

ORDINANCE O-58-18

AN ORDINANCE AMENDING THE CITY OF ATHENS,  
TEXAS ZONING ORDINANCE O-12-01, ADOPTED APRIL 23,  
2001, AND AMENDING A SITE PLAN ORDINANCE O-48-17

WHEREAS, heretofore, on the 13<sup>th</sup> day of November 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-48-17, and change Lot 1, Block 119, Athens Original Town 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 restaurant with drive through.

WHEREAS, heretofore, on the 4<sup>th</sup> 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:

Lot 1, Block 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-48-17 be amended from and after the passage of this ordinance by approving the first revised site plan for a quick service restaurant with drive through, attached as Exhibit A, and subject to:

1. An 8-foot high cedar fence being constructed and maintained at or within 20 feet of the southern property boundary, with construction of the fence being completed prior to vertical construction of the main structure, and with any property south of this fence being maintained by the property owner in compliance with City of Athens ordinances.
2. A 6-foot cedar/masonry wall being constructed in accordance with Exhibit A and maintained along the eastern property boundary from the southern property line to the building setback line, so long as the use of the adjacent property to the east remains residential;
3. A 6-foot cedar fence being constructed and maintained along the western property boundary from the building setback line and connecting to the southern fence, so long as the use of the adjacent property to the west remains residential;
4. Compliance with the Zoning Ordinance of the City of Athens, Texas

Which shall include the hereinafter described property: Lot 1, Block 119, R.A. Clark Survey, Athens Original Town Subdivision (located at 910 East Tyler Street).

First reading this the 10<sup>th</sup> day of September 2018.

Passed and approved on final reading this the 24<sup>th</sup> day of September 2018.

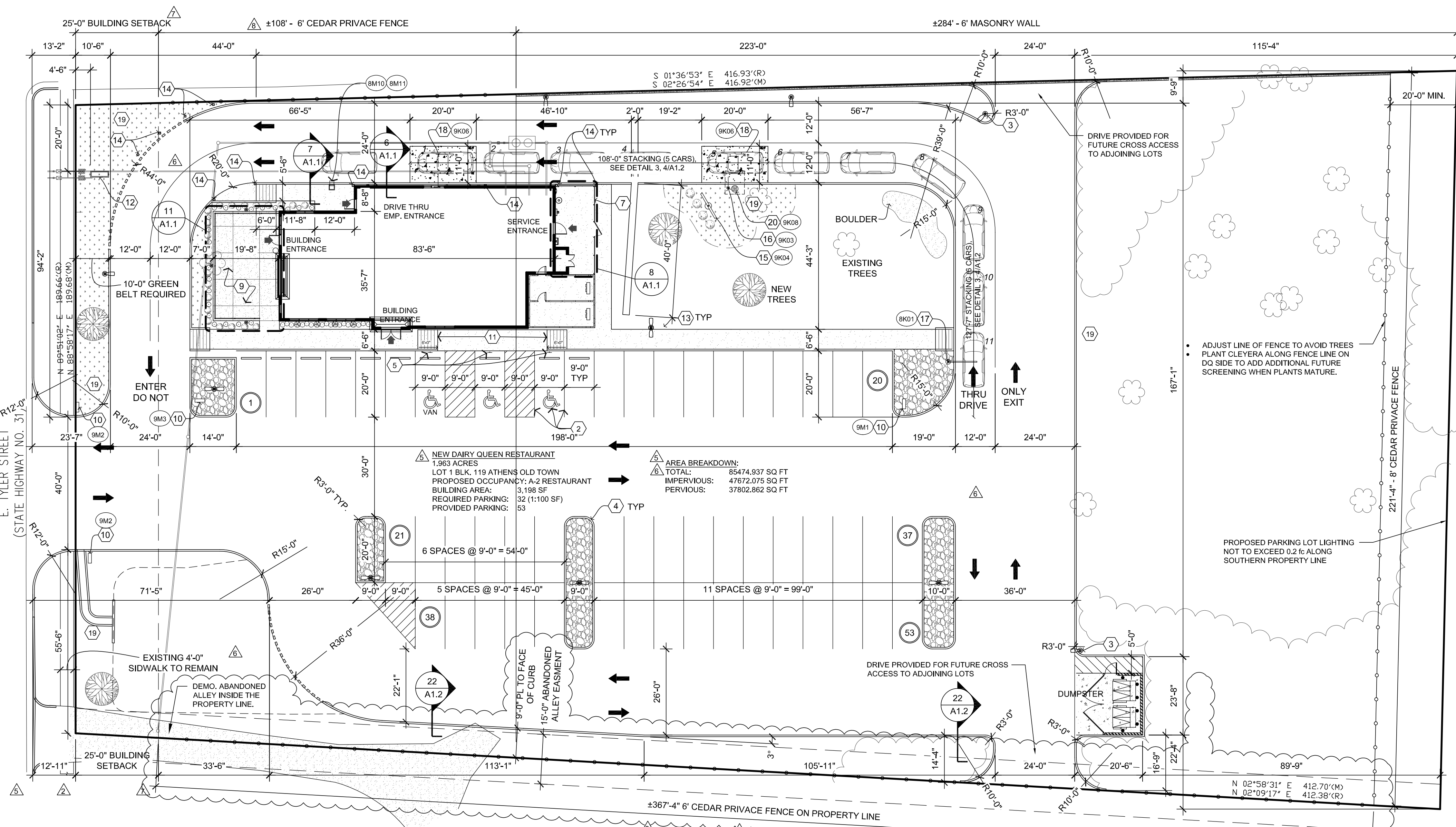
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Monte Montgomery, Mayor

