



**AGENDA
CITY OF ALLEN
PLANNING AND ZONING COMMISSION
REGULAR MEETING
AUGUST 17, 2021 - 7:00 PM
CITY COUNCIL CHAMBERS
ALLEN CITY HALL
305 CENTURY PARKWAY
ALLEN, TEXAS 75013**

Call to Order and Announce a Quorum is Present

Pledge of Allegiance

Director's Report

1. Receive the Director's Report on Action Taken on the Planning and Zoning Commission Items by City Council at the August 10, 2021, Regular Meeting.

Consent Agenda

(Routine P&Z business. Consent Agenda is approved by a single majority vote. Items may be removed for open discussion by a request from a Commission member or member of staff.)

2. Approve Minutes from the August 3, 2021, Planning and Zoning Commission Regular Meeting.
3. Receive Capital Improvement Plan (CIP) Status Report.

Regular Agenda

4. Public Hearing - Conduct a Public Hearing and Consider a Request to Amend the Development Regulations for a Portion of Tract 1 of Planned Development No. 54 with a Base Zoning of Corridor Commercial and to Adopt Building Elevations for Lot 1, Block A, Wal-Mart Supercenter Addition; Generally Located at the Northwestern Corner of the Intersection of Exchange Parkway and U.S. Highway 75 (and Commonly Known as 730 W. Exchange Parkway). (ZN-072221-0012) [Walmart - Building Elevations]

Executive Session (As needed)

As authorized by Section 551.071(2) of the Texas Government Code, this meeting may be convened into closed Executive Session for the purpose of seeking confidential legal advice from the City Attorney on any agenda item listed herein.

Adjournment

This notice was posted at Allen City Hall, 305 Century Parkway, Allen, Texas, at a place convenient and readily accessible to the public at all times. Said notice was posted on Friday, August 13, 2021 at 5:00 p.m.

Shelley B. George, City Secretary

Allen City Hall is wheelchair accessible. Access to the building and special parking are available at the entrance facing Century Parkway. Requests for sign interpreters or special services must be received forty-eight (48) hours prior to the meeting time by calling the City Secretary at 214-509-4105.

PLANNING AND ZONING COMMISSION AGENDA COMMUNICATION
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AGENDA DATE:

August 17, 2021

SUBJECT:

Receive the Director's Report on Action Taken on the Planning and Zoning Commission Items by City Council at the August 10, 2021, Regular Meeting.

STAFF RESOURCE:

Marc Kurbansade, AICP
Director of Community Development

BACKGROUND

At the August 10, 2021 meeting, the City Council approved the requests to:

- Establish a Planned Development Zoning District pertaining to signage for Turrentine Jackson Morrow;
- Amend a Planned Development Zoning District pertaining to temporary events for Marriott; and
- Amend the Allen Land Development Code.

PLANNING AND ZONING COMMISSION AGENDA COMMUNICATION

AGENDA DATE:

August 17, 2021

SUBJECT:

Approve Minutes from the August 3, 2021, Planning and Zoning Commission Regular Meeting.

STAFF RESOURCE:

Rolandrea Russell
Planner

ATTACHMENTS:

Minutes from the August 3, 2021 Planning and Zoning Commission Meeting

PLANNING AND ZONING COMMISSION
REGULAR MEETING
AUGUST 3, 2021

ATTENDANCE:

Commissioners Present:

Ben Trahan, Chair
Stephen Platt, Jr., 1st Vice-Chair
Dan Metevier, 2nd Vice-Chair
Elias Shaikh

Commissioners Absent:

Jeff Burkhardt
John Ogrizovich
Michael Smiddy

City Staff Present:

Marc Kurbansade, AICP, Director of Community Development
Kevin Bates, PE, CFM, Engineering Program Manager
Brian Bristow, RLA, RAS, LI, Assistant Director of Parks and Recreation
Joseph Cotton, PE, CFM, Assistant Director of Engineering
Hayley Angel, AICP, Planning Manager
Rolandrea Russell, Planner
Jessica Johnsen, Planner
Kevin Laughlin, City Attorney

Call to Order and Announce a Quorum is Present:

With a quorum of the Commissioners present, Chair Trahan called the meeting to order at 7:00 p.m. in the City Hall Council Chambers Room at Allen City Hall, 305 Century Parkway, Allen, Texas, 75013.

