

ORDINANCE O-57-18

AN ORDINANCE AMENDING THE CITY OF ATHENS,
TEXAS ZONING ORDINANCE O-12-01, ADOPTED APRIL 23,
2001, AND AMENDING A SITE PLAN ORDINANCE O-39-17

WHEREAS, heretofore, on the 9th day of October 2017, the City Council of the City of Athens, TX after due notice and hearing did hereby vote to adopt a site plan ordinance, O-39-17, and change Lots 4, 8A, 8B, and 10, of Blocks 23 and 119, RA Clark Survey, Athens Original Town Subdivision from Planned Development 1 Single Family 15 and Retail to Planned Development Retail with Specific Use Permits and Site Plan Approval for a quick service restaurants with drive through.

WHEREAS, heretofore, on the 4th day of September 2018, the Planning Commission of the City of Athens, Texas after due notice and hearing did hereby vote to revise the site plan (Exhibit A) attached) for the following described property:

Lots 4, 8A, 8B, and 10, of Blocks 23 and 119
R.A. Clark Survey, Athens Original Town Subdivision

WHEREAS, the City Council of the City of Athens, Texas gave due notice as required by law that the City Council of the City of Athens, Texas would have a hearing upon said request for a site plan amendment and did thereafter at the time and place specified in said notice have said hearing at which time the City Council heard from those opposed to said modification and change and those in favor of same.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ATHENS, TEXAS

That Ordinance O-39-17 be amended from and after the passage of this ordinance by approving the first amended site plan for a quick service restaurant with drive through, attached as Exhibit A, and subject to:

1. An 8-foot high masonry fence being constructed and maintained at or near the southern property boundary (as shown in Exhibit A), with construction of the fence being completed after site preparation and prior to vertical construction activities;
2. Provide for cross access to the west;
3. Reorients the buildings in Lot 1 and Lot 2; the structure in Lot 1 will have a smaller footprint to accommodate design requirements of a prospective tenant and the structure in Lot 2 will downsize from four (4) tenants to two (2);
4. Include drainage details not previously available; two (2) detention ponds at the rear of the property;
5. Modifying the entrance and exits points; providing for an entrance to the western property line and an entry/exit to in the middle of the frontage of East Tyler Street that will be

aligned with, and be served by the traffic light at the intersection of Wood Street and East Tyler Street, and,

6. Compliance with the Zoning Ordinance of the City of Athens, Texas.

Which shall include the hereinafter described property: Lots 4, 8A, 8B, and 10, of Blocks 23 and 119, R.A. Clark Survey, Athens Original Town Subdivision (located at 1006, 1010, and 1012 East Tyler Street).

