



Zoning Staff Report

Date: May 10, 2022

Case Number: ZC-22-025

Council District: 4

Conditional Use Permit

Case Manager: [Beth Knight](#)

Owner / Applicant: 5 B Corporation / Kiew Kam

Site Location: 1025 W. Beach Street

Acreage: 2.03 acres

Request

Proposed Use: Car Wash

Request: To: Add Conditional Use Permit (CUP) to allow an automated carwash facility in “E” Neighborhood Commercial; site plan included with waivers for setbacks, fencing location, and landscaping buffer

Land Use Compatibility: Requested change **is compatible.**

Comprehensive Plan Consistency: Requested change **is not consistent (Technical Inconsistency).**

Staff Recommendation: **Approval**

Zoning Commission Recommendation: **Approval by a vote of 8-0**

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Project Description and Background

The proposed site is located at the north end of the 2-block long West Beach Street, where the street joins N. Beach Street, approximately one block south of Belknap Street. The applicant is requesting to add a Conditional Use Permit to allow an automated carwash facility; site plan included.

Carwashes are only permitted within commercial zoning districts through the CUP process. The applicant has applied for the (CUP) Conditional Use Permit to allow this use within the “E” district for a drive-thru carwash facility in an approximately 3,600 sq. ft. building. Self-service vacuum spaces are shown in two rows south of the carwash building. Conditional uses are those uses which are generally compatible with the permitted land uses in a given zoning district, but which require individual review of their proposed location, design and configuration, and the imposition of conditions in order to ensure the appropriateness of the use at a particular location.

While a carwash is not permitted in the “E” zoning district by right, allowing one by CUP with a site plan may help mitigate any neighborhood concerns, as well as give options for the CUP to be revoked in the event of code violation convictions. The site is currently vacant land with a creek and its associated floodway dividing the property in two. The nearest residential “A-5” district lies along the western property line, with additional single family uses to the east. Although the site is directly adjacent to a residential district, the land is used for the Sylvania public park.

The lot’s floodway easement in the middle of the property does not leave enough space to orient the car wash tunnel and dryer in a north/south direction to face other commercial uses. The car wash dryer faces other commercial uses to the east. The closest residential building is more than 300 feet away in a residential neighborhood to the east, separated by the intervening commercial building. Because sound volume decreases noticeably after 300 feet to approximately 60 decibels, the location of the car wash equipment and 17 vacuums are unlikely to have a detrimental impact on the neighborhood.

The floodway constrains the larger buildable area on the south side of the lot. While the vacuums meet the 25-foot setback, the car wash building is approximately 35 feet inside the 100-foot setback required. The required solid screening fence along the same property line conflicts with the floodway, where stormwater should flow freely. However, the same floodway creates a naturally landscaped area that is approximately 50% of the site’s area.

Through Ordinance 23609 effective March 29, 2019, the Conditional Use Permit allows for an unlimited time period for the operation of a use unless otherwise approved by the City Council. If a time limit is established for a Conditional Use Permit, the renewal of the CUP shall be considered through the public hearing process and approved by the City Council. A CUP shall expire if no permitting action is taken within six months of approval or cease of the use for six months. A CUP may be revoked through the public hearing process if necessary after convictions of one or more code violations.

Per Section 4.407 (a), the following general rules apply to all conditional uses:

- a) Conditional use permits in residential districts shall be limited to those uses designated “CUP” in the Residential District Use Table in Chapter 4, Article 6, Section 4.603.
- b) Approval of a conditional use permit shall authorize only the particular use or category of related uses for which the conditional use permit is issued.
- c) A conditional use shall not be enlarged, extended or otherwise modified unless approved by the City Council or approved administratively as applicable.

- d) The use of property for the purposes described in a conditional use permit shall not commence until a certificate of occupancy has been issued. A certificate of occupancy shall not be issued until all or approvals which may be required by the Codes and Ordinances of the City, including, but not limited to, a Building Permit, a Certificate Of Occupancy and subdivision approval have been satisfied.

Section (d) provides the following Conditional Use Permit factors in consideration of appropriateness of a request:

- a) The proposed use is consistent with the Comprehensive Plan;
- b) The proposed use is compatible with the existing and adjacent uses.
- c) The proposed use meets all supplemental use standards specifically applicable to the use as set forth in Chapter 5;
- d) The proposed use is compatible with and preserves the character and integrity of adjacent development and neighborhoods;
- e) The proposed use is not materially detrimental to the public health, safety, and welfare, or results in material damage or prejudice to other property in the vicinity.

Below is a chart that illustrates the differences between the base E regulation and the proposed CUP:

Requirement	E Standards	Proposed CUP
Car wash setback	100-foot setbacks are required from any residential zoning.	Car wash is approximately 65 feet from the residential zoning <i>(requires Development Regulation Waiver)</i>
Solid screening fence	6-ft minimum solid screening fence is required along the entire western property line, which abuts a residential district	Screening fence is shown adjacent to carwash and will not be allowed in the floodway easement <i>(requires Development Regulation Waiver)</i>

Surrounding Zoning and Land Uses

- North “E” Neighborhood Commercial / Commercial use
- East “E” Neighborhood Commercial, “F” General Commercial, and “PD 761” Planned Development for “E” uses plus automobile parts sales / Automobile repair and commercial uses
- South “F” General Commercial / Mini-warehouses
- West “A-5” One-Family / Public park

Recent Zoning History

ZC-16-170, east of subject, from CR, D to A-5, approved 4/21/2016.

Public Notification

- ZC-18-043, east of subject, from E to PD for D uses, approved 11/14/2018.
- ZC-18-190, east of subject, from E to D, approved 1/16/2019.
- ZC-20-023, east of subject, from D to PD for D uses with waivers, approved 4/9/2020.
- ZC-21-010, north of subject, from A-5 to E, denied 4/14/2021.

300-foot Legal Notifications were mailed on February 25, 2022.

The following organizations were notified: (emailed February 25, 2022)

Organizations Notified	
Riverside Alliance	Oakhurst Alliance of Neighbors
East Fort Worth, Inc.	East Fort Worth Business Association
United Riverside Rebuilding Corp., Inc.	Fort Worth ISD
Carter Riverside NA*	Tarrant Regional Water District
Streams and Valleys Inc	Trinity Habitat for Humanity

* *This Neighborhood Association is located closest to the subject property.*

Development Impact Analysis

Land Use Compatibility

The applicant is proposing a zoning change to add a CUP to allow a carwash facility in the “E” zoning district. Surrounding land uses consist of a public park in residential zoning to the west with other commercial uses in all other directions. The closest residential uses are more than 300 feet from the car wash dryer to the east. The significant floodplain running through the property creates a small buildable area on the north property line and a larger buildable area on the southern property line. The existing floodway easement both constrains development options and allows a notable portion of the property to remain in its undeveloped state.

Based on the surrounding non-residential uses and distance to the closest residential use, the proposed zoning (conditional use permit for automated car wash) is **compatible** with surrounding land uses.

Comprehensive Plan Consistency – Arlington Heights

The 2021 Comprehensive Plan currently designates the subject property as neighborhood commercial, where vehicular uses are generally not allowed. The proposed zoning is inconsistent with the land use designations for this area, but complies with the following policies of the Comprehensive Plan:

- Promote appropriate infill development of vacant lots, old commercial centers (greyfields), and contaminated sites (brownfields) within developed areas, particularly in the central city.
- Separate incompatible land uses with buffers or transitional uses. Some land uses have attributes such as height, proportion, scale, operational characteristics, traffic generated, or appearance that may not be compatible with the attributes of other uses.

Based on a lack of conformance with the future land use map but conformance with the policies stated above, the proposed zoning is **not consistent** with the Comprehensive Plan. (Technical Inconsistency)

The 2021 Economic Development Strategic Plan identified four different results to facilitate the success and growth of Fort Worth:

1. High-wage job growth.
2. A more sustainable tax base, driven less by residential property valuation and more by commercial and industrial investment.
3. An economy that capitalizes on high-growth businesses and the creative individuals who fuel them, targeting specific industry classifications.
4. A commitment to “quality of place” throughout the community, including rising home values, new business startups, reduction of blighted areas, and the emergence of walkable corridors with a mixture of residential and commercial developments and related amenities.

