

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 AND USE REGULATIONS FOR A 7.37± ACRE PORTION OF TRACT A-1 OF “PD” PLANNED DEVELOPMENT NO. 92 CORRIDOR COMMERCIAL “CC” AS ESTABLISHED BY ORDINANCE NO. 3353-2-16, AS AMENDED, AND ADOPTING A CONCEPT PLAN, BUILDING ELEVATIONS, OPEN SPACE PLAN, AND OPEN SPACE CONCEPT PLAN; 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 a 7.37± acre portion of Tract A-1 of PD” Planned Development No. 92 Corridor Commercial “CC” established by Ordinance No. 3353-2-16, as amended (the “PD 92 Ordinance”) said portion being described in Exhibit “A,” attached hereto and incorporated herein by reference (“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 the development and use regulations applicable to Tract A-1 of Planned Development “PD” No. 92 as set forth in Ordinance No. 2352-12-04, as amended by Ordinance No. 3353-2-16 and Ordinance No. 3398-7-16 (collectively “the PD 92 Ordinance”), except to the extent modified as follows:

- A. PERMITTED USE:** In addition to the permitted uses allowed within Tract A-1 as set forth in the PD-92 Ordinance, the Property may be used and developed for “Dwelling, Urban Residential” purposes.
- B. CONCEPT PLAN:** The Property shall be developed in general conformance with the Concept Plan attached hereto as Exhibit “B,” 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 time of plat approval.
- C. BUILDING ELEVATIONS:** The structures constructed on the Property shall be developed in general conformance with the Building Elevations attached hereto as Exhibit “C,” and incorporated herein by reference.

- D. OPEN SPACE:** The Property shall be developed with the amount of open space as required by the PD-92 Ordinance; provided, however, the amount and location of open space to be developed on the Property may be reduced and located in general conformance with the Open Space Plan attached hereto as Exhibit “D,” and incorporated herein by reference, if the owner of the Property enters into an agreement with the City to develop the property described as Lot 1X, Block B, Starcreek Commercial, an addition to the City of Allen, Collin County, Texas, as generally consistent with the Open Space Concept Plan attached hereto as Exhibit “E,” and incorporated herein by reference, and completes development of said property in accordance with said agreement prior to issuance of any certificates of occupancy for buildings to be constructed on the Property.
- E. SCREENING:** Screening shall not be required along any property line between any Multifamily or Urban Residential Dwelling Use and any nonresidential use.
- F. PARKING:** Off-street parking requirements for the “Dwelling, Urban Residential” use shall be constructed on the Property at a ratio of not less than one (1) space per bedroom developed on the Property plus one (1) space per each five (5) Urban Residential Dwelling units developed on the Property. Additional off-street parking spaces shall be located in the Property for other uses developed on the Property in numbers that comply with ALDC Section 7.04.1, as amended.
- G. RETAIL COMPONENT:** Retail-ready space constructed as two-story units and in compliance with ALDC Section 6.06.13.g. shall be constructed in the locations identified on the Concept Plan.
- H. SIGNS:** Signs installed, located, or constructed on the Property shall comply with applicable provisions of the ALDC except to the extent modified as follows:
- (1) *Blade sign:* One (1) blade sign shall be permitted on the Property in general conformance with the blade sign illustrated in the Building Elevations.
 - (2) *Awning sign:* One (1) awning sign shall be permitted on the Property in general conformance with the awning sign illustrated in the Building Elevations.
 - (3) *Monument sign:* One (1) monument sign shall be permitted on the Property in the general location shown on the Concept Plan.
 - (4) *General Area Regulations:*

Sign Type	Copy Area (each side)	Structure Area
Blade Sign	50 square feet	100 square feet
Awning Sign	50 square feet	100 square feet
Monument Sign	50 square feet	100 square feet

- I. TRAFFIC IMPROVEMENTS:** Construction of an extension of the existing left-hand turn lane on east-bound Ridgeview Drive as shown on the Concept Plan must be completed and accepted on behalf of the City by the Director of Engineering or designee prior to issuance of a certificate of occupancy for any building constructed on the Property.

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 12TH DAY OF NOVEMBER 2019.

