

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 AMENDING THE REGULATIONS OF PLANNED DEVELOPMENT PD NO. 92 CORRIDOR COMMERCIAL “CC” RELATING TO THE DEVELOPMENT AND USE OF 3.838± ACRES OUT OF THE FRANCIS DOSSER SURVEY, ABSTRACT NO. 280, AND ADOPT A CONCEPT PLAN, BUILDING ELEVATIONS, LANDSCAPE PLAN, AND SCREENING CROSS SECTION; 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 amending as set forth in Section 2, below, the regulations of Planned Development PD No. 92 Corridor Commercial “CC” relating to the development and use of 3.838± acres out of the Francis Dossier Survey, Abstract No. 280, City of Allen, Collin County, Texas, more particularly described in Exhibit “A,” attached hereto and incorporated herein by reference (“the Property”).

SECTION 2. The Property shall be developed and used in accordance with the applicable provisions of the Allen Land Development Code, as amended, (“ALDC”) and Tract A of Planned Development “PD” No. 92 as set forth in Ordinance No. 2272-3-04, as amended by Ordinance No. 2352-12-04 except to the extent modified by the Development Regulations set forth below:

A. CONCEPT PLAN: The Property shall be developed in general conformance with the Concept Plan attached hereto as Exhibit “B” and incorporated herein by reference (the “Concept Plan”). Minor modifications to streets and driveways that do not alter the general alignment shown on the Concept Plan may be made at the time of Site Plan approval.

B. AREA REGULATIONS: The area regulations for the Property shall be modified as follows:

Front Yard Setback	20 feet
Parking Setback	10 feet

C. BUILDING ELEVATIONS: The Property shall be developed in general conformance with the architectural style set forth on the Building Elevations attached hereto as Exhibit “C” and incorporated herein by reference (“the Building Elevations”).

D. LANDSCAPING:

1. Landscaping on the Property shall be developed in general conformance with the Landscape Plan attached hereto as Exhibit “D” and incorporated herein by reference (“the Landscape Plan”).
2. The width of the landscape buffer along Ridgeview Drive may be reduced to ten feet (10.0’) wide as shown on the Concept Plan and the Landscape Plan.

E. SCREENING: The screening shall be comprised of landscaping and developed in general conformance with the Landscape Plan and the Screening Cross Section attached hereto as “Exhibit E” and incorporated herein by reference.

F. FLOODPLAIN: The City Engineer has the authority to provide deviations from Article 5 of the ALDC as long as the adverse impacts to the ultimate floodplain only affect the Property.

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 14TH DAY OF JULY 2020.

APPROVED:

Debbie Stout, MAYOR

APPROVED AS TO FORM:

ATTEST:

Peter G. Smith, City Attorney
(kbl:6/24/2020:116434)

Shelley B. George, TRMC, City Secretary

EXHIBIT "A"
DESCRIPTION OF PROPERTY

DESCRIPTION of a 3.838 acre tract of land situated in the Francis Dosser Survey, Abstract No. 280, said tract being all of that certain tract of land described in General Warranty Gift Deed to City of Allen recorded in Instrument No. 20081219001433020 of the Official Public Records of Collin County, Texas; said 3.838 acre tract being more particularly described as follows: (Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (2011), Texas North Central Zone 4202. Distances reported have been scaled by applying the Collin County surface adjustment factor of 1.000152710).

