

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 OF PLANNED DEVELOPMENT “PD” NO. 130 SINGLE-FAMILY RESIDENTIAL R-5 AND R-6 RELATING TO THE REQUIRED BUILDING ELEVATIONS AS ADOPTED IN ORDINANCE NO. 3490-6-17; 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 of Planned Development “PD” No. 130 Single-Family Residential R-5 and R-6, as set forth in Section 2 of Ordinance No. 3490-6-17 as follows:

A. Paragraph C of Section 2 of Ordinance No. 3490-6-17 is amended to read as follows:

C. BUILDING ELEVATIONS: Buildings to be constructed on the Property shall be developed in general conformance with the materials and architectural style set forth on the Building Elevations attached hereto as Exhibit “C,” and incorporated herein by reference (“the Elevations”), and shall be further subject to the following:

- (1) The building materials of all sides of all elevations shall be 100% masonry.
- (2) Driveways shall be treated with textured and/or colored concrete.
- (3) Garage doors shall be enhanced with tongue and groove wood overlay or carriage house steel panel-patterned with or without glass.

The Director of Community Development is authorized to approve, in writing, construction on the Property of dwellings with elevations other than those set forth in Exhibit “C,” provided such other elevations are architecturally consistent in materials, colors, and design details as other dwellings depicted in the Elevations, and maintain a visual continuity of the architecture of dwellings constructed on the Property.

- B.** Exhibit “C” “Building Elevations,” as set forth in Ordinance No. 3490-6-17 is amended in its entirety as set forth in Attachment 1, attached to this Ordinance and incorporated herein by reference.

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 elevations of the Property within PD-130 as described in Ordinance No. 3490-6-17 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 9TH DAY OF JANUARY 2018.

APPROVED:

Stephen Terrell, MAYOR

APPROVED AS TO FORM:

ATTEST:

Peter G. Smith, CITY ATTORNEY
(kbl:12/19/17:94242)

Shelley B. George, TRMC, CITY SECRETARY

ATTACHMENT “1”

EXHIBIT “C”
BUILDING ELEVATIONS

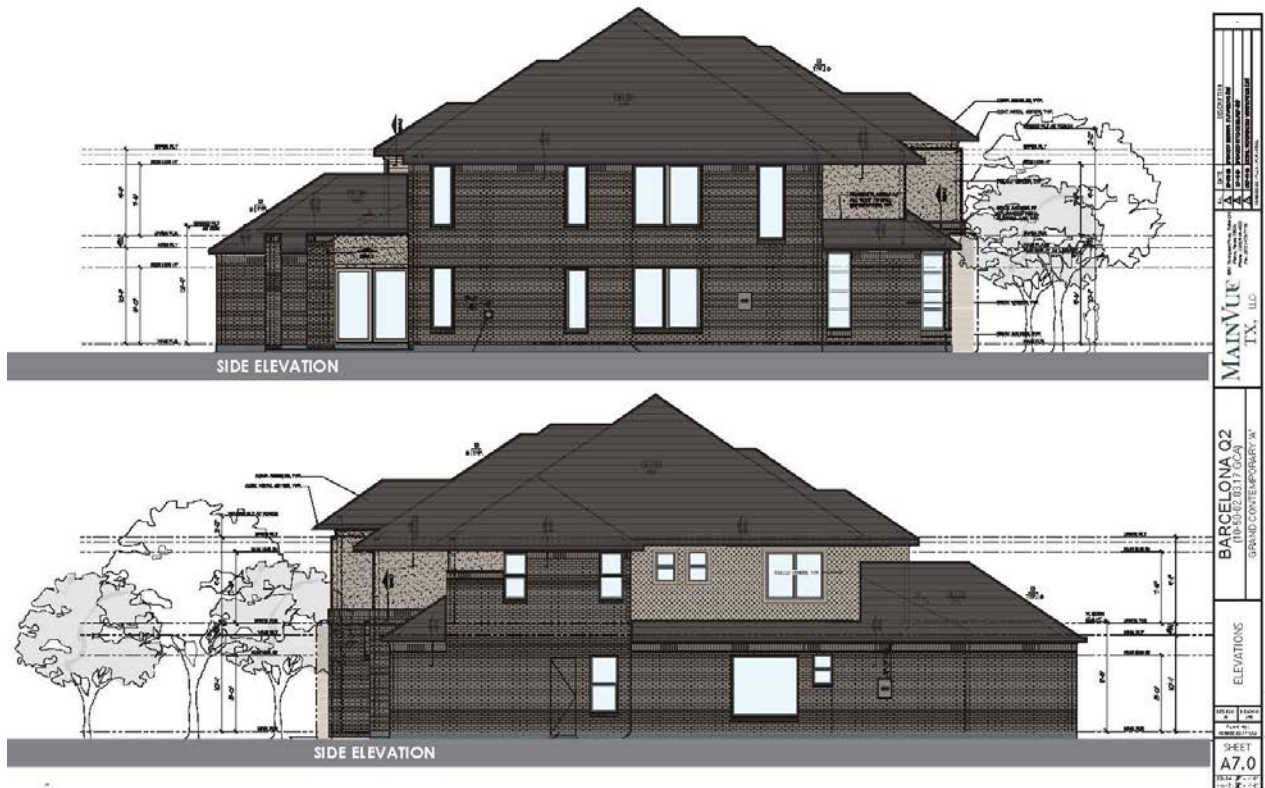
MAINVUE[®]
HOMES



BARCELONA Q2
URBANE A FACADE STYLE



EXHIBIT "C"
BUILDING ELEVATIONS cont.



