



Zoning Staff Report

Date: November 8, 2022

Case Number: ZC-22-155

Council District: 7

Zoning Map Amendment

Case Manager: [Beth Knight](#)

Owner / Applicant: Keller305 WHW Ltd. / Tunnel Equity Partners

Site Location: 5300 Golden Triangle Boulevard

Acreage: 1.48 acres

Request

Proposed Use: Automated car wash

Request: From: "F" General Commercial

To: Add Conditional Use Permit (CUP) to allow an automated carwash facility in "F" General Commercial; with development waivers for dumpster placement and screening fence, site plan included.

Recommendation

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

Comprehensive Plan Consistency: Requested change **is consistent**

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 in a midblock location of Golden Triangle Boulevard, between Park Vista Boulevard and Main Street in Keller, also known as US 377. 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 “F” district for a drive-thru carwash facility in an approximately 4,800 sq. ft. building. Self-service vacuum spaces are shown in beside and behind 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.

The subject site and the general area to the south and west are designated as General Commercial. The area has no bus service and is not in a scenic corridor. The City of Keller owns the land immediately adjacent to the eastern property line, which is generally used for that city’s outdoor athletic facilities, although zoned as single family and commercial districts.

While a carwash is not permitted in the “F” 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. The site is surrounded by residential uses north of Golden Triangle Boulevard, Keller’s sport park to the east, a large commercial shopping area to the south, and vacant land to the west. The nearest residential district and use, “PD 1029” Planned Development for R1 uses, lies on the opposite side of Golden Triangle Boulevard. The car wash dryer faces Golden Triangle Boulevard towards the closest residential uses to the north. Although this residential use is approximately 125 feet from the closest boundary of the rezoning case, the car wash has been configured to have the dryer 300 feet and the vacuums 250 feet from the closest residential building. Because sound volume decreases noticeably until after 300 feet to approximately 60 decibels, the location of the car wash equipment and 18 vacuums are unlikely to have a significant detrimental impact on the neighborhood.

The site plan shows 18 vacuum stalls, menu boards, and the payment kiosks behind of the front building wall. A portion of the Keller athletic fields have single family zoning (SF-36 Single Family with 36,000 square feet) which triggers the requirement for a 6-foot screening fence. This item will require a development waiver. The site plan drawing shows the building and vacuum canopies to be more than 35 feet from the eastern property line, adjacent to the residential district. However, the dumpster is approximately 32 feet from the residential district, and will also require a development waiver for being in the 35-foot supplemental setback. Waiving the solid screening fence and supplemental setback for the dumpster is appropriate as the site plan shows a minimum 12-foot landscaping area along the entire eastern side, as well as the adjacent land being used for public park space, instead of residential dwellings.

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 regulations and the proposed CUP:

Requirement	Car Wash Standards	Proposed CUP
Dumpster Placement	35 feet away from residential district	The dumpster is approximately 32 feet from a residential district <i>(requires Development Regulation Waiver)</i>
Screening Fence	Along property line with residential zoning district	None <i>(requires Development Regulation Waiver)</i>

Surrounding Zoning and Land Uses

- North “PD 1029” Planned Development for R1 uses and “F” General Commercial / Single family uses and vacant land
- East “SF-36” Single Family and “C” Commercial (City of Keller) / Athletic fields and vacant land
- South “F” General Commercial / Retail buildings
- West “F” General Commercial / vacant land

Recent Zoning History

None.

Public Notification

300-foot Legal Notifications were mailed on September 23, 2022.

The following organizations were notified: (emailed September 29, 2022)

Organizations Notified	
Big Bear Creek Meadows HOA	Villages of Woodland Springs HOA
Kingsridge Estates HOA	North Fort Worth Alliance
Pine Tree Estates MHP LOA	Streams and Valleys Inc
Pine Tree Estates II LOA*	Trinity Habitat for Humanity
Ranchette Estates NA	Keller ISD

* *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 “F” zoning district. Surrounding land uses consist of commercial uses or zoning to the south and west, with an athletic complex to the east, and additional commercial land with residential uses further to the north. The closest residential district shares the common eastern property line, with the closest residential building approximately 125 feet away from the rezoning boundary. However, the proposed car wash dryer has been configured to be 300 feet away from the closest residential building. Car wash dryer noise significantly diminishes beyond 300 feet. Development waivers for screening fence and dumpster placement will be required adjacent to the sports complex that is partially zoned for single family uses.

The proposed zoning request **is compatible** with surrounding land uses due the lack of noise impacts on the surrounding residential uses 300 feet away and the development waivers that do not impact any residential uses.

Comprehensive Plan Consistency – Far North

The 2022 Comprehensive Plan currently designates the subject property as general commercial, where vehicular uses are encouraged. The proposed zoning is consistent with the land use designations for this area, and 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.
- Coordinate future land uses and development types and intensity with the Complete Streets policy, Master Thoroughfare Plan, Active Transportation Plan, and Transit-Oriented Development (TOD) Plans.
- Promote fiscally sustainable growth on the periphery of the city by encouraging development adjacent to existing adequate infrastructure and discouraging leapfrog development.

Based on conformance with the future land use map and the policies stated above, the proposed zoning is **consistent** with the Comprehensive Plan.

Economic Development Plan

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, is not a targeted high-growth industry, and does not contribute to the quality of place.