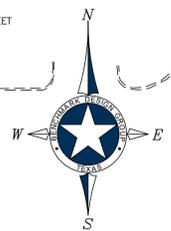
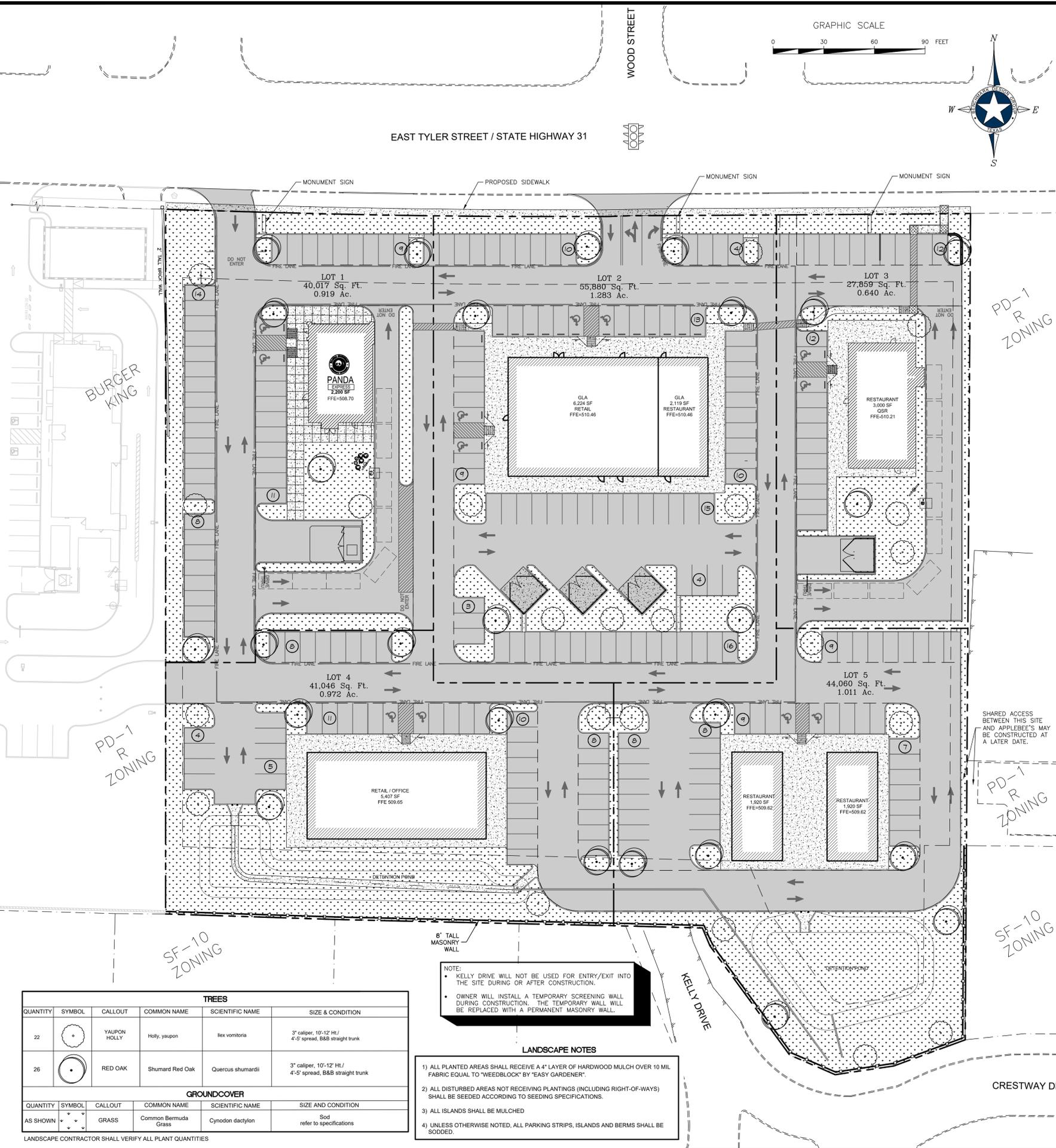
First reading this the 10th day of September 2018.

Passed and approved on final reading this the 24th day of September 2018.

Monte Montgomery, Mayor

ATTEST:

Bonnie Hambrick, City Secretary



SITE INFORMATION
 PROPERTY OWNER: TRITON ATHENS I, LLC
 PROPERTY ADDRESS: 1006, 1010, 1012 E. TYLER ST.
 ZONING (EXISTING): PD-1 R
 ZONING (PROPOSED): PD-1 R
 SETBACKS: AS SHOWN HEREON
 ARCHITECT: M SHIRE DESIGN
 ACREAGE OF PROJECT: 4.79 AC. (208,863 SF)
 BUILDING AREA: 22,790 SF
 DENSITY OF PROJECT: 10.91%
 LEGAL DESCRIPTION: LOT 1,2,3,4,5 BLOCK 1 TRITON ATHENS SUBDIVISION

NOTE:

- NO METAL BUILDINGS WITHOUT FULL CLADDING OF STONE, STUCCO, OR MASONRY IS ALLOWED. NO EIFS PRODUCTS ARE ALLOWED.
- NIGHTTIME NOISE IS LIMITED TO NO MORE THAN 58 dB AT ANY BOUNDING PROPERTY LINE
- NIGHTTIME LIGHTING IS LIMITED TO NO MORE THAN 0.25 FOOTCANDLES AT ANY BOUNDING PROPERTY LINE WITH RESIDENTIAL.
- EMC SIGNS ARE NOT ALLOWED UNLESS SPECIFIED ON THE SITE PLANS

PLAN INFORMATION

PARKING
 TOTAL BUILDING AREA = 22,790 SF
 RESTAURANT @ 1 SPACE PER 100 SF OF 11,159 SF = 112 SPACES
 RETAIL @ 1 SPACE PER 300 SF OF 11,631 SF = 39 SPACES

