ODDINA	NCE NO	
UKDINA	NCE 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. 165 FOR A MINOR AUTOMOTIVE REPAIR USE FOR LOT 5, BLOCK A, LYRICK ADDITION (COMMONLY KNOWN AS 802 S. GREENVILLE AVENUE), PRESENTLY ZONED FOR PLANNED DEVELOPMENT NO. 131 SHOPPING CENTER "SC"; ADOPTING A SITE PLAN, LANDSCAPE PLAN, AND BUILDING ELEVATIONS; 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, 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 Zoning Map of the City of Allen, Collin County, Texas, be amended by granting Specific Use Permit No. 165 for Minor Automotive Repair use for Lot 5, Block A, Lyrick Addition, City of Allen, Collin County, Texas, according to the plat thereof recorded in Cabinet C, Slide 764, Map Records, Collin County, Texas, ("the Property") (commonly known as 802 S. Greenville Avenue, Allen, Texas), which is presently zoned as Planned Development No. 131 Shopping Center "SC" ("PD-131").

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 and PD-131, as heretofore amended, and, if developed and used for Minor Automotive Repair purposes, shall be subject to the following special conditions:

- A. The use and development of the Property as a Minor Automotive Repairs use shall be only in accordance with the Site Plan attached as Exhibit "A," the Landscape Plan attached as Exhibit "B," and the Building Elevations set forth in Exhibit "C," attached hereto and incorporated herein by reference.
- B. Only Bridgestone Retail Operations, LLC, dba Firestone Complete Auto Care, is authorized by this Ordinance to use the Property for a Minor Automotive Repairs 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.

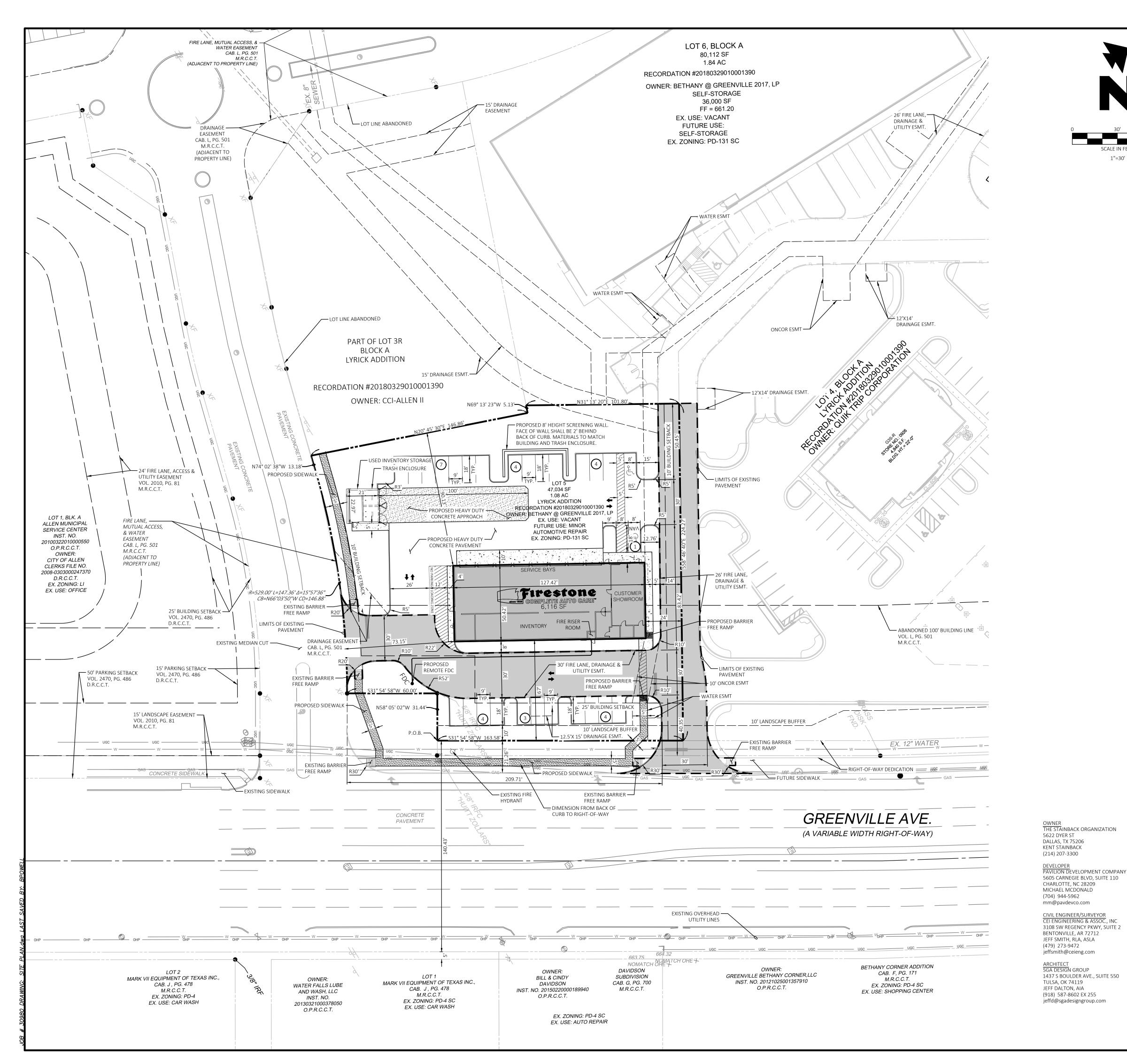
SECTION 6. Any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in Allen Land Development Code Zoning Regulations of the City of Allen, as previously amended, and upon conviction shall be punished by a fine not to exceed the sum of Two Thousand Dollars (\$2,000) for each offense.