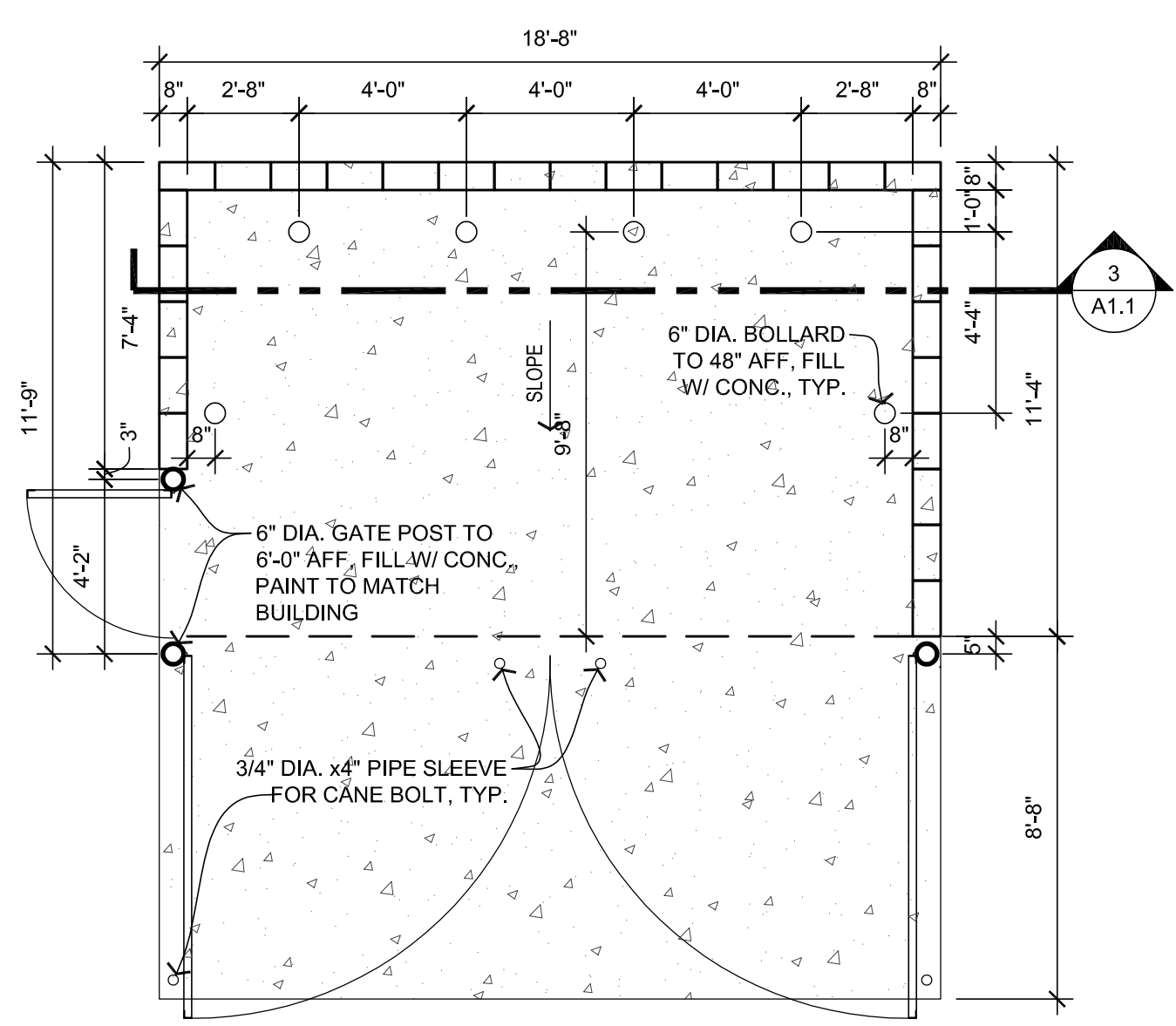
ATTEST:

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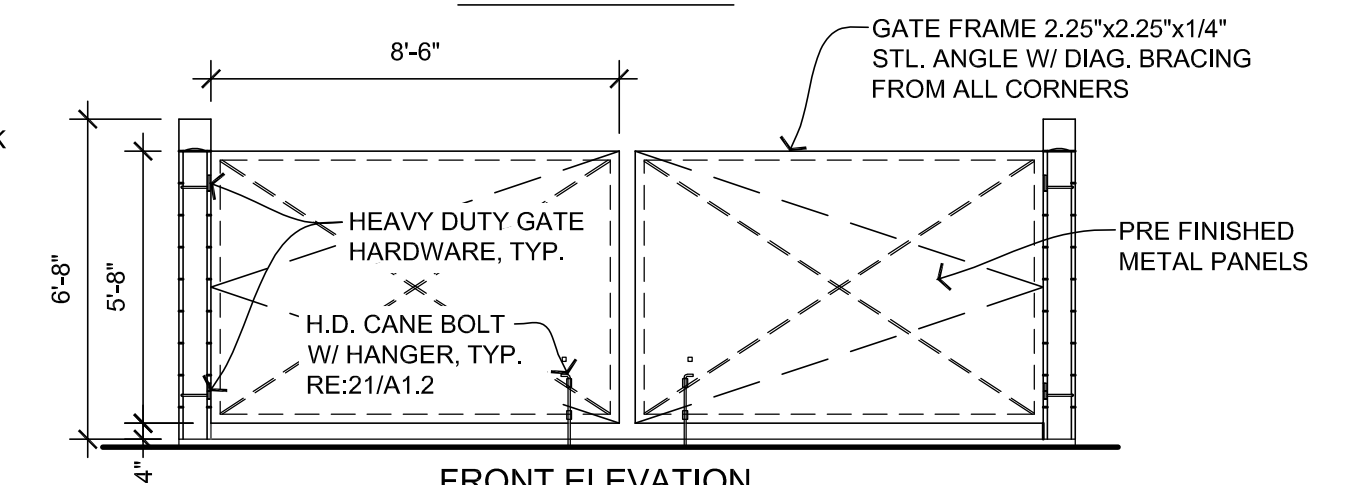
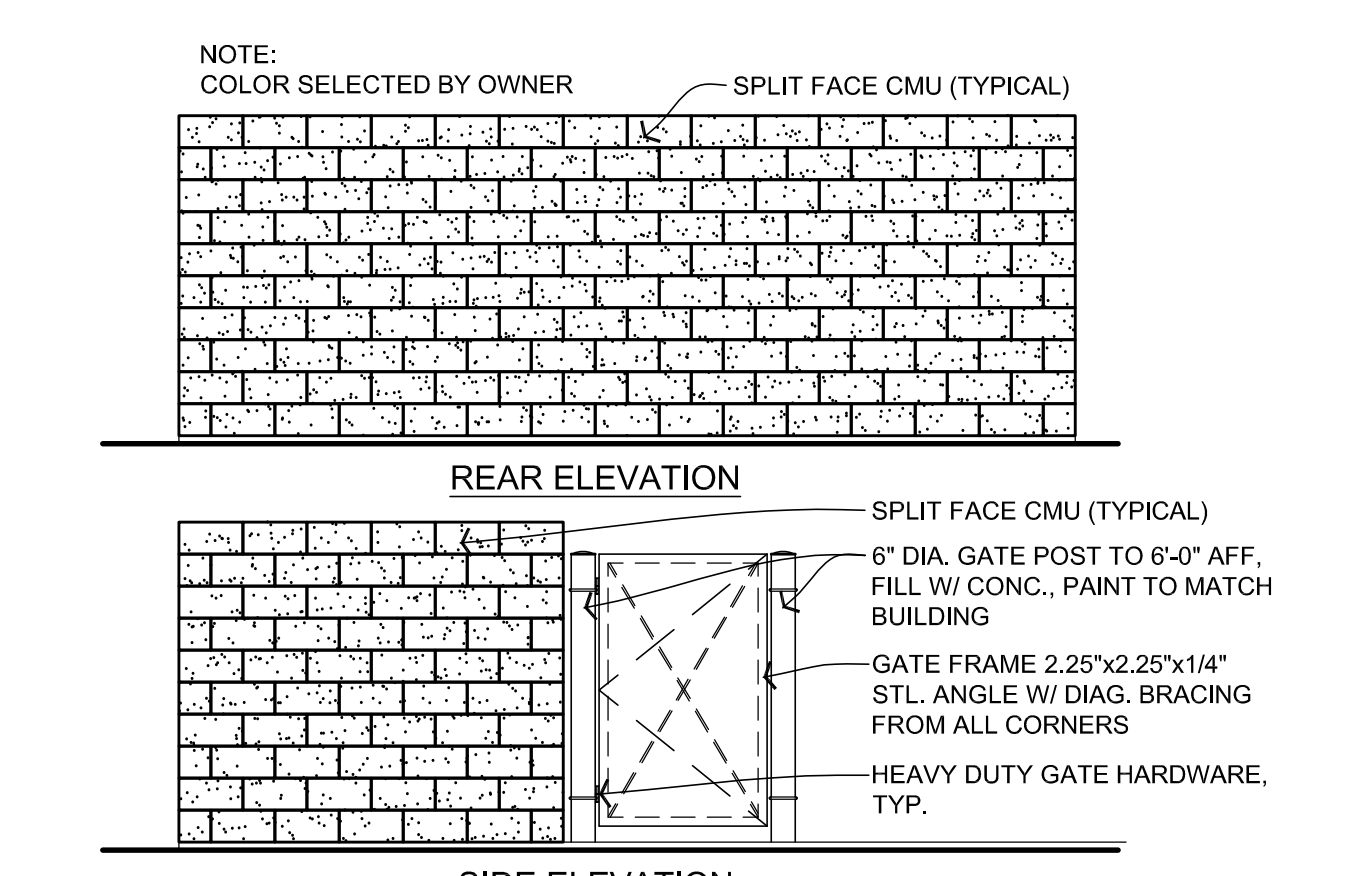
Bonnie Hambrick, City Secretary



