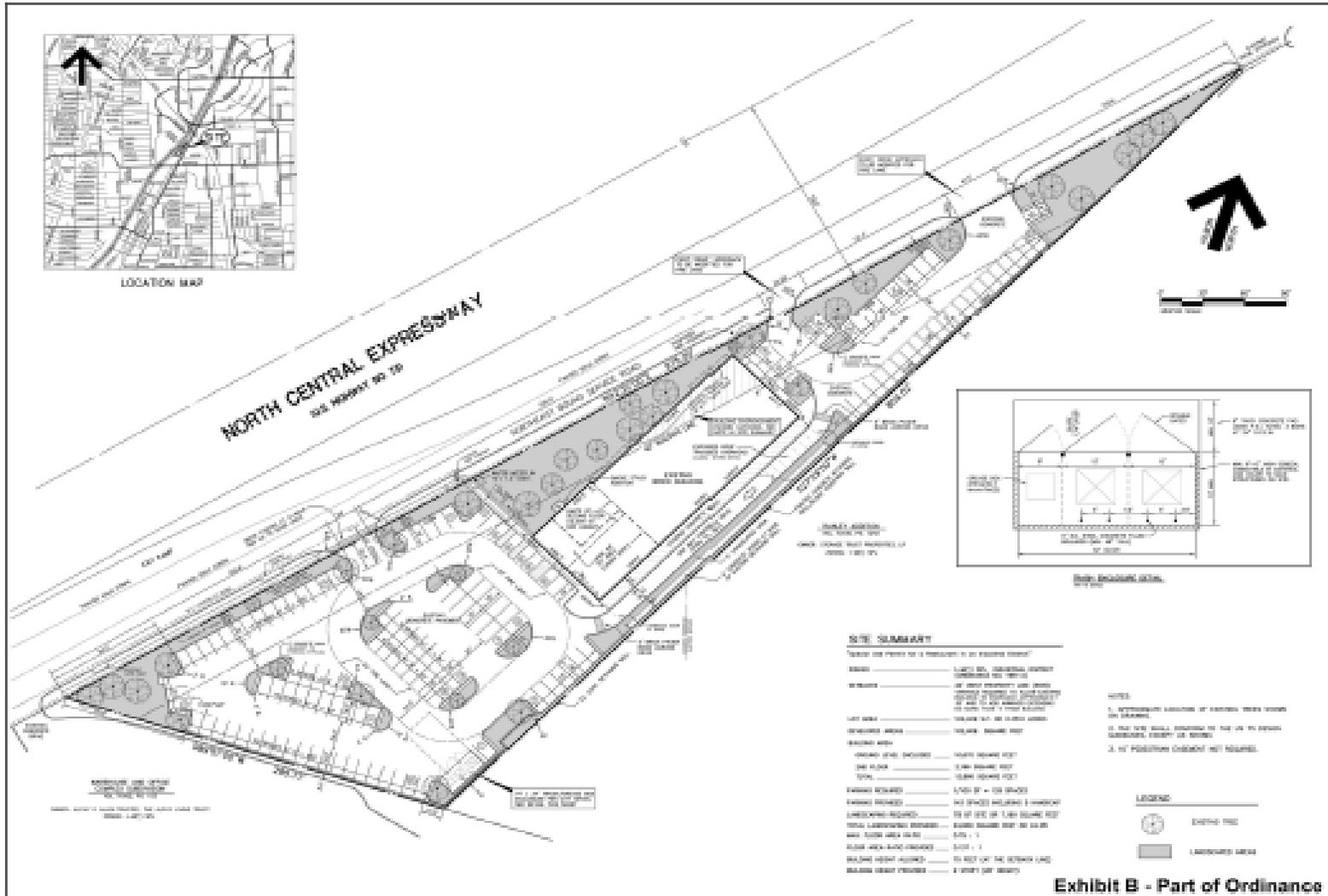
BEGINNING at an "X" cut in concrete in the Southeast right-of-way line of North Central Expressway (U.S. Highway No. 75), same being South 42 degrees 32 minutes 00 seconds West, a distance of 346.29 feet from the intersection of the Northwest right-of-way line of the T. & N.O. Railroad with said Southeast right-at-way line of North Central Expressway, same point also being the Northwest corner of RAWLEY ADDITION, an addition to the City of Richardson, Texas, according to the revised plat recorded in Volume 73156, Page 1242, in the Map Records of Dallas County, Texas;

THENCE South 27 degrees 29 minutes 00 seconds West along the Northwest line of said RAWLEY ADDITION, for a distance of 809.02 feet to an iron rod found for corner in the north line of WAREHOUSE AND OFFICE COMPLEX SUBDIVISION, an addition to the City of Richardson, Texas, according to the Plat recorded in Volume 70162, Page 0153, of the Map Records of Dallas County, Texas;

THENCE South 89 degrees 51 minutes 00 seconds West along said North line of WAREHOUSE AND OFFICE COMPLEX SUBDIVISION for a distance of 285.77 feet to an iron rod found for corner in the Southeast right-of-way line of North Central Expressway;

THENCE North 42 degrees 32 minutes 00 seconds East along said Southeast right-of-way line of North Central Expressway for a distance of 975.00 feet to the POINT OF BEGINNING.

CONTAINING 102,108.66 square feet or 2.351 acres of land.



JDJR ENGINEERS & CONSULTANTS, INC.
 2001 UNIVERSITY AVENUE, SUITE 100
 RICHMOND, VA 23261
 (804) 781-1111
 WWW.JDJR.COM



PROJECT: CENTRAL BARBECUE
 NORTH CENTRAL EXPRESSWAY ADDITION
 800 NORTH CENTRAL EXPRESSWAY
 RICHMOND, VIRGINIA

REVISIONS

NO.	DATE	DESCRIPTION

DATE: 02-08-11
SCALE: 1" = 50'
DRAWN BY: JOUR
CHECKED BY: JOUR
SHEET NO.: 1 of 1
EXHIBIT NO.: 02-011-12

Exhibit B - Part of Ordinance

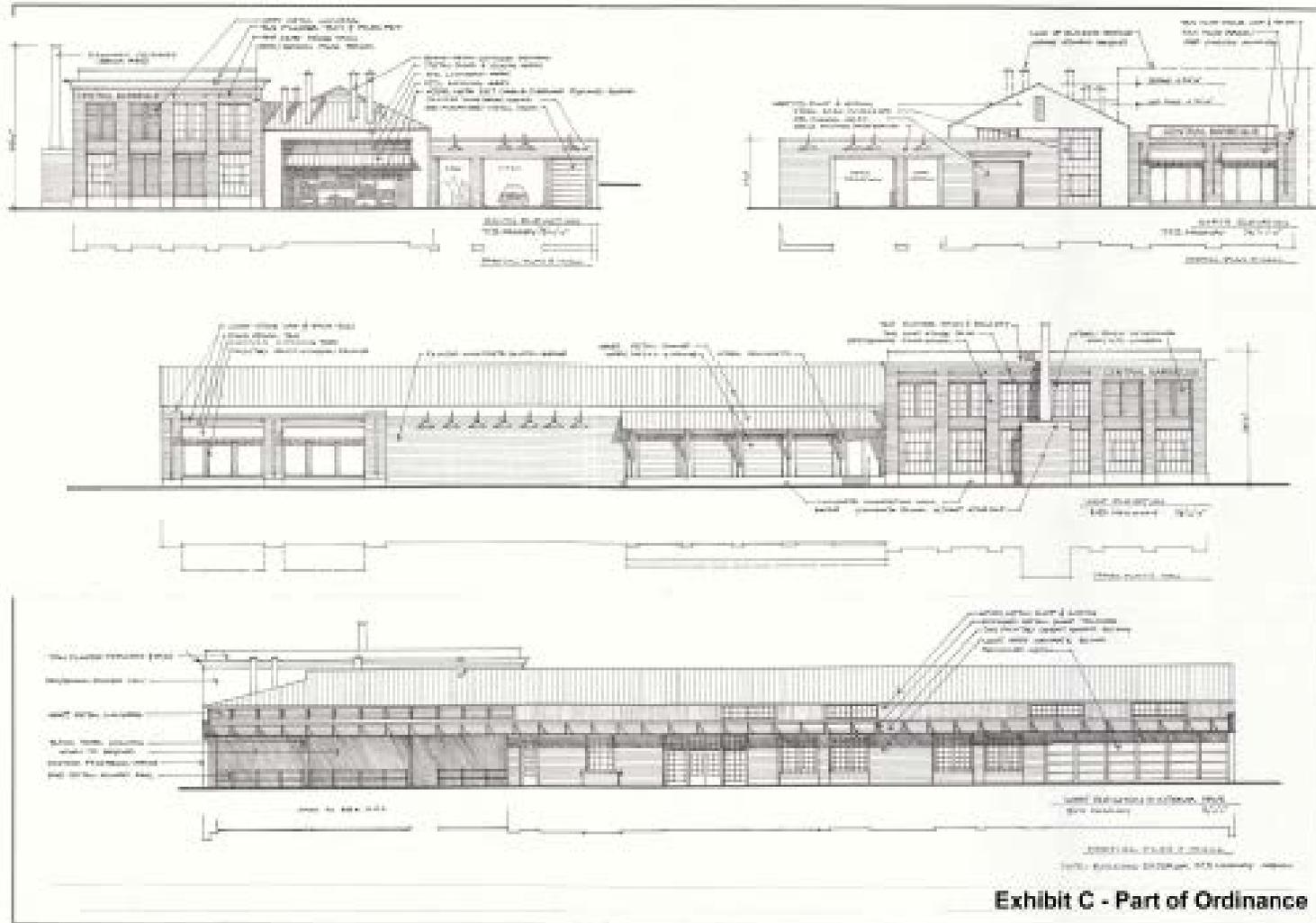


Exhibit C - Part of Ordinance

ORDINANCE NO. 3891

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 AMEND THE SPECIAL CONDITIONS FOR A TRACT OF LAND ZONED O-M OFFICE ZONING DISTRICT, ON A 3.18-ACRE TRACT OF LAND LOCATED ON THE NORTH SIDE OF CAMPBELL ROAD, WEST OF WATERVIEW PARKWAY, 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 (\$2,000.00) DOLLARS FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE. (ZONING FILE 12-18).

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 to amend the special conditions for a tract of land zoned O-M Office Zoning District, located on a 3.18-acre tract of land located on the north side of Campbell Road, west of Waterview Parkway, and being more particularly described in Exhibit “A” attached hereto and made a part hereof for all purposes.

SECTION 2. That the change in zoning is hereby granted subject to the following special conditions:

1. All regulations stated in Ordinance 3079-A and Ordinance 3153-A, not in conflict with the following conditions, shall remain in effect.

2. The property shall be developed, used and constructed in conformance with the Concept Plan attached as Exhibit “B”, and Elevations attached as Exhibits “C-1” through “C-5”, and which are hereby approved and incorporated herein.
3. The maximum height for any building shall be one (1) story, not to exceed twenty-five (25) feet in height.
4. The side setback along the east property line shall be ten (10) feet.
5. The rear setback shall be ten (10) feet.
6. A driveway shall be allowed on Campbell Road as depicted on the Concept Plan. In addition, a hooded left turn lane and its median opening, as depicted on the Concept Plan, shall be constructed in conjunction with the issuance of the first building permit for development on the property.
7. The parking ratio for the development as depicted on the Concept Plan shall be one (1) parking space per 250 square feet.

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. 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 December, 2012.

