

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, AND ADOPTING A CONCEPT PLAN, LANDSCAPE PLAN, AND BUILDING ELEVATIONS FOR LOT 1R, BLOCK A, KIDS R KIDS ADDITION, WHICH PROPERTY IS LOCATED IN AND SUBJECT TO THE REGULATIONS OF PLANNED DEVELOPMENT “PD” NO. 53 FOR SHOPPING CENTER “SC”; 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 the development regulations and adopting a Concept Plan, Landscape Plan, and Building Elevations for Lot 1R, Block A, Kids R Kids Addition, which property is located in and subject to the regulations of Planned Development “PD” No. 53 for Shopping Center “SC.”

SECTION 2. The Property shall be developed and used in accordance with the applicable provisions of the Allen Land Development Code, as amended, and the development regulations applicable to Tract 5 as identified in Planned Development “PD” No. 53, 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 “A,” and incorporated herein by reference (“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 planning.
- B. LANDSCAPE PLAN:** The Property shall be developed in general conformance with the Landscape Plan attached hereto as Exhibit “B,” and incorporated herein by reference.
- C. BUILDING ELEVATIONS:** The Property shall be developed in general conformance with the Building Elevations attached hereto as Exhibit “C,” and incorporated herein by reference.
- D. BUILDING SETBACKS:** The building setbacks for the Property shall comply with the provisions set forth in Planned Development No. 53 except the Rear Yard Setback shall be fifteen (15) feet.

E. OFF-STREET LOADING:

- (1) The truck loading area shall be located as shown on the Concept Plan. Enhanced landscaping and berming shall be placed on the site as identified on the Landscape Plan to prevent direct line of sights from the street to the loading berths. The interior of the loading dock shall be screened in a manner to not be visible from either Exchange Parkway or Alma Drive at any time.
- (2) No Certificate of Occupancy shall be issued for the building constructed on the Property until the City's Building Official and Director of Community Development have determined the installation and planting of berming and landscaping as shown on the Landscape Plan has been completed.

F. STREET IMPROVEMENTS: Prior to issuance of a Certificate of Occupancy, construction of the following improvements shown on the Concept Plan shall be completed and accepted by the City:

- (1) A southbound right-turn lane on Alma Drive; and
- (2) The extension of a westbound deceleration lane on Exchange Parkway.

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 12TH DAY OF SEPTEMBER 2017.

APPROVED:

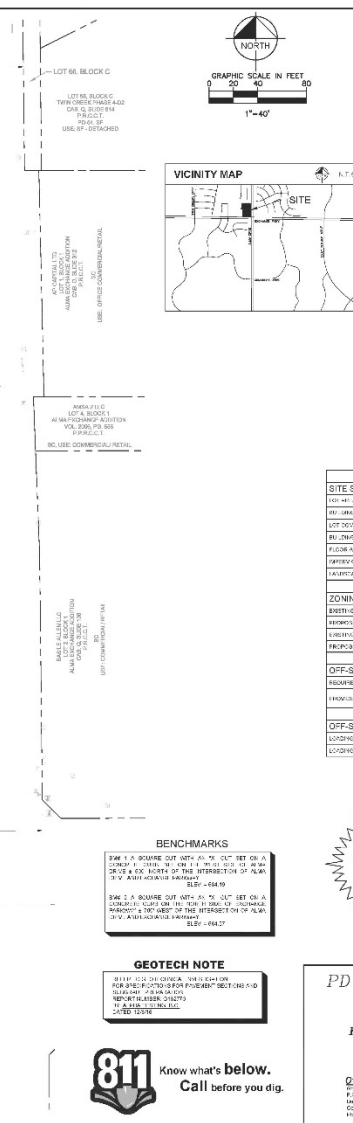
Stephen Terrell, MAYOR

APPROVED AS TO FORM:

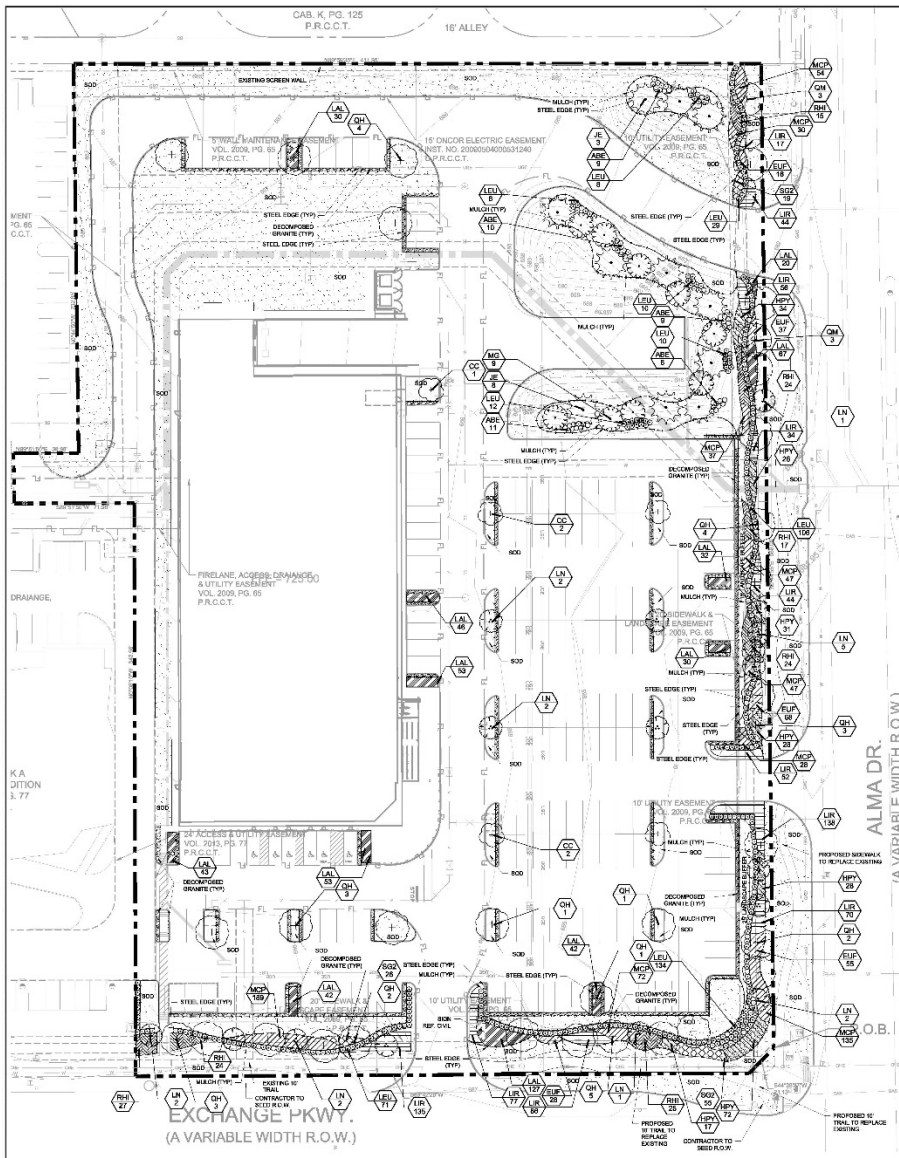
ATTEST:

Peter G. Smith, City Attorney (kbl:8/18/17:89268)









Shelley B. George, TRMC, City Secretary



<p>GROCER NEC OF W EXCHANGE HWY AND ALMA DR CITY OF ALLEN TX (51280)</p>	<p>PD AMENDMENT CONCEPT PLAN</p>	<p>PROJECT NO: 22000120</p> <p>DATE: 02/01/2022</p> <p>PROJECT NAME: ALMA DR</p> <p>PROJECT LOCATION: ALMA DR, CITY OF ALLEN, TX</p> <p>PROJECT TYPE: PD</p> <p>PROJECT STATUS: PRELIMINARY</p> <p>PROJECT OWNER: KNOX</p>	<p>Kimley»Horn</p> <p>12000 N. JAY BLVD, SUITE 100 DALLAS, TEXAS 75243 TEL: 214.635.1100 FAX: 214.635.1101 WWW.KIMLEYHORN.COM</p>	<p>DATE: 02/01/2022</p> <p>BY: [Signature]</p>
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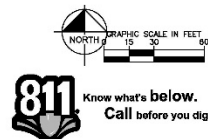