This zoning request does not assist in high-wage job growth and is not a targeted high-growth industry. While the auto-oriented use does not contribute to walkable corridors, the large amount of street frontage left undeveloped in the floodway easement does contribute to walkable corridors.

Site Plan Comments

Zoning and Land Use

The site plan as submitted is not in general compliance with the Zoning Ordinance regulations.

1. The car wash building setback is required to be 100 feet, as per Sec. 5.108, instead of the approximately 65 feet shown. **This item is requesting a development waiver.**
2. A 6-ft minimum solid screening fence is required along the western property line, which abuts a residential district, as required in Sec. 5.108. Since the western property also contains a floodway easement, the solid fence cannot be in this easement. **This item is requesting a development waiver.** The fence along the western property line will need a utility easement encroachment agreement.
3. The access easement and drainage easement overlap in the northeast corner. Generally, the surface material of these two easements is not the same.
4. Note the land use and zoning of the surrounding properties to the east.

TPW Stormwater

- FYI: an accepted drainage study is required prior to platting, infrastructure review, grading permit issuance, and building permit issuance.
- FSR Acceptance required and FDP issuance required prior to grading and building permit issuance.

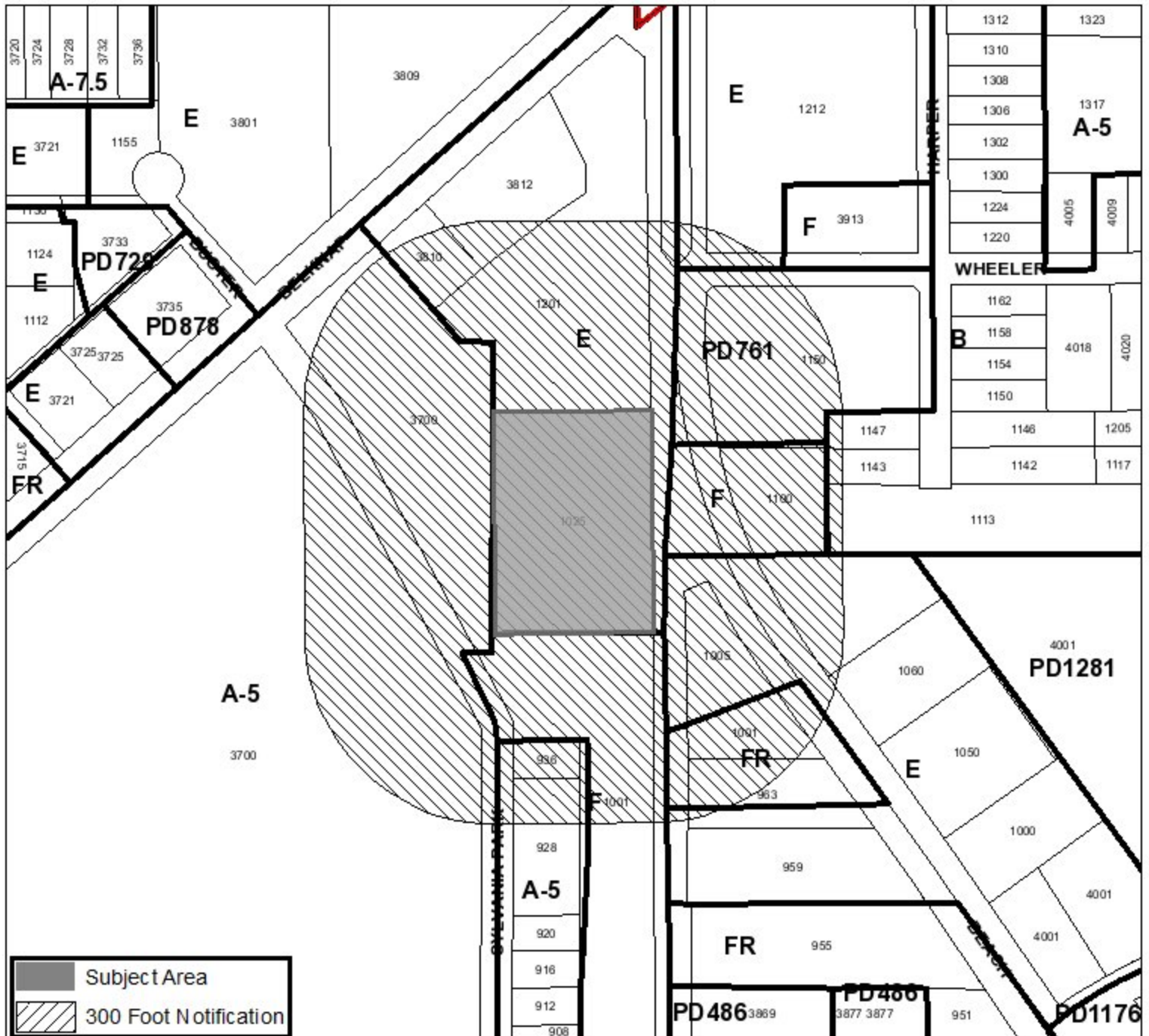
(Comments made by Platting (Subdivision Ordinance), Transportation/Public Works, Fire, Park & Recreation, and Water Department staff cannot be waived through the Zoning Commission and City Council. Approval of the zoning site plan does not constitute the acceptance of conditions.)



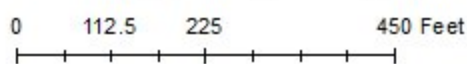
ZC-22-025

Area Zoning Map

Applicant: 5 B Corporation
 Address: 1025 W. Beach Street
 Zoning From: E
 Zoning To: Add Conditional Use Permit for automatic car wash
 Acres: 2.02763972
 Mapsco: 64N
 Sector/District: Northeast
 Commission Date: 3/9/2022
 Contact: 817-392-8190



	Subject Area
	300 Foot Notification



CURRENT ZONING: E - NEIGHBORHOOD COMMERCIAL
 CURRENT LAND USE: RETAIL
 LOT 1R, BLOCK 1
 LEE SUBDIVISION ADDITION
 DOCUMENT NO. D218010142
 O.P.R.T.C.T.

ACCESS EASEMENT
 INST. NO. D197184380
 O.P.R.T.C.T.

N 89°45'14"E

250.52'

352.33'

5-B CORPORATION
 VOLUME 9027, PAGE 4980
 D.R.T.C.T.
 2.027 ACRES
 88,292 SQ. FT.

LOT 2R, BLOCK 1
 LEE SUBDIVISION ADDITION
 DOCUMENT NO. D218010142
 O.P.R.T.C.T.

DRAINAGE EASEMENT
 VOL. 7688, PG. 625
 O.P.R.T.C.T.

FLOODWAY EASEMENT
 INST. NO. D218010142
 O.P.R.T.C.T.

