

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ALLEN, COLLIN COUNTY, TEXAS, AMENDING THE ALLEN LAND DEVELOPMENT CODE AND ZONING MAP, AS PREVIOUSLY AMENDED, BY CHANGING THE ZONING OF LOT 1A1 AND LOT 2, BLOCK 2, MILLENNIUM BUSINESS PARK, CITY OF ALLEN, COLLIN COUNTY, TEXAS FROM LIGHT INDUSTRIAL (CONDITIONAL) “LI(C)” TO PLANNED DEVELOPMENT NO. 117 WITH A BASE ZONING OF LIGHT INDUSTRIAL “LI”; ADOPTING A CONCEPT PLAN, DEVELOPMENT REGULATIONS, AND BUILDING ELEVATIONS; PROVIDING FOR A CONFLICTS RESOLUTION CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission and the governing body of the City of Allen, Texas, in compliance with the laws of the State of Texas and the ordinances of the City of Allen, Texas, have given the requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all the 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 Allen Land Development Code Zoning Regulations and Zoning Map of the City of Allen, Texas, as previously amended, should be amended.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ALLEN, COLLIN COUNTY, TEXAS, THAT:

SECTION 1. The Allen Land Development Code Zoning Regulations and the Zoning Map of the City of Allen, Collin County, Texas, as previously amended, be further amended by changing the zoning of the property described Lot 1A1 and Lot 2, Block 2, Millennium Business Park, City of Allen, Collin County, Texas (“the Property”), from Light Industrial (Conditional) “LI (C)” to Planned Development No. 117 with a base zoning of Light Industrial “LI.”

SECTION 2. The Property shall be developed and used in accordance with the applicable provisions of the Allen Land Development Code, as amended, except to the extent modified by the Development Regulations set forth below:

- A. BASE ZONING DISTRICT:** The Property shall be developed and used only in accordance with the Light Industrial (LI) standards of the Allen Land Development Code (“ALDC”), except as otherwise provided herein.
- B. CONCEPT PLAN:** The Property shall be developed in general conformance with the Concept Plan attached hereto as Exhibit “A” and incorporated herein by reference. Minor modifications to streets that do not alter the general alignment shown on the Concept Plan may be made at the time of Site Plan approval.
- C. BUILDING ELEVATIONS:** The Property shall be developed in general conformance with the Building Elevations attached hereto as Exhibit “B,” and incorporated herein by reference.
- D. LANDSCAPING:** The landscape easement along Century Parkway shall be a variable width, measured from the property line, as shown on the Concept Plan.

E. STREET STANDARDS: The driveway throat lengths shall be permitted at the distances shown on the Concept Plan.

F. BUILDING HEIGHT: The maximum building height shall be 128 feet and/or seven (7) stories. Minor modifications to the building height that do not alter the general architectural style shown on the Building Elevations may be made at the time of Site Plan approval by the Director of Community Development.

G. BUILDING SETBACKS: The building setbacks for the Property shall be as follows:

Front Yard Setback: Lot 1 - 25 feet
 Lot 2 - 10 feet
 Lot 3 - 25 feet
 Lot 4 - 25 feet along Century Parkway
 100 feet along US 75

Side Yard Setback: Lot 1 - 10 feet
 Lot 2 - 0 feet
 Lot 3 - 25 feet
 Lot 4 - 10 feet

Rear Yard Setback: Lot 1 - 10 feet
 Lot 2 - 5 feet
 Lot 3 - 10 feet
 Lot 4 - 10 feet

SECTION 3. To the extent of any irreconcilable conflict with the provisions of this Ordinance and other ordinances of the City of Allen governing the use and development of the Property and which are not expressly amended by this Ordinance, the provisions of this Ordinance shall be controlling.

SECTION 4. Should any word, sentence, paragraph, subdivision, clause, phrase or section of this Ordinance, or of the Allen Land Development Code Zoning Regulations, as amended hereby, be adjudged or held to be void or unconstitutional, the same shall not affect the validity of the remaining portions of said ordinance or the Allen Land Development Code Zoning Regulations, as amended hereby, which shall remain in full force and effect.

SECTION 5. An offense committed before the effective date of this Ordinance is governed by prior law and the provisions of the Allen Land Development Code Zoning Regulations, as amended, in effect when the offense was committed and the former law is continued in effect for this purpose.

SECTION 6. 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 Allen Land Development Code Zoning Regulations of the City of Allen, as previously amended, and upon conviction shall be punished by a fine not to exceed the sum of Two Thousand Dollars (\$2,000) for each offense.

SECTION 7. This Ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the Charter of the City of Allen, and it is accordingly so ordained.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ALLEN, COLLIN COUNTY, TEXAS, ON THIS THE 26TH DAY OF AUGUST, 2014.