Directors Report

1. The Director of Community Development noted that no Planning & Zoning items were taken to City Council at the July 27, 2021, Regular Meeting.

Consent Agenda (*Routine P&Z business. Consent Agenda is approved by a single majority vote. Items may be removed for open discussion by a request from a Commission member or member of staff.*)

2. Approve Minutes from the July 20, 2021, Planning and Zoning Commission Workshop Meeting.
3. Approve Minutes from the July 20, 2021, Planning and Zoning Commission Regular Meeting.

Motion: **Upon a motion by 2nd Vice-Chair Metevier, and a second by Commissioner Shaikh, the Commission voted 4 IN FAVOR, and 0 OPPOSED to approve the Consent Agenda, as presented.**

The motion carried.

Regular Agenda

4. Public Hearing - Conduct a Public Hearing and Consider a Request for a Specific Use Permit SUP for a Fitness and Health Center Use for 2,353± Square Foot Portion of a Building Located on Lot 1A, Eagle Plaza Shopping Center; Generally Located Directly South of Main Street and Approximately 186± Feet East of Jupiter Road (and Commonly Known as 602 E. Main Street). (SUP-061121-0003) [Vibe Yoga]

Ms. Russell, Planner, presented the item to the Commission.

Ms. Russell noted that the Specific Use Permit meetings the requirements of the Allen Land Development Code. She noted that staff is in support of the agenda item.

Chair Trahan opened the public hearing.

With no one speaking, Chair Trahan closed the public hearing.

The Commission discussed the parking agreement.

Motion: **Upon a motion by 2nd Vice-Chair Metevier, and a second by 1st Vice-Chair Platt, the Commission voted 4 IN FAVOR, and 0 OPPOSED to recommend approval of an ordinance granting a Specific Use Permit for a Fitness and Health Center use on Lot 1A, Eagle Plaza Shopping Center, subject to the development regulations and SUP Site Plan, as presented.**

The motion carried.

5. Public Hearing - Conduct a Public Hearing and Consider a Request to Amend the Development Regulations of Planned Development No. 134A with a Base Zoning of Mixed Use for Lot 1, Block A; Lots 1 and 2 Block B; Lot 1, Block C; Lots 1- 3, Block D; Lots 1-4, Block E; Lot 1, Block F; Lot 1, Block G; Lot 1, Block H; Lot 1, Block I; Lot 1, Block J; Lot 1, Block K; Lot 1, Block N; Lots 1 and 2, Block X, The Farm and Generally Located at the Southeastern Corner of the Intersection of State Highway 121 and Alma Drive. (ZN-062521-00008) [The Farm]

Mr. Kurbansade, Director of Community Development, presented the request by the applicant to postpone the agenda item to the September 7th Planning and Zoning Commission meeting.

Chair Trahan opened the public hearing.

Chair Trahan mentioned receipt of the following letter in support of this item:

- P. Bush Elvin Property Co. Ltd, 1101 CR 149, Stacy Road, Allen, TX

Motion: **Upon a motion by 2nd Vice-Chair Metevier, and a second by Commissioner Shaikh, the Commission voted 4 IN FAVOR, and 0 OPPOSED to continue the public hearing for Agenda Item No. 5 to date certain September 7, 2021 Planning and Zoning Commission Regular Meeting.**

The motion carried.

