

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 OF TRACT C OF PLANNED DEVELOPMENT “PD” NO. 56 SHOPPING CENTER “SC” AND ADOPTING A CONCEPT PLAN AND BUILDING ELEVATIONS RELATING TO THE USE AND DEVELOPMENT OF ALL OF LOT 1, BLOCK A, CUSTER/MCDERMOTT ADDITION (COMMONLY KNOWN AS 2021 W. MCDERMOTT DRIVE); 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 as set forth in Section 2 of this Ordinance the development regulations of Tract C of Planned Development “PD” No. 56 Shopping Center “SC,” with respect to the use and development of Lot 1, Block A, Custer/McDermott Addition, an addition to the City of Allen, Collin County, Texas, according to the plat thereof recorded in Cabinet K, Slide 158, Map Records, Collin County, Texas (“the Property”).

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 Tract C of Planned Development “PD” No. 56 as set forth in Ordinance No. 1281-9-94, (“the PD 56 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. Minor modifications to streets that do not alter the general alignment shown on the Concept Plan may be made at the time of Site Plan approval.
- B. PERMITTED USES:** In addition to the uses permitted by the PD 56 Ordinance with respect to the use and development of Tract C, the Property may be developed and used for a “Banquet Hall” use. For purposes of this Section 2.B., “Banquet Hall” means an establishment which is rented by individuals or groups used for the purpose of hosting private functions including, but not limited to a party, banquet, reception, or social event.
- 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 (“the Building Elevations”).

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 13TH DAY OF AUGUST 2019.

APPROVED:

Stephen Terrell, MAYOR

APPROVED AS TO FORM:

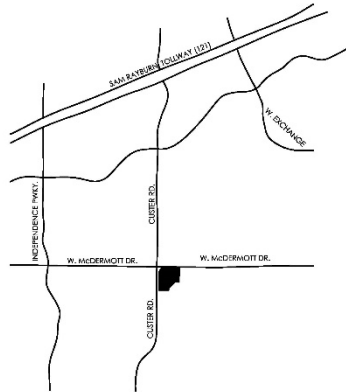
ATTEST:

Peter G. Smith, CITY ATTORNEY
(kbl:7/23/19:109622)

Shelley B. George, TRMC, CITY SECRETARY

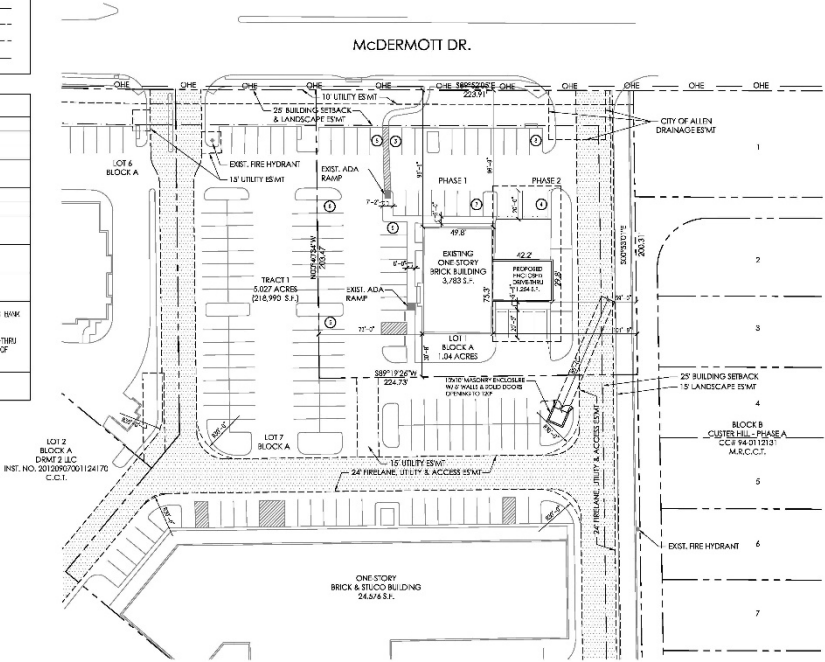
SITE REGULATIONS		
	EXISTING	PROPOSED
BASE ZONING	10' SHOPPING CENTER	PROPOSED TO MATCH EXISTING BANQUET HALL
PERMITTED USE	MINI & MINI-MARKET RESTAURANT	
MINIMUM SETBACKS	FRONT: 25' SIDE: 10' REAR: 5'	PROPOSED TO MATCH EXISTING
MINIMUM LOT WIDTH, DEPTH & AREA	NOT: N/A DEPTH: N/A AREA: N/A	PROPOSED TO MATCH EXISTING
MAXIMUM HEIGHT	35'-0" MAXIMUM HEIGHT	PROPOSED TO MATCH EXISTING
BUILDING MATERIALS	BRICK VENEER, STONE VENEER, LIGHT STONE, STUCCO	PROPOSED TO MATCH EXISTING