	REQUIRED	PROVIDED
TOTAL PARKING	151 SPACES	237 SPACES
ACCESSIBLE PARKING	6 SPACES	12 SPACES

DUMPSTER ENCLOSURES
 PROPOSED DUMPSTER ENCLOSURES WILL BE 6' TALL MASONRY WALL

SCREENING
 PROPOSED 8' TALL MASONRY WALL ADJACENT TO RESIDENTIAL AREAS

SIGNAGE
 (1) MONUMENT SIGN PER LOT
 50 S.F. MAX. / 7' HIGH MAX / 10' SETBACK FROM EDGE OF STREET
 BLDG SIGN:
 PROPOSE BLDG SIGNAGE ON (3) FACADES, STREET FACING, EAST FACADE, AND WEST FACADE WITH THE FOLLOWING RESTRICTIONS:
 • THE STREET FACING SIGN ALLOWABLE SQ FT MAINTAINED UNDER CURRENT CITY SIGN ORDINANCE.
 • THE (2) ADDITIONAL SIGNS (EAST AND WEST FACADES RESPECTIVELY) SHALL BE NO MORE THAN 50% OF THE ALLOWABLE SQ FT OF THE STREET FACING FACADE ALLOWABLE SIGN SQUARE FOOTAGE.
 • THE (2) ADDITIONAL SIGNS (EAST AND WEST FACADES RESPECTIVELY) SHALL PERTAIN TO FREE STANDING BUILDINGS, NOT TENANTS - MEANING THE ADDITIONAL SIGN ON MULTI-TENANT RETAIL BUILDINGS WILL BE AT THE DEVELOPER'S DISCRETION WHICH TENANT IS ALLOWED TO UTILIZE THAT ADDITIONAL SIGN AREA.
 • NO "REAR" FACING SIGNS ARE ALLOWED.

LOT 1

LANDSCAPE TABULATIONS

TOTAL LOT AREA: 40,017 SF
 TOTAL LANDSCAPING REQUIRED @ 10% OF 40,017 SF = 4,002 SF
 TOTAL TREES REQUIRED @ 1/5000 OF 40,017 SF = 8

	REQUIRED	PROVIDED
TOTAL LANDSCAPING:	4,002 SF	9,741 SF
TREES	8 EA	8 EA

NOTES:
 1. ALL LANDSCAPE AREAS SHALL BE IRRIGATED BY A HOSE CONNECTION LOCATED WITHIN 50' OF ALL LANDSCAPED AREAS OR AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM WITH FREEZE SENSOR (DESIGNED BY SUCCESSFUL CONTRACTOR).
 2. OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPING. ALL REQUIRED LANDSCAPING SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. PLANT MATERIALS WHICH DIE SHALL BE REPLACED WITH PLANT MATERIAL OF SIMILAR VARIETY AND SIZE.

LOT 2

LANDSCAPE TABULATIONS

TOTAL LOT AREA: 55,880 SF
 TOTAL LANDSCAPING REQUIRED @ 10% OF 55,880 SF = 5,588 SF
 TOTAL TREES REQUIRED @ 1/5000 OF 55,880 SF = 11

	REQUIRED	PROVIDED
TOTAL LANDSCAPING:	5,588 SF	7,877 SF
TREES	11 EA	12 EA

NOTES:
 1. ALL LANDSCAPE AREAS SHALL BE IRRIGATED BY A HOSE CONNECTION LOCATED WITHIN 50' OF ALL LANDSCAPED AREAS OR AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM WITH FREEZE SENSOR (DESIGNED BY SUCCESSFUL CONTRACTOR).
 2. OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPING. ALL REQUIRED LANDSCAPING SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. PLANT MATERIALS WHICH DIE SHALL BE REPLACED WITH PLANT MATERIAL OF SIMILAR VARIETY AND SIZE.

LOT 3

LANDSCAPE TABULATIONS

TOTAL LOT AREA: 27,859 SF
 TOTAL LANDSCAPING REQUIRED @ 10% OF 27,859 SF = 2,786 SF
 TOTAL TREES REQUIRED @ 1/5000 OF 27,859 SF = 6

	REQUIRED	PROVIDED
TOTAL LANDSCAPING:	2,786 SF	6,169 SF
TREES	6 EA	6 EA

NOTES:
 1. ALL LANDSCAPE AREAS SHALL BE IRRIGATED BY A HOSE CONNECTION LOCATED WITHIN 50' OF ALL LANDSCAPED AREAS OR AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM WITH FREEZE SENSOR (DESIGNED BY SUCCESSFUL CONTRACTOR).
 2. OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPING. ALL REQUIRED LANDSCAPING SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. PLANT MATERIALS WHICH DIE SHALL BE REPLACED WITH PLANT MATERIAL OF SIMILAR VARIETY AND SIZE.