6. Public Hearing - Conduct a Public Hearing and Consider a Request to Establish a Planned Development Zoning District with a Base Zoning of Light Industrial and to Adopt a Zoning Exhibit, Concept Plan, Landscape Plan, and Elevations for Lot 1, Block 3, Millennium Business Park, Generally Located on the east side of Century Parkway, approximately 525 feet south of the intersection of Century Parkway and Butler Drive (and Commonly Known as 415 Century Parkway). (ZN-062521-0009) [Credit Union of Texas]

Mr. Kurbansade, Director of Community Development, presented the item to the Commission.

Mr. Kurbansade stated that staff is in support of the agenda item.

Chair Trahan opened the public hearing.

Maxwell Fisher, Applicant, 2595 Dallas Parkway, Frisco, TX, and James Post, Applicant, 900 W. Bethany Dr. Allen, TX gave a brief presentation and overview of the project.

Chair Trahan mentioned receipt of the following letter in support of this item:

- Kenneth Shaw, 415 Century Parkway, Allen, TX

Chair Trahan closed the public hearing.

The Commission discussed the following:

- City enforcement of flatbed trucks and outside storage of vehicle inside fenced area;
- Potential functionality as an additional Credit Union of Texas branch; and
- Maximum car capacity inside the building.

Motion: **Upon a motion by Commissioner Shaikh, and a second by 1st Vice-Chair Platt, the Commission voted 4 IN FAVOR, and 0 OPPOSED to recommend approval of the request to establish a Planned Development Zoning District with a base zoning of Light Industrial and to adopt a Zoning Exhibit, Concept Plan, Landscape Plan, and Elevations for Lot 1, Block 3, Millennium Business Park, as presented.**

The motion carried.

7. Public Hearing - Conduct a Public Hearing and Consider a Request to Amend the development Regulations of Planned Development No. 58 with a Base Zoning of Shopping Center and to Adopt a Zoning Exhibit, Concept Plan, and Elevations for Lots 6A and 6B, Block A, CLA Allen Addition; Generally Located at the Northeastern Corner of the Intersection of Exchange Parkway and U.S. Highway 75. (ZN-060421-0005) [Exchange Business Center]

Ms. Angel, Planning Manager, presented the item to the Commission.

Ms. Angel stated that staff is in support of the agenda item.

Chair Trahan opened the public hearing.

The following individual spoke in opposition of the project:

- Helen Du, 1220 N. Central Expwy, Allen, TX, Owner of La Quinta Inn

Doug Weaver, Applicant, 4444 Felix Way, Frisco, TX gave a brief description of the project.

With no one else speaking, Chair Trahan closed the public hearing.

The Commission discussed the following:

- Access to the site;
- Screening requirements;
- Proposed definition of the office-showroom/warehouse;
- Building height of the property and adjacent properties;
- Proposed and allowed uses;
- Noise concerns; and
- Timing of traffic improvements.

Motion: Upon a motion by 1st Vice-Chair Platt, and a second by 2nd Vice-Chair Metevier, the Commission voted 4 IN FAVOR, and 0 OPPOSED to recommend approval of the request to amend the Development Regulations of Planned Development No. 58 with a base zoning of Shopping Center and to adopt a Concept Plan and Building Elevations for Lots 6A and 6B, CLA Allen Addition, as presented.

The motion carried.

8. Public Hearing - Conduct a Public Hearing and Consider the Proposed Amendments to the Allen Land Development Code to Amend Section 6.03.2, "Private Clubs," and Section 6.03.5, "Restaurants with food and beverage certificates - Geographic Locations," by Allowing Drive-Through Service for Off-Premise Consumption of Alcoholic Beverages, and to Amend Section 6.06.11, "Solar Panels," to Amend Provisions Relating to Installation of Solar Panel Systems to Conform to State Law. [State Law Updates]

Ms. Angel, Planning Manager, presented the item to the Commission.

Ms. Angel stated that staff is in support of the agenda item.

Chair Trahan opened the public hearing.

With no one speaking, Chair Trahan closed the public hearing.

The Commission discussed the effective dates of the state laws.

Motion: Upon a motion by 2nd Vice-Chair Metevier, and a second by Commissioner Shaikh, the Commission voted 4 IN FAVOR, and 0 OPPOSED to recommend approval of the proposed amendments to the Allen Land Development Code.

