

**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 FOR A 9.114± ACRE PORTION OF “PD” PLANNED DEVELOPMENT NO. 45 AND ALL OF SUB-AREA 1 AS ESTABLISHED BY ORDINANCE NO. 3529-10-17, AS AMENDED, AND ADOPTING A BASE ZONING OF TOWNHOME RESIDENTIAL “TH”; ADOPTING A CONCEPT PLAN, BUILDING ELEVATIONS, OPEN SPACE AND SCREENING PLAN, LOT TYPICALS, AND CROSS SECTIONS; 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 and Zoning Map of the City of Allen, Texas, be amended by amending as set forth below in Section 2, below, the Development Regulations relating to the use and development of Lot 7, Block B, Stacy Green, an addition to the City of Allen, Texas according to the plat recorded in Book 2018, Page 496, Plat Records, Collin County, Texas (“the Property”), being a 9.114± acre portion of “PD” Planned Development No. 45 and all of Sub-Area 1 established by Ordinance No. 3529-10-17, as amended (the “PD 45 Ordinance”).

**SECTION 2.** The Property shall be developed and used in accordance with the applicable provisions of the Allen Land Development Code, as amended, (“ALDC”) and the development and use regulations applicable to Sub-Area 1 of Planned Development “PD” No. 45 as set forth in the PD 45 Ordinance, except to the extent modified by the Development Regulations set forth below:

- A. BASE ZONING DISTRICTS:** The Property shall be developed and used only in accordance with use and development regulations of the Townhome Residential “TH” except as otherwise provided in this Ordinance.
- B. 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 that do not alter the general alignment shown on the Concept Plan may be made at the time of plat approval.

- C. BUILDING ELEVATIONS:** Buildings to be constructed on the Property shall be developed in general conformance with the height, materials, and architectural style set forth in the Building Elevations attached hereto as Exhibit “B” and incorporated herein by reference.
- D. LOT DESIGN CRITERIA AND BUILDING SETBACKS:** The minimum lot dimensions and building setbacks for the lot types shown on the Concept Plan shall be modified as follows:

Minimum Lot Width	25 feet
Minimum Lot Depth (Lots 1 – 4, Block A)	83 feet
Minimum Lot Depth (Lots 11 – 26, Block A; Lots 17 – 18, 23, Block B; Lots 22 – 27, Block C)	87 feet
Minimum Lot Depth (Lots 5 – 10, Block A; Lots 1 – 16, 19 – 22, 24 – 37, Block B; Lots 1 – 21, Block C)	92 feet
Minimum Lot Area (Lots 1 – 4, Block A)	2,075 square feet
Minimum Front Yard Setback (Lots 11 – 26, Block A; Lots 23 – 27, Block C)	5 feet

- E. GARAGE SETBACK:** For Lots 1 – 4, Block A; Lots 1 – 37, Block B; and Lots 1 – 22, Block C, the distance between the property line and face of the structure containing the garage shall be not greater than eight (8) feet nor less than six (6) feet.
- F. OPEN SPACE AND SCREENING:** The open space and screening constructed on the Property shall be developed in general conformance with the Screening Plan attached hereto as Exhibit “C” and incorporated herein by reference (“the Screening Plan”).
- G. LOT TYPICALS:** The Property shall be developed in general conformance with the Lot Typicals attached hereto as Exhibit “D” and incorporated herein by reference.
- H. SIGNAGE:** Signs shall comply with the general location, number, and dimensions shown on the Screening Plan.
- I. CROSS SECTIONS:** Utility placement, easements, and rights-of-way shall be developed in general conformance with the Cross Sections attached hereto as Exhibit “E” 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 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 11<sup>th</sup> DAY OF JUNE 2019.**

**APPROVED:**

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**Stephen Terrell, Mayor**

**APPROVED AS TO FORM:**

**ATTEST:**

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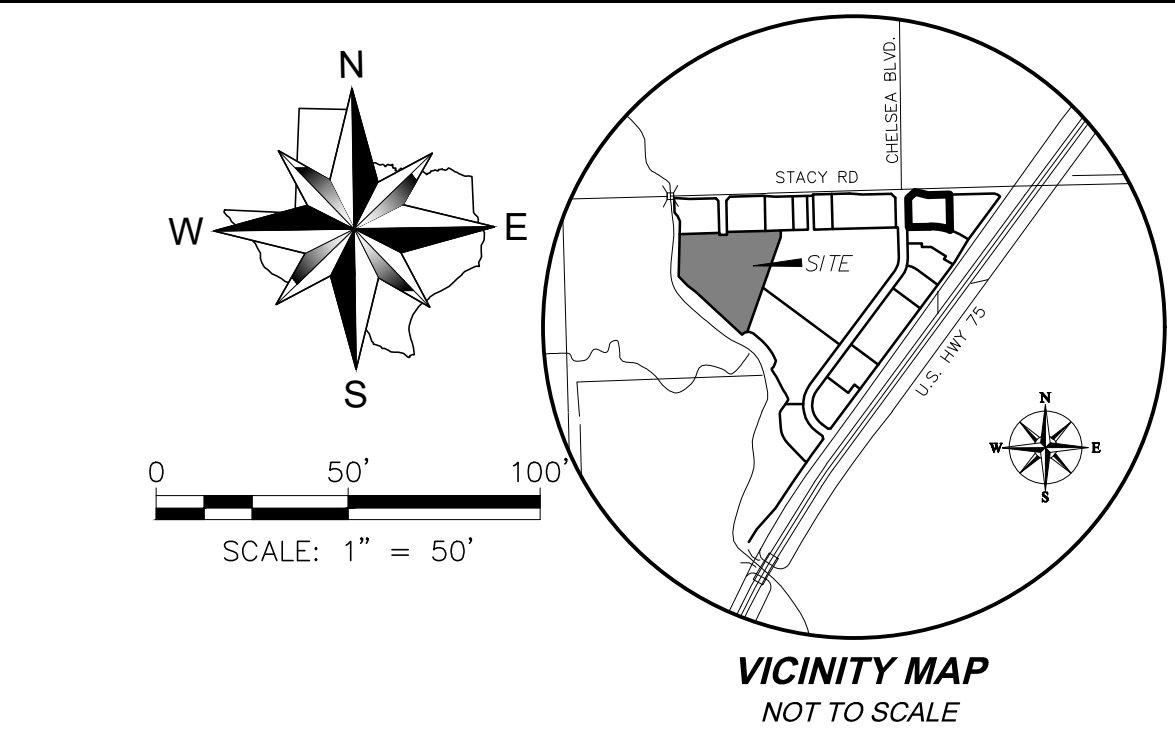
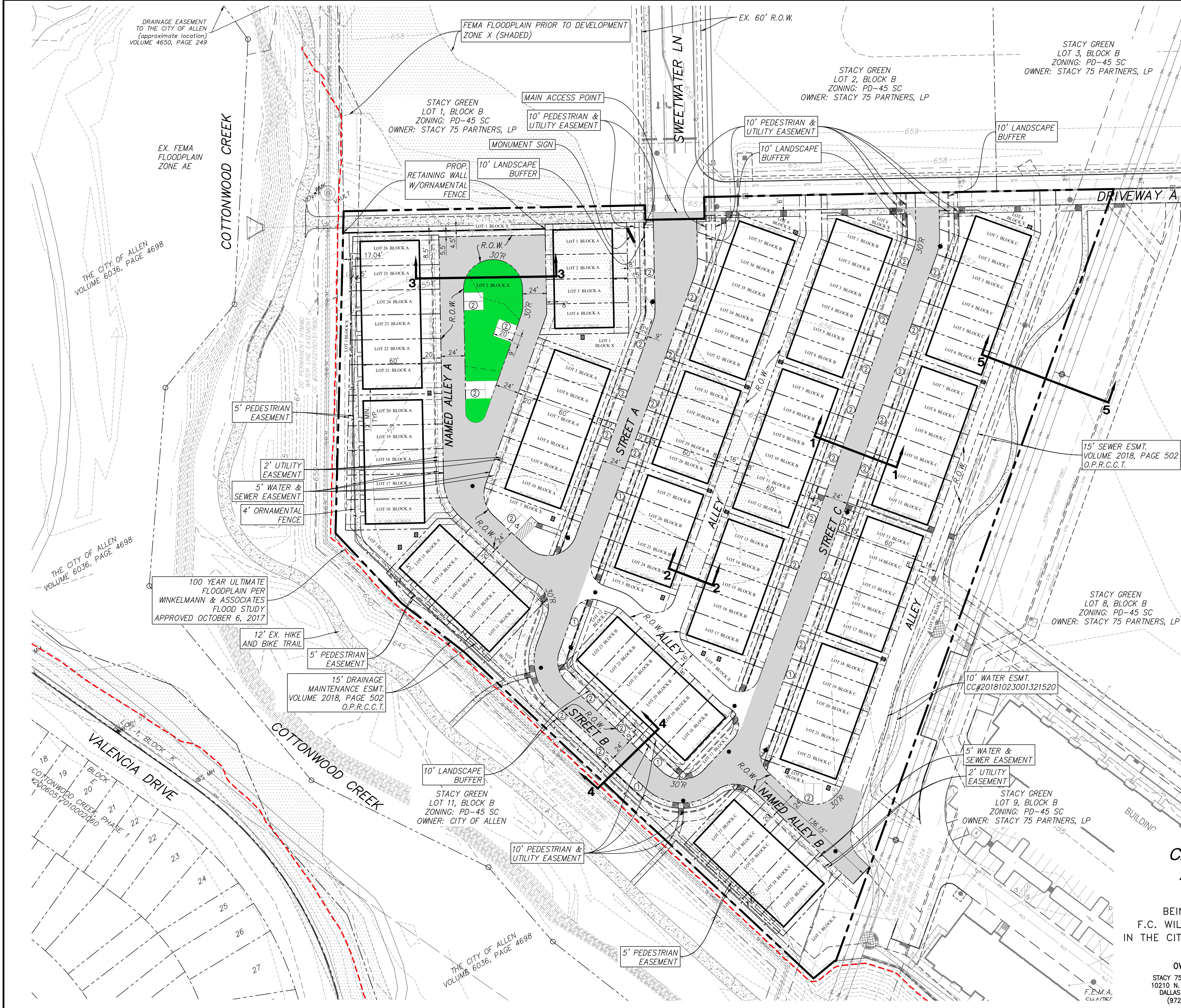
**Peter G. Smith, City Attorney**  
(kbl:5/31/19:108429)

