

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. 129 CORRIDOR COMMERCIAL “CC” AND ADOPTING A CONCEPT PLAN, BUILDING ELEVATIONS, AND A SCREENING PLAN ON LOT 2-R-1-R, BLOCK A, ALLEN COMMERCE CENTER ADDITION; PROVIDING FOR A CONFLICTS RESOLUTION CLAUSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A SAVINGS CLAUSE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000) FOR EACH OFFENSE; AND PROVIDING FOR 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 Zoning Map of the City of Allen, Texas, as amended, be further amended by amending the development regulations of Planned Development “PD” No. 129 Corridor Commercial “CC,” and adopting a Concept Plan, Building Elevations, and Screening Plan on Lot 2-R-1-R, Block A, Allen Commerce Center, City of Allen, Collin County, Texas, according to the Plat recorded in Cabinet 2017, Page 892, Plat Records, Collin County, Texas, (“the Property”).

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”) and Planned Development “PD” No. 129 as set forth in Ordinance No. 3469-5-17, as amended, (“the PD 129 Ordinance”) except to the extent modified by Development Regulations set forth below:

- A. CONCEPT PLAN:** Exhibit “B” “Concept Plan” to the PD 129 Ordinance is amended to read in its entirety as Exhibit “B-1,” attached hereto and incorporated herein by reference.
- B. BUILDING ELEVATIONS:** Exhibit “C” “Building Elevations” to the PD 129 Ordinance is amended to read in its entirety as set forth in Exhibit “C-1,” attached hereto and incorporated herein by reference.
- C. SCREENING PLAN, SCREENING, AND FENCES:** Exhibit “D” “Screening Plan” to the PD 129 Ordinance is amended to read in its entirety as set forth in Exhibit “D-1,” attached hereto and incorporated herein by reference.

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 10TH DAY OF JULY 2018.

APPROVED:

Stephen Terrell, MAYOR

APPROVED AS TO FORM:

ATTEST:

Peter G. Smith, CITY ATTORNEY
(kbl:6/25/18:100531)

