

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 GRANTING SPECIFIC USE PERMIT NO. 179 AUTHORIZING LOT 1R1, BLOCK D, BRAY CENTRAL ONCE ADDITION, PRESENTLY ZONED AS PLANNED DEVELOPMENT PD NO. 54 CORRIDOR COMMERCIAL “CC” ZONING DISTRICT, TO BE USED FOR A FITNESS AND HEALTH CENTER; PROVIDING 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, the City Council has concluded that the Allen Land Development Code Zoning Regulations and Zoning Map of the City of Allen, Texas, as previously amended, should be further amended as follows.

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, be amended by granting Specific Use Permit No. 179 for Lot 1R1, Block D, Bray Central One Addition, an addition to the City of Allen, Collin County, Texas, according to the plat thereof recorded in Book P, Slide 142, Map Records, Collin County, Texas (the “Property”), presently zoned Corridor Commercial “CC” Zoning District, to be used for a Fitness and Health Center subject to Section 2, below.

SECTION 2. The Property shall be used only in the manner and for the purposes provided for in the Allen Land Development Code Zoning Regulations, as heretofore amended, with respect to property located in a Corridor Commercial “CC” Zoning District, and, if developed and used for a Fitness and Health Center, shall be subject to the following special conditions:

- A.** The Property shall be developed as shown on the SUP Site Plan attached hereto as Exhibit “A” and incorporated herein by reference; and
- B.** Only UFC Fit, or a legal entity owned or controlled by Allen Fitness, LP, is authorized by this Ordinance to use the Property for a Fitness and Health Center use.

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 23RD DAY OF FEBRUARY 2021.

APPROVED:

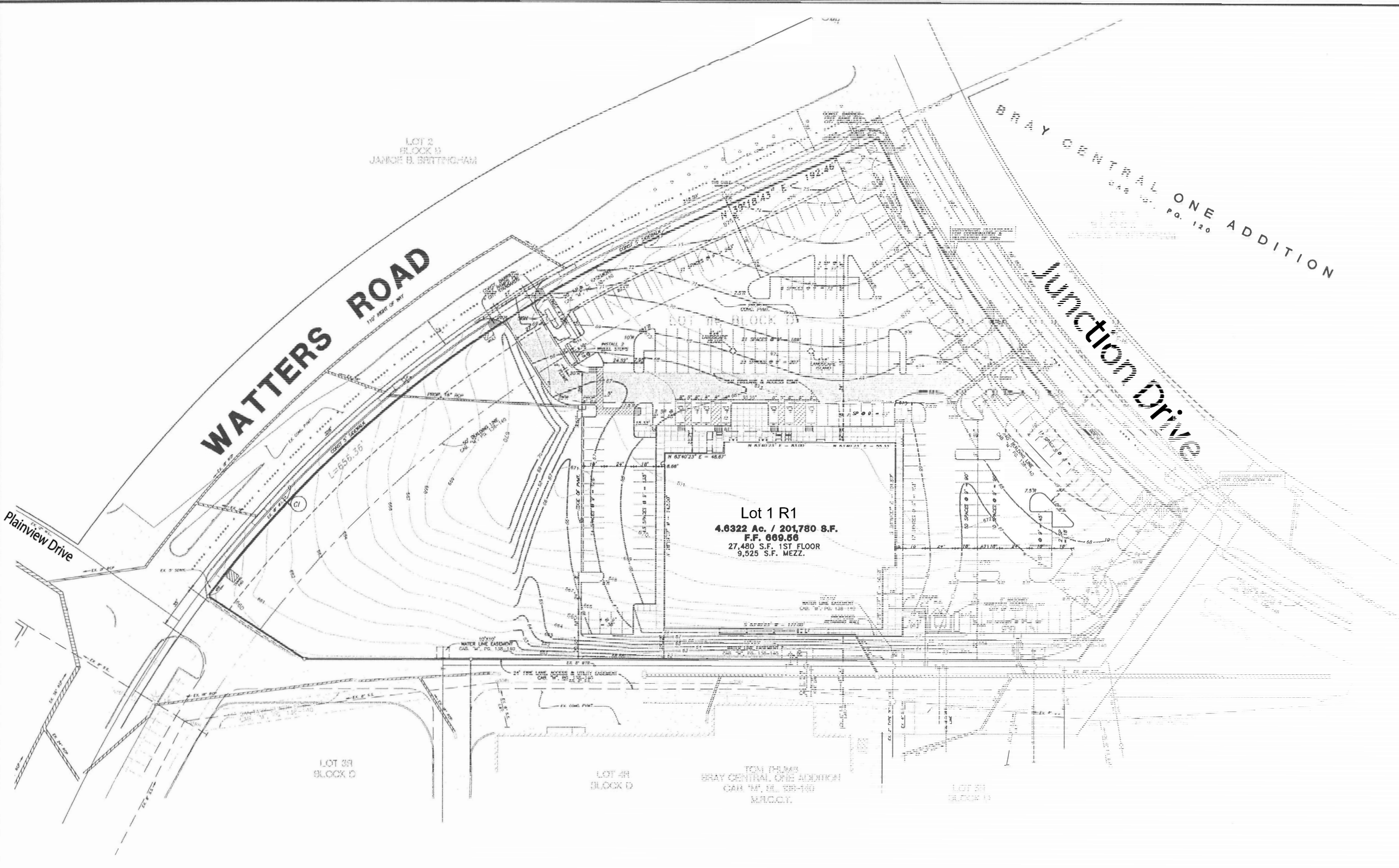
Kenneth M. Fulk, MAYOR

APPROVED AS TO FORM:

ATTEST:

Peter G. Smith, CITY ATTORNEY
(kbl:2/4/2021:120507)

Shelley B. George, TRMC, CITY SECRETARY



- LEGEND
- F.H. FIRE HYDRANT
 - C.H. CHISELED "X" SET
 - I.R. IRON ROD FOUND (SITE AS NOTED)
 - U.P. UNDERGROUND UTILITY POLE W/ CUT
 - L.P. LIGHT POLE
 - S.W. SAN. SW. CLEAN OUT
 - G.V. GAS VALVE
 - W.V. WATER VALVE
 - T. TREE
 - EXISTING CONTOURS
 - PROPOSED CONTOURS
 - PROPOSED TOP OF PAVEMENT ELEVATION
 - PROPOSED GUTTER ELEVATION
 - PROPOSED TOP OF CURB & GUTTER ELEVATION
 - EXISTING PAVEMENT ELEVATION
 - SAWCUT AND REMOVE EXISTING PAVEMENT AND/OR SIDEWALK
 - EXIST. STORM SEWER
 - PROPOSED STORM SEWER
 - EXIST. VALVE
 - PROPOSED VALVE
 - EXIST. WATER LINE
 - PROPOSED WATER LINE
 - EXIST. SANITARY SEWER
 - PROPOSED SANITARY SEWER
 - PROPOSED ELECTRICAL TRANSFORMER

L1 R1, Block D Tabulations

SITE AREA:	201,780 S.F. ± 4.6322 ACRES
ZONING:	PD-54 CC
PROPOSED USE:	Fitness Center
BUILDING AREA:	37,005 S.F.
BLDG / SITE RATIO:	18.34%
BUILDING HEIGHT:	TWO STORY
PARKING REQUIRED:	37,005 S.F. @ 1/200 = 186 SPACES
RETAIL:	
TOTAL PARKING REQUIRED:	186 SPACES
TOTAL PARKING SHOWN:	214 SPACES
HANDICAP PARKING REQUIRED:	3 SPACES
HANDICAP PARKING SHOWN:	7 SPACES
INTERIOR LANDSCAPING REQUIRED:	221 SP. ± 15 S.F. ± 3,310 S.F.
INTERIOR LANDSCAPING PROVIDED:	30,503 S.F.
IMPERVIOUS SURFACE:	134,272 S.F.



OWNER/DEVELOPER:
ALLEN FITNESS L.P.
1748 WEST KATELLA AVE., SUITE 208
ORANGE, CALIFORNIA 92667
CONTACT: J. MICHAEL MOORE
(714) 518-2444
FAX: (714) 518-2442

CIVIL ENGINEER:
LAWRENCE A. CATES & ASSOCIATES, INC.
14200 MIDWAY ROAD, SUITE 122
DALLAS, TEXAS 75244
CONTACT: LAWRENCE A. CATES P.E.
(972) 385-2272
FAX: (972) 980-1627

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY LAWRENCE A. CATES, P.E. 41838 ON 4/15/01



BENCHMARK:
SQUARE CUT FOUND ON CONCRETE BASE OF TRANSMISSION TOWER ON THE WEST SIDE OF US HWY. 75 SERVICE ROAD, 1300' +/- NORTH OF C/L McDERMOTT DRIVE.
ELEV. = 678.86

BENCHMARK:
CHISELED SQUARE ON NORTH END OF EAST HEADWALL OF CULVERT ON SOUTHERN PACIFIC RAILROAD CULVERT BEING APPROXIMATELY 3000 NORTH OF MAIN ST. (F.M. 2170)
ELEV. = 633.34

04-4-02 REVISED LANDSCAPING 11-19-02 REVISED PER CITY COMMENTS 12-18-02 ISSUED FOR CITY REVIEW 12-07-02 ISSUED FOR BIDS DATE: 11/15/01						
SUP SITE PLAN						
UFC GYM						
L1 R1, Block D, Bray Central One Addition						
THE CITY OF ALLEN, TEXAS						
LAWRENCE A. CATES & ASSOC., INC. CONSULTING ENGINEERS DALLAS, TEXAS						
DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
LAC	JC	11-9-01	1"=40'	D.P.	20033 SITE	C-1