

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 USE AND DEVELOPMENT REGULATIONS OF PLANNED DEVELOPMENT “PD” NO. 135 WITH A BASE ZONING OF CORRIDOR COMMERCIAL “CC” AS ADOPTED BY ORDINANCE NO. 3567-4-18 BY ADDING SIGN REGULATIONS, A SIGN SCHEDULE, AND A SIGN LOCATION MAP; 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, below, the development and use regulations of Planned Development “PD” No. 135 as set forth in Ordinance No. 3567-4-18 (“the PD-135 Ordinance”) relating to the use and development of the property described in Exhibit “A” of the PD-135 Ordinance (“the Property”).

SECTION 2. The Property shall be developed and used in accordance with applicable provisions of the Allen Land Development Code, as amended, (“ALDC”) and the PD-135 Ordinance, which is amended as follows:

A. Section 2 of the PD-135 Ordinance is amended by adding Subsections F, G, and H to read as follows:

F. SIGN SCHEDULE: Signs installed on the Property shall comply with the Sign Schedule attached hereto as Exhibit “D” and incorporated herein by reference (the “Sign Schedule”).

G. SIGN LOCATION MAP: Signs installed or constructed on the Property shall be located generally as shown on Exhibit “E” attached hereto and incorporated herein by reference (the “Sign Location Map”). Ten (10) additional directional vehicular signs and ten (10) additional directional pedestrian signs may be installed on the Property in addition to the signs listed on the Sign Location Map. Notwithstanding their designation on the Sign Location Map, the location of directional vehicular signs and directional pedestrian signs may be modified to the extent necessary to reasonably increase their effectiveness in providing directions to destinations within the Property.

H. SIGN ELEVATIONS: The signs installed or constructed on the Property shall comply with the design and materials set forth in Exhibit “F” attached hereto and incorporated herein by reference (the “Sign Elevations”) and shall not exceed the dimensions set forth in the Sign Schedule and the Sign Elevations.

B. The PD-135 Ordinance is amended by adding Exhibit D “Sign Schedule,” Exhibit E “Sign Location Map,” and Exhibit F “Sign Elevations” to read as attached to this Ordinance 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 28TH DAY OF JANUARY 2020.

APPROVED:

Stephen Terrell, MAYOR

APPROVED AS TO FORM:

ATTEST:

Peter G. Smith, CITY ATTORNEY
(kbl:1/9/2020:112978)

Shelley B. George, TRMC, CITY SECRETARY

EXHIBIT "D"
SIGN SCHEDULE

Permanent Signs
Comm /Single
Tenant

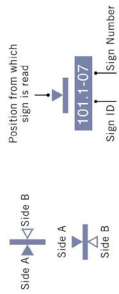
Sign Number	Sign Type	Maximum Height Proposed	Maximum Copy Area (SF) Proposed	Maximum Structure Area (SF) Proposed	Maximum Number Proposed	Minimum Spacing Proposed	Front Yard setback (min) Proposed	Permit Required	Additional Provisions
101.1-16	Monument Sign	12	52	167'-4"	1	60	8	Y	Sign will be lit, sign is one sided
101.1-07	Monument Sign	8'-2"	38	179	1	60	8	Y	Sign will be lit, sign is one sided
101.2-17	Monument Sign	6	32	48	1	60	8	Y	2 sided sign
141-xx	Directional Vehicular	7	4'-8"	n/a	20	8	8	Y	2 sided sign
118.1-xx, 143-xx	Directional Pedestrian	7	5	n/a	23	8	8	Y	2 sided sign

