



**AGENDA
TOWN OF FLOWER MOUND
PLANNING AND ZONING COMMISSION MEETING**

APRIL 27, 2020

LOCATION: VIRTUAL MEETING (VIDEO CONFERENCE)

[CLICK HERE](#) FOR INSTRUCTIONS ON HOW TO PARTICIPATE IN THE MEETING

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AN AGENDA INFORMATION PACKET IS AVAILABLE ONLINE AT www.flower-mound.com/AgendaCenter
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Effective March 16, 2020, Texas Governor Abbott suspended certain Open Meeting rules to allow telephonic or videoconference meetings of government bodies that are accessible to the public to decrease large groups of people from assembling. The suspension temporarily removes the requirement that government officials and members of the public be physically present at a meeting location. The Town of Flower Mound Planning and Zoning Commission meetings will be temporarily held via video conference and will not be held at the Flower Mound Town Hall. A recording of the meeting will be available the following day at <https://www.flower-mound.com/fmtv> under "Planning and Zoning Archive" tab.

A. CALL MEETING TO ORDER 6:30 P.M.

B. INVOCATION

C. GENERAL PUBLIC COMMENTS

The purpose of this item is to allow the public an opportunity to address the Planning and Zoning Commission on issues that are not indicated as a "Public Hearing" on this agenda. Issues regarding daily operational or administrative matters should first be dealt with by calling Town Hall at 972-874-6000 during business hours.

[CLICK HERE](#) to submit general comments regarding issues or agenda items not indicated as a public hearing.

D. FUTURE AGENDA ITEMS

The purpose of this item is to allow the Chairman and members of the Commission an opportunity to bring forward items they wish to discuss at a future meeting, with the understanding a consensus of the Commission is needed in order for that item to be placed on a future agenda and in accordance with the Town Council Agenda Setting Policy (Ord. 65-15).

E. DIRECTOR'S REPORT

1. Upcoming Items

F. REGULAR ITEMS

1. *Minutes of April 13, 2020*

Consider approval of the minutes of the April 13, 2020, Planning and Zoning Commission Regular Session.

2. *SP19-0025 – Marvel Car Wash*

Consider a request for a Site Plan (SP19-0025 – Marvel Car Wash) to develop a car wash facility. The property is generally located south of Justin Road and west of Stone Hill Farms Parkway.

G. ADJOURNMENT – REGULAR SESSION

I do hereby certify that the Notice of Meeting was posted on the Town of Flower Mound website (www.flower-mound.com) on the following date and time: April 23, 2020, at 3:30 p.m., at least 72 hours prior to the scheduled time of said meeting.

LauriAnn Cash, Executive Assistant

Pursuant to Section 551.071 of the Texas Government Code, the Planning and Zoning Commission reserves the right to consult in closed session with its attorney and to receive legal advice regarding any item listed on this agenda.



PLANNING AND ZONING COMMISSION
AGENDA ITEM NO: 1
REGULAR ITEM

DATE: April 27, 2020

FROM: LauriAnn Cash, Development Services Executive Assistant

ITEM: Consider approval of the minutes of the April 13, 2020, Planning and Zoning Commission Regular Session.

I. BACKGROUND INFORMATION

The Planning and Zoning Commission held a regular meeting on April 13, 2020.

II. ATTACHMENTS

1. Draft Minutes

THE FLOWER MOUND PLANNING & ZONING COMMISSION MEETING HELD ON THE 13TH DAY OF APRIL 2020, VIA VIRTUAL MEETING (VIDEO CONFERENCE), DUE TO THE COVID-19 PANDEMIC, IN THE TOWN OF FLOWER MOUND, COUNTY OF DENTON, TEXAS, AT 6:30PM

The Planning & Zoning Commission met in a regular session via video conference with the following members present:

David Johnson	Chair
Brad Ruthrauff	Vice-Chair
Adam Schiestel	Commissioner, Place 2
Robert Rawson	Commissioner, Place 3
Philip Del Vecchio	Commissioner, Place 5
Laura Dillon	Commissioner, Place 6
Thomas Pickering	Commissioner, Place 7
Robert Cox	Commissioner, Place 8
Timothy Fink	Commissioner, Place 9

Constituting a quorum with the following members absent:

None

(Places 8 and 9 of the Commission do not vote on items unless they sit in place of one of the regular members, Places 1-7.)

And the following members of Town staff present on the video conference:

Lexin Murphy	Director of Planning Services
Ashley Dierker	Town Attorney
Robert Pegg	Assistant Director of Engineering
Poornima Kashyap	Principal Planner
LauriAnn Cash	Executive Assistant

A. CALL REGULAR SESSION TO ORDER (Council Chambers): 6:31 P.M.

B. GENERAL PUBLIC COMMENTS

None

C. FUTURE AGENDA ITEMS

None

D. DIRECTOR'S REPORT

1. Current Operations

E. REGULAR ITEMS

1. **Consider approval of the minutes of the March 9, 2020, Planning and Zoning Commission Regular Session.**

Commission Deliberation

Vice-Chair Ruthrauff moved to approve the minutes of March 9, 2020. Commissioner Dillon seconded the motion.

VOTE ON THE MOTION

AYES: Schiestel, Rawson, Del Vecchio, Ruthrauff, Dillon, Pickering

NAYS: None

The motion to approve passed with a vote of 6 to 0.

2. **Consider a request for a Site Plan (SP19-0021 – Highland Pointe Park) to develop a Veterinary Hospital with indoor pens. The property is generally located north of Valley Ridge Boulevard and east of Morriss Road.**

Staff Presentation

Poornima Kashyap, Principal Planner

Applicant (present to answer questions)

Scott Minnis, G&A McAdams

Commission Deliberation

Commissioner Pickering moved to approve SP19-0021 – Highland Pointe Park as presented. Vice-Chair Ruthrauff seconded the motion.

VOTE ON THE MOTION

AYES: Pickering, Dillon, Ruthrauff, Del Vecchio, Rawson, Schiestel

NAYS: None

The motion to approve passed with a vote of 6 to 0.

3. **Public Hearing to consider an ordinance amending the zoning (Z19-0007 – Smith Tract) from Agricultural District (A) uses to Single Family District-10 (SF-10) uses. The property is generally located north of Spinks Road and west of Gerault Road.**

Staff Presentation

Poornima Kashyap, Principal Planner

Applicant Presentation

Mike Boswell, Toll Brothers

Casey Ross, Toll Brothers

Spoke in Favor:

None

Spoke in Opposition:

None

Commission Deliberation

Vice-Chair Ruthrauff moved to recommend approval of Z19-0007 – Smith Tract as presented. Commissioner Del Vecchio seconded the motion.

VOTE ON THE MOTION

AYES: Schiestel, Rawson, Del Vecchio, Ruthrauff, Dillon, Pickering

NAYS: None

The motion to approve passed with a vote of 6 to 0.

4. Consider a request for a Development Plan (DP19-0007 – Smith Tract) to develop a residential subdivision with an exception to the access management policy and criteria, regarding driveway spacing, contained in the Town's Engineering Design Criteria and Construction Standards adopted through Chapter 32 of the Code of Ordinances. The property is generally located north of Spinks Road and west of Gerault Road.

Staff Presentation

Poornima Kashyap, Principal Planner

Applicant Presentation

Mike Boswell, Toll Brothers
Casey Ross, Toll Brothers

Commission Deliberation

Vice-Chair Ruthrauff moved to recommend approval of DP19-0007 – Smith Tract as presented with a second exception to allow for the construction of a turn lane that is less than 160 feet in length. Commissioner Del Vecchio seconded the motion.

VOTE ON THE MOTION

AYES: Dillon, Ruthrauff, Del Vecchio, Rawson, Schiestel

NAYS: Pickering

The motion to approve passed with a vote of 5 to 1.

5. **Public hearing to consider an ordinance amending the Land Development Regulations (LDR20-0002 – Temporary Government Buildings) by amending Chapter 78 entitled “Administration” and Chapter 98 entitled “Zoning,” of the Town’s Code of Ordinances to create a temporary government office/classroom definition and standards, and to clarify issuance and operational standards for other temporary uses within the Town of Flower Mound.**

Staff Presentation

Lexin Murphy, Director of Planning Services

Spoke in Favor:

None

Spoke in Opposition:

None

Commission Deliberation

Vice-Chair Ruthrauff moved to recommend approval of LDR20-0002 – Temporary Government Buildings as presented. Commissioner Rawson seconded the motion.

VOTE ON THE MOTION

AYES: Schiestel, Rawson, Del Vecchio, Ruthrauff, Dillon, Pickering

NAYS: Pickering

The motion to approve passed with a vote of 6 to 0.

F. ADJOURNMENT – REGULAR SESSION 8:36 P.M.

TOWN OF FLOWER MOUND, TEXAS

Lexin Murphy, Director of Planning Services

ATTEST:

LauriAnn Cash, Executive Assistant



PLANNING AND ZONING COMMISSION

AGENDA ITEM NO: 2

REGULAR ITEM

DATE: April 27, 2020

FROM: Poornima Kashyap, Principal Planner

ITEM: Consider a request for a Site Plan (SP19-0025 - Marvel Car Wash) to develop a car wash facility. The property is generally located south of Justin Road and west of Stone Hill Farms Parkway.

I. ITEM SUMMARY

This application has been reviewed by DRC and determined to be ready for consideration by the Planning and Zoning Commission. There are no outstanding issues.

This application will require final action by the Planning and Zoning Commission.

II. APPLICATION ANALYSIS

The purpose of this request is to obtain site plan approval to develop a 4,286-square-foot, single-story car wash facility to be located on Lot 1, Block A of the Stone Hill Farms Retail Addition, No. 2. The subject site is approximately 1.043 acres and zoned Planned Development District-43 (PD-43) for Commercial District-2 (C-2) uses and master-planned for Commercial/Industrial uses. The existing zoning allows a car wash, automatic use by right.

On February 24, 2020, the Planning and Zoning Commission approved a replat that created Lot 1 for the development of the proposed car wash. Access to the property will be from Justin Road and from a future connection to Stone Hill Farms Parkway. The site plan depicts a car wash facility with 18 vacuum stations under canopies and a 720 square-foot pet wash/customer waiting area. Pet wash is a permitted retail use under the existing zoning district. The parking requirement for the car wash use is 6 parking spaces (one space per 750 square feet), and for the pet wash use it's 3 parking spaces (one space per 250 square feet), for a total of 9 parking spaces. The site plan depicts 8 parking spaces, which is within the Town's allowable 20 percent deviation.

The landscape plan depicts necessary landscape buffers and the required number of trees within the buffer area and the street yard. The vacuum stations are treated differently from the regular parking spaces and are not required to be located within 50 feet of a tree. The proposed development complies with the Town's landscape requirements. The building material predominantly consists of stone and stucco, both of which are considered primary masonry materials. The color of the building materials and the architecture meets the Town's Urban Design Plan.

