

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. 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 11TH DAY OF DECEMBER 2018.

APPROVED:

Stephen Terrell, Mayor

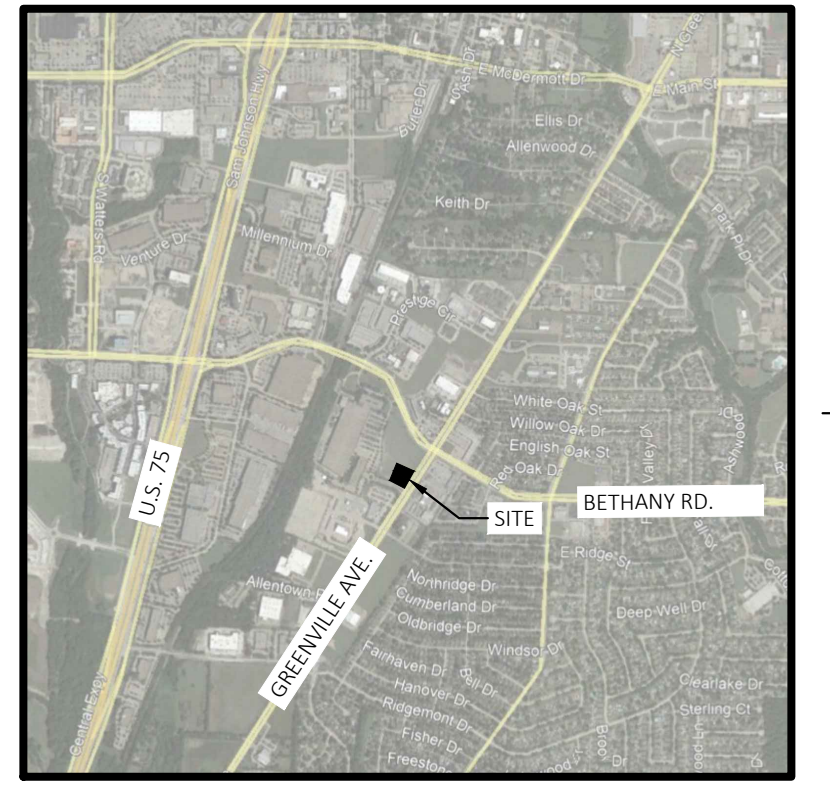
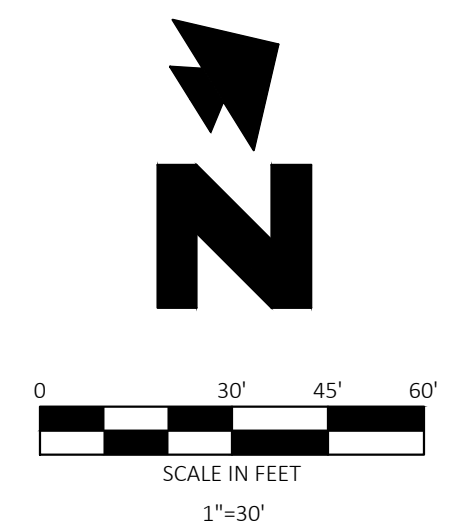
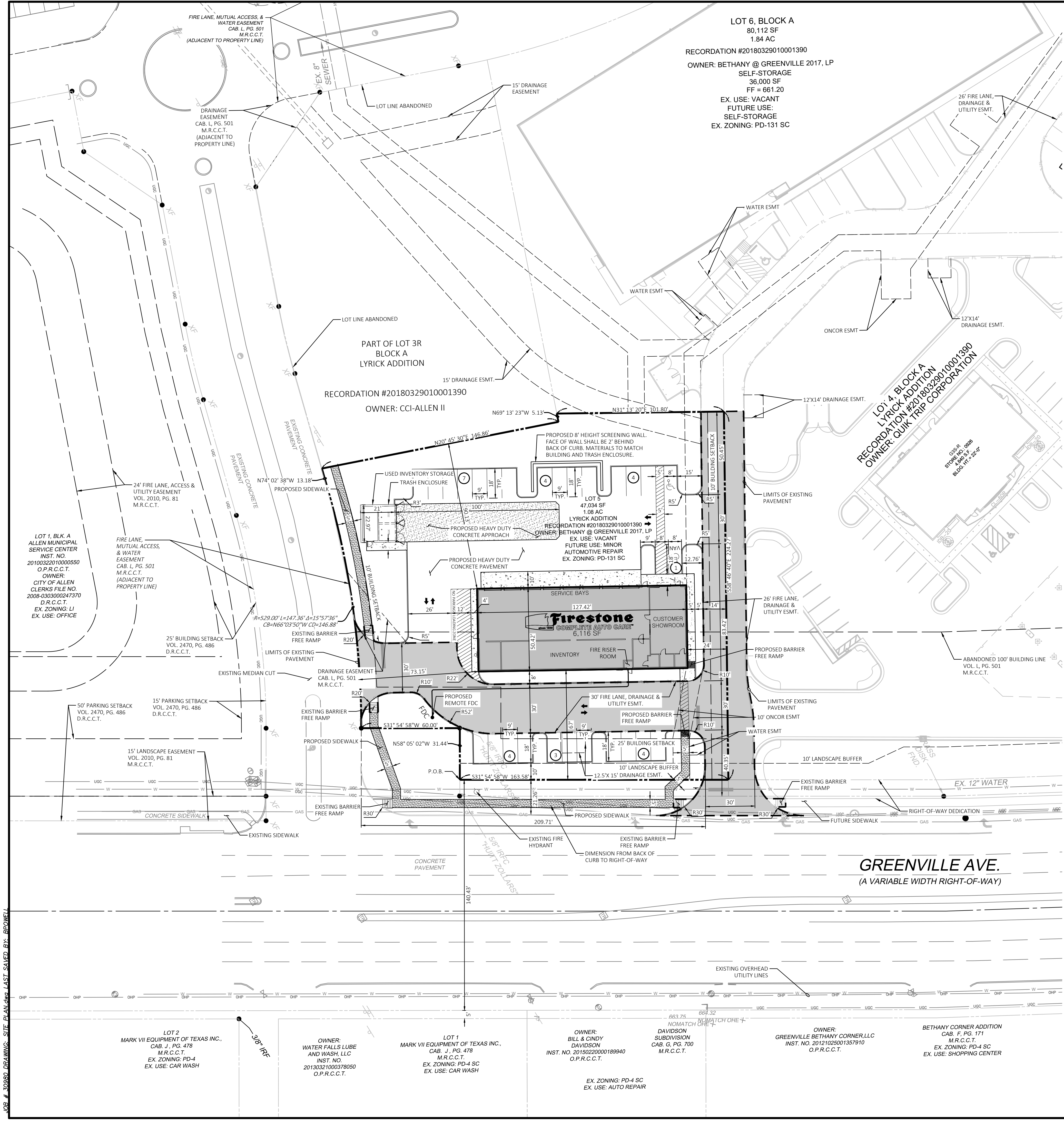
APPROVED AS TO FORM:

ATTEST:

Peter G. Smith, City Attorney
(kbl:11/29/18:104642)

Shelley B. George, City Secretary

EXHIBIT “A”
SUP SITE PLAN



Vicinity Map
Not to Scale

PROPOSED	
	PROPERTY LINE/RIGHT OF WAY LINE
	CONCRETE CURB AND GUTTER. SEE PAVING PLAN.
	LIMITS OF EXISTING PAVEMENT
	PROPOSED PARKING SPACES
	LIMITS OF SIDEWALKS AND CONCRETE APRONS (PER ARCH. PLANS)
	FIRE LANE

- GENERAL SITE NOTES
- ALL CURB RETURN RADII SHALL BE 3' OR 10', AS SHOWN TYPICAL ON THIS PLAN, UNLESS OTHERWISE NOTED.
 - THERE SHALL BE NO OUTDOOR STORAGE ON THE SITE.
 - THERE SHALL BE NO OUTDOOR DISPLAY OF MERCHANDISE OR PRODUCTS.
 - 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	0 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

OWNER:
THE STAINBACK ORGANIZATION
5622 DYER ST.
DALLAS, TX 75206
KENT STAINBACK
(214) 207-3300

DEVELOPER:
PAVILION DEVELOPMENT COMPANY
5605 CARNEGIE BLVD, SUITE 110
CHARLOTTE, NC 28209
MICHAEL McDONALD
(704) 944-5962
mm@pavdevco.com

CIVIL ENGINEER/SURVEYOR:
CEI ENGINEERING & ASSOC., INC.
3108 SW REGENCY PKWY, SUITE 2
BENTONVILLE, AR 72712
JEFF SMITH, RLA, ASLA
(479) 273-9472
jeffsmith@ceieng.com

ARCHITECT:
SGA DESIGN GROUP
1437 S BOULDER AVE., SUITE 550
TULSA, OK 74119
JEFF DALTON, AIA
(918) 587-8602 EX 255
jeffid@sgadesigngroup.com

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

Engineering Associates, Inc.
1415 W. 17TH STREET, SUITE 100
DALLAS, TEXAS 75202
(214) 752-2244

COMPLETE AUTO CARE

NEW FCAC STORE
LOT 5, BLOCK A OF LYRICK ADDITION
ALLEN, COLLIN COUNTY
TEXAS

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

F-7524
1.08 ACRES

SHEET TITLE:
**FIRESTONE
SUP SITE PLAN**

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

SHEET NUMBER:
2

CEI JOB NUMBER
30980

CEI 11/02/2018 DRAWING SITE PLAN.dwg LAST SAVED BY: BROWNE

EXHIBIT “B”
LANDSCAPE PLAN

**EXHIBIT “C”
ELEVATIONS**