EXHIBIT "E" SIGN LOCATION MAP

Perkins&Will

Location Plans Levels 00 & 01

Refer to Message Schedule
document for Message Review

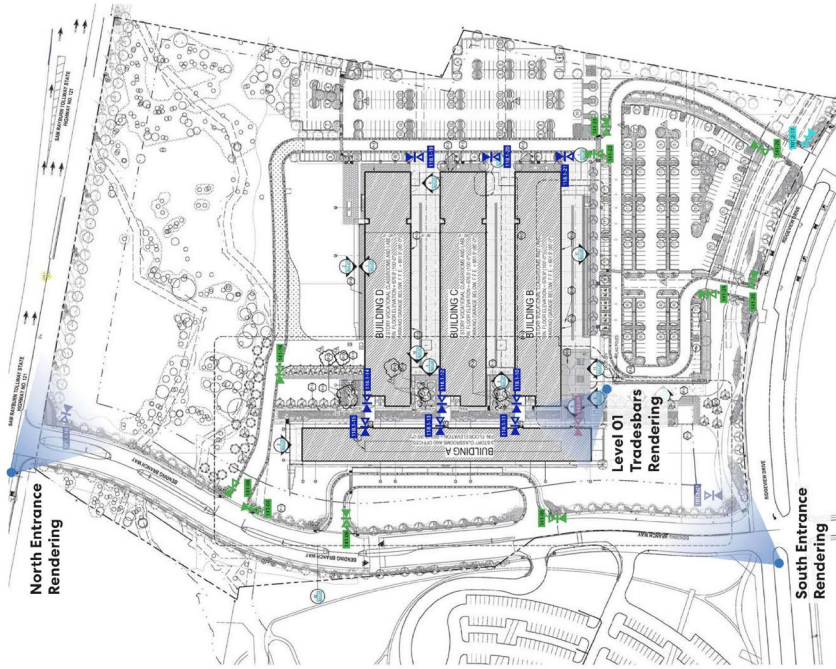
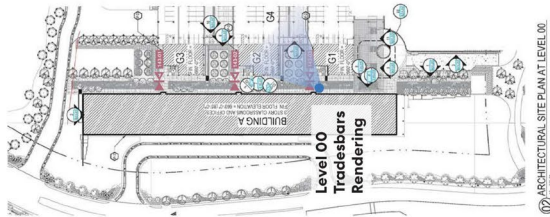
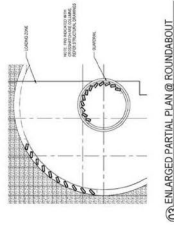


Sign Types

Sign Type	Quantity
101.1 Primary Site ID Monument	2
101.2 Secondary ID Monument	1
118 Building ID	9
141 Vehicular Directional	10
143 Pedestrian Directional	4

Destinations

- Building A
- Building B
- Building C
- Building D
- Main Entry Building A
- Bus Drop-Off
- Deliveries
- Parking
- Parking Garage
- Highway I21
- Ridgeview Drive