III. ATTACHMENTS

A. Background Information

1. Vicinity Map
2. Letter of Intent

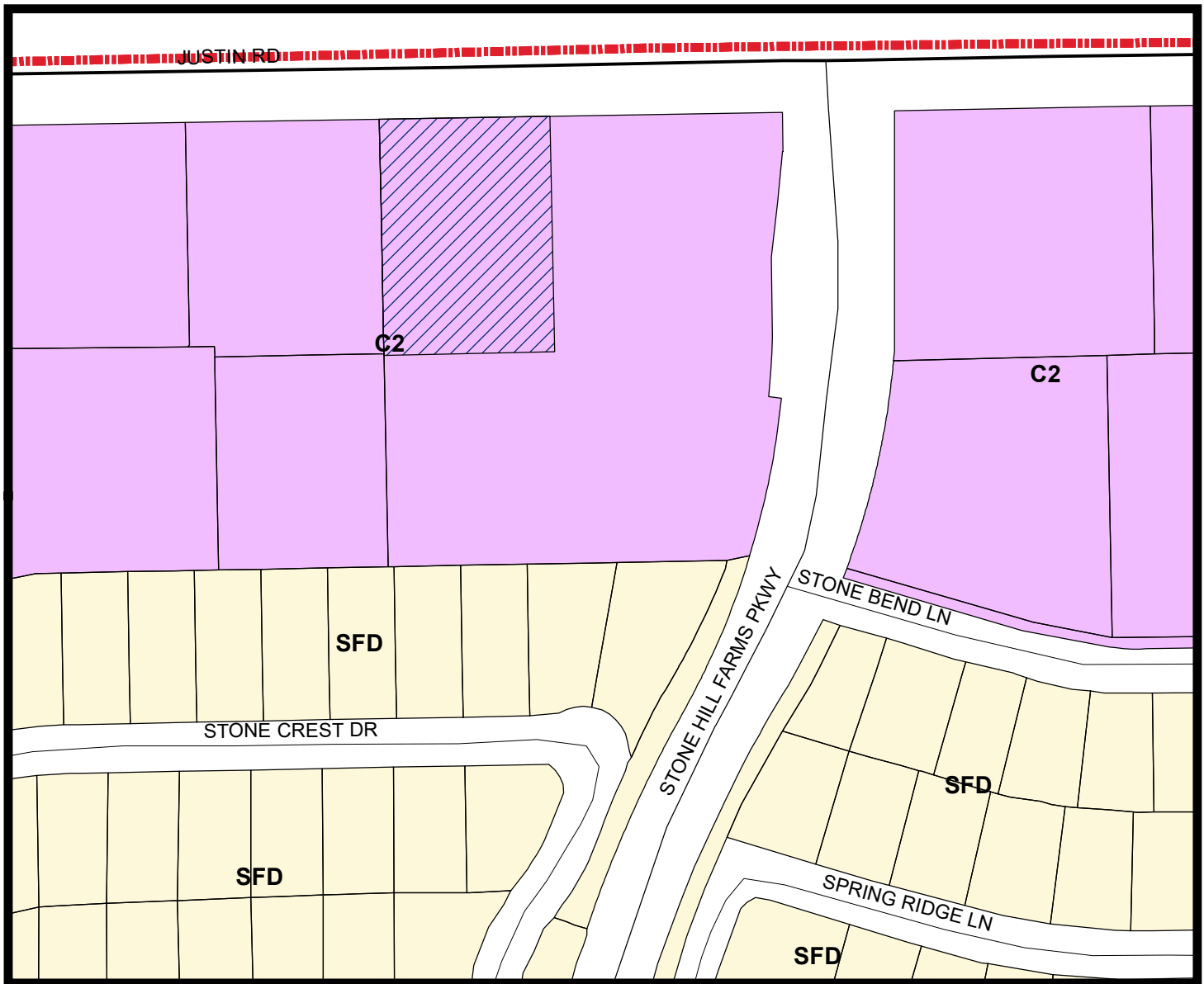
B. Application Details

1. Site Plan Package



Vicinity Map

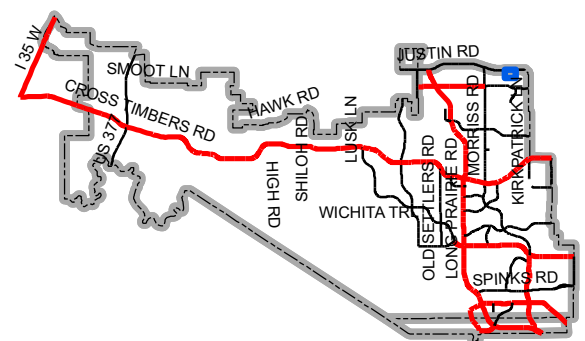
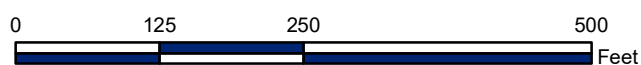
Reference Project: SP19-0025



LEGEND

Commercial 2 Single Family Density

— Subject Property



Map Location

December 3, 2019

To: Town of Flower Mound

Subject: Marvel Carwash

As the owner of the subject property, I hereby authorize Classic Design Group, Kent D Martin Construction LLC, DHR Engineering Inc and 3MR Capital to submit the site plan documents for this property on our behalf. If you have any questions, please feel free to contact me at 972-741-7206 or Paul@BoscoAG.com.

Sincerely,

Paul Bosco Jr.

Kent D Martin Construction LLC
Classic Design Group
DHR Engineering, Inc



December 6, 2019

THE TOWN OF FLOWER MOUND
PLANNING SERVICES DIVISION
FLOWER MOUND, TEXAS

Project:
MARVEL CAR WASH LLC
JUSTIN ROAD
FLOWER MOUND, TEXAS

LETTER OF INTENT

Marvel Car Wash request that this letter be accepted for the development of a automatic self-service car wash that will include 18 self-service vacuum bays and two pet wash facilities.

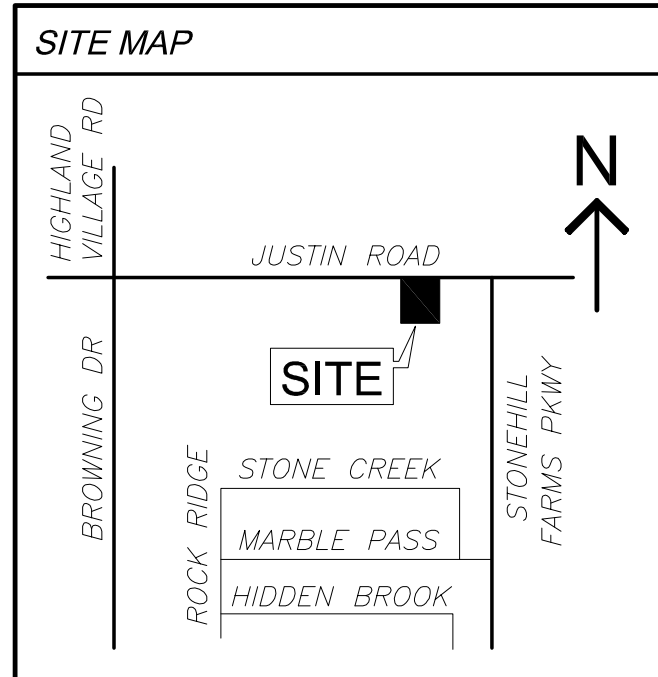
Listed below are specifics for the development.

- a. Existing Zoning District: PLANNED DEVELOPMENT DISTRICT (PD-43) WITH COMMERCIAL C-2 USES.
- b. Total Lot Area: 45,433 SQUARE FEET / 1.043 ACRES
- c. Proposed Zoning District: PLANNED DEVELOPMENT DISTRICT (PD-43) WITH COMMERCIAL C-2 USES.
- d. Specific Operations: AUTOMATIC TUNNEL CAR WASH, 18 SELF SERVICE VACUUMS WITH CANOPIES AND 2 PET WASHES.
- e. Operated and Maintained By: Marvel Car Wash LLC (Owner)
- f. Building Area:

CAR WASH BUILDING:	4,286 SQ. FT.
CUSTOMER WAITING AREA/PET WASH BUILDING:	720 SQ. FT.
VACUUM CANOPY #1:	2,720 SQ. FT.
VACUUM CANOPY #2:	2,800 SQ. FT.
PAY STATION CANOPY:	680 SQ. FT.
TOTAL BUILDING AREA:	11,206 SQ. FT.
- g. Proposed Development Shall Not Be Built In Phases.
- h. Special Considerations: NONE

Oscar Galan
Classic Design Group

F.M. ROAD NO. 407
JUSTIN ROAD
105' R.O.W.

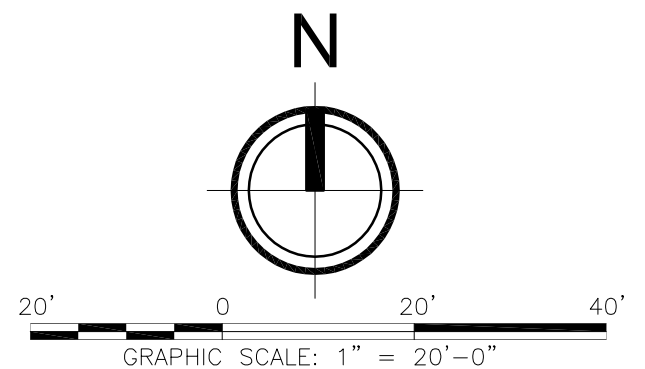


SITE DATA TABLE			
GROSS SITE AREA:	45,433 SQUARE FEET / 1.043 ACRES		
NET SITE AREA:	45,433 SQUARE FEET / 1.043 ACRES		
ZONING:	PLANNED DEVELOPMENT DISTRICT (PD-43) WITH COMMERCIAL C-2 USES		
CURRENT USE:	SELF SERVICE AUTOMATIC TUNNEL CAR WASH		
LOT COVERAGE DATA:			
TOTAL BUILDING AREA:	25%	11,206 SF	
IMPERVIOUS AREA:	23%	10,486 SF	
PERVIOUS AREA:	75%	34,227 SF	
PARKING SUMMARY			
CAR WASH - 4,286 SQ. FT.	REQUIRED	PROVIDED	
1 SPACE PER 750 SQ. FT.	6	6	
PET WASH - 720 SQ. FT.	3	2	
1 SPACE PER 250 SQ. FT.			
TOTAL:	9	8	
STACKING/QUEUING:	5	6	
BUILDING DATA			
BUILDING:	ONE STORY		
PEAK HEIGHT:	34'-3"		
MEAN HEIGHT:	22'-9"		
TOTAL SQUARE FOOTAGE:			
CAR WASH BUILDING AREA:	4,286 SQUARE FEET		
CUSTOMER/PET WASH AREA:	720 SQUARE FEET		
VACUUM CANOPY #1:	2,720 SQUARE FEET		
VACUUM CANOPY #2:	2,800 SQUARE FEET		
PAY STATION CANOPY:	680 SQUARE FEET		