APPROVED:

MAYOR

APPROVED AS TO FORM:

CORRECTLY ENROLLED:

CITY ATTORNEY
(PGS:11-30-12:58449)

CITY SECRETARY

EXHIBIT "A"
LEGAL DESCRIPTION
ZF 12-18

Being a tract of land situated in the J. W. CURTIS SURVEY, ABSTRACT NO. 345, Dallas County, Texas, and being part of a tract described as 20.00 acres in Deed recorded in Volume 95147, Page 3394 of the Deed Records of Dallas County, Texas, said tract also being part of LOT 1, BLOCK A of FIRST INSTALLMENT OF TECHNOLOGY PARK, an Addition to the City of Richardson, Texas, as recorded in Volume 67123, Page 1285 of the Deed Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at the Northeast corner of Lot 3, Block 3, University World, an Addition to the City of Richardson Texas, as recorded in Volume 99224, Page 13 of the Deed Records of Dallas County, Texas, said corner being in the South line of Jonsson Boulevard (a variable width R.O.W.);

THENCE in a Northeasterly direction with a curve to the left, said curve having a chord bearing of North 63 degrees 37 minutes 55 seconds East, a central angle of 05 degrees 30 minutes 00 seconds and a radius of 375.00 feet for an arc distance of 36.00 feet along and South line of Jonsson Blvd. to an "X" cut set for corner;

THENCE South 64 degrees 33 minutes 01 seconds East, 45.50 feet to a ½ inch iron rod with Red F-D Cap set for corner;

THENCE South 34 degrees 65 minutes 53 seconds East, 60.38 feet to a ½ inch iron rod with Red F-D Cap found for corner;

THENCE South 45 degrees 03 minutes 12 Seconds East 37.19 feet to a ½ inch iron rod with Red F-D Cap set for corner;

THENCE South 64 degrees 28 minutes 33 seconds, 94.96 feet to a ½ inch iron rod with Red F-D Cap found for corner;

THENCE South 46 degrees 13 minutes 12 seconds East, 143.80 feet to a ½ inch iron rod with Red F-D Cap found for corner;

THENCE South 89 degrees 05 minutes 25 seconds East, 57.62 feet to a ½ inch iron rod with Red F-D Cap set for corner;

THENCE North 43 degrees 01 minutes 25 seconds East, 90.95 feet to a ½ inch iron rod with Red F-D Cap set for corner;

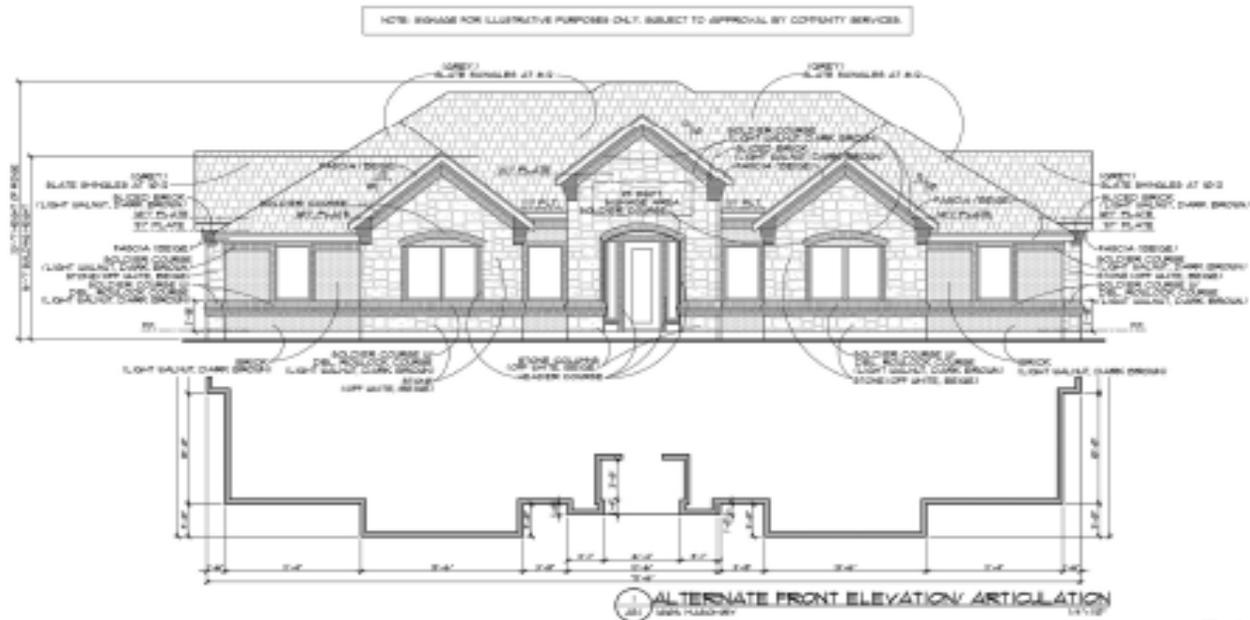
THENCE South 89 degrees 57 minutes 00 seconds East, 196.59 feet to a ½ inch iron rod with Red F-D Cap set for corner;

THENCE South 00 degrees 03 minutes 00 seconds West, 207.25 feet to a point in the North line of Campbell Road (a 140 foot R.O.W.) and a ½ iron rod with Red F-D Cap found for corner;

THENCE North 89 degrees 57 minutes 00 seconds West, 610.53 feet along said North line to a ½ inch iron rod with Red F-D Cap found for corner;

THENCE North 00 degrees 03 minutes 00 seconds East 295.16 feet to an “X” cut set for corner;

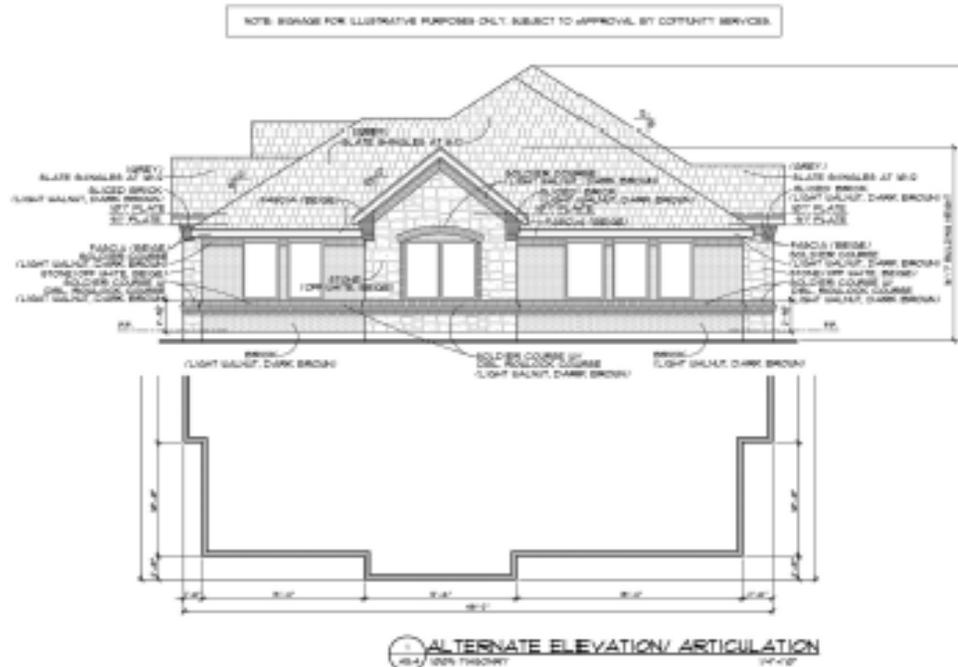
THENCE North 23 degrees 28 minutes 32 seconds West, 72.39 feet to an “X” cut set for corner and the PLACE OF BEGINNING and containing 3.180 acres (138,536 square feet) of land, more or less.



**Exhibit C-1
Part of Ordinance**

ALTERNATE ELEVATIONS
CAMPBELL OFFICE PARK
TYPICAL GENERAL BLDG. ELEVATIONS
CASE NAME: CAMPBELL OFFICE PARK
CASE ADDRESS: 2820 S. CAMPBELL ROAD
WILLIAMSON, TEXAS

Date: _____ Drawn By: _____ Checked By: _____ Station: _____
CAMPBELL OFFICE PARK 2820 S. CAMPBELL ROAD WILLIAMSON, TEXAS
ARCHITECT: _____ PROJECT NO.: _____ SHEET NO.: _____
Sheet No. A5.1 Project No. 1234567

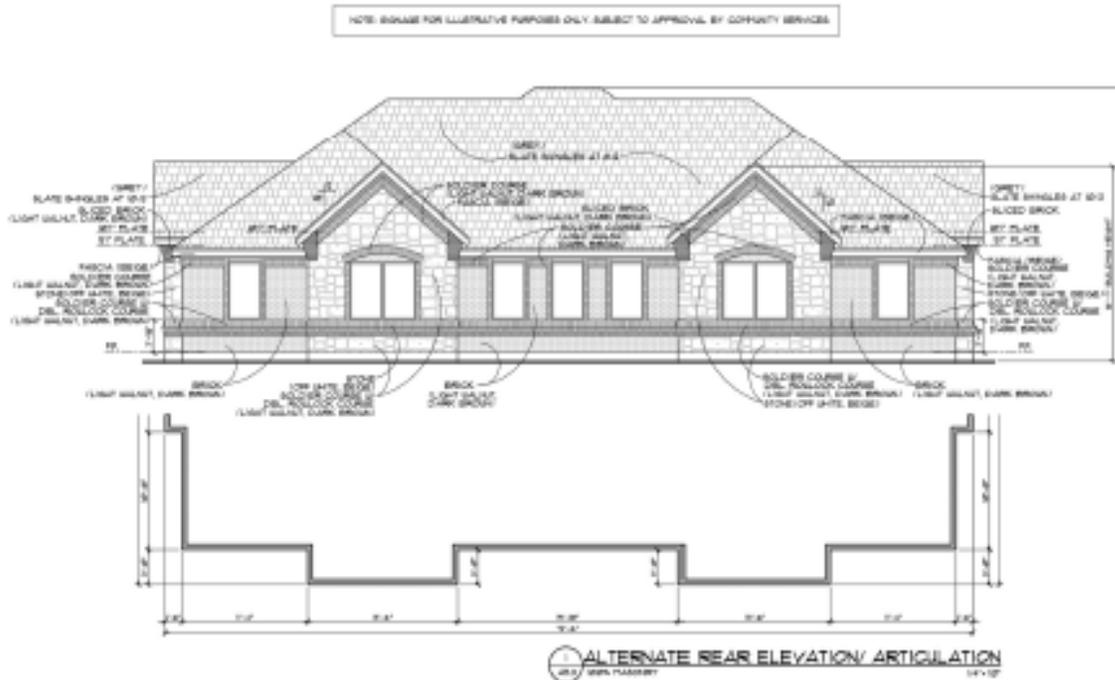


**Exhibit C-2
Part of Ordinance**

ALTERNATE ELEVATIONS
CATTSBELL OFFICE PARK
TYPICAL GENERAL BLDG ELEVATION

DATE: 04/15/18 CATTSBELL OFFICE PARK
CASE ADDRESS: 8000 W. CATTSBELL ROAD
RICHARDSON, TEXAS

DATE: 04/15/18 CASE NO.: 18-00000 DRAWING NO.: 18-00000 SHEET NO.: 01
CATTSBELL OFFICE PARK 8000 W. CATTSBELL ROAD RICHARDSON, TEXAS
SHEET NO.: A5.4 DRAWING NO.: 18-00000



**Exhibit C-4
Part of Ordinance**

ALTERNATE ELEVATIONS
CAPPELL OFFICE PARK

TYPICAL GENERAL BLDG. ELEVATIONS

CASE NAME: CAPPELL OFFICE PARK
 CASE ADDRESS: 5855 S. CAPPELL ROAD
 RICHARDSON, TEXAS

THE CITY OF RICHARDSON COMMUNITY SERVICES 1000 RICHARDSON ROAD RICHARDSON, TEXAS 75081
CAPPELL OFFICE PARK 5855 S. CAPPELL ROAD RICHARDSON, TEXAS