Site Plan Comments

Zoning and Land Use

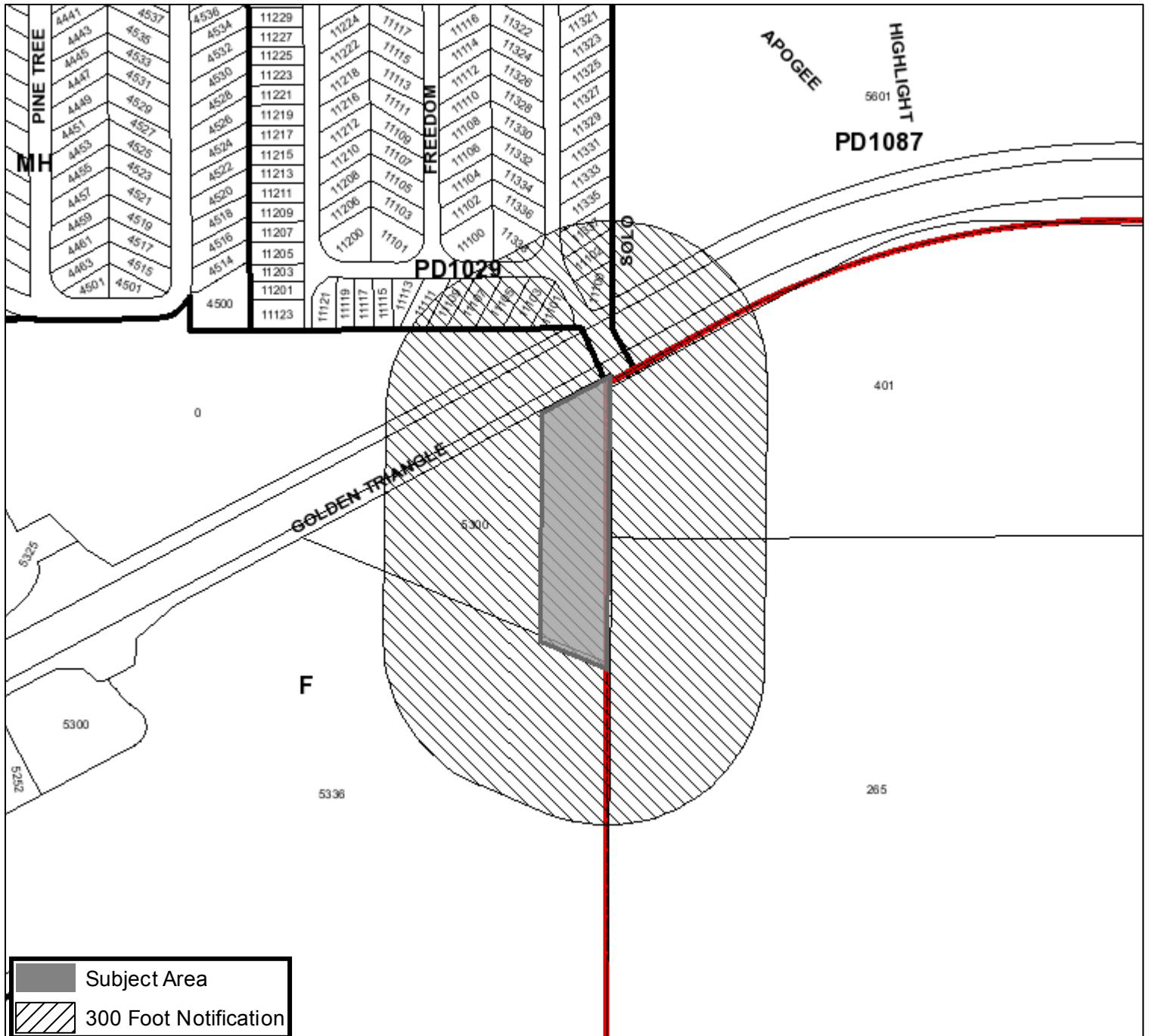
The site plan as submitted is not in general compliance with the Zoning Ordinance regulations.



1. What are the porch-type structures on the roofs at both ends of the building?
2. Revise the parking calculations to 5 parking spaces for each car on the wash line. The vacuum spaces do count towards the required parking.
3. **A waiver is being requested to the screening fence along the southeastern side.**
4. **A waiver is being requested to the dumpster location less than 35 feet to a residential district.**
5. Revise the zoning and existing land uses to the south of the site.
6. Label the other use of the building that is not the car wash tunnel.

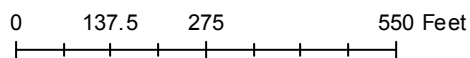
(Comments made by Platting (Subdivision Ordinance), Transportation/Public Works, Fire, Park & Recreation, and Water Department staff cannot be waived through the Zoning Commission and City Council. Approval of the zoning site plan does not constitute the acceptance of conditions.)