Shelley B. George, TRMC, CITY SECRETARY

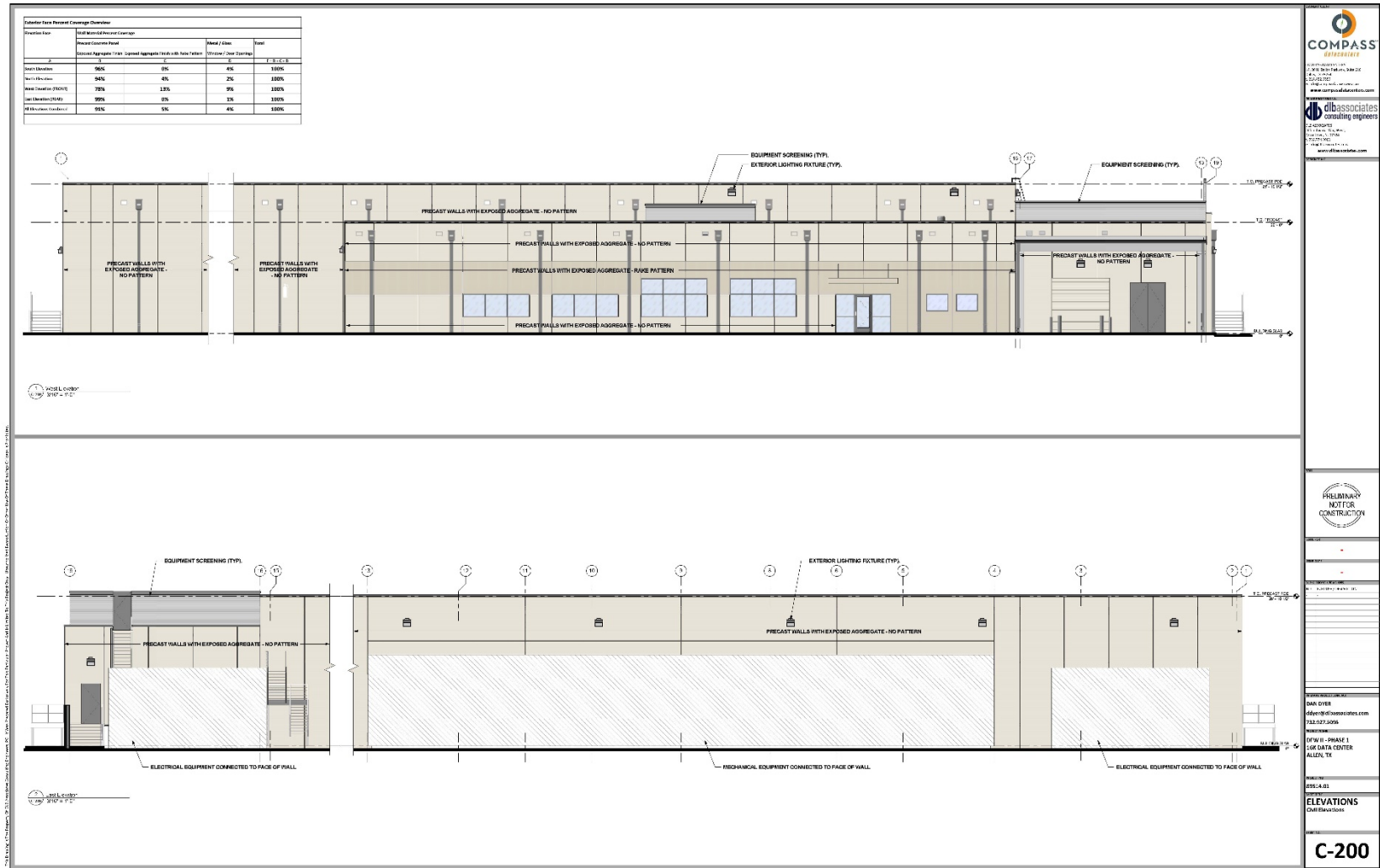