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**Shelley B. George, City Secretary**

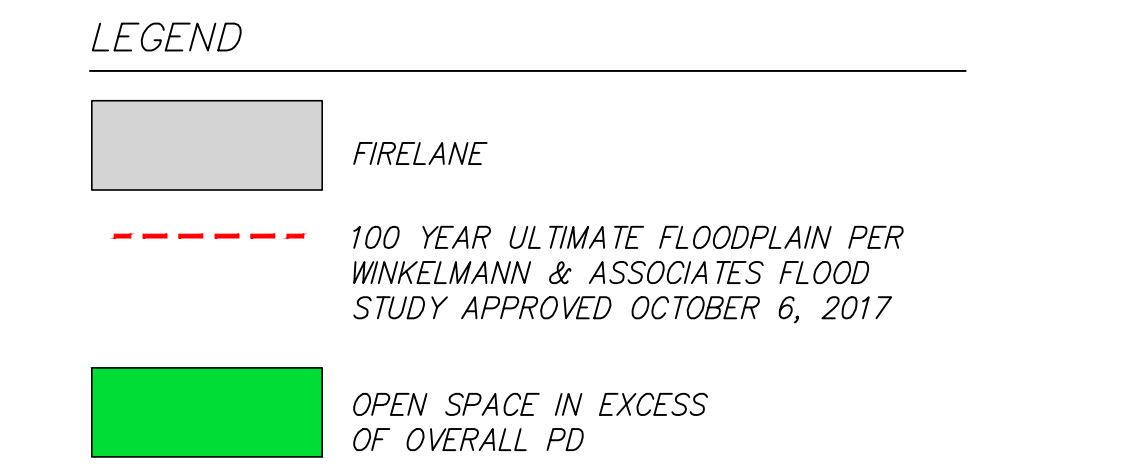
**EXHIBIT “A”**  
**CONCEPT PLAN**





SITE DATA TABLE	
LOT 7 BLOCK B	
PROPOSED USE	TOWNHOMES
EXISTING ZONING	PD-45 SC
PROPOSED ZONING	PD-45 TH
GROSS SITE AREA	396,995 SF
R.O.W. DEDICATION	104,306 SF
NET SITE AREA	292,689 SF
BUILDING HEIGHT	35'
BUILDING STORIES	2
TOTAL BUILDING AREA	270,000 SF
TOWNHOME UNITS	90 UNITS
TOTAL GROSS DENSITY	10 UNITS/AC
TOTAL NET DENSITY	13 UNITS/AC
LOT COUNT	105
H.O.A. LOTS (BLOCK X)	12
TOTAL FLOOR TO AREA RATIO	0.92
SITE COVERAGE	68.01%
REQUIRED OPEN SPACE AREA	Open Space for this tract is fully satisfied by the overall PD-45
PROVIDED OPEN SPACE AREA IN EXCESS OF OVERALL PD	5,791 SF
PARKING REQUIRED	62 SPACES
REQUIRED PARKING RATIO	
DRIVEWAY ≤ 20'	0.5 PER UNIT
DRIVEWAY ≥ 6'	0.75 PER UNIT
PARKING PROVIDED	69 SPACES

\* PARKING PROVIDED TOTAL INCLUDES HC PARKING



**CAMBRIDGE HOMES AT STACY GREEN LOT 7 - BLOCK B**  
BEING 9.114 ACRES OUT OF THE F.C. WILMETH SURVEY, ABSTRACT NO. 999 IN THE CITY OF ALLEN, COLLIN COUNTY, TEXAS MAY 14, 2019

OWNER: STACY 75 PARTNERS, L.P.  
10210 N. CENTRAL EXPWY.  
DALLAS, TEXAS 75231  
(972) 385-4151

ENGINEER: WINKELMANN & ASSOCIATES  
6750 HILLCREST PLAZA DRIVE, SUITE 215  
DALLAS, TEXAS 75230  
(972) 490-7090

REVISION

DATE

NO.

APPROV.