CURRENT ZONING: A-5 - ONE FAMILY
 CURRENT LAND USE: PARK
 SYLVANIA PARK
 CITY OF FORT WORTH

PROPOSED SOLID-SCREENING FENCE

N 00°16'20"W

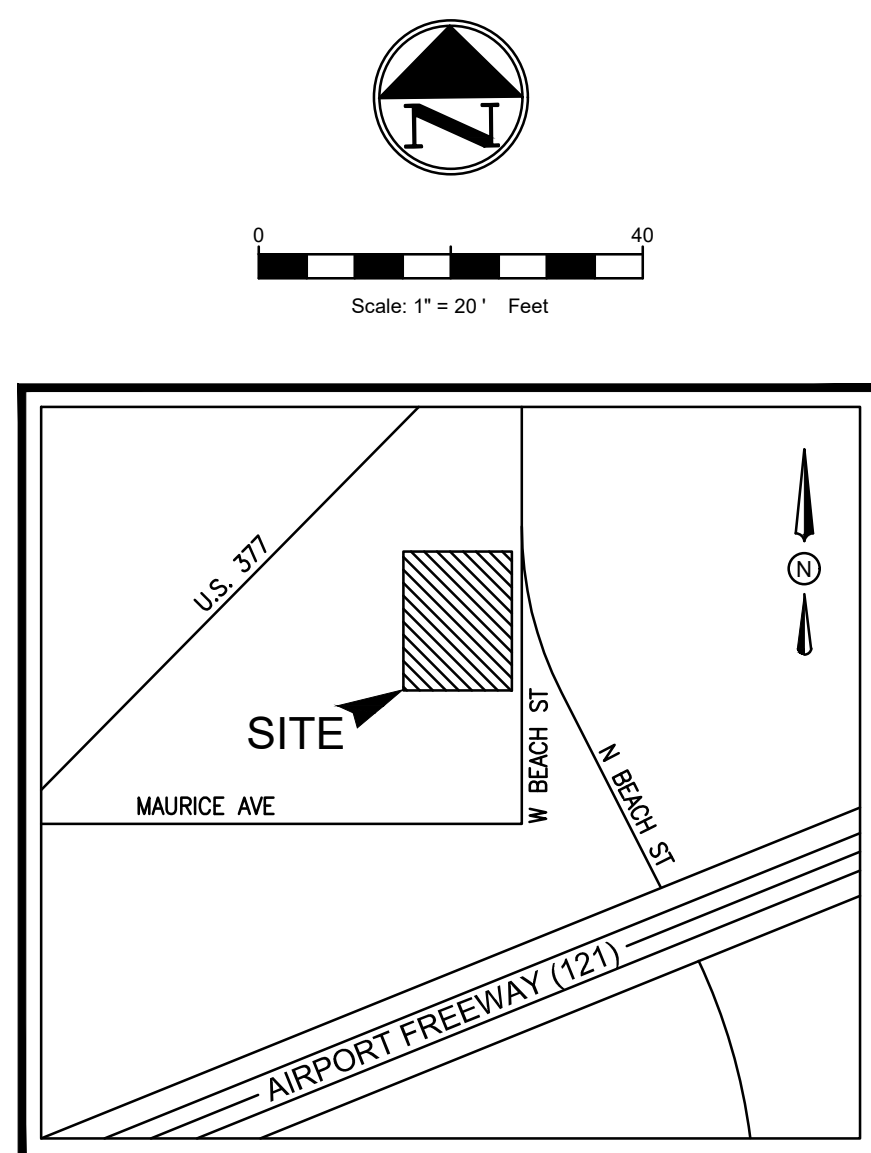
FRANKLIN WOODS SURVEY
 ABSTRACT No. 1624

S 89°25'07"W

251.72'

CURRENT ZONING: F - GENERAL COMMERCIAL
 CURRENT LAND USE: STORAGE
 LOT 1-R, BLOCK 1
 CORBELL ADDITION
 VOL. 388-164, SLIDE 11
 O.P.R.T.C.T.

EXISTING LEGEND	
---	BOUNDARY LINE
---	ADJOINER BOUNDARY LINE
---	EASEMENT LINE (AS NOTED)
W	WATER LINE
SAN	SANITARY SEWER LINE
---	STORM DRAIN LINE (AS NOTED)
OHE	OVERHEAD ELECTRIC LINE
○	SET IRON ROD (AS NOTED)
●	FOUND IRON ROD (AS NOTED)
⊗	"X" CUT FOUND
⊙	"X" CUT SET
WM	WATER METER
FH	FIRE HYDRANT
SS	SANITARY SEWER MAN HOLE
CV	CABLE VAULT
UV	UTILITY VAULT
FM	FIBER OPTIC MARKER
WV	WATER VALVE
TS	TRAFFIC SIGN
SMH	STORM MAN HOLE
LP	LIGHT POLE
PP	POWER POLE
BM	BENCH MARK
CM	CONTROL MONUMENT
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS COLLIN COUNTY, TEXAS
M.R.C.C.T.	MAP RECORDS COLLIN COUNTY, TEXAS



SITE DATA SUMMARY TABLE	
SITE ACREAGE:	2.027 ACRES (88,292 S.F.)
CURRENT ZONING:	E (Neighborhood Commercial)
PROPOSED USE:	CAR WASH
PROPOSED ZONING:	ADD CONDITIONAL USE PERMIT FOR AUTOMATIC CAR WASH
BUILDING AREA:	3,591 S.F.
BUILDING COVERAGE:	4.1%
NUMBER OF STORIES:	1
BUILDING HEIGHT:	34'-6"
IMPERVIOUS AREA:	31.78%
PERVIOUS/LANDSCAPE AREA:	68.22%
REGULAR PARKING REQUIRED:	23 SPACES
5 SP PER 26 FT OF CAR WASH TUNNEL	
REGULAR PARKING PROVIDED:	17 VACUUM BAYS + 6 REGULAR
HANDICAP PARKING REQUIRED:	1 SPACES (1 VAN ACCESSIBLE)
HANDICAP PARKING PROVIDED:	1 SPACES (1 VAN ACCESSIBLE)
TOTAL PARKING PROVIDED:	24 SPACES - 17 ARE VACUUM BAYS

- VICINITY MAP**
N.T.S.
- SITE GENERAL NOTES**
- ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE CITY OR LOCAL JURISDICTION STANDARDS.
 - THE LOCATION OF UNDERGROUND UTILITIES INDICATED ON THE PLANS IS TAKEN FROM AS-BUILTS, UTILITY PLANS OR SURVEY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE ARRANGEMENTS WITH THE OWNERS OF SUCH UNDERGROUND UTILITIES PRIOR TO WORKING IN THE AREA TO CONFIRM THEIR EXACT LOCATION AND TO DETERMINE WHETHER ANY ADDITIONAL UTILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL UNDERGROUND UTILITIES. IF EXISTING UNDERGROUND UTILITIES ARE DAMAGED, THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPAIRING THE UTILITY.
 - WHERE EXISTING UTILITIES OR SERVICE LINES ARE CUT, BROKEN OR DAMAGED, THE CONTRACTOR SHALL REPLACE OR REPAIR THE UTILITIES OR SERVICE LINES WITH THE SAME TYPE OF ORIGINAL MATERIAL AND CONSTRUCTION, OR BETTER, UNLESS OTHERWISE SHOWN OR NOTED ON THE PLANS, AT HIS OWN COST AND EXPENSE. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AT ONCE OF ANY CONFLICTS WITH UTILITIES.
 - ALL EXCAVATIONS, TRENCHING AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE U. S. DEPARTMENT OF LABOR, OSHA, CONSTRUCTION SAFETY AND HEALTH REGULATIONS AND ANY AMENDMENTS THERETO.
 - THE CONTRACTOR SHALL RESTORE ALL AREAS DISTURBED BY CONSTRUCTION TO ORIGINAL CONDITION OR BETTER. RESTORED AREAS INCLUDE, BUT ARE NOT LIMITED TO TRENCH BACKFILL, SIDE SLOPES, FENCES, DRAINAGE DITCHES, DRIVEWAYS, PRIVATE YARDS AND ROADWAYS.
 - ANY CHANGES NEEDED AFTER CONSTRUCTION PLANS HAVE BEEN RELEASED, SHALL BE APPROVED BY THE CITY ENGINEER. THESE CHANGES MUST BE RECEIVED IN WRITING.
 - THE CONTRACTOR SHALL PROVIDE "RED LINED" MARKED PRINTS TO THE ENGINEER PRIOR TO FINAL INSPECTION INDICATING ALL CONSTRUCTION WHICH DEVIATED FROM THE PLANS OR WAS CONSTRUCTED IN ADDITION TO THAT INDICATED ON THE PLANS.
 - ALL CURB RADII TO BE 10' OR 2' UNLESS OTHERWISE NOTED ON THE SITE PLAN.