The motion carried.

9. 2022-2026 Capital Improvement Program Presentation.

Mr. Bates, Program Manager for the Engineering Department and Mr. Bristow, Assistant Director of Parks and Recreation, presented the item to the Commission.

The Commission discussed signal improvements.

Motion: Upon a motion by 1st Vice-Chair Platt, and a second by Commissioner Shaikh, the Commission voted 4 IN FAVOR, and 0 OPPOSED to recommend approval of the 2022-2026 Capital Improvement Program.

The motion carried.

Executive Session (*As needed*)

The Executive Session was not held.

Adjournment

The meeting adjourned at 8:56 p.m.

These minutes approved this _____ day of _____ 2021.

Ben Trahan, Chair

Rolandrea Russell, Planner

PLANNING AND ZONING COMMISSION AGENDA COMMUNICATION

AGENDA DATE: August 17, 2021

SUBJECT: Receive Capital Improvement Plan (CIP) Status Report.

STAFF RESOURCE: Chris Flanigan, PE
Director of Engineering

BACKGROUND

Every month the Engineering Department will provide a status update of the City's Capital Improvement projects.

ATTACHMENTS:

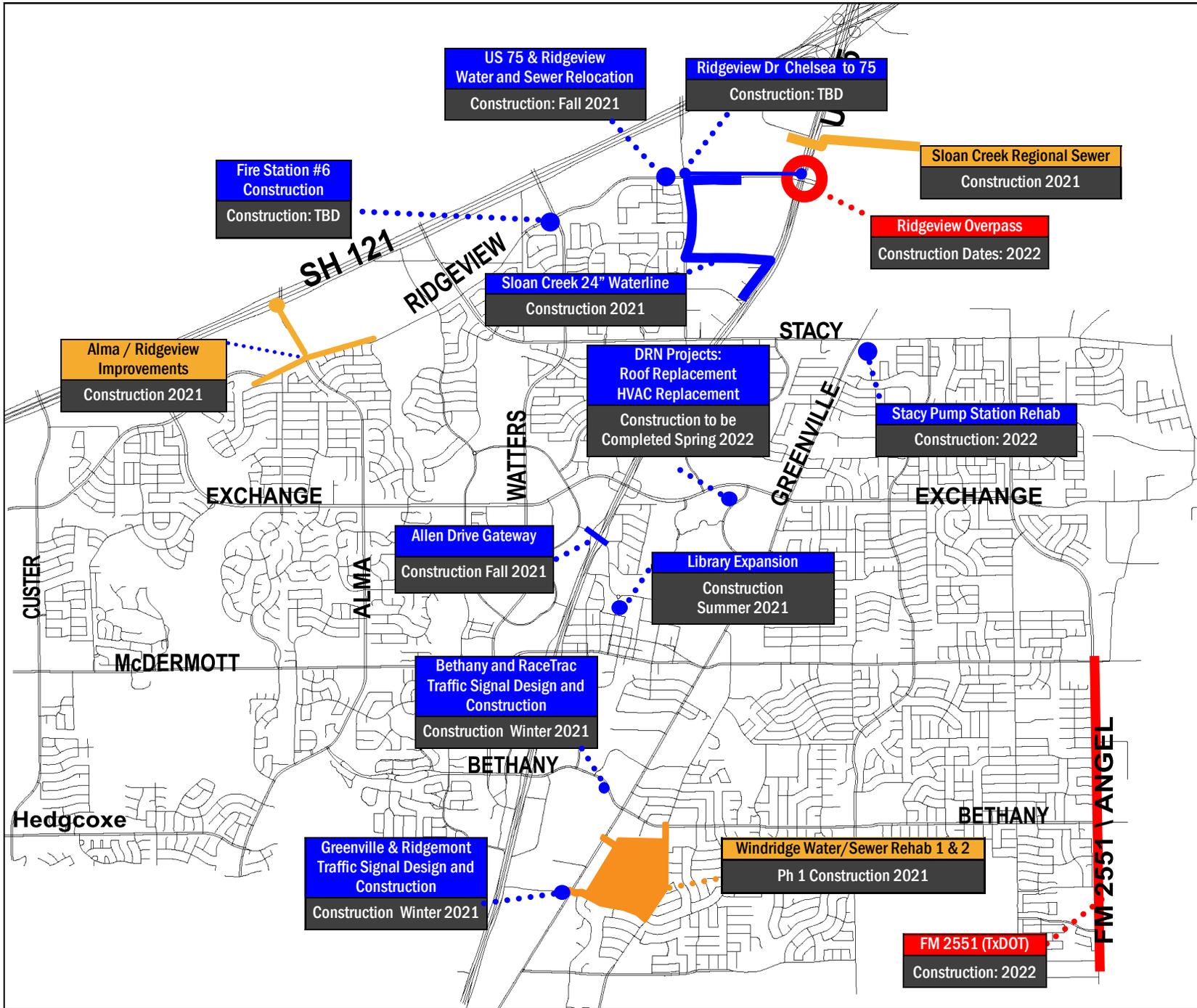
CIP Report through August 2021

ENGINEERING CIP REPORT - AUGUST 2021

		PROJECT		STATUS / COMMENTS	CONST. DATES	
ROADWAY	CITY	1	Allen Drive Gateway Project (US 75 Interchange)	ST1903	The Consultant, Huitt Zollars submitted Bid plans to TxDOT and the City. Staff is working with TxDOT to get the project ready to bid for construction advertisement.	Fall 2021
		2	Bethany and Racetrac Traffic Signal Design and Construction	ST2108	Contract executed with Kimley Horn to design the traffic signal and eastbound Bethany right turn bay.	Construction Winter 2021
		3	Greenville and Ridgemont Traffic Signal Design and Construction	ST2107	Contract executed with Kimley Horn to design the traffic signal.	Construction Winter 2021
		4	Ridgeview Drive Chelsea to US75	ST2000	The consultant, BW2 submitted plans for review by City Staff and comments returned. BW2 working on addressing comments for the next submittal	TBD
		5	Alma/Ridgeview	ST2004	Contract with Ed Bell approved by City Council June 8th. A Notice to Proceed will be issued August 9, 2021.	Construction Spring 2021
		6	2021 Street and Alley Rehabilitation (Various Locations)	ST2106	Construction began June 14. Two locations completed, 3 locations under construction	Late Spring 2021
	OTHERS	7	FM 2551 (Main - Parker Rd)	ST0316 TXDOT	Design of widening to 6-lanes. Utility relocation meetings ongoing with all franchise utilities. NTMWD is committed to relocating by Summer of 2022	Construction TBD
		8	Ridgeview / US 75 Overpass	TXDOT	TxDOT has submitted 100% utility plans to franchise for relocation. TxDOT plans to have all ROW acquired by August 2021 and Ready to Let moved to September 2022 due to land acquisition.	Construction 2022