LAST SAVED BY: MCAULIFF May 13, 2019

**Winkelmnn & Associates, Inc.**

CONSULTING CIVIL ENGINEERS ■ SURVEYORS  
6750 HILLCREST PLAZA DRIVE, SUITE 215  
DALLAS, TEXAS 75230  
Texas Engineers Registration No. 89  
Texas Surveyors Registration No. 10066600

**ZONING CONCEPT PLAN**

**CAMBRIDGE TOWN HOMES AT STACY GREEN**

**ALLEN, TEXAS**



**EXHIBIT “B”**  
**BUILDING ELEVATIONS**



STACY GREEN TOWNHOMES

MATERIAL KEY:

1. ACME BRICK – HENSLEY GRAY

2. ACME BRICK – CAMERON HILLS

3. HARDIE LAP SIDING – SW 7508

4. TRIM 1 – SW9173

5. ROOF – TAMKO WEATHERWOOD

MAX HEIGHT: 35'-0"



**EXHIBIT “C”**  
**SCREENING PLAN**





SCREENING LEGEND

- ENTRY SIGN MONUMENT
- 6'-0" HT. ORNAMENTAL METAL FENCE
- 4'-0" HT. ORNAMENTAL METAL FENCE
- 4" CALIPER SHADE TREE.
- 48" HT. AT TIME OF PLANTING 7 GALLON EVERGREEN SHRUB ROW
- OPEN AREA
- OPEN SPACE

TRACT AREA 9.114 ACRES  
 TOTAL UNITS 91  
 VISITOR PARKING REQUIRED 62 PROVIDED 69

REQUIRED OPEN SPACE AREA: OPEN SPACE FOR THIS TRACT IS FULLY SATISFIED BY THE OVERALL PD-45

PROVIDED OPEN SPACE AREA IN EXCESS OF OVERALL PD: 5,791 SF

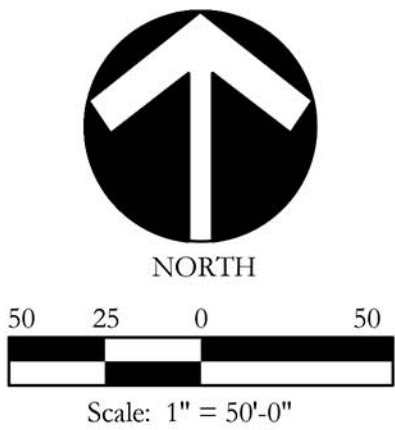
GENERAL SCREENING NOTES

- ANY EASEMENTS TO BE ESTABLISHED WILL BE IDENTIFIED AND PROVIDED AT TIME OF PLATTING.
- GRAPHIC ILLUSTRATIONS IN THE OPEN SPACES ARE NOT INTENDED TO COMMUNICATE, SHOW, OR REPRESENT ACTUAL LAYOUT, OR DETAILED LANDSCAPE DESIGN.
- ALL ROADS, SIDEWALKS, FIRE LANES, DRIVE AISLES AND INTERSECTIONS WILL COMPLY WITH THE CITY OF ALLEN ENGINEERING DESIGN STANDARDS REGARDLESS OF WHAT IS SHOWN ON THIS EXHIBIT.
- SIDEWALKS WILL BE CONSTRUCTED ALONG ALL CITY STREETS. INTER-CONNECTIVITY WILL BE PROVIDED THAT MEETS CITY OF ALLEN AND ADA STANDARDS REGARDLESS OF WHAT IS SHOWN ON THIS EXHIBIT.
- TREE PLACEMENT ALONG CITY STREETS SHALL COMPLY WITH CITY OF ALLEN STANDARDS REGARDLESS OF WHAT IS SHOWN ON THIS EXHIBIT. ALL MASONRY SCREENING WALLS SHOWN ON THESE EXHIBITS SHALL BE OWNED AND MAINTAINED BY THE HOA.
- TREE SURVEY PLANS WILL BE SUBMITTED AT A LATER DATE.
- ALL OPEN SPACE AREAS SHALL RECEIVE 100% COVERAGE OF SHRUBS, GROUND COVER, AND/OR TURF GRASS.
- ALL LANDSCAPE AREAS SHALL BE IRRIGATED WITH A FULLY AUTOMATIC LANDSCAPE IRRIGATION SYSTEM DESIGNED AND INSTALLED PER CURRENT TEXAS COMMISSION OF ENVIRONMENTAL QUALITY AND THE CITY OF ALLEN LANDSCAPE IRRIGATION STANDARDS.

CAMBRIDGE TOWN HOMES AT  
 STACY GREEN

Exhibit A  
 Screening Plan

City of Allen, Collin County, Texas



Bar is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary.