- GENERAL NOTES
1. ALL CONSTRUCTION TO BE DONE IN STRICT ACCORDANCE TO THESE PLANS, ALL APPLICABLE MUNICIPAL BUILDING CODES AND STANDARDS.
 2. ALL SPOT ELEVATIONS ADJACENT TO CURBS ARE GUTTER ELEVATIONS UNLESS NOTED OTHERWISE.
 3. ALL WALKWAYS TO HAVE A MAXIMUM OF 1/4" PER FOOT CROSSFALL SLOPE AWAY FROM THE BUILDING.
 4. ALL SITE PAVING TO BE DONE IN ACCORDANCE TO THE RECOMMENDATIONS AS OUTLINED IN THE SOILS REPORT FOR THIS SITE.
 5. ALL SITE GRADING AND SUBGRADE PREPARATION SHALL BE DONE IN ACCORDANCE TO THE RECOMMENDATIONS AS OUTLINED IN THE SOILS REPORT FOR THIS SITE.
 6. ALL EXTERIOR LIGHT SOURCES INCLUDING POLE AND WALL PACKS SHALL BE SHIELDED/SCREENED (i.e. FULL CUT-OFFS).
 7. ALL RETAINING/DETAINING WALLS, TURN-DOWN CURBS, TREE RETAINING WALL SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING.
 8. ALL GROUND BASED HVAC SHALL BE SCREENED WITH LIVE SCREENING OR MASONRY ENCLOSURE. MASONRY ENCLOSURE SHALL BE CLAD IN THE SAME MATERIAL AS THE MAIN BUILDING.
 9. ALL ROOF MOUNTED MECHANICAL UNITS AND OR EQUIPMENT SHALL BE SCREENED FROM VIEW.
 10. DUMPSTER SCREENING WALL SHALL BE CLAD IN MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING.
 11. DUMPSTER SCREENING WALL REQUIRES A SEPARATE BUILDING PERMIT.
 12. SIGNS REQUIRED A SEPARATE BUILDING PERMIT. ANY SIGNS DEPICTED ON THE SUBJECT SITE PLAN/ELEVATIONS ARE NOT APPROVED AS PART OF THIS REVIEW AND MUST COMPLY WITH APPLICABLE TOWN REGULATIONS.

SITE DESIGNATIONS	
1	UNDERGROUND 1,500 GALLON CONCRETE SAND/OIL INTERCEPTOR
2	(4) UNDERGROUND CONCRETE WATER RECLAIM TANKS
3	CANOPY COLUMN (TYPICAL)
4	PAINTED STRIPE (TYPICAL)
5	XPT (PAY STATION)

SYMBOL DESIGNATIONS	
△	NATURAL GAS
-OHU-	OVERHEAD UTILITIES
□	UTILITY SIGNAGE
⚡	POWER POLE
—○—	GUY WIRE
Ⓢ	SANITARY SEWER MANHOLE



Classic Design Group

4142 BRITTON COURT
Grand Prairie, TX, 75052
CELL: 817.999.7351
OFFICE: 972.861.9422
classic_design@abcglobal.net

REVISIONS		DESCRIPTION
LTR	DATE	

MARVEL CAR WASH LLC
LOT 1, BLOCK A
STONE HILL FARMS
RETAIL ADDITION, NO. 2
FLOWER MOUND, TEXAS

DEVELOPER
MARVEL CAR WASH LLC
AJIT BHAKTA
1514 WESTMONT DRIVE
ALLEN, TEXAS 75013
PHONE: 214-450-7715
E-MAIL: ojtab61@gmail.com

GENERAL CONTRACTOR
KENT MARTIN
1459 F.M. 2751
LONGVIEW, TX 75605
CELL: 903-738-9822
FAX: 903-663-2815
OFFICE: 903-663-1544

SHEET NAME
SITE PLAN

DRAWN BY O. GALAN
CHECKED BY
SCALE 1"=20'-0"
PROJECT NO.
ISSUE DATE 6 DEC 2019
REVISED DATE 14 APRIL 2020
SHEET
SP1
OF

F.M. ROAD NO. 407
JUSTIN ROAD
105' R.O.W.

EXISTING TREE SURVEY NOTE
NO TREE SURVEY REQUIRED SINCE TREES ARE NOT A
PROTECTED TREES.

LANDSCAPE GENERAL NOTES
1. ALL LANDSCAPE AREAS SHALL BE IRRIGATED,
THIS INCLUDES THE RIGHT-OF-WAY.
2. ALL TREE PURCHASES SHALL PER CONTAINER.
3. ALL SHRUB BEDS SHALL BE INSTALLED WITH
EDGING AND MULCH.
4. ALL GROUND BASED MECHANICAL EQUIPMENT
SHALL BE SCREENED FROM VIEW BY LIVE
SCREENING OR MASONRY WALL.
5. NO FIRE VAULT EQUIPMENT ON THIS SITE.
NON-FIRE SPRINKLERED BUILDINGS.

LANDSCAPE PLAN ANALYSIS
LOT COVERAGE
TOTAL LOT AREA: 46,433 SQ. FT.
BUILDING SQ. FT.: 4,286 SQ. FT.
VACUUM #1 CANOPY SQ. FT.: 2,720 SQ. FT.
VACUUM #2 CANOPY SQ. FT.: 2,800 SQ. FT.
PAY STATION CANOPY SQ. FT.: 680 SQ. FT.
TOTAL IMPERVIOUS SQ. FT.: 10,486 SQ. FT.
COVERAGE PERCENTAGE: 23 PERCENT

TOWN OF FLOWER MOUND LANDSCAPE NOTES:
1. Plant material shall be measured and sized according to the latest edition of the Texas Nursery and Landscape Association (TNLA) grades and standards.
2. All plant beds shall be top-dressed with a minimum of 3 inches of hardwood or other native mulch.
3. Trees shall be planted at least 4 feet from utility line, curb, walk, fire connection, and outside all utility easements.
4. Trees overhanging walks and parking shall have a minimum clear trunk height of 7 ft.
5. A visibility triangle must be provided at all intersections. Shrubs are not to exceed 30 inches in height. Trees shall have a minimum clear trunk height of 9 feet.
6. The owner, tenant, and/or their agents, if any, shall be jointly responsible for the maintenance, establishment, and permanence of plant material. All landscaping shall always be maintained in a neat and orderly manner. This shall include, but not be limited to, mowing, edging, pruning, fertilizing, watering, and other activities necessary for the maintenance of landscaped areas.
7. All plant material shall be maintained in a healthy and growing condition as is appropriate for the season of the year. Plant material that is damaged, destroyed, or removed shall be replaced with plant material of similar size and variety within 30 days unless otherwise approved in writing by the Town of Flower Mound.
8. Before construction, landscaping contractor and general contractor shall verify and locate all existing utilities in areas of excavation.
9. Please refer to all landscape and irrigation specifications.
10. All landscape beds and turf areas to be separated with edging.
11. All landscape beds to be 6" below finished floor.
12. All hydro-mulch or sod areas to be brought to +/- 1/4" by site grading contractor. Landscape contractor to bring all areas to final grade and remove all clods, rocks or debris > 1" in diameter.
13. All landscape to be 100% irrigated. All irrigation within drip lines of existing trees to be hand dug, and line to be installed in a radial fashion toward the trunk.
14. Please note that the permeable areas under the drip line of a specimen and protected trees shall be left at natural grade. No cutting or filling are to occur in these areas.
15. All areas of grading disturbance are to have grass reestablished at 75% coverage prior to letter of acceptance from the Town of Flower Mound. Means and methods of grass establishment and application of water for grass establishment are at the discretion of the owner and contractor.

STREET YARD LANDSCAPING			
STANDARD	TOTAL STREET YARD (SQUARE FEET)	REQUIRED	PROVIDED
MIN. 20%	12,925 SQ. FT.	2,585 S.F.	4,311 S.F. 33%

STREET YARD TREES			
STANDARD	TOTAL STREET YARD (SQUARE FEET)	REQUIRED	PROVIDED
10,000 TO 100,000 SF=1 PER 2,500 S.F. PLUS 10 TREES	12,925 S.F.	12	12

STREET BUFFER LANDSCAPING		
	REQ'D BUFFER WIDTH	PROVIDED
JUSTIN RD	25 FEET	25 FEET

STREET BUFFER TREES			
STANDARD	STREET FRONTAGE (LINEAR FEET)	REQUIRED	PROVIDED
1 PER 30 LINEAR FT.	JUSTIN ROAD =174 L.F.	5.8	6

PARKING AREA TREES			
STANDARD	NO. OF PARKING SPACES	REQUIRED	PROVIDED
1 PER 10 PARKING SPACES	8	1	1

LANDSCAPE LEGEND	
	LARGE CANOPY TREE TEXAS ASH (<i>Fraxinus texensis</i>) 3" CALIPER MINIMUM QUANTITY: 4
	LARGE CANOPY TREE SOUTHERN LIVE OAK (<i>Quercus virginiana</i>) 3" CALIPER MINIMUM QUANTITY: 2
	MEDIUM CANOPY TREE CREPE MYRTLE (<i>Lagerstroemia indica</i>) 3" CALIPER MINIMUM QUANTITY: 4
	MEDIUM CANOPY TREE TEXAS RED OAK (<i>Quercus texana</i>) 3" CALIPER MINIMUM QUANTITY: 2
	PARKING AREA SCREENING DWARF BURFORD HOLLY (<i>Ilex cornuta Burfordi Nana</i>) 3' HIGH, 10 GALLON, 3' ON CENTERS
	LIVE SCREENING PAMPAS GRASS (<i>Cortaderia selloana pumila</i>) 3' HIGH, 10 GALLON, 3' ON CENTERS

Classic Design Group
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GRAND PRAIRIE, TX 75052
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REVISIONS		DESCRIPTION
LTR	DATE	

