

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. 180 AUTHORIZING AN APPROXIMATELY 6,493± SQUARE FOOT PORTION OF A BUILDING LOCATED ON LOT 7A-1, BLOCK A, THE VILLAGE AT ALLEN, PRESENTLY ZONED FOR PLANNED DEVELOPMENT “PD” NO. 73 SHOPPING CENTER “SC” TO BE USED FOR A RESTAURANT/PRIVATE CLUB USE; PROVIDING A CONFLICTS RESOLUTION CLAUSE; REPEALING ORDINANCE NO. 3582-6-18; 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 Zoning Map of the City of Allen, Collin County, Texas, be amended by granting Specific Use Permit No. 180 authorizing an approximately 6,493± square foot portion of a building located on Lot 7A-1, Block A, The Village at Allen, an addition to the City of Allen, Collin County, Texas, according to the Plat recorded in Volume 2009, Page 76, Plat Records, Collin County, Texas, as shown on Exhibit “A” attached hereto and incorporated herein by reference (“the Property”), which is presently zoned for Planned Development “PD” No. 73 Shopping Center “SC” to be used for a Restaurant/Private Club use.

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, and the use and development regulations of Planned Development “PD” No. 73 as amended, and, if developed and used for Restaurant/Private Club purposes, shall be subject to the following special conditions:

- A. The Specific Use Permit granted hereby is expressly limited to the area of the Property shown in the SUP Site Plan attached hereto as Exhibit “A” and incorporated herein by reference.
- B. Only BLH Acquisition Co., LLC, d/b/a Bar Louie, or a legal entity owned or controlled by BLH Acquisition Co., LLC, are authorized by this Ordinance to use the Property for a Restaurant/Private Club use. Notwithstanding the foregoing to the contrary, it shall not be a violation of this ordinance if a third party holds the Private Club Permit issued by the Texas Alcoholic Beverage Commission for purposes of operating a Private Club on the Property pursuant to Chapter 32 of the Texas Alcoholic Beverage Code, as amended, if, and only if, the Property is at all times also operated as a restaurant.

- C. Any outdoor space or patio must be physically connected to the main dining room through a door or other passageway providing ingress and egress by customers between the main dining room and the outdoor space or patio.

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. Ordinance No. 3582-6-18 is hereby repealed.

SECTION 5. 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 6. 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 7. 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 8. 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 25TH DAY OF MAY 2021.

APPROVED:

Kenneth M. Fulk, MAYOR

APPROVED AS TO FORM:

ATTEST:

Peter G. Smith, CITY ATTORNEY
(kbl:4/26/21:1221)

Shelley B. George, TRMC, CITY SECRETARY

TABULATION

RETAIL

ANCHORS:	271,367 SF
MAJORS:	292,576 SF ⁽¹⁾
IN-LINE RETAIL:	336,071 SF ⁽¹⁾
RESTAURANTS:	129,191 SF
TOTAL RETAIL:	1,029,205 SF ⁽²⁾

PARKING REQUIRED:	
RETAIL PARKING @ 4.5/1000 :	4,050 CARS
RESTAURANT PARKING @ 10/1000 :	1,292 CARS
TOTAL PARKING REQUIRED:	5,342 CARS

PARKING PROVIDED :	5,413 CARS
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HOTEL