5855 S. CAPPELL ROAD, RICHARDSON, TEXAS 75081 5855 S. CAPPELL ROAD, RICHARDSON, TEXAS 75081 5855 S. CAPPELL ROAD, RICHARDSON, TEXAS 75081

Case No. <h1 style="margin: 0;">45.3</h1> Project No. 021720K



Exhibit C-5 - Part of Ordinance

RESOLUTION NO. 12-27

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RICHARDSON, TEXAS, APPROVING THE TERMS AND CONDITIONS OF A GRADE CROSSING IMPROVEMENTS AGREEMENT BY AND BETWEEN THE KANSAS CITY SOUTHERN RAILWAY COMPANY (“KCS”) AND THE CITY OF RICHARDSON, TEXAS, AS MORE PARTICULARLY DESCRIBED IN EXHIBIT “A” ATTACHED HERETO; AUTHORIZING ITS EXECUTION BY THE CITY MANAGER; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council has been presented with a Grade Crossing Improvements Agreement by and between The Kansas City Southern Railway Company and the City of Richardson, Texas, for the modification (by installation of concrete crossing surfaces) of the crossing where Lookout Drive crosses KCS’s main line at KCS Mile Post D-72.83, on the White Rock Subdivision, DOT No. 021629H; and

WHEREAS, upon full review and consideration of the Agreement, and all matters related thereto, the City Council is of the opinion and finds that the terms and conditions thereof should be approved, and that the City Manager should be authorized to execute the Agreement on behalf of the City of Richardson, Texas.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF RICHARDSON, TEXAS:

SECTION 1. That the terms, provisions, and conditions of the Grade Crossing Improvements Agreement, a copy of which is attached hereto as Exhibit “A”, be, and the same are, hereby approved.

SECTION 2. That the City Manager is hereby authorized to execute the Grade Crossing Improvements Agreement on behalf of the City, and any amendments or other instruments related thereto.

SECTION 3. That this Resolution shall become effective immediately from and after its passage.

DULY RESOLVED AND ADOPTED by the City Council of the City of Richardson,
Texas, on this the 10th day of December, 2012.

CITY OF RICHARDSON, TEXAS

MAYOR

ATTEST:

CITY SECRETARY

APPROVED AS TO FORM:

PETER G. SMITH, CITY ATTORNEY
(PGS:08-29-12:57088)

Exhibit “A”

Grade Crossing Improvements Agreement

(to be attached)

RESOLUTION NO. 12-28

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RICHARDSON, TEXAS, APPOINTING RICHARD RAMEY TO SERVE AS CHAIRMAN OF THE BOARD OF DIRECTORS OF TAX INCREMENT FINANCING ZONE NO. 1, TAX INCREMENT FINANCING ZONE NO. 2, AND TAX INCREMENT FINANCING ZONE NO. 3 OF THE CITY OF RICHARDSON, TEXAS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council has by Ordinance No. 3582, as amended, established Tax Increment Financing Zone No.1, City of Richardson, Texas; and

WHEREAS, the City Council has by Ordinance No. 3844, as amended, established Tax Increment Financing Zone No.2, City of Richardson, Texas; and

WHEREAS, the City Council has by Ordinance No. 3845, as amended, established Tax Increment Financing Zone No.3, City of Richardson, Texas; and

WHEREAS, the Tax Code, Chapter 311 requires the governing body of the taxing unit that creates a tax increment financing zone to appoint one of the members of the board of the directors to serve as the chairman; and

WHEREAS, the City Council desires to appoint Richard Ramey as the Chairman of the Board of Directors of the Increment Financing Zone No.1, Increment Financing Zone No.2, and Increment Financing Zone No.3 of the City of Richardson, Texas; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF RICHARDSON, TEXAS:

SECTION 1. The City Council hereby appoints Richard Ramey to serve as the chairman of the Board of Directors of Tax Increment Financing Zone No. 1, Tax Increment Financing Zone No. 2, and Tax Increment Financing Zone No. 3, City of Richardson, Texas for Calendar Year 2013.

SECTION 2. This Resolution shall become effective immediately from and after its passage.

DULY RESOLVED AND ADOPTED by the City Council of the City of Richardson, Texas, on this the 10th day of December, 2012.

CITY OF RICHARDSON, TEXAS

MAYOR

ATTEST:

CITY SECRETARY

APPROVED AS TO FORM:

CITY ATTORNEY

RESOLUTION NO. 12-29

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RICHARDSON, TEXAS, CONCERNING HIGH STAKES, STANDARDIZED TESTING OF TEXAS PUBLIC SCHOOL STUDENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the over reliance on standardized, high stakes testing as the only assessment of learning that really matters in the state and federal accountability systems is strangling our public schools and undermining any chance that educators have to transform a traditional system of schooling into a broad range of learning experiences that better prepares our students to live successfully and be competitive on a global stage; and

WHEREAS, the City Council commends Robert Scott, former Commissioner of Education, for his concern about the overemphasis on high stakes testing that has become “a perversion of its original intent” and for his continuing support of high standards and local accountability; and

WHEREAS, the City Council believes our state's future prosperity relies on a high-quality education system that prepares students for college and careers, and without such a system Texas' economic competitiveness and ability to attract new business will falter; and

WHEREAS, the real work of designing more engaging student learning experiences requires changes in the culture and structure of the systems in which teachers and students work; and

WHEREAS, what occurs in our classrooms every day should be student-centered and result in students learning at a deep and meaningful level, as opposed to the superficial level of learning that results from the current over-emphasis on that which can be easily tested by standardized tests; and

WHEREAS, the City Council supports the tenets set out in *Creating a New Vision for Public Education in Texas* (TASA, 2008) and efforts to meet these tenets; and

WHEREAS, the vision of the City is for all students to be engaged in more meaningful learning activities that cultivate their unique individual talents, to provide for student choice in work that is designed to respect how they learn best, and to embrace the concept that students can be both consumers and creators of knowledge; and

WHEREAS, only by developing new capacities and conditions in districts and schools, and the communities in which they are embedded, will citizens ensure that all learning spaces foster and celebrate innovation, creativity, problem solving, collaboration, communication and critical thinking; and

WHEREAS, these are the very skills that business leaders desire in a rising workforce and the very attitudes that are essential to the survival of our democracy; and

WHEREAS, imposing relentless test preparation and boring memorization of facts to enhance test performance is doing little more than stealing the love of learning from our students and assuring that we fall short of our goals; and

WHEREAS, the City does not oppose accountability in public schools and points with pride to the stellar performance of our students, but believe that the system of the past will not prepare our students to lead in the future and neither will the standardized tests that so dominate their instructional time and block our ability to make progress toward a world-class education system of student-centered schools and future-ready students;

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF RICHARDSON, TEXAS:

SECTION 1. That the City Council calls on the Texas Legislature to reexamine the public school accountability system in Texas and to develop a system that encompasses multiple assessments, reflects greater validity, uses more cost efficient sampling techniques and other external evaluation arrangements, and more accurately reflects what students know, appreciate and can do in terms of the rigorous standards essential to their success, enhances the role of teachers as designers, guides to instruction and leaders, and nurtures the sense of inquiry and love of learning in all students.

SECTION 2. That this Resolution shall become effective immediately from and after its passage.

DULY RESOLVED AND ADOPTED by the City Council of the City of Richardson, Texas, on this the 10th day of December, 2012.

CITY OF RICHARDSON, TEXAS

MAYOR

ATTEST:

CITY SECRETARY

APPROVED AS TO FORM:

PETER G. SMITH, CITY ATTORNEY
(PGS:12-06-12:58500)

RESOLUTION NO. 12-30

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RICHARDSON, TEXAS, REQUESTING THE MEMBERS OF THE 83RD LEGISLATIVE SESSION OF THE STATE OF TEXAS SUPPORT LEGISLATION THAT RESTORES FUNDING FOR THE TEXAS RECREATION & PARKS ACCOUNT AND LARGE COUNTY AND MUNICIPALITY RECREATION AND PARKS ACCOUNT LOCAL PARK GRANT PROGRAMS, AND THE TEXAS STATE PARK SYSTEM; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Texas Parks & Wildlife Department (“TPWD”) administers the Texas Recreation & Parks Account Local Park Grant Program (“TRPA”) and the Large County and Municipality Recreation and Parks Account (Urban Account) and manages 94 State parks and historical sites in Texas; and

WHEREAS, TPWD has a separate account in their general revenue fund referred to as the TRPA and Urban Account for the purpose of providing matching grants to political subdivisions for parks and recreation projects, and for outreach grants to introduce new populations to outdoor experiences; and

WHEREAS, the matching grants provided by the TPWD are utilized for the planning, acquisition, and development of local park, recreation and open space areas to be owned and maintained by political subdivisions; and

WHEREAS, funds granted to political subdivisions under the TRPA and Urban Account guidelines have funded 1,629 projects of the 3,470 submitted over 30 years delivering over \$800 million to the local Texas economy; and

WHEREAS, political subdivisions throughout the State of Texas depend on grants from TPWD through the TRPA to stimulate the acquisition and development of parks and recreational areas for the benefit and enjoyment of their citizenry; and

WHEREAS, the TRPA, Urban Account, and State parks are funded from sales tax on sporting goods and that the development of new parks stimulates the purchase of sporting goods; and

WHEREAS, the maintenance and improvements of State park and historic sites and the addition of new parks is a priority to Texans due to the State’s expanding population and extensive tourism industry; and

WHEREAS, the development of parks encourages and promotes public health, economic development, job creation, education; corporate relocations, an improved quality of life, and juvenile crime prevention; and

WHEREAS, funds are needed for major repairs at state parks and for the acquisition and development of parks and facilities; and

WHEREAS, it is the desire of this City Council that a copy of this resolution with appropriate names affixed be presented to the Governor of Texas and the leadership of the 83rd Texas Legislature.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF RICHARDSON, TEXAS:

SECTION 1. That members of the 83rd Legislature of Texas seek passage of legislation maximizing the use of revenue from the sporting goods sales tax to increase funding for parks and recreation programs for both Local and State parks and that all TRPA and Urban Account funded park projects be subject to the established TPWD competitive scoring system.

SECTION 2. That members of the 83rd Legislature of Texas restore funding to the TRPA and Urban accounts in the amount of at least \$15.5 million per year.

SECTION 3. That this Resolution shall become effective immediately from and after its passage.

DULY RESOLVED AND ADOPTED by the City Council of the City of Richardson, Texas, on this the 10th day of December, 2012.

CITY OF RICHARDSON, TEXAS

MAYOR

APPROVED AS TO FORM:

ATTEST:

CITY ATTORNEY
(PGS:12-06-12:57906)

CITY SECRETARY

CITY OF RICHARDSON

TO: Dan Johnson - City Manager
THRU: Kent Pfeil - Director of Finance
FROM: Pam Kirkland - Purchasing Manager
SUBJECT: Bid Initiation Request #19-13
DATE: December 4, 2012

Request Council approval to initiate bids for the following:

Cottonwood Heights Bridge and Culvert Railing

Proposed Council approval date: December 10, 2012
Proposed advertising dates: December 12, 2012 & December 19, 2012
Proposed bid due date: January 10, 2013 – 2:00 p.m.
Proposed bid opening date: January 10, 2013 – 2:30 p.m.
Engineer's estimated total cost: \$440,000
Account: 378-8703-585-7521 – Project #NV1102



Pam Kirkland, CPPO, CPPB
Purchasing Manager



Kent Pfeil
Director of Finance



Date

Approved: _____
Dan Johnson
City Manager

Date



MEMO

TO: Dan Johnson, City Manager
THROUGH: Cliff Miller, Assistant City Manager *cm*
FROM: Steve Spanos, P.E., Director of Engineering *SS*
SUBJECT: Permission to Advertise Bid #19-13
Cottonwood Heights Bridge and Culvert Railing
DATE: November 30, 2012

BACKGROUND INFORMATION:

The 2010 Neighborhood Vitality Bond Project Bridge Enhancements Project consists of bridge enhancements at three locations in the Cottonwood Heights Neighborhoods. The scope includes new railing, installing a stone facia and a stainless steel feature, constructing new end columns and replacing the sidewalks at the bridges located on Dumont Drive at Cottonwood Creek, Dublin Drive at Hunt Branch, and at Weatherred Drive near Blue Lakes.