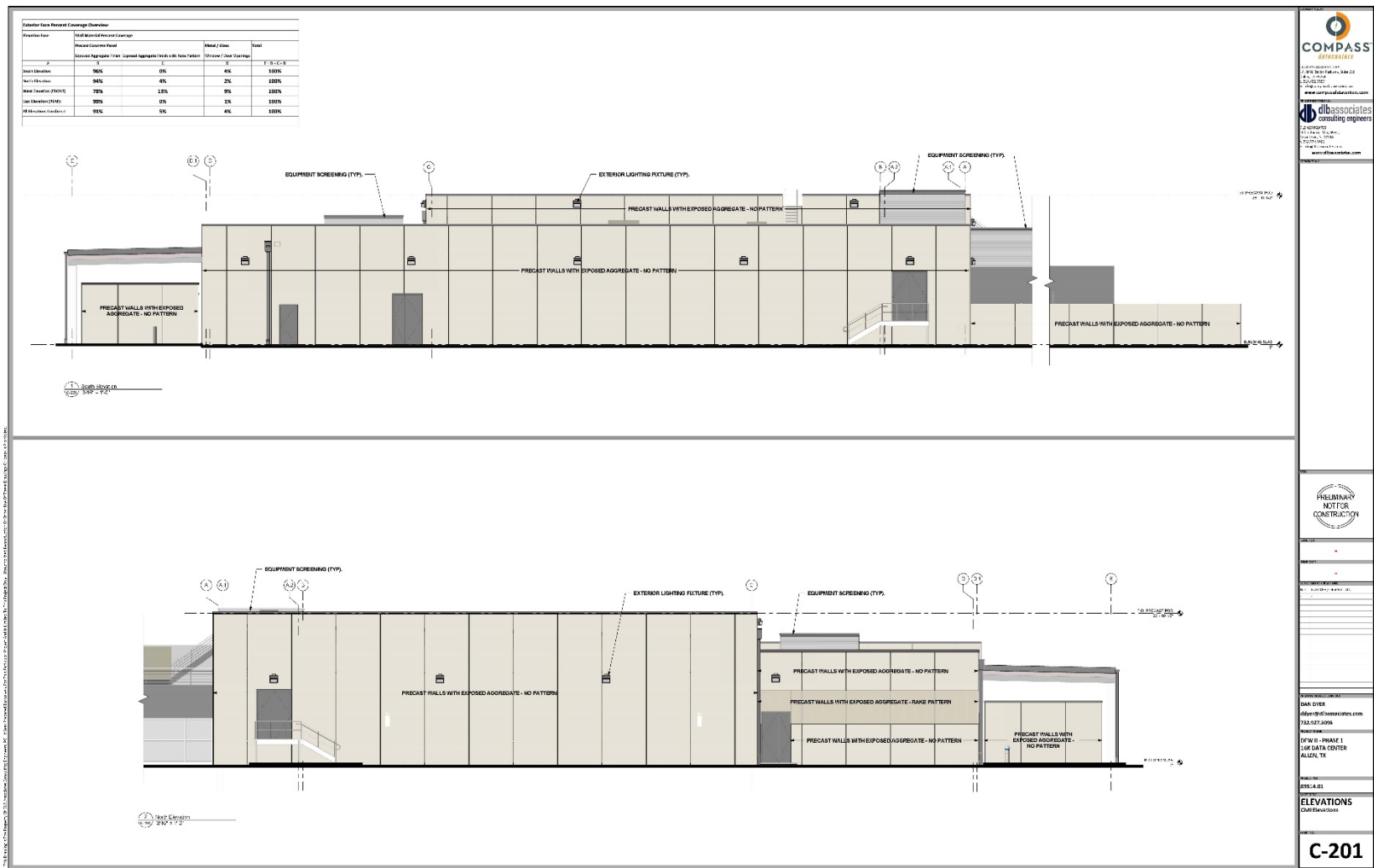
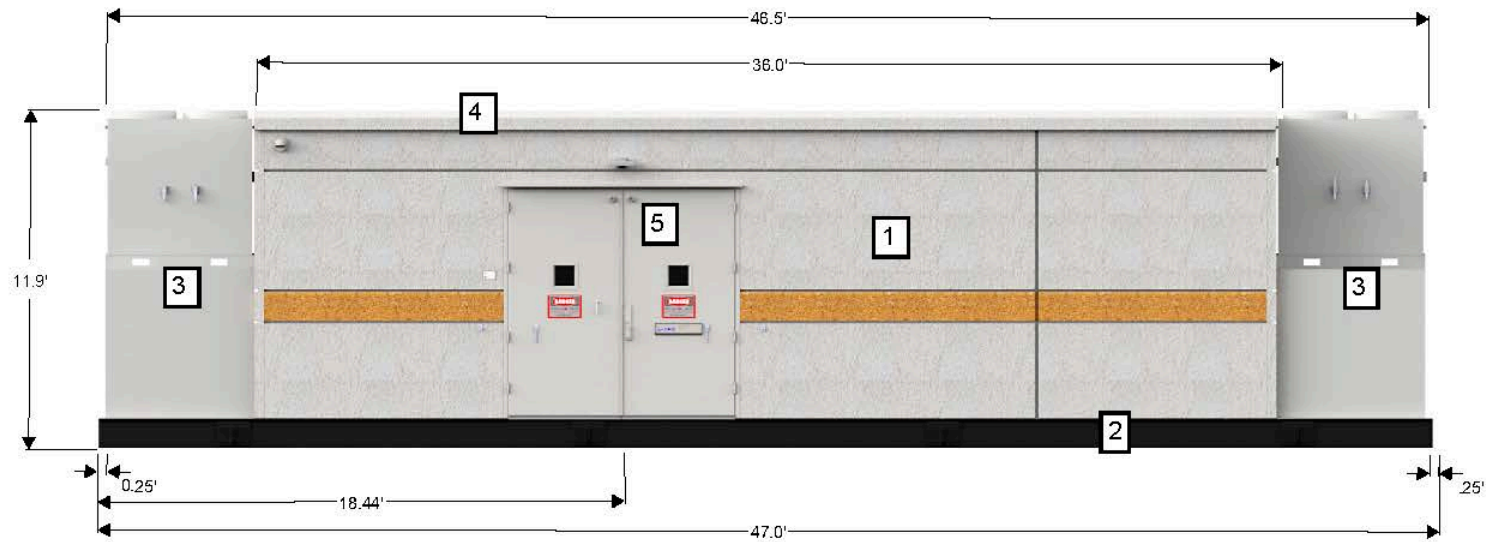