One Inch

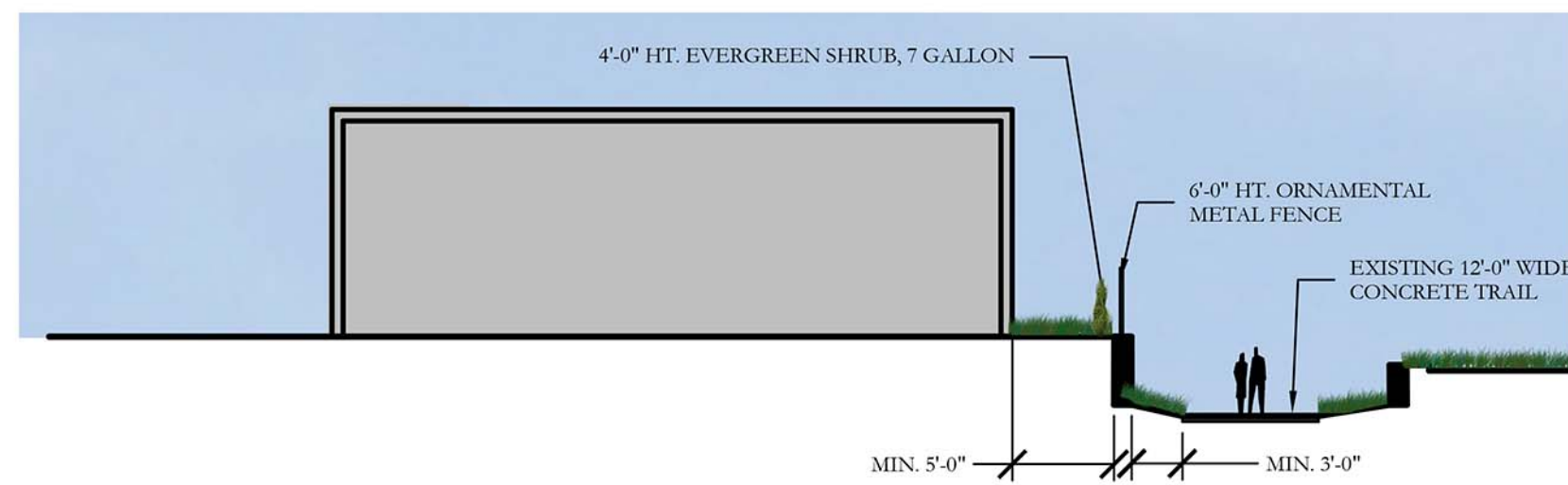
 **CODY JOHNSON**  
 s.t.u.d.i.o

9720 COIT ROAD SUITE 220-333 PLANO, TEXAS 75025  
 PH. (903) 570-0162  
 EMAIL: CODY@CODYJOHNSONSTUDIO.COM



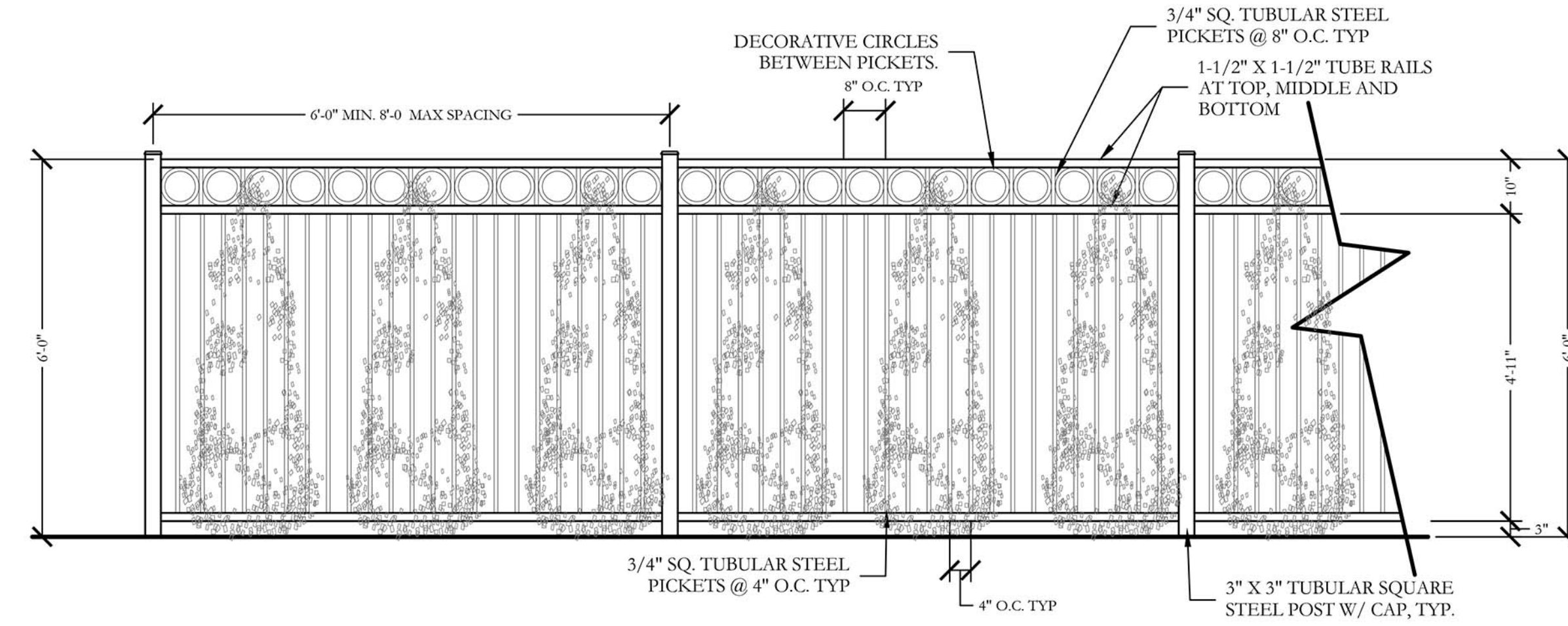
**EXHIBIT “C”**  
**SCREENING PLAN (cont.)**





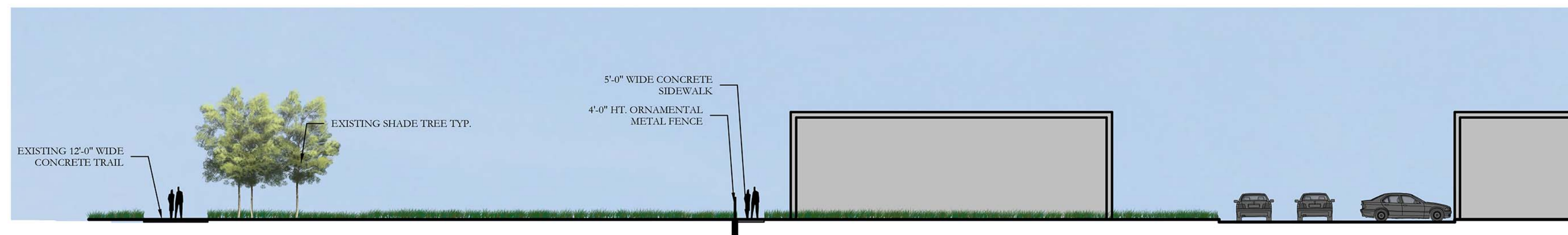
1 SECTION A  
SECTION/ELEVATION

SCALE: 1/16" = 1'-0"



5 6'-0" HT. ORNAMENTAL METAL FENCE  
SECTION

SCALE: 1/2"=1'-0"



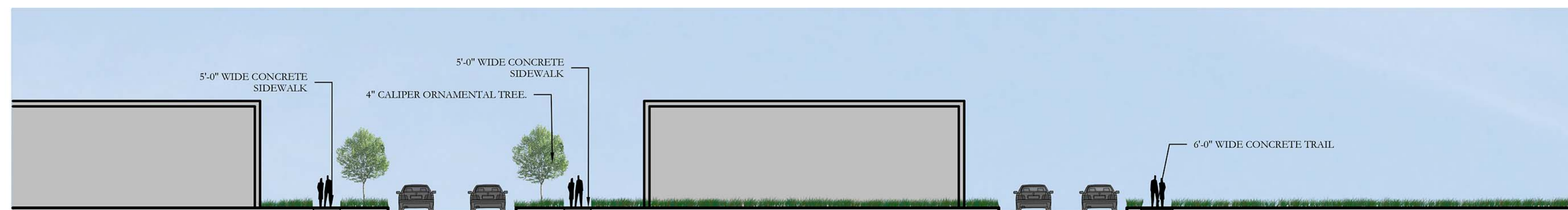
2 SECTION B  
SECTION/ELEVATION

SCALE: 1/16" = 1'-0"



3 SECTION C  
SECTION/ELEVATION

SCALE: 1/16" = 1'-0"



4 SECTION D  
SECTION/ELEVATION

SCALE: 1/16" = 1'-0"

## CAMBRIDGE TOWN HOMES AT STACY GREEN

### Exhibit B Screening Details

City of Allen, Collin County, Texas

Bar is one inch on  
original drawing. If not  
one inch on this sheet,  
adjust scale as necessary.  
One Inch

