

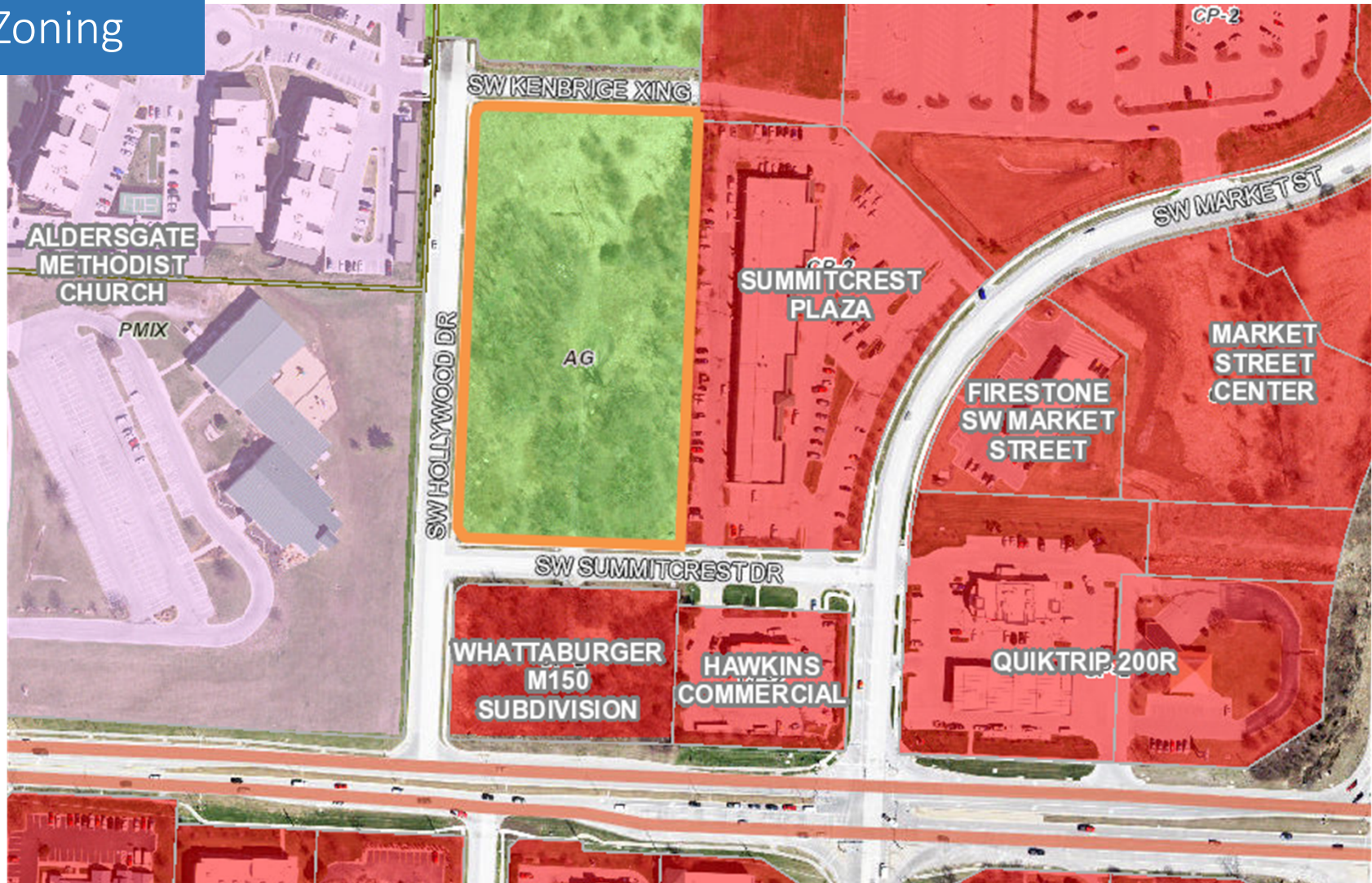
PL2023-130

Cowboy Carwash

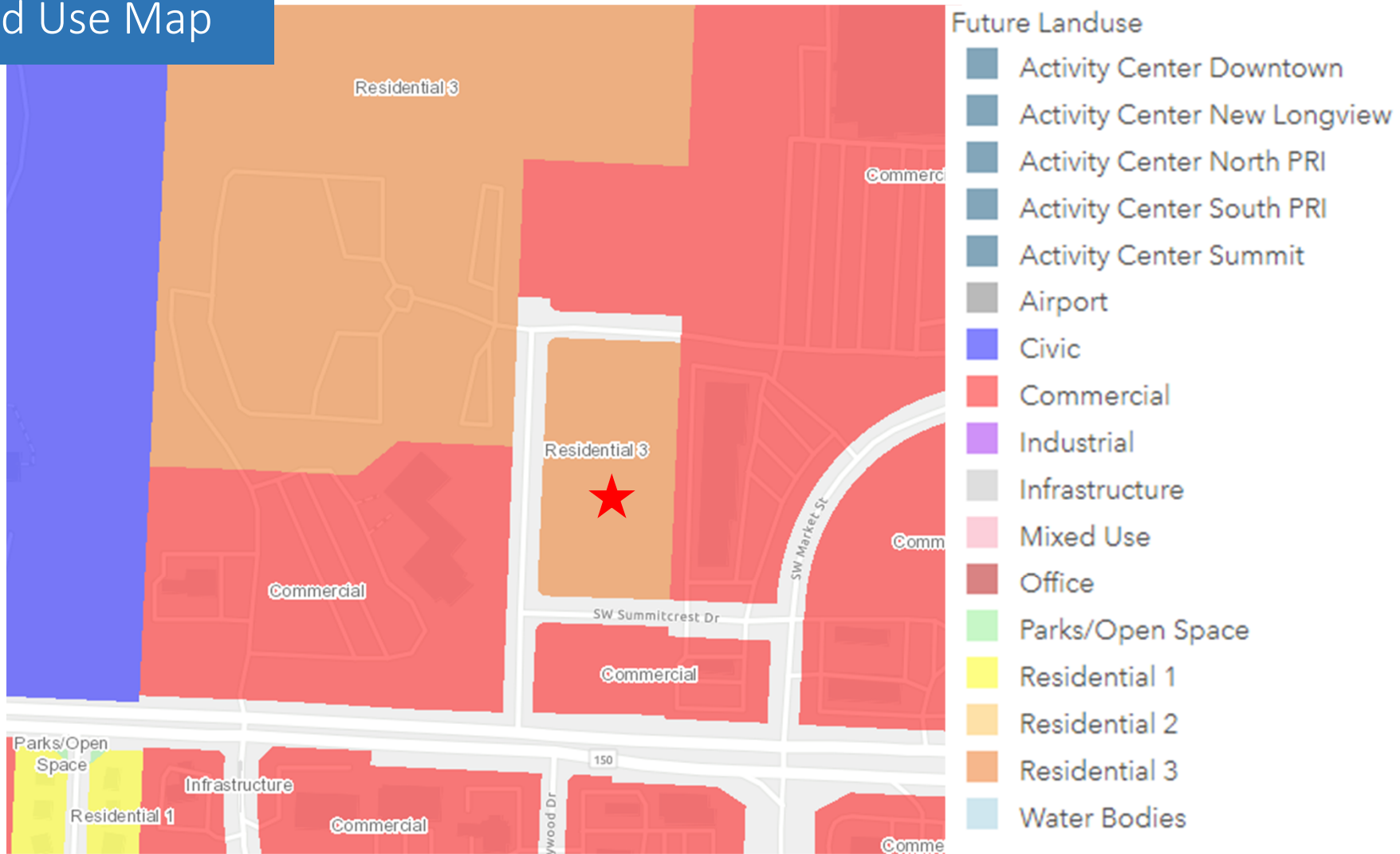
Rezoning & Preliminary Development Plan



Surrounding Zoning