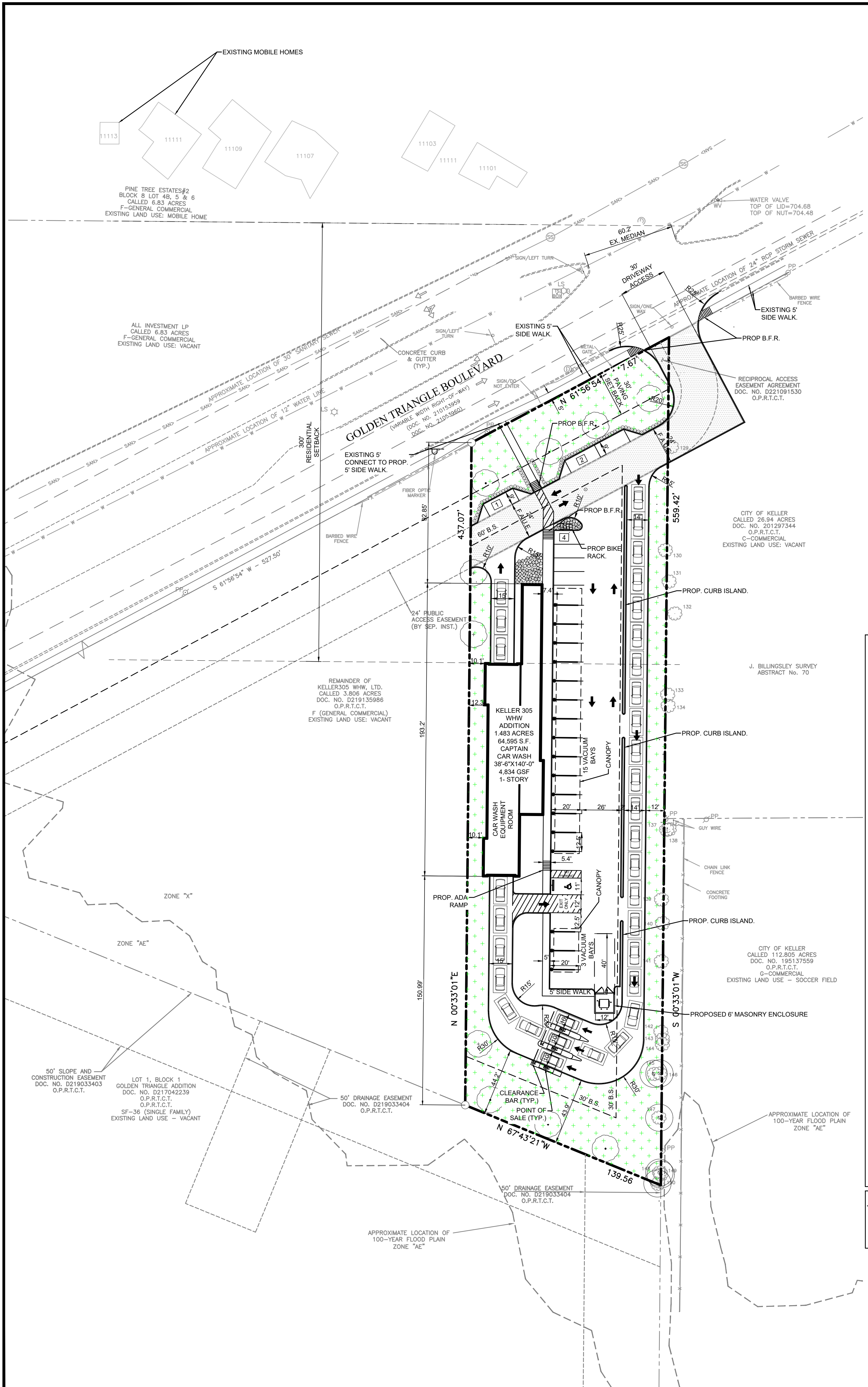
Area Zoning Map

Applicant: KELLER305 WHW LTD
 Address: 5300 Golden Triangle Blvd.
 Zoning From: F
 Zoning To: To add a Conditional Use Permit for Car Wash uses
 Acres: 1.48291454
 Mapsco: 22M
 Sector/District: Far North
 Commission Date: 10/12/2022
 Contact: null



	Subject Area
	300 Foot Notification





PLANT MATERIAL SCHEDULE

TREES	TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
CE	LO	3	Cedar Elm	Ulmus crassifolia	4" cal.	B&B, 14' ht., 7' spread, 5' clear trunk
	LO	7	Live Oak	Quercus virginiana	4" cal.	B&B, 14' ht., 7' spread, 5' clear straight trunk
SHRUBS	DBH	90	Dwarf Burford Holly	Ilex cornuta burfordii 'hans'	5 gal.	container, 24" ht., 20" spread
	DYH	58	Dwarf Yaupon Holly	Ilex vomitoria 'hans'	5 gal.	container, 20" ht., 18" spread
	MIS	58	Adagio Maiden Grass	Miscanthus sinensis 'Adagio'	5 gal.	container full, well rooted

NOTE: Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. All plant material shall meet or exceed remarks as indicated. All trees to have straight trunks and be matching within varieties.

FLOOD PLAIN NOTE

NO PORTION OF THE SUBJECT PROPERTY SHOWN HEREON LIES WITHIN THE 100 YEAR FLOOD HAZARD AREA ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48439C0070K, DATED SEPTEMBER 25, 2009. THE SUBJECT PROPERTY IS LOCATED IN THE AREA DESIGNATED AS ZONE "X", (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).

EASEMENT/SETBACK LEGEND

BUILDING SET BACK	B.S.
BARRIER FREE RAMP	B.F.R.
FIRE LANE ACCESS UTILITY EASEMENT	F.A.U.E.

SITE DATA SUMMARY TABLE

SITE ACREAGE:	1.483 ACRES (64,595 S.F.)
ZONING:	F- GENERAL COMMERCIAL
PROPOSED USE:	AUTOMATED SERVICE CAR WASH
BUILDING AREA:	4,834 S.F.
NUMBER OF STORIES:	1
BUILDING HEIGHT:	38'-6"
BUILDING COVERAGE:	7.4%
FLOOR AREA RATIO:	0.74
IMPERVIOUS AREA:	44,344.87 S.F. (68.66%)
PERVIOUS/LANDSCAPE AREA:	20250.13 S.F. (31.34%)
REGULAR PARKING REQUIRED:	
NUMBER OF VEHICLES THE BUILDING CAR WASH AT ONE TIME IS 5 CARS.	5 SPACES
REGULAR PARKING PROVIDED:	7 SPACES
HANDICAP PARKING REQUIRED:	1 SPACES (1 VAN ACCESSIBLE)
HANDICAP PARKING PROVIDED:	1 SPACES (1 VAN ACCESSIBLE)
TOTAL PARKING PROVIDED:	8 SPACES

LAND DESCRIPTION

Being a 1.483 acre tract of land situated in the J. Billingsley Survey, Abstract No. 70, City of Fort Worth, Tarrant County, Texas, being a portion of a tract of land conveyed to KELLER305 WHW, LTD, by Limited Warranty Deed, recorded in Document No. D219135986, of the Official Public Records of Tarrant County, Texas (O.P.R.T.C.T.), and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with cap stamped "RPLS 6066" (Control Monument (CM)) found on the common northeasterly corner of said KELLER305 tract, and the northwesterly corner of a called 26.94 acre tract of land conveyed to the City of Keller, by deed recorded in Document Number 201297344 (O.P.R.T.C.T.), said iron rod also being on the southwesterly right-of-way line of Golden Triangle Boulevard (variable width right-of-way);

THENCE South 00 degrees 33 minutes 01 seconds West, departing the southwesterly right-of-way line of said Golden Triangle Boulevard, and being along the common easterly line of said KELLER305 tract, and the westerly line of said City of Keller tract, passing an aluminum monument found on the southwesterly corner of said City of Keller, same being the northwesterly corner of a called 112.805 acre tract of land conveyed to the City of Keller, by deed recorded in Document Number 195137559 (O.P.R.T.C.T.), at a distance of 317.68 feet, and continuing a total distance of 559.42 feet to a 5/8 inch iron rod with cap stamped "Dunaway" (CM) found on the southeasterly corner of said KELLER305 tract, and the westerly line of said City of Keller tract, and also being on the northeasterly corner of Lot 1, Block 1, Golden Triangle Addition, an addition to the City of Fort Worth, according to the plat thereof recorded in Document Number D217042239 (O.P.R.T.C.T.);

THENCE North 67 degrees 43 minutes 21 seconds West, departing the westerly line of said City of Keller tract, and being along the common southerly line of said KELLER305 tract, and the northerly line of said Lot 1, Block 1, Golden Triangle Addition, a distance of 139.56 feet to a 5/8 inch iron rod with cap stamped "Traverse LS Prop Cor" set on the aforesaid common line;

THENCE North 00 degrees 33 minutes 01 seconds East, departing the northerly line of said Lot 1, Block 1, Golden Triangle Addition, and being across said KELLER305 tract, a distance of 437.07 feet to a 5/8 inch iron rod with cap stamped "Traverse LS Prop Cor" set on the common northerly line of said KELLER305 tract and the southwesterly right-of-way line of said Golden Triangle Boulevard, from which a 5/8 inch iron rod with cap stamped "Dunaway" (CM) found on the most northwesterly corner of said KELLER305 tract, bears South 61 degrees 56 minutes 54 seconds West, a distance of 527.50 feet;

THENCE North 61 degrees 56 minutes 54 seconds East, along the common northerly line of said KELLER305 tract and the southwesterly right-of-way line of said Golden Triangle Boulevard, a distance of 147.67 feet to the **POINT OF BEGINNING** and containing 1.483 acres of land (64,595 square feet), more or less.