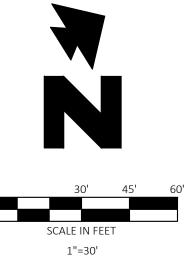
SECTION 7. This ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the Charter of the City of Allen, and it is accordingly so ordained.

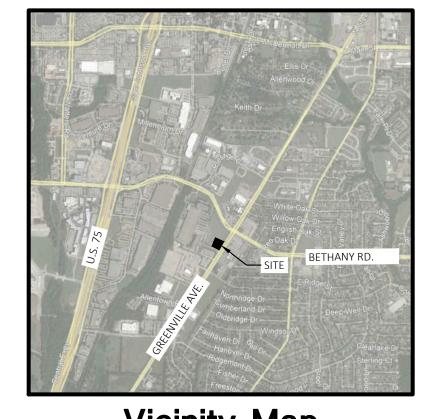
DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ALLEN, COLLIN COUNTY, TEXAS, ON THIS $11^{\rm TH}$ DAY OF DECEMBER 2018.

	APPROVED:
	Stephen Terrell, Mayor
APPROVED AS TO FORM:	ATTEST:
Peter G. Smith, City Attorney (kbi:11/29/18:104642)	Shelley B. George, City Secretary

EXHIBIT "A" SUP SITE PLAN







Vicinity Map

PROPOSED PROPERTY LINE/RIGHT OF WAY LINE CONCRETE CURB AND GUTTER. SEE PAVING PLAN. LIMITS OF EXISTING PAVEMENT PROPOSED PARKING SPACES

ARCH. PLANS)

LIMITS OF SIDEWALKS AND CONCRETE APRONS (PER

GENERAL SITE NOTES

- A. ALL CURB RETURN RADII SHALL BE 3' OR 10', AS SHOWN TYPICAL ON THIS PLAN, UNLESS OTHERWISE NOTED.
- B. THERE SHALL BE NO OUTDOOR STORAGE ON THE SITE.
- C. THERE SHALL BE NO OUTDOOR DISPLAY OF MERCHANDISE OR PRODUCTS.
- D. ALL CARS LEFT OVERNIGHT SHALL EITHER BE PLACED INSIDE THE SERVICE BAYS PRIOR TO CLOSING OR PARKED IN THE SCREENED PARKING AREA.