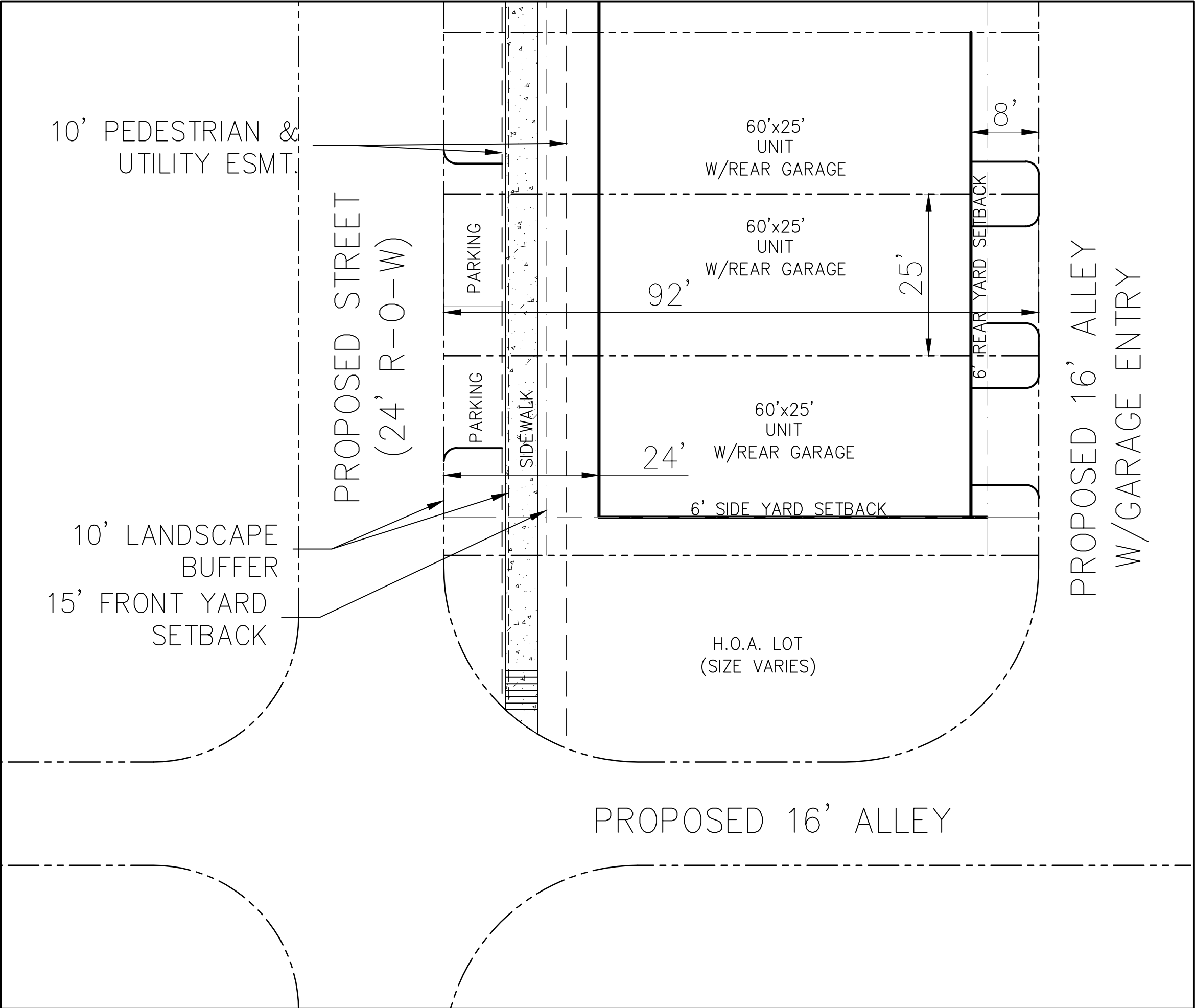


**CODY JOHNSON**  
s . t . u . d . i . o

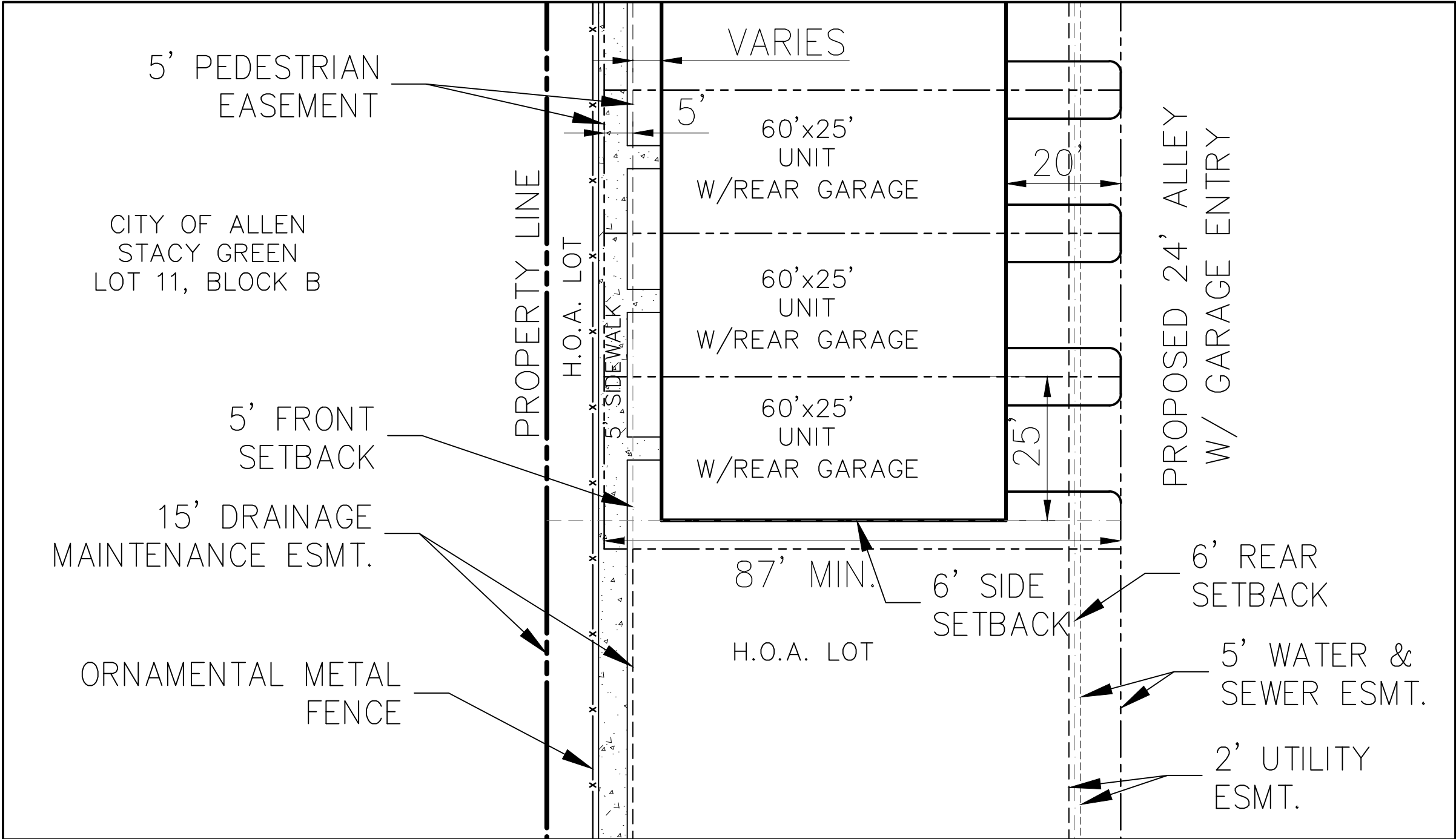
9720 COIT ROAD SUITE 220-333 PLANO, TEXAS 75025  
PH. (903) 570-0162  
EMAIL: CODY@CODYJOHNSONSTUDIO.COM

**EXHIBIT “D”**  
**LOT TYPICALS**

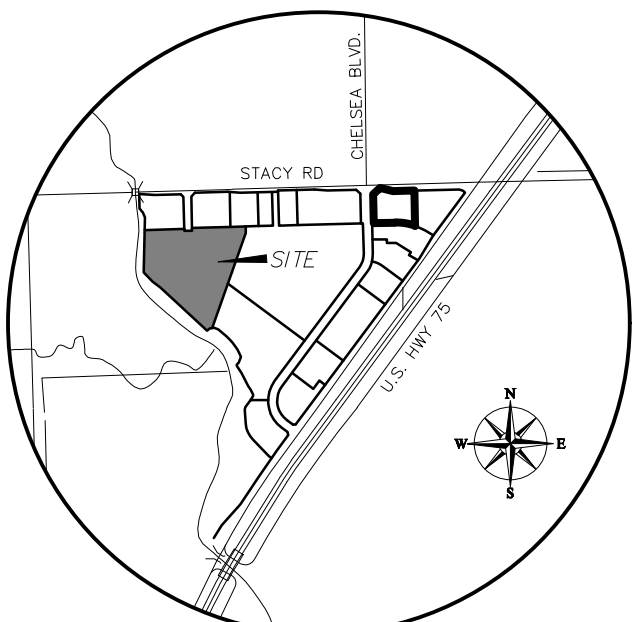




TYPICAL DETAIL FOR PD 45-TH STREET LOTS  
MIN. 2,160 SF  
TYP. LOT 25'x92'



TYPICAL DETAIL FOR PD 45-TH LOTS FRONTING LOT 11, BLOCK B  
MIN. 2,160 SF  
TYP. LOT 25'x87'



VICINITY MAP  
NOT TO SCALE

**CAMBRIDGE HOMES  
AT STACY GREEN  
LOT 7 - BLOCK B**

BEING 9.114 ACRES OUT OF THE  
F.C. WILMETH SURVEY, ABSTRACT NO. 999  
IN THE CITY OF ALLEN, COLLIN COUNTY, TEXAS  
MAY 14, 2019

OWNER:  
STACY 75 PARTNERS, L.P.  
10210 N. CENTRAL EXPWY.  
DALLAS, TEXAS 75231  
(972) 385-4151

ENGINEER:  
WINKELMANN & ASSOCIATES  
6750 HILLOREST PLAZA DRIVE, SUITE 215  
DALLAS, TEXAS 75230  
(972) 490-7090

No.	DATE	REVISION	APPROV.