APPROVED:

Stephen Terrell, Mayor

APPROVED AS TO FORM:

ATTEST:

Peter G. Smith, City Attorney
(kbl:10/23/19:111722)

Shelley B. George, TRMC, City Secretary

EXHIBIT "A"
LEGAL DESCRIPTION

LEGAL DESCRIPTION

7.37 ACRES

BEING a tract of land situated in the Francis Dosser Survey, Abstract No. 280, City of Allen, Collin County, Texas and being all Lot 13, Block B of Starcreek Commercial, an addition to the City of Allen, Texas, according to the plat thereof recorded in Volume 2009, Page 113, Official Public Records, Collin County, Texas, and being all of a called 3.536 acre tract of land described in Special Warranty Deed to SEC Watters & 121, LLC, recorded in Instrument No. 20150515000567180, Official Public Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING at a point for the southeast corner of Lot 3A, Block A, of Ridgeview Village Retail Addition, an addition to the City of Allen, Texas, according to the plat thereof recorded in Volume 2016, Page 204, Official Public Records, Collin County, Texas, and being in the north right-of-way line of Ridgeview Drive (a 120-foot right-of-way);

THENCE leaving said north right-of-way line of Ridgeview Drive and with the east line of said Lot 3A, North 25°23'39" West, a distance of 362.00 feet to a point for the northeast corner of said Lot 3A;

THENCE with a north line of said Lot 3A, South 64°36'21" West, passing at a distance of 55.00 feet a north corner of said Lot 3A and continuing with a east line of Lot 2A, Block A, of Ridgeview Village Retail Addition, an addition to the City of Allen, Texas, according to the plat thereof recorded in Volume 2015, Page 1, Official Public Records, Collin County, Texas, in all a total distance of 90.06 feet to a point for an inner el corner of said Lot 2A;

THENCE with the east line of said Lot 2A, North 25°28'31" West, a distance of 198.58 feet to a point for the north corner of said Lot 2A and being the south corner of Lot 11R1, Block B, Starcreek Commercial, an addition to the City of Allen, Texas, according to the plat thereof recorded in Volume 2017, Page 759, Official Public Records, Collin County, Texas;

THENCE with the south line of said Lot 11R1, Block B, the following courses and distances:

North 37°00'02" East, a distance of 41.55 feet to a point at the beginning of a tangent curve to the right having a central angle of 27°36'20", a radius of 400.00 feet, a chord bearing and distance of North 50°48'11" East, 190.86 feet;

In a northeasterly direction, with said curve to the right, an arc distance of 192.72 feet to a point for corner;

North 64°36'21" East, passing at a distance of 109.07 feet the east corner of said Lot 11R1 and south corner of Lot 12, Block B, of Starcreek Commercial, an addition tot the City of Allen, Texas, according to the plat thereof recorded in Volume 2007, Page 261, Official Public Records, Collin County, Texas, continuing with the South line of said Lot 12 in all a total distance of 229.79 feet to a point for corner and being at the beginning of a tangent curve to the right having a central angle of 27°33'15", a radius of 150.00 feet, a chord bearing and distance of North 78°22'58" East, 71.44 feet;

EXHIBIT "A"
LEGAL DESCRIPTION (cont.)

THENCE continuing with said south line of Lot 12 and in a northeasterly direction, with said curve to the right, an arc distance of 72.14 feet to a point for the east corner of said Lot 12 and being in the west line of Lot 1, Block B, of Starcreek Commercial, an addition to the City of Allen, Texas, according to the Plat thereof recorded in Cabinet Q, Page 643, Official Public Records, Collin County, Texas;

THENCE with said west line of Lot 1, the following courses and distances:

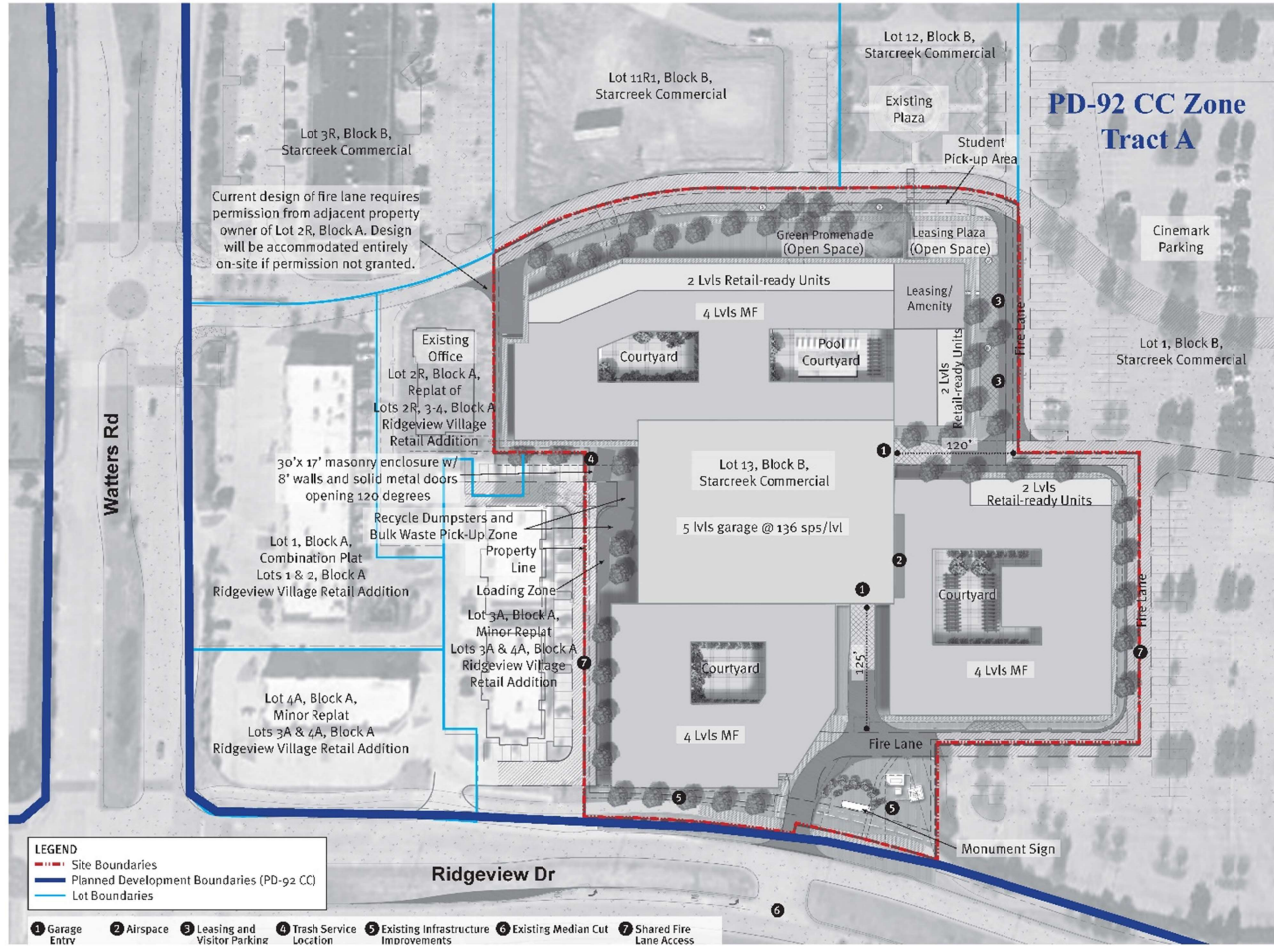
South 25°23'39" East, a distance of 246.35 feet to a point for corner;
North 64°36'21" East, a distance of 120.00 feet to a point for corner;
South 25°23'39" East, a distance of 289.00 feet to a point for corner;
South 64°36'21" West, a distance of 202.50 feet to a point for corner;
South 25°23'39" East, a distance of 114.04 feet to a point for corner said north right-of-way line of Ridgeview Drive and being at the beginning of a non-tangent curve to the left having a central angle of 7°40'19", a radius of 1071.00 feet, a chord bearing and distance of South 78°42'13" West, 143.30 feet;

THENCE leaving said west line of Lot 1 and with said North right-of-way line of Ridgeview Drive, the following courses and distances:

In a southwesterly direction, with said curve to the left, an arc distance of 143.41 feet to a point for corner;
South 15°07'56" East, a distance of 11.00 feet to a point at the beginning of a non-tangent curve to the left having a central angle of 10°15'43", a radius of 1060.00 feet, a chord bearing and distance of South 69°44'12" West, 189.60 feet;
In a southwesterly direction, with said curve to the left, an arc distance of 189.85 feet to a point for corner;
South 64°36'21" West, a distance of 18.72 feet to the **POINT OF BEGINNING** and containing 7.37 acres of land.

Bearings are based on the Final Plat of Lot 13, Block B, Starcreek Commercial, recorded in Volume 2009, Page 113, Official Public Records, Collin County, Texas.