	PROPERTY INFO	
PROPERTY AREA	47,034 S.F.	1.08 ACRES
BUILDING AREA	6,116 S.F.	0.14 ACRES
LOT COVERAGE	13%	
IMPERVIOUS AREA	34,364 SQ FT	0.79 ACRES (73%)
PROVIDED LANDSCAPE AREA	12,670 SQ FT	0.29 ACRES (27%)
REQUIRED LANDSCAPE AREA	4,703 S.F.	0.11 ACRES (10%)
PROPOSED USE	MINOR AUTOMOTIVE REPAIR	
CURRENT ZONING	PD-131 SC	
SETBACKS	BUILDING	
FRONT	25 FEET	
SIDE	10 FEET	
REAR	O FEET	
MAXIMUM BUILDING HEIGHT	25 FEET (1 STORY)	
PROPOSED BUILDING HEIGHT	25 FEET (1 STORY)	
FLOOR AREA RATIO	01.3:01	
	PARKING RATIO	
	REQUIRED	PROVIDED
	1 SPACE PER 300 GSF + 2 SPACES	
STANDARD PARKING	21 SPACES	25 SPACES
ACCESSIBLE PARKING	1 SPACES	2 SPACES
TOTAL	23 SPACES	27 SPACES

PRELIMINARY NOT FOR CONSTRUCTION

FILE NAME: SITE PLAN.dwg CEI PROJECT NUMBER: 30980 REVISION: REV-2 DATE: 11/2/18 **A** REVISION #1 - 10/19/18 A REVISION #2 - 11/2/18

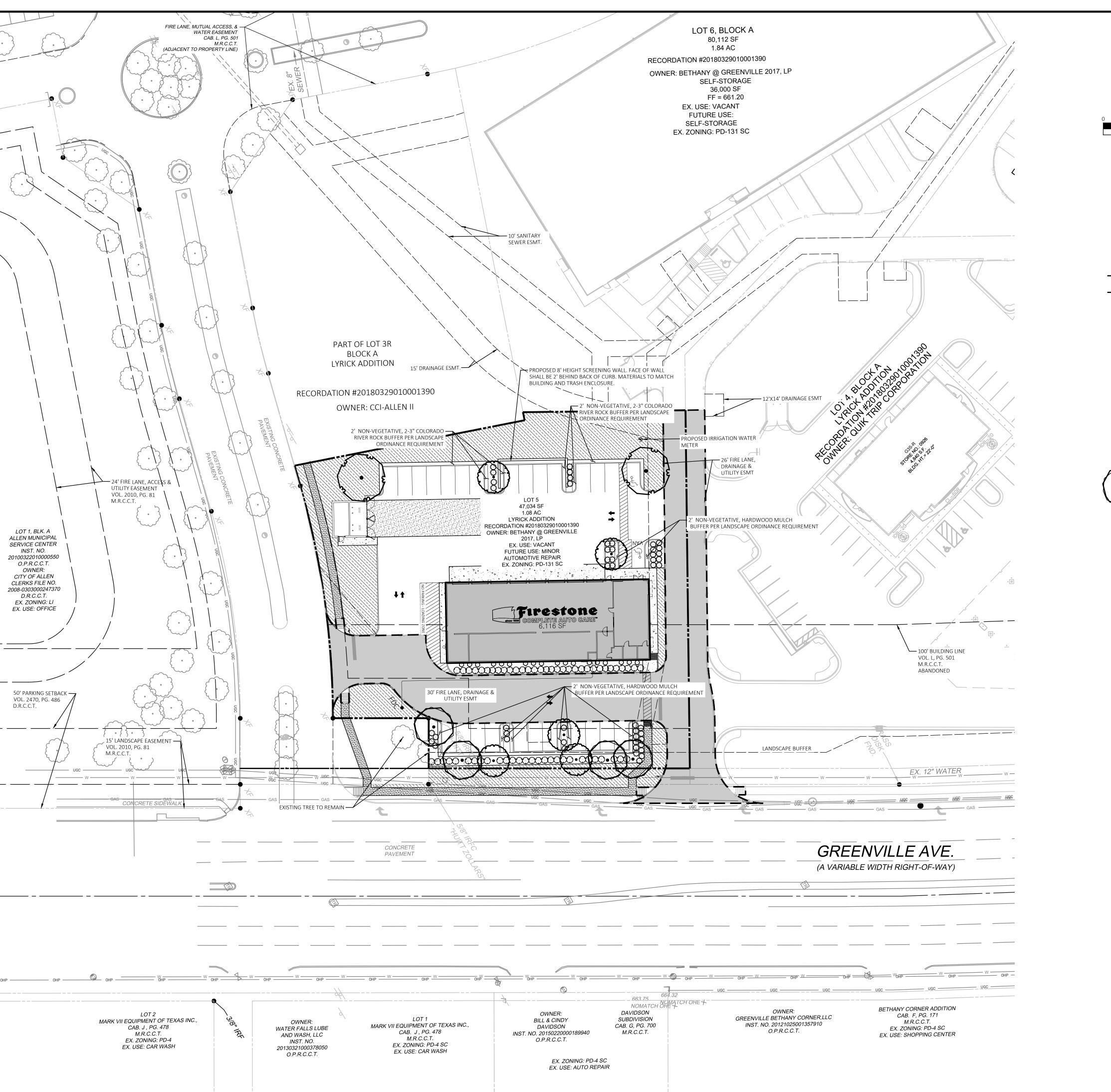
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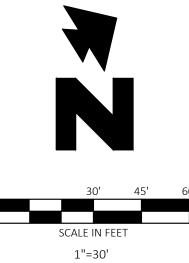
F-7524			
1.08 ACRES			
NE			
SUP SITE PLAN			
A NC			