PLANT SCHEDULE

	ID	CITY	BOTANICAL NAME / COMMON NAME	SPECIFICATIONS	REMARKS
	JL	11	<i>Azadirachta indica</i> / Indian Neem Tree	2' tall, 10-15 ft girth	Falls Slowly, Strong, Single Leader
	MG	9	<i>Magnolia grandiflora</i> / Little Green / Sweet Shrub Magnolia	2' tall, 10-15 ft girth	Falls Slowly, Strong, Single Leader
	QJ	29	<i>Quercus macrocarpa</i> / Chinquapin Oak	2' tall, 12-15 ft girth	Falls Slowly, Single Leader
	QN	6	<i>Quercus nemoralis</i> / Blue Oak	2' tall, 12-15 ft girth	Falls Slowly, Single Leader
	QDTE	QDTE	BOTANICAL NAME / COMMON NAME	SPECIFICATIONS	REMARKS
	CC	6	<i>Cornus canadensis</i> / Eastern Spicebush	2' tall, 8-10 ft girth	Fall, Straight, Single Leader
	LN	17	<i>Lagotis arvensis</i> / Nettlewort / Creeping Myrtle	2' tall, 8-10 ft girth	Fall, Weak stems, 4-6 ft, 1st Crown
	QDTE	QDTE	BOTANICAL NAME / COMMON NAME	SPECIFICATIONS	REMARKS
	AMR	41	<i>Alexia speciosa</i> / Cherry Nettle	30-35" tall, var. 30" or less	
	LUU	385	<i>Lonicera xylosteum</i> / Honeysuckle / Honeysuckle	30-35" tall, var. 30" or less	
	QDTE	QDTE	BOTANICAL NAME / COMMON NAME	SPECIFICATIONS	REMARKS
	HPP	230	<i>Hesperis matronalis</i> / Night Flower	18"-16", 10" or 20" tall	1 fall
	MDP	630	<i>Mercurialis annua</i> / Pink Thrift	18"-16", 10" or 20" tall	Fall
	NH	158	<i>Rhaphanistrum indicum</i> / Indian Newberry	24"-18", 10" or 20" tall	Fall
	SSC	198	<i>Sorghastrum nutans</i> / Autumn Sage	24"-18", 10" or 20" tall	Fall
	QDTE	QDTE	BOTANICAL NAME / COMMON NAME	SPECIFICATIONS	REMARKS
	CLF	204	<i>Clematis vitalba</i> / Clematis / Purple-and-White Clematis	18"-16", 10" or 20" tall	
	LAL	550	<i>Lonicera maurelandica</i> / Common Honeysuckle	18"-16", 10" or 20" tall	
	LTR	750	<i>Liriodendron tulipifera</i>	18"-16", 10" or 20" tall	
	QDTE	QDTE	BOTANICAL NAME / COMMON NAME	SPECIFICATIONS	REMARKS
	BOO	200	<i>Berberis thunbergii</i> / Chinese Barberry	2' tall, 10-15 ft girth with bark 1/2 inch thick, dense and fast Fall	
	MULCH	200	Chestnut Horsewood Bark	2' tall, 10-15 ft girth with bark 1/2 inch thick, dense and fast Fall	

PLANTING NOTES

- [illegible]

[illegible]

Kimley»»Horn

Kimley-Horn

PROJECT No. 604520133	DATE	AUG. 2017
SCALE	AS SHOWN	
DESIGNED BY:	CLF	
DRAWN BY:	CLF	
CHECKED BY:	ING	

LANDSCAPE PLAN

GROVER
NEC OF W. EXCHANGE PKWY AND ALMA DR.
CITY OF ALLEN, TX
(P001112)

EXHIBIT ‘B’
LANDSCAPE PLAN



- ### GENERAL LANDSCAPE SPECIFICATIONS AND NOTES

GENERAL LANDSCAPE SPECIFICATIONS AND NOTES

- USE OF ANY OF THESE ITEMS SHALL BE DONE UNDER EXTREME CARE TO AVOID DAMAGE TO SURFACE AND UNDERSTANDING OF CURRENTS. SURFACE, TIDE OFF-HOURS, GALE DURING, PLATING AND

GENERAL LANDSCAPE SPECIFICATIONS AND NOTES

- A PROVED FRESH, CLEAN, HIGH CROP LAWN SEED MIXTURE. FURNISH TO OWNER DEALERS GUARANTEED STATEMENT OF COMPOSITION OF MIXTURE AND PERCENTAGE OF PURITY AND GERMINATION OF EACH VARIETY.