MARVEL CAR WASH LLC
JUSTIN ROAD
FLOWER MOUND, TEXAS

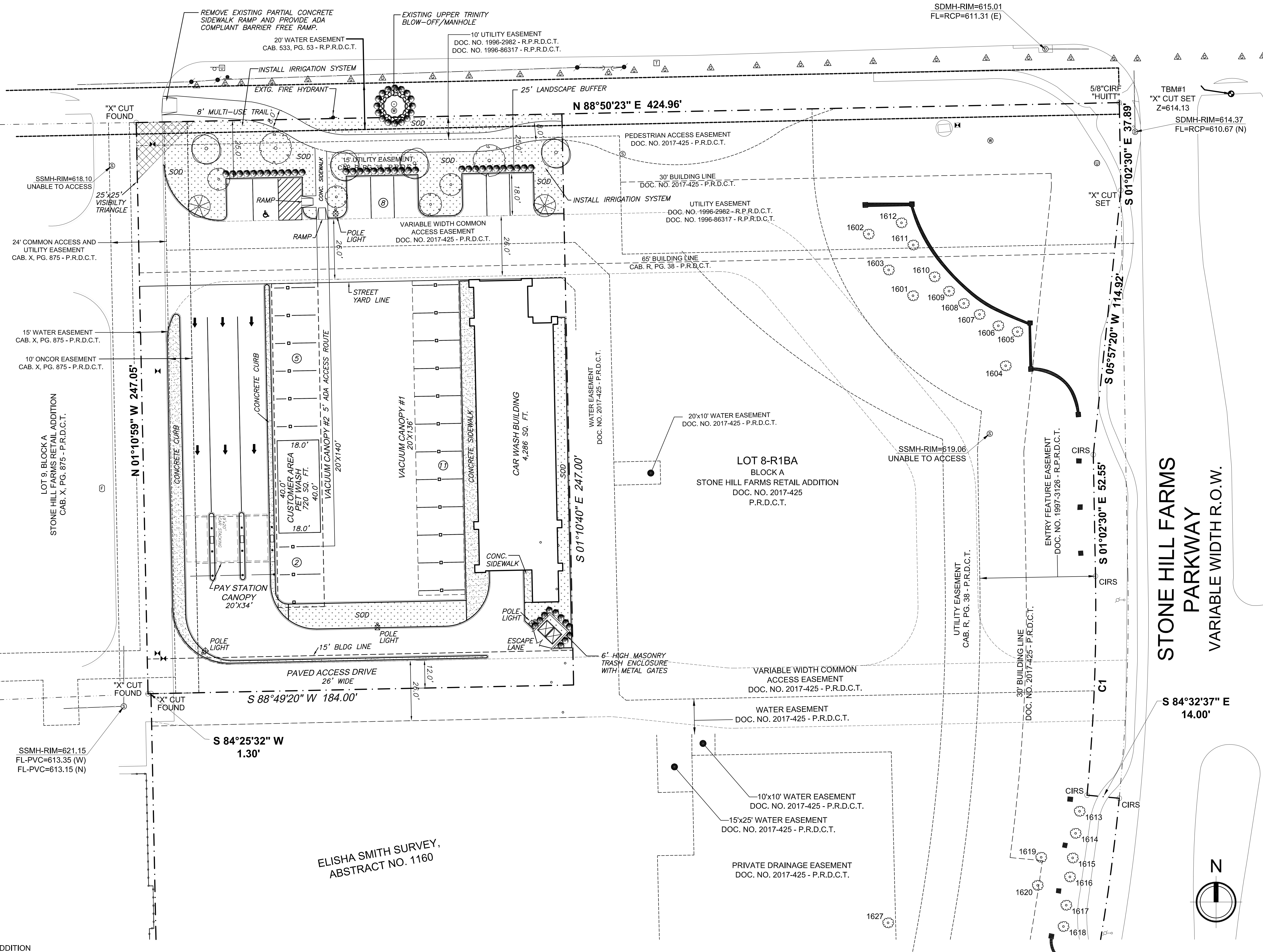
DEVELOPER
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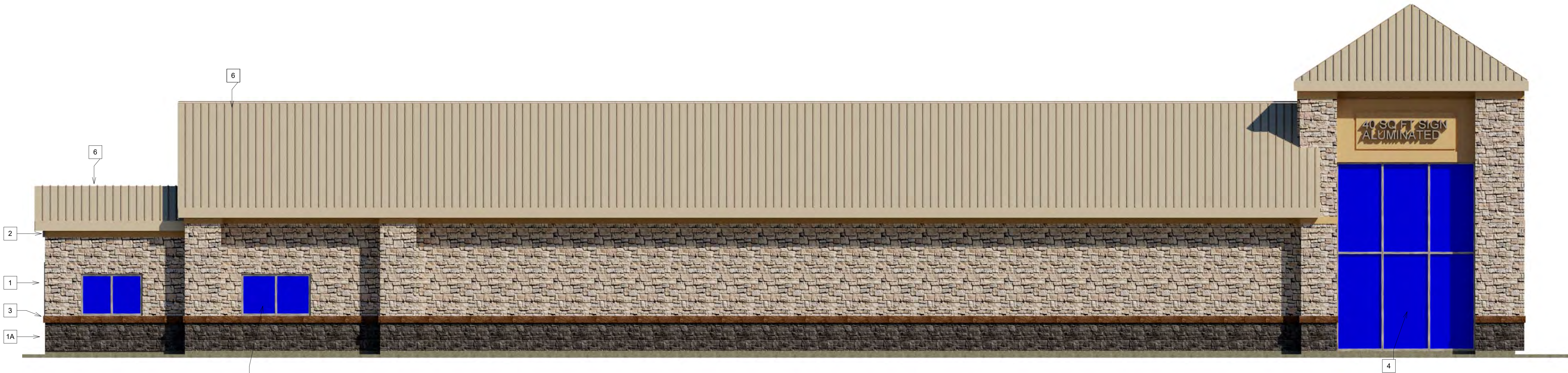
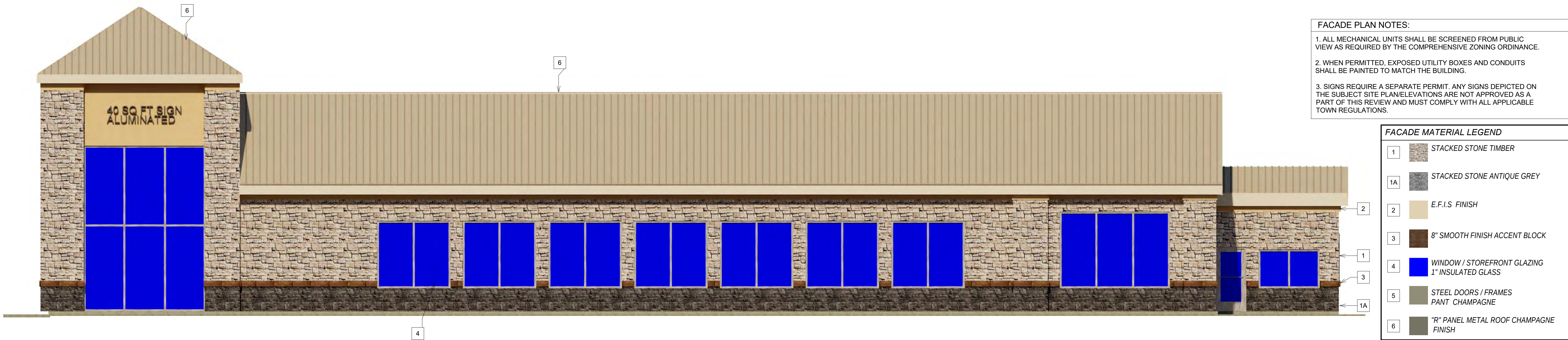
GENERAL CONTRACTOR
KENT MARTIN
1459 F.M. 2751
LONGVIEW, TX 75605
CELL: 903-738-9822
FAX: 903-663-2815
OFFICE: 903-663-1544

SHEET NAME
LANDSCAPE
PLAN

DRAWN BY O. GALAN
CHECKED BY
SCALE 1"=20'-0"
PROJECT NO.
ISSUE DATE 6 DEC 2019
REVISED DATE 11 JAN 2020
SHEET

LS1
OF





MATERIAL TABULATIONS	NORTH	SOUTH	EAST	WEST
1 TOTAL FACADE S.F.	866 S.F.	798 S.F.	2,077 S.F.	2,089 S.F.
2 FACADE S.F. - (EXCLUSIVE OF DOORS AND WINDOWS)	577 S.F. 67 %	602 S.F. 75%	1,779 S.F. 86%	1,210 S.F. 58%
3 DOORS & WINDOW	289 S.F. 33 %	196 S.F. 25%	298 S.F. 14%	879 S.F. 42%
4 PRIMARY MASONRY TOTALS (MINIMUM 80%)				
STACKED STONE	455 S.F. 78%	517 S.F. 86%	1,505 S.F. 84%	993 S.F. 82%
8" SMOOTH FINISH BLOCK S.F.	12 S.F. 2%	16 S.F. 3%	85 S.F. 5%	32 S.F. 3%
5 SECONDARY MASONRY TOTALS (MINIMUM 20%)				
EIFS	120 S.F. 20%	69 S.F. 11%	189 S.F. 11%	185 S.F. 15%
FACADE S.F. - (EXCLUSIVE)	577 S.F.	602 S.F.	1,779 S.F.	1,210 S.F.



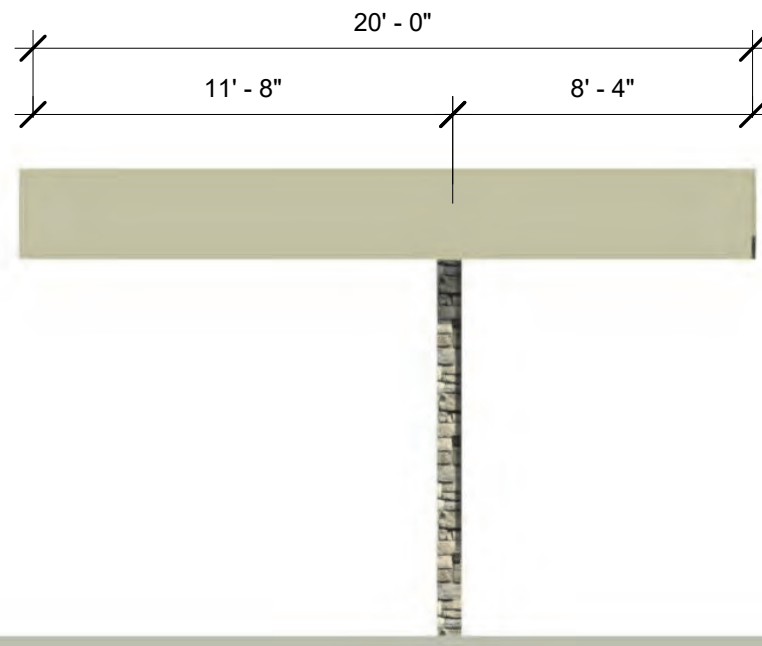


01

EAST SIDE OPPOSITE

ELEVATION - WEST (VACUUM CANOPY #1)

SCALE: 3/16"=1'-0"

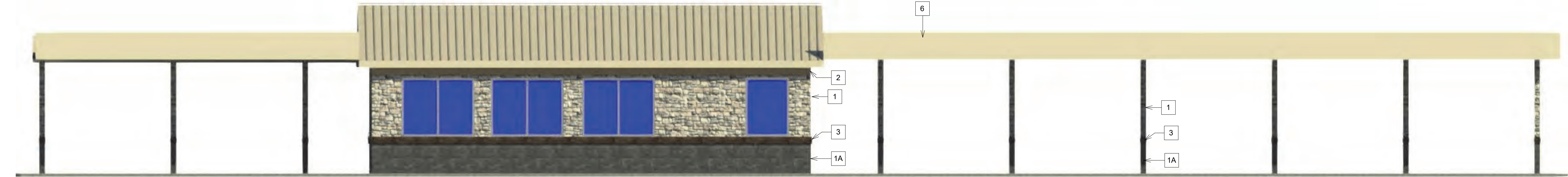


02

NORTH SIDE OPPOSITE

ELEVATIO - SOUTH (VACUUM CANOPY #1)

SCALE: 3/16"=1'-0"



03

ELEVATION - EAST PITCHED ROOF (VACUUM CANOPY #2)

SCALE: 3/16"=1'-0"

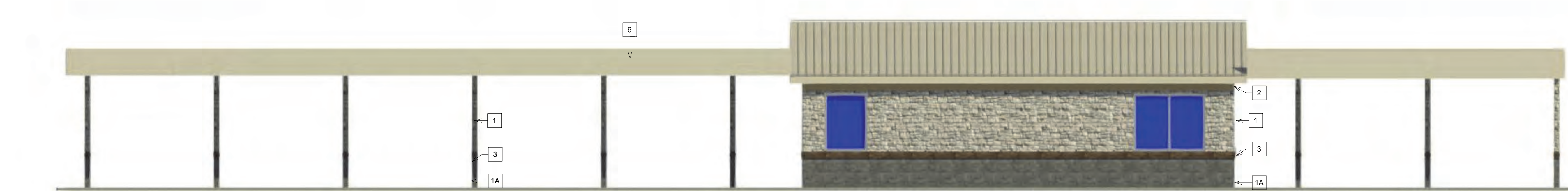


04

NORTH SIDE OPPOSITE

ELEVATION - SOUTH (VACUUM CANOPY #2)