SITE LEGEND	
CONCRETE CURB	---
SAW-CUT LINE	---
FENCE	X X
FIRE LANE	---
STRIPING	///
PARKING SPACES	X
MONUMENT/PYLON SIGN	---
WHEEL STOPS	---
HANDICAP LOGO	---
HANDICAP SIGN	---
RAMP	---
BOLLARD	---
TRAFFIC ARROW	---
FIRE HYDRANT	---
DUMPSTER	---
SANITARY SEWER MANHOLE	---
SANITARY SEWER CLEANOUT	---
SANITARY SEWER DOUBLE CLEANOUT	---
SANITARY SEWER SAMPLE PORT	---
GREASE TRAP	---
DOMESTIC WATER METER	---
IRRIGATION METER	---
GAS METER	---
TRANSFORMER	---
LIGHT POLE	---
POWER POLE	---
LANDSCAPE AREA	---

LEGAL DESCRIPTION

Being a 2.027 acre tract of land situated in the Franklin Woods Survey, Abstract No. 1624, Tarrant County, Texas and being all of Lot 2R, Block 1, Lee Subdivision Addition, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat thereof recorded in Instrument No. D218010142, Official Public Records, Tarrant County, Texas, as conveyed to 5 B Corporation by Correction Warranty Deed, recorded in Volume 9027, Page 1980 (O.P.R.W.C.T.) and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod found (Controlling Monument (CM)) at the southeast corner of said Lot 2R, same being the northeast corner of Lot 1-R, Block 1, Corbell Addition, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat thereof recorded in Volume 388-164, Slide 11, O.P.R.W.C.T., and also being on the westerly right-of-way line of West Beach Street (variable width right-of-way);

THENCE South 89 degrees 25 minutes 07 seconds West, departing the westerly right-of-way line of said West Beach Street, and being along the common southerly line of said Lot 2R, and the northerly line of said Lot 1-R, Corbell Addition, a distance of 251.72 feet, to a 3/4 inch iron rod (CM) found on the southwest corner of said Lot 2R, and on the easterly line of Sylvania Park, owned by the City of Fort Worth (recording information not found);

THENCE North 00 degrees 16 minutes 20 seconds West, along the common westerly line of said Lot 2R, and the easterly line of said Sylvania Park, a distance of 352.33 feet to a 1/2 inch iron rod (CM) found on the northwest corner of said Lot 2R, same being the southwest corner of Lot 1R, Block 1, Lee Subdivision Addition, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat thereof recorded in Instrument No. D218010142, O.P.R.W.C.T.;

THENCE North 89 degrees 45 minutes 14 seconds East, along the common northerly line of said Lot 2R, and the southerly line of said Lot 1R, Lee Subdivision Addition, a distance of 250.52 feet, to a 5/8 inch iron rod with "Traverse LS Prop Cor" cap set on the northeast corner of said Lot 2R, same being the southeast corner of said Lot 1R, Lee Subdivision Addition, and also being on the westerly right-of-way line of said West Beach Street;

THENCE South 00 degrees 25 minutes 03 seconds East, along the common easterly line of said Lot 2R, and the westerly right-of-way line of said West Beach Street, a distance of 350.86 feet to the POINT OF BEGINNING and containing 2.027 Acres or 88,292 Square Feet of land, more or less.

PROJECT CONTACT LIST	
OWNER/DEVELOPER	5 B CORPORATION
	5000 COLLINWOOD AVE
	FORT WORTH, TX. 76017
	DR. WILLIAM RANELLE
	817-832-4853

NO.	DATE	DESCRIPTION	BY
1	02-07-22	1st CUP SUBMITTAL	X
2	03-23-22	2nd CUP SUBMITTAL	X
.	.	.	.
.	.	.	.
.	.	.	.
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- CITY GENERAL NOTES**
- THE CAR WASH BUILDING SETBACK IS REQUIRED TO BE 100 FEET, AS PER SEC. 5.108, INSTEAD OF THE APPROXIMATELY 63.7 FEET SHOWN. THIS ITEM IS REQUESTING A DEVELOPMENT WAIVER.
 - A 6-FT MINIMUM SOLID SCREENING FENCE IS REQUIRED ALONG THE WESTERN PROPERTY LINE, WHICH ABUTS A RESIDENTIAL DISTRICT, AS REQUIRED IN SEC. 5.108. SINCE THE WESTERN PROPERTY ALSO CONTAINS A FLOODWAY EASEMENT, THE SOLID FENCE CANNOT BE IN THIS EASEMENT. THIS ITEM NEEDS A DEVELOPMENT WAIVER.
 - ALL PROVIDED LIGHTING WILL CONFIRM TO LIGHTING CODE.
 - ALL SIGNAGE WILL CONFORM TO ARTICLE 4, SIGNS.
 - THE PROJECT WILL COMPLY WITH SECTION 6.301, LANDSCAPING, WITH EXCEPTION OF THE DEVELOPMENT WAIVERS NOTED ABOVE.
 - THE PROJECT WILL COMPLY WITH SECTION 6.302, URBAN FORESTRY.

Director of Development Services _____ Date _____

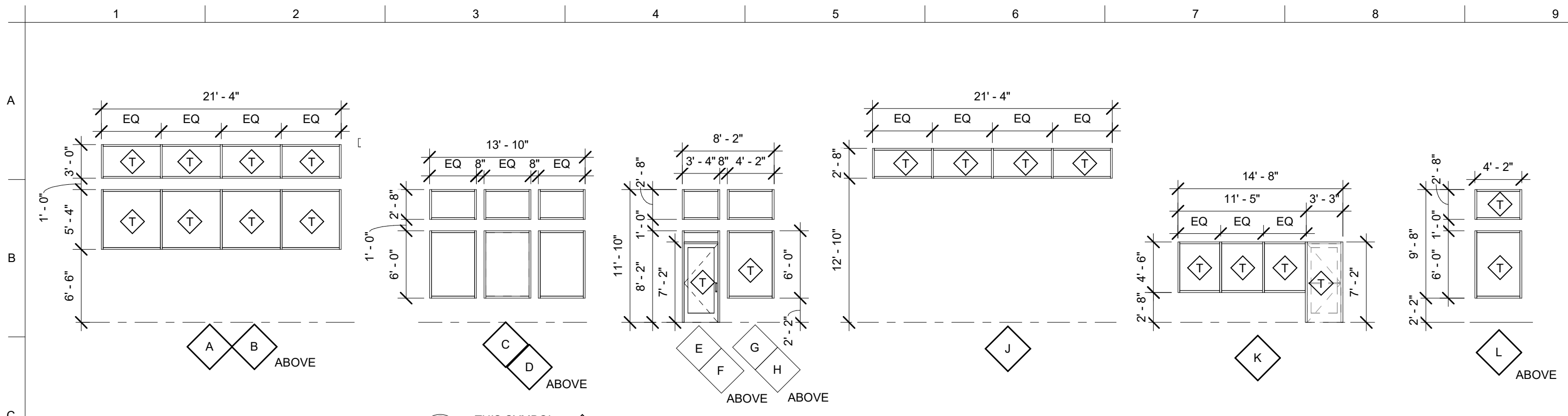
SHAMMY'S CAR WASH
 ZONING CASE NO. ZC-22-025
 WEST BEACH STREET
 CITY OF FORT WORTH
 TARRANT COUNTY, TEXAS
 LEE SUBDIVISION ADDITION - LOT 2R, BLOCK 1

P.E.		DES.	DATE	SCALE	PROJECT NO.	SHEET NO.
KK	X		03-23-22	SCALE #1	003-22	SP

TX. P.E. FIRM #11525



03-22-2022



C1 WINDOW ELEVATIONS
1/8" = 1'-0"

THIS SYMBOL DENOTES TEMPERED GLASS

WINDOW TYPES

C, D, E, F, G, H (OFFICE -> EXT)
4 1/2" ANODIZED ALUMINUM STORE FRONT SYSTEM, 1" DOUBLE GLAZED INSULATED GUARDIAN GLASS SNR 43 ON CLEAR