APPROVED:

Stephen Terrell, MAYOR

APPROVED AS TO FORM:

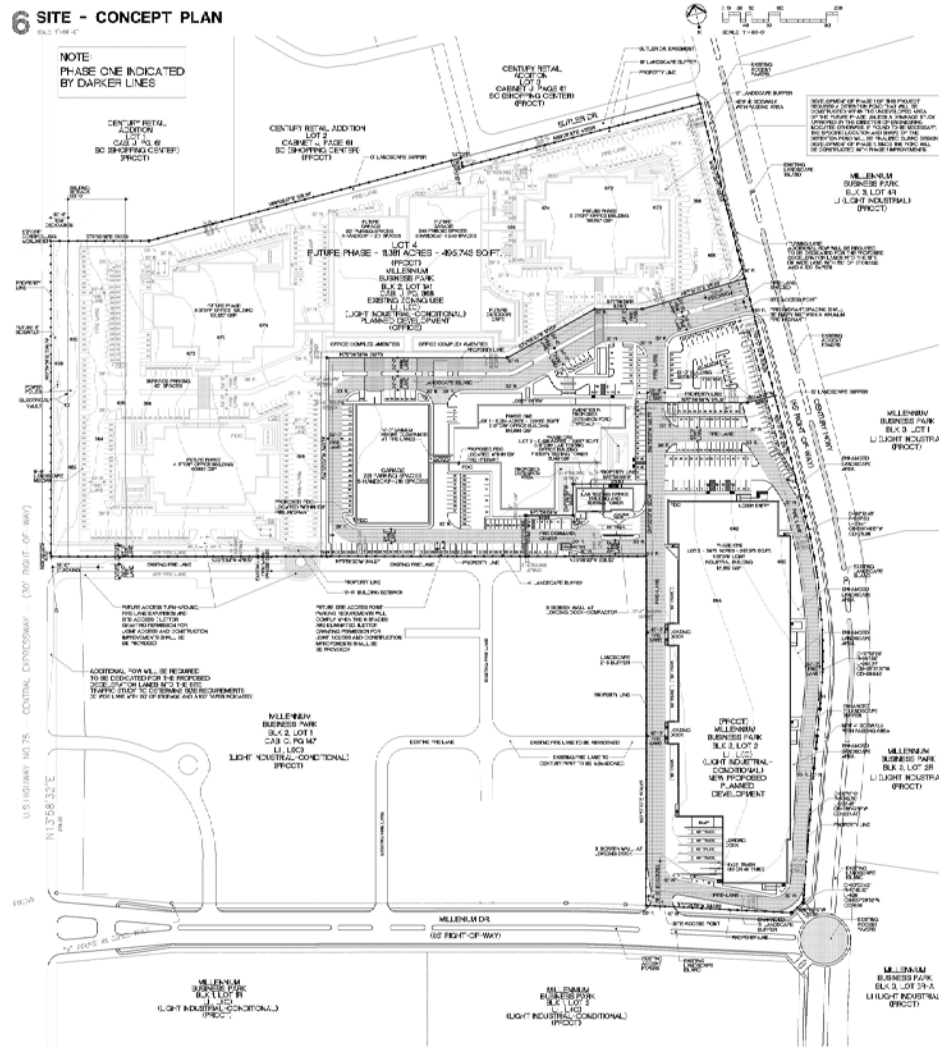
ATTEST:

Peter G. Smith, CITY ATTORNEY
(kbl:8/20/14:67700)