UTILITIES & DRAINAGE	9	Windridge Water & Sanitary Sewer Rehabilitation, PH 1 & 2	WA1901	Phase 1: Sanitary sewer crews are prepping for sewer work on Jupiter. Water crews are working on Northridge. Phase 2: Advertised June 24. Bids opened July 22.	Construction 2021	
	10	Sloan Creek Regional Sewer	WA1904	The Trunk Sewer project is under construction. The bore underneath 75 has been completed. The contractor is installing the sewer west of US 75 and placing the bridge for the access road.	Complete Dec 2021	
	11	Stacy Pump Station Rehab	WA1906	Project will be advertised for Construction in Sept of 2021. This delay was caused by a long material lead time and The Pump Station being offline between Nov-Feb and NTMWD project starting up at the same site.	Construction 2022	
	12	Sloan Creek 24" Water	WA2001	The Consultant, Teague Nall and Perkins is working on 90% plans based on comments from the 60% plans. Staff is working with TNP to design Streetlights on Chelsea to prevent potential impacts to the 24" waterline in the future.	Construction 2021	
	13	Advanced Meter Infrastructure (AMI) Planning and Implementation	WA2002	The staff committee has selected the Advanced Meter Infrastructure (AMI) vendor and are working to finalize the contract. Once finalized, staff will present to council for approval.	TBD	
	14	US75 and Ridgeview Water and Sewer Relocation	WA2102	Consultant, Birkhoff Hendricks and Carter is working to get project ready for construction.	Construction Fall 2021	
FACILITIES	15	Fire Station #6	PS1901	100% Construction Drawings Received. Shovel ready for construction.	TBD	
	16	City Hall Waterproofing	PF2004	Construction begun July 27th. To be finished in Late October	Construction June 2021	
	17	Facility Metal Repair	P02010	Repaint of the exterior metal at several city facilities. Bidding initiated, Expected to go to October Council meeting for approval.	TBD	
	18	Facility Duct Cleaning	P02101	Duct Cleaning underway, completed City Hall and Service Center, cleaning MCPAR and Library, to be completed at end of June.	Completed	
	19	DRN HVAC Replacement	PF2101	Replace the failing HVAC system for the pools at the Natatorium. Engineer hired to design new roof as well as mechanical, electrical, & plumbing systems.	Construction Winter 2021	
	20	DRN Roof Replacement	PF2102	Contract with Heritage One approved at June 8th meeting. Construction to begin November 2021.	Construction Fall 2021	
	21	Library Expansion	LB1901	Hiddell Architects has been gathering data, meeting with focus groups and the Steering Committee. A survey has now been made public to solicit feedback. All of this effort is intended to define the scope of the facility expansion, within budget.	Construction Summer 2021	

