

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. 53 SHOPPING CENTER “SC” AND ADOPTING A CONCEPT PLAN AND BUILDING ELEVATIONS RELATING TO THE DEVELOPMENT AND USE OF LOT 4, BLOCK A, KIDS R KIDS 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 as set forth in Section 2 of this Ordinance the development and use regulations of Planned Development “PD” No. 53 Shopping Center “SC”, with respect to the use and development of Lot 4, Block A, Kids R Kids Addition, an Addition to the City of Allen, Collin County, Texas, according to the Plat recorded in Book 2013, Page 77, 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. 53 as set forth in Ordinance No. 1171-5-93, as amended, (“the PD 53 Ordinance”), 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 (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.
- B. BUILDING ELEVATIONS:** The Property shall be developed in general conformance with the materials and architectural style set forth on the Building Elevations attached hereto as Exhibit “B” and incorporated herein by reference.
- C. PERMITTED USES:** In addition to the uses permitted within Tract 5 of Planned Development “PD” No. 53, the Property may be used and developed for the following uses:
 - (1) Medical or dental office
 - (2) Office

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 NOVEMBER 2018.

APPROVED:

Stephen Terrell, Mayor

APPROVED AS TO FORM:

ATTEST:

Peter G. Smith, City Attorney
(kbl:11/12/18:104311)