- ### NOTES
- A WAIVER IS BEING REQUESTED TO THE SCREENING FENCE ALONG THE SOUTHEASTERN SIDE.
 - A WAIVER IS BEING REQUESTED TO THE DUMPSTER LOCATION LESS THAN 35 FEET TO A RESIDENTIAL DISTRICT.

SITE LEGEND

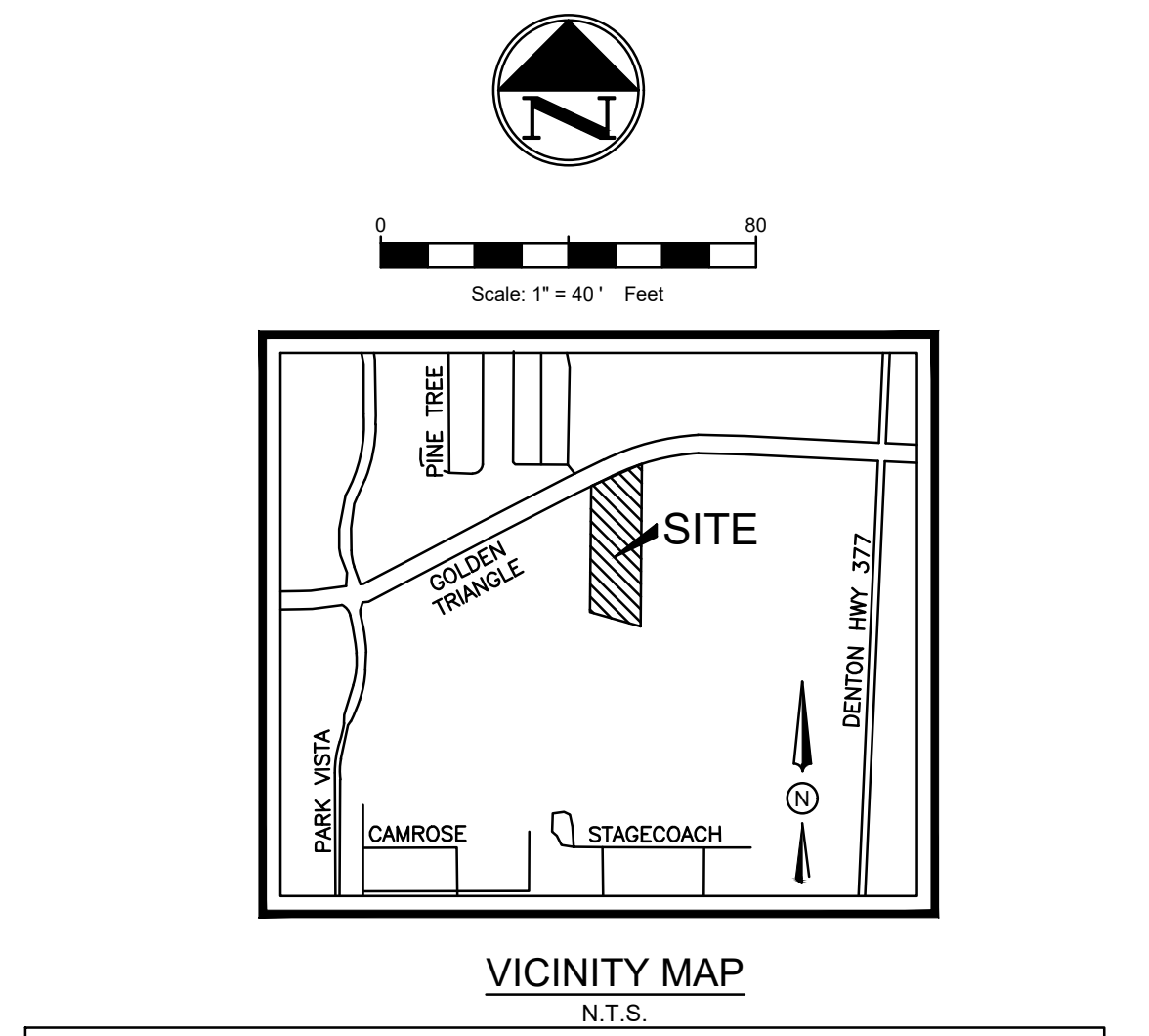
- CONCRETE CURB
- SAW-CUT LINE
- FENCE
- FIRE LANE
- STRIPING
- FIRE LANE HATCH
- LANDSCAPE AREA
- PARKING SPACES
- MONUMENT/PYLON SIGN
- WHEEL STOPS
- HANDICAP LOGO
- HANDICAP SIGN
- RAMP
- BOLLARD
- TRAFFIC ARROW
- FIRE HYDRANT
- DUMPSTER
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- SANITARY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

EXISTING LEGEND

- 1/2" IR FOUND
- 1/2" IR SET
- 5/8" IR FOUND
- 3/8" IR FOUND
- 60-D NAIL FOUND
- PK NAIL SET
- 1/2" IP FOUND
- X-FOUND
- X-SET
- 1" IR FOUND
- 1" IP FOUND
- POINT FOR CORNER
- CON. MONUMENT
- 3/4" IP FOUND
- TELE. BOX
- CABLE BOX
- ELECTRIC BOX
- BRICK COLUMN
- STONE COLUMN
- STORM DRAIN MH
- SAN. SEW. CO.
- BOLLARD POST
- LIGHT POLE
- SAN. SEW. MH.
- IRRIGATION VALVE
- WATER VALVE
- FIRE HYDRANT
- IR VALVE
- UTILITY POLE
- WATER METER
- GAS METER
- A.C. PAD
- TRANS. BOX
- GAS MARKER
- OVERHEAD UTILITY LINE
- GUY WIRE ANCHOR
- 3/4" IP FOUND
- IRON FENCE
- CHAINLINK FENCE
- WOOD FENCE
- PIPE RAIL FENCE
- COVERED AREA
- ASPHALT
- FIRE LANE STRIPE
- BRICK RET. WALL
- STONE RET. WALL
- CON. RET. WALL
- NO PARKING
- CONCRETE
- GRAVEL
- BRICK
- STONE
- WOOD DECK
- BUILDING WALL
- TILE
- BUILDING LINE
- EASEMENT
- BOUNDARY
- HIGHBANK LINE
- PARKING STRIPE
- HANDICAP SPACE

PLANT MATERIAL LEGEND

- EXISTING TREE TO REMAIN
- LIVE OAK- 3" CALIPER
- CEDAR ELM- 3" CALIPER
- DWARF BURFORD HOLLY- 5 GALLON
- DWARF YAUPON HOLLY- 5 GALLON
- ADAGIO MAIDEN GRASS- 5 GALLON



- ### 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 RADIUS TO BE 10' OR 2' UNLESS OTHERWISE NOTED ON THE SITE PLAN.