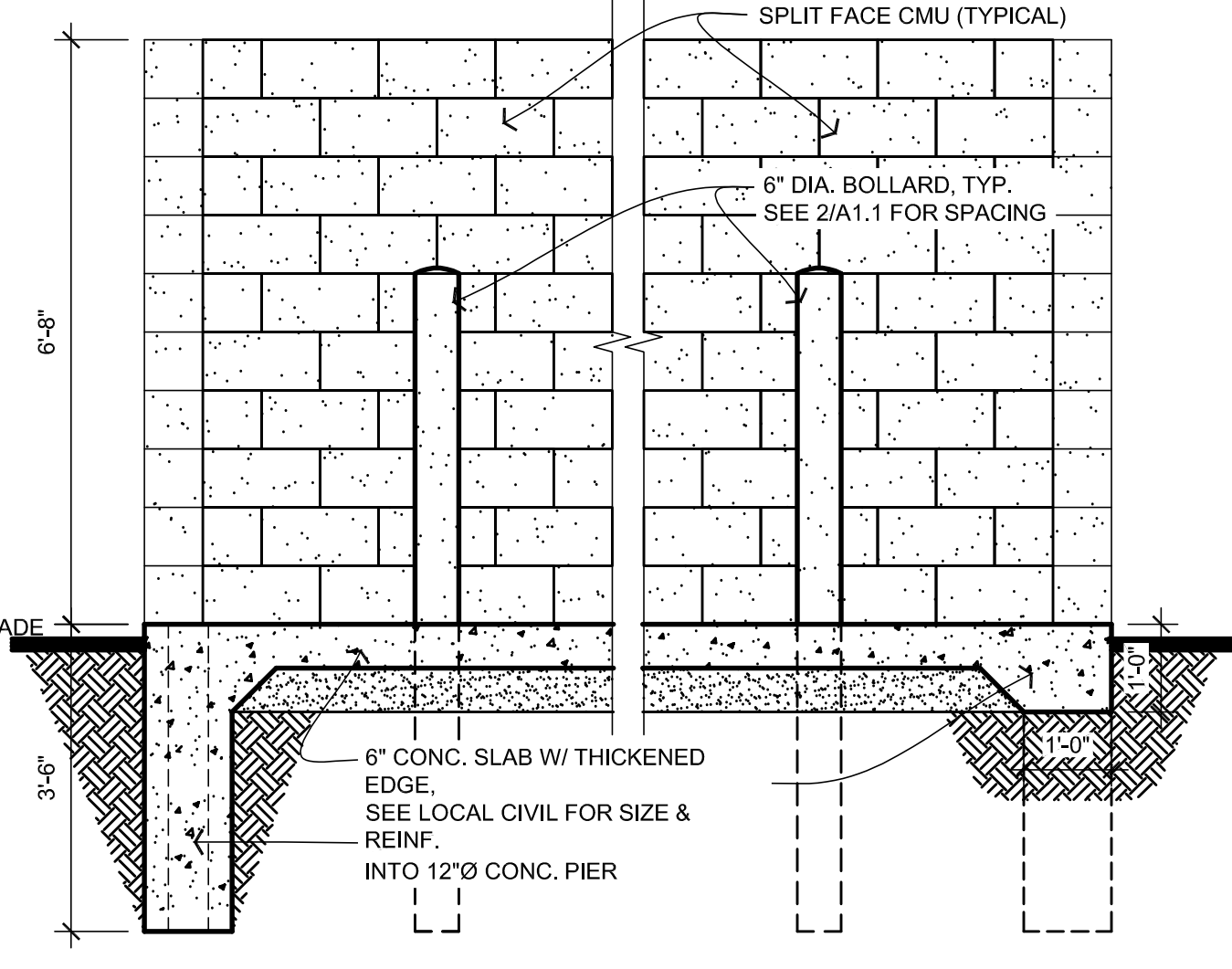
- SITE PLAN NOTES**
- IT IS THE INTENT OF THIS DRAWING TO PROVIDE INFORMATION RELATING TO SITE DESIGN ELEMENTS WHICH ARE TO BE INCORPORATED INTO THE FINAL SITE DESIGN. REFER TO DRAWINGS PREPARED BY THE CIVIL ENGINEER AND LANDSCAPE ARCHITECT FOR FINAL SITE DEVELOPMENT INFORMATION.
- PROTECT ALL EXISTING TREES TO THE MAXIMUM EXTENT AS IS PRACTICAL. EXISTING TREE LOCATIONS & SPECIES TO BE PROVIDED LATER.
- NOT USED
  - PARKING LOT STRIPING COLOR TO BE "HIGHWAY WHITE", HANDICAPPED STALL PICTOGRAM COLOR AS PER LOCAL CODE. VERIFY.
  - TRASH ENCLOSURE SEE: 2/A1.1 & 3/A1.1
  - CONCRETE CURBING IS 6" WIDE AND 18" DEEP STRAIGHT PROFILE WITH 6" EXPOSED ABOVE PARKING SURFACE.
  - ACCESSIBLE PARKING SIGNAGE, SEE DETAIL 8/A1.2
  - (NOT USED)
  - 6'-0" GALVANIZED METAL STRUCTURE WITH PRE FINISHED METAL PANEL PRIVACY FENCE WITH GATE, SEE 10/A1.1
  - DECORATIVE PATIO LIGHTING / FOUNDATION, SEE DETAIL 7/A1.2 AND ELECTRICAL PLANS FOR LOCATIONS AND SPECIFICATIONS.
  - CONCRETE PATIO: PATIO FINISH TO BE BROOM FINISHED CONCRETE WITH TOOLED JOINTS @ 8'-0" EA. WAY TYPICAL. SLOPE AWAY FROM BUILDING 1/8" PER FOOT
  - DIRECTIONAL SIGNAGE, SEE DETAIL 14/A1.2 & SHEET A3.3
  - CURB RAMP SEE DETAIL 5/A1.1 TO BE SLOPED A MAXIMUM OF 2% TO CONCRETE WALK AT ACCESSIBLE PARKING STALLS.
  - 7' MONUMENT SIGN WITH ELECTRIC READER BOARD, SEE DETAIL 11/A3.3
  - LIGHT POLE, SEE DETAIL 6/A1.2 AND ELECTRICAL SITE PLAN
  - 48" HIGH BOLLARD 6" STEEL W/ CONCRETE FILL, YELLOW FIBERGLASS COVER
  - MENU BOARD SEE 9/A1.2 & SHEET A3.3
  - SPEAKER SEE DETAIL 10/A1.2
  - CLEARANCE SIGN SEE 12/A1.2
  - LOOP INDUCTION SYSTEM SEE 2/A1.2 OR 4/A1.2
  - LANDSCAPING TO BE BY GENERAL CONTRACTOR.
  - CANOPY AT DRIVE-THRU SPEAKER SEE 13/A1.2
  - PATIO FENCE RAILING, SEE DETAIL 9/A1.1
  - SYMBOL INDICATES EQUIPMENT ITEM NUMBER. SEE SHEET F-2 FOR DESCRIPTION
- OUTDOOR FURNITURE SCHEDULE GC**
- PATIO SEATING**
- TRASH RECEPTACLE, AGGREGATE (35GAL); MANUFACTURER: DAWN ENTERPRISES; SERIES: R3355-NAT BRWN; RECEPTACLE HOOD W/CHUTE; MANUFACTURER: DAWN ENTERPRISES; SERIES: TP35H-BLK & TP35C-BLK
  - CHAIR; MANUFACTURER: PLYMOLD; SERIES: 2051100-0450; FINISH: CHARCOAL
  - BENCH; MANUFACTURER: PLYMOLD; SERIES: L1441; FINISH: CHARCOAL
  - UMBRELLA BASE(S); MANUFACTURER: PLYMOLD; SERIES: MC2239848-0150; FINISH: CHARCOAL
  - TABLE (24"x30"); MANUFACTURER: PLYMOLD; TABLE: SLBB2430150Q; FINISH: CHARCOAL
  - TABLE (48"x20"); MANUFACTURER: PLYMOLD; TABLE: SLBB4600150Q; FINISH: CHARCOAL
  - TABLE (36"x36"); MANUFACTURER: PLYMOLD; TABLE: SLBB3636150Q; FINISH: CHARCOAL
  - POWDER COATED ALUMINUM SNUFFER; MANUFACTURER: WAUSAU MADE; MODEL: MF4012; FINISH: BLACK
  - 35 GALLON SIDE OPENING STEEL OUTDOOR WASTE RECEPTACLE; MANUFACTURER: WAUSAU MADE; MODEL: MF3304; FINISH: BLACK
  - WASTE RECEPTACLE WRRAIN BONNET; MANUFACTURER: PLYMOLD; MODEL: L1353F/3202; FINISH: BLACK MATTE