A, B, J, L, M (TUNNEL -> EXT)
4 1/2" ANODIZED ALUMINUM STORE FRONT SYSTEM, SINGLE GLAZED CLEAR

INSTALL STOREFRONT FRAME WITH EXTERIOR FACING INWARD AT TUNNEL LOCATION TYP. (WEEPS INTO TUNNEL)

K (OFFICE -> TUNNEL)
4 1/2" ANODIZED ALUMINUM STORE FRONT SYSTEM, 1" DOUBLE GLAZED INSULATED, CLEAR GLAZING, NO FILM OR TINT

NOTES:

- DIMENSIONS SHOWN ARE NOMINAL AND DO NOT SHOW REQUIRED GAPS TO MASONRY. PROVIDE SYSTEMS THAT FIT WITHIN COURSED MASONRY. VERIFY ALL OPENING PRIOR TO SHOP DRAWINGS AND FABRICATION
- ALL GLAZING IN CONDITIONED SPACES TO COMPLY WITH IECC STANDARDS FOR CLIMATE ZONE REFER TO COMCHECK FOR U FACTOR AND SHGC. SHGC RATING NOT REQUIRED ON WINDOWS INTO TUNNEL.
- PER SPECIFICATIONS, GLAZING THICKNESS TO BE DETERMINED BY GLAZING MANUFACTURER TAKING INTO ACCOUNT WIND LOADS, GLAZING SIZE, AND GLAZING LOCATION. SHOP DRAWINGS TO BE PROVIDED TO ARCHITECT FOR APPROVAL.

EXTERIOR FINISH SELECTIONS

PAINT (EXTERIOR)	EP-1	BENJAMIN MOORE, 322 ABSTRACTA (YELLOW)
	EP-2	BENJAMIN MOORE, 2119-10 SPACE BLACK (BLACK)
METAL COMPONENTS	MTL-1	VESTA METAL PANEL, 482 GILDED GRAIN
	MTL-2	VESTA METAL PANEL, 463 COAL
	MTL-3	24GA METAL PAINTED TO MATCH EP-1 (YELLOW)
	MTL-4	PREFINISHED METAL GUTTERS AND DOWNSPITS, COLOR TO MATCH CMU-1
	MTL-5	PAC CLAD SOFFIT PANEL - FLUSH SOLID 12", MATTE BLACK 24GA
	MTL-6	PAC CLAD SNAP-ON STANDING SEAM, SMOOTH PANEL 12", MATTE BLACK 24GA
	MTL-7	PREFINISHED METAL COPING, COLOR TO MATCH EP-2 (BLACK), 24 GA.
	MTL-8	24GA METAL PAINTED TO MATCH EP-2 (BLACK)
	MTL-9	HOLLOW METAL
MASONRY	CMU-1	JEWELL CONCRETE- OLD CASTLE, 8"x8"x16" SPLIT FACE BLOCK, COLOR: SOFT COTTON
		CMU MORTAR: MAPEI 38 AVALANCHE
	CMU-2	JEWELL CONCRETE- OLD CASTLE, 12"x8"x16" HIGH POLISH BLOCK, COLOR: WHITE
		CMU MORTAR: MAPEI 38 AVALANCHE
STOREFRONT SYSTEM	SF-1	CLEAR ANODIZED STOREFRONT SYSTEM
POLYCARBONATE	PB-1	POLYCARBONATE LIGHT BOX TO MATCH MTL-1. INSTALLED BY OTHERS
	PB-2	POLYCARBONATE LIGHT BOX TO MATCH EP-2. INSTALLED BY OTHERS
VENTILATED FACADE	VF-1	TRESPA UNITY MAX COBALT BLUE SPECULAR

EXTERIOR FINISH SELECTIONS NOTES:

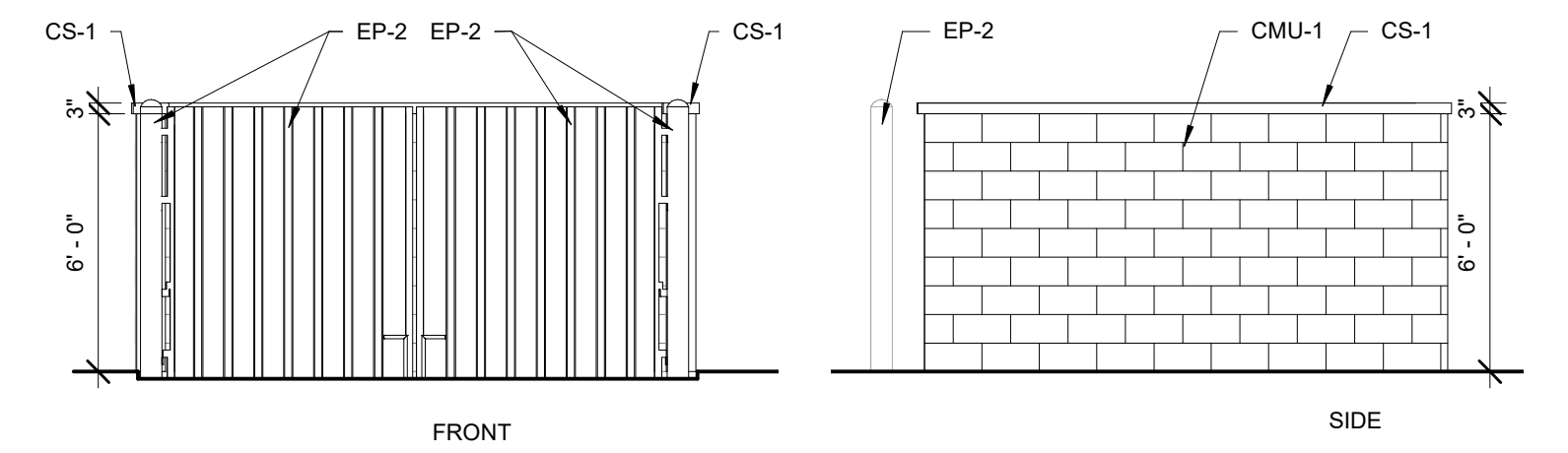
- ALL EXTERIOR FINISHES, MATERIALS, AND SYSTEMS ARE TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.
- ALL ARCHITECTURAL CMU BLOCK TO BE INTEGRALLY COLORED, PRE-SEALED AT THE FACTORY. UTILIZE MATCHING SMOOTH FACE PRE-COLORED CMU WHERE SHOWN AND WHERE COMPONENTS. FLASHING, COPINGS WILL ATTACH, TYPICAL.
- ALL STANDARD CMU (NON-INTEGRALLY COLORED) TO BE COMPLETELY COVERED.
- PROVIDE LHM AQUAPEL ON ALL CMU SURFACES PRIOR TO FINAL PAINT OR COVERING.
- PAINT ALL EXPOSED STEEL STRUCTURE AS SCHEDULED.
- ALL EXPOSED METAL FLASHING/TRIM PIECES ARE TO BE PRE-FINISHED METAL.
- ALL CONNECTIONS, FASTENERS AND TRIMS FOR GALVANIZED ITEMS MUST BE GALVANIZED OR STAINLESS STEEL.