Shelley B. George, City Secretary

EXHIBIT “A”
CONCEPT PLAN



ACADIAN OFFICE PARK AT TWIN CREEKS
LOT 4, BLOCK A - CITY OF ALLEN, COLLIN COUNTY, TEXAS
PD CONCEPT PLAN

FOR INTERIM REVIEW ONLY
THIS DOCUMENT IS NOT
ISSUED FOR CONSTRUCTION
OR PERMITTING PURPOSES

ISSUED THIS DATE:
06/28/2018

PIDN, PID1: 177
 FNIL, AVAL: 000
 ENEMA, BY: 400
 ENTP: 000000000
 SCAL2: 0.000000

SHEET
EX C
611.013001.00

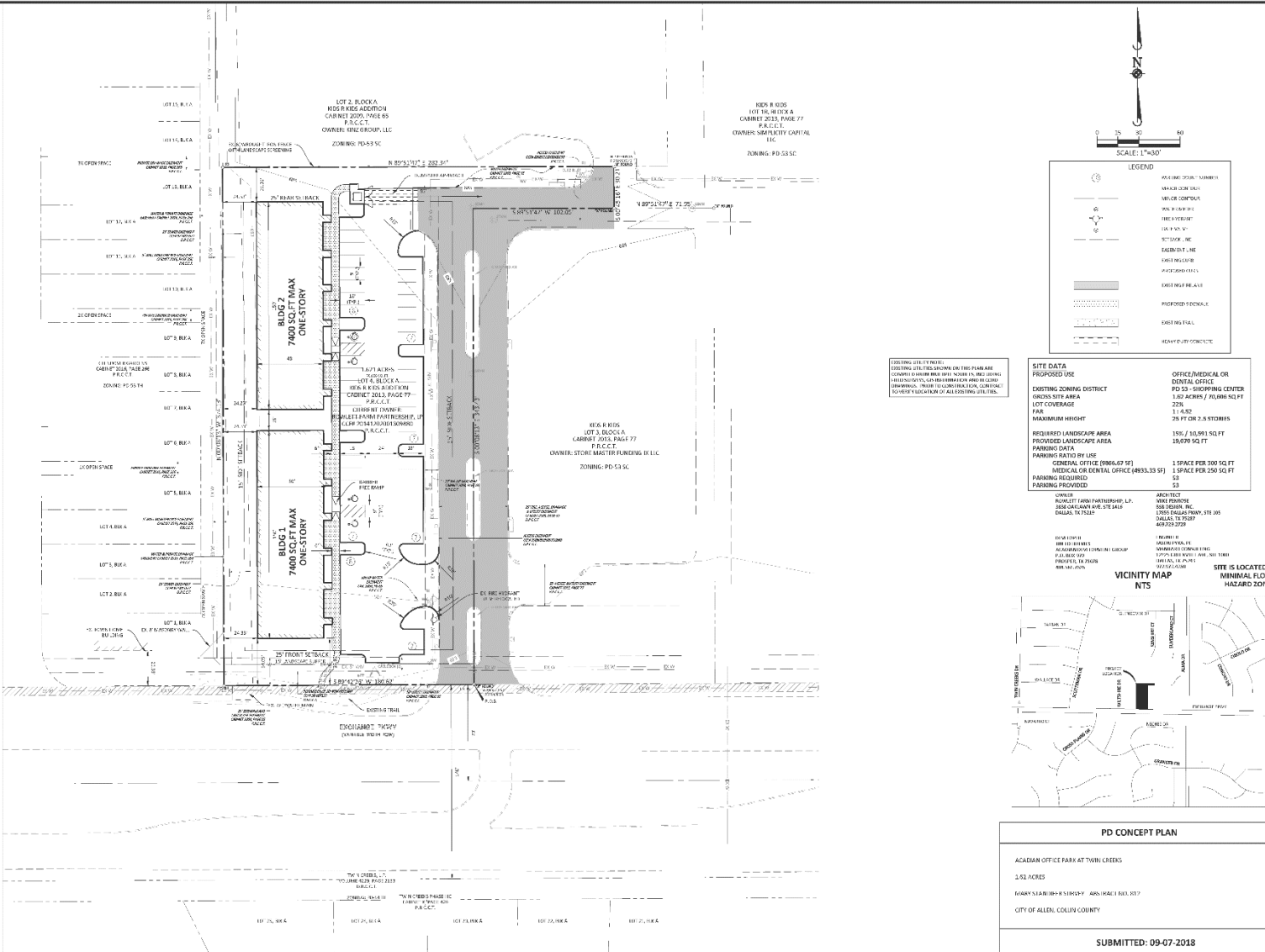
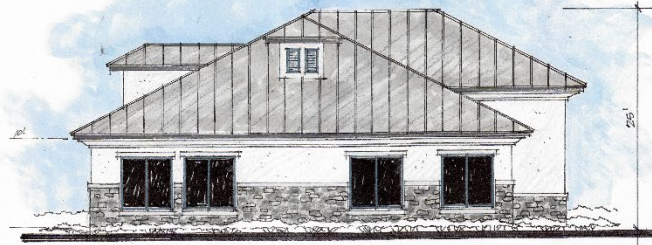


EXHIBIT "B"
BUILDING ELEVATIONS



LEFT ELEVATION (SOUTH)

BUILDING MATERIAL TABLE		
STILES OF STILES	60%	
STILES OF STILES	40%	



FRONT ELEVATION (EAST)

BUILDING MATERIAL TABLE		
STILES OF STILES	60%	
STILES OF STILES	40%	



Project Job # CM180324

The drawings are the property of the architect and are not to be used for any other purpose without the written consent of the architect. The architect is not responsible for any errors or omissions in the drawings or for any consequences arising therefrom.

Allen Town Center
Allen, Texas



EXHIBIT "B"
BUILDING ELEVATIONS cont.



RIGHT ELEVATION (NORTH)

BUILDING MATERIAL TABLE		
271.5 SF STUCCO	84.5%	
540 SF CLAYED BRICK	15.5%	



REAR ELEVATION (WEST)

BUILDING MATERIAL TABLE		
575 SF STUCCO	44.5%	
571 SF CLAYED BRICK	55.5%	



Project Job # CM180324

This drawing is provided as a guide only and is not intended to be used for construction. It is the responsibility of the client to verify all dimensions and details with the architect and engineer. Any changes or omissions will be noted on the drawing. The architect and engineer are not responsible for any errors or omissions in this drawing.

Allen Town Center
Allen, Texas