MAINVIEW®
HOMES



BRIGHTON Q2
COSMOPOLITAN D FACADE SYTLE

EXHIBIT "C"
BUILDING ELEVATIONS cont.

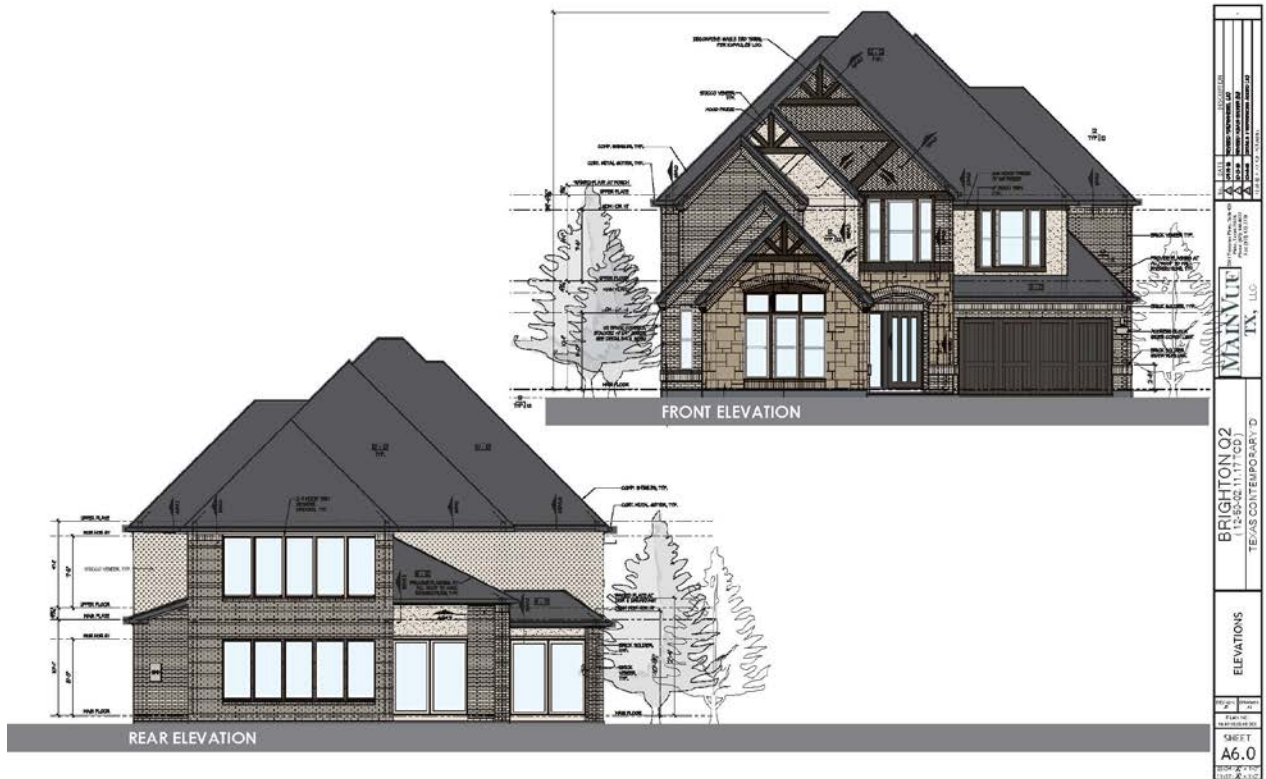


EXHIBIT "C"
BUILDING ELEVATIONS cont.

MAINVUE[®]
HOMES



LYON Q2
COSMOPOLITAN A FACADE SYTLE



SIDE ELEVATION

SIDE ELEVATION

LYON 02
(13'x20'x11'10")
TEXAS CONTEMPORARY 'A'

ELEVATIONS

SHEET
A7.0

DATE: 01-11-2019
BY: J. L. L. L.



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EXHIBIT "C"
BUILDING ELEVATIONS cont.



EXHIBIT "C"
BUILDING ELEVATIONS cont.

MAINVUE[®]
HOMES



ZURICH Q2
URBANE A FACADE STYLE



EXHIBIT "C"
BUILDING ELEVATIONS cont.



EXHIBIT "C"
BUILDING ELEVATIONS cont.



EXHIBIT “C”
BUILDING ELEVATIONS cont.



EXHIBIT "C"
BUILDING ELEVATIONS cont.



EXHIBIT "C"
BUILDING ELEVATIONS cont.



EXHIBIT “C”
BUILDING ELEVATIONS cont.



EXHIBIT “C”
BUILDING ELEVATIONS cont.



EXHIBIT “C”
BUILDING ELEVATIONS cont.



EXHIBIT “C”
BUILDING ELEVATIONS cont.



EXHIBIT “C”
BUILDING ELEVATIONS cont.



EXHIBIT “C”
BUILDING ELEVATIONS cont.



*Clay Tile Roof is not an approved material – an alternate material shall be provided such as “concrete tile” or another material visually consistent with the Ridgeview Crossing Community



*Clay Tile Roof is not an approved material – an alternate material shall be provided such as “concrete tile” or another material visually consistent with the Ridgeview Crossing Community

EXHIBIT “C”
BUILDING ELEVATIONS cont.



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