SCALE: 3/16"=1'-0"



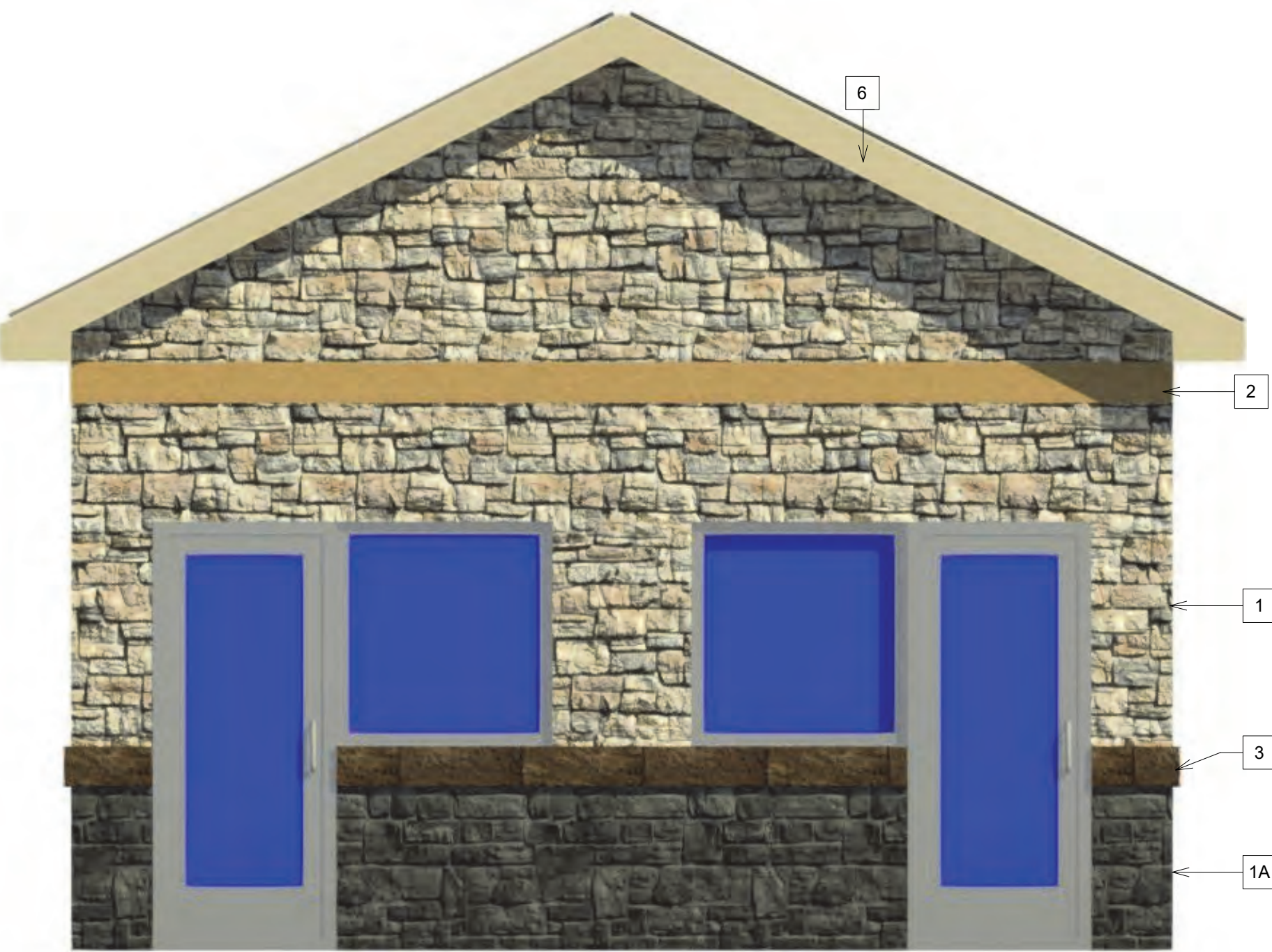
05

ELEVATION - WEST (VACUUM CANOPY #2)

SCALE: 3/16"=1'-0"

FACADE MATERIAL LEGEND	
1	STACKED STONE TIMBER
1A	STACKED STONE ANTIQUE GREY
2	E.F.I.S. FINISH
3	8" SMOOTH FINISH ACCENT BLOCK
4	WINDOW / STOREFRONT GLAZING 1" INSULATED GLASS
5	STEEL DOORS / FRAMES PANT CHAMPAGNE
6	"R" PANEL METAL ROOF CHAMPAGNE FINISH

MATERIAL TABULATIONS	NORTH	SOUTH	EAST	WEST
1 TOTAL FACADE S.F.	235 S.F.	235 S.F.	400 S.F.	400 S.F.
2 FACADE S.F. - (EXCLUSIVE OF DOORS AND WINDOWS)	187 S.F. 80 %	157 S.F. 67%	272 S.F. 68%	343 S.F. 86%
3 DOORS & WINDOW S.F.	48 S.F. 20%	78 S.F. 33%	128 S.F. 32%	57 S.F. 14%
4 PRIMARY MASONRY TOTALS (MINIMUM 80%)				
STACKED STONE S.F.	167 S.F. 90%	142 S.F. 90%	234 S.F. 86%	296 S.F. 86%
8" SMOOTH FINISH BLOCK S.F.	8 S.F. 4%	3 S.F. 2%	11 S.F. 4%	20 S.F. 6%
5 SECONDARY MASONRY TOTALS (MINIMUM 20%)				
EIFS S.F.	12 S.F. 6%	12 S.F. 8%	27 S.F. 10%	27 S.F. 8%



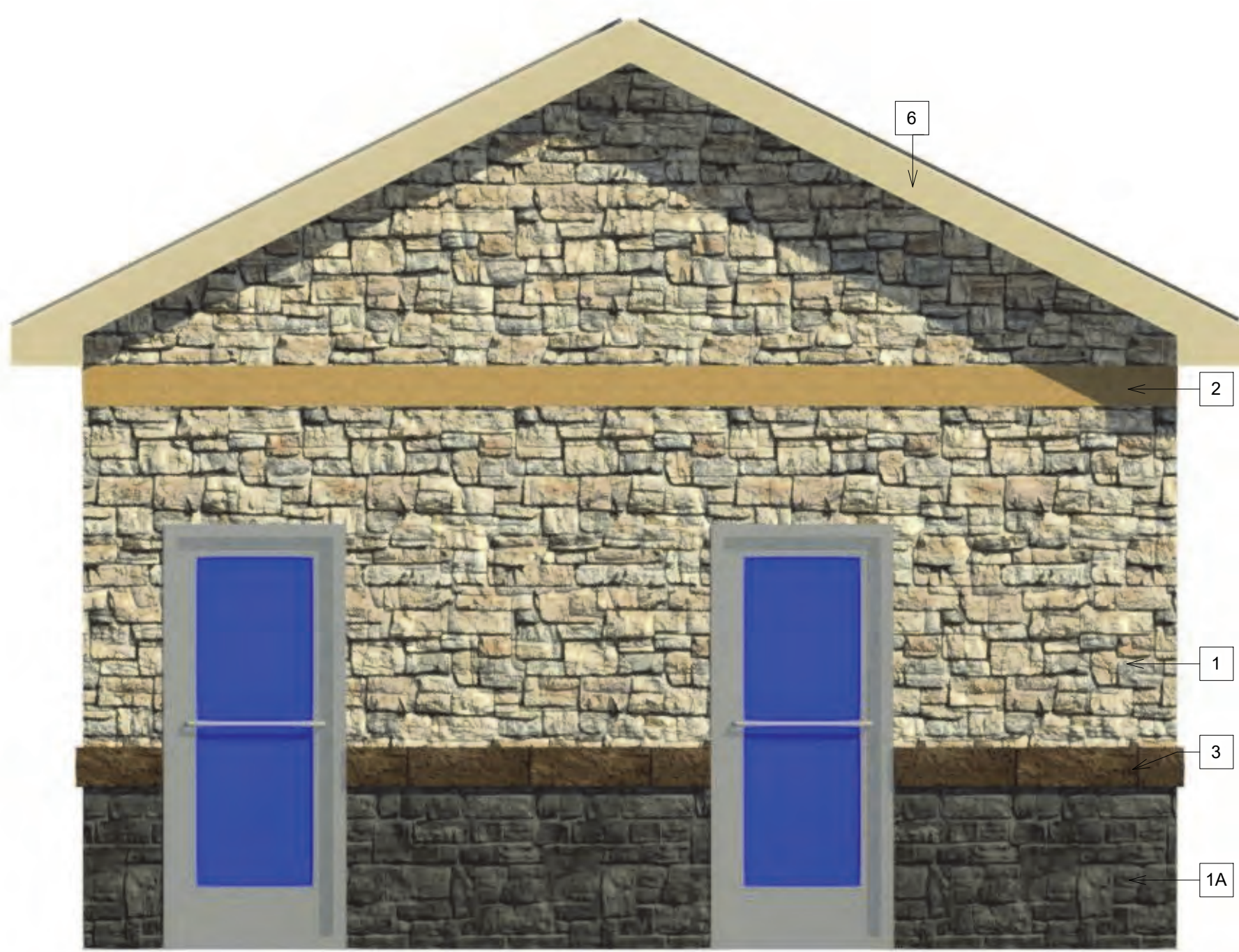
06

OFFICE ENTRANCE

WAIT AREA ENTRANCE

ELEVATION - SOUTH (VACUUM CANOPY #2)

SCALE: 3/16"=1'-0"



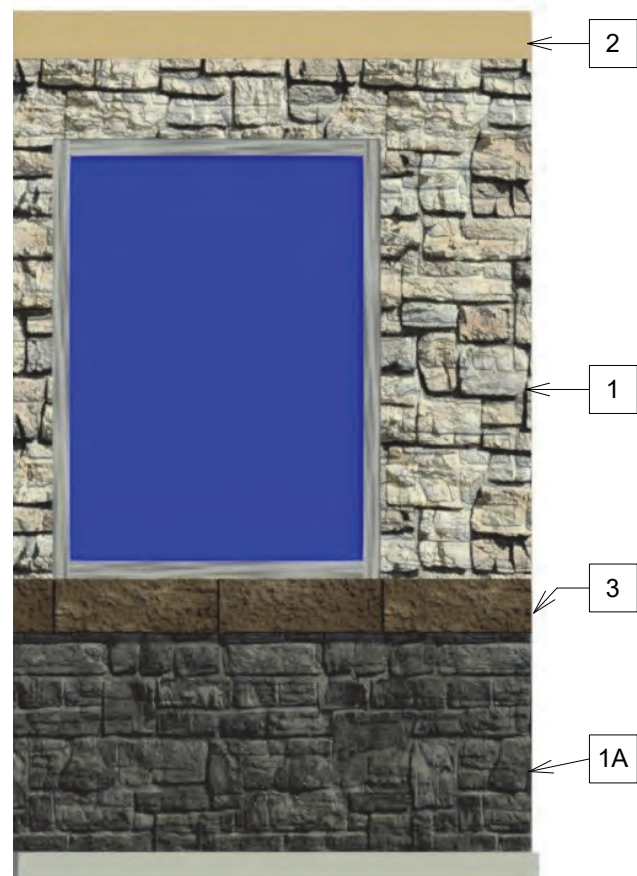
07

DOG WASH ENTRANCE

DOG WASH ENTRANCE

ELEVATION - NORTH (VACUUM CANOPY #2)

