

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ALLEN, COLLIN COUNTY, TEXAS, AMENDING THE ALLEN LAND DEVELOPMENT CODE ZONING REGULATIONS AND ZONING MAP, AS PREVIOUSLY AMENDED, BY AMENDING THE DEVELOPMENT REGULATIONS, ADOPTING A CONCEPT PLAN, AND BUILDING ELEVATIONS RELATING TO THE USE AND DEVELOPMENT OF LOT 8R, BLOCK D, BRAY CENTRAL ONE ADDITION, WHICH PROPERTY IS LOCATED IN AND SUBJECT TO THE REGULATIONS OF PLANNED DEVELOPMENT “PD” NO. 54 FOR CORRIDOR COMMERCIAL “CC”; 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, the City Council has concluded that the Allen Land Development Code Zoning Regulations and Zoning Map of the City of Allen, Texas, as previously amended, should be further amended as follows:

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 the development regulations of Planned Development “PD” No. 54 for Corridor Commercial “CC” and adopting a Concept Plan and Building Elevations relating to the development and use of Lot 8R, Block D, Bray Central One Addition.

SECTION 2. The Property shall be developed and used only in accordance with the applicable provisions of the Allen Land Development Code, as amended (“ALDC”) except as modified by the following Development Regulations:

- A. 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.
- B. BUILDING ELEVATIONS:** Buildings constructed on the Property shall be designed and developed in general conformance with the Building Elevations attached hereto as Exhibit “B,” and incorporated herein by reference (“the Building Elevations”), subject to Subsection D “Fueling Station” below.
- C. BUILDING SETBACKS:** The side yard and corner side yard setback shall be five feet (5.0’).
- D. FUELING STATION REQUIREMENTS:** The following additional requirements shall apply:
 - (1) The red fueling station band may not be more than six inches (6”) wide.
 - (2) The vent stacks for the fueling station shall be enclosed in masonry canopy columns

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, 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, 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 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 of the caption 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 27TH DAY OF JUNE 2017.

APPROVED:

Stephen Terrell, Mayor

APPROVED AS TO FORM: ATTEST:

Peter G. Smith, City Attorney
(kbl:6/16/17:87167)

Shelley B. George, TRMC, City Secretary

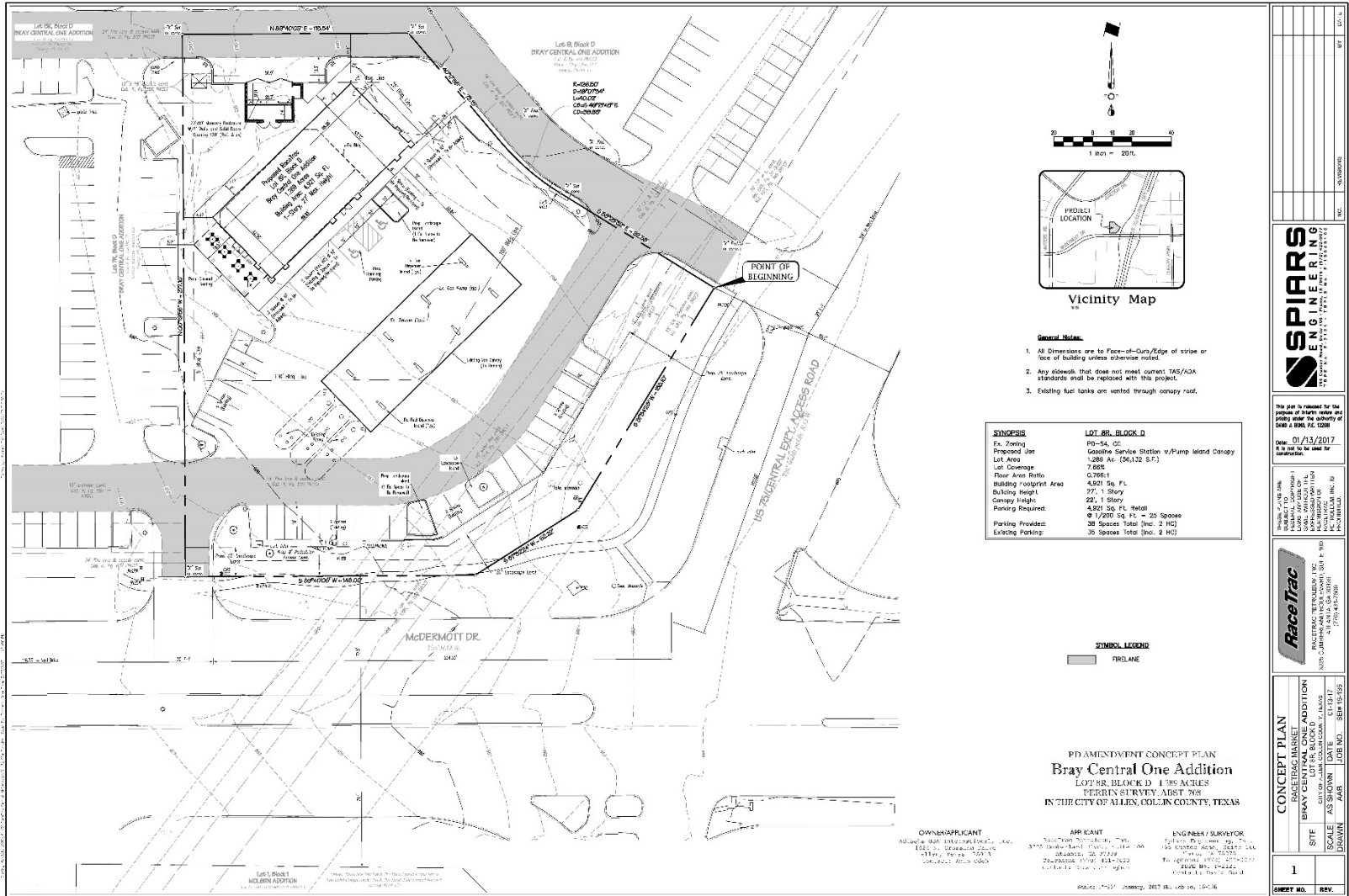
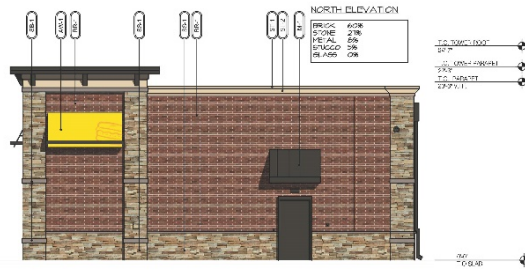