SITE DATA SUMMARY	
LAND USE	SHOPPING CENTER
BUILDING SITE	1.04 ACRES, EXISTING P.D. NO. 56 SC
LOT COVERAGE	PROPOSED TO MATCH EXISTING
FLOOR AREA RATIO	PHASE 1: PROPOSED TO MATCH EXISTING @ .083 PHASE 2: .083 - .111
BUILDING SETBACK	ONE STORY: 35'-0" MINIMUM HEIGHT
PARKING RATIO	P-RATIO: ONE: 3,785 SF / 100 = 38 SPOTS P-RATIO: ONE: 3,237 SF / 100 = 31 SPOTS
PARKING REQUIRED	P-RATIO: ONE: 45 SPOTS P-RATIO: ONE: 31 SPOTS
PARKING PROVIDED	P-RATIO: ONE: 45 SPOTS P-RATIO: ONE: 31 SPOTS
FLOOD PLAIN AREAS	S1: NOT IN FLOOD PLAIN ACCORDING TO CITY OF ALLEN GIS MAPS
PHASE OF DEVELOPMENT	P-RATIO: 1: SCORE INCLUDES IMPROVEMENTS TO THE EXISTING PARKING LOT TO CREATE A BANQUET HALL. P-RATIO: 2: SCORE INCLUDES EXISTING 1-1/2 EXISTING PARKING LOTS FOR ADDITIONAL BANQUET HALL SPACE, AND THE ADDITION OF EIGHT (8) PARKING SPACES.
HIRE AND BEE TRAILS	NOT APPLICABLE TO S1:



VICINITY MAP
NOT TO SCALE

LINE TYPE LEGEND	
PROPERTY LINE	---
SETBACK	---
EASEMENT	---
PHASE LINE	---
OVERHEAD EASEMENT	---



01 CONCEPT PLAN
SCALE: 1" = 40'



PD AMENDMENT CONCEPT PLAN
MCDERMOTT BANQUET HALL
LOT 1, BLOCK A, CLUSTER/MCDERMOTT ADDITION
1.04 ACRES
MCDERMOTT COMMONS SHOPPING CENTER
CITY OF ALLEN, COLLIN COUNTY
SUBMITTED: JULY 09, 2019

MCCALLA *Design*
GROUP
MCCALLA DESIGN GROUP
ARCHITECTURAL, P.L.L.C.
1801 W. WINTERGARD, SUITE 100
ALLEN, TEXAS 75013
972.294.3337 972.431.1857 (fax)

MCDERMOTT BANQUET HALL
SE CORNER OF MCDERMOTT & CUSTER
ALLEN, TEXAS

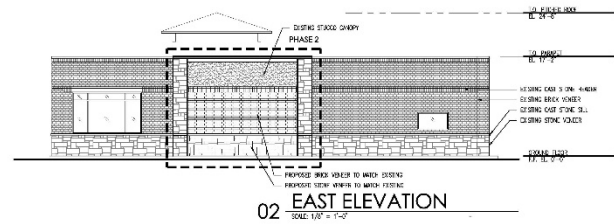
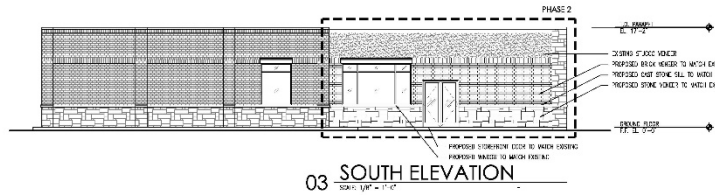
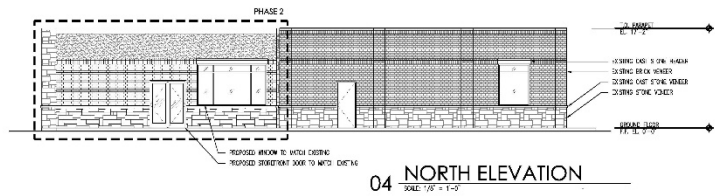
OWNER
MCDERMOTT BANQUET HALL, HAYDEN REALTY, LLC
ALLEN, TEXAS 75013
8000 S. HAYDEN, SUITE 300
FRED, TEXAS 75064
P-123456789

