ANCE NO.
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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, CHANGING THE ZONING OF LOT 1, BLOCK A, MYERS ESTATE FROM AGRICULTURAL-OPEN SPACE "AO" TO SINGLE-FAMILY RESIDENTIAL "R-2"; 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.

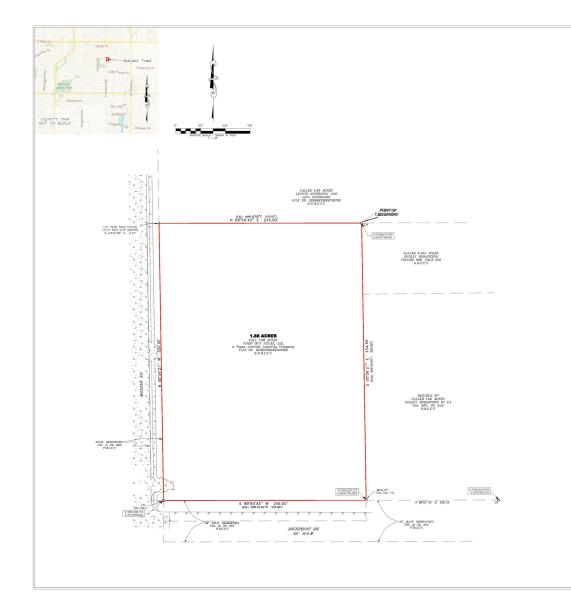
WHEREAS, the Planning and Zoning Commission and the governing body of the City of Allen, Texas, in compliance with the laws of the State of Texas and the ordinances of the City of Allen, Texas, have given the requisite notices by publication and otherwise, and after holding due hearings and affording 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 permanent zoning of Lot 1, Block A, Myers Estate, an addition to the City of Allen, Collin County, Texas, according to the plat thereof recorded in Volume 2020, Page 698, Map Records, Collin County, Texas ("the Property") as depicted in Exhibit "A," attached hereto and incorporated herein by reference, from Agricultural-Open Space "AO" to Single-Family Residential "R-2."
- **SECTION 2.** 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 3.** 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 4.** 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 5.** 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 6.** 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 $10^{TH}$ DAY OF NOVEMBER 2020.

	APPROVED:
	Debbie Stout, MAYOR
APPROVED AS TO FORM:	ATTEST:
Peter G. Smith, City Attorney (kbl:10/26/2020:118779)	Shelley B. George, TRMC, City Secretary



#### LEGAL DESCRIPTION

I, The Ballard RPLS No. 6746, do hereby certify that the Plat of Survey shown hereon is a correct, and accorder representation of the property lines, and alternatives are as an advantage of the property lines, and alternatives are not likely and appeared extraordinatives or protrainism on the ground. Use of this survey by any other porties and/or for other purposes shall be at user's but any statement of the property of the purposes shall be at user's own relating and only likely statements.





### NOTES:

## BY-LINE SURVEYING LLC PO. Bus 834 Bmoy. Tr 7546 Pf. (003) 915-153 www. by lineauvrying nor 405 S. MALONE ST ALLEN, TX 75:002 PREPARED: 10/07/2020 ZONING, AO BY-LINE JOB NO. 2020-1697 SCALE: I' = 30' TEGENICIAN: TYB

- CH. CLE. N.U.

  CH. COTTOOLLAND FOUNDATION
  BE BEALDING LINE BY THE PHAT
  O 1/2" BORN BOD FOUND
  O 1/2" BORN BOD FOUNDATION
  O 1/2" BOD FOU

ZONING EXHIBIT OF FINAL PLAT, MYERS ESTATE LOT 1, BLOCK A, 1.88 ACRES AN ADDITION TO THE CITY OF ALLEN COLLIN COUNTY, TEXAS William Snider Survey, Abstract No. 821 DATE: 10/07/2020