

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. 166 AUTHORIZING AN APPROXIMATELY 5,970± SQUARE FOOT PORTION OF THE BUILDING LOCATED ON LOT 1, BLOCK A, BETHANY CORNER ADDITION (COMMONLY KNOWN AS 801 S. GREENVILLE AVENUE, SUITE 108), PRESENTLY ZONED FOR PLANNED DEVELOPMENT NO. 4 SHOPPING CENTER “SC” TO BE USED FOR A FITNESS AND HEALTH CENTER USE; 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. 166 authorizing an approximately 5,970± square foot portion of the building located on Lot 1, Block A, Bethany Corner Addition, an addition to the City of Allen, Texas as recorded in Cabinet F, Page 171, Map Records, Collin County, Texas, and commonly known as 801 S. Greenville Avenue, Suite 108, as shown on Exhibit “A” attached hereto and incorporated herein by reference (“the Property”), which is presently zoned for Planned Development No. 4 Shopping Center “SC” to be used for a Fitness and Health Center 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 as amended herein, and, if developed and used for Fitness and Health Center 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 Matsuda Enterprise LLC dba My Jym, or a legal entity owned or controlled by Jerome Davis, is authorized by this Ordinance to use the Property for a Fitness and Health Center use.
- C. Except for parking by customers and employees, no activity related to the business shall occur on the exterior of the Property.

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 9TH DAY OF APRIL 2019.

APPROVED:

Stephen Terrell, MAYOR

APPROVED AS TO FORM:

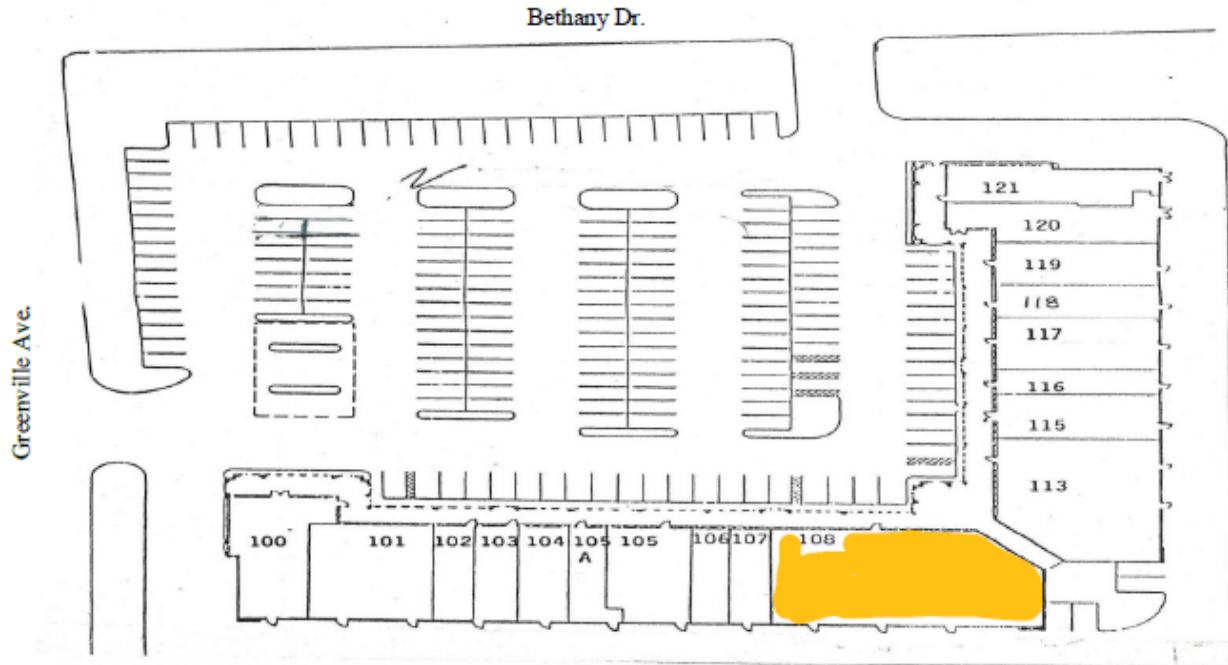
ATTEST:

Peter G. Smith, CITY ATTORNEY
(kbl:3/26/19:106962)

Shelley B. George, TRMC, CITY SECRETARY

EXHIBIT "A" **SUP SITE PLAN**

Bethany Corner Plaza - 801 S Greenville Ave Allen, TX 75002



Suite	Sqft	Parking Rq	Suite	Sqft	Parking Rq
100 Retail (Pride Food)	2456	13	108 Fitness (My Jym)	5970	30
101A Empty	1440	0	113 Empty	4180	0
101B Retail (Family Hair)	1200	6	115 Retail (Cryo Boost)	2068	11
102 Retail (Phong Tailor)	845	5	116 Restaurant(Mojo Chines)	930	10
103 Retail (Celluar Hosp)	804	5	117 Retail (Desi Bazaar)	2000	10
104 Empty	1545	0	118 Restaurant (El Grande)	1457	15
105 Empty	1186	0	119 Empty	1920	0
106 Retail (Elegant Nails)	1000	5	120 Retail (Classic Massage)	2082	11
107 Retail (Tobacco Hut)	1008	6	121 Restaurant (Pizza Hut)	1710	18

Total Parking Space 187

Total Spaces Required 145

SUP SITE PLAN

Matsuda Enterprise LLC - My Jym

801 S Greenville Ave

Allen, TX 75002

Lot 1, Block 1 of the Bethany Corner Addition

City of Allen, Collin County, Texas

Owner: Greenville Bethany Corner LLC - 10300 N Central Expy Ste 325 Dallas, TX 75231

Applicant: Jerome Davis - 518 Ridgemont Dr Allen, TX 75002 - 469-684-5788