FUNDING:

Funding is provided from Neighborhood Vitality G.O Bonds.

SCHEDULE:

Construction is expected to begin March 2013 and be completed by July 2013.

Cc: Henry Drexel, P.E., Senior Project Engineer *HJD*

**NOTICE TO CONTRACTORS
CITY OF RICHARDSON**

**COTTONWOOD HEIGHTS BRIDGE AND CULVERT RAILING
BID #19-13**

Sealed bids addressed to the Purchasing Manager, of the City of Richardson, Texas, will be received at the Office of the City Purchasing Department, Suite 101, City Hall, 411 West Arapaho Road, Richardson, Texas, until **2:00 p.m. on Thursday, January 10, 2013**, and will be opened and read aloud in the **Capital Projects Conference Room 206**, 30 minutes later that same day, for furnishing all labor, materials, tools and equipment, and performing all work required including all appurtenances for this project.

The project includes construction of new decorative railings on the Dumont Drive Bridge over Cottonwood Creek, the Weathered Drive Culvert over unnamed tributary of Cottonwood Creek, and the Dublin Drive Culvert over Hunt Branch. The estimated quantities for the project include removal of 394 LF of existing railing, removal of 2,161 SF of concrete sidewalk paving, removal of 823 SY of concrete street paving, removal of 400 SF of concrete headwalls and wingwalls, construction of 3,625 SF of 4" concrete sidewalk, 585 SY of concrete street paving, 102 square yards of concrete approach slab, 29 LF of 21" RCP storm sewer, 34 LF of 30" RCP storm sewer, two 10' curb inlets, two 20' curb inlets, 17 cubic yards of reinforced concrete wingwall, 302 LF of steel pedestrian railings, 40 CY of reinforced concrete railposts/monuments, 1,611 SF of Ashlar Stone facing for railposts/monuments, 200 CF of cast stone caps for railposts/monuments, 444 SF of brushed stainless steel plate monuments with A36 steel framing, 25 CY of reinforced concrete bridge overlay (sidewalk), 30 CY of doweled reinforced concrete wingwall/headwall widening, and other miscellaneous appurtenances.

Proposals shall be accompanied by a certified or cashier's check on a state or national bank in an amount not less than five percent (5%) of the possible total of the bid submitted, payable without recourse to the City of Richardson, Texas, or an acceptable bid bond for the same amount from a reliable surety company as a guarantee that the bidder will enter into a contract and execute required Performance and Payment Bonds within ten (10) days after notice of award of contract. The notice of award of contract shall be given to the successful bidder within ninety (90) days following the opening of bids.

The successful bidder must furnish a Performance Bond upon the form provided in the amount of one hundred percent (100%) of the contract price, a material and labor Payment Bond upon the form provided in the amount of one hundred percent (100%) of the contract price, and a Maintenance Bond upon the form provided in the amount of one hundred percent (100%) of the contract price, from a surety authorized under the laws of the State of Texas to act as a surety on bonds for principals.

The right is reserved, as the interest of the Owner may require, to reject any and all bids, to waive any informality in the bids received, and to select bid best suited to the Owner's best interest. The Contractor, to be successful in bidding this project, must have completed a minimum of three similar projects within the last five years.

A maximum of One Hundred Twenty Five (125) calendar days will be allowed for construction of the project.

One set of plans, specifications and bid documents may be secured from the Office of the City Engineer, Capital Projects Department in Room 204, of the Richardson Civic Center/City Hall, 411 West Arapaho Road, Richardson, Texas, beginning at 12:00 p.m. on **Tuesday, December 11, 2012** upon a NON-REFUNDABLE FEE OF Fifty Dollars (\$50.00) per set, payable to the City of Richardson, accompanied by the contractor's name, address, phone number, email address and FAX number.

A voluntary Pre-Bid conference will be held **Thursday, December 20, 2012 at 10:00 a.m.**, in the **Capital Projects Conference Room 206**, Richardson Civic Center/City Hall.

By:/s/Bob Townsend, Mayor
City of Richardson
P. O. Box 830309
Richardson, Texas 75083

PROJECT SCHEDULE

COTTONWOOD HEIGHTS BRIDGE AND CULVERT RAILING

BID No. 19-13

Agenda Paperwork to Advertise	Friday, November 30, 2012
Council Authorization to Advertise	Monday, December 10, 2012
Plans/Specs Available for Contractors	Tuesday, December 11, 2012
Advertise in Dallas Morning News	Wednesday, December 12, 2012
Advertise in Dallas Morning News	Wednesday, December 19, 2012
Pre Bid Meeting (10:00 am Room 206)	Thursday, December 20, 2012
Bids Received & Opened (by 2:00 open 2:30 pm Room 206)	Thursday, January 10, 2013
Agenda Paperwork to Award Contract	Friday, January 18, 2013
Council to Award Contract	Monday, January 28, 2013
Pre-Construction Meeting	~ Late February 2013
Project Start	~ March 2013
Project Completed 125 Calendar Days	~ July 2013

*Project Manager: Henry Drexel
Engineers Estimate: \$440,000
Funding from Neighborhood Vitality GO Bonds
Account # 378-8703-585-7521 Project # NV1102*



MEMO

DATE: December 3, 2012

TO: Kent Pfeil – Director of Finance

FROM: Pam Kirkland – Purchasing Manager 

SUBJECT: Award of Bid #11-13 for the 2013 City Hall Air Handler Energy Upgrades to DMI Corp., Decker Mechanical, in the amount of \$55,643

Proposed Date of Award: December 10, 2012

I concur with the recommendation of Joe Travers – Assistant Director of Public Services, and request permission to award a contract to the low bidder, DMI Corp., Decker Mechanical, for the above referenced construction in the amount of \$55,643, as outlined in Mr. Travers attached memo.

Funding is provided from account 313-9739-583-7524, Project #313101.

The bid was advertised in *The Dallas Morning News* on November 14 & 21, 2012 and was posted on Bidsync.com. A prebid conference was held on November 21, 2012 and four bids were received.

Concur:


Kent Pfeil

Attachments

Xc: Dan Johnson
David Morgan
Cliff Miller
Don Magner



MEMO

TO: Dan Johnson, City Manager
THROUGH: Don Magner, Assistant City Manager
FROM: Jerry Ortega, Director of Public Services *JOE*
Joe Travers, Assistant Director of Public Services
SUBJECT: Award of Bid No. 11-13 to DMI Corp., Decker Mechanical for the 2013 City Hall Air Handler Energy Upgrades
DATE: November 30, 2012

ACTION REQUESTED:

Council to consider award of Bid No. 11-13 for the 2013 City Hall Air Handler Energy Upgrades to DMI Corp., Decker Mechanical, of City of Cedar Hill, in the amount of \$55,643.

BACKGROUND INFORMATION:

On November 28, 2012, the Public Services Department staff opened bids for the subject project. The attached bid tabulation certifies the lowest bid was submitted by DMI Corp., Decker Mechanical in the amount of \$55,643.

Staffs from Public Services and Finance Departments, have reviewed DMI Corp., Decker Mechanical company financials, bonding company, the insurance company and references, and all are in good standing. Therefore we recommend awarding the 2013 City Hall Air Handler Energy Upgrades project to DMI Corp., Decker Mechanical.

This project consists of installation of owner-supplied variable frequency drives and compatible motors on selected air handlers at the Richardson City Hall and Civic Center. Work will also include modifications to air handlers and building automation controls to convert the existing air handler multi-zone configuration to variable air volume.

This project is expected to generate energy savings of \$50,000 annually at the City Hall Facility.

FUNDING:

Funding is provided from account 313-9739-583-7524 project #313101.

SCHEDULE:

Construction is expected to begin January 2013 and be completed by February 2013.

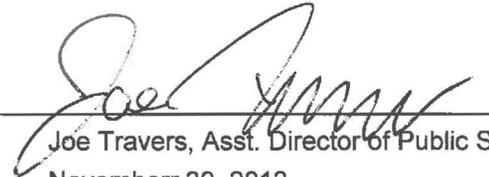
Cc: Jeff Savage, Supv. Building Facilities

CP/Office/Agenda Reports/Agenda Items -October/Wood Creek and Fox Creek Executive

Bid Tabulation
Bid 11-13
2013 City Hall Air Handler Energy Upgrades
November 28, 2012

CONTRACTOR	Base Bid	Contingency	Total
DMI Corp.	\$53,143.00	\$2,500.00	\$55,643.00
Gulf Energy Systems	\$71,616.00	\$2,500.00	\$74,116.00
Denali Services	\$57,075.00	\$2,500.00	\$57,075.00
Infinity Contractors	\$61,932.00	\$2,500.00	\$64,432.00
Average	\$60,941.50	\$2,500.00	\$62,816.50

Certified By:



Joe Travers, Asst. Director of Public Services
November 29, 2012



MEMO

DATE: December 4, 2012
TO: Kent Pfeil – Director of Finance
FROM: Pam Kirkland – Purchasing Manager *Pam*
SUBJECT: Award of Bid #18-13 for an annual contract for janitorial services at the Public Library, Service Center, Municipal Court, Animal Shelter and Police Substation to Lifenet Community Behavioral Healthcare through the State Use Program of the Texas Industries for the Blind and Handicapped in the amount of \$138,650.52

Proposed Date of Award: December 10, 2012

I concur with the recommendation of Joe Travers – Assistant Director of Public Services, and request permission to award an annual contract in the amount of \$138,650.52 to LifeNet Community Behavioral Healthcare through the State Use Program of the Texas Industries for the Blind and Handicapped.

This contract is an exempt procurement as outlined in Chapter 252.022(a)(13) of the Texas Local Government Code for services performed by blind or severely disabled persons and Chapter 122 of the Human Resources Code. The City of Richardson has used other TIBH services (landscaping, litter pickup, restroom cleaning) since the 1990's with excellent results.

In early October 2009, the Public Services Department and Purchasing authorized a three month trial with LifeNet Community Behavioral Healthcare to perform routine janitorial services at the Public Library and Service Center pursuant to our specifications. LifeNet performed satisfactorily and provided fair market value pricing. Since that time, we have added services for Municipal Court, Animal Shelter and the Police Substation.

Pricing is based on a unit price per square foot per location, which includes all overhead and supplies for basic services. The initial contract shall begin on December 1, 2012 through November 30, 2013 and shall be reviewed for renewal annually. The contract may be terminated by either party upon 30 days written notice.

Funding is available in account 011-2080-531-3399.

Concur:


Kent Pfeil

ATTACHMENTS

Xc: Dan Johnson
David Morgan
Cliff Miller
Don Magner



MEMO

To: Pam Kirkland, Purchasing Manager
From: Joe Travers, Assistant Director of Public Services
Subject: Contracted Custodial Services
Date: November 16, 2012

We have reviewed the quote recently received from Lifenet for Custodial Services at City Facilities. This quote covers contracted services at the Library, Service Center, Municipal Court, Animal Shelter and Police Substation. The quote is reasonable and competitive; therefore we recommend that we award this work to Lifenet for a one (1) year period from December, 2012 thru November, 2013.