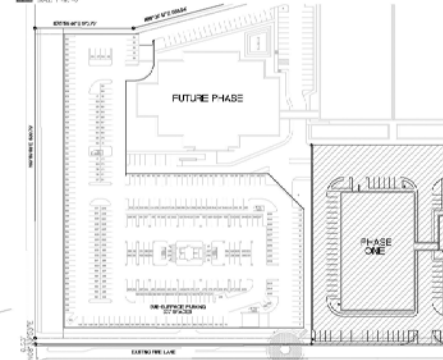
Shelley B. George, TRMC, CITY SECRETARY

6 SITE - CONCEPT PLAN

NOTE
PHASE ONE INDICATED
BY DARKER LINES



2 SUB-SURFACE PARKING-FUTURE PHASE



5 SITE SUMMARY

LOT 1 - PHASE ONE SUMMARY (5054 ACRES - 220,803 SQ FT)	
3 STORY OFFICE BUILDING (88'-0" TOP OF MECHANICAL SCREEN)	102,064 GSF
2 STORY + SUB-BASEMENT OPEN-AIR GARAGE (40'-0" TOP OF MECHANICAL SCREEN ROOF)	75,872 GSF
PARKING REQUIREMENTS - LOT 1 341 PARKING SPACES REQUIRED 450 PARKING SPACES PROVIDED (9 HANDICAP + 396 SPACES)	
LOT 2 - PHASE ONE SUMMARY (0.499 ACRES - 21,687 SQ FT)	
3 STORY LAB TESTING OFFICE BUILDING (55'-0" TOP OF MECHANICAL SCREEN)	6,045 GSF
2 STORY TESTING TOWER BUILDING (25'-0" TOP OF ROOF)	15,104 GSF
PARKING REQUIREMENTS - LOT 2 14 PARKING SPACES REQUIRED 14 PARKING SPACES PROVIDED (1 HANDICAP + 13 SPACES)	
LOT 3 - PHASE ONE SUMMARY (5.679 ACRES - 247,376 SQ FT)	
LIGHT INDUSTRIAL BUILDING (45'-0" TOP OF MECHANICAL SCREEN)	12,852 GSF
PARKING REQUIREMENTS - LOT 3 90 PARKING SPACES REQUIRED 90 PARKING SPACES PROVIDED (1 HANDICAP + 15 SPACES)	
LOT 4 - FUTURE PHASE SUMMARY (7.391 ACRES - 495,740 SQ FT)	
4 STORY OFFICE BUILDING (85'-0" TOP OF MECHANICAL SCREEN)	100,852 GSF
3 STORY OFFICE BUILDING (88'-0" TOP OF MECHANICAL SCREEN)	100,567 GSF
2 STORY OFFICE BUILDING (88'-0" TOP OF MECHANICAL SCREEN)	100,567 GSF
2 STORY + SUB-BASEMENT OPEN-AIR GARAGE (40'-0" TOP OF MECHANICAL SCREEN ROOF)	79,872 GSF
2 STORY + SUB-BASEMENT OPEN-AIR GARAGE (40'-0" TOP OF MECHANICAL SCREEN ROOF)	93,342 GSF
1 STORY SUB-BASEMENT GARAGE (0'-0" TOP OF PARKING DECK TO FINISH GRADE)	106,998 GSF
PARKING REQUIREMENTS - LOT 4 1007 PARKING SPACES REQUIRED 1204 PARKING SPACES PROVIDED (25 HANDICAP + 1209 SPACES)	

3 GENERAL NOTES

- ALL LANDSCAPE REQUIREMENTS TO COMPLY WITH THE ALLEN LAND DEVELOPMENT CODE (SECTION 700).
- PHASE ONE - 10.5% LANDSCAPE AREA.
- FUTURE PHASE - 10.5% LANDSCAPE AREA.
- ALL ELECTRICAL SERVICE SHALL BE UNDERGROUND.
- SEWERAGE AND WASTE WATER SHALL BE SCREENED AND TREATED IN THE ALLEN LAND DEVELOPMENT CODE (SECTION 700).
- ALL ROOFTOP AND MECHANICAL EQUIPMENT SHALL BE SCREENED AND TREATED IN THE ALLEN LAND DEVELOPMENT CODE (SECTION 700).
- THIS CONCEPT PLAN IS NOT A SITE PLAN AND IS ILLUSTRATIVE IN NATURE FOR CONCEPT PURPOSES. TO ILLUSTRATE GLOBAL DEVELOPMENT FEATURES RELATED TO SITE ACCESS, PARKING, BUILDING ORIENTATION, PARKING, RAMP, FLOOR AREA, ETC. A MORE DETAILED SITE PLAN MUST BE SUBMITTED TO THE ALLEN LAND DEVELOPMENT CODE (SECTION 700) FOR REVIEW AND APPROVAL. ANY PLANNED DEVIATIONS FROM THE ALLEN LAND DEVELOPMENT CODE (SECTION 700) SHALL BE SUBMITTED TO THE ALLEN LAND DEVELOPMENT CODE (SECTION 700) FOR REVIEW AND APPROVAL.
- THE EXTERIOR LIGHTING DESIGN SHALL COMPLY WITH THE CITY OF ALLEN REQUIREMENTS INCLUDING 2200 FOOT MINIMUM LIGHTING HEIGHTS. THE EXTERIOR LIGHTING DESIGN FOR CITY OFFICIALS SHALL BE SUBMITTED TO THE CITY OF ALLEN FOR REVIEW AND APPROVAL.

1 VICINITY MAP



G&A



ENGINEER
GEOFFREY A. GILBERT, P.E.
REGISTERED PROFESSIONAL ENGINEER
STATE OF TEXAS
EXPIRATION DATE: 12/31/2024
G&A ENGINEERING, LLC
1000 N. DALLAS STREET, SUITE 100
ALLEN, TEXAS 75015
972.344.1111
G&AENGINEERING.COM