ROOMS:	220 ROOMS
CONFERENCE CENTER (NET USABLE AREA):	15,000 SF

PARKING REQUIRED:	350 CARS
PARKING PROVIDED :	350 CARS

EVENTS CENTER

	6,275 SEATS
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PARKING REQUIRED :	2,300 CARS
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FUTURE OFFICE: NORTH	200,000 SF
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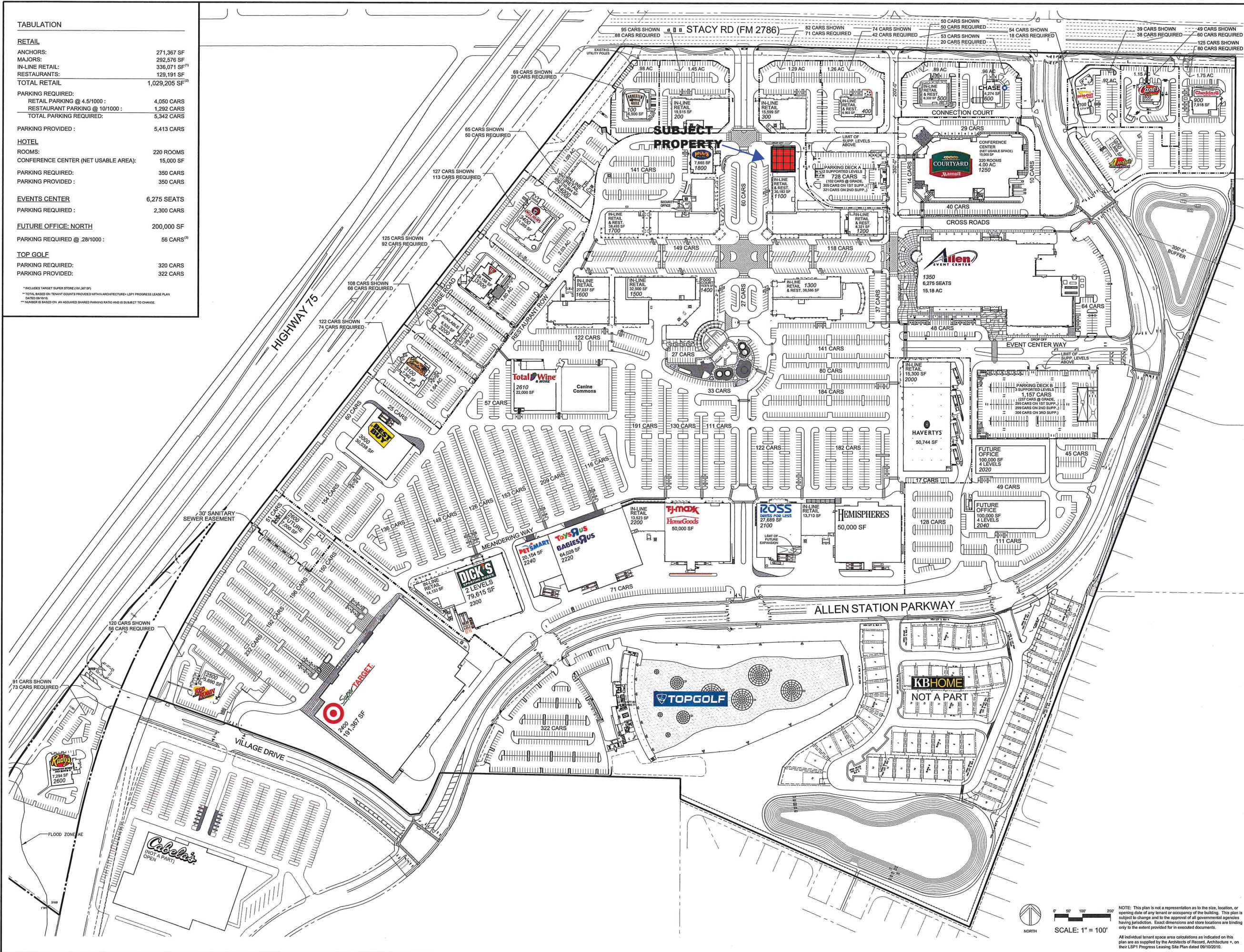
PARKING REQUIRED @ .28/1000 :	56 CARS ⁽³⁾
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TOP GOLF

PARKING REQUIRED:	320 CARS
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PARKING PROVIDED:	322 CARS
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⁽¹⁾ INCLUDES TARGET SUPER STORE (191,367 SF)
⁽²⁾ TOTAL BASED ON TENANT COUNTS PROVIDED WITHIN ARCHITECTURE+LSP1 PROGRESS LEASE PLAN DATED 09/10/10
⁽³⁾ NUMBER IS BASED ON AN ASSUMED SHARED PARKING RATIO AND IS SUBJECT TO CHANGE



NO.	DATE	COMMENTS
1		
2		
3		

DRAWN BY: JPRA	
CHECKED BY: JPRA	
DATE: 10/13/10	
SCALE: 1" = 100'-0"	

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05-09-17

THE VILLAGE AT ALLEN
ALLEN, TX

SITE PLAN
SP-51

NOTE: This plan is not a representation as to the size, location, or opening date of any tenant or occupancy of the building. This plan is subject to change and to the approval of all governmental agencies having jurisdiction. Exact dimensions and store locations are binding only to the extent provided for in executed documents.
All individual tenant space area calculations as indicated on this plan are as supplied by the Architects of Record, Architecture +, on their LSP1 Progress Leasing Site Plan dated 09/10/2010.