ATTACHMENT C: ZONING CONCEPT PLAN



Site Data Summary Table	
Proposed Use	Urban Residential Dwelling
Existing Zoning District	Corridor Commercial
Proposed Base Zoning District	PD-92 CC
Gross Site Area	7.37 acres (321,037 sf)
Lot Coverage	53%
Gross Floor Area	482,321 sf
FAR	1.5
Maximum Height	64' (4 stories)
Required Open Space	6.27 acres (1 acre per 75 units)
Provided Open Space	On-site: 1.29 acres (27.5%) Off-site: 1.3 acres See Attachment F: Development Regulations
Total Gross Density (du/acre)	63.8
Total Net Density (du/acre)	66.1
Total Dwelling Units	470
• 2 Bedroom	93
• 1 Bedroom	347
• Live-Work (1 Bedroom)	30
Lot Count	N/A
Total Parking Required	657 spaces (1 space / bedroom + 1 space / 5 dwelling units)
Total Parking Proposed	708 spaces
Parking Provided (Garage)	680
Parking Provided (Surface)	28



Location Map

EXHIBIT "B"
CONCEPT PLAN (cont.)

Kimley»Horn

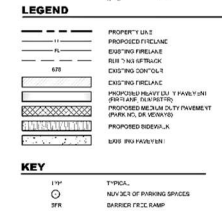
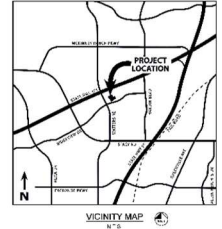
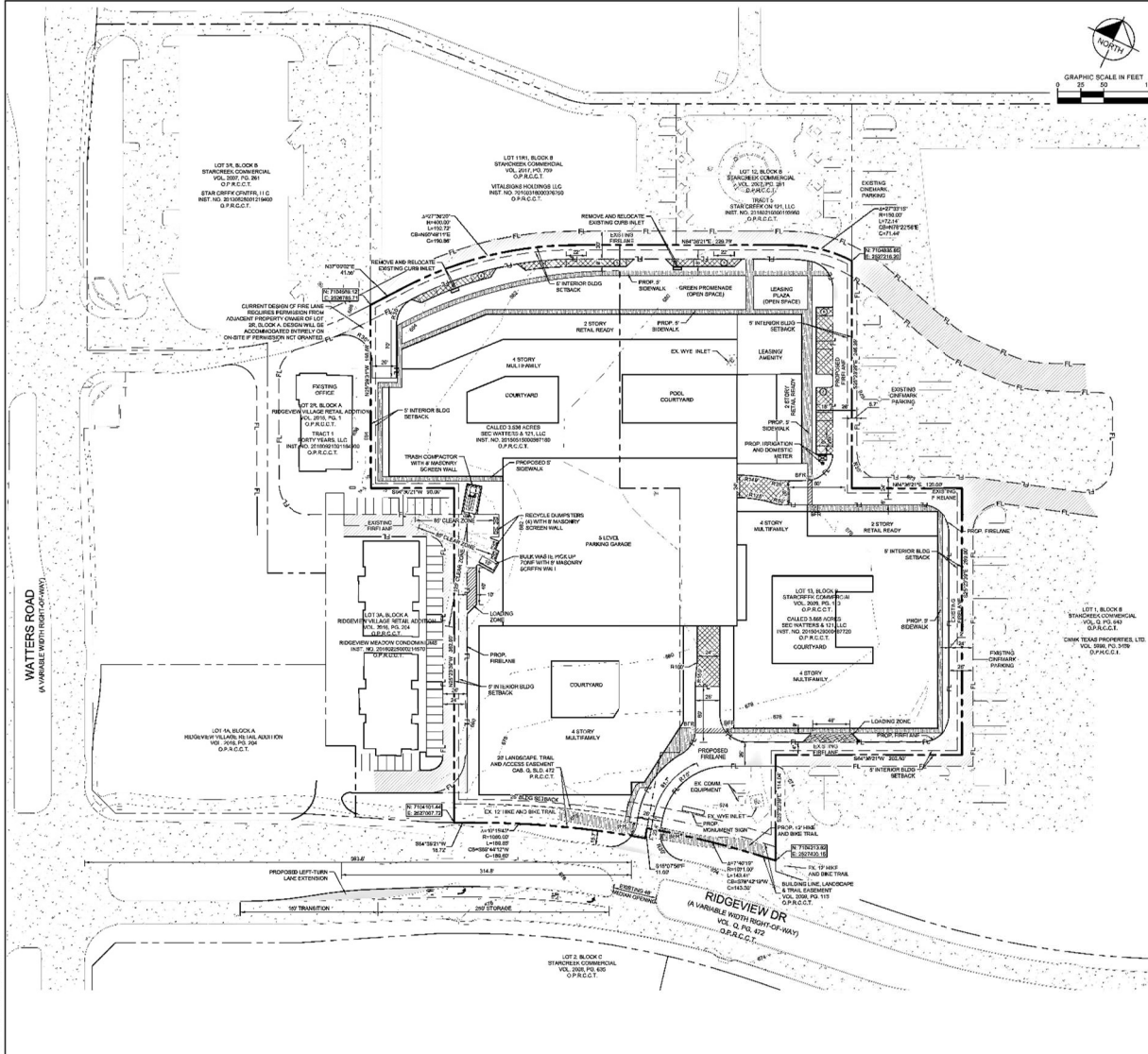
2020 PARKVIEW AVENUE, SUITE 100
DALLAS, TEXAS 75244
PH: 214.760.1000
WWW.KIMLEY-HORN.COM

