



Design Review Board



DRB22-01242

Guadalupe & Power Retail

Charlotte Bridges, Planner II

June 13, 2023



Request

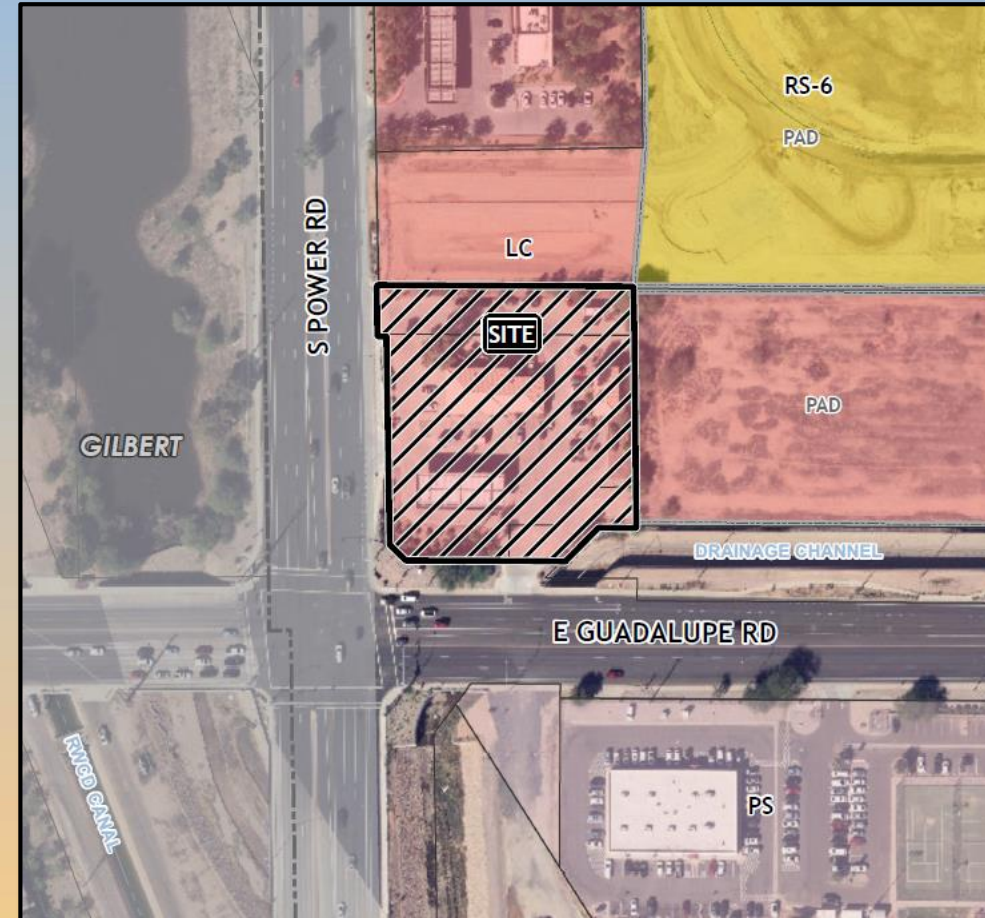
- Design Review to allow:
 - Limited Service Restaurant with drive thru facilities
 - Automobile/vehicle car wash with vacuum canopies





Location

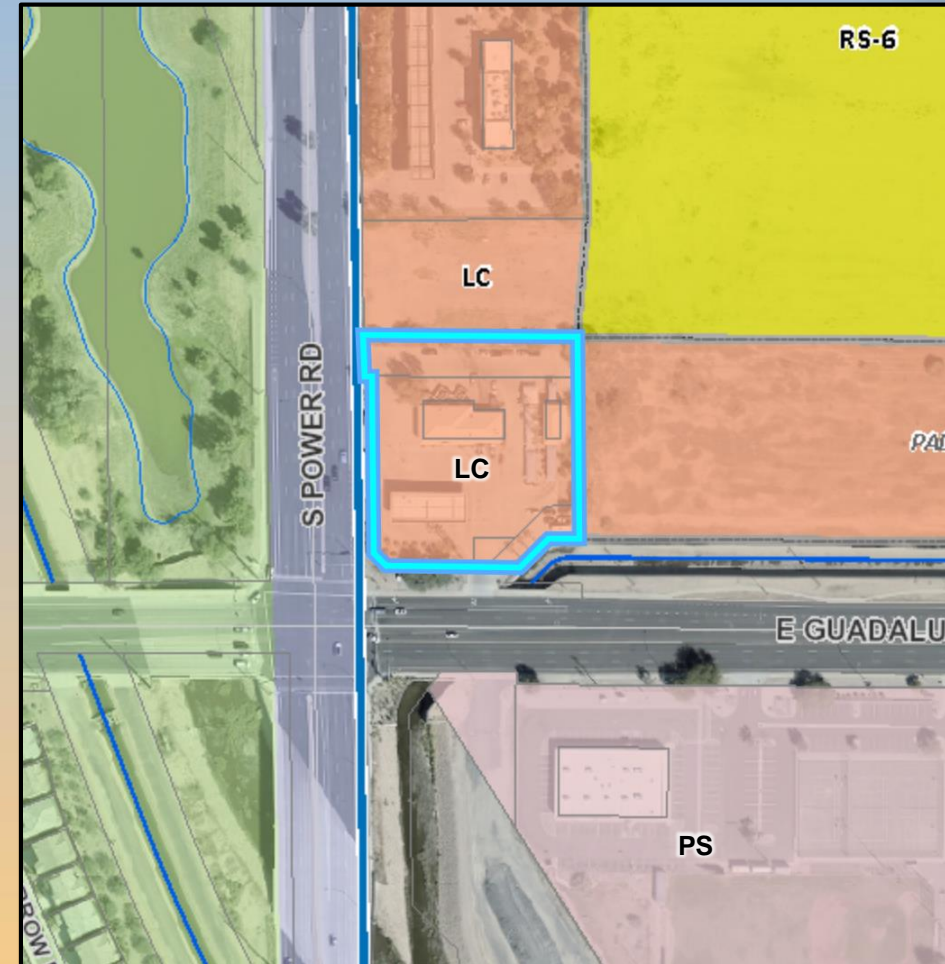
- 6810 East Guadalupe Road
- Northeast corner of Power and Guadalupe Roads





Zoning

- Limited Commercial (LC)
- Limited service restaurant with drive-thru facilities is a permitted use
- SUP is required for a car wash





Site Photo



Looking north from Guadalupe Road



Site Photo

