

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 USE AND DEVELOPMENT REGULATIONS OF PLANNED DEVELOPMENT PD NO. 54 WITH A BASE ZONING OF INDUSTRIAL TECHNOLOGY “IT” RELATING TO THE DEVELOPMENT OF LOTS 5A AND 5B, BLOCK F, BRAY CENTRAL ONE ADDITION, BY CHANGING THE BASE ZONING TO CORRIDOR COMMERCIAL “CC” AND ADOPTING A ZONING EXHIBIT, CONCEPT PLAN, 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 amending as set forth in Section 2, below, the regulations of Planned Development “PD” No. 54 Industrial Technology “IT” relating to the development and use of property described as Lots 5A and 5B, Block F, Bray Central One, an addition to the City of Allen, Collin County, Texas, according to the plat thereof recorded in Volume 2008, Page 207, Plat Records, Collin County, Texas, and depicted 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 the development and use regulations of Planned Development “PD” No. 54 as set forth in Ordinance No. 1172-5-93, as such regulations have been amended, except to the extent modified by the Development Regulations set forth below:

- A. BASE ZONING DISTRICT:** The Property shall be developed and used in accordance with the Corridor Commercial “CC-P” development regulations of Planned Development No. 54, as amended except as modified by this Section 2.
- B. CONCEPT PLAN:** The portion of the Property identified as Lot 5A 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/driveways 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 building constructed on Lot 5A shall be designed and constructed in generally conformance with the Building Elevations attached hereto as Exhibit “C” and incorporated herein by reference (“Building Elevations”).
- D. TRAFFIC IMPROVEMENTS:** The deceleration lane on U.S. Highway 75 as shown on the Concept Plan shall be constructed and completed prior to issuance of a Certificate of Occupancy for any building constructed on the Property.
- E. SCREENING:** The screening of the loading dock on Lot 5A shall be screened by a 10-foot-tall masonry screen wall as shown on the Concept Plan.
- F. LOT 5B CONCEPT PLAN.** No building permit shall be issued for the construction of any building to be located on Lot 5B as shown on the Concept Plan prior to the enactment of an amendment to the regulations of Planned Development No. 54 adopting a concept plan relating to the development and use of said Lot 5B.

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 22ND DAY OF JUNE 2021.

APPROVED:

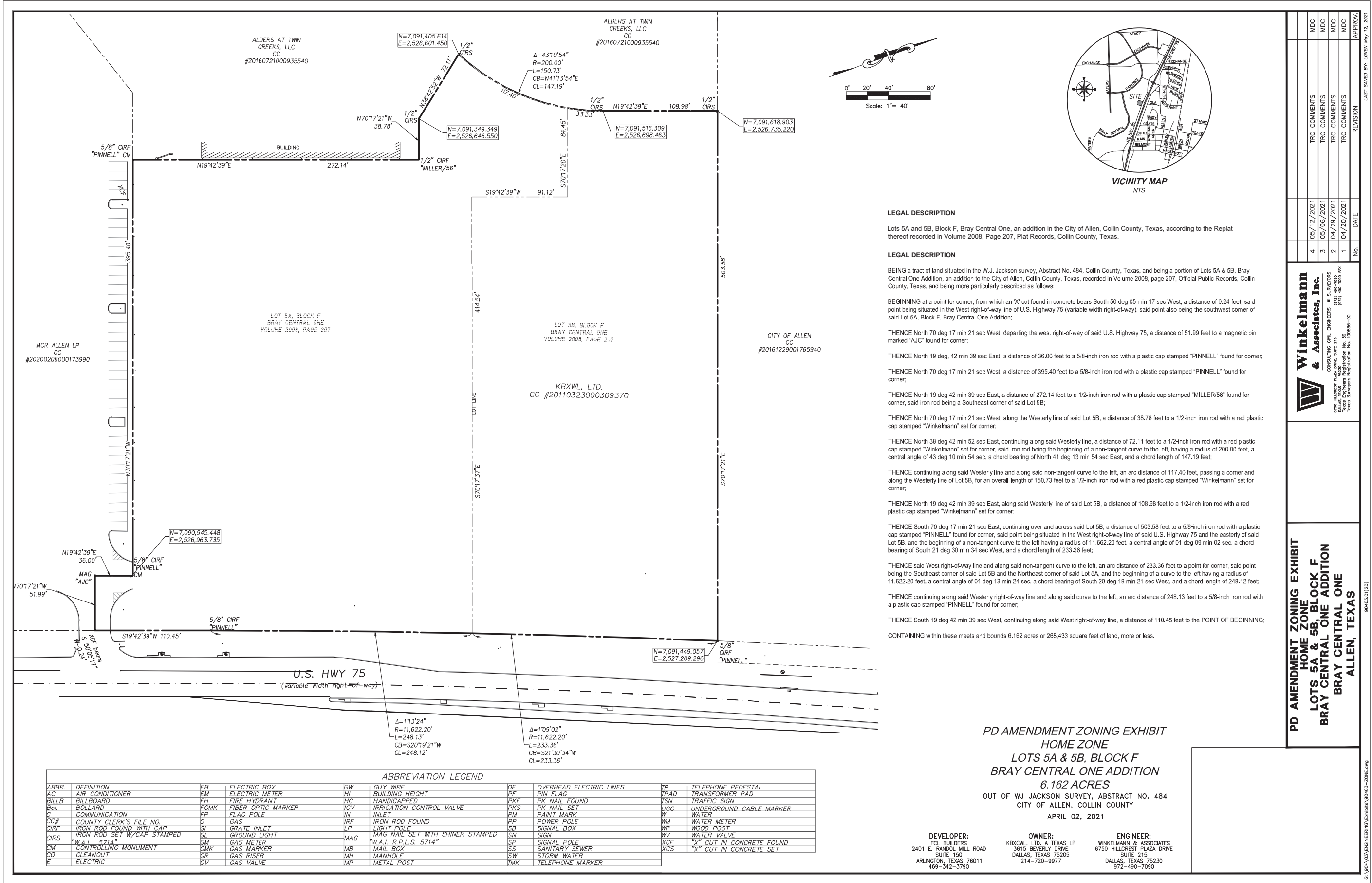
Kenneth M. Fulk, MAYOR

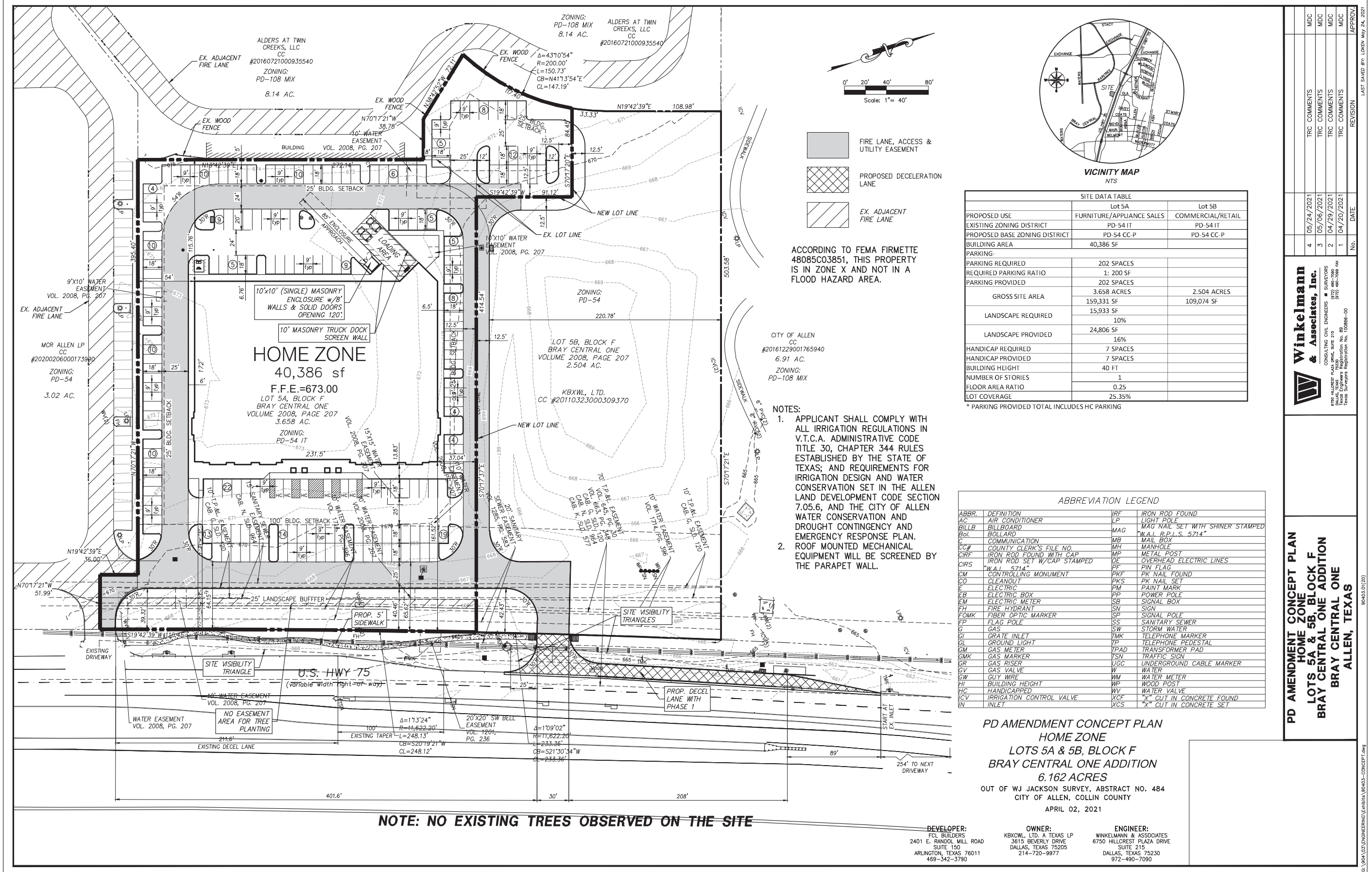
APPROVED AS TO FORM:

ATTEST:

Peter G. Smith, City Attorney
(kbl:5/25/21:122697)

Shelley B. George, TRMC, City Secretary





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Northwest Loop 820 & Royalty Lane - Ft Worth, TX



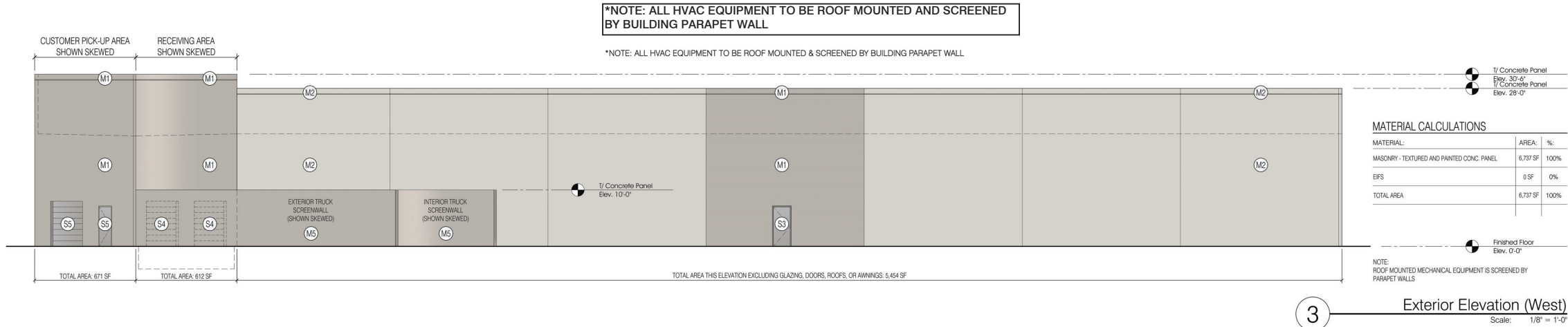
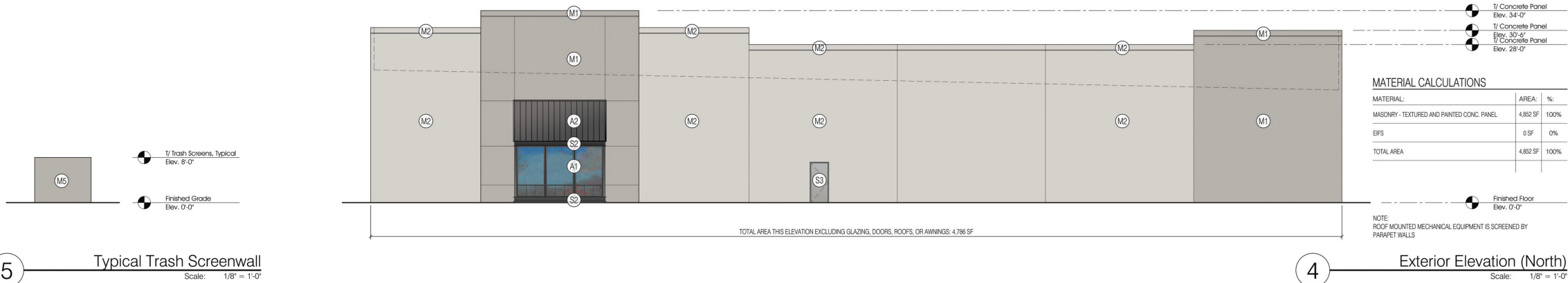
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DISTRIBUTION:	DATE:
City Submittal	3/28/2021
City Submittal	4/19/2021
City Submittal	5/6/2021

PROJECT# 1915

Attachment E
Elevations

A3.0



NO:	DESCRIPTION:
(A1)	ALUMINUM FRAMED STOREFRONT, COLOR TO BE BLACK
(A2)	ALUMINUM COPING & STANDING SEAM ROOFING, COLOR TO BE BLACK
(M1)	CONCRETE TILTWALL, ACRYLIC TEXTURED COATING, SHERWIN WILLIAMS SW7026
(M2)	CONCRETE TILTWALL, ACRYLIC TEXTURED COATING, SHERWIN WILLIAMS SW7024
(M3)	BRICK VENEER, HOME ZONE BLEND BY BLACKSON BRICK, NO SUBSTITUTIONS
(M4)	SIMULATED WOOD MASONRY VENEER
(M5)	CAST STONE CAP UNITS
(M6)	PAINTED CMU TRUCK AND TRASH SCREEN WALLS, SHERWIN WILLIAMS SW7026
(S1)	STEEL CANOPY FRAMING AND SIGNAGE SUPPORT, COLOR TO BE BLACK
(S2)	STEEL CHANNEL WINDOW FRAME ACCENTS, COLOR TO BE BLACK
(S3)	STEEL DOORS, OVERHEAD DOORS, SHERWIN WILLIAMS SW7024
(S4)	STEEL DOORS, OVERHEAD DOORS, SHERWIN WILLIAMS SW7026
(S5)	CUSTOMER PICK-UP DOORS, SHERWIN WILLIAMS SW7026