ALLENPLACE OFFICE COMPLEX
US HIGHWAY 75
ALLEN, TEXAS
2208 ACRES - 945,999 SQ FT

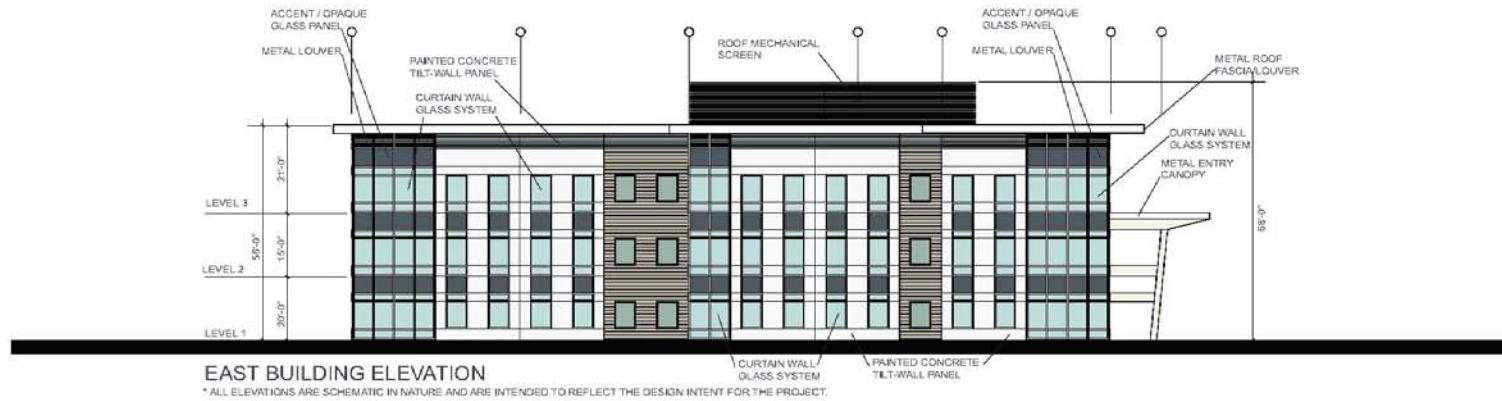
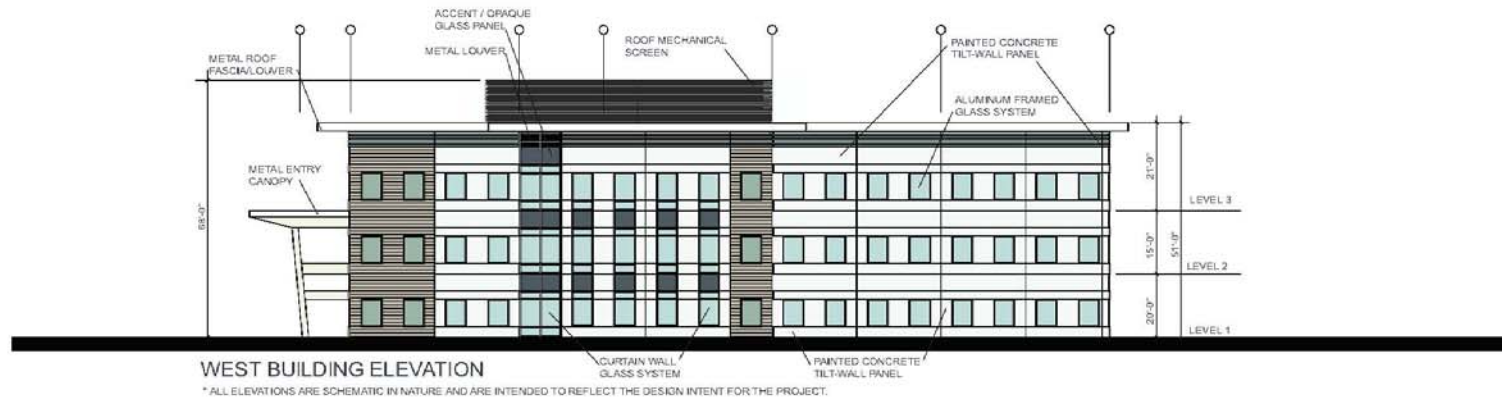
SITE CONCEPT PLAN
SITE SUMMARY
PARKING ANALYSIS
LANDSCAPE ANALYSIS
2208 ACRES - 945,999 SQ FT

DATE	DESCRIPTION
10-12-13	100% FINAL
10-12-13	90% FINAL
10-12-13	80% FINAL
10-12-13	70% FINAL
10-12-13	60% FINAL
10-12-13	50% FINAL
10-12-13	40% FINAL
10-12-13	30% FINAL
10-12-13	20% FINAL
10-12-13	10% FINAL
10-12-13	5% FINAL
10-12-13	0% FINAL