1 ARCHITECTURAL SITE PLAN AT LEVEL 01

EXHIBIT "F" SIGN ELEVATIONS

Perkins&Will

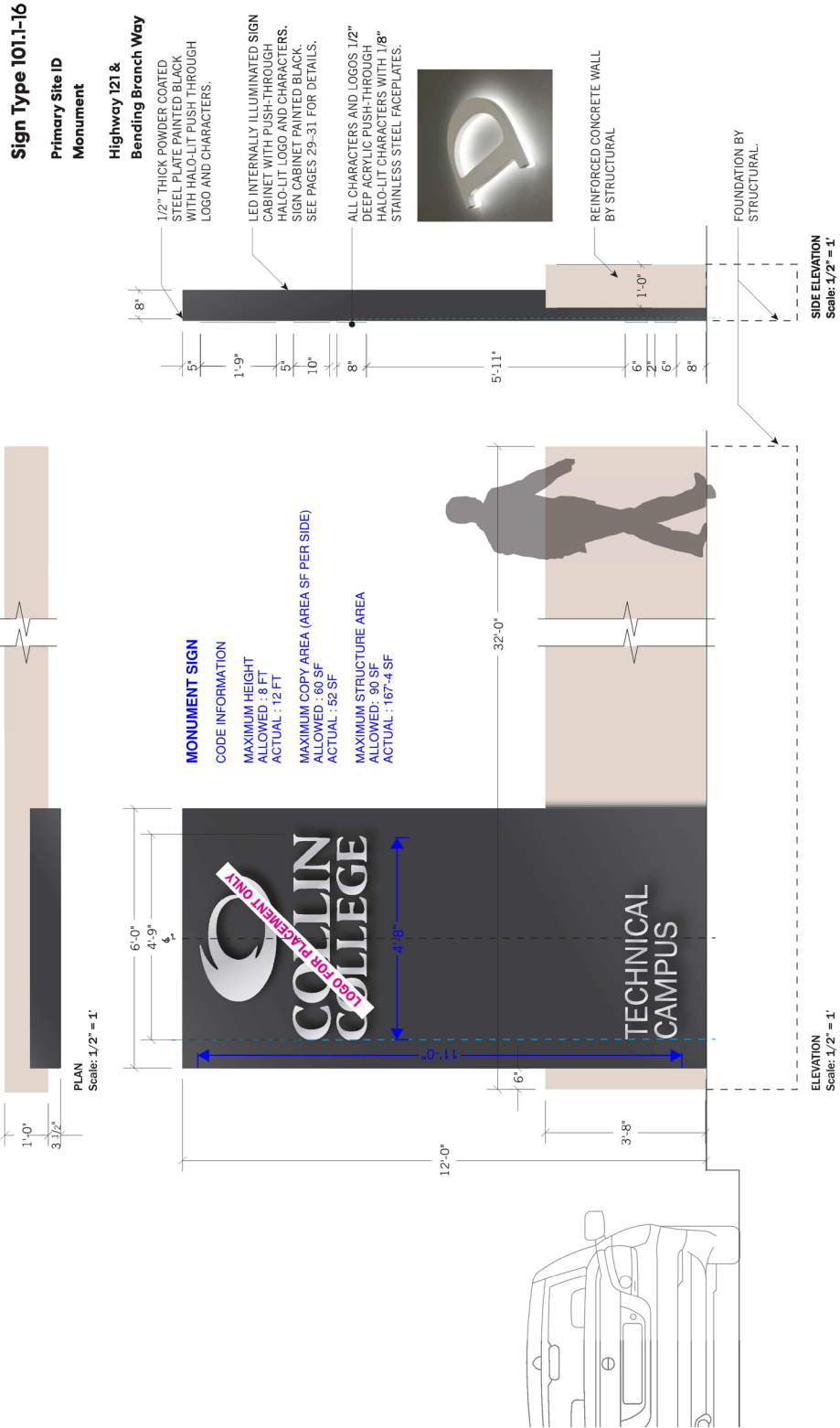


EXHIBIT "F"

SIGN ELEVATIONS (cont.)

Sign Type 101.1 -07

Primary Site ID Monument

Ridgeview Drive & Bending Branch Way

Note: Taken from Collin College Wylie Campus Exterior Signage Documentation by Page/Dyal Branding & Graphics dated 31 May 2016. Drawings NTS.

For notes and channel reveal reference only. For all other details see page 9.