EXPOSED EXTERIOR CONCRETE NOTE

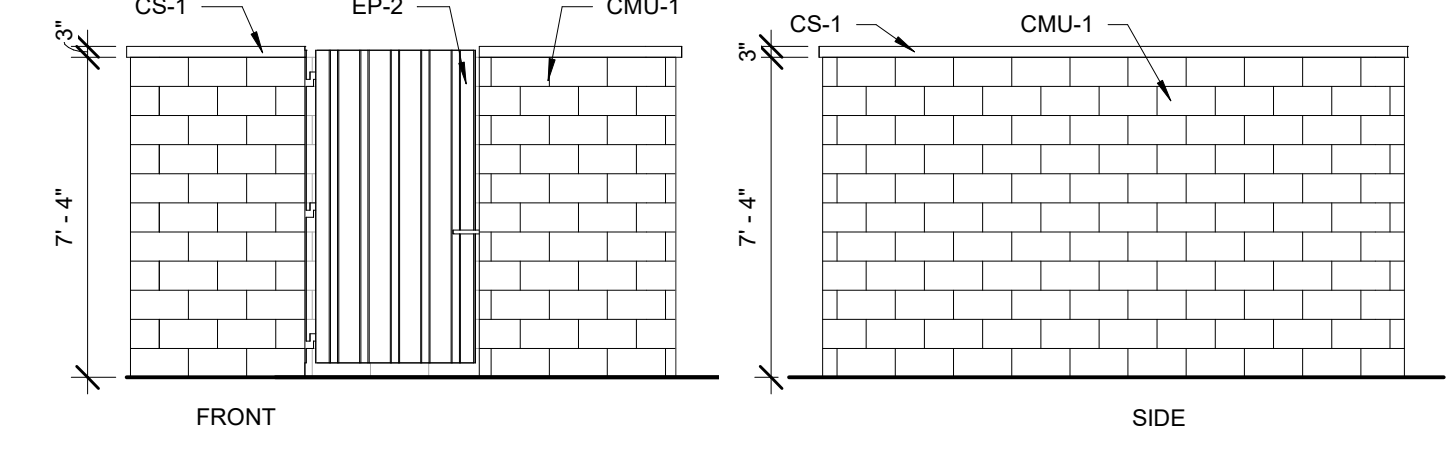
- ALL EXPOSED EXTERIOR CONCRETE ABOVE GRADE IS TO HAVE SMOOTH RUBBED FINISH

EXTERIOR MOCKUP WALL NOTES

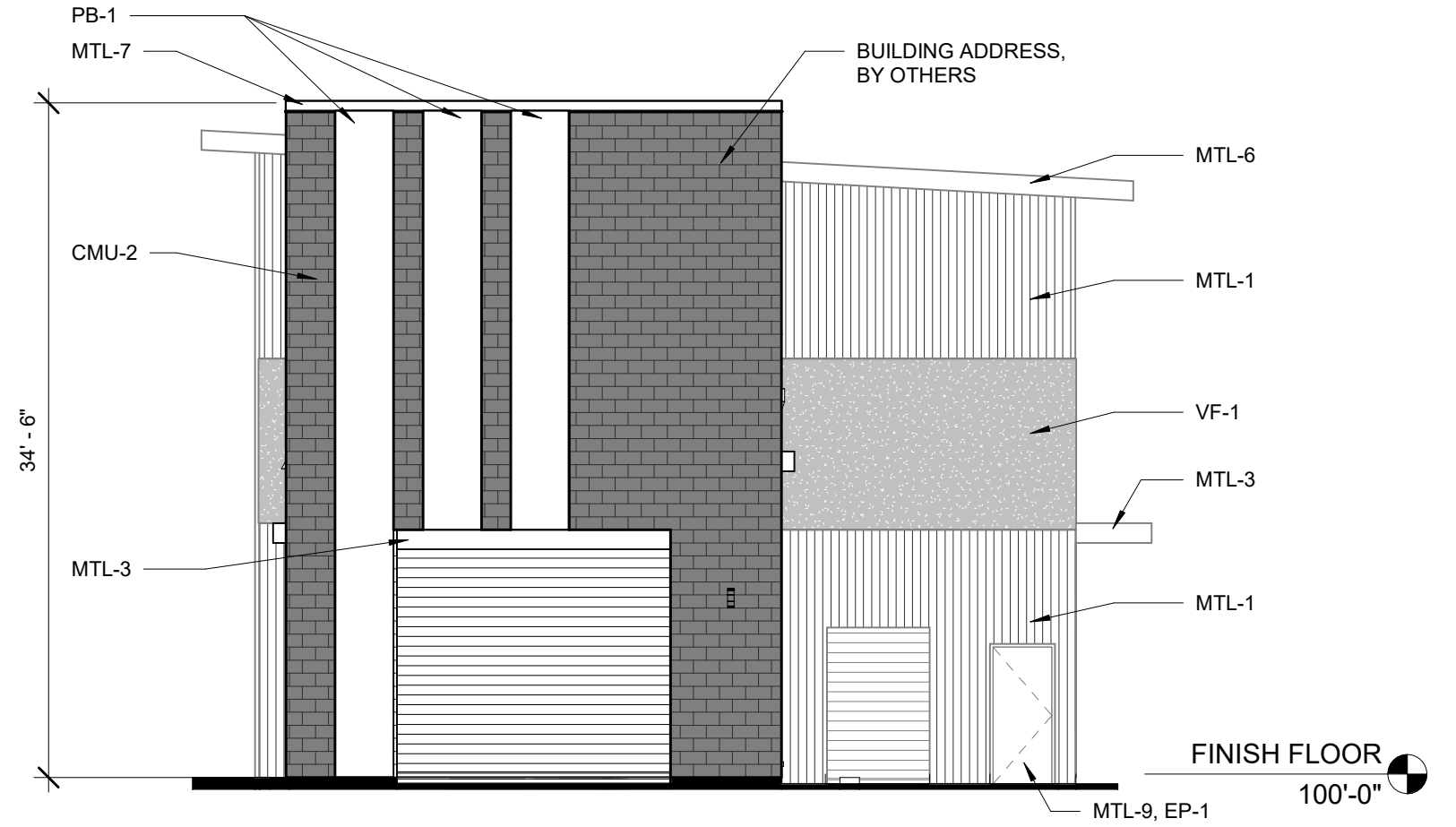
CONTRACTOR TO PROVIDE AN EXTERIOR FINISH MOCK-UP WALL, 4' WIDE BY 6' HIGH MINIMUM, FOR OWNER AND/OR ARCHITECT APPROVAL PRIOR TO ANY EXTERIOR FINISH CONSTRUCTION. MOCK-UP WALL TO HAVE ALL EXTERIOR COMPONENTS REPRESENTED INCLUDING GROUT, SEALANTS, FLASHING, ETC...



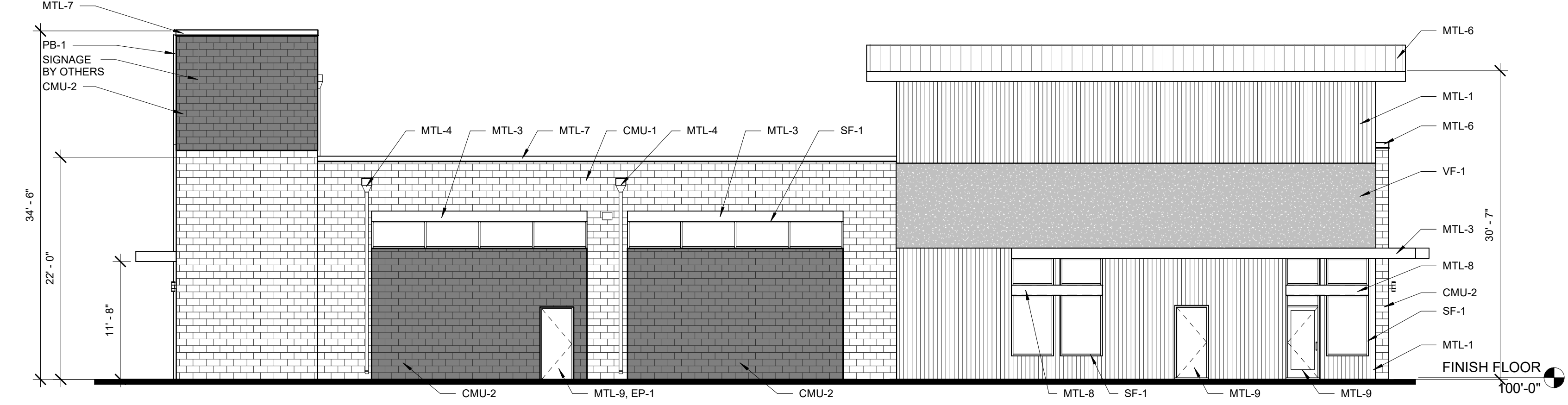
E1 DUMPSTER ENCLOSURE ELEVATIONS
1/4" = 1'-0"