**2 TRASH ENCLOSURE PLAN**  
A1.1 SCALE: 1/4" = 1'-0"

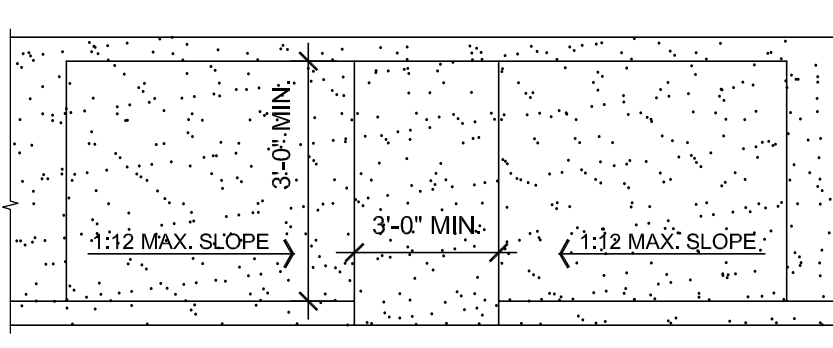


**3 TRASH ENCLOSURE ELEVATIONS**  
A1.1 SCALE: 1/4" = 1'-0"

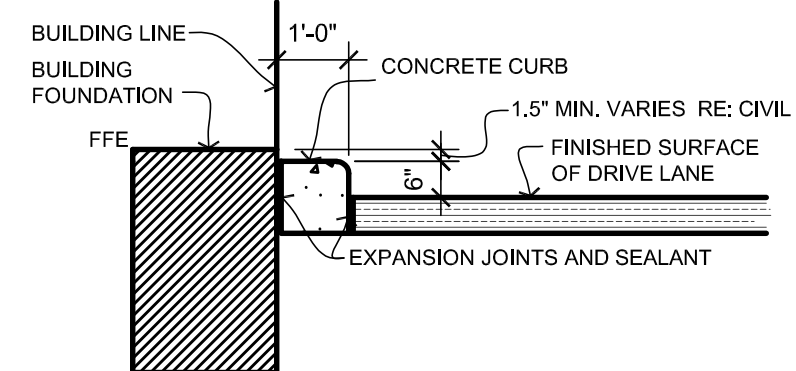
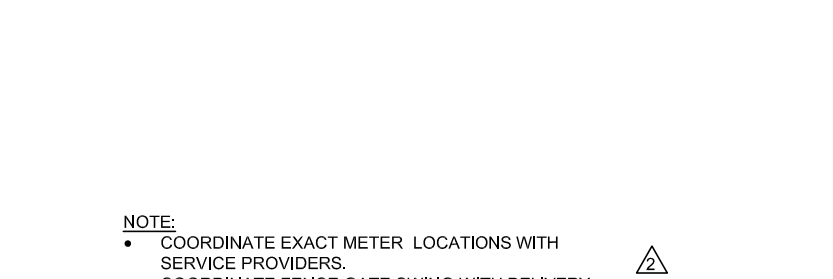