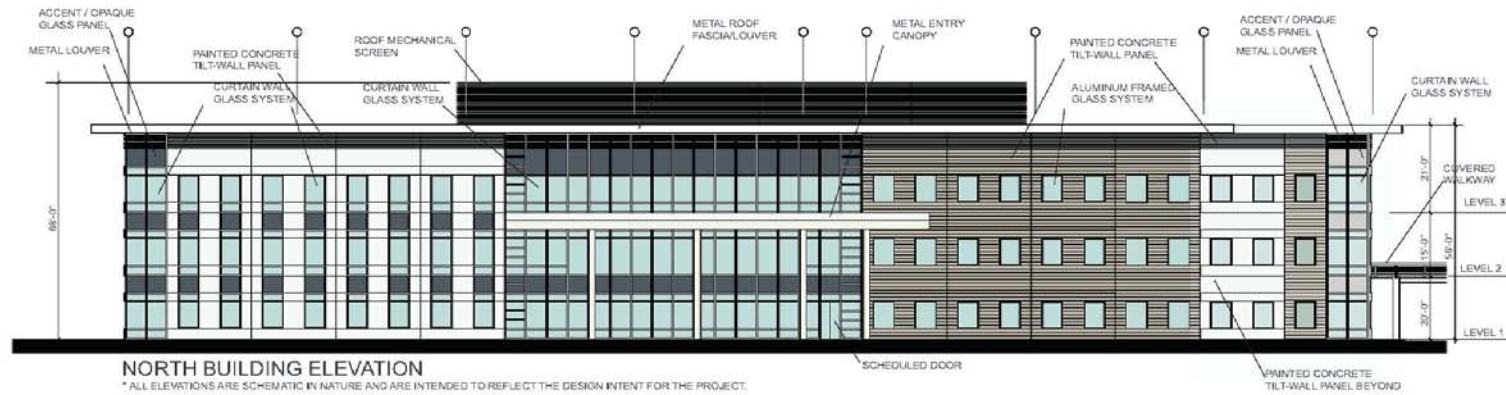
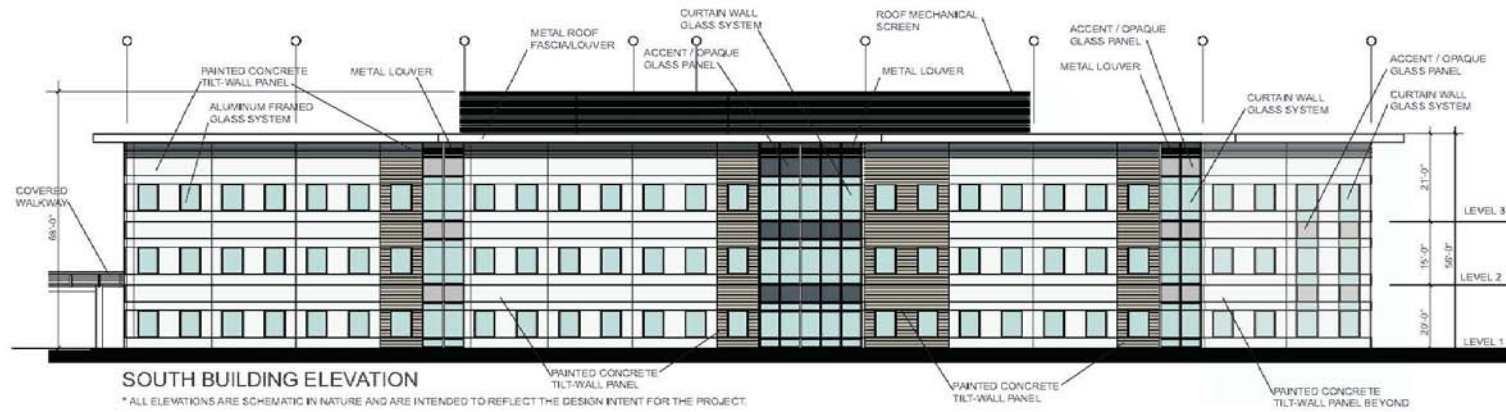
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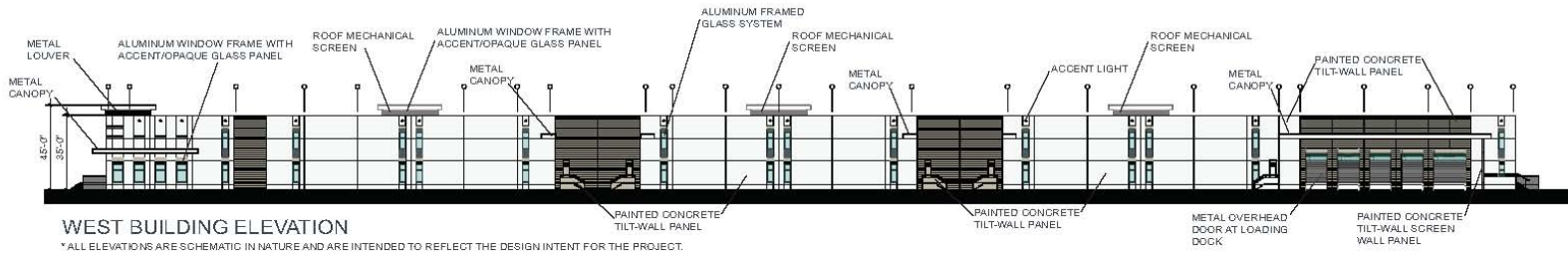
