

**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 5<sup>th</sup> 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 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. Minimum density 30 units per acre, not to exceed 1,925 units.
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 bundling.

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 10<sup>th</sup> day of December, 2012.

**APPROVED:**

  
MAYOR

**APPROVED AS TO FORM:**

  
CITY ATTORNEY  
(pgs:12/6/12:58531)

**CORRECTLY ENROLLED:**

  
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;

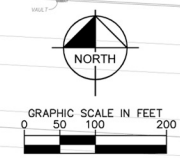
Southerly, with said curve to the right, through a central angle of  $40^{\circ}14'11''$ , having a radius of 957.50 feet, and a chord bearing and distance of South  $01^{\circ}39'46''$  West, 658.68 feet, an arc length of 672.41 feet to a 5/8-inch iron rod with cap stamped "KHA" set for the end of the 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;

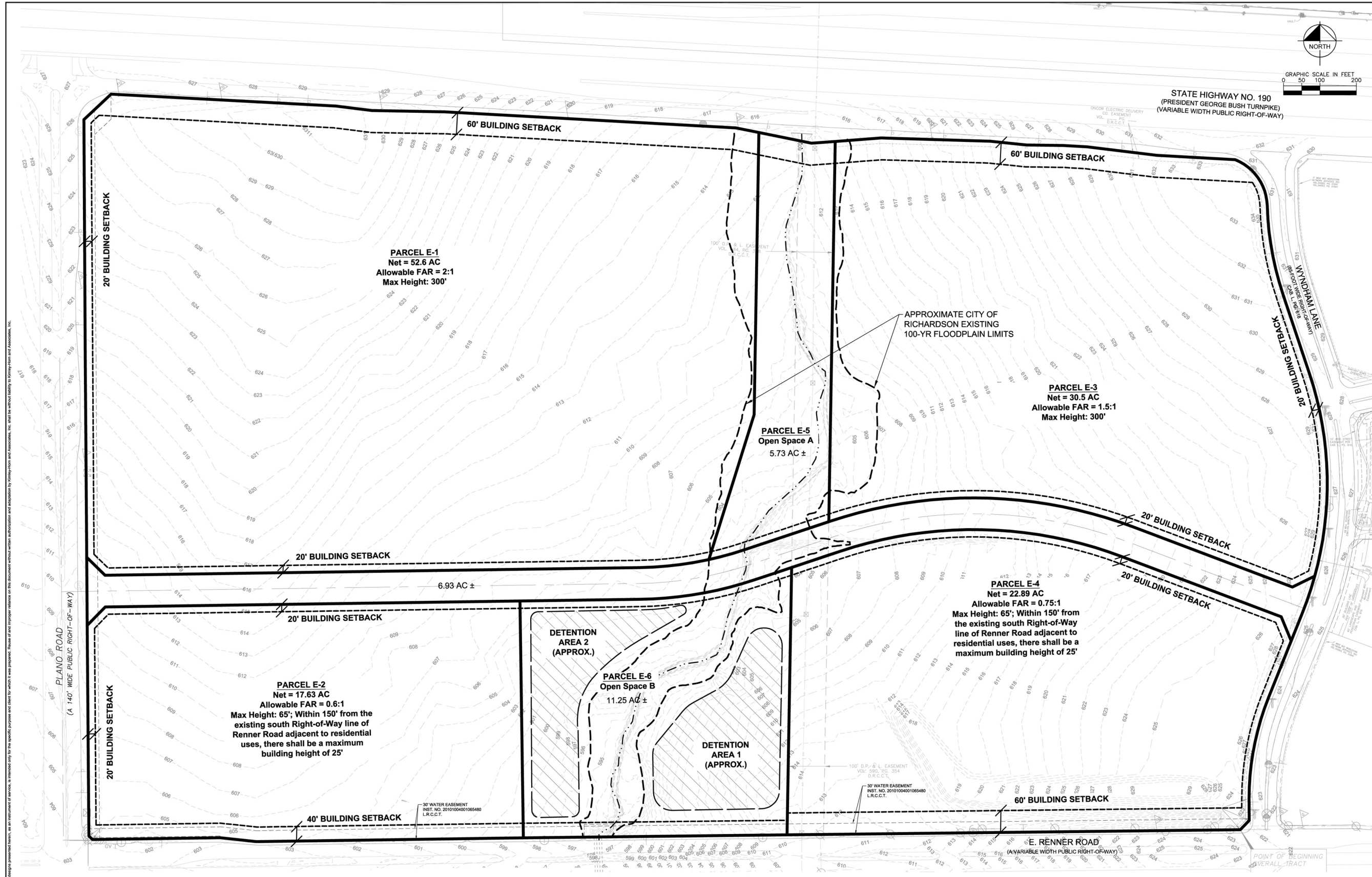
Southerly, with said curve to the left, through a central angle of  $21^{\circ}48'34''$ , having a radius of 742.50 feet, and a chord bearing and distance of South  $10^{\circ}52'35''$  West, 280.93 feet, an arc length of 282.63 feet to a 5/8-inch iron rod with cap stamped "KHA" set for the end of the 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)



\*OTHER SETBACKS APPLY PER PD ORDINANCE

This document, together with the concepts and designs presented herein, is an instrument of service, to be recorded only for the specific purpose and client for which it was prepared. Review of this document without written authorization and subscription by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

NO.	REVISIONS	DATE	BY

**Kimley-Horn and Associates, Inc.**  
 12750 METRO PARK DRIVE, SUITE 1000, DALLAS, TX 75251  
 WWW.KIMLEY-HORN.COM TEL: 972.230.2300  
 PHONE: 972.770.1300 FAX: 972.230.2300  
 © 2012 KIMLEY-HORN AND ASSOCIATES, INC.

KHA PROJECT	DATE	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY
098179015	12/2/2012	AS SHOWN	KHA	KHA	BJM

RICHARDSON, TEXAS

CONCEPT PLAN

Exhibit B - Part of Ordinance