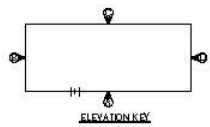
EXHIBIT "C-1"
BUILDING ELEVATIONS



DFW II PD Concept Plan

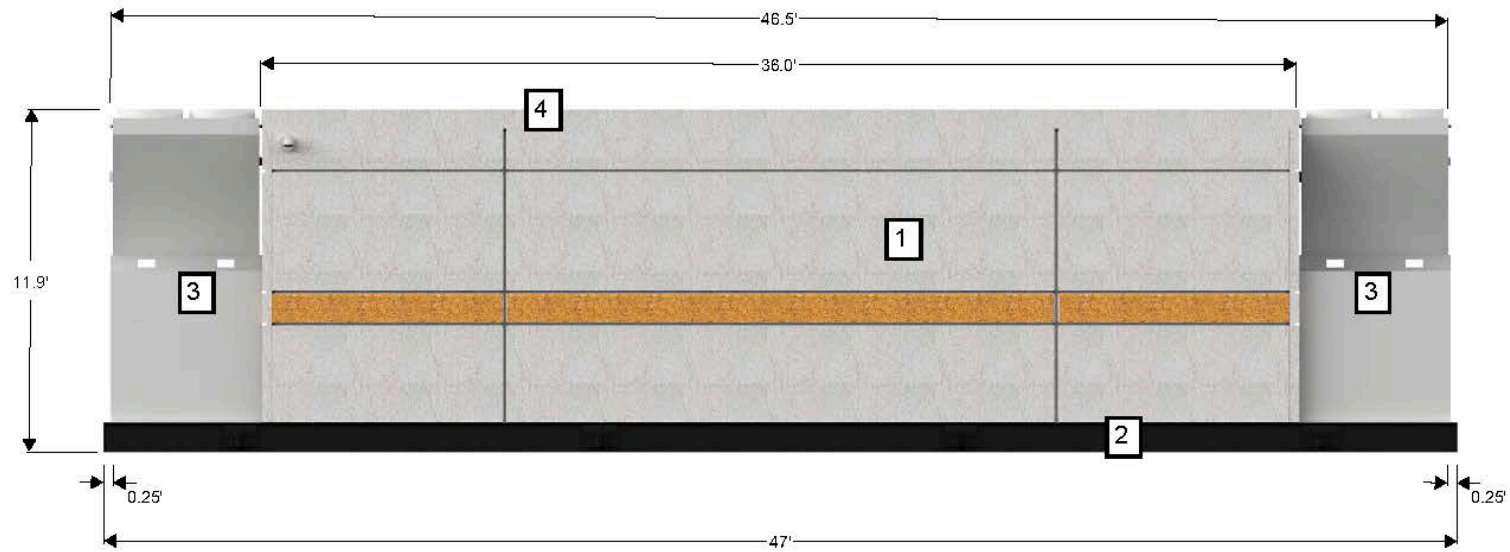


Equipment Shelter
South Elevation
Wall-A

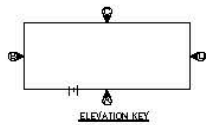


Call Out	Description	Material	% Surface
1	Concrete Exterior	Concrete	62
2	Steel I Beam Skid	Steel	8
3	30 TON HVAC	Steel	20
4	Metal Roof Edge	Steel	1
5	Exterior Metal Door	Steel	9