BEGINNING, at a 1/2-inch iron rod with "DAA" cap found for corner at the north end of a right-of-way corner clip at the intersection of the southeast right-of-way line of Ridgeview Drive (a variable width right-of-way) and the southwest right-of-way line of North Watters Road (a variable width right-of-way);

THENCE, South 70 degrees, 24 minutes, 21 seconds East, along the said corner clip a distance of 35.36 feet to a 1/2-inch iron rod with "DAA" cap found for corner;

THENCE, along the said southwest line of North Watters Road the following three (3) calls:

South 25 degrees, 24 minutes, 21 seconds East, a distance of 200.00 feet to a point for corner;

South 29 degrees, 13 minutes, 42 seconds East, a distance of 150.00 feet to a point for corner;

South 25 degrees, 24 minutes, 21 seconds East, a distance of 11.86 feet to a point for corner;

THENCE, South 88 degrees, 51 minutes, 49 seconds West, departing the said southwest line of North Watters Road and along the north line of Shaddock Park an addition to the City of Allen, Texas according to the plat recorded in Instrument No. 20070109010000080 of the said Official Public Records, a distance of 938.23 feet to a point for corner on the said southeast line of Ridgeview Drive from which a 1/2-inch rod found South 58 degrees, 56 minutes West a distance of 1.0 foot; said point being the beginning of a non-tangent curve to the right;

THENCE, along the said southeast line of Ridgeview Drive the following four (4) calls:

In a northeasterly direction along said curve to the right, having a central angle of 07 degrees, 03 minutes, 08 seconds, a radius of 1,440.00 feet, a chord bearing and distance of North 61 degrees, 04 minutes, 05 seconds East, 177.13 feet, an arc distance of 177.24 feet to a 1/2-inch iron rod with "DAA" cap found for corner at the end of said curve;

North 64 degrees, 35 minutes, 39 seconds East, a distance of 293.85 feet to a 1/2-inch iron rod with "DAA" cap found for corner;

North 68 degrees, 25 minutes, 00 seconds East, a distance of 150.00 feet to a 1/2-inch iron rod with "DAA" cap found for corner;

North 64 degrees, 35 minutes, 39 seconds East, a distance of 200.00 feet to the **POINT OF BEGINNING**;

CONTAINING: 167,188 square feet or 3.838 acres of land, more or less.



Luis M. Gonzalez Date
Registered Professional Land Surveyor No. 6793
Pacheco Koch Consulting Engineers, Inc.
7557 Rambler Road, Suite 1400, Dallas TX 75231
(972) 235-3031
TX Reg. Surveying Firm LS-10008000
4555-20.099Zoning Description.doc