SCALE: 3/16"=1'-0"

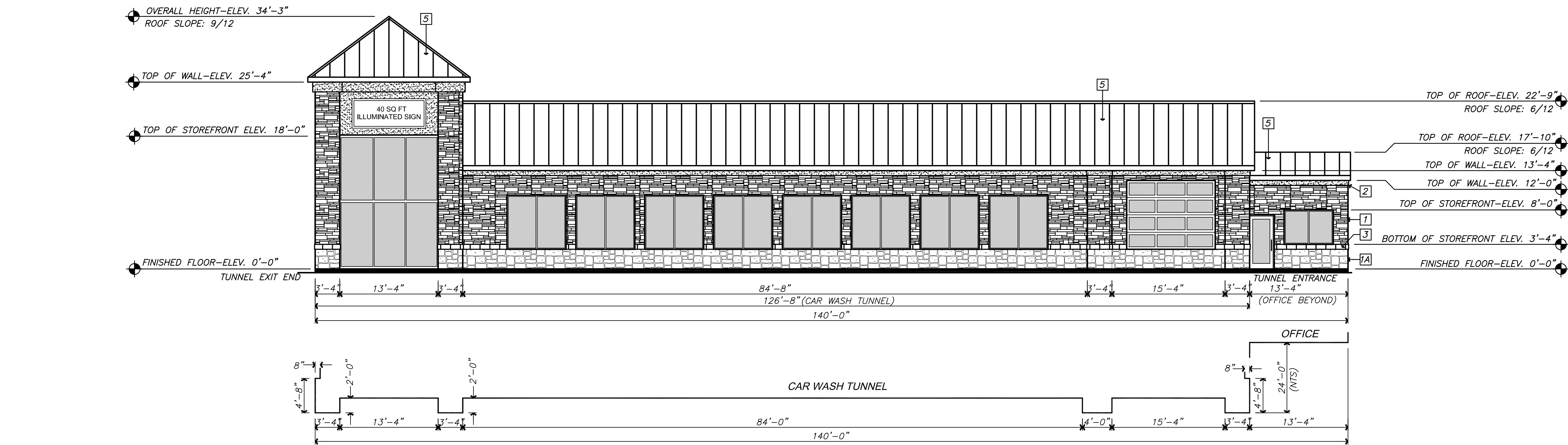


08

DETAIL - EAST (VACUUM CANOPY #2)

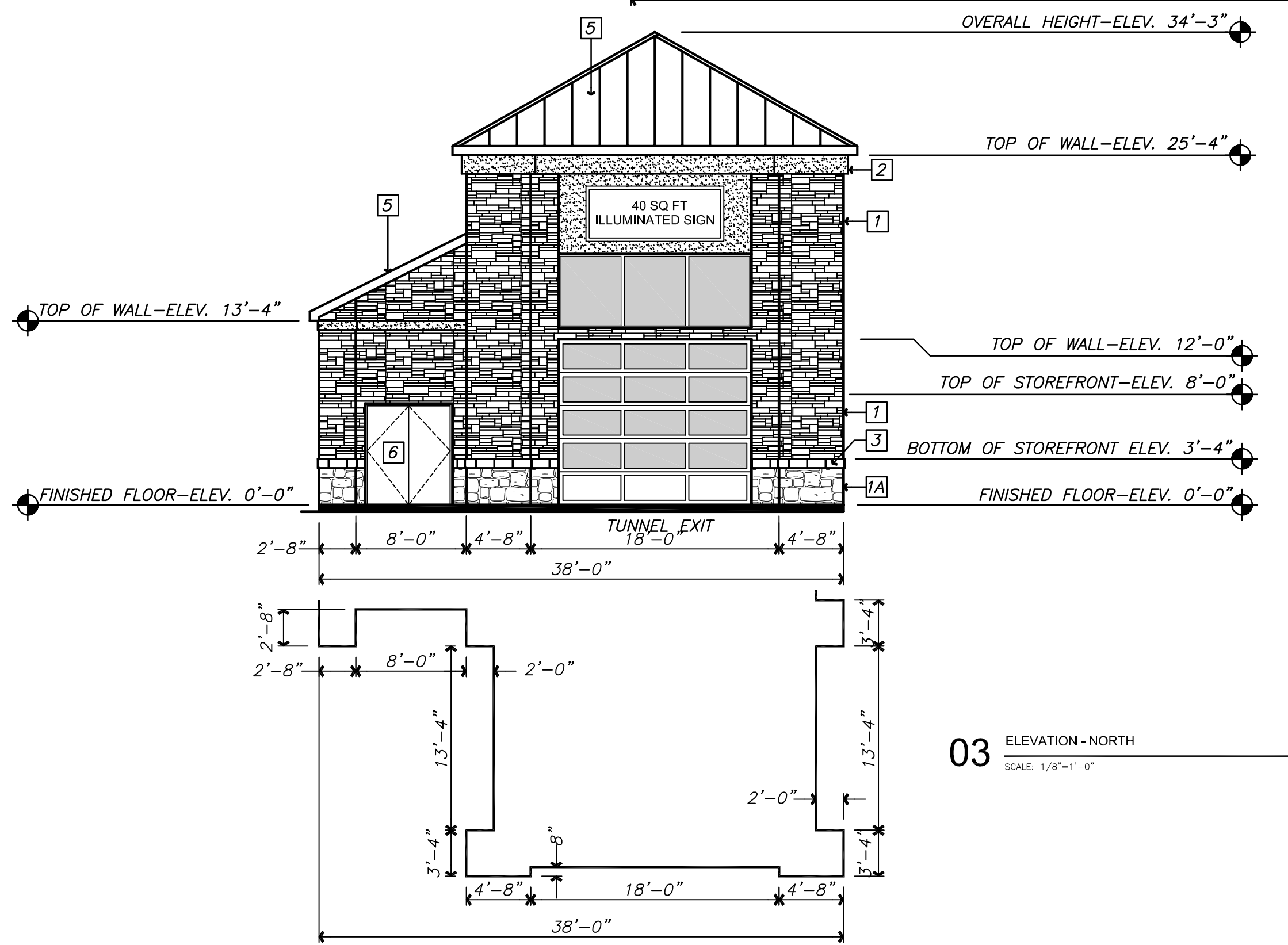
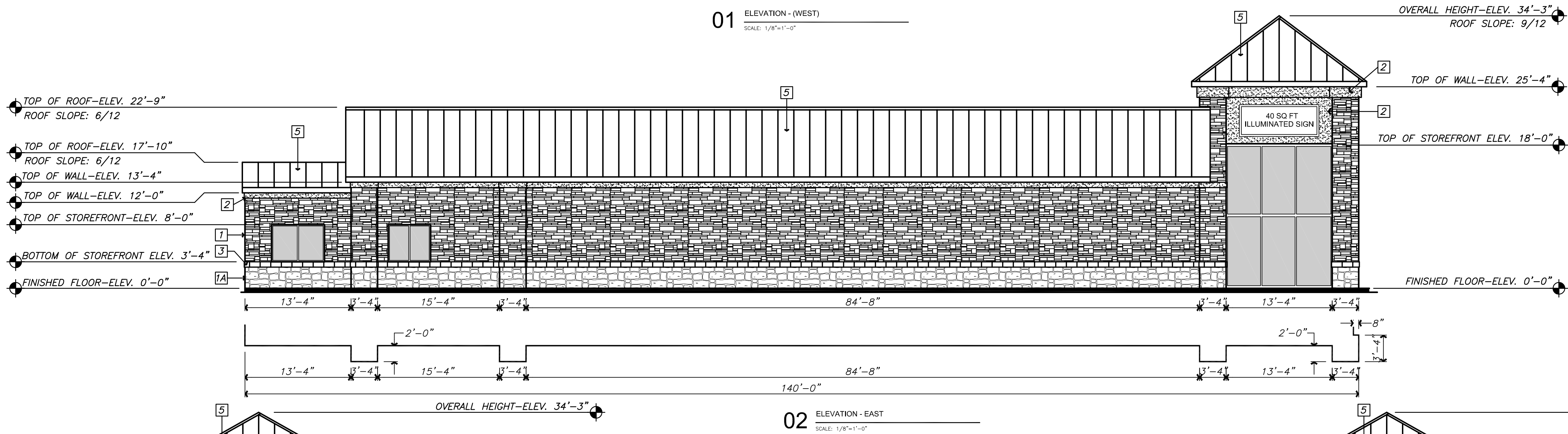
SCALE: 3/16"=1'-0"