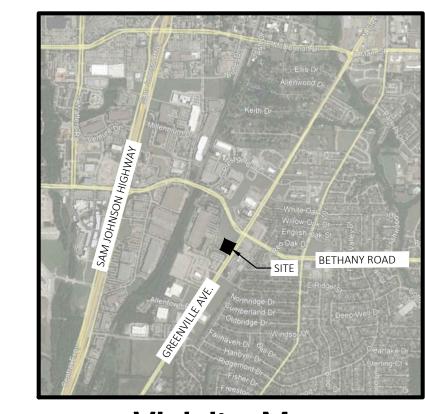
SUBMITTAL LOG DATE DESCRIPTION 9/28/18 FIRST SUP SUBMITTAL TO CITY 10/19/18 SECOND SUP SUBMITTAL TO CITY 11/2/18 THIRD SUP SUBMITTAL TO CITY

CITY OF ALLEN, COLLIN COUNTY SHEET NUMBER:

EXHIBIT "B" <u>LANDSCAPE PLAN</u>







Vicinity Map Not to Scale

PROPOSED

PLANT SCHEDULE

PROPERTY LINE/RIGHT OF WAY LINE

(SEE PLANT LIST) TYPICAL PLANTING WITH QUANTITY AND KEY

	I ENTI SCHEDOLE					
	TREES	BOTANICAL NAME / COMMON NAME	CONT	CAL	DETAIL	<u>QTY</u>
(\bigcirc	Cercis canadensis texensis / Texas Redbud	B & B	3"Cal		5
		Pistacia chinensis / Chinese Pistache Multi-Trunk	В&В	3"Cal		4
\(\frac{1}{2}\)	**************************************	Taxodium distichum / Bald Cypress	В&В	3"Cal		2
	<u>SHRUBS</u>	BOTANICAL NAME / COMMON NAME	SIZE			QTY
	0	Abelia x grandiflora `Sherwoodii` / Dwarf Abelia	3 gal			45
	0	Cotoneaster dammeri / Bearberry Cotoneaster	3 gal			15
	٥	Rosmarinus officinalis `Prostratus` / Dwarf Rosemary	3 gal			49
	0	Thuja occidentalis `Golden Globe` / Golden Globe Cedar	5 gal			18
	GROUND COVERS	BOTANICAL NAME / COMMON NAME	CONT			QTY
		Cynodon dactylon / Bermuda Grass	sod			10,084 sf