We understand this will be administered through Lifenet's affiliation with the Texas Institute for the Blind and Handicapped and governed by their State purchasing agreement. We have worked with Lifenet for several years and they have always maintained a satisfactory service record.

Please let me know if I need to provide anything further. Thank you.

xc. Jerry Ortega, Director of Public Services

STATE USE CONTRACT

This contract and agreement is entered into by and between the Receiving Party and the Performing Party (Assigned CRP) based upon negotiated price and specifications and certified by TIBH, Ind. as a contract under the provisions of Chapter 122, Human Resources Code.

I. Contracting Parties:

Receiving Party: City of Richardson, c/o Mr. Bill Martin
411 W. Arapaho, Richardson, TX 75080-4551

Performing Party: Lifenet Community Behavioral Healthcare
c/o Mr. Joseph Garcia, 9708 Skillman, Dallas, TX 75243

II. Statement of Services to be Performed: Janitorial Service

III. Basis for Calculating Reimbursable Costs: See Attachment A.

IV. Payment for Services:

The Receiving Party shall pay TIBH as assignee and servicing agent of Performing Party's interest in the payment under this contract (as directed), for goods and services received upon receipt of a proper invoice or voucher prepared by the Assigned Sheltered Work Center or TIBH within thirty (30) days from receipt of same.

Payment for services performed shall be billed monthly at a rate of \$11,554.21.

V. Term of Contract

This contract is to begin December 1, 2012, and shall be reviewed annually or upon request of any of the contracting parties.

This contract renews annually unless cancelled by either party by giving thirty (30) days written notice.

THE UNDERSIGNED PARTIES do hereby certify that, (i) the services specified above are necessary and essential for activities that are properly within the statutory functions and programs of the affected parties of Local and State Government, and (ii) the services, supplies or Contract, are not required by Section 21 of Article XVI of the Constitution of Texas to be supplied under Contract given to the lowest responsible bidder.

Contract Number _____

RECEIVING PARTY

Receiving Party further certifies that it has authority to contract for the above services by authority granted in Section 122.008, Chapter 122, Human Resources Code.

City of Richardson
Name of Receiving Party

Authorized Signature

Date

PERFORMING PARTY

The undersigned signatory for the Performing Party hereby represents and warrants that s/he is an officer of the organization for which s/he has executed this Contract; and that the officer has full and complete authority to enter into this contract on behalf of the Performing Party and has legal authority to perform the activities provided for herein.

Lifenet Community Behavioral Healthcare
Name of Performing Party


Authorized Signature

11/12/12
Date

CERTIFYING PARTY

TIBH Industries, Inc.


Authorized Signature-Danny Hill

November 9, 2012
Date

Revised Pricing 11-6-12
 City of Richardson Janitorial-TIBH/Lifenet

Building	Square Feet	Cents/Sq. Ft.	Monthly	Yearly
Library	68650	0.085	\$5,835.25	\$70,023.00
Service Center	38070	0.085	\$3,235.95	\$38,831.40
Court animal control	19400	0.085	\$1,649.00	\$19,788.00
Police sub station	2000	0.09	\$180.00	\$2,160.00
				\$130,802.40
			TIBH	\$7,848.12
			TOTAL	\$138,650.52



MEMO

DATE: December 3, 2012

TO: Kent Pfeil – Director of Finance

FROM: Pam Kirkland – Purchasing Manager 

SUBJECT: Award of Bid #20-13 for the co-op purchase of a MICU ambulance for the Fire Department to Knapp Chevrolet in the amount of \$141,800 through the Houston-Galveston Area Council of Governments Contract #AM10-12

Proposed Date of Award: December 10, 2012

I concur with the recommendations of Alan Palomba – Fire Chief, and Ernest Ramos - Fleet and Materials Manager, and request permission to issue a purchase order for a Type I 12' MICU ambulance on a Chevrolet C3500 Gas DRW cab/chassis, as specified in the attached quotations to Knapp Chevrolet, in the amount of \$141,800.

The above referenced equipment has been bid through the Houston-Galveston Area Council of Governments (HGAC) Contract #AM10-12. As specified in the contract, the cab/chassis and invoicing for the complete unit is provided from Knapp Chevrolet and the MICU conversions are completed through Frazer, LTD. The City of Richardson participates in the HGAC program through our existing interlocal agreement for cooperative purchasing pursuant to Texas Government Code, Chapter 791.025 and Texas Local Government Code, Subchapter F, Section 271.102. This agreement automatically renews annually unless either party gives prior notice of termination.

A total of \$155,000, which includes make ready costs, was budgeted in account number 233-1410-581-7421, Project #FD1303 for this expenditure.

Concur:


Kent Pfeil

ATTACHMENTS

Xc: Dan Johnson
David Morgan
Cliff Miller
Don Magner



MEMO

DATE: November 26, 2012

TO: Pam Kirkland, Purchasing Manager

FROM: Alan Palomba – Fire Chief

RE: Capital Equipment Purchase, FD1303, via HGAC Contract # AM10-12, Product Code KD01

I recommend purchasing one (1) Type I 12' MICU Module on Chevrolet C-3500 Gas DRW Chassis for an amount of \$141,800.00. The funding for the purchase is funded from account # 233-1410-581-7421, Project # FD1303.

The contact at Frazer LTD is Ms. Laura Richardson, and she can be reached at (888) 372-9371, or E-mail: lrichardson@frazerbilt.com, or fax: (713) 995-0541. Please order the Type I 12' MICU Module on the specified Chevrolet C-3500 Gas DRW Chassis as specified in the attached quote provided.

CC: Robert Younger, Battalion Chief
Kent Pfeil, Director of Finance
Ernest Ramos – Fleet & Materials Manager



MEMO

DATE: November 26, 2012

TO: Pam Kirkland, Purchasing Manager

FROM: Ernie Ramos, Fleet & Materials Manager *ER*

RE: Capital Equipment Purchase, FD1303, via HGAC Contract # AM10-12, Product Code KD01

I have reviewed the existing contract referenced above and recommend purchasing one (1) Type I 12' MICU Module on Chevrolet C-3500 Gas DRW Chassis for an amount of \$141,800.00. I received and approved the quote with options listed from Frazer LTD. The funding for the purchase is funded from account # 233-1410-581-7421, Project # FD1303.

The HGAC contract was awarded to Knapp Chevrolet and the contact is Bob Flanders and he can be reached at (713) 228-4311; fax (713) 331-3024 or E-mail bflanders@knappchevy.com. The contact at Frazer LTD is Ms. Laura Richardson and she can be reached at (888) 372-9371, fax (888) 372-9371 or E-mail: lrichardson@frazerbilt.com. Please order the Type I 12' MICU Module on the specified Chevrolet C-3500 Gas DRW Chassis as specified in the attached quote provided.

Attachment/s: HGAC Quote (2-pages)
Frazer Quote (#8060A, 3-pages)
HGAC AM10-12 Contract (22-pages)

CC: Robert Younger, Battalion Chief
Curtis Poovey, Battalion Chief
Alan Palomba, Fire Chief
Kent Pfeil, Director of Finance



CONTRACT PRICING WORKSHEET
For MOTOR VEHICLES Only

Contract No.:

AM10-12

Date Prepared:

11/27/12

This Worksheet is prepared by Contractor and given to End User. If a PO is issued, both the PO and the Worksheet MUST be faxed to H-GAC @ 713-993-4548. Therefore please type or print legibly.

Buying Agency:	Richardson Fire Department	Contractor:	Knapp Chevrolet Quote 8060A-HGAC
Contact Person:	Ernie Ramos	Prepared By:	Bob Flanders
Phone:	972-744-4421	Phone:	713-228-4311
Fax:	972-744-5812	Fax:	713-331-3024
Email:	ernest.ramos@cor.gov	Email:	bflanders@knappchevy.com

Product Code:	KD01	Description:	Type I 12' on Chevrolet C3500 Gas DRW Cab/Chassis, Gen Pwr Mod
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A. Product Item Base Unit Price Per Contractor's H-GAC Contract: \$112,500.00

B. Published Options - Itemize below - Attach additional sheet(s) if necessary - Include Option Code in description if applicable.

(Note: Published Options are options which were submitted and priced in Contractor's bid.)

Description	Cost	Description	Cost
7460-Granning air suspension system for Chevy C3500/C3500	\$6,500.00	9801-(x3)Lighting modification from base	\$1,500.00
9232-OnSpot tire chains for 2012 Chevy C3500	\$2,600.00	641-Federal Signal EQ2B in electrical/radio compartment in lie	\$1,175.00
1609-Striping and lettering - \$2600	\$2,600.00	725-BP200-Q speaker in the center of the front bumper	\$1,100.00
7299-3M Opticom on the front wall (latching)	\$1,800.00	8329-Buell 10" air horn	\$400.00
4655-Whelen traffic advisor on the rear wall with a control head	\$1,400.00	9278-The air horn system is operated via a driver's side foot swi	\$200.00
7696-Red EVS captain's chair with built-in child safety seat	\$700.00	7724-Mount the air horn compressor below the front I/O	\$800.00
1035-Engel 15 qt. Refrigerator with a hasp on the stationary por	\$900.00	7179-Install customer's radio equipment	\$600.00
1388-Provide a Stryker antler and bar	\$700.00	1001-Add 1" Powder Coated lip to shelf of 12' I/O	\$50.00
938-Double Squad bench cabinet w/ padding on end	\$600.00	1000-Add an aluminum lip w/ wind-lace on top of front I/O	\$125.00
785-Running boards for Chevy C3500/K3500	\$450.00	948-22 pocket acrylic organizer above squad bench (was PD1)	\$450.00
4683-Dual 20A Kussmaul auto eject shore power receptacles w	\$850.00	Subtotal From Additional Sheet(s):	\$1,950.00
1584-Module has single color paint scheme-NOT white	\$850.00	Subtotal B:	\$28,300.00

C. Unpublished Options - Itemize below / attach additional sheet(s) if necessary.

(Note: Unpublished options are items which were not submitted and priced in Contractor's bid.)

Description	Cost	Description	Cost
		Subtotal From Additional Sheet(s):	
		Subtotal C:	0

Check: Total cost of Unpublished Options (C) cannot exceed 25% of the total of the Base Unit Price plus Published Options (A+B).	For this transaction the percentage is:	0%
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D. Total Cost Before Any Applicable Trade-In / Other Allowances / Discounts (A+B+C)

Quantity Ordered:	1	X Subtotal of A + B + C:	\$140,800.00	=	Subtotal D:	\$140,800.00
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E. H-GAC Order Processing Charge (Amount Per Current Policy) **Subtotal E:** \$1,000.00

F. Trade-Ins / Special Discounts / Other Allowances / Freight / Installation / Miscellaneous Charges

Description	Cost	Description	Cost
		Subtotal F:	0

Delivery Date:		G. Total Purchase Price (D+E+F):	\$141,800.00
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CONTRACT PRICING WORKSHEET
For MOTOR VEHICLES Only

Contract No.:

AM04-12

Date Prepared:

11/20/12

This Worksheet is prepared by Contractor and given to End User. If a PO is issued, both the PO and the Worksheet MUST be faxed to H-GAC @ 713-993-4548. Therefore please type or print legibly.

Buying Agency:	Richardson Fire Department	Contractor:	Knapp Chevrolet
Contact Person:	Ernie Ramos	Prepared By:	Bob Flanders
Phone:	972-744-4421	Phone:	713-228-4311
Fax:	972-744-5812	Fax:	713-331-3024
Email:	ernest.ramos@cor.gov	Email:	bflanders@knappchevy.com

Product Code:	Description:
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A. Product Item Base Unit Price Per Contractor's H-GAC Contract:

B. Published Options - Itemize below - Attach additional sheet(s) if necessary - Include Option Code in description if applicable.