Ordinance No. _____, Page 4

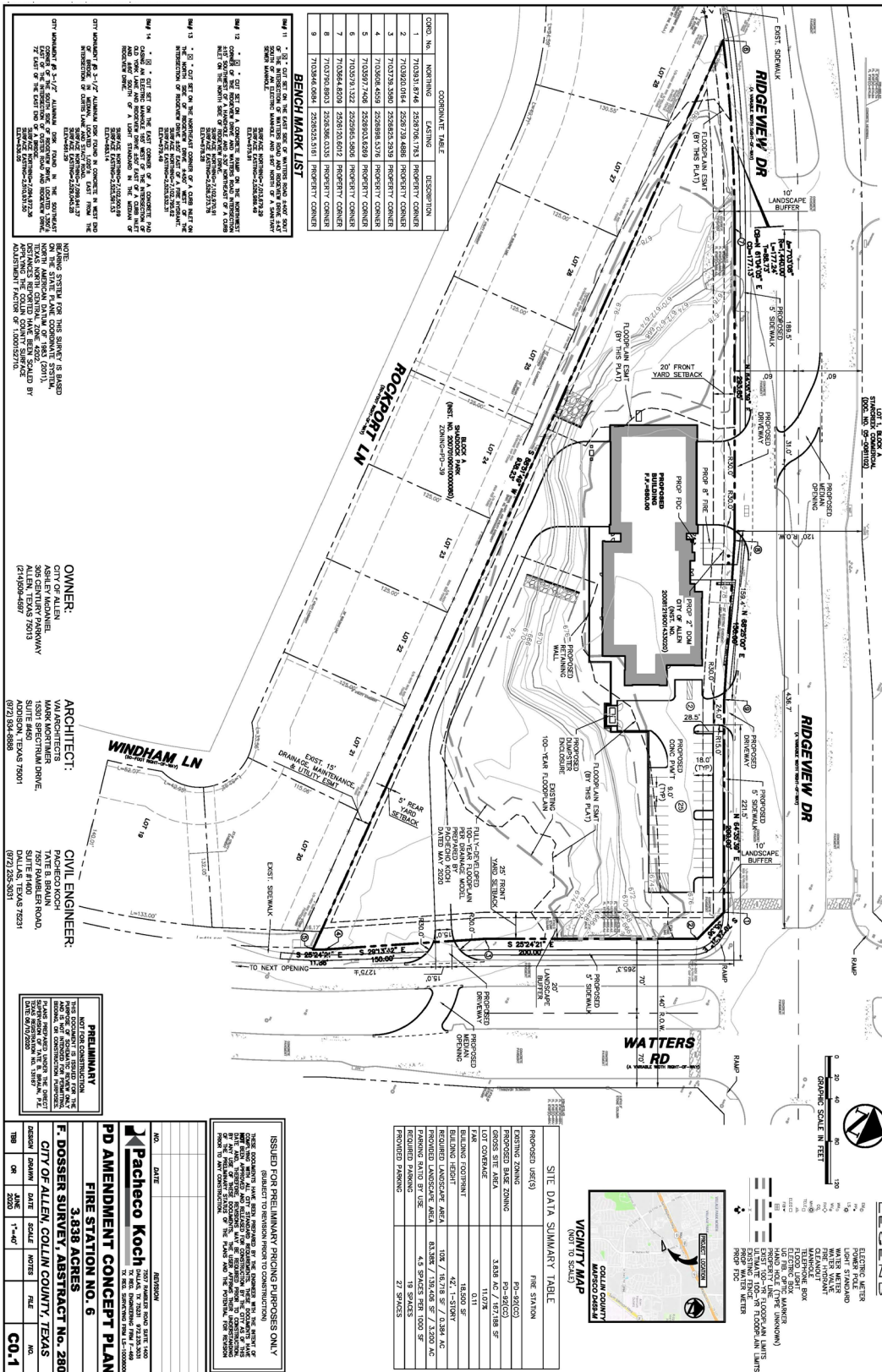
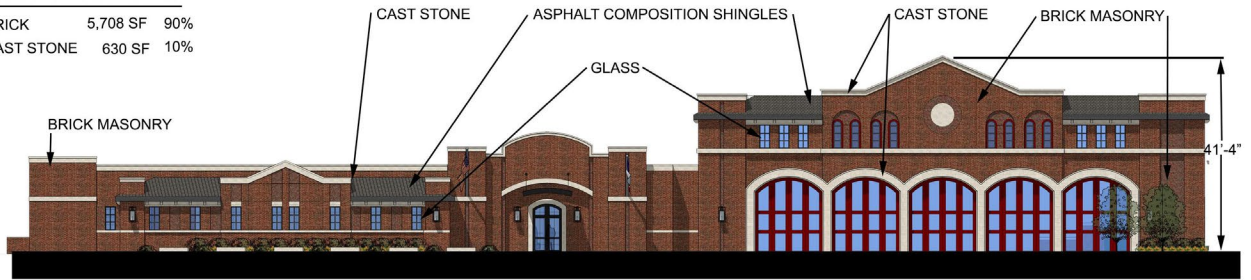