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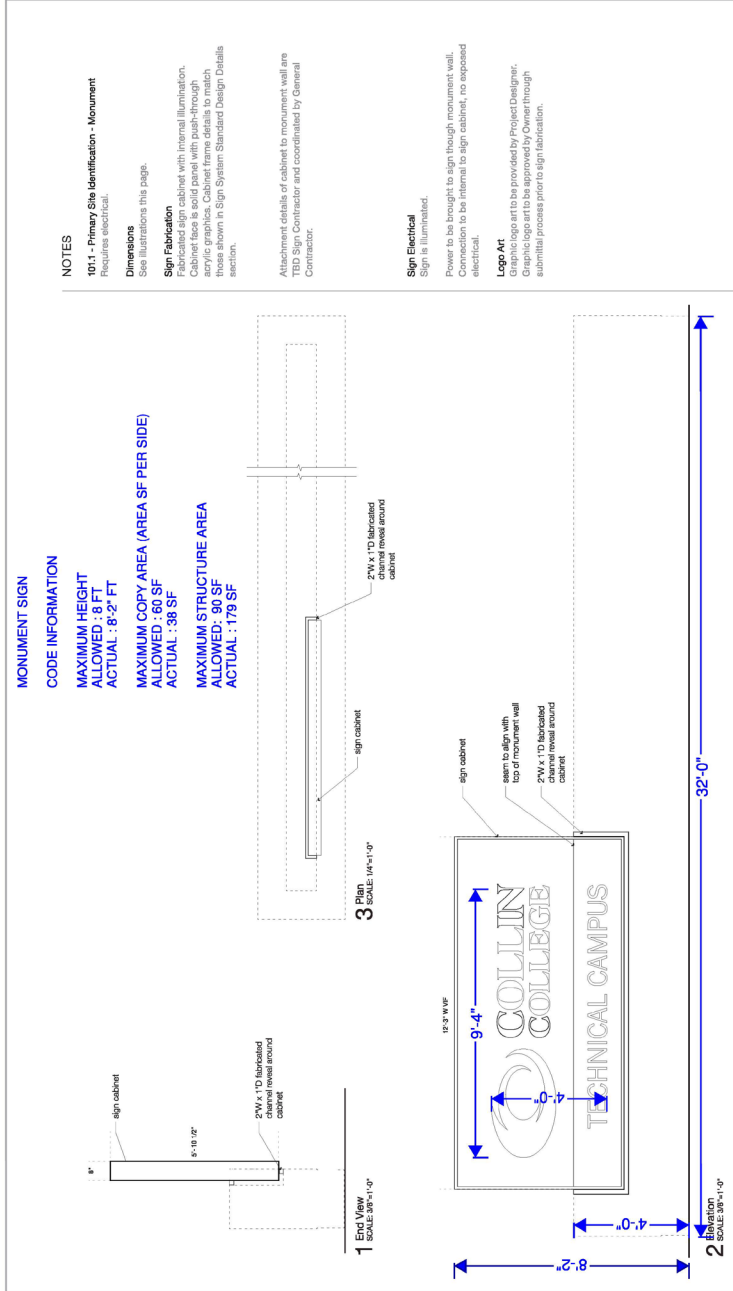


EXHIBIT "F"
SIGN ELEVATIONS (cont.)

Perkins&Will

MONUMENT SIGN

CODE INFORMATION

MAXIMUM HEIGHT

ALLOWED : 8 FT

ACTUAL : 8 FT

MAXIMUM COPY AREA (AREA SF PER SIDE)