DFW II PD Concept Plan

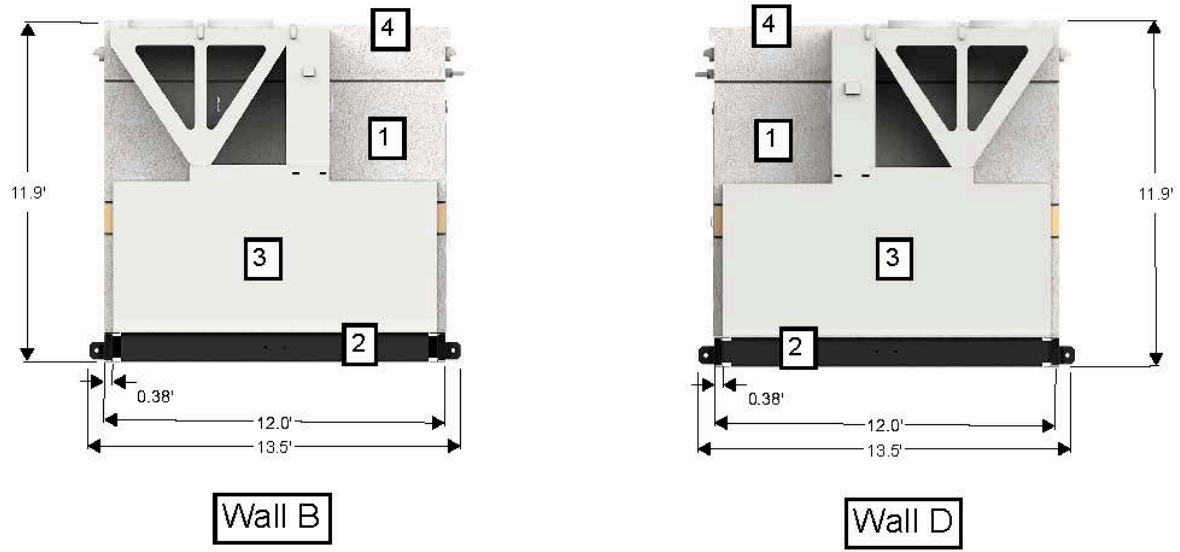


Equipment Shelter
North Elevation
Wall-C

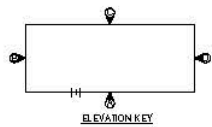


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1	Concrete Exterior	Concrete	71
2	Steel I Beam Skid	Steel	8
3	30 TON HVAC	Steel	20
4	Metal Roof Edge	Steel	1

DFW II PD Concept Plan

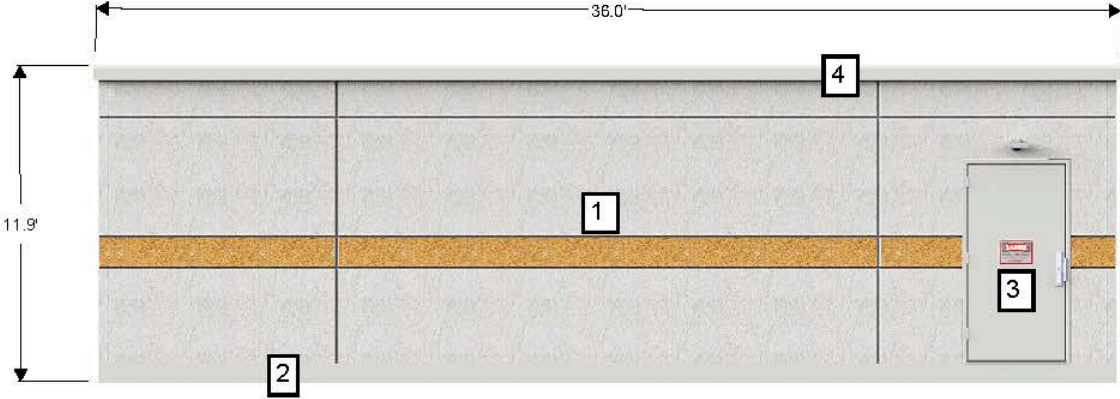


Equipment Shelter
West and East Elevation

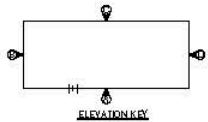


Call Out	Description	Material	% Surface
1	Concrete Exterior	Concrete	31
2	Steel I Beam Skid	Steel	8
3	30 TON HVAC	Steel	60
4	Metal Roof Edge	Steel	1