EXHIBIT "C" ELEVATIONS

EXHIBIT C

MATERIAL	SQ. FEET	%
BRICK	5,708 SF	90%
CAST STONE	630 SF	10%



NORTH ELEVATION



WEST ELEVATION



Allen Fire Station #6

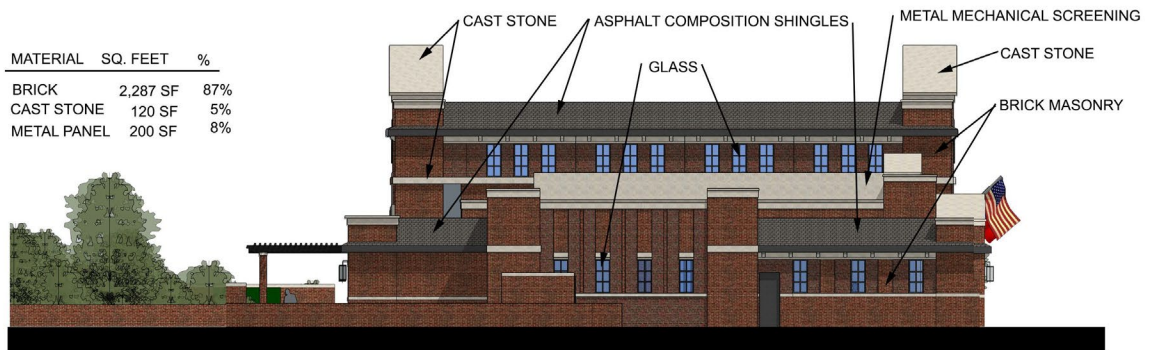


MATERIAL	SQ. FEET	%
BRICK	5,708 SF	89%
CAST STONE	630 SF	10%
METAL PANEL	76 SF	1%

EXHIBIT C



SOUTH ELEVATION



MATERIAL	SQ. FEET	%
BRICK	2,287 SF	87%
CAST STONE	120 SF	5%
METAL PANEL	200 SF	8%

EAST ELEVATION



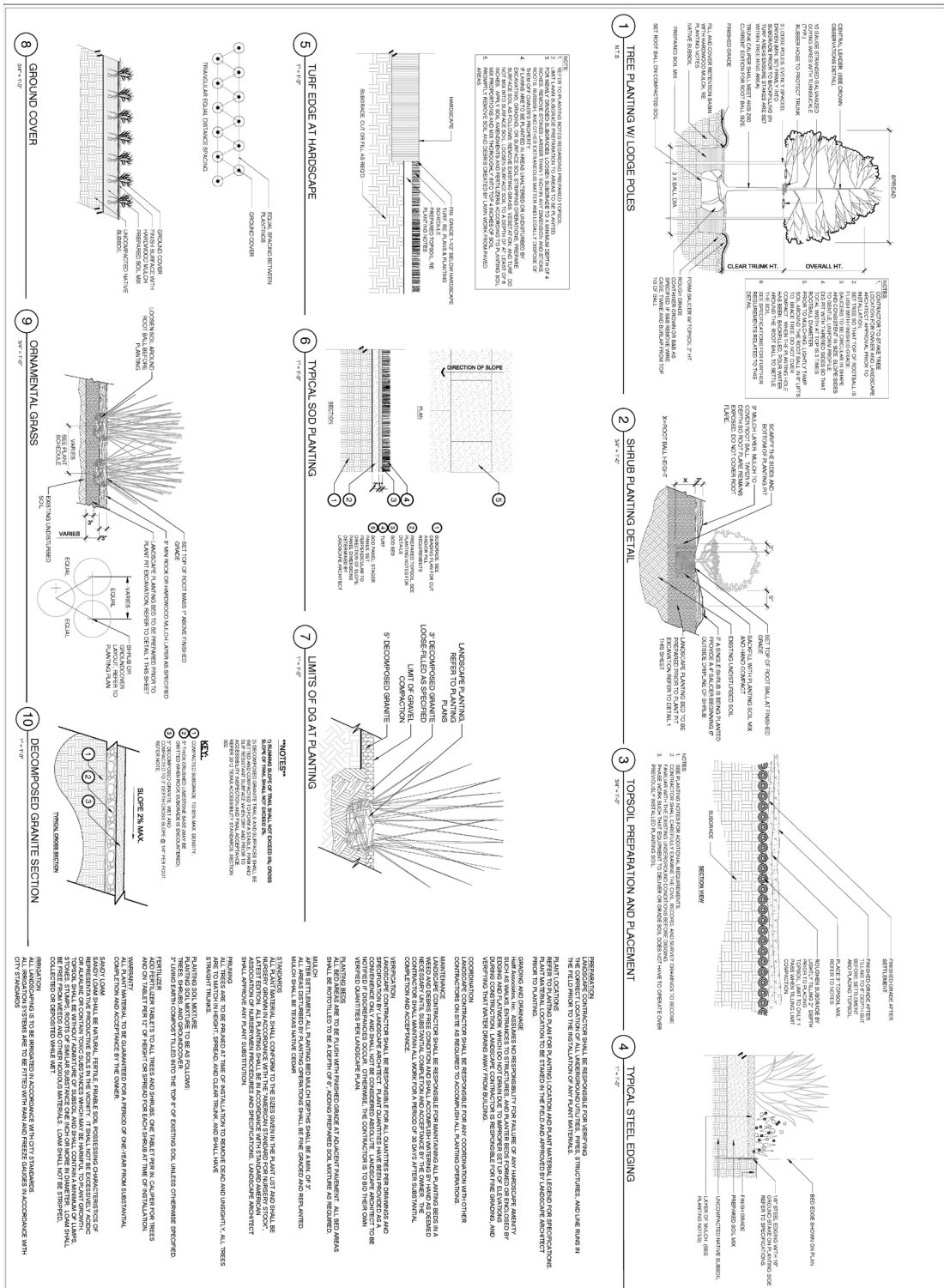