**4 TRASH ENCLOSURE SECTION**  
A1.1 SCALE: 1/2" = 1'-0"

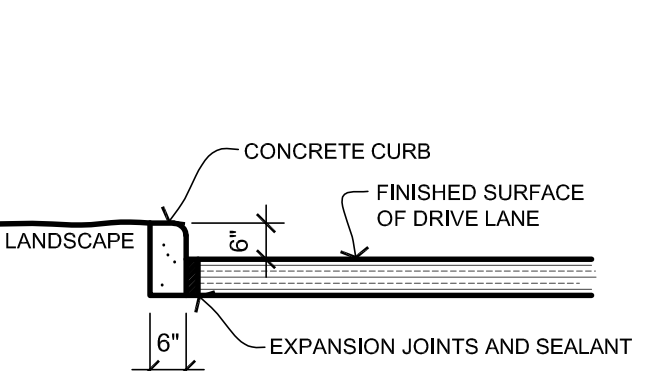
**1 SITE PLAN**  
A1.1 SCALE: 1" = 20'-0"



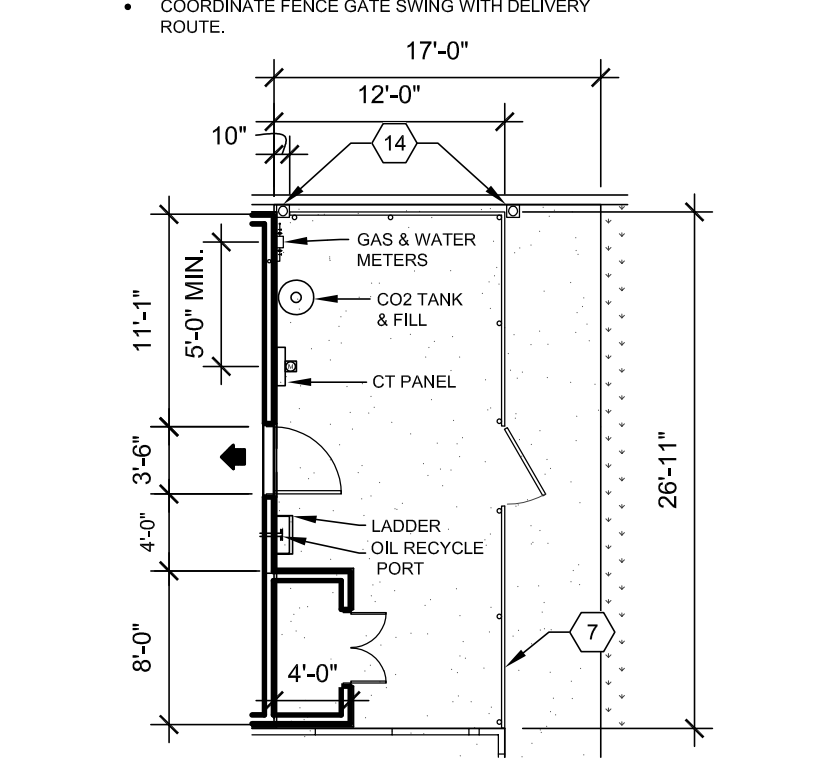
**5 CURB RAMP DETAIL (TYPICAL)**  
A1.1 SCALE: 1/4" = 1'-0"



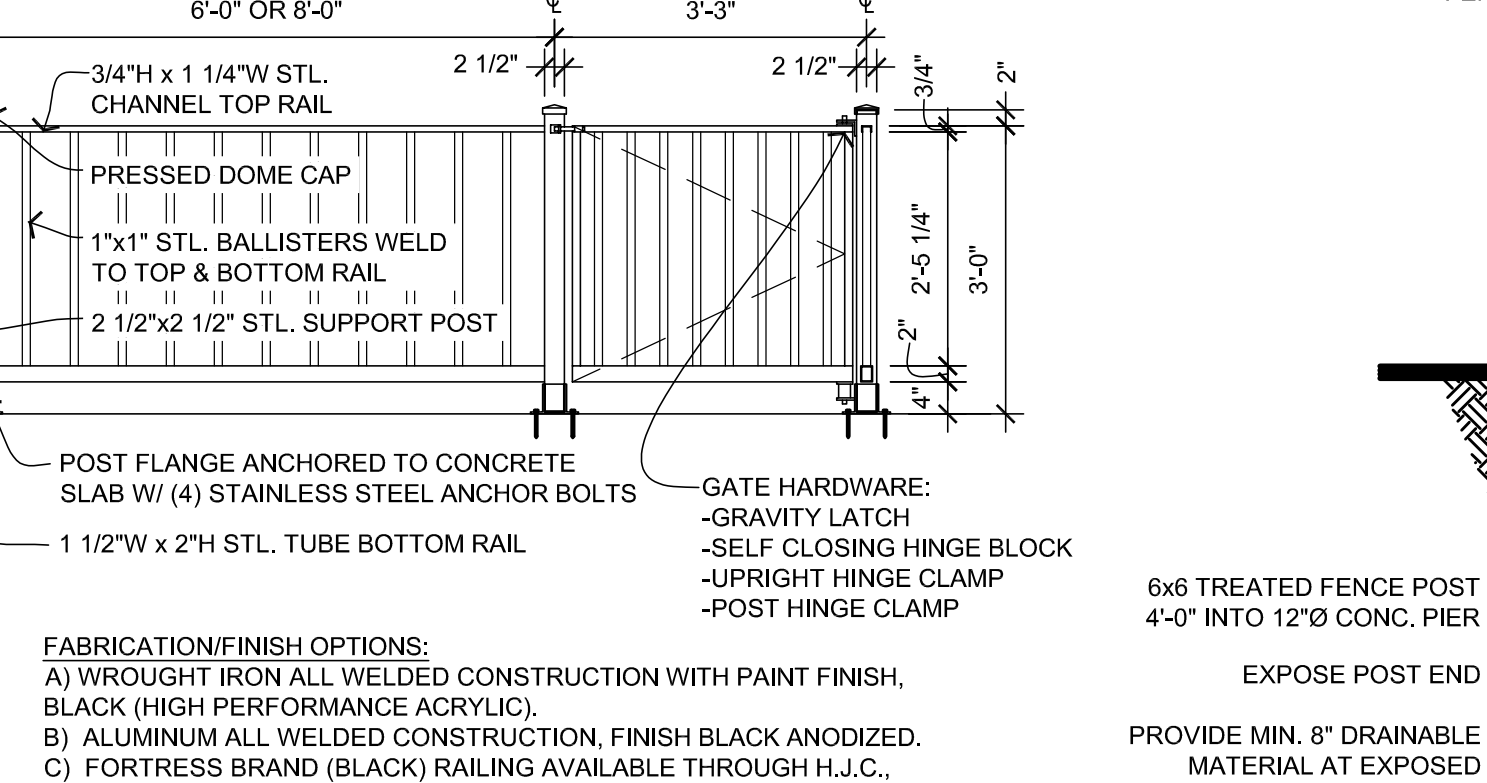
**6 CURB DETAIL**  
A1.1 SCALE: 3/8" = 1'-0"