DFW II PD Concept Plan

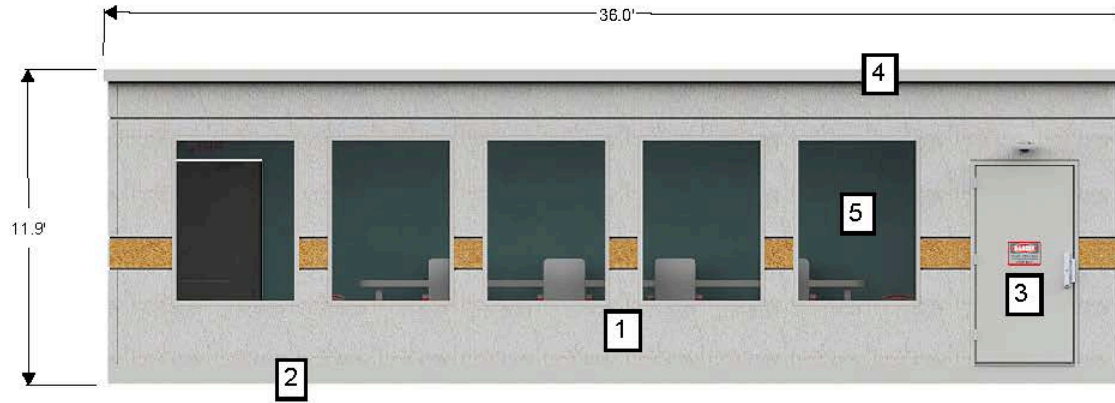


Storage/Multipurpose Building
South Elevation
Wall-A

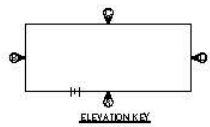


Call Out	Description	Material	% Surface
1	Concrete Exterior	Concrete	84
2	Steel I Beam Skid	Steel	8
3	Exterior Metal Door	Steel	6
4	Metal Roof Edge	Steel	2

DFW II PD Concept Plan

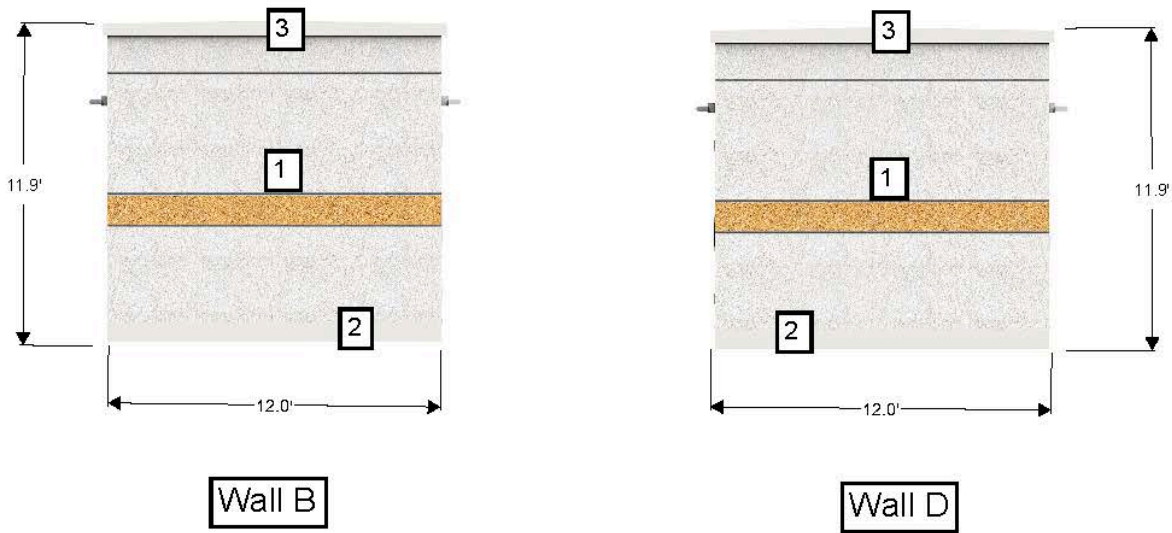


Storage/Multipurpose Building
North Elevation
Wall-C

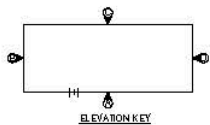


Call Out	Description	Material	% Surface
1	Concrete Exterior	Concrete	58
2	Steel I Beam Skid	Steel	8
3	Exterior Metal Door	Steel	0
4	Metal Roof Edge	Steel	2
5	Exterior Glass Window	Glass	26

DFW II PD Concept Plan



Storage/Multipurpose Building
West and East Elevation



Call Out	Description	Material	% Surface
1	Concrete Exterior	Concrete	90
2	Steel I Beam Skid	Steel	8
3	Metal Roof Edge	Steel	2

EXHIBIT “D-1”
SCREENING PLAN

[illegible]