Allen Fire Station #6

ELEVATIONS

06.05.20

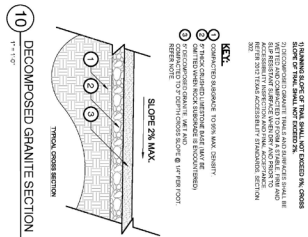
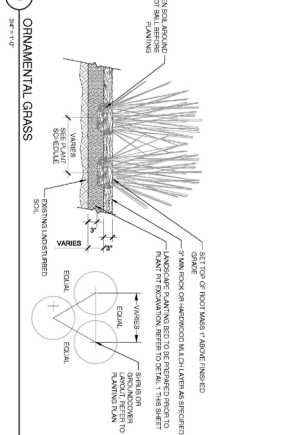
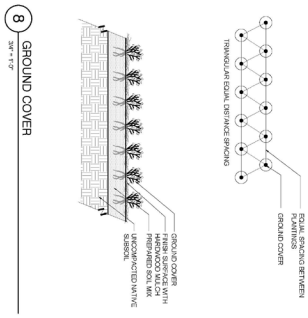
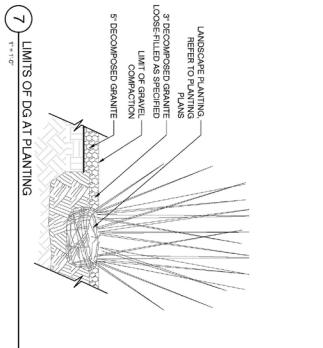
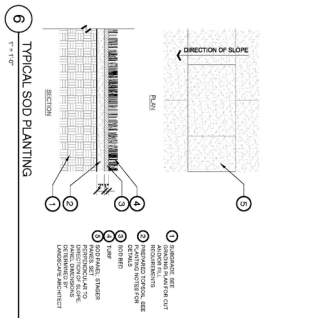
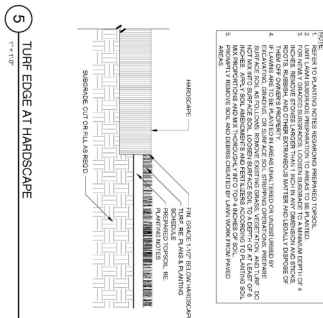
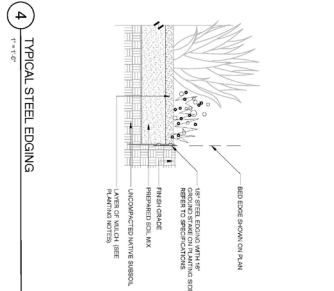
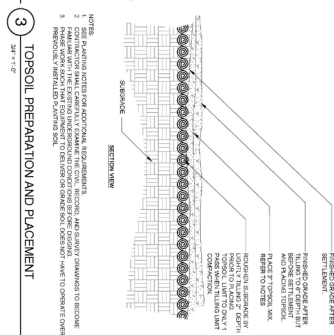
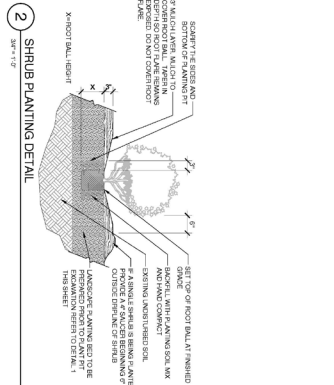
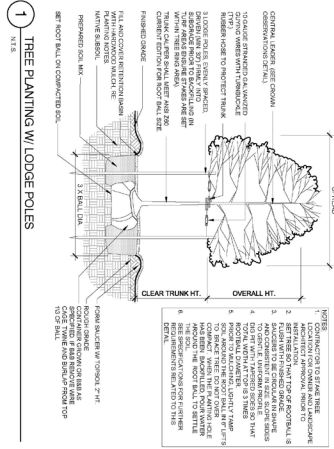