EXHIBIT C
PD CONCEPT PLAN

DALCOR URBAN RESIDENTIAL
TRACT A-1
CITY OF ALLEN
COLLIN COUNTY, TEXAS

SHEET NUMBER
EX-C

NO.	REVISIONS	DATE	BY



NOTES

1. ALL CONCEPTS SHALL COMPLY WITH ALL APPLICABLE REGULATIONS AND ORDINANCES OF THE CITY OF ALLEN, TEXAS, AND THE STATE OF TEXAS, AND THE CITY OF ALLEN, TEXAS, AND THE STATE OF TEXAS, AND THE CITY OF ALLEN, TEXAS, AND THE STATE OF TEXAS.
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SITE DATA SUMMARY TABLE	
PROPOSED USE	URBAN RESIDENTIAL DWELLING
EXISTING ZONING	PD-30
PROPOSED ZONING	PD-30 URBAN RESIDENTIAL
PROPOSED LOT AREA	7.37 AC (317,857 SF)
LOT COVERAGE	55%
FLOOR AREA RATIO	1.5
GROSS FLOOR AREA	480,325 SF
MAXIMUM HEIGHT (FT & STORIES)	480,325 SF
MULTIFAMILY	62' 6" (4 STORIES)
PARKING GARAGE	62' 6" (4 STORIES)
REQUIRED OPEN SPACE (AC & %)	6.27 AC (1 AC / 75 UNITS)
PROVIDED OPEN SPACE (AC & %)	ON SITE 1.25 AC (17.5%) OFF-SITE 5.0 AC SEE ATTACHMENT F: DEVELOPMENT REGULATIONS
TOTAL GROSS DENSITY (UNITS)	68 UNITS/AC
TOTAL NET DENSITY (UNITS)	68 UNITS/AC
TOTAL NUMBER OF DWELLING UNITS	470 UNITS
1 BEDROOM	70 UNITS
2 BEDROOM	347 UNITS
3+ BEDROOM	30 UNITS
LOT COVERAGE	55%
PARKING REQUIRED	1 SPACE/ BEDROOM + 1 SPACE/ 1 DWELLING UNIT = 607 SPACES
PARKING PROVIDED	480 SPACES
GARAGE	28 SPACES
TOTAL PARKING	708 SPACES

EXHIBIT C
PD CONCEPT PLAN
DALCOR URBAN RESIDENTIAL
7.37 ACRES
FRANCIS DOSSER SURVEY, ABSTRACT NO. 280
City of Allen, Collin County, Texas
Submitted 08/02/2019
Revised 10/10/2019

Owner: Francis Dossur Survey, Abstract No. 280
Architect: Kimley-Horn
Engineer: Kimley-Horn

ATTACHMENT E: BUILDING ELEVATIONS

EXHIBIT "C" BUILDING ELEVATIONS



01 Northeast Corner Perspective

Material Legend	
1	Masonry - Brick
2	Masonry - Stucco
3	Window
4	Storefront
5	Metal Awning
6	Precast Concrete - Finish thd.
7	Shingle Roof