- ### CITY GENERAL NOTES:
- ALL SIGNS SHALL CONFORM TO THE CITY OF FORT WORTH ARTICLE 4, SIGNS.
 - PROJECT WILL COMPLY CITY OF FORT WORTH LIGHTING ORDINANCE. ZERO FOOT CANDLE AT PROPERTY LINE.
 - PROJECT WILL COMPLY WITH SECTION 6.301 & 6.302 CITY OF FORT WORTH LANDSCAPING & URBAN FORESTRY ORDINANCE.
 - THE PROPOSED BUILDING WILL COMPLY "CUP" ARCHITECTURAL STANDARDS.
 - THE PROPOSED BUILDING SHALL BE DESIGNED IN COMPLIANCE WITH THE TUNNEL EXIST IS 300 FEET FROM RESIDENTIAL ZONING.
 - ANY BUILDING AND PARKING LOT LIGHTING SHALL BE DIRECTED AWAY AND DOWNWARD OF ANY RESIDENTIAL DISTRICT.

PROJECT CONTACT LIST

ENGINEER TRIANGLE ENGINEERING LLC 1782 McDERMOTT DRIVE ALLEN, TEXAS 75013 CONTACT: KARTAVYA PATEL, P.E. PHONE: 469-331-8566	OWNER/DEVELOPER CAPTAIN CAR WASH 1700 PACIFIC AVE, SUITE 250 DALLAS, TX, 75201 KEVIN KOTTWITZ PHONE: 214-396-4284
SURVEYOR TRAVERSE LAND SURVEYING LLC 14200 MIDWAY ROAD, SUITE 130 DALLAS, TX, 75244 CHASE CRAWFORD PHONE: 469-784-9321	ARCHITECT A PLUS DESIGN GROUP 2653 SAGEBRUSH DRIVE, SUITE 200 FLOWER MOUND, TX, 75028 JAMIE KOSICH PHONE: 972-724-4400

SITE PLAN

CAPTAIN CAR WASH
5300 GOLDEN TRIANGLE BOULEVARD
CITY OF FORT WORTH
TARRANT COUNTY, TEXAS 76244
TRIANGLE SUBDIVISION LOT 1, BLOCK A

T: 469.331.8566 | F: 469.213.7145 | E: info@triangle-engr.com
W: triangle-engr.com | O: 1782 McDermott Drive, Allen, TX 75013

NO.	DATE	DESCRIPTION	BY
1	09-06-22	SITE PLAN SUBMITTAL	KP
2	09-27-22	REVISED SITE PLAN	KP
3	10-03-22	2 nd SITE PLAN SUBMITTAL	KP

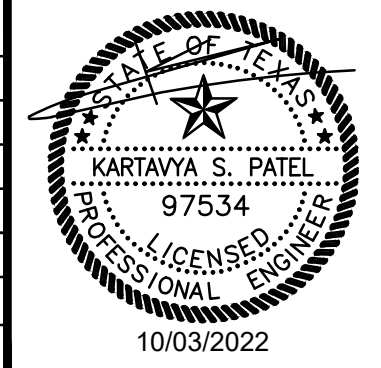
Planning | Civil Engineering | Construction Management