EXHIBIT “D” LANDSCAPE PLAN

[illegible]

FIRE STATION #6
ALLEN, TEXAS

EXHIBIT “D”
LANDSCAPE PLAN (cont.)

[illegible]

Revision		
No	Date	Description
1	1	
2	2	
3	3	
4	4	
5	5	
6	6	
7	7	
8	8	

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COORDINATION WITH THE
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THEY ARE PREPARED BY OR UNDER
THE SUPERVISION OF
MARK WILSON, ALABAMA

Project No.:	AWC-375-43
Issued:	JUNE 2020
Drawn By:	CP
Checked By:	KCN/MW
Sheet Title	

PLANTING DETAIL

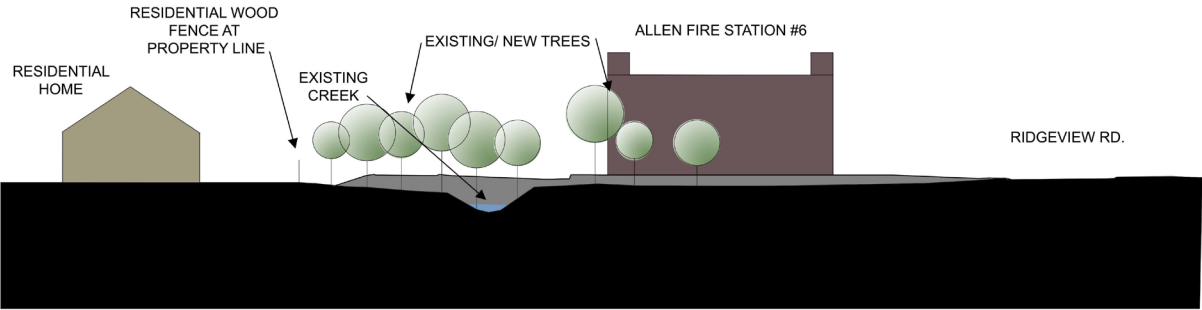
L-04



FIRE STATION #6
ALLEN, TEXAS

**EXHIBIT “E”
SCREENING CROSS-SECTION**

EXHIBIT E



Site Section Showing Trees Screening Residential Neighborhood
ALLEN FIRE STATION #6

05.29.20 