Exterior Facade Materials	
Brick	31%
Stucco	69%

Percentage of Openings	
1st Floor	29%
2nd Floor	38%
3rd Floor	37%
4th Floor	27%



02 North Elevation

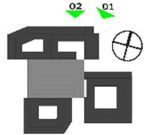
JHP
8340 Meadow Road, #150
Dallas, TX 75231

Hwy 121 at Watters
Allen, TX

DALCOR
15660 N. Dallas Parkway, Suite 1100
Dallas, TX 75248

ATTACHMENT E:
Elevations
Scale: 1" = 20'

Attachment E: Elevations
Hwy 121 at Watters
7.37 acres
Lot 13, Block B, Francis Dosser Survey, Abstract No. 280
City of Allen, Collin County
09.27.2019





01 Southeast Corner Perspective



02 East Elevation

Material Legend	
1	Masonry - Brick
2	Masonry - Stucco
3	Window
4	Storefront
5	Metal Awning
6	Precast Concrete - Finish tbd.
7	Shingle Roof

Exterior Facade Materials	
Brick	46%
Stucco	54%

Percentage of Openings	
1st Floor	33%
2nd Floor	35%
3rd Floor	25%
4th Floor	21%

JHP
8340 Meadow Road, #150
Dallas, TX 75231

Hwy 121 at Watters
Allen, TX

DALCOR
15660 N. Dallas Parkway, Suite 1100
Dallas, TX 75248

ATTACHMENT E:
Elevations
Scale: 1" = 20'

Attachment E: Elevations
Hwy 121 at Watters
7.37 acres
Lot 13, Block B, Francis Dosser Survey, Abstract No. 280
City of Allen, Collin County
09.27.2019



EXHIBIT "C"
BUILDING ELEVATION (cont.)

EXHIBIT "C"
BUILDING ELEVATIONS (cont.)



01 Northwest Corner Perspective



Material Legend	
1	Masonry - Brick
2	Masonry - Stucco
3	Window
4	Storefront
5	Metal Awning
6	Precast Concrete - Finish fbd.
7	Shingle Roof

Exterior Facade Materials	
Brick	25%
Stucco	75%

Percentage of Openings	
1st Floor	31%
2nd Floor	33%
3rd Floor	31%
4th Floor	25%

JHP
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Dallas, TX 75231

Hwy 121 at Watters
Allen, TX

DALCOR
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Dallas, TX 75248

ATTACHMENT E:
Elevations
Scale: 1" = 20'

Attachment E: Elevations
Hwy 121 at Watters
7.37 acres
Lot 13, Block B, Francis Dosser Survey, Abstract No. 280
City of Allen, Collin County
09.27.2019





Material Legend	
1	Masonry - Brick
2	Masonry - Stucco
3	Window
4	Storefront
5	Metal Awning
6	Precast Concrete Finish fbd.
7	Shingle Roof

Exterior Facade Materials	
Brick	57%
Stucco	83%

Percentage of Openings	
1st Floor	33%
2nd Floor	32%
3rd Floor	32%
4th Floor	25%

JHP
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Dallas, TX 75231

Hwy 121 at Watters
Allen, TX

DALCOR
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ATTACHMENT E:
Elevations
Scale: 1" = 20'

Attachment E: Elevations
Hwy 121 at Watters
7.37 acres
Lot 13, Block B, Francis Dosser Survey, Abstract No. 280
City of Allen, Collin County
09.27.2019

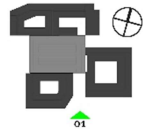


EXHIBIT "C"
BUILDING ELEVATIONS (cont.)