LOT 4

LANDSCAPE TABULATIONS

TOTAL LOT AREA: 41,046 SF
 TOTAL LANDSCAPING REQUIRED @ 10% OF 41,046 SF = 4,105 SF
 TOTAL TREES REQUIRED @ 1/5000 OF 41,046 SF = 8

	REQUIRED	PROVIDED
TOTAL LANDSCAPING:	4,105 SF	13,173 SF
TREES	8 EA	10 EA

NOTES:
 1. ALL LANDSCAPE AREAS SHALL BE IRRIGATED BY A HOSE CONNECTION LOCATED WITHIN 50' OF ALL LANDSCAPED AREAS OR AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM WITH FREEZE SENSOR (DESIGNED BY SUCCESSFUL CONTRACTOR).
 2. OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPING. ALL REQUIRED LANDSCAPING SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. PLANT MATERIALS WHICH DIE SHALL BE REPLACED WITH PLANT MATERIAL OF SIMILAR VARIETY AND SIZE.

LOT 5

LANDSCAPE TABULATIONS

TOTAL LOT AREA: 44,060 SF
 TOTAL LANDSCAPING REQUIRED @ 10% OF 44,060 SF = 4,406 SF
 TOTAL TREES REQUIRED @ 1/5000 OF 44,060 SF = 9

	REQUIRED	PROVIDED
TOTAL LANDSCAPING:	4,406 SF	15,013 SF
TREES	9 EA	12 EA

NOTES:
 1. ALL LANDSCAPE AREAS SHALL BE IRRIGATED BY A HOSE CONNECTION LOCATED WITHIN 50' OF ALL LANDSCAPED AREAS OR AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM WITH FREEZE SENSOR (DESIGNED BY SUCCESSFUL CONTRACTOR).
 2. OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPING. ALL REQUIRED LANDSCAPING SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. PLANT MATERIALS WHICH DIE SHALL BE REPLACED WITH PLANT MATERIAL OF SIMILAR VARIETY AND SIZE.

PROPERTY OWNER
 TRITON ATHENS I, LLC
 1845 WOODALL ROGERS FRWY
 DALLAS, TEXAS 75201
 972-388-5431

SITE DEVELOPMENT PLAN PREPARED BY
 BENCHMARK DESIGN GROUP, LLC
 GREG MITCHELL, P.E.
 2026-B REPUBLIC DRIVE
 TYLER, TEXAS 75701
 903-534-5353

THIS DOCUMENT IS RELEASED FOR THE PURPOSES OF INTERIM REVIEW AND COMMENTS UNDER THE AUTHORITY OF JOHN G. MITCHELL, P.E., REGISTRATION NO. 92899. THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION OR BIDDING PURPOSES.

TRITON ATHENS I, LLC
 EAST TYLER STREET
 PD SITE PLAN

BENCHMARK DESIGN GROUP
 CIVIL / ENVIRONMENTAL / PLANNERS

DRAWN BY: JGM
 CHECKED BY: ELS
 DATE: FEBRUARY 2017
 JOB NO: 2017.005
 SHEET NO. 1

TREES

QUANTITY	SYMBOL	CALLOUT	COMMON NAME	SCIENTIFIC NAME	SIZE & CONDITION
22	(Symbol)	YALPON HOLLY	Holly, yaupon	Ilex vomitoria	3" caliper, 10'-12' Ht. / 4'-5' spread, B&B straight trunk
26	(Symbol)	RED OAK	Shumard Red Oak	Quercus shumardii	3" caliper, 10'-12' Ht. / 4'-5' spread, B&B straight trunk

GROUND COVER

QUANTITY	SYMBOL	CALLOUT	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION
AS SHOWN	(Symbol)	GRASS	Common Bermuda Grass	Cynodon dactylon	Sod refer to specifications

LANDSCAPE CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES

LANDSCAPE NOTES

NOTE:
 • KELLY DRIVE WILL NOT BE USED FOR ENTRY/EXIT INTO THE SITE DURING OR AFTER CONSTRUCTION.
 • OWNER WILL INSTALL A TEMPORARY SCREENING WALL DURING CONSTRUCTION. THE TEMPORARY WALL WILL BE REPLACED WITH A PERMANENT MASONRY WALL.

1) ALL PLANTED AREAS SHALL RECEIVE A 4" LAYER OF HARDWOOD MULCH OVER 10 MIL FABRIC EQUAL TO "WEEDBLOCK" BY "EASY GARDENER".
 2) ALL DISTURBED AREAS NOT RECEIVING PLANTINGS (INCLUDING RIGHT-OF-WAYS) SHALL BE SEEDED ACCORDING TO SEEDING SPECIFICATIONS.
 3) ALL ISLANDS SHALL BE MULCHED
 4) UNLESS OTHERWISE NOTED, ALL PARKING STRIPS, ISLANDS AND BERMS SHALL BE SODDED.