**Winkelmann  
& Associates, Inc.**

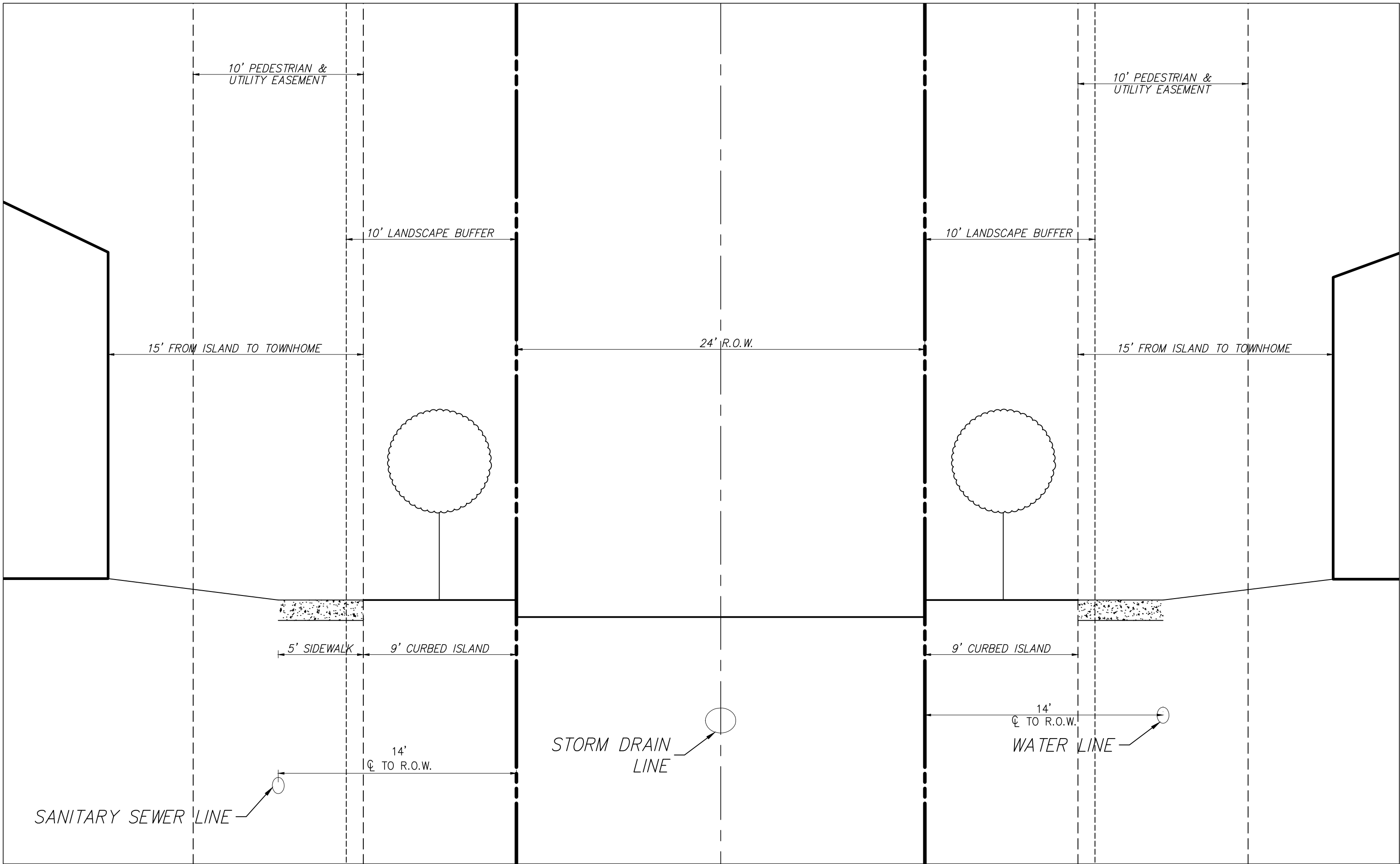
CONSULTING CIVIL ENGINEERS ■ SURVEYORS  
(972) 490-7090  
(972) 490-7099 FAX  
6750 HILLOREST PLAZA DRIVE, SUITE 215  
DALLAS, TEXAS 75230  
Texas Engineers Registration No. 89  
Texas Surveyors Registration No. 10086600