■ CONSTRUCTION
 ■ DESIGN
 ■ DESIGN (BY OTHERS)
 ■ CONSTRUCTION (BY OTHERS)
 ■ FUTURE

ENGINEERING CIP MONTHLY REPORT



AUGUST 2021

- CONSTRUCTION
- DESIGN
- CONSTRUCTION (By Others)
- DESIGN (By Others)
- FUTURE

ENGINEERING DEPARTMENT
214.509.4576

DIRECTOR:
CHRIS FLANIGAN



PLANNING AND ZONING COMMISSION AGENDA COMMUNICATION

AGENDA DATE: August 17, 2021

SUBJECT: Conduct a Public Hearing and Consider a Request to Amend the Development Regulations of a Portion of Tract 1 for Planned Development No. 54 with a Base Zoning of Corridor Commercial and to Adopt Building Elevations for Lot 1, Block A, Wal-Mart Supercenter Addition; Generally Located at the Northwestern Corner of the Intersection of Exchange Parkway and U.S. Highway 75 (and Commonly Known as 730 W. Exchange Parkway). (ZN-072221-0012) [Walmart - Building Elevations]

STAFF RESOURCE: Hayley Angel, AICP
Planning Manager

PREVIOUS COMMISSION/COUNCIL ACTION: Planned Development No. 54 - Approved May, 1993
Planned Development No. 54 - Approved July, 1999
General Development Plan - Approved November, 2006
General Development Plan - Approved September, 2009
Preliminary Plat - Approved October, 2010
Final Plat - Approved April, 2010
Specific Use Permit - Approved December, 2013

LEGAL NOTICES: Public Hearing Sign - Installed August 6, 2021
Property Owner Notices - Mailed August 6, 2021

ANTICIPATED COUNCIL DATE: September 14, 2021

BACKGROUND

The property is located at the northwestern corner of the intersection of U.S. Highway 75 and Exchange Parkway. The properties to the north are zoned Planned Development No. 54 (PD-54) with a base zoning of Corridor Commercial (CC), Planned Development No. 132 with a base zoning of CC, and Planned Development No. 118 with a base zoning of Single-Family Residential (R-7). The properties to the west are zoned Planned Development No. 108 with a base zoning of Mixed Use. The properties to the south (across Exchange Parkway) and east are zoned PD-54 with a base zoning of CC. The properties farther east (across U.S. Highway 75) are zoned Planned Development No. 58 with a base zoning of Shopping Center.