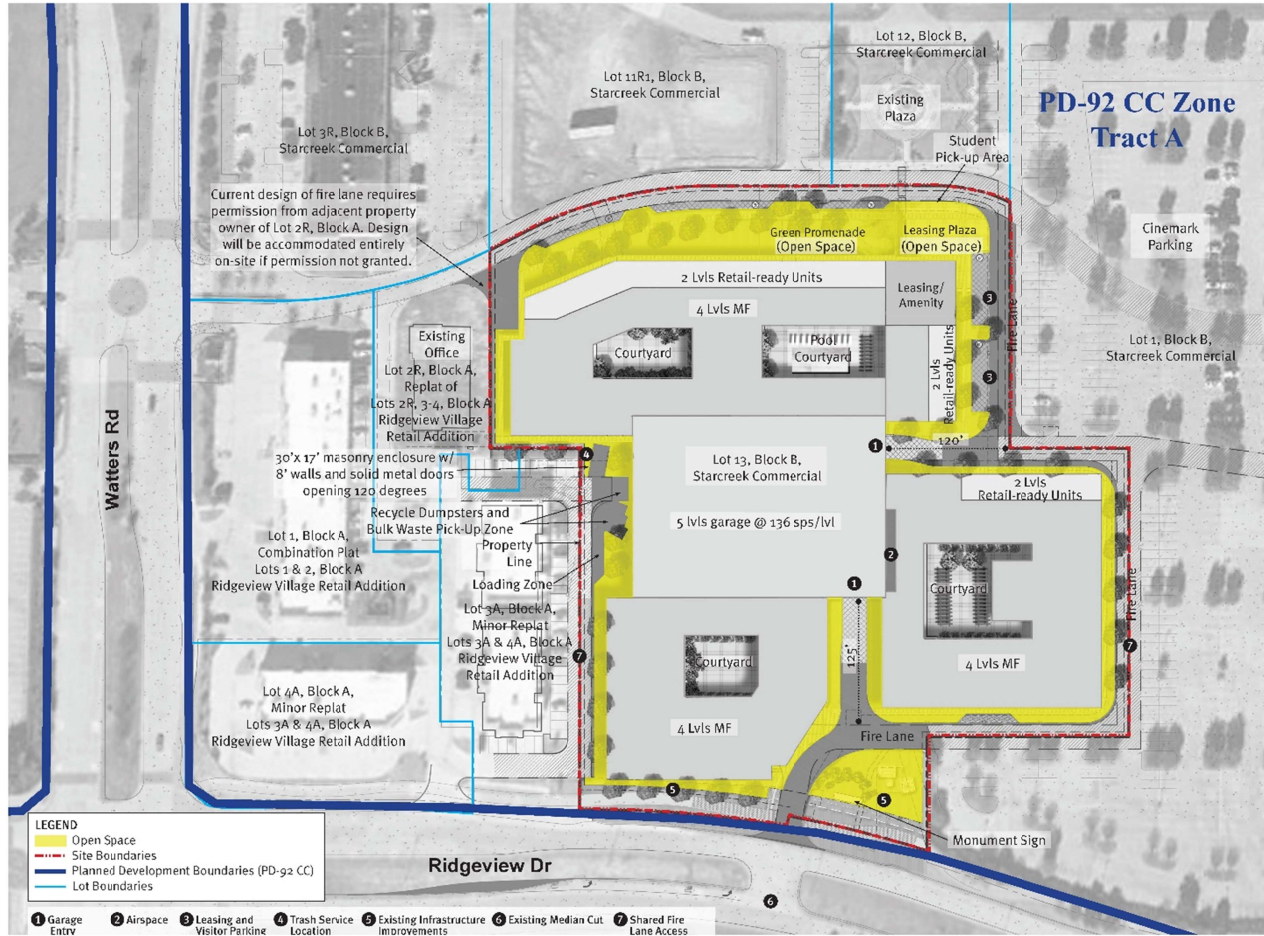


EXHIBIT "D"
OPEN SPACE PLAN

OPEN SPACE CONCEPT PLAN (OFF-SITE)
ALLEN, TX **DALCOR ALLEN TRAIL SCHEMATIC LAYOUT**

THIS GRAPHIC IS CONCEPTUAL. THE INFORMATION SHOWN IS BASED ON THE BEST INFORMATION AVAILABLE AND IS SUBJECT TO CHANGE WITHOUT NOTICE.

OPEN SPACE PLAN (ON-SITE)



Open Space (On-Site) Summary Table	
Gross Site Area	7.37 acres (321,037 sf)
Required Open Space	6.27 acres (1 acre per 75 units)
Provided Open Space	On-site: 1.29 acres (37.5%) Off-site: 1.5 acres (See Attachment F: Development Regulations)



Location Map

EXHIBIT "E" OPEN SPACE CONCEPT PLAN

JHP
8340 Meadow Road, #150
Dallas, TX 75231

Hwy 121 at Watters
Allen, TX

DALCOR
15660 N. Dallas Parkway, Suite 1100
Dallas, TX 75248

Open Space Plan (On-Site)
Scale: 1"=50'-00"

Open Space Plan (On-Site)
Hwy 121 at Watters
7.37 acres
Lot 13, Block B, Francis Dossier Survey, Abstract No. 280
City of Allen, Collin County
10.10.2019