

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ALLEN, COLLIN COUNTY, TEXAS, AMENDING THE ALLEN LAND DEVELOPMENT CODE AND ZONING MAP, AS PREVIOUSLY AMENDED, BY AMENDING THE DEVELOPMENT REGULATIONS RELATING TO THE USE AND DEVELOPMENT OF LOT 1, BLOCK A, THE DENTIST OF ALLEN, PRESENTLY ZONED AS PLANNED DEVELOPMENT “PD” NO. 21 GARDEN OFFICE “GO”, BY ADOPTING A SIGN LOCATION MAP AND SIGN ELEVATIONS; 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, by amending the development and use regulations of Planned Development “PD” No. 21, as amended and restated by Ordinance No. 2158-4-03 (“the PD 21 Ordinance”), relating to the development and use of Lot 1, Block A, in The Dentist of Allen, an addition to the City of Allen, Collin County, Texas, according to the plat thereof recorded in Volume 2011, Page 218, Plat Records, Collin County, Texas (“the Property”) as follows:

- A. SIGN SCHEDULE:** Freestanding signs on the Property may be developed in general conformance with the sign schedule below:

Sign Type	Maximum Height (in ft)	Maximum Copy Area (in sq. ft.)	Max Structure (in sq. ft.)	Maximum Number	Minimum Spacing	Front Yard Setback (min. in feet) Typical is 8-10 ft from curb	Permit Required	Additional Provisions/Comments
Electronic Message Board - Pole Sign	40	150	600	1	60	8	Y	Only one freestanding sign per lot.

- B. SIGN LOCATION MAP:** Freestanding signs located on the Property shall be located in general conformance with the Sign Location Map attached hereto as Exhibit “A,” and incorporated herein by reference (the “Sign Location Map”).
- C. SIGN ELEVATION:** The freestanding signs on the Property shall be designed and constructed in substantial conformance with the Sign Elevations attached hereto as Exhibit “B,” and incorporated herein by reference (the “Sign Elevations”).

SECTION 2. 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 3. 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 4. 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 5. 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 23RD DAY OF JULY 2019.

APPROVED:

Stephen Terrell, MAYOR

APPROVED AS TO FORM:

ATTEST:

Peter G. Smith, CITY ATTORNEY
(kbl:7/12/19:109379)

Shelley B. George, TRMC, CITY SECRETARY

10135

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Sign Location Map: The Dentist of Allen