E6 VACUUM ENCLOSURE ELEVATIONS
1/4" = 1'-0"



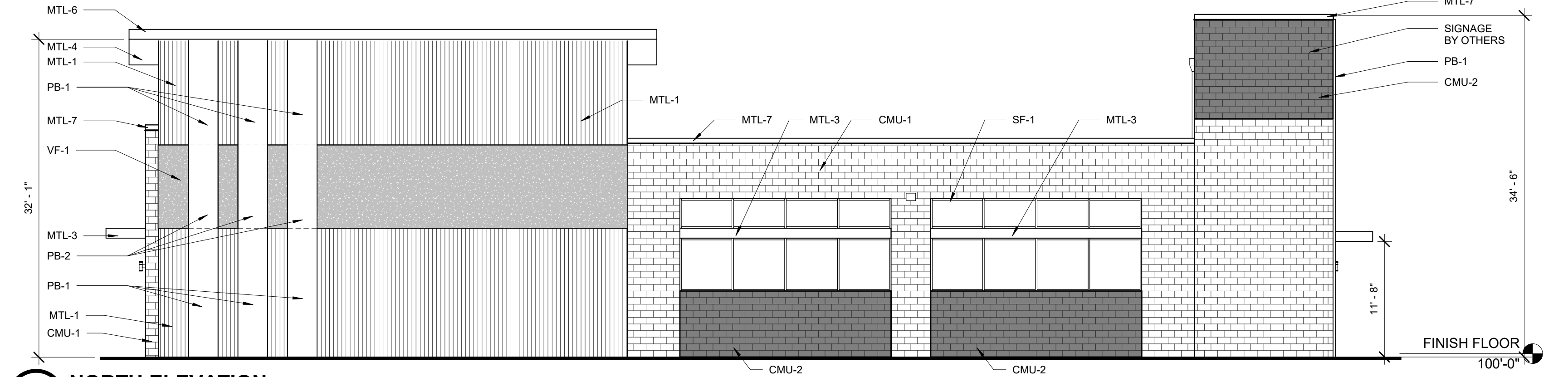
K1 WEST ELEVATION
1/8" = 1'-0"



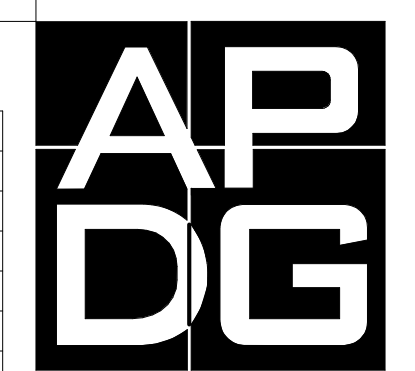
K6 SOUTH ELEVATION
1/8" = 1'-0"



N1 EAST ELEVATION
1/8" = 1'-0"



N6 NORTH ELEVATION
1/8" = 1'-0"



A PLUS DESIGN GROUP
ARCHITECTURE
INTERIORS
CONSTRUCTION

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Trent W. Clark, Architect
TX Registration # 17084
PRELIMINARY
NOT FOR CONSTRUCTION

THESE DRAWINGS ARE INCOMPLETE AND MAY NOT BE USED FOR REGULATORY APPROVAL, PERMIT, OR CONSTRUCTION.



A NEW CAR WASH FOR:
SHAMMY'S
W BEACH ST.
FORT WORTH, TX

REVISIONS

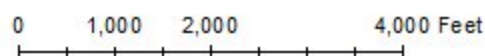
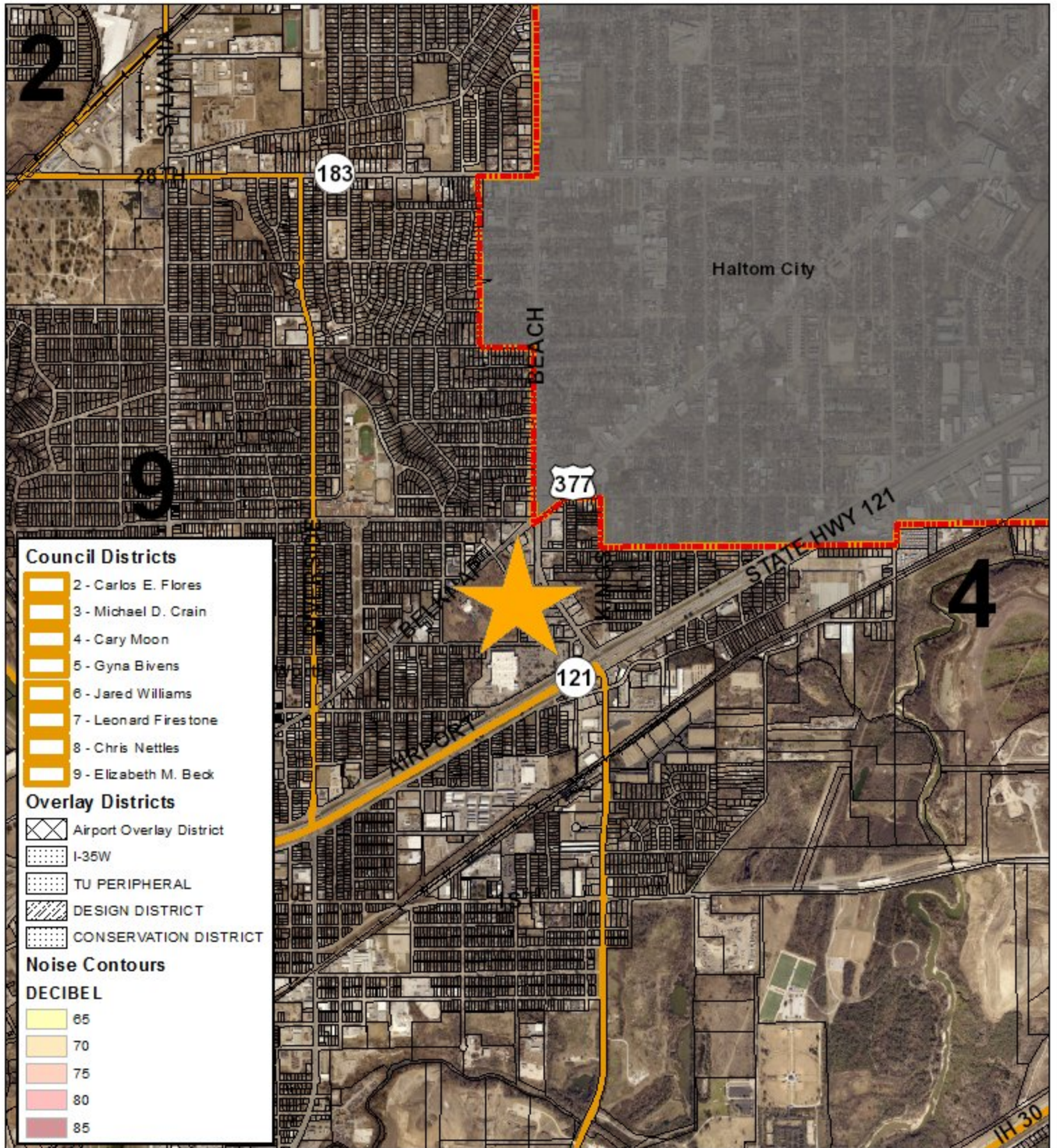
No.	DATE	NOTE

Project No. 21-0720
Date 02-28-22

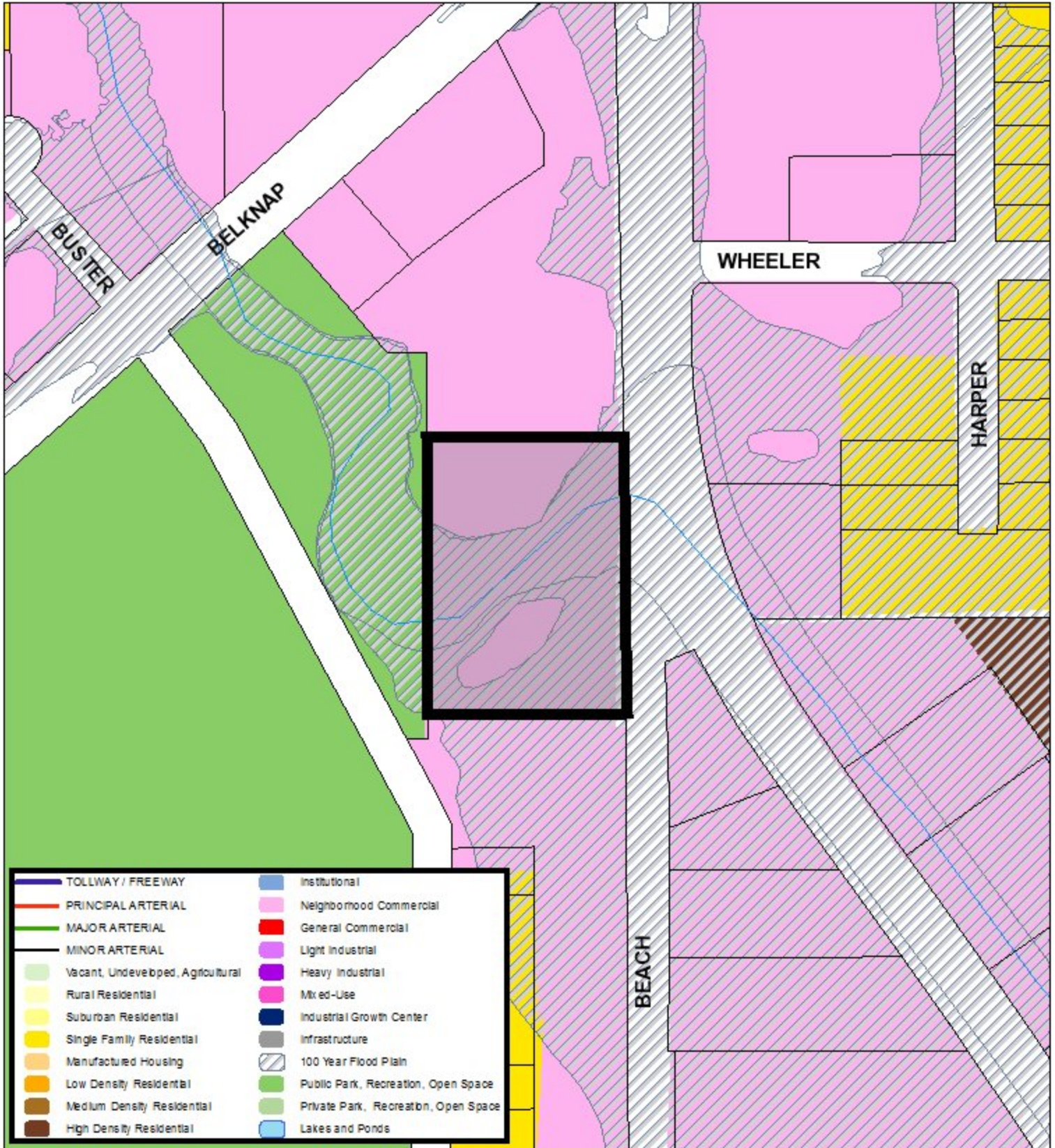
EXTERIOR ELEVATIONS

A3.1

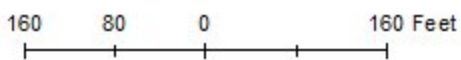
Area Map



Future Land Use



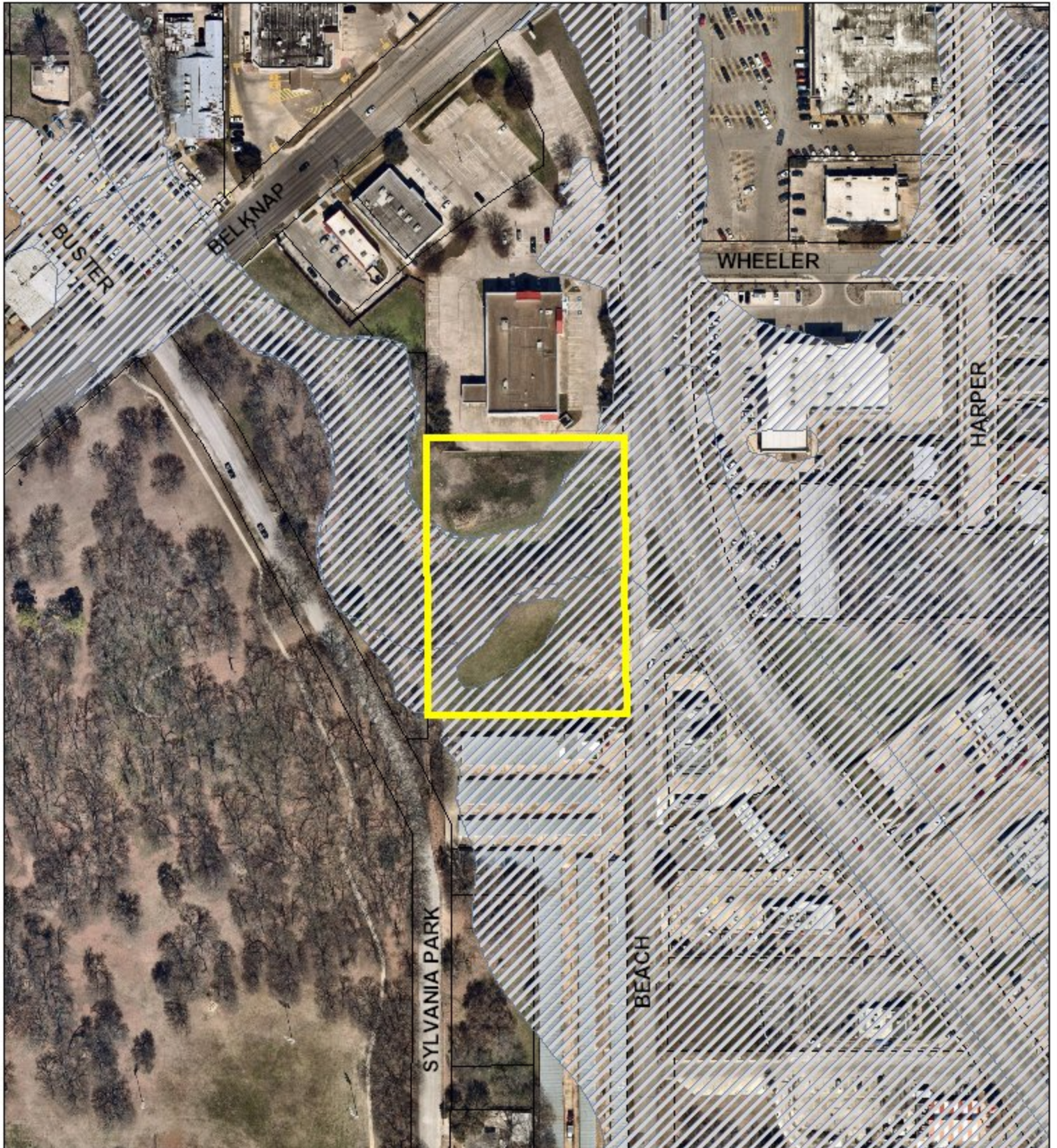
160 80 0 160 Feet



A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section 213.005.) Land use designations were approved by City Council on March 6, 2018.



Aerial Photo Map



0 105 210 420 Feet