P.E.	DES.	DATE	SCALE	PROJECT NO.	SHEET NO.
KP	MK	10-03-22	SCALE BAR	079-22	C-3.0

TX. P.E. FIRM #11525

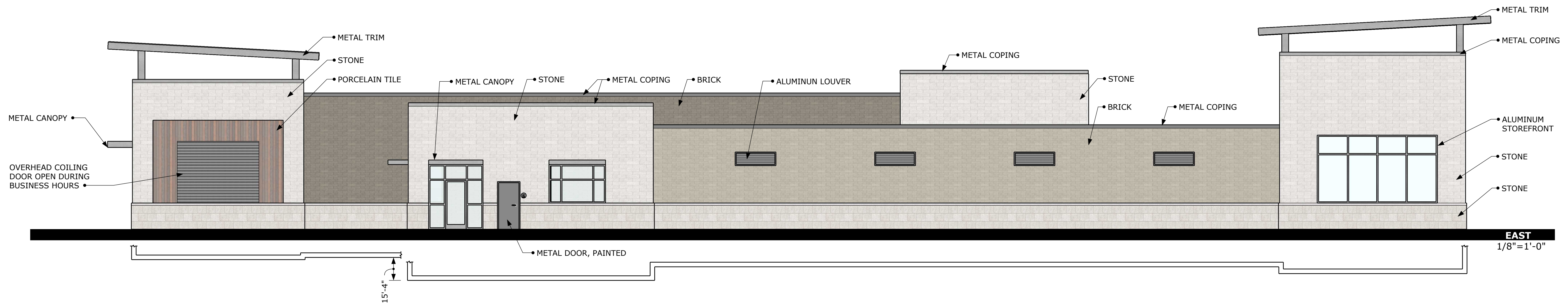
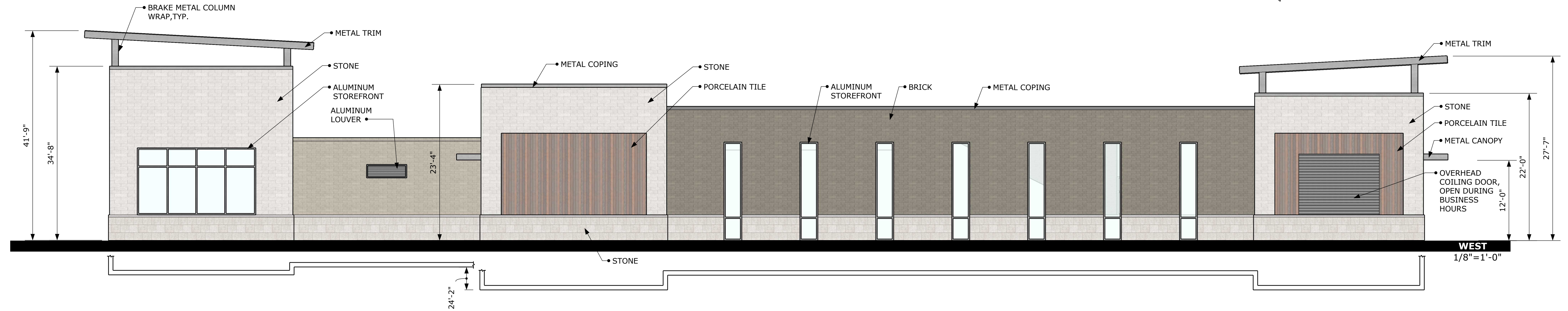
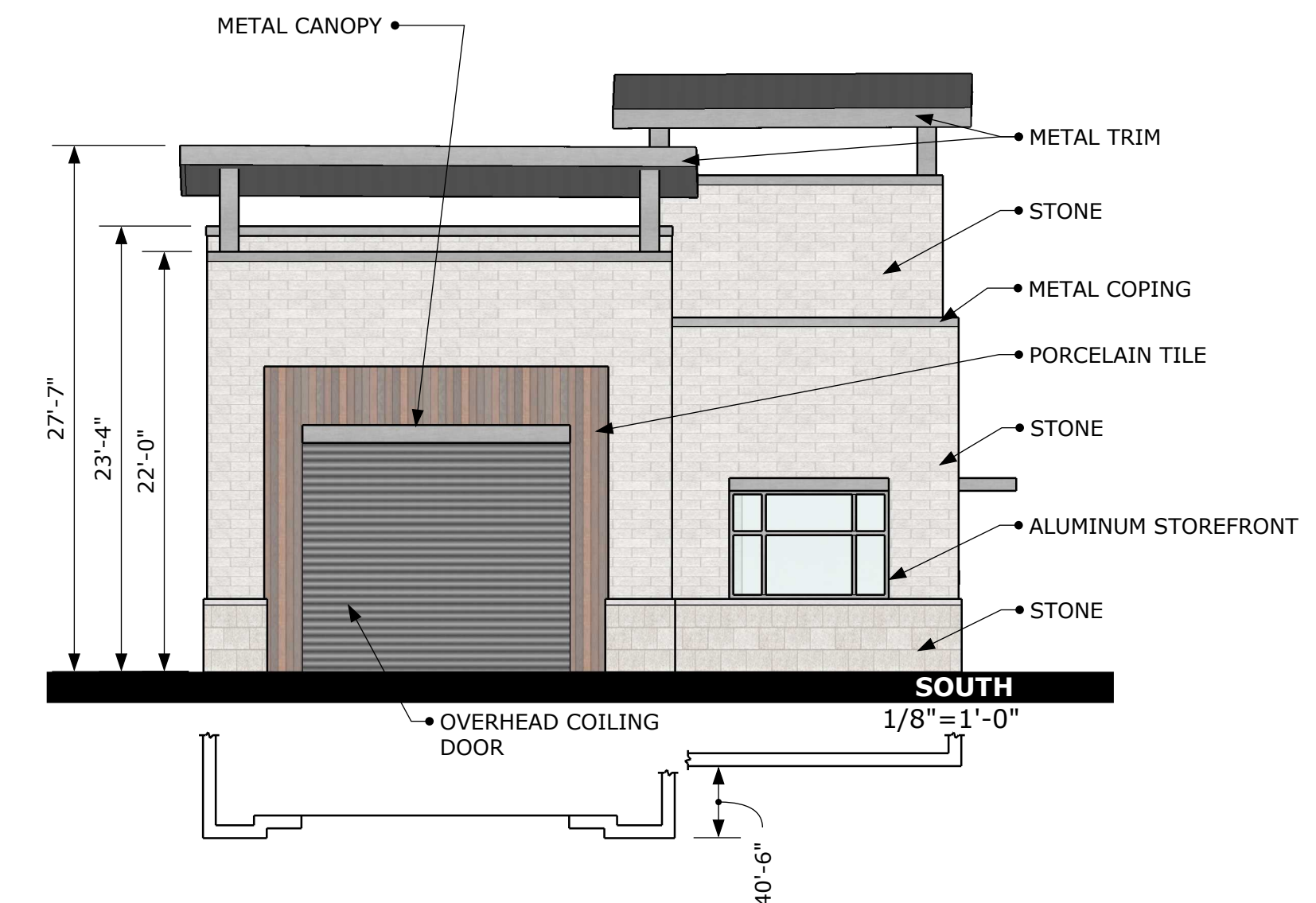
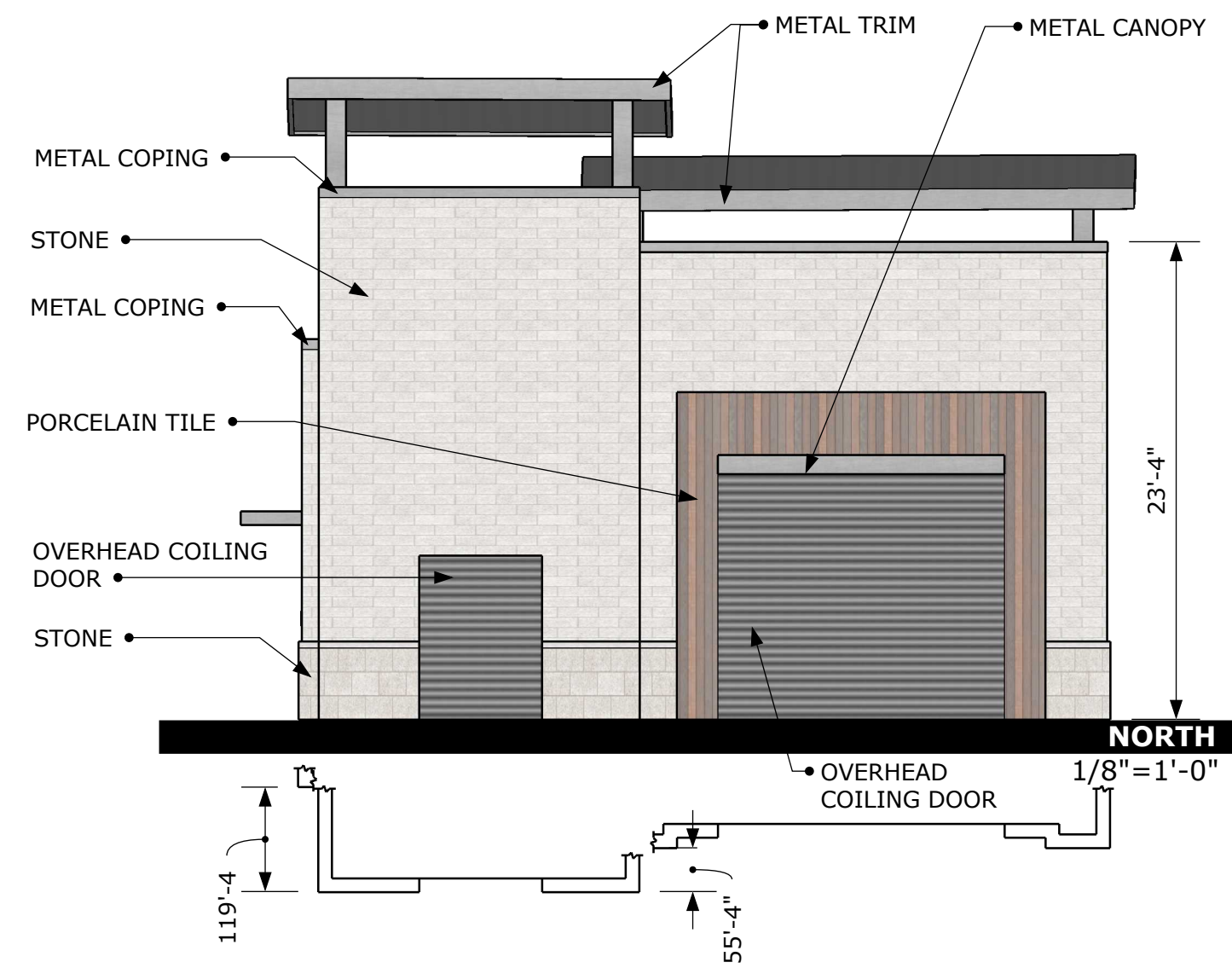
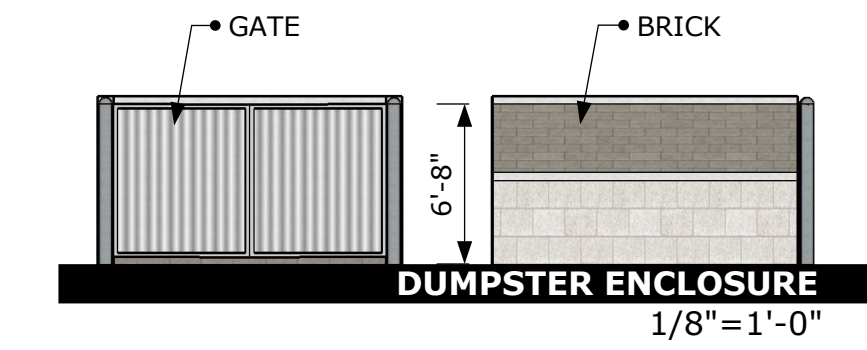