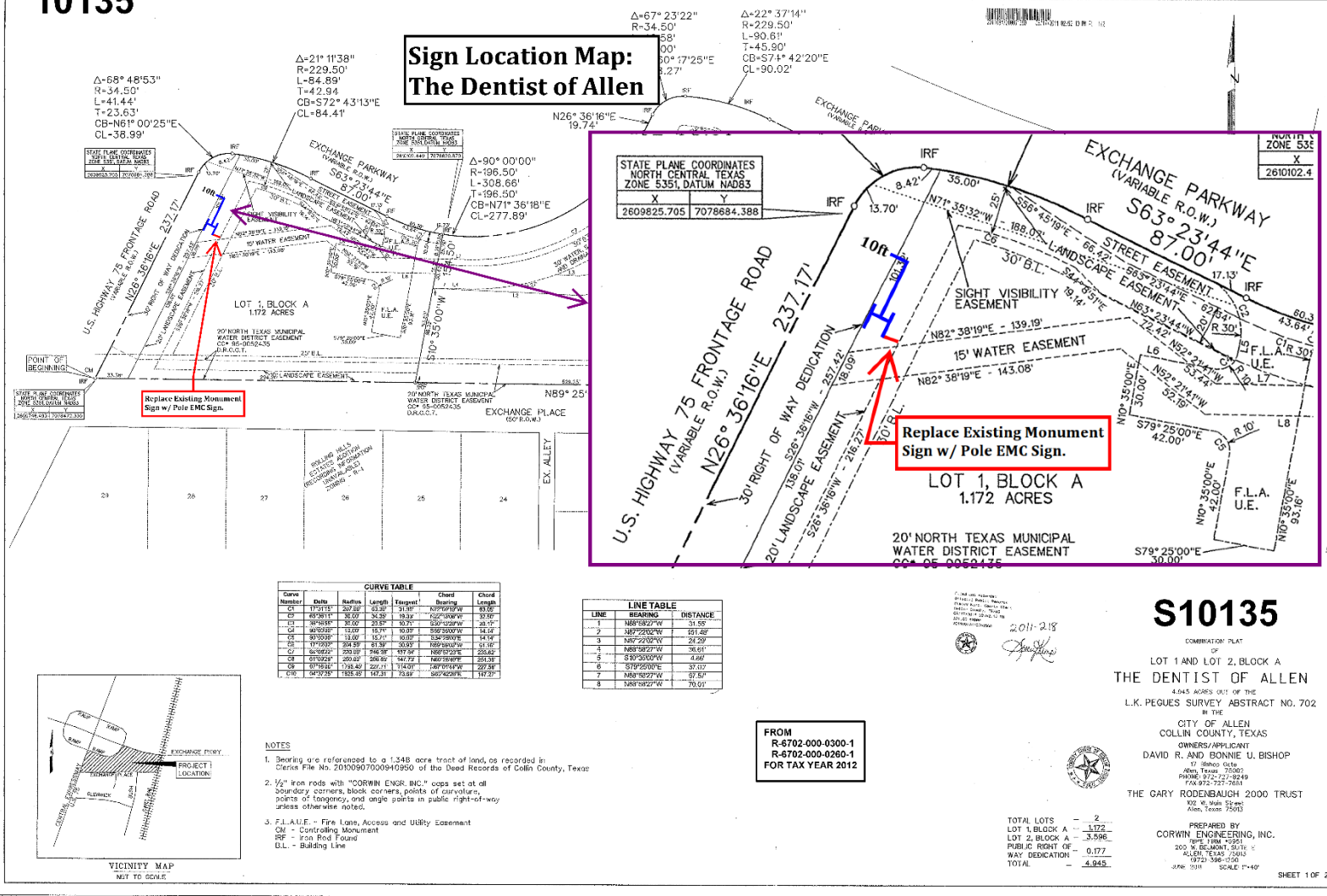
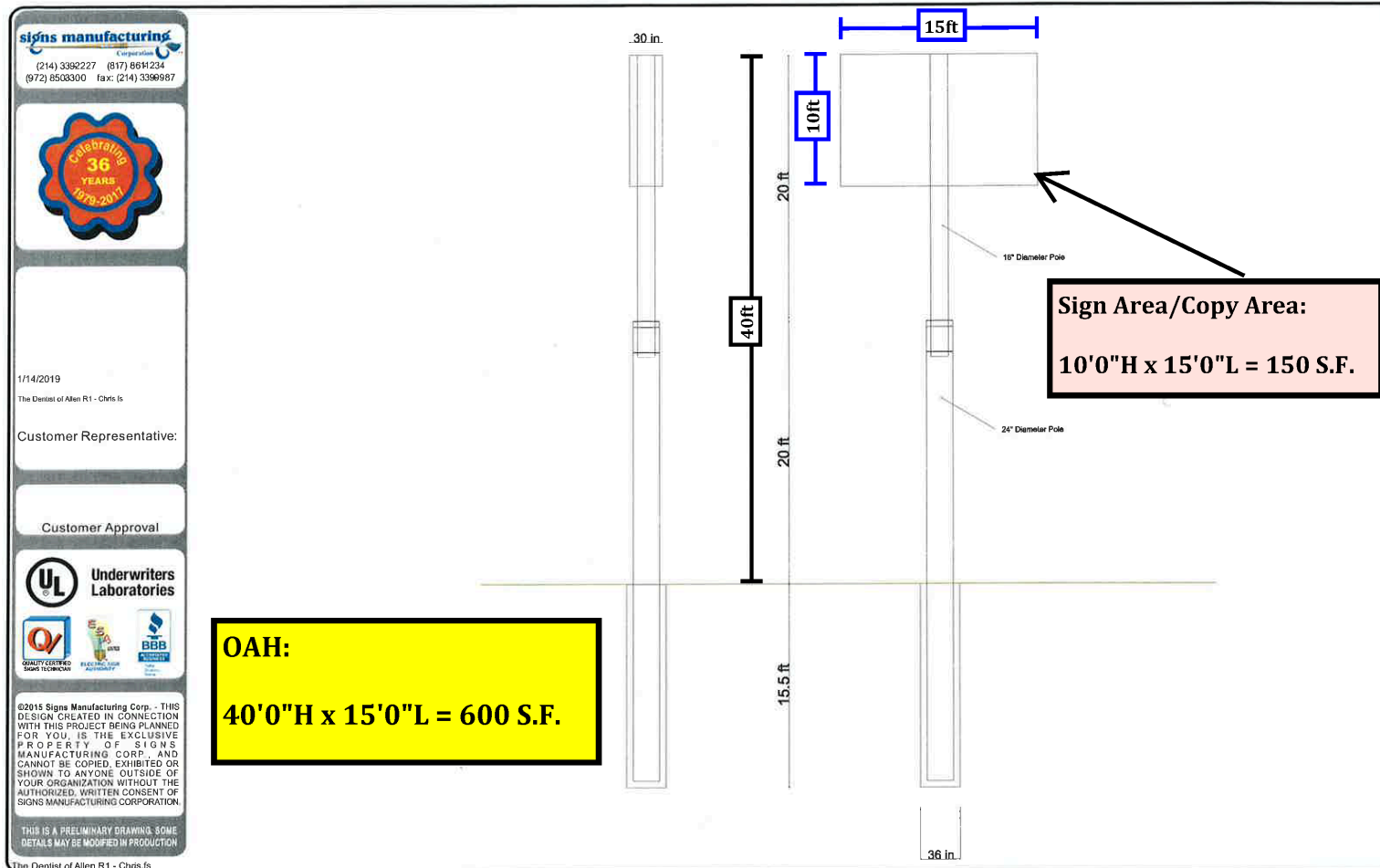


EXHIBIT "A"
SIGN LOCATION MAP



The Dentist of Allen Proposed Artwork

EXHIBIT "B"
SIGN ELEVATION cont.



March 20, 2019

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Signs Manufacturing & Maintenance Corporation

By: James Watson
Name: James Watson
Title: President "