Ignite! Land Use Map



Rezoning

Existing Zoning

- AG

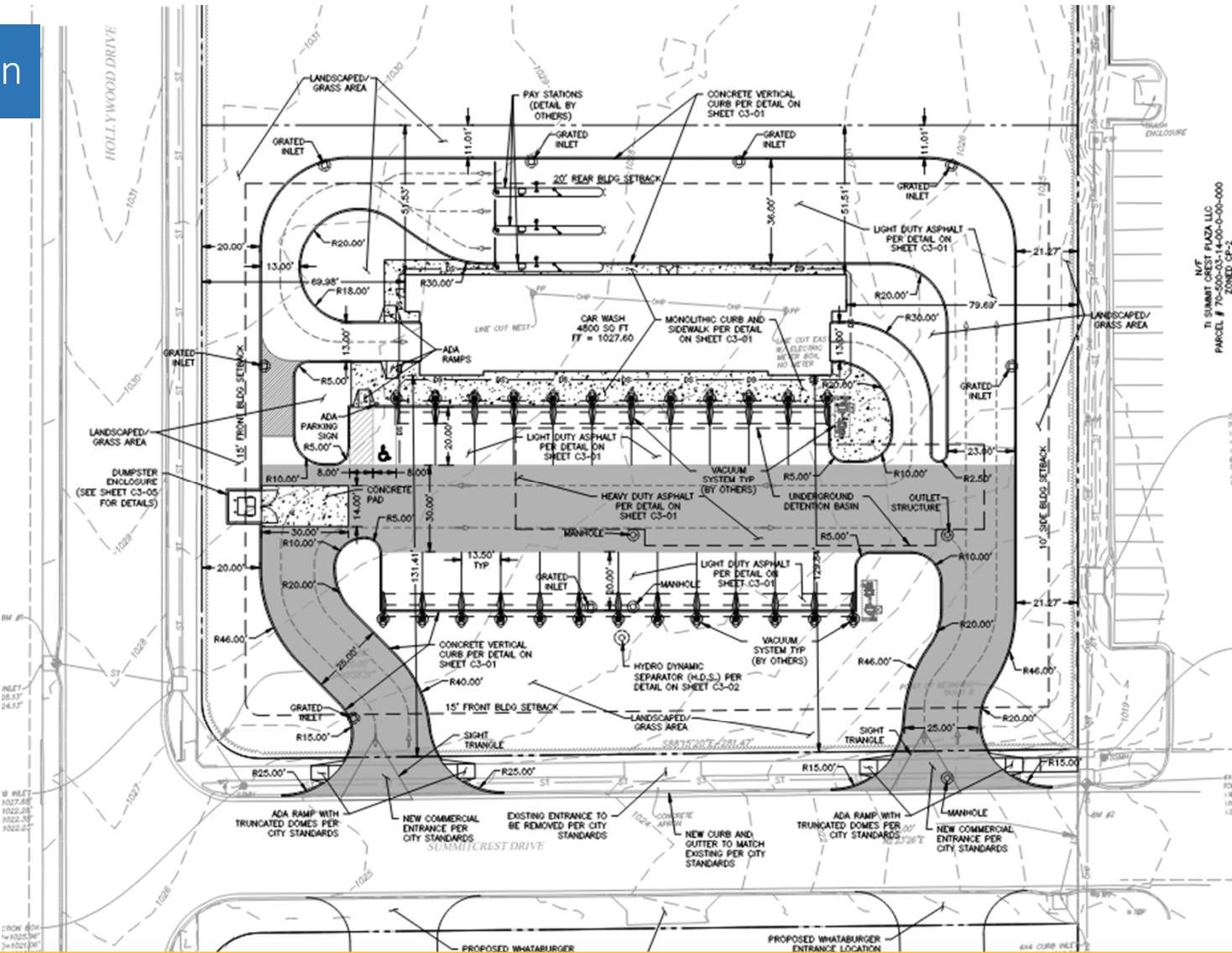
Proposed Zoning

- CP-2



Preliminary Development Plan

- Zoning**
 - CP-2 (proposed)
- Property Size**
 - 1.5 AC
- Building Area**
 - 4,881 sq. ft.
- Building Height**
 - 26' 4"
- FAR**
 - 0.075
- Parking**
 - 24 Proposed
 - 3 Required