GENERAL LANDSCAPE SPECIFICATIONS AND NOTES

- Kimley»»Horn**

LANDSCAPE PLAN cont

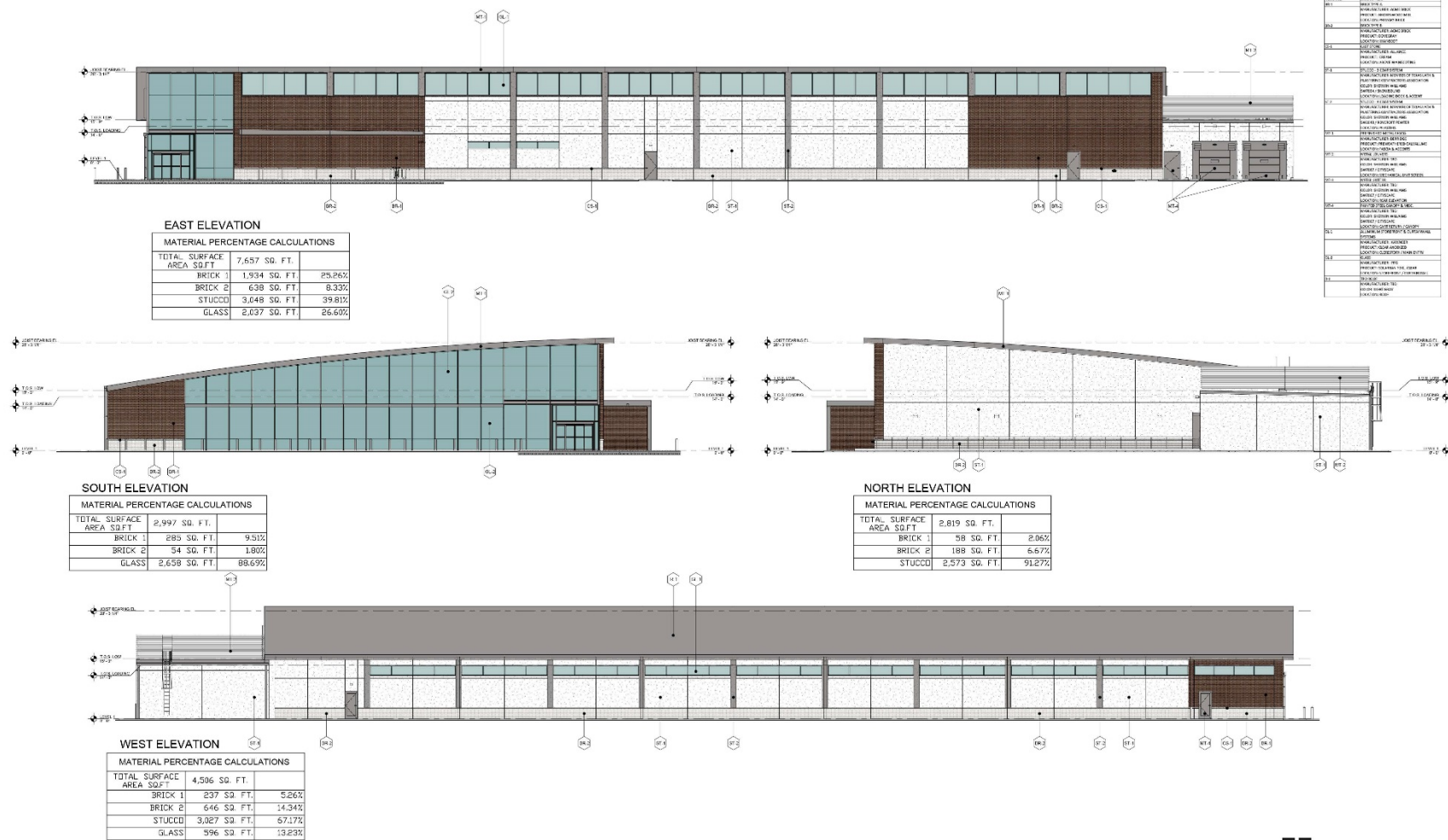
EXHIBIT ‘B’

GRO CER
NEC OF W. EXCHANGE PKWY AND ALMA DR.
CITY OF ALLEN, TX

SHEET NUMBER
LP 2.01



EXHIBIT "C"
BUILDING ELEVATIONS



GROCERY STORE - EXTERIOR ELEVATIONS
KIMLEY-HORN

ALLEN, TX
SCALE: 3/32"=1'-0"

callaway
architecture