NO.	DATE	DESCRIPTION	BY
1	09-06-22	SITE PLAN SUBMITTAL	KP
2	09-27-22	REVISED SITE PLAN	KP
3	10-03-22	2 nd SITE PLAN SUBMITTAL	KP



North			EAST		
PRIMARY MATERIALS	Square Feet	Percent of total	PRIMARY MATERIALS	Square Feet	Percent of Total
Brick	0	0%	Brick	1502	34%
Stone	614	60%	Stone	1950	45%
Glass	0	0%	Glass	308	7%
Doors	216	21%	Doors	132	3%
Louvers	0	0%	Louvers	48	1%
Metal (Canopies and Coping)	91	9%	Metal (Canopies and Coping)	295	7%
Wood look (Porcelain Tile)	107	10%	Wood look (Porcelain Tile)	124	3%
Total	1028	100%	Total	4359	100%

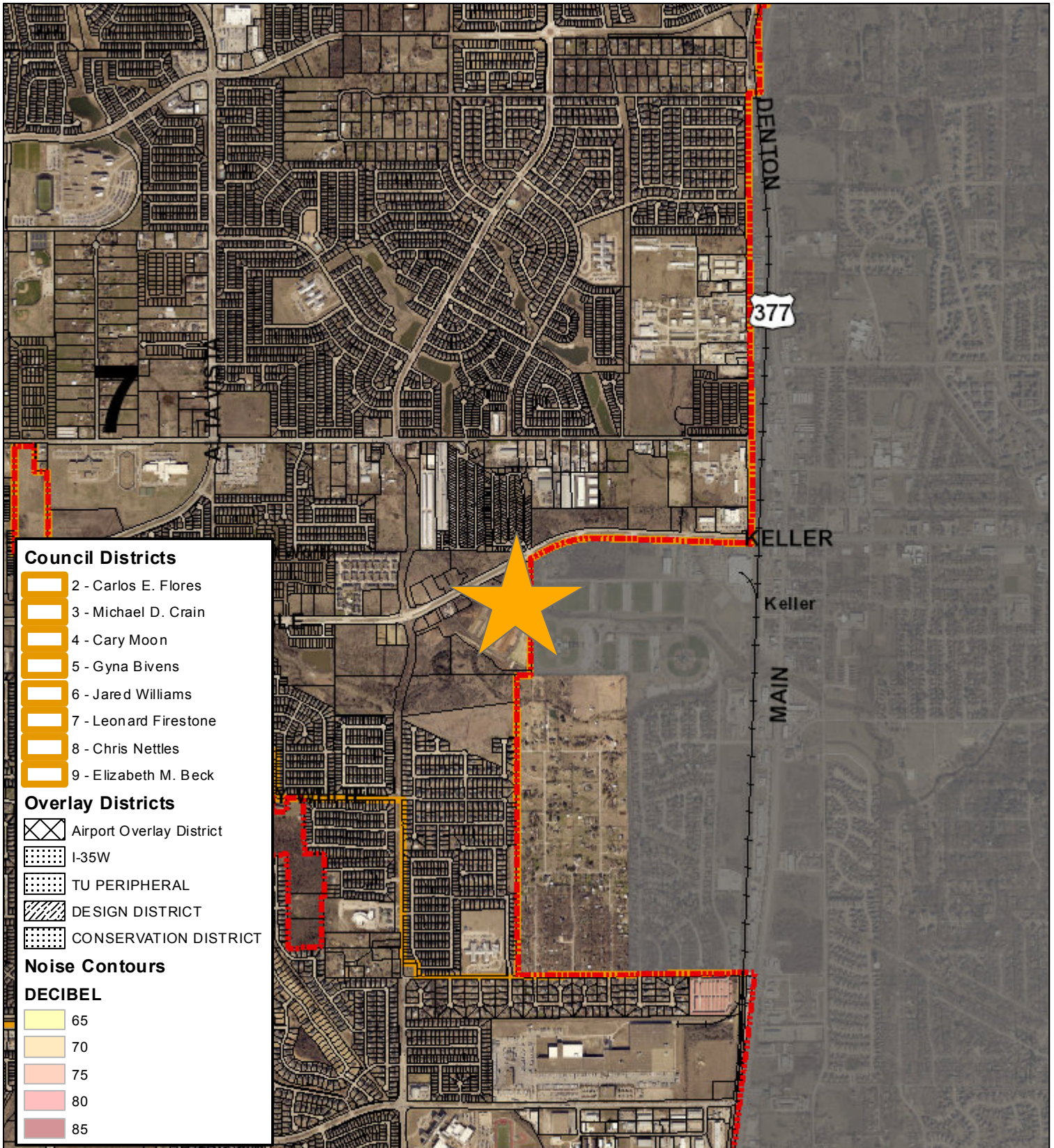
South			West		
PRIMARY MATERIALS	Square Feet	Percent of total	PRIMARY MATERIALS	Square Feet	Percent of Total
Brick	0	0%	Brick	1468	35%
Stone	647	60%	Stone	1510	36%
Glass	47	4%	Glass	450	11%
Doors	168	15%	Doors	109	3%
Louvers	0	0%	Louvers	12	0%
Metal (Canopies and Coping)	125	11%	Metal (Canopies and Coping)	236	6%
Wood look (Porcelain Tile)	106	10%	Wood look (Porcelain Tile)	388	9%
Total	1093	100%	Total	4173	100%



A NEW FACILITY
FOR:

CAPTAIN CAR WASH
5300 GOLDEN TRIANGLE
FORT WORTH, TX. 76244
ZONING CASE #20-22-155






Area Map



Council Districts






-  2 - Carlos E. Flores
-  3 - Michael D. Crain
-  4 - Cary Moon
-  5 - Gyna Bivens
-  6 - Jared Williams
-  7 - Leonard Firestone
-  8 - Chris Nettles
-  9 - Elizabeth M. Beck

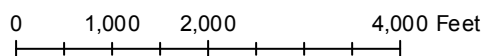
Overlay Districts

-  Airport Overlay District
-  I-35W
-  TU PERIPHERAL
-  DESIGN DISTRICT
-  CONSERVATION DISTRICT

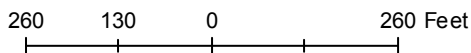
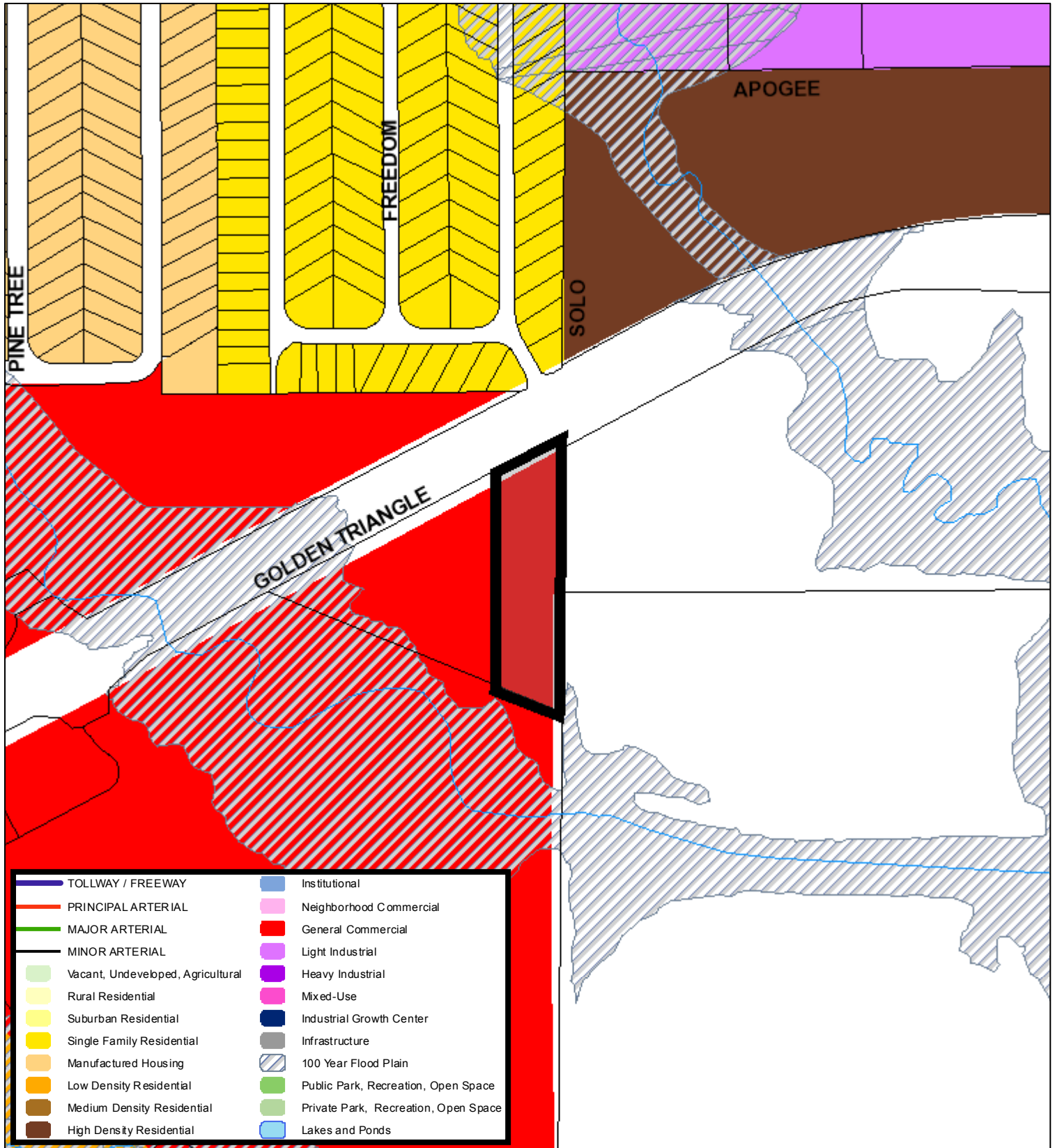
Noise Contours

DECIBEL

-  65
-  70
-  75
-  80
-  85



Future Land Use



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



0 170 340 680 Feet