LANDSCAPE REQUIREMENTS: PER CITY OF ALLEN ZONING ORDINANCE

	REQUIRED	PROVIDED
MINIMUM LANDSCAPE AREA SHALL BE 10% OF THE AREA OF THE SITE	47,034 SF X .10= 4,703.4 SF OF LANDSCAPED AREA	11,802 SF
10 FT BUFFER SHALL BE PROVIDED FOR ROW UP TO 100 FT WIDE, AND NO MORE THAN 50% OF SAID BUFFER SHALL BE PLANTED WITH TURF. NO MORE THAN 50% OF LANDSCAPE BUFFER SHALL NON-VEGETATIVE MATERIALS.		YES
ONE SHADE TREE AND ORNAMENTAL TREE FOR EVERY 30 PARKING SHALL BE PLANTED. 1 TREE PER 20 PARKING SPACES SHALL BE DISTRIBUTED IN THE PARKING LOT.	27 PARKING SPACES/30=.90 SHADE AND ORNAMENTAL TREES= 1 SHADE AND ORNAMENTAL TREES	3 SHADE TREES AND 3 ORNAMENTAL TREES
NO PARKING SPACE SHALL BE FURTHER THAN 50' FROM THE CENTER POINT OF ANY CITY APPROVED PARKING LOT TREE.		YES
PARKING LOTS MUST BE SCREENED FROM ANY STREET ROW USING EVERGREEN SHRUBS, BERMS OR A COMBINATION OF BOTH. SHRUBS MUST BE A MINIMUM OF 42 INCHES ABOVE THE AVERAGE GRADE OF THE PARKING LOT.		YES
ONE SHADE TREE FOR EVERY 40' OF STREET FRONTAGE AND 1 ORNAMENTAL TREE FOR EVERY 2 SHADE TREES	165' OF FRONTAGE/40= 4 SHADE TREES AND 2 ORNAMENTAL TREES	4 SHADE TREES AND 2 ORNAMENTAL TREES
NO MORE THAN 50% OF LANDSCAPE BUFFER SHALL BE PLANTED WITH TURF.	1488 SF OF LANDSCAPE BUFFER * .50= 744 SF OF MAXIMUM TURF AREA IN LANDSCAPE BUFFER	403 SF OF TURF PROVIDED IN LANDSCAPE BUFFER

SUBMITTAL LOG		
NO.	DATE	DESCRIPTION
1	9/28/18	FIRST SUP SUBMITTAL TO CITY
2	10/19/18	SECOND SUP SUBMITTAL TO CITY
3	11/2/18	THIRD SUP SUBMITTAL TO CITY