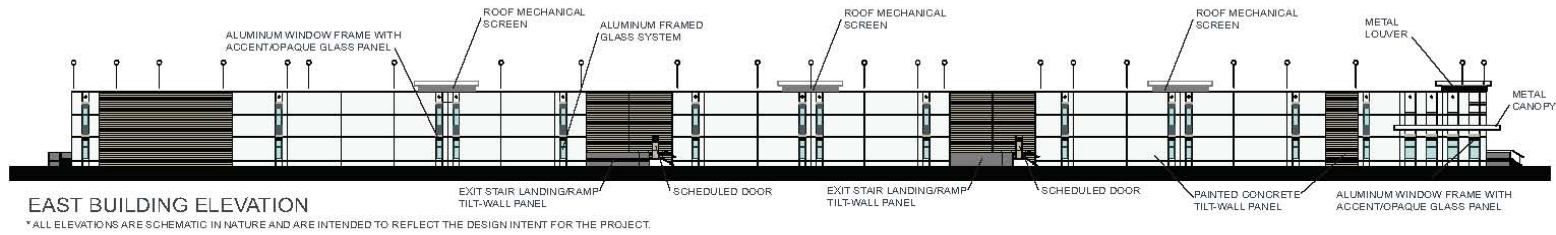
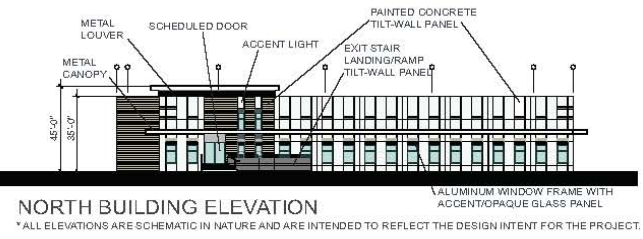
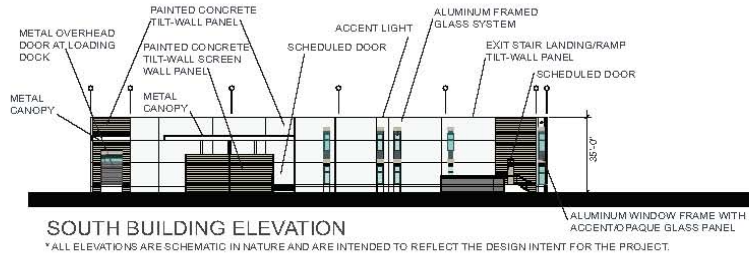
EXHIBIT "A" CONCEPT PLAN