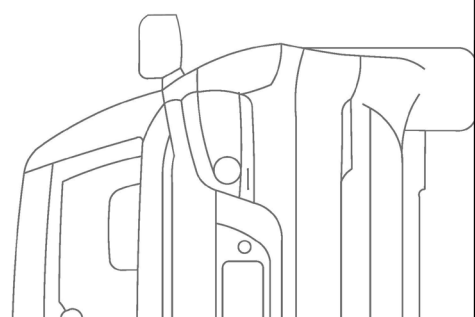
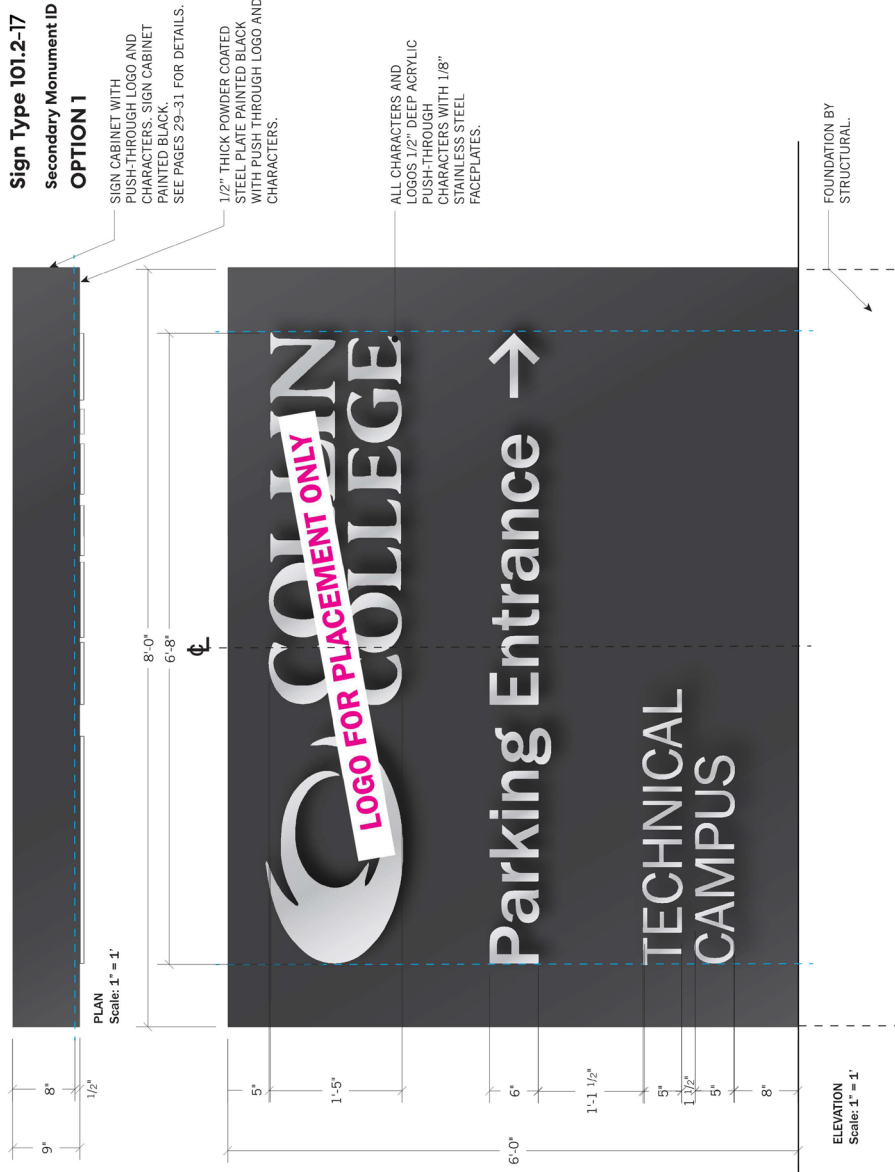
ALLOWED : 60 SF

ACTUAL : 32 SF

MAXIMUM STRUCTURE AREA

ALLOWED : 90 SF

ACTUAL : 48 SF



Sign Type 118
Freestanding Building ID
(doubles as directional)

OPTION 2

Location: Level 01 on east side buildings when approached from east parking
Sign Drawings/Materiality Match Wylie ST 143
Graphic Layout of directional messages slightly larger

Note: See page 26 for cabinet dimensions and materiality.

DIRECTIONAL PEDESTRIAN

CODE INFORMATION

MAXIMUM HEIGHT
ALLOWED : 2'-5 FT
ACTUAL : 6'-3 FT

MAXIMUM COPY AREA (AREA SF PER SIDE)
ALLOWED : 8 SF
ACTUAL : 4-8 SF

MAXIMUM STRUCTURE AREA (SF)
ALLOWED: 14/8
ACTUAL : 9'-4"

Option A: Sign with a blue 'A' on a white background. Dimensions: 1'-6" height, 6'-9" width. Scale: 1" = 1' (118.1-11, 118.1-13, 118.1-15).

Option B: Sign with a yellow 'B' on a white background. Dimensions: 1'-6" height, 6'-9" width. Scale: 1" = 1' (118.1-10, 118.1-21).

Option C: Sign with a green 'C' on a white background. Dimensions: 1'-6" height, 6'-9" width. Scale: 1" = 1' (118.1-12, 118.1-20).

Option D: Sign with an orange 'D' on a white background. Dimensions: 1'-6" height, 6'-9" width. Scale: 1" = 1' (118.1-19).

EXHIBIT "F"
SIGN ELEVATIONS (cont.)