TTI SUMMIT CREST PLAZA LLC
 PARCEL # 70-500-03-14-00-0-00-000
 ZONED CP-2

Conceptual Site Plan

Zoning

- CP-2 (proposed)

Property Size

- 2.55 AC

Building Area (conceptual)

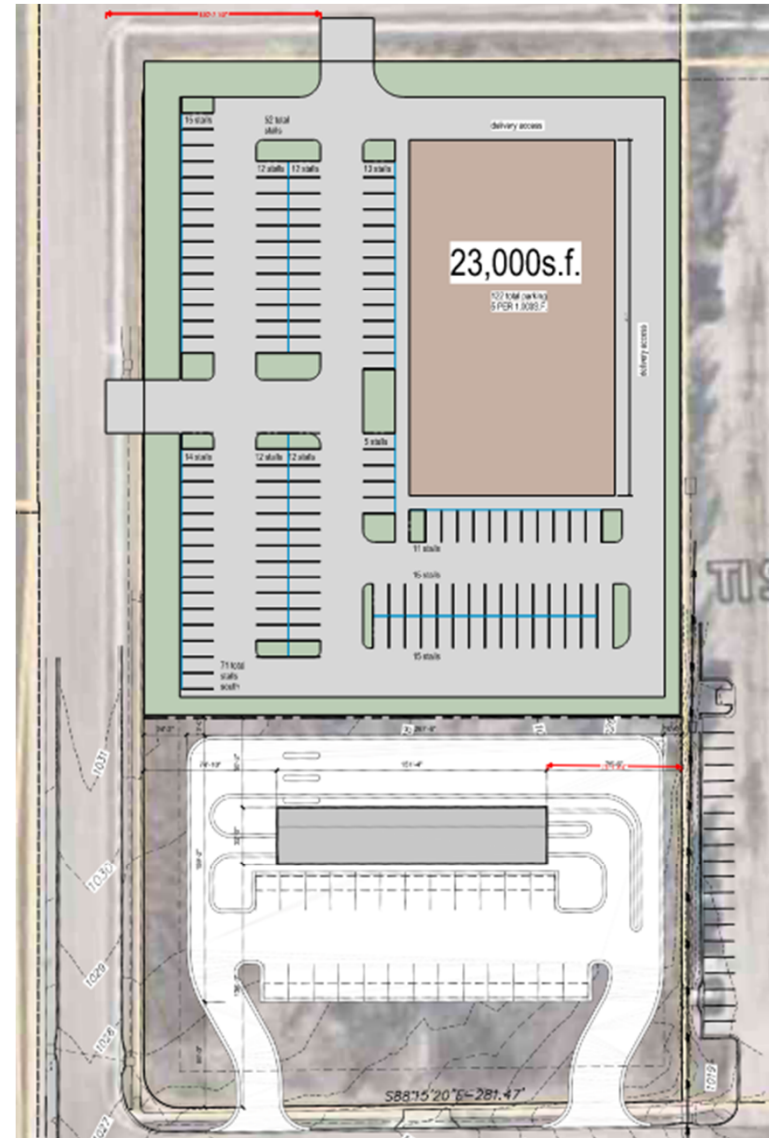
- 23,000 sq. ft.

Parking (conceptual)

- 122 (5 per 1,000)



No development may occur on any property for which only a conceptual layout has been provided.