TYPICAL LOT LAYOUT  
CAMBRIDGE TOWN HOMES AT  
STACY GREEN  
ALLEN, TEXAS

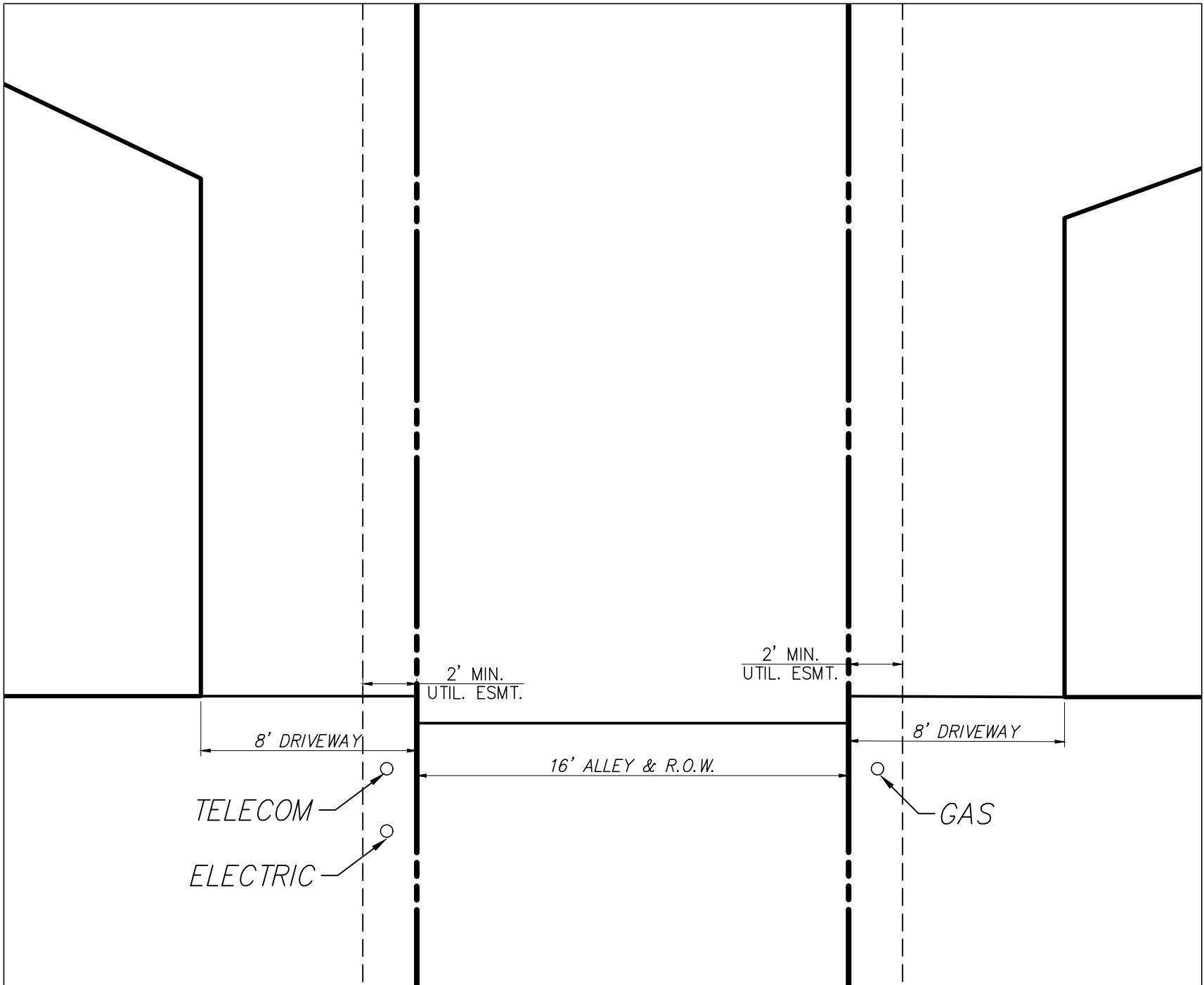
**Z-6**

**EXHIBIT “E”**  
**CROSS SECTIONS**

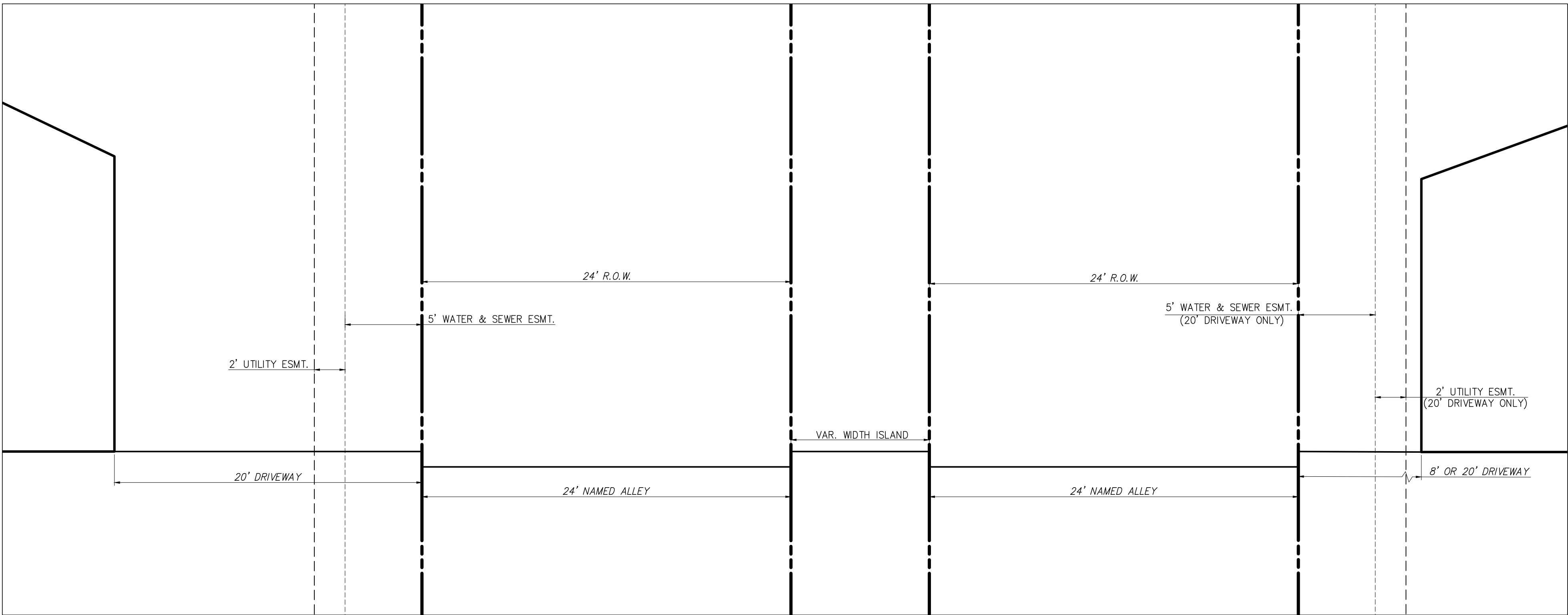




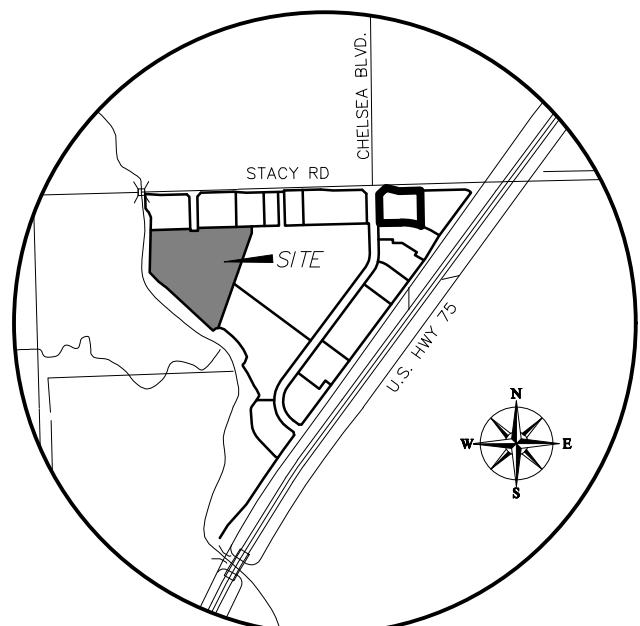
STREETS A & C CROSS SECTION 1  
N.T.S.



CENTER ALLEY CROSS SECTION 2  
N.T.S.



NAMED ALLEY A CROSS SECTION 3  
N.T.S.



VICINITY MAP  
NOT TO SCALE



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CROSS SECTIONS 1  
CAMBRIDGE TOWN HOMES AT  
STACY GREEN  
ALLEN, TEXAS