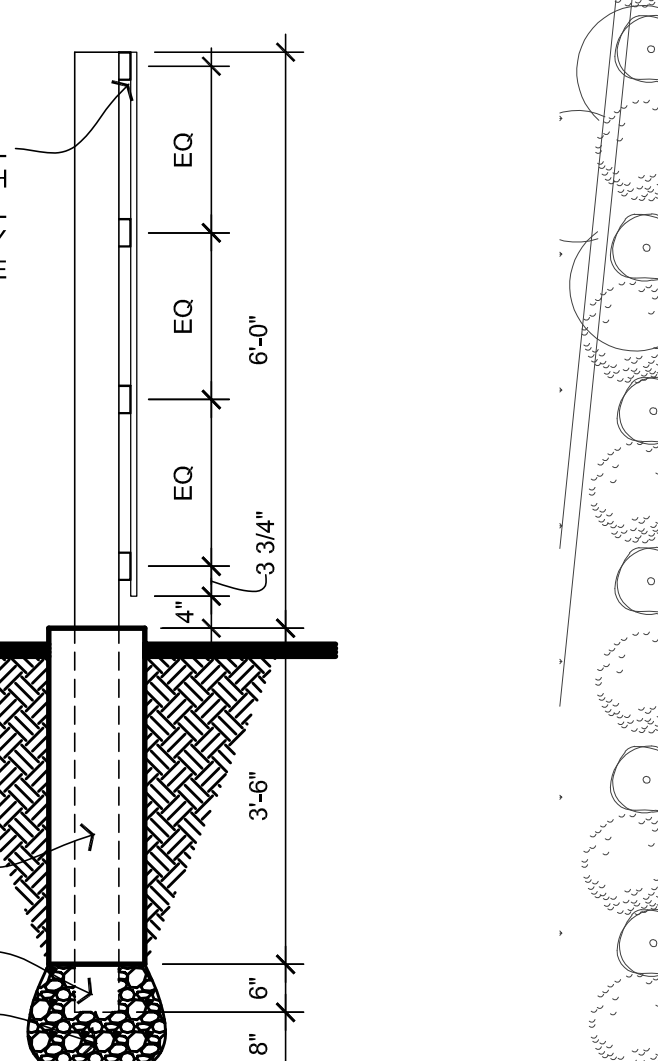
**7 CURB DETAIL**  
A1.1 SCALE: 3/8" = 1'-0"