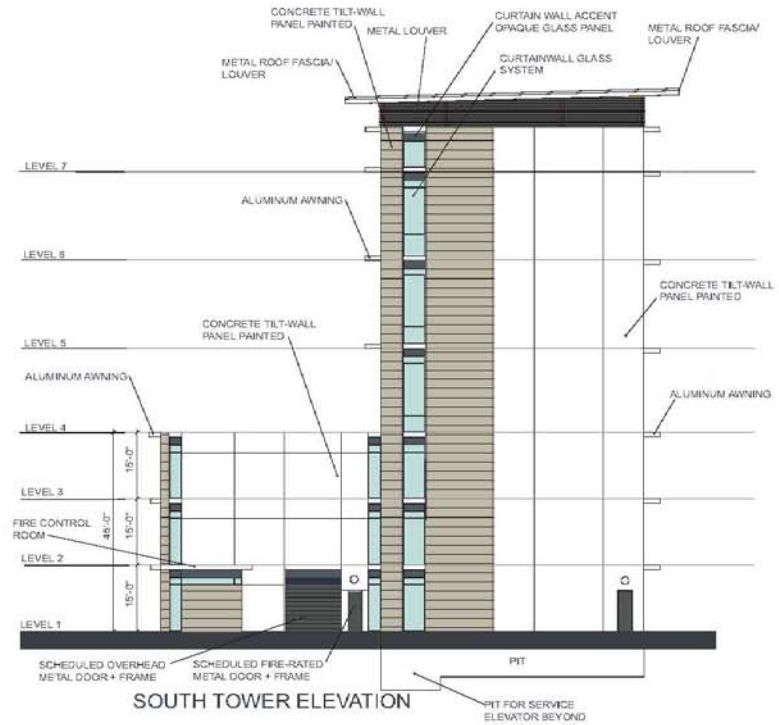
EXHIBIT "B"
BUILDING ELEVATIONS



ALLENPLACE OFFICE COMPLEX
U.S. HIGHWAY 75 ALLEN, TEXAS

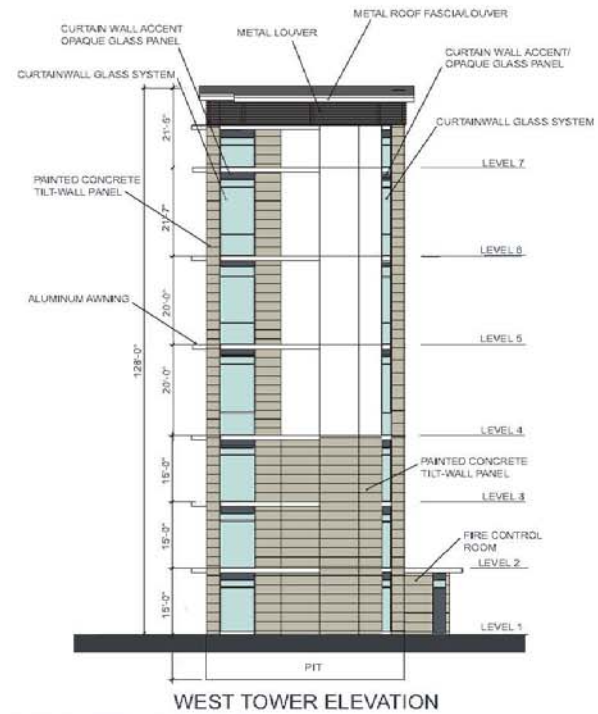
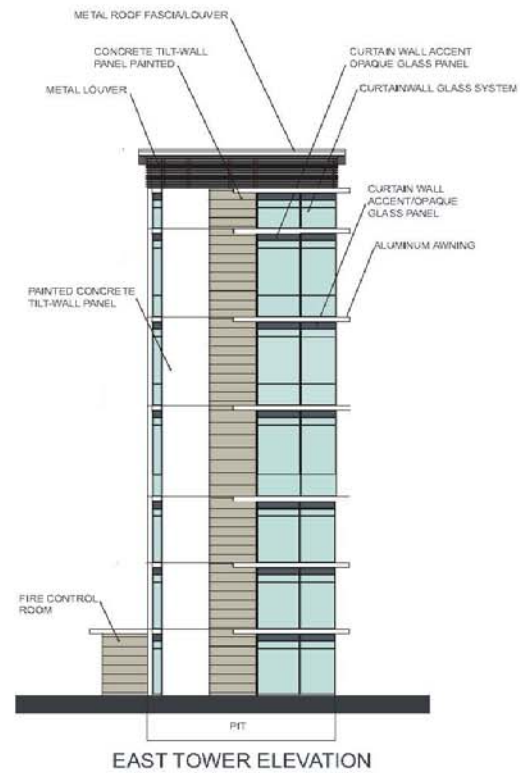






* ALL ELEVATIONS ARE SCHEMATIC IN NATURE AND ARE INTENDED TO REFLECT THE DESIGN INTENT FOR THE PROJECT.

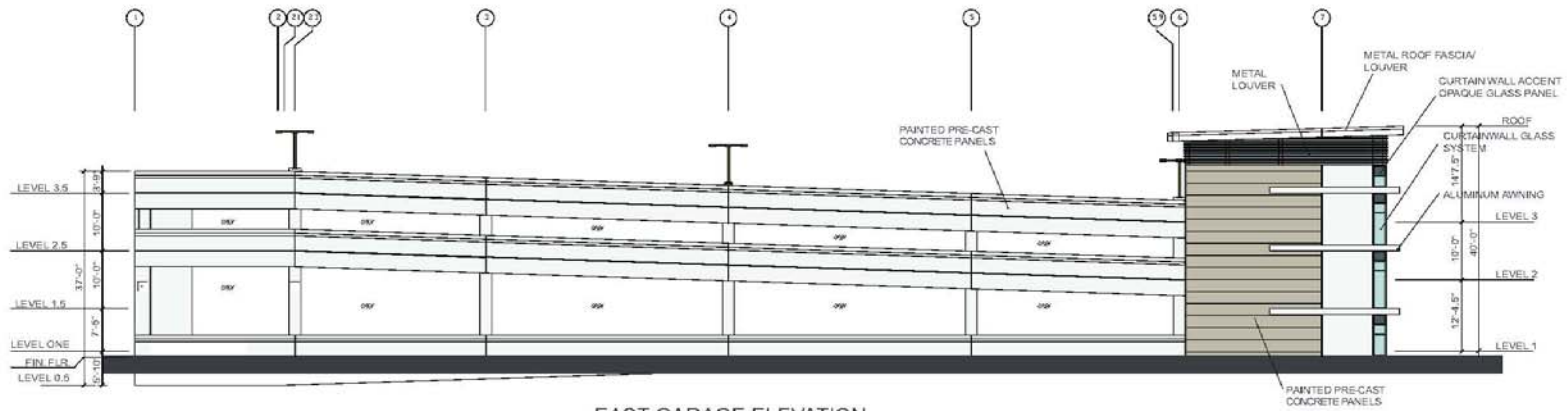
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BUILDING ELEVATIONS cont.