REVISIONS		DESCRIPTION
LTR	DATE	

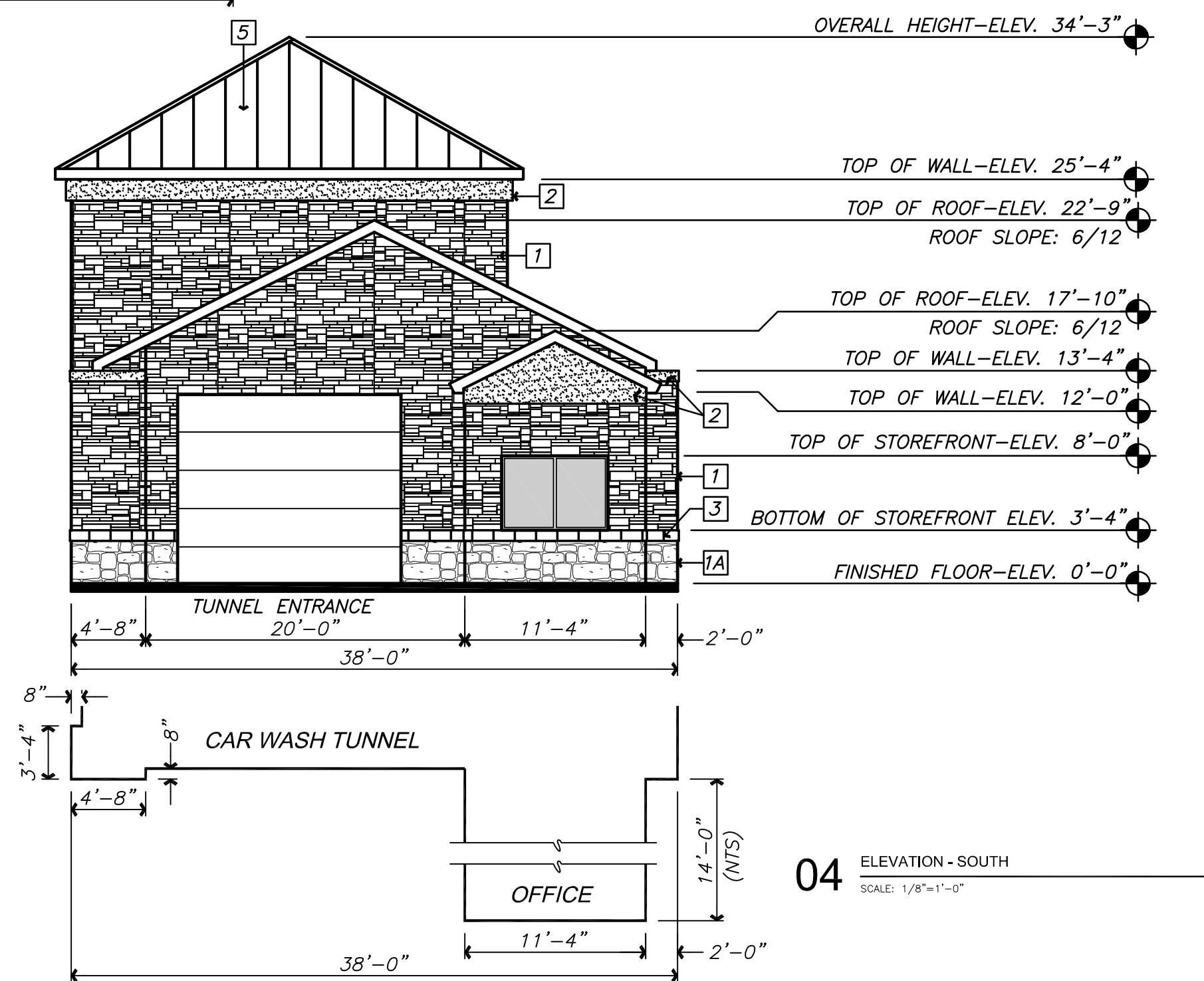


- FACADE PLAN NOTES:**
1. ALL MECHANICAL UNITS SHALL BE SCREENED FROM PUBLIC VIEW AS REQUIRED BY THE COMPREHENSIVE ZONING ORDINANCE.
 2. WHEN PERMITTED, EXPOSED UTILITY BOXES AND CONDUITS SHALL BE PAINTED TO MATCH THE BUILDING.
 3. SIGNS REQUIRE A SEPARATE PERMIT. ANY SIGNS DEPICTED ON THE SUBJECT SITE PLAN/ELEVATIONS ARE NOT APPROVED AS A PART OF THIS REVIEW AND MUST COMPLY WITH ALL APPLICABLE TOWN REGULATIONS.

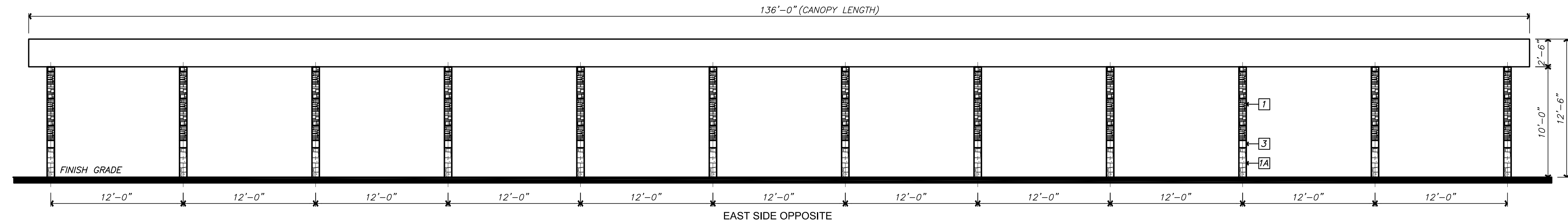
FACADE MATERIAL LEGEND	
1	STACK STONE TIMBER
1A	STACK STONE ANTIQUE GREY
2	EIFS FINISH
3	8" SMOOTH FINISH ACCENT BLOCK
4	WINDOW/STOREFRONT GLAZING 1" INSULATED GLASS
5	"R" PANEL METAL ROOF CHAMPAGNE FINISH
6	STELL DOORS AND FRAME PAINT CHAMPAGNE



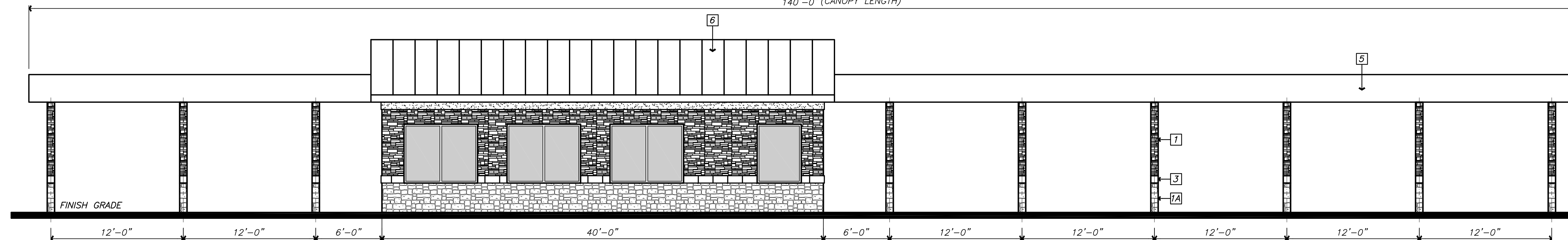
MATERIAL TABULATIONS	NORTH	SOUTH	EAST	WEST
1 TOTAL FACADE S.F.	866 S.F.	798 S.F.	2,077 S.F.	2,089 S.F.
2 FACADE S.F. - (EXCLUSIVE OF DOORS AND WINDOWS)	577 S.F.	602 S.F.	1,779 S.F.	1,210 S.F.
3 DOORS & WINDOW	289 S.F.	196 S.F.	298 S.F.	879 S.F.
4 PRIMARY MASONRY TOTALS (MINIMUM 80%)				
STACKED STONE	455 S.F.	517 S.F.	1,505 S.F.	993 S.F.
8" SMOOTH FINISH BLOCK S.F.	12 S.F.	16 S.F.	85 S.F.	32 S.F.
5 SECONDARY MASONRY TOTALS (MINIMUM 20%)				
EIFS	120 S.F.	69 S.F.	189 S.F.	185 S.F.
FACADE S.F. - (EXCLUSIVE)	577 S.F.	602 S.F.	1,779 S.F.	1,210 S.F.



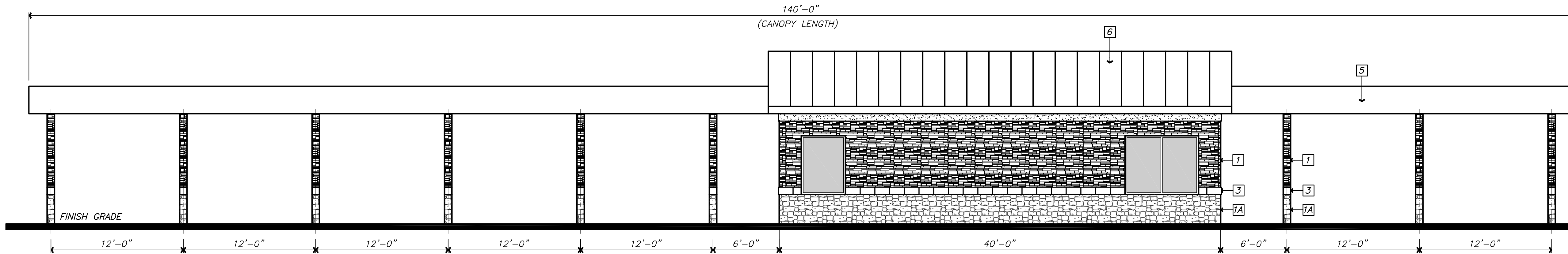
REVISIONS	DATE	DESCRIPTION
LTR		



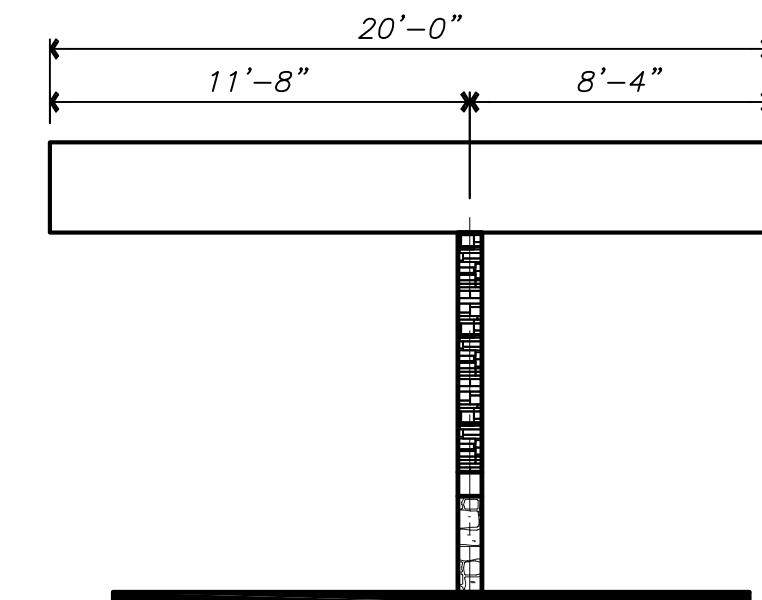
01 ELEVATION - WEST (VACUUM CANOPY #1)
SCALE: 3/16"=1'-0"



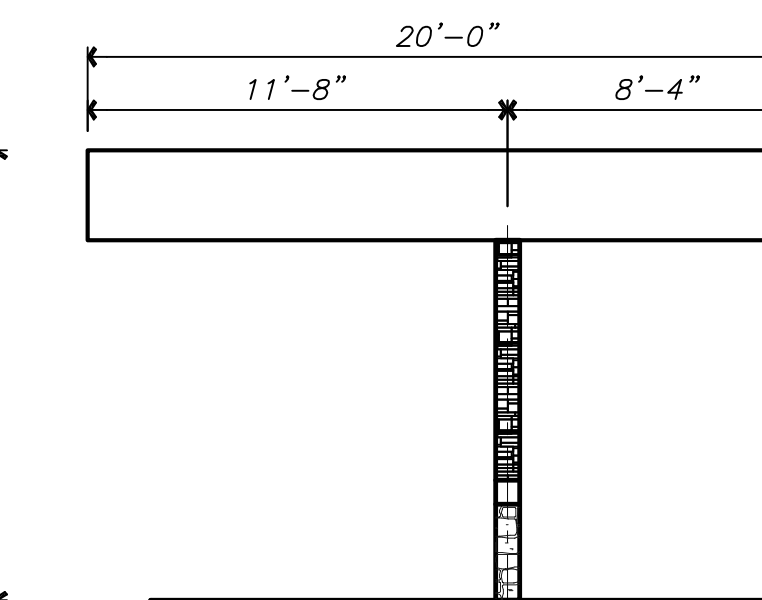
03 ELEVATION - EAST (VACUUM CANOPY #2)
SCALE: 3/16"=1'-0"