Perkins&Will

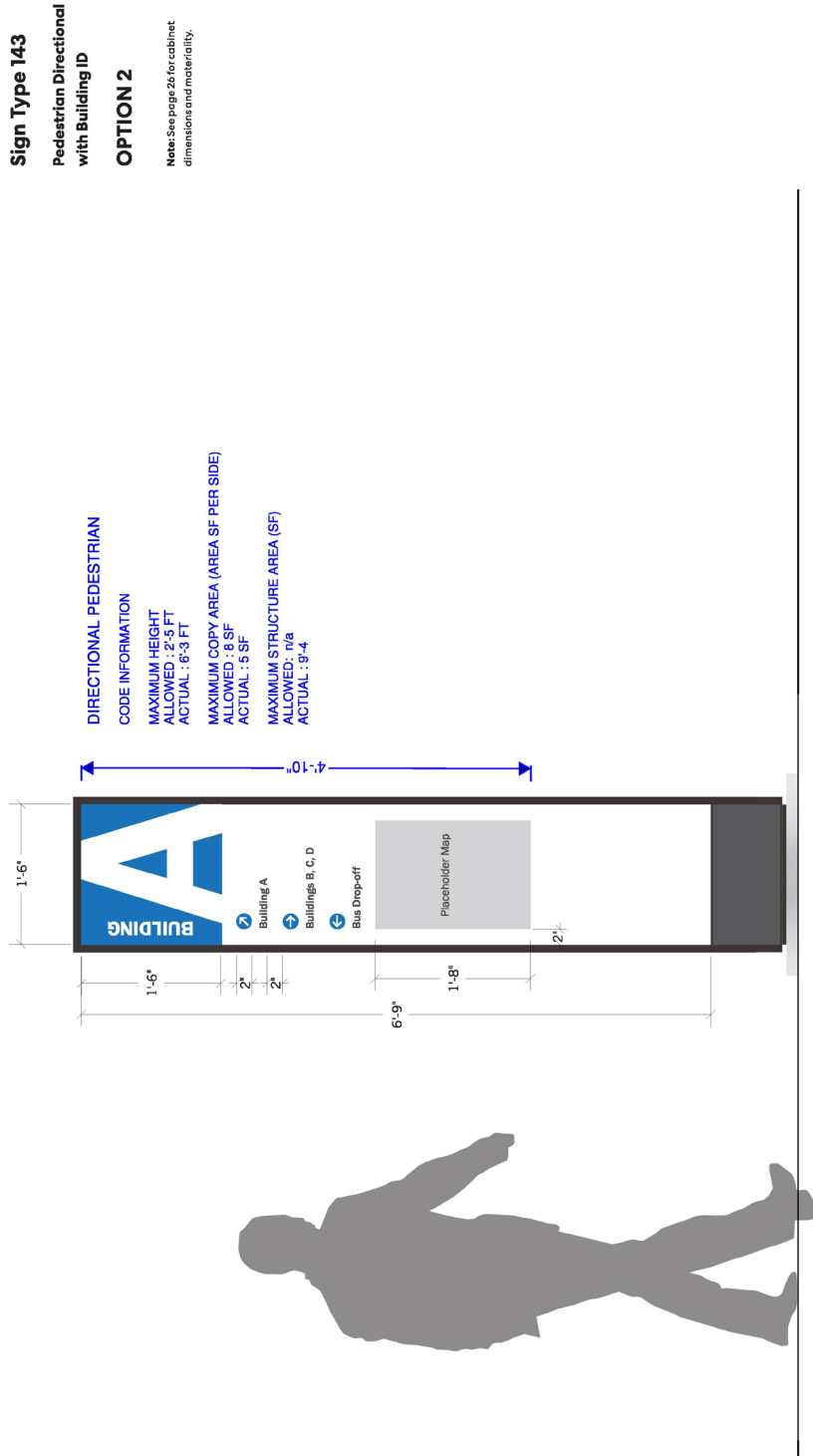


EXHIBIT "F"
SIGN ELEVATIONS (cont.)