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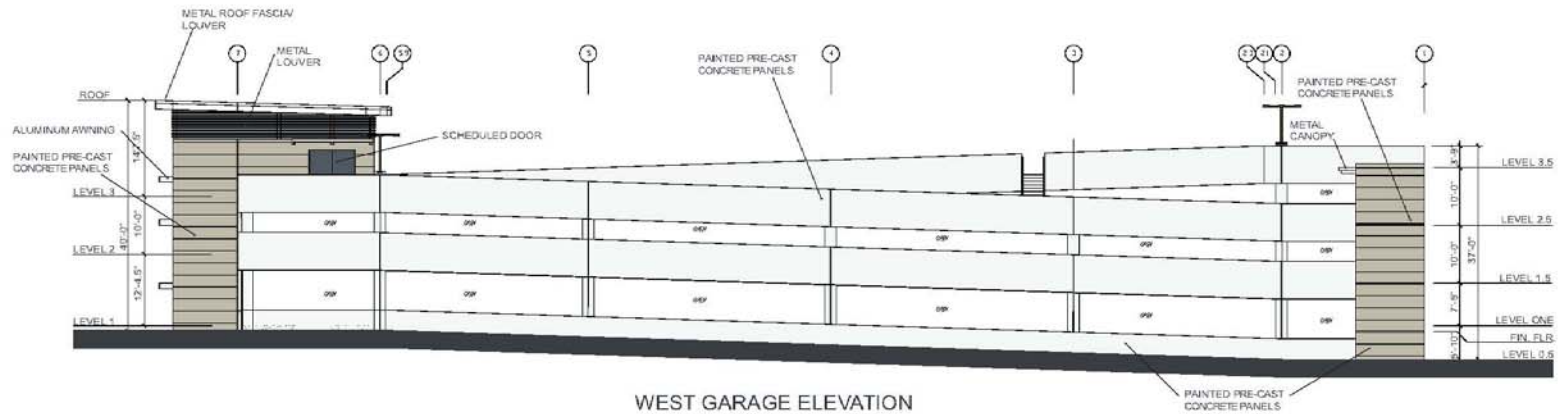


ALLENPLACE OFFICE COMPLEX
U.S. HIGHWAY 75 ALLEN, TEXAS



EAST GARAGE ELEVATION

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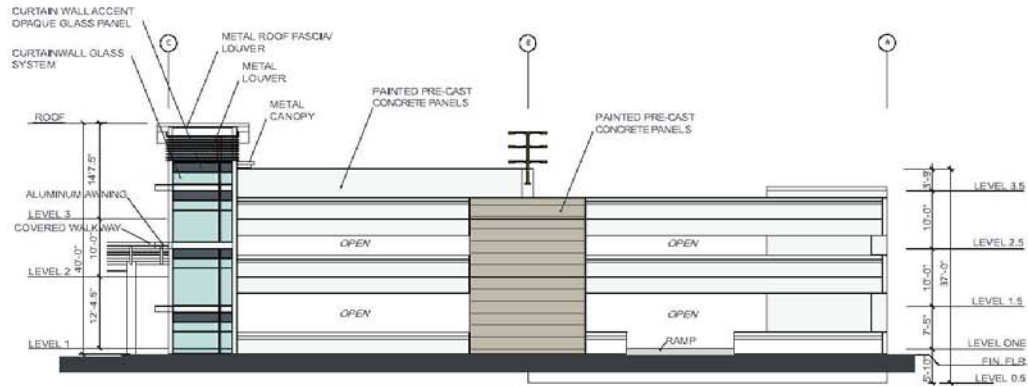


WEST GARAGE ELEVATION

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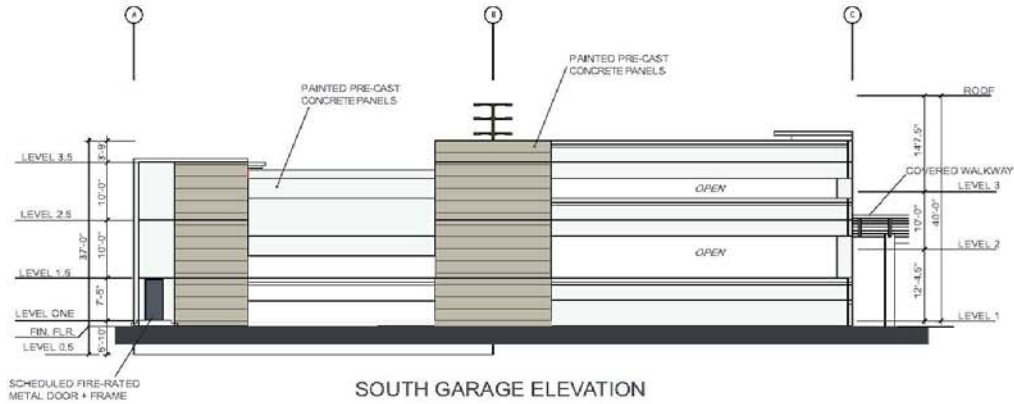


ALLENPLACE OFFICE COMPLEX
U.S. HIGHWAY 75 ALLEN, TEXAS



NORTH GARAGE ELEVATION

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SOUTH GARAGE ELEVATION

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