EXHIBIT "A"
CONCEPT PLAN

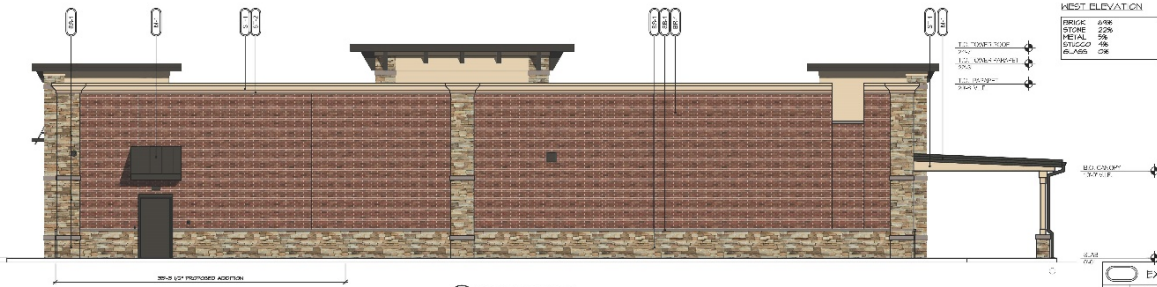
EXHIBIT "B"
BUILDING ELEVATIONS



6 SOUTH ELEVATION
AS00 SCALE: 1/8" = 1'-0"



 NORTH ELEVATION
A300 SCALE: 3/8"=1'-0"



WEST ELEVATION
SCALE: 3/8" = 1'-0"



EAST ELEVATION
SCALE: 3/16"=1'-0"

ELEVATION

698
22%
5%
4%
0%

[illegible]

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PERMISSION OF RACETRAC PETROLEUM,
INC. IS PROHIBITED. JAMES RACETRAC
PETROLEUM INC.

DESIGN PROFESSIONALS



ISSUE/REVISION RECORD	
DATE	DESCRIPTION
12/22/95	95-2147-001



PROJECT NAME
ALLEN

ALLEN
75 @ MCDERMOTT
TX, 75013
892 W. MCDERMOTT DR

RACETRAC STORE NUMBER
#1228

[illegible]

PROFESSIONAL SEAL

PROJECT NUMBER
206157.3

SHEET TITLE

**EXTERIOR
ELEVATIONS**

SHEET NUMBER
A300

NOT FOR CONSTRUCTION

EXHIBIT "B"
BUILDING ELEVATIONS cont.