(Note: Published Options are options which were submitted and priced in Contractor's bid.)

Description	Cost	Description	Cost
9384-Extra overhead grab rail on a 12' unit	\$225.00		
1072-Install a customer provided Knox Medvault in the corner a	\$450.00		
1520-Oxygen regulator	\$150.00		
805-(x2)Extra 120VAC duplex outlet centered on the squad ben	\$150.00		
551-(3) large aluminum map holders	\$525.00		
605-3 high glove box holder on back wall of truck cab	\$150.00		
6886-3 high powder coated aluminum "D" cylinder holder in fr	\$225.00		
1399-Extra sharps container and bracket above squad bench	\$75.00		
		Subtotal From Additional Sheet(s):	
		Subtotal B:	1950

C. Unpublished Options - Itemize below / attach additional sheet(s) if necessary.

(Note: Unpublished options are items which were not submitted and priced in Contractor's bid.)

Description	Cost	Description	Cost
		Subtotal From Additional Sheet(s):	
		Subtotal C:	0

Check: Total cost of Unpublished Options (C) cannot exceed 25% of the total of the Base Unit Price plus Published Options (A+B).	For this transaction the percentage is:	0%
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D. Total Cost Before Any Applicable Trade-In / Other Allowances / Discounts (A+B+C)

Quantity Ordered:		X Subtotal of A + B + C:	1950	=	Subtotal D:	0
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E. H-GAC Order Processing Charge (Amount Per Current Policy)

Subtotal E:	
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F. Trade-Ins / Special Discounts / Other Allowances / Freight / Installation / Miscellaneous Charges

Description	Cost	Description	Cost
		Subtotal F:	0

Delivery Date:		G. Total Purchase Price (D+E+F):	0
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October 5, 2012

Ernie Ramos
 Fleet Manager
 Richardson Fire Department
 Email: ernest.ramos@cor.gov

Quote # 8060

Mr. Ramos,

Per your request we are quoting one (1) Frazer Type I 12' Generator Powered Module mounted on a Chevrolet C3500 6.0L gasoline chassis with an air suspension system. For your convenience all pricing has been itemized below.

Frazer Type I 12' GPM	\$ 74,500.00
2013 Chevrolet C3500 6.0L gas chassis (order red)	\$ 31,000.00
Granning air suspension system	\$ 6,500.00
Optional items (listed below)	\$ 21,400.00
HGAC fee	\$ 1,000.00
Total	\$ 134,400.00

Optional items:

Paint module Chevy red (WA9260)	\$ 850.00
Striping and lettering (Unit# at top of genset door)	\$ 2,600.00
794H Infrared LED 3M Opticom off door switch	\$ 1,900.00
Federal Signal EQ2B siren w/ control head and amplifier mounted in electrical compartment in addition to standard siren w/ (1) Federal Signal BP200-EF speaker on grill guard in addition to standard	\$ 2,450.00
(2) 20 amp Kussmaul auto ejects w/ red covers on front of module in lieu of standard	\$ 850.00
Exterior Treadbrite on front corners, wheel wells, and rear	\$ incl.
Vertical divider next to laydown O2 w/ shelf going from divider to front wall of compartment, add restraining strap from divider to rear wall of compartment	\$ 200.00
Outside only lower rear storage compartment w/ shelf 25" ID from floor to bottom of shelf and (2) SCBA brackets (SC-50-H-6-SE) ((1) on left wall and (1) on right wall) (discuss SCBA locations and whether or not shelf is needed)	\$ 350.00
Gas hold open on rear storage compartment door	\$ 150.00
Ramp at rear entry doors	\$ incl.
Coax: (1) terminated at electrical compartment (spare), (1) terminated at radio base in radio compartment, (1) terminated in truck cab (spare)	\$ N/C
Install your tri-band antenna w/ attached coax in position #1 on module roof (GPS cable terminates at GPS base, 800MHz cable and 2.4GHz cable terminate at docking station)	\$ 100.00
Treadbrite running boards	\$ 450.00
Stainless steel wheel covers	\$ N/C
Buell 10" air horn through front bumper w/ compressor below shelf in electrical compartment w/ foot switch on driver's side floor, on/off switch on console for foot switch	\$ 1,575.00
Route chassis exhaust under generator compartment	\$ N/C

(4) red M4 grill/intersect LEDs on grill guard	\$	incl.
(2) extra M4 amber intersect LEDs mounted in front fenders	\$	350.00
(5) M6 LEDs w/ chrome flanges on front wall (red-blue-clear-blue-red)	\$	incl.
(3) M6 amber LEDs w/ chrome flanges on rear wall	\$	incl.
(2) M6 red wheel well LEDs w/ chrome flanges	\$	incl.
Install your 800MHz radio base in radio compartment, remote head in console, speaker on chassis floor, and antenna on module roof in position #2	\$	525.00
Console layout: (single blank- single thicker MDT-remote head plate (ID#226677)-295SLSA1 siren-single switch panel-single blank plate)	\$	incl.
(3) large map holders at rear of console	\$	350.00
3 high glove box holder on rear wall of truck cab	\$	150.00
Extra hole behind driver's seat in truck cab for wire run	\$	N/C
Stryker antler & bar	\$	700.00
175-3 single position cot mount	\$	incl.
Cot plates and hook for Stryker Power-PRO	\$	N/C
(2) 3 receptacle 12VDC outlets (at action wall w/ medical diode isolator, at front wall below pass-through w/o medical diode isolator)	\$	250.00
Extra 120VAC duplex outlet in front corner area above shelf on front wall	\$	125.00
3 high "D" cylinder holder in front I/O facing rear	\$	200.00
Lip on shelf of front I/O and 1" lip on top of I/O w/ windlace	\$	75.00
Squad bench cabinet w/ padding on the end	\$	600.00
(2) extra 120VAC duplex outlets at squad bench	\$	250.00
Extra sharps container and bracket above squad bench	\$	75.00
Calsak acrylic supply holder above squad bench	\$	450.00
(3) single O2 outlets w/ integrated flow meters and DISS connections at action wall, in ceiling, and above squad bench in lieu of standard	\$	375.00
Extra overhead grab rail	\$	225.00
Red cushions	\$	N/C
EVS captain's chair w/ built in child safety seat	\$	700.00
Install your keyboard, monitor, and docking station and swivel on console, Lind power supply for docking station inside console, Placer GPS system on left wall of radio compartment, (2) Streamlight flashlight chargers in radio compartment towards left wall	\$	525.00
Move dump bypass/ rear load switches up from standard location (11 3/8" up from floor)	\$	N/C
(1) Fire extinguisher on shelf in I/O, (1) Fire extinguisher shipped loose	\$	100.00
Ship loose (1) oxygen regulator	\$	150.00
Install your Knox MedVault (model #5501) on shelf in corner area, add 12VDC power for it	\$	250.00
Engel 15 qt. refrigerator w/ 120VAC adapter and locking hasp	\$	900.00
New self-contained Dometic A/C system	\$	incl.
OnSpot tire chain system	\$	2,600.00

All pricing is F.O.B. Houston.

Per TMVCC we are quoting this through our licensed franchise dealer, Knapp Chevrolet.

Purchase orders and letters of intent received after January 01, 2013 will be subject to new NFPA 1917 requirements. Although the exact price increase is unknown at this time, we anticipate it could be as much as a 10-20% increase. Delivery can be taken in 2013 for purchase orders and letters of intent received before December 31, 2012 and will not be subject to NFPA 1917 requirements.

Of course this module has standard Frazer features including all aluminum powder coated cabinets, seamless cushions, horizontally mounted "H" oxygen cylinder setup, filtered air conditioning, 100% vinyl flooring, protective cot plates, all Whelen M series emergency lighting, LED interior ceiling lights, Impact self-contained suction, on-board battery charger, double-pane entry door windows, and stainless steel grab handles, just to name a few.

Thank you for the opportunity to quote this job. If you have any questions please call me at 888-372-9371.

Best Regards,

Laura Richardson
Frazer, Ltd.

LGR:HP



MEMO

DATE: December 3, 2012

TO: Kent Pfeil – Director of Finance

FROM: Pam Kirkland – Purchasing Manager 

SUBJECT: Award of Bid #21-13 for the lease of ninety (90) electric golf carts for a 24-month period and forty (40) gas golf carts for a 48-month period for the Sherrill Park Golf Course for an annual cost of \$122,079.60 with E-Z Go/Textron Company per the State of Texas Multiple Award Schedule Contract #TXMAS-5-78010

Proposed Date of Award: December 10, 2012

I concur with the recommendation of Keith Dagen – Assistant Director of Finance and formally request authorization to initiate the above lease agreements for gas and electric golf carts for the Sherrill Park Golf Course with E-Z Go/Textron Company, as outlined in the attached memo.

Funding is available in account 580-3710-509-4422 for this expenditure. Future annual payments will be budgeted in the Golf Fund.

E-Z Go/Textron Company is a contract vendor through the State of Texas Multiple Award Schedule Program. The City of Richardson participates in this program through our existing interlocal agreement for cooperative purchasing pursuant to Texas Government Code, Chapter 791.025 and Texas Local Government Code, Subchapter F, Section 271.102. This agreement automatically renews annually unless either party gives prior notice of termination.

Concur:


Kent Pfeil

ATTACHMENTS

Xc: Dan Johnson
David Morgan
Cliff Miller
Don Magner



MEMO

TO: Pam Kirkland, Purchasing Manager

THROUGH: Kent Pfeil, Director of Finance

FROM: Keith Dagen, Assistant Director of Finance 

SUBJECT: Lease of Golf Carts

DATE: December 3, 2012

Under the proposed operating agreement for the Sherrill Park Golf Course, the City will be responsible for providing a fleet of golf carts to be used by the patrons of the course starting on January 1, 2013. Currently, a fleet of 130 carts is maintained at the course, 90 electric carts and 40 gas carts.

The City has arranged to obtain a fleet of carts from E-Z-Go, a Textron Company, through TXMAS Contract #TXMAS-5-78010. The City is recommending lease financing from PNC Equipment Finance, who partners with E-Z-Go for cart rentals.

We are recommending giving the City Manager authority to enter into two leases for the rental of golf carts as follows:

- 90 2012 E-Z-Go TXT48v E Golf Carts for a 24-month period with a monthly payment of \$8,140.50. Total cost of the lease to the City will be \$195,372.00 during the two-year period.
- 40 2012 E-Z-Go TXT-Gas Golf Carts for a 48-month period with a monthly payment of \$2,032.80. Total cost of the lease to the City will be \$97,574.40 during the four-year period.

Annual cost for both leases will be \$122,079.60, and funds have been included in account 580-3710-509-4422 for the updated Golf Operating Fund budget.



MEMO

DATE: December 3, 2012

TO: Kent Pfeil – Director of Finance

FROM: Pam Kirkland – Purchasing Manager 

SUBJECT: Award of Competitive Sealed Proposal #901-13 for The Park on Weatherred Drive to Cooper General Contractors, in the amount of \$580,820

Proposed Date of Award: December 10, 2012

I concur with the recommendation of Michael Massey – Director of Parks and Recreation, and request permission to issue a contract to Cooper General Contractors for the above referenced project for a total award of \$580,820, as outlined in Mr. Massey's attached memo.

Four competitive sealed proposals were received; however, the proposal submitted by Zagros Construction Company was rejected as incomplete. The proposals were evaluated by a committee of City staff from various departments on criteria related to total proposal amount, previous related project experience, experience and qualifications of staff, proposed time of completion and project schedule and pre-proposal conference attendance. As per the attached evaluation form, it is our recommendation to award to the highest ranking firm, Cooper General Contractors, with 92.20 out of 100 points.