05 ELEVATION - WEST (VACUUM CANOPY #2)
SCALE: 3/16"=1'-0"

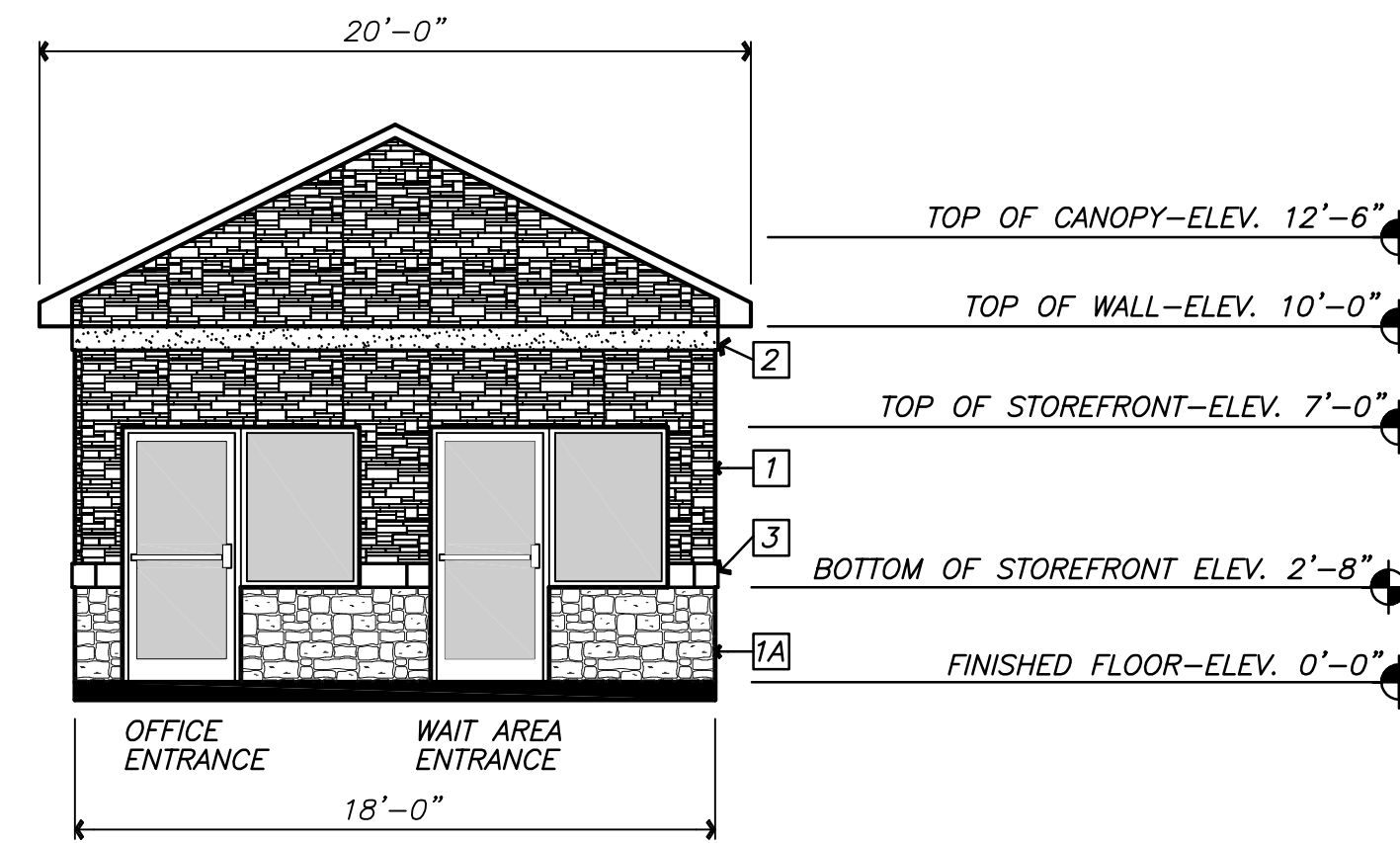


02 ELEVATIO - SOUTH (VACUUM CANOPY #1)

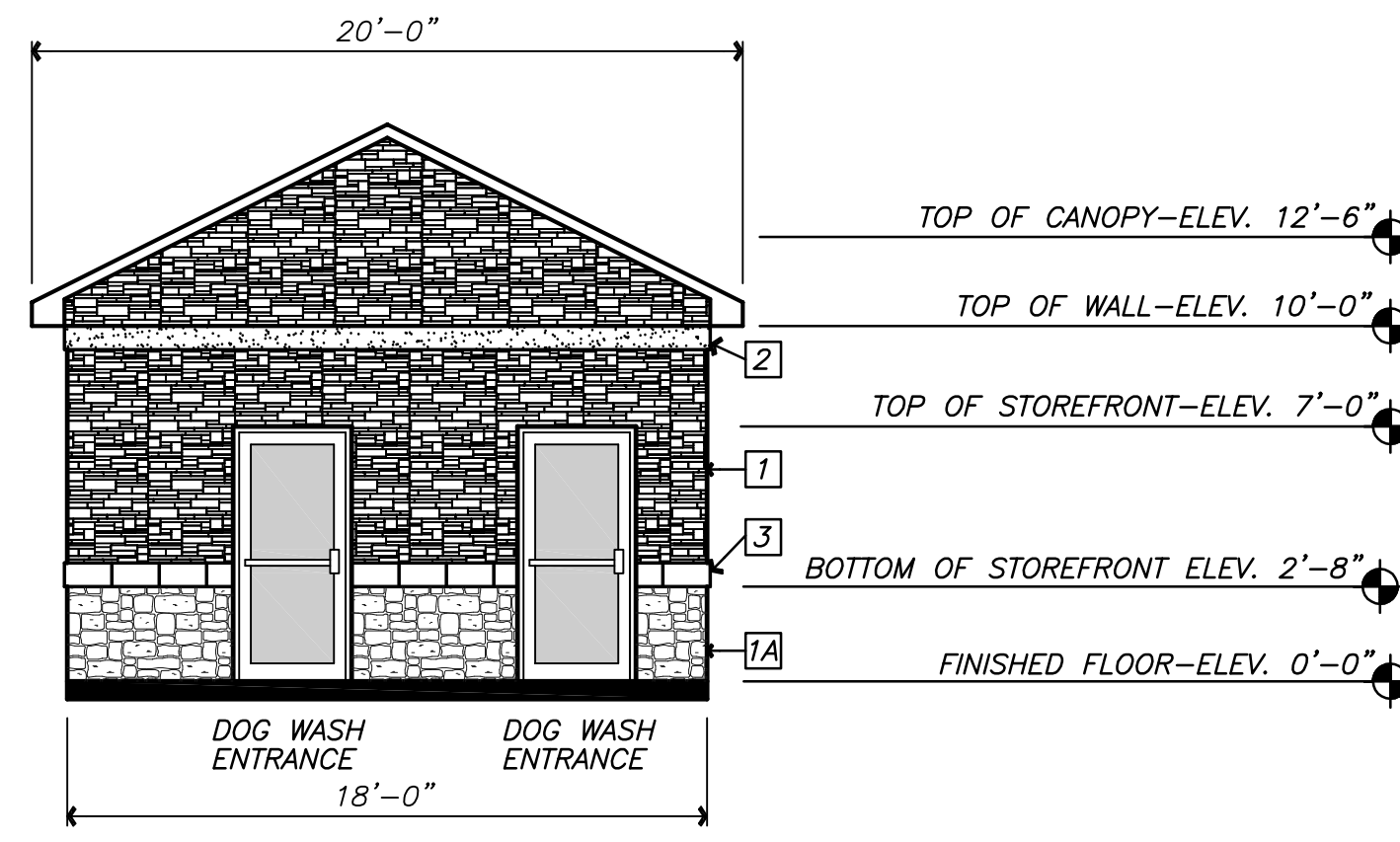


04 ELEVATION - SOUTH (VACUUM CANOPY #2)
SCALE: 3/16"=1'-0"

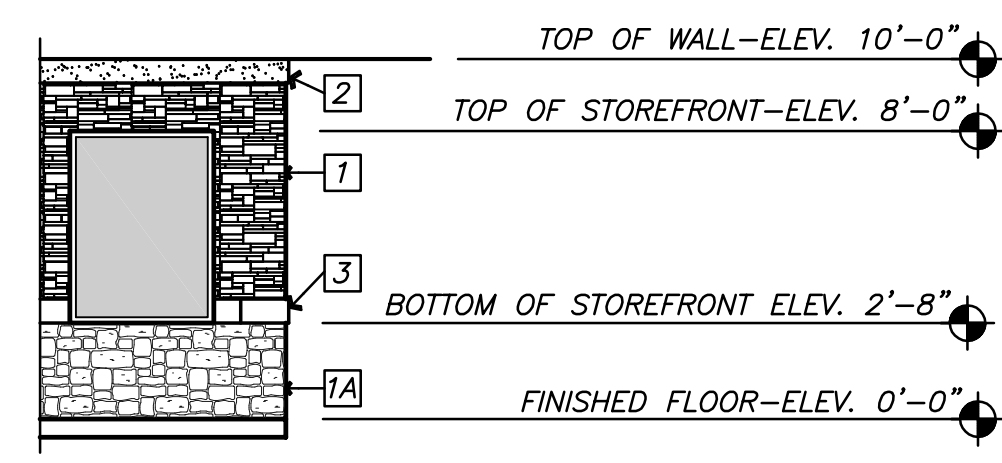
FACADE MATERIAL LEGEND	
1	STACK STONE TIMBER
1A	STACK STONE ANTIQUE GREY
2	EIFS FINISH
3	8" SMOOTH FINISH ACCENT BLOCK
4	WINDOW/STOREFRONT GLAZING 1" INSULATED GLASS
5	SMOOTH FINISH CANOPY FASCIA CHAMPAGNE FINISH
6	"R" PANEL METAL ROOF CHAMPAGNE FINISH



06 ELEVATION - SOUTH (VACUUM CANOPY #2)
SCALE: 3/16"=1'-0"



07 ELEVATION - NORTH (VACUUM CANOPY #2)
SCALE: 3/16"=1'-0"



08 DETAIL - EAST (VACUUM CANOPY #2)
SCALE: 3/16"=1'-0"

MATERIAL TABULATIONS	NORTH	SOUTH	EAST	WEST
1 TOTAL FACADE S.F.	235 S.F.	235 S.F.	400 S.F.	400 S.F.
2 FACADE S.F. - (EXCLUSIVE OF DOORS AND WINDOWS)	187 S.F. 80 %	157 S.F. 67%	272 S.F. 68%	343 S.F. 86%
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4 PRIMARY MASONRY TOTALS (MINIMUM 80%)				
STACKED STONE S.F.	167 S.F. 90%	142 S.F. 90%	234 S.F. 86%	296 S.F. 86%
8" SMOOTH FINISH BLOCK S.F.	8 S.F. 4%	3 S.F. 2%	11 S.F. 4%	20 S.F. 6%
5 SECONDARY MASONRY TOTALS (MINIMUM 20%)				
EIFS S.F.	12 S.F. 6%	12 S.F. 8%	27 S.F. 10%	27 S.F. 8%

REVISIONS		DESCRIPTION
LTR	DATE	