MCDERMOTT COMMONS
SHOPPING CENTER
ALLEN, COLLIN COUNTY, TEXAS
PARTIAL PROJECT NUMBER: 15-00000
S.E. NUMBER 1

INTERIM REVIEW DOCUMENT
THIS DOCUMENT IS A PRELIMINARY DESIGN AND SHOULD NOT BE USED FOR CONSTRUCTION.

REVISIONS:
1. 07/09/2019
2. 07/09/2019
3. 07/09/2019
4. 07/09/2019
5. 07/09/2019
6. 07/09/2019
7. 07/09/2019
8. 07/09/2019
9. 07/09/2019
10. 07/09/2019

Issue Date:
09 JULY 2019
Project No:
19C31A
Sheet Title:
ATTACHMENT C -
CONCEPT PLAN
Sheet No:
A1.01



FACADE CALCULATIONS			
FACADE PLAN NOTES:			
1. THE FACADE PLAN IS SUBJECT TO THE CITY OF ALLEN'S BUILDING DEPARTMENT REVIEW AND APPROVAL BY ADDITIONAL SERVICES.			
2. ALL BRICK VENEER AND STONE VENEER ARE SUBJECT TO APPROVAL BY THE CITY OF ALLEN.			
3. FACADE PLAN FOR FACADE PLAN:			
4. NORTH ELEVATION			
BRICK VENEER	1,200 SF	277 SF	100%
STONE VENEER	2,100 SF	210 SF	100%
EXISTING STONE	43 SF	43 SF	100%
EXISTING STONE	1,000 SF	1,000 SF	100%
5. EAST ELEVATION			
BRICK VENEER	1,200 SF	277 SF	100%
STONE VENEER	2,100 SF	210 SF	100%
EXISTING STONE	43 SF	43 SF	100%
EXISTING STONE	1,000 SF	1,000 SF	100%
6. SOUTH ELEVATION			
BRICK VENEER	1,200 SF	277 SF	100%
STONE VENEER	2,100 SF	210 SF	100%
EXISTING STONE	43 SF	43 SF	100%
EXISTING STONE	1,000 SF	1,000 SF	100%
7. WEST ELEVATION			
BRICK VENEER	1,200 SF	277 SF	100%
STONE VENEER	2,100 SF	210 SF	100%
EXISTING STONE	43 SF	43 SF	100%
EXISTING STONE	1,000 SF	1,000 SF	100%

MCCALLA DESIGN GROUP
MCCALLA DESIGN GROUP
ARCHITECTURAL, LLC
700 N. WINTERBURN, SUITE 200
ALLEN, TEXAS 75013
972.343.1887 972.453.1887/1888

MCDERMOTT BANQUET HALL
SE CORNER OF MCDERMOTT & CUSTER
ALLEN, TEXAS

OWNER:
GRAY/VERDEZA REALTY, INC.
ATTN: PROPERTY MGR
8700 BURNING TREE, SUITE 200
PLANO, TEXAS 75084
P: 972.343.1887

MCDERMOTT COMMONS
SHOPPING CENTER
ALLEN, COLLIN COUNTY, TEXAS
PARTIAL PROJECT NUMBER IS 10448
SIC NUMBER 1

REMARKS:

ISSUE DATE:
20 JUNE 2019
PROJECT NO:
10448
SHEET TITLE:
ATTACHMENT E -
ELEVATIONS
SHEET NO:
A4.01

PD AMENDMENT ELEVATIONS
MCDERMOTT BANQUET HALL
LOT 1, BLOCK A, CUSTER/MCDERMOTT ADDITION
1.04 ACRES
MCDERMOTT COMMONS SHOPPING CENTER
CITY OF ALLEN, COLLIN COUNTY
SUBMITTED: JUNE 20, 2019

EXHIBIT "B"
BUILDING ELEVATIONS