Funding is provided from 2010 G.O. Bond Account 378-8704-585-7524, Project #PK1005. The project was advertised in the *Dallas Morning News* on October 24 & 31, 2012 and was posted on Bidsync.com. Fourteen proposals were solicited and four proposals were received. A pre-proposal conference was held on November 1, 2012.

Concur:


Kent Pfeil

ATTACHMENTS

Xc: Dan Johnson
David Morgan
Cliff Miller
Don Magner



MEMO

TO: Dan Johnson, City Manager
THROUGH: David Morgan, Deputy City Manager 
FROM: Michael Massey, Director of Parks and Recreation 
SUBJECT: Award CSP #901-13 to Cooper General Contractors
The Park on Weatherred Drive
DATE: November 30, 2012

ACTION REQUESTED:

Council to consider award of CSP #901-13 to Cooper General Contractors for The Park on Weatherred Drive for a total amount of \$580,820.00.

BACKGROUND INFORMATION:

On November 8, 2012, Parks Department received and opened 4 proposals. The proposal received from Zagros Construction Company was rejected because an entire page of pricing was not submitted with the proposal. The base proposal includes all labor and materials associated with this project, as described in the construction documents and specifications issued on October 23, 2012. Add. Alternate #2 consists of metal roof on pavilion in lieu of base bid (difference in cost to upgrade). The attached score sheet shows that Cooper General Contractors was the top ranked proposer with a Base Proposal of \$578,820.00.

\$578,820.00	Base Proposal
2,000.00	Add. Alternate #2 Provide metal roof on pavilion in lieu of base bid
\$580,820.00	Total Amount

A Competitive Sealed Proposal (CSP) Committee of City Staff from various departments reviewed all qualifying proposals and scored each one in accordance with the proposal scoring criteria. The scoring criteria included proposal cost, schedule, company and personnel experience. The committees' average scores are included on the attached score sheet. Cooper General Contractors scored the highest and staff has interviewed their team and recommends awarding the contract to them. Cooper General Contractors completed the Shade Shelters at Breckinridge & Huffhines Ball Park.

The Park on Weatherred Drive which includes the demolition, removal, and hazardous material abatement of 4 existing homes and miscellaneous structures and hardscape. New construction consists of an open air pavilion, a 2-5 year old playground, a 5-12 year old playground, various sidewalks and hardscape paving, curb replacement, ramps, and site furniture. Landscape plantings include ornamental and canopy trees, native grasses, perennials and a butterfly garden. The majority of existing trees are to be preserved.

Various utilities are required for irrigation, water fountain, and site lighting. Site drainage includes subsurface drains at playground and one area drain in turf.

FUNDING:

Funding is provided from 2010 GO Bonds Account 378-8704-585-7524 PK1005.

SCHEDULE:

The Parks Department plans to begin construction December 2012 and be completed by June 2013.

Cc: Paul Nassauer, Park Planner
CP\Office\Agenda Reports\Dec\Park Weatherred\Exec Memo.doc

AVERAGED SCORING SHEET

CITY OF RICHARDSON

The Park on Weathered Drive

CSP #901-13

Contractor Name:	Total Proposal Amount and preliminary Schedule of Values (Max 50 pts)	Previous Related Project Experience (Max 20 pts)	Experience and Qualifications of Staff (Max 15 pts)	Proposed Time of Completion & Project Schedule (Max 10 pts)	Pre-Proposal Conference Attendance by Primary Contractor (Max 5 pts)	Total Points (Max 100 pts)	Rank	Comments
Cooper General Contractors	50.00	15.00	13.20	9.00	5.00	92.20	1	
Northstar Construction, Inc.	41.77	19.40	14.60	0.00	5.00	80.77	2	
Cole Construction	32.11	17.40	1.00	0.00	0.00	50.51	3	



MEMO

DATE: December 4, 2012
TO: Kent Pfeil – Director of Finance
FROM: Pam Kirkland – Purchasing Manager *Pam*
SUBJECT: Change Order to increase purchase order 121535 to CORE Construction for the Fire Training and Emergency Operations Facility in the amount of \$89,921

Proposed Date of Award: November 26, 2012

I concur with the recommendation of Steve Spanos – Director of Engineering, and request permission to increase the above referenced purchase order in the amount of \$89,921, for the construction of a 180' tall monopole communications tower, as outlined in Mr. Spanos attached memo.

Texas Local Government Code Chapter 252.048 allows for change orders to contracts if plans or specifications are necessary after or during the performance of the contract to decrease or increase the quantity of work to be performed or of materials, equipment or supplies to be furnished. The contract may not be increased by more than 25% of the original contract amount or decreased more than 25% without the consent of the contractor and any change order over \$50,000 must be approved by the governing body of the municipality.

This change order is within the 25% maximum change order limit but requires approval by the governing body because it is over \$50,000.

Concur:

Kent Pfeil

Kent Pfeil

Approved:

Dan Johnson

ATTACHMENTS

Xc: Dan Johnson
David Morgan
Cliff Miller
Don Magner



MEMO

TO: Pam Kirkland, Purchasing Manager

FROM: Steve Spanos, P.E., Director of Engineering 

SUBJECT: Change Order #2 to increase Purchase Order #121535
CORE Construction – Lookout Fire Training and Emergency
Operations Facility

DATE: November 30, 2012

ACTION REQUESTED:

City Council authorizing the City Manager to execute Change Order #2 to Purchase Order #121535 in the amount of \$89,921.00 to CORE Construction, regarding the Lookout Fire Training and Emergency Operations Facility.

ACCOUNT SUMMARY:

Original Purchase Order	\$7,073,190.00
Change Order #1	modify acct.
Change Order #2	89,921.00
Total Authorized Contract Amount	<u>\$7,163,111.00</u>

BACKGROUND INFORMATION:

The Fire Training Center, Emergency Operations Center and Backup Dispatch Facility requires the construction of a 180' tall monopole communications tower. The monopole was originally planned to be installed separate from the building construction contract however there were complications with coordinating the pole foundation construction and delivery and set up with CORE's construction activities. Allowing CORE Construction to perform this additional, planned work simplifies coordination efforts and reduces risk to the City of Richardson. Funding for the Communications Tower is provided by the Radio Communications Project EM1201.

FUNDING INFORMATION:

Funding is provided from Account #546-5710-583-7401, Project #EM1201.

Cc: Jim Dulac, P.E., Assistant City Engineer 
Carolyn Kaplan, Capital Project Accountant
Office/Agenda Reports/CO Council/Executive Memo/Lookout Fire Training.doc



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10625 North County Road
 Frisco, TX 75034
 Ph : 972-668-9340
 Fax: (602)992-0648
 ROC A-110343, B-01 069786, B-199920

Proposal Request

No. 2

To: Jim Dulac
 CITY OF RICHARDSON
 P.O. BOX 830309
 RICHARDSON, TX 75083
 Ph: (972)744-4273

Date: 10/1/12
 Job: 0512003 Richardson Fire Training Facil
 Constr. Issue: 4

Description: PR #2 Communication Tower Monopole

We are pleased to offer the following lump sum pricing for the following changes:

Work performed by us:			
Description	Quantity	Unit	Price
Overhead and Profit		Overhead	\$8,114.00
P&P Bonds		Other	\$669.00
		Subtotal:	\$8,783.00
Work performed by subcontractors:			
Description	Subcontractor		Price
Monopole by Sabre Communications			81,138.00
		Subtotal:	\$81,138.00
		Subtotal:	\$89,921.00
		Total:	\$89,921.00

APPROVAL:

By: _____
 Matt J. Letlow

By: _____

By: _____
 Jim Dulac

Date: _____

Date: _____

Date: _____

Cc:

Due to the nature of this change order and its impact on the current schedule, we would request that an additional 0 day(s) be added to the project's final completion date. Contractor reserves the right to request additional time and extended jobcost beyond requested amounts when actual schedule impact has been determined.



PROPOSAL

Prepared for: **CORE CONSTRUCTION-TX**
10625 NORTH COUNTY ROAD, SUITE 100
FRISCO, TX 75034-3831
Attn: Matt Letlow

Proposal No.: **13-3042-MEG-R2**
 Date: **10/18/2012** Page **1** of **4**
 Reference: **180' Monopole/FIRE TRAINING CENTER, TX**
 Freight: **Origin** Payment Terms: **TBD**

SABRE MONOPOLE

Quantity of one (1) Sabre Monopole. The monopole has an overall height of 180'. The overall height of this monopole includes the foundation projection.

The monopole will be eighteen-sided and tapered in design with a top diameter of 16" and a base diameter of 43.03".

The monopole will be designed for a basic wind speed of 90 mph with 0" of radial ice, and 30 mph with 3/4" of radial ice, in accordance with ANSI/TIA-222-G.

Revision G Parameters:

- Structure Class III
 - Exposure Category C
 - Topographic Category 1
- **Refer to Notes section for definitions of Revision G parameters.**

The monopole will be designed to support the following equipment:

	ANTENNA MODEL NUMBER (QTY)	RADOME		ELEVATION C.O.R.	TX. LINE SIZE & TYPE	FREQUENCY	AZIMUTH TO NORTH	ANTENNA MOUNT	MOUNT PROVIDED	
		YES	NO						YES	NO
1	(1) Rotor, HF Antenna, and Rohn Stub Section		X	Top	N/A	N/A	Unknown	Special Top Flange	X	
2	(3) SC479-HF1LDF Whip Antennas		X	180' @ Base	(3) AVA5-50	N/A	Unknown	10' Low Profile Platform (R) with Collar Mount	X	
3	(1) TMA		X	180' @ Base	(1) AVA5-50	N/A	Unknown	Same as above	X	
4	(3) SC479-HF1LDF Whip Antennas		X	150' @ Base	(3) AVA5-50	N/A	Unknown	10' Low Profile Platform (R) with Collar Mount	X	
5	(6) RR90-18-XXDP Panel Antennas		X	120'	(12) AVA5-50	N/A	Unknown	10' Low Profile Platform (R) with Collar Mount		X
6	(6) RR90-18-XXDP Panel Antennas		X	90'	(12) AVA5-50	N/A	Unknown	10' Low Profile Platform (R) with Collar Mount		X

ITEM I MONOPOLE MATERIALS \$40,763.00

Materials to be provided include:

- Complete monopole steel and hardware
- Anchor bolts and templates, (12) bolts 84" long
- Step Bolts
- 10' Low Profile Platform (R) with Collar Mount @ the 180' elevation
- 10' Low Profile Platform (R) with Collar Mount @ the 150' elevation
- Twelve (12) 6" x 12" access ports with J hooks (see notes)
- Four (4) 10.5" x 25.5" access ports (see notes)
- DBI 200' Safety Climb with harness
- One (1) Waveguide Bridge 2-Leg 2' x 10' (15' Direct Burial) with three (3) 1 level trapeze kits
- One (1) 3' x 5/8" lightning rod copper clad
- One (1) 2-7/8" x 15' lightning rod ext.
- Motorola R56 Grounding
- One (1) Special Top Flange
- P.E. certified profile drawings (see notes)
- P.E. certified foundation design (see notes)
- Final erection drawings



PROPOSAL

Prepared for:	CORE CONSTRUCTION-TX	Proposal No.:	13-3042-MEG-R2	Page 2 of 4
	10625 NORTH COUNTY ROAD, SUITE 100	Date:	10/18/2012	
	FRISCO, TX 75034-3831	Reference:	180' Monopole/FIRE TRAINING CENTER, TX	
	Attn: Matt Letlow	Freight:	Origin	Payment Terms: TBD

ITEM II FOUNDATION INSTALLATION..... \$21,684.00

Install foundations based on (Engineering Co. Name's) soil analysis provided to Sabre Communications Corporation.