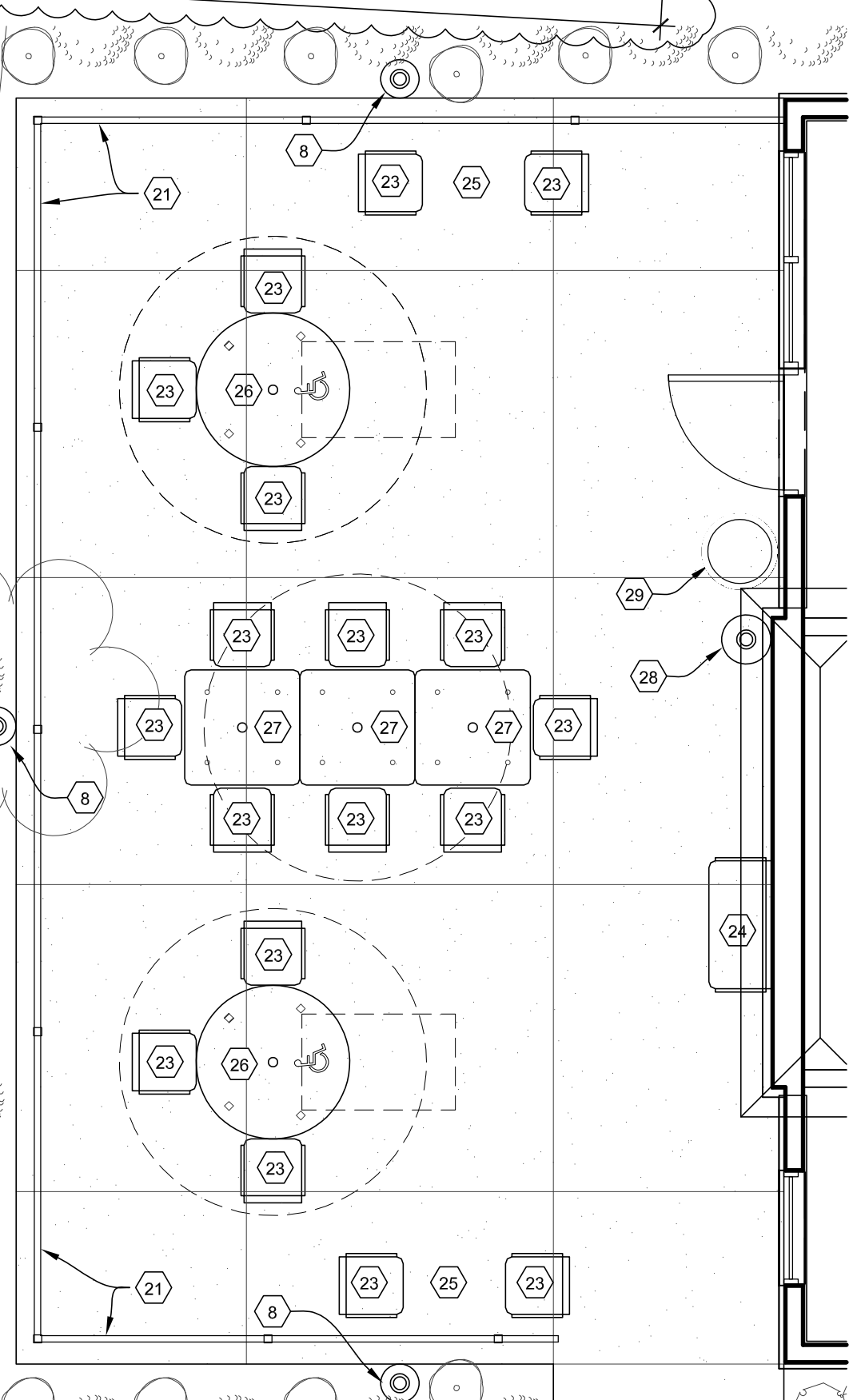
**8 SERVICE ENT.**  
A1.1 SCALE: 1" = 10'-0"



**9 PATIO FENCE & GATE DETAIL**  
A1.1 SCALE: 1/2" = 1'-0"

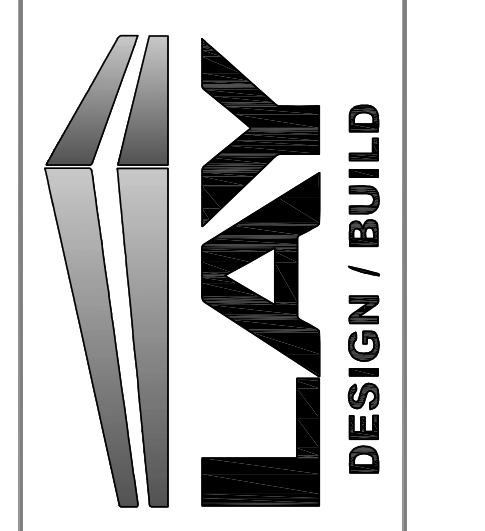


**10 METAL FENCE SECTION**  
A1.1 SCALE: 1/2" = 1'-0"

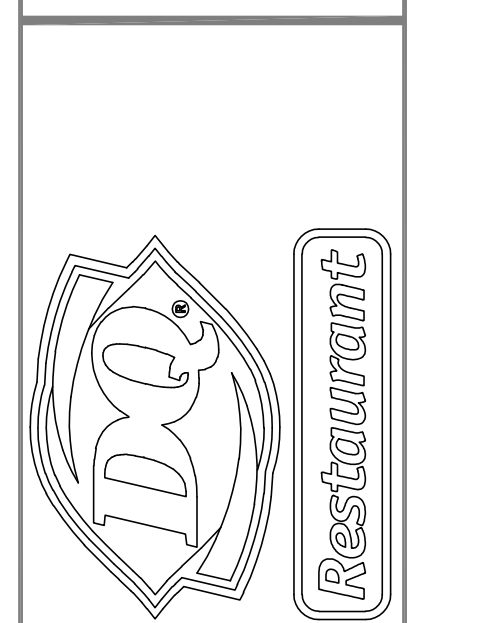
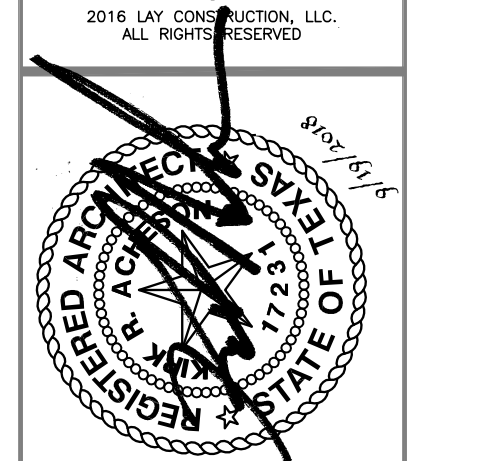


**11 PATIO LAYOUT**  
A1.1 SCALE: 1/4" = 1'-0"

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BUILDING TYPE:  
DAIRY QUEEN  
CORE 72  
TEXAS

NEW RESTAURANT FOR:  
**DAIRY QUEEN**  
910 E. TYLER STREET  
ATHENS, TEXAS 75751

REVISIONS	
NO.	DATE
ISSUED	05-30-2017
	07-25-2018
	08-20-2018
	09-12-2018
	09-19-2018

DATE:  
07/14/2017

PROJECT NO.  
170307

SHEET NO.  
**A1.1**

SITE PLAN, PATIO PLAN, & DETAILS