**CAMBRIDGE HOMES  
AT STACY GREEN  
LOT 7 - BLOCK B**

BEING 9.114 ACRES OUT OF THE  
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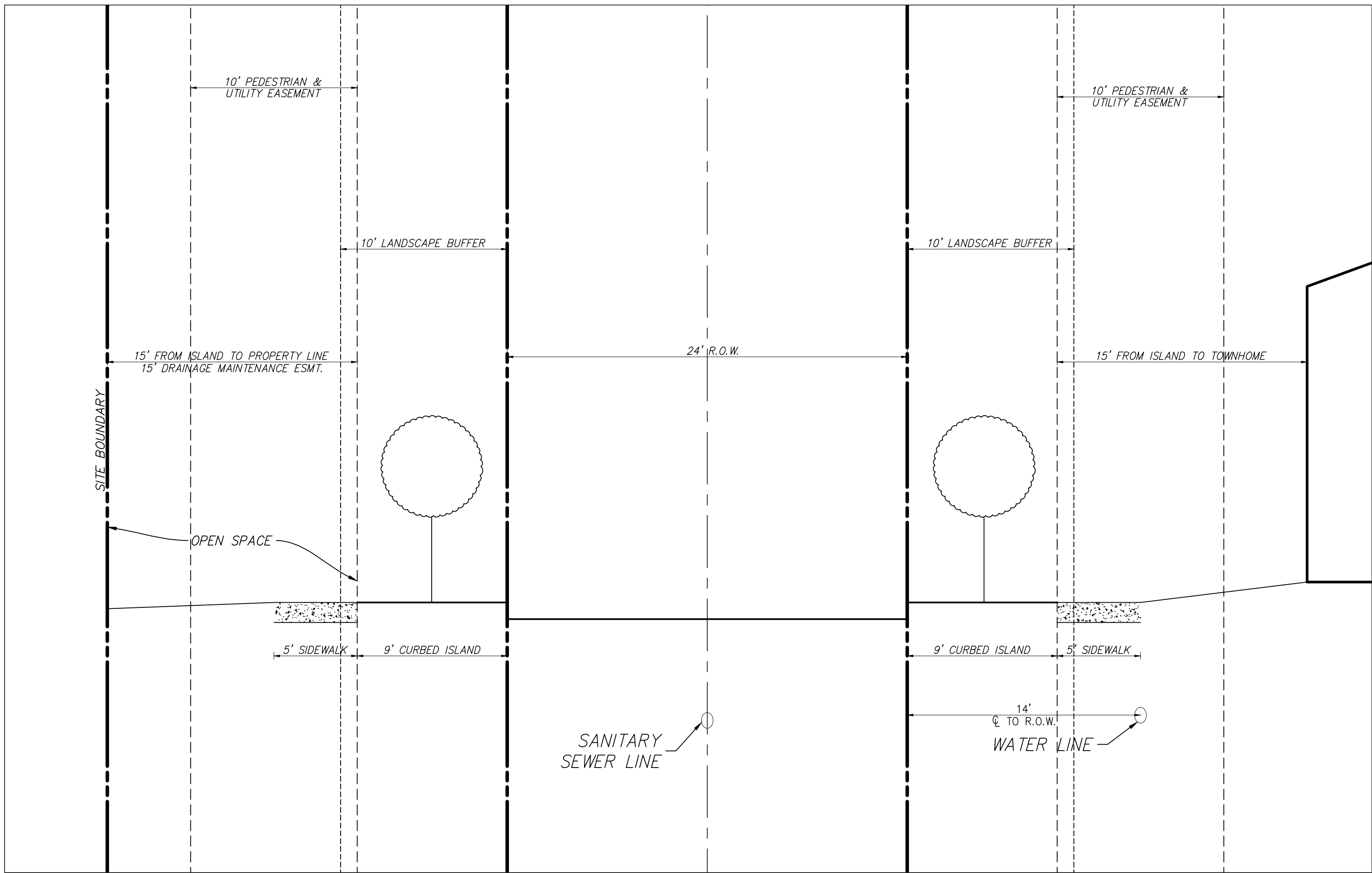
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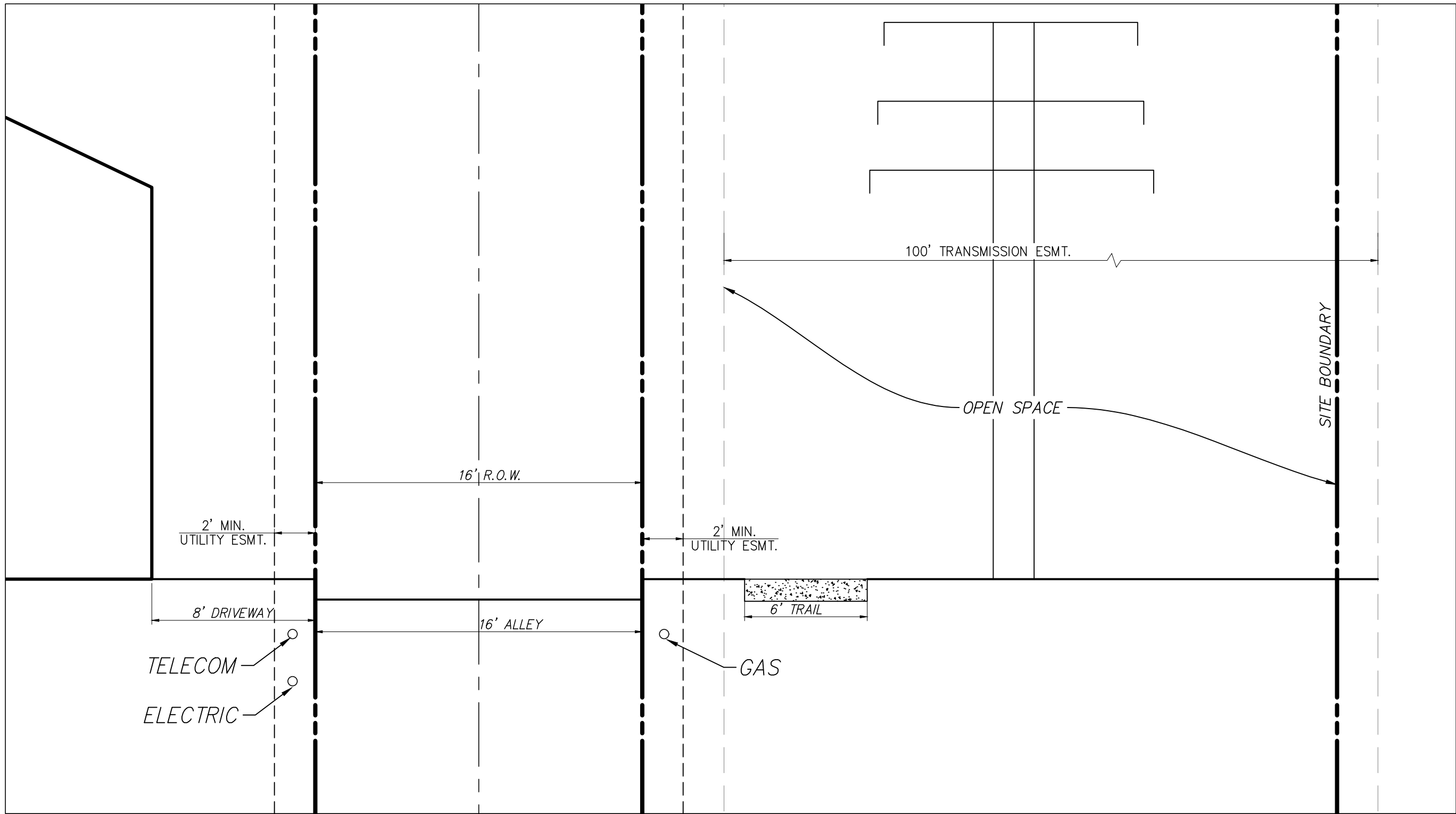
No.	DATE	REVISION	APPROVAL

**EXHIBIT “E”**  
**CROSS SECTIONS (cont.)**

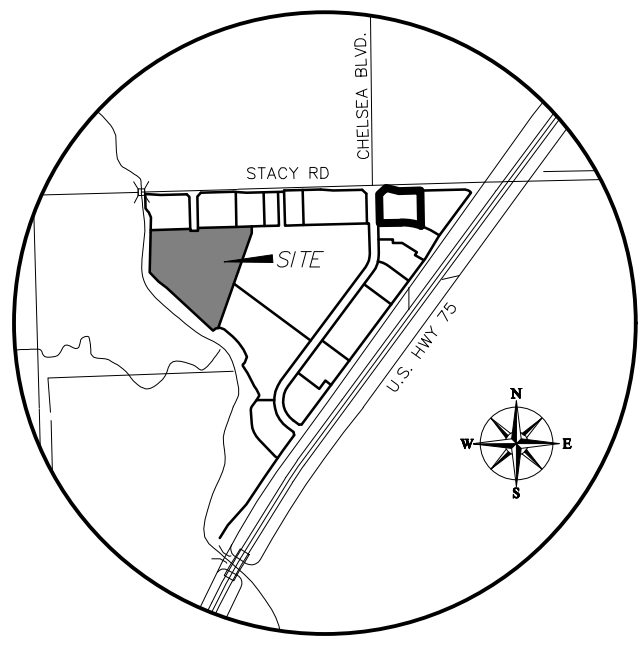




STREET B CROSS SECTION 4  
N.T.S.



EAST ALLEY CROSS SECTION 5  
N.T.S.



VICINITY MAP  
NOT TO SCALE

**Winkelmann & Associates, Inc.**  
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CROSS SECTIONS 2  
CAMBRIDGE TOWN HOMES AT  
STACY GREEN  
ALLEN, TEXAS

**CAMBRIDGE HOMES  
AT STACY GREEN  
LOT 7 - BLOCK B**  
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**Z-5**