ITEM III MONOPOLE ERECTION..... \$17,403.00

The following is included in the monopole erection price:

- Offload monopole materials from truck and inventory
- Erect monopole steel complete
- Install step bolts
- Install 10' Low Profile Platform (R) with Collar Mount @ the 180' elevation
- Install 10' Low Profile Platform (R) with Collar Mount @ the 150' elevation
- Install Twelve (12) 6" x 12" access ports with J hooks (see notes)
- Install Four (4) 10.5" x 25.5" access ports (see notes)
- Install DBI 200' Safety Climb with harness
- Install horizontal ice bridge
- Install One (1) 3' x 5/8" lightning rod copper clad
- Install One (1) 2-7/8" x 15' lightning rod ext.
- Install Motorola R56 Grounding
- Install One (1) Special Top Plate

MONOPOLE FREIGHT TO COLLIN COUNTY, TEXAS \$ 976.00

ANCHOR BOLT FREIGHT TO COLLIN COUNTY, TEXAS \$ 312.00

2% BID BOND TOTAL \$ 1,623.00

NOTES: Terms will be finalized upon credit approval.

Classification of Structure:

- Class Three
Structures used primarily for essential communications such as: civil or national defense, emergency, rescue or other disaster operations, military and navigation facilities.

Exposure Category:

- Exposure C
Open terrain with scattered obstructions having heights generally less than 30 feet. This category includes flat, open country, grasslands and shorelines in hurricane prone regions. *Exposure C is the standard default for exposure categories.*

Topographic Category:



PROPOSAL

Prepared for: CORE CONSTRUCTION-TX
10625 NORTH COUNTY ROAD, SUITE 100
FRISCO, TX 75034-3831
Attn: Matt Letlow

Proposal No.: 13-3042-MEG-R2
Date: 10/18/2012
Reference: 180' Monopole/FIRE TRAINING CENTER, TX
Freight: Origin
Page 3 of 4
Payment Terms: TBD

- Category 1

No abrupt changes in general topography, e.g. flat or rolling, no wind speed-up consideration shall be required. *Category one is the standard default for the topographic categories.*

This quotation is based on ANSI/TIA-222-G and Customer provided specifications. Any information not provided by ANSI/TIA-222-G or the Customer has not been considered.

Foundation and anchor bolt designs are based strictly on ANSI/TIA-222-G. Any additional requirements may result in increased foundation size and price increases.

Dimensional information is preliminary only; it may change based on final engineering.

All Sabre mounts are designed in accordance with antenna specifications. If different pipe size is required at time of order, additional costs may be incurred.

Site must be easily accessible for trucks delivering monopole steel and concrete, cranes, drill rigs, and all other equipment required to perform the job.

In the event that the existing soil conditions are found to be other than as depicted in the Soils Report and Sabre's soil parameters, Sabre may ask for an equitable adjustment to the quoted price.

Customer to secure all permits.

This quote is based on non-union, non-prevailing wages, and non-winter working conditions.

All deviations, alterations, field changes, engineering changes, or architectural changes to the implied scope of work will be bill accordingly on a time and materials basis.

Any downtime or remobilization due to circumstances beyond our control will be billed accordingly.

Sabre's standard access port size is 6" x 12". If access ports other than as specified in this proposal are required, additional costs may be incurred.

Four (4) access ports will be provided. Elevations and azimuths must be specified at the time of order.

Freight charges quoted are for provided materials only. Additional freight charges may be incurred with the order of additional items.

All antennas, transmission lines, jumpers, ground kits, hangers, and hardware are to be provided and installed by others.

All monopole materials will be hot dip galvanized as outlined in ASTM A-123.

This proposal does not include any sales, use, excise, contractors or any other taxes not specifically detailed in this proposal.

The permit package includes a profile drawing of the structure with member sizes; descriptive notes; structural calculations; a table of supported antennas, mounts and feedlines; and a foundation sketch and calculations (if applicable).

Storage charges of \$350.00 per month may apply starting sixty (60) days after original scheduled ship date.

Due to material price fluctuations, Sabre reserves the right to review all material pricing prior to accepting any order. Any structure order placed on hold is subject to a price review at the time of its release from hold status.



PROPOSAL

Prepared for: CORE CONSTRUCTION-TX
10625 NORTH COUNTY ROAD, SUITE 100
FRISCO, TX 75034-3831
Attn: Matt Letlow

Proposal No.: 13-3042-MEG-R2
Date: 10/18/2012 **Page 4 of 4**
Reference: 180' Monopole/FIRE TRAINING CENTER, TX
Freight: Origin **Payment Terms:** TBD

Due to freight price fluctuations, Sabre reserves the right to review all freight pricing prior to accepting any order.

Pricing is subject to review at the time of order. Additional costs may be applied at that time.

Title, ownership, risk of loss, risk of material obsolescence and risk of material market value decline shall pass to the Customer upon invoicing or shipment to Customer, whichever occurs earlier in time.

Delivery will be approximately 5 to 7 weeks after receipt of required information and contingent upon backlog at the time of order.

This proposal is based on the terms and conditions proposed above including the attached standard terms and conditions and is subject to our review and final acceptance of your order. No other terms are valid unless signed by an authorized officer of Sabre Communications.

Submitted By: Sabre Communications Corp.

Acceptance of Customer:

Heath G. Peterson
Government/Utility Sales Manager

Please enter our order for the above items
in accordance with this proposal.

Signature _____

Name (print) _____

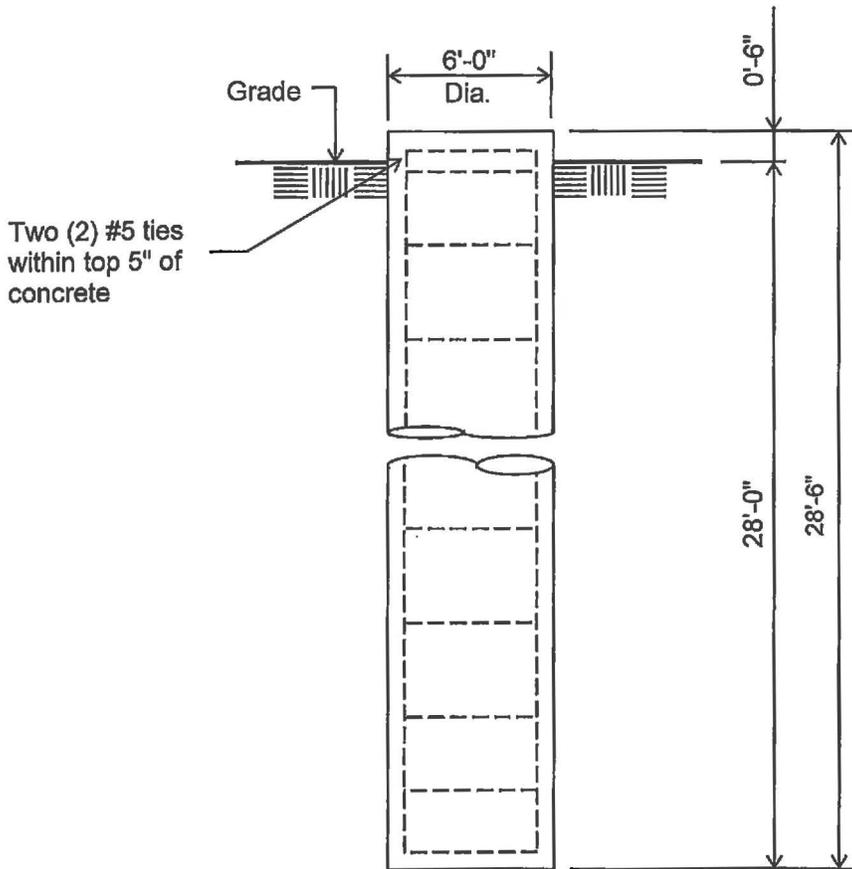
Title _____ Date _____

Purchase Order No. _____

Customer: Core Construction
Site: FIRE TRAINING CENTER, TX

180' Monopole at
90 mph Wind with no ice and 30 mph Wind with 0.75 in. Ice per ANSI/TIA-222-G.

PRELIMINARY -NOT FOR CONSTRUCTION-



ELEVATION VIEW
(29.85 Cu. Yds. each)
(1 REQUIRED; NOT TO SCALE)

Notes:

- 1). Concrete shall have a minimum 28-day compressive strength of 4000 PSI, in accordance with ACI 318-05.
- 2). Rebars to conform to ASTM specification A615 Grade 60.
- 3). All rebar to have a minimum of 3" concrete cover.
- 4). All exposed concrete corners to be chamfered 3/4".
- 5). The foundation design is based on the geotechnical report by Reed Engineering Group, Project No. 17831, dated December 31, 2011.
- 6). See the geotechnical report for drilled pier installation requirements, if specified.
- 7). The foundation is based on the following factored loads:
Moment (kip-ft) = 2378
Axial (kips) = 28.7
Shear (kips) = 21.6

Rebar Schedule per Pier	
Pier	(32) #8 vertical rebar w/#5 ties, two within top 5" of pier then 12" C/C

- 8). This is a design drawing only. Please see final construction drawings for all installation details.



City of Richardson
City Council Meeting
Agenda Item Summary



Meeting Date: Monday, December 10, 2012

Agenda Item: Consider cancellation of the Monday, December 24, 2012 City Council Meeting, December 31, 2012 Work Session, and January 21, 2013 Work Session

Staff Resource: Dan Johnson, City Manager

Summary: Due to the City of Richardson's approved holiday schedule, City offices will be closed on the days listed above. December 24, 2012 is the City's designated floating holiday for 2012. December 31 is New Year's Eve, and January 21, 2013 is Martin Luther King Jr. Day in which the City offices are closed.

Board/Commission Action: N/A

Action Proposed: Motion to cancel meetings.



City of Richardson
City Council Work Session
Agenda Item Summary



Work Session Meeting Date: Monday, December 10, 2012

Agenda Item: Review and Discuss Item Listed on the City Council Meeting Agenda

Staff Resource: Dan Johnson, City Manager

Summary: The City Council will have an opportunity to preview and discuss with City Staff the agenda items that will be voted on at the City Council Meeting immediately following the Work Session.

Board/Commission Action: Various, if applicable.

Action Proposed: No action will be taken.



City of Richardson
City Council Worksession
Agenda Item Summary



Worksession Meeting Date: Monday, December 10, 2012

Agenda Item: Review and Discuss Naming of Heights Small Neighborhood Park on Weatherred Drive

Staff Resource: Michael Massey, Director of Parks and Recreation

Summary: City staff will provide an overview of the new park on Weatherred Drive, history of the site and recommendations from the Parks and Recreation Commission regarding the naming of this new park.

Board/Commission Action: N/A

Action Proposed: Naming of the new park on Weatherred Drive



City of Richardson
City Council Work Session
Agenda Item Summary



Work Session Meeting Date: Monday, December 10, 2012

Agenda Item: Items of Community Interest

Staff Resource: Dan Johnson, City Manager

Summary: The City Council will have an opportunity to address items of community interest, including:

Expressions of thanks, congratulations, or condolence; information regarding holiday schedules; an honorary or salutary recognition of a public official, public employee, or other citizen; a reminder about an upcoming event organized or sponsored by the City of Richardson; information regarding a social, ceremonial, or community event organized or sponsored by an entity other than the City of Richardson that was attended or is scheduled to be attended by a member of the City of Richardson or an official or employee of the City of Richardson; and announcements involving an imminent threat to the public health and safety of people in the City of Richardson that has arisen after the posting of the agenda.

Board/Commission Action: NA

Action Proposed: No action will be taken.