A new PDP will be Required




Architectural Elevations


CURVED ROOF

EXPOSED STEEL  POLYCARBONATE ROOF 



BODY 1


STUCCO SURFACE 

BODY 2


METAL PANEL 

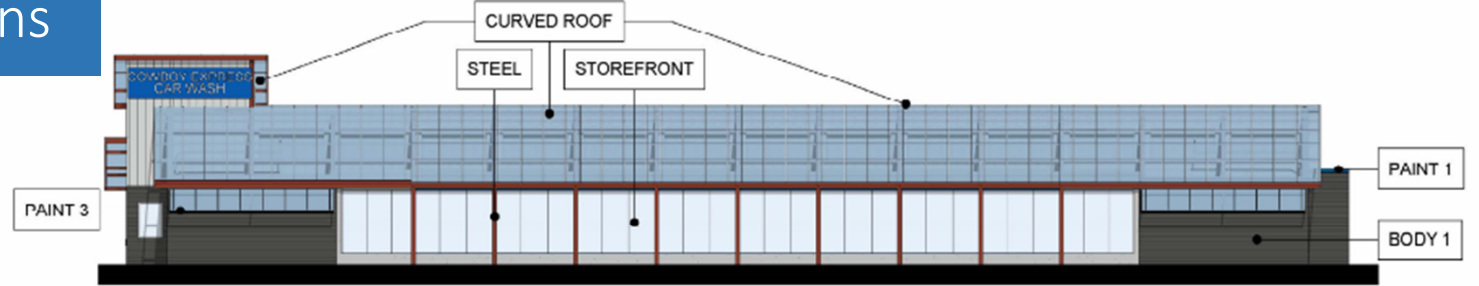
PAINT

WALL TRIM PAINT 1  DOORS & FRAMES PAINT 2 

AWNING PAINT 3 

STOREFRONT

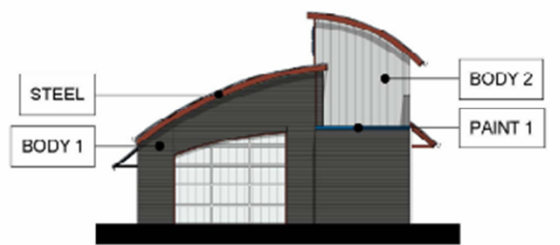
STOREFRONT 



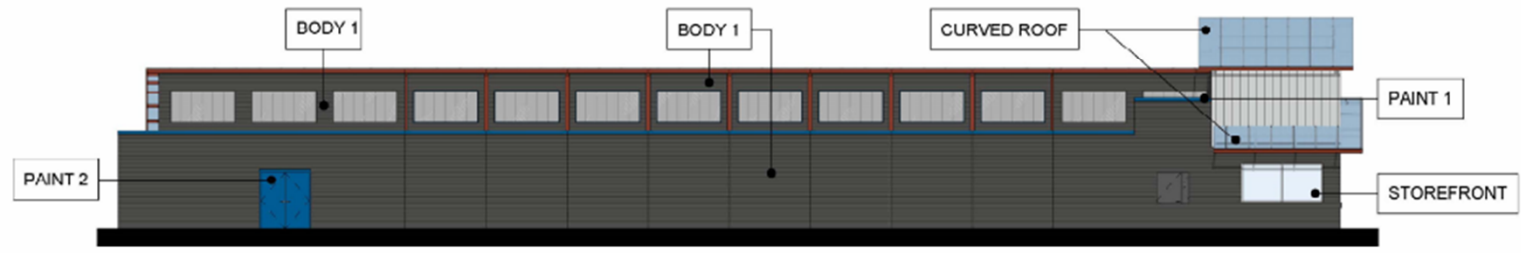
FRONT ELEVATION



LEFT ELEVATION



RIGHT ELEVATION



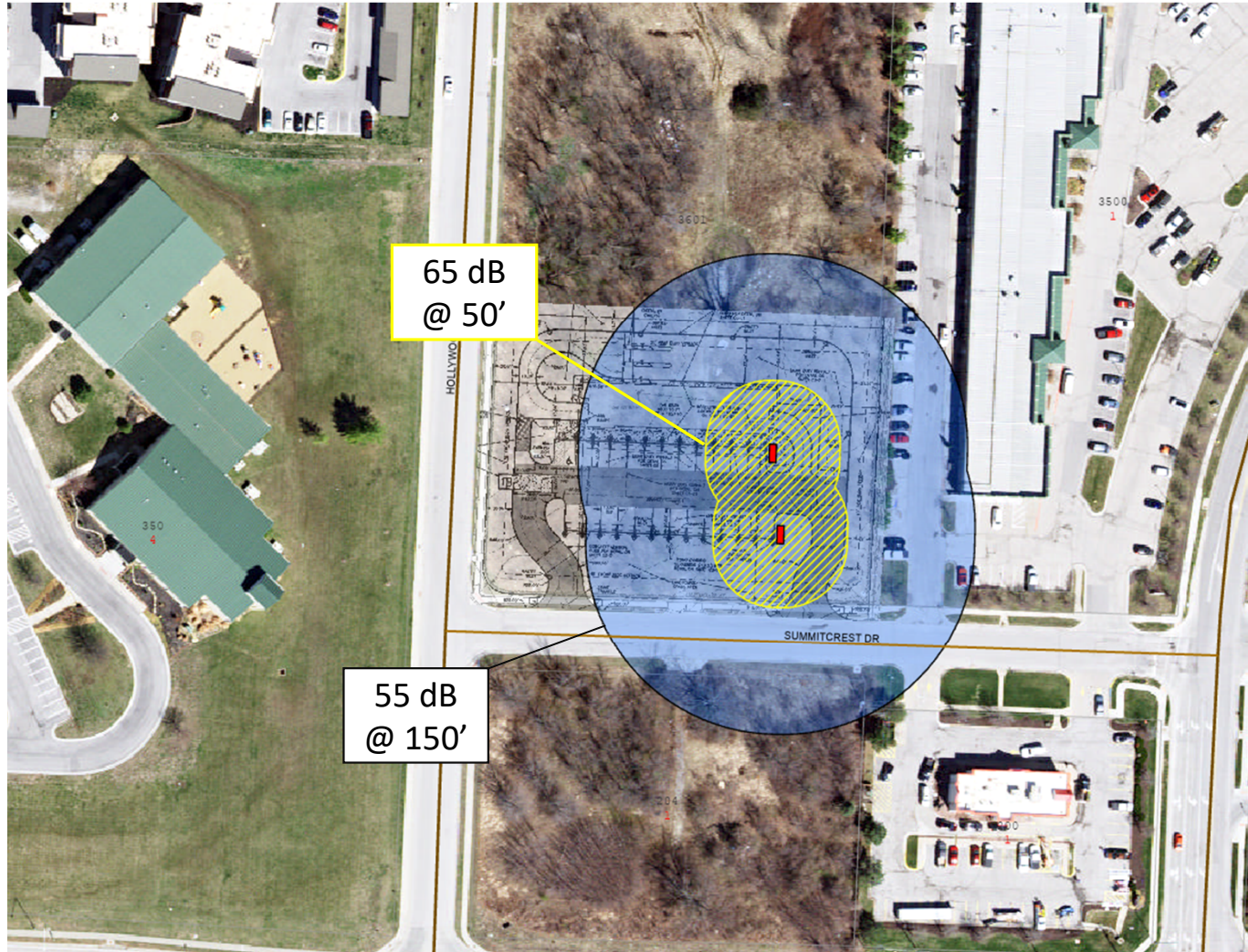
BACK ELEVATION

Vacuum dB

Noise intensity in dB



- Irreversible damage
- Danger: harmful
- Harmfulness threshold
- No risk



Approval Conditions

1. Development shall be in accordance with the preliminary development plan dated November 21, 2022, and revised July 25, 2023, and the elevations dated July 25, 2023.
2. The use of architectural metal panels shall be allowed as a conditional material as depicted on the building elevations dated July 25, 2023.

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Cowboy Carwash

Rezoning & Preliminary Development Plan