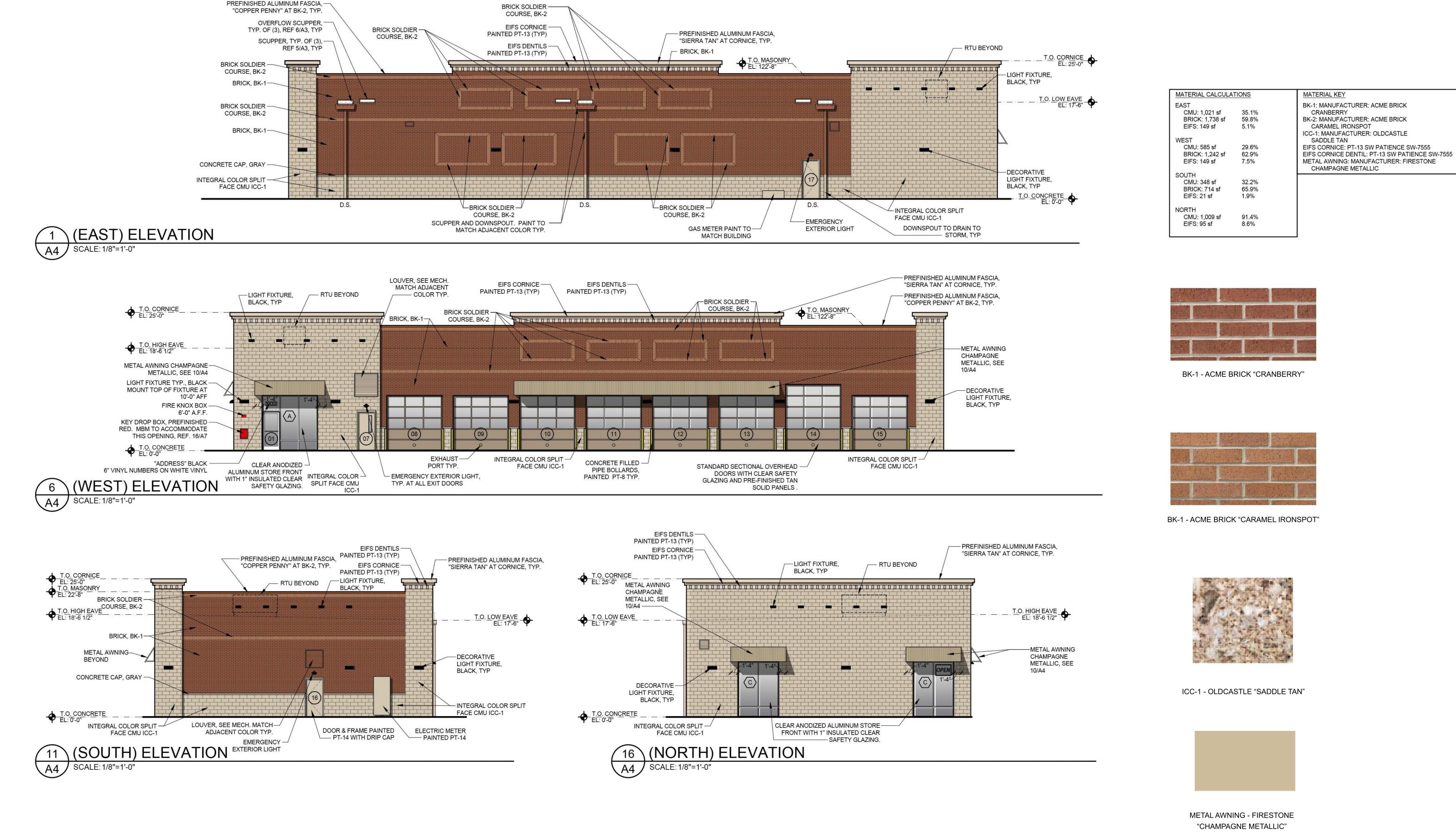
STORE NEW FCAC LOT 5, BLOCK ALLEN, COLLI TEXAS

FILE NAME: PRELIM LANDSCAPE.dwg CEI PROJECT NUMBER: 30980 REVISION: REV-2 DATE: 11/2/2018 **A** REVISION #1 - 10/16/2018 **A** REVISION #2 - 11/2/2018

FIRESTONE

PRELIMINARY LANDSCAPE LOT 5, BLOCK A LYRICK ADDITION CITY OF ALLEN, COLLIN COUNTY

EXHIBIT "C" ELEVATIONS



CONSTRUCTION DOCUMENTS WILL BE BASED ON THE LATEST RELEASE OF THE PROTOTYPICAL DOCUMENTS ON LUCERNEX AT THE TIME OF CONSTRUCTION DOCUMENT AUTHORIZATION.

NOTE: THIS DRAWING IS FOR CONCEPTUAL PURPOSES ONLY. SITE INFORMATION WAS OBTAINED FROM THE CLIENTS DOCUMENTS; DESIGN MAY VARY.

PROJECT CONTACTS: PHONE #:

ARCHITECT: KRISTINE PAGANO, AIA (918) 587-8602

SGA DESIGN GROUP

ENGINEER: JEFF SMITH (479) 254-1467

CEI ENGINEERING

PROTOTYPE: SMALL ER

ZONE APPROVAL		(BY/DATE):
VP.		
CONT.	<u>10</u>	<u> </u>
RM.	38	
CM.		
ENTITY ID:	XXXXXXX	(
LEGACY ID:		



SGA Design Group, P.C. §

1437 South Boulder, Suite 550 Tulsa, Oklahoma 74119.3609 p: 918.587.8600 f: 918.587.8601 www.sgadesigngroup.com

GREENVILLE AVE
ALLEN, TX

EXTERIOR ELEVATIONS

& DETAILS

PA4