The property is currently zoned PD-54 with a base zoning of CC. In July 1999, City Council approved a Planned Development Amendment adopting development regulations, Concept Plan, Landscape Plan, and Elevations for Walmart. The applicant is requesting to amend the development regulations and building elevations.

The proposed changes to the elevations do not include building materials or changes in architectural style; they only include change to the paint colors. The ordinance adopted in 1999 reads, in part, "... color architectural renditions of the exterior building elevations must be approved by the City Council prior... to the issuance of any building permit." While paint color is not typically regulated, this language does require regulation of paint color. The proposed development regulations remove the language and replace it with the requirement that the building be in general conformance with the proposed building elevations. This proposed language would remove the requirement for the applicant to receive City Council approval for minor changes, such as paint color, while preserving the ability to regulate architectural style.

Staff has reviewed the request and determined that it is compatible with similar developments in the City.

STAFF RECOMMENDATION

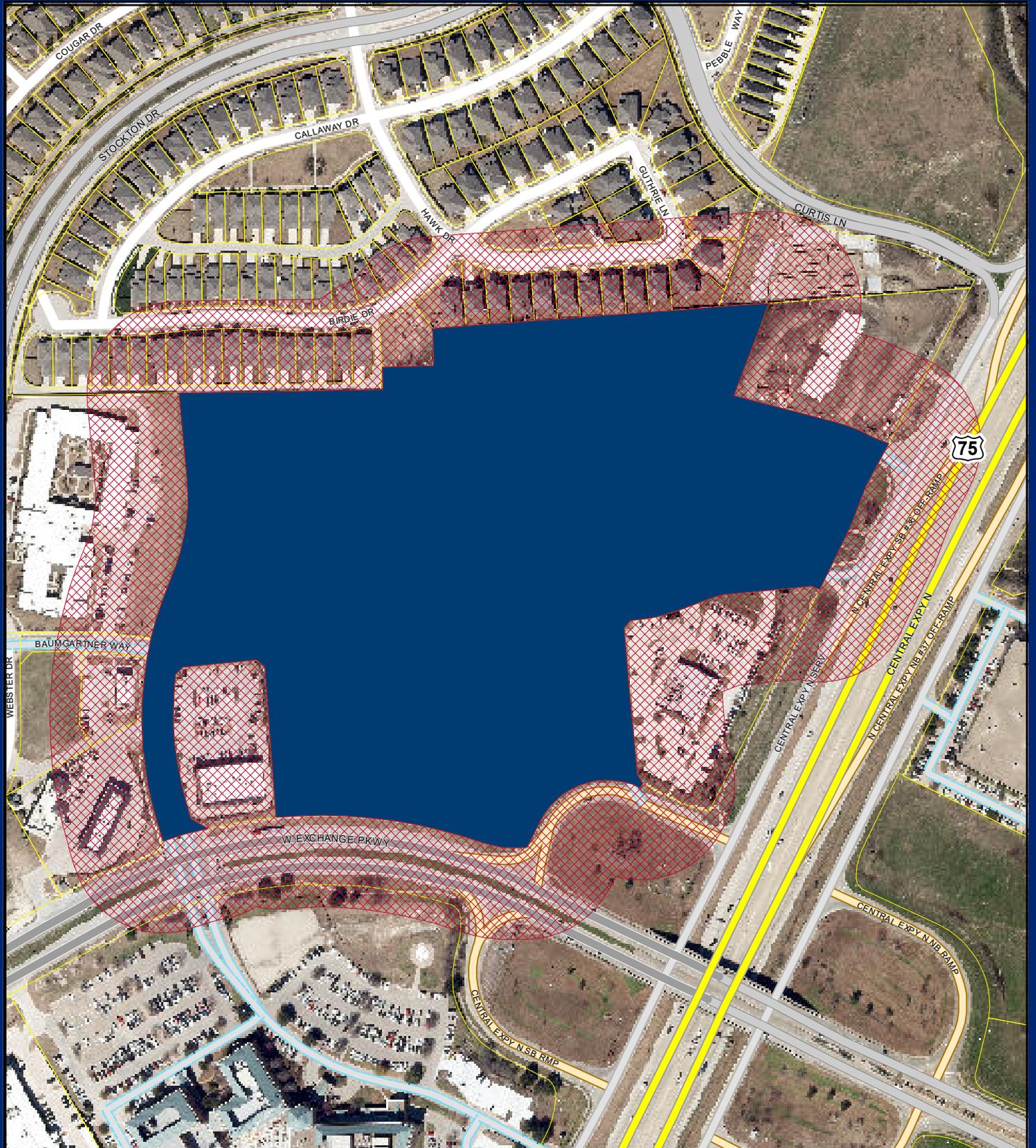
Staff recommends approval.

MOTION

I move to recommend approval of the request to amend the development regulations for a portion of Tract 1 of Planned Development No. 54 with a base zoning of Corridor Commercial and to adopt Building Elevations, as presented.

ATTACHMENTS:

Property Notification Map
Draft Ordinance

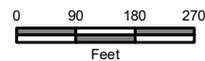


Location Map

Walmart
730 W Exchange Pkwy

Map Legend

-  Buffer
-  Subject Property
-  CollinCAD Parcels



Community Development - Planning

Date Saved: 6/2/2021

NOTE: This map is only for illustration purpose only, please contact the City of Allen Planning & Development Department for specific rules and regulations.



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 ORDINANCE NO. 1747-7-99 ADOPTING DEVELOPMENT REGULATIONS FOR A PORTION OF TRACT 1 OF PLANNED DEVELOPMENT PD NO. 54 WITH A BASE ZONING OF CORRIDOR COMMERCIAL “CC” , RELATING TO THE DEVELOPMENT AND USE OF LOT 1, BLOCK, WAL-MART SUPERCENTER ADDITION; 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 follows Ordinance No.1747-7-99 adopting regulations of Planned Development “PD” No. 54 Corridor Commercial “CC” relating to the development and use of property described as Lot 1, Block A, Wal-Mart Supercenter Addition, an addition to the City of Allen, Collin County, Texas, according to the plat thereof recorded in Volume 2010, Page 127, Plat Records, Collin County, Texas (being a portion of “Tract 1” in Planned Development No. 54 established by Ordinance No. 1172-5-93):

A. Section 2 of Ordinance No. 1747-7-99 is amended to read as follows:

SECTION 2. The Property (as described in Exhibit “M” attached hereto) shall be developed and used in accordance with the applicable provisions of the Allen Land Development Code, as amended (“ALDC”) and the Development Regulations attached hereto as Exhibit “N” attached hereto and incorporated herein by reference, and in general conformance with the Concept Plan, Landscape Plan, and Elevations, attached hereto as Exhibits “O,” “P,” and “Q”, respectively, and incorporated herein by reference.”

B. Exhibit “Q” to Ordinance No. 1747-7-99 is amended to read as set forth in Attachment 1 attached hereto and incorporated herein by reference.

SECTION 2. 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 described in Exhibit “M” to Ordinance No. 1747-7-99 and which are not expressly amended by this Ordinance, the provisions of this Ordinance shall be controlling.

SECTION 3. 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 4. 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 5. 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 6. 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 24th DAY OF AUGUST 2021.

APPROVED:

Kenneth M. Fulk, MAYOR

APPROVED AS TO FORM:

ATTEST:

Peter G. Smith, CITY ATTORNEY
(kbl:8-11-2021:124100)

Shelley B. George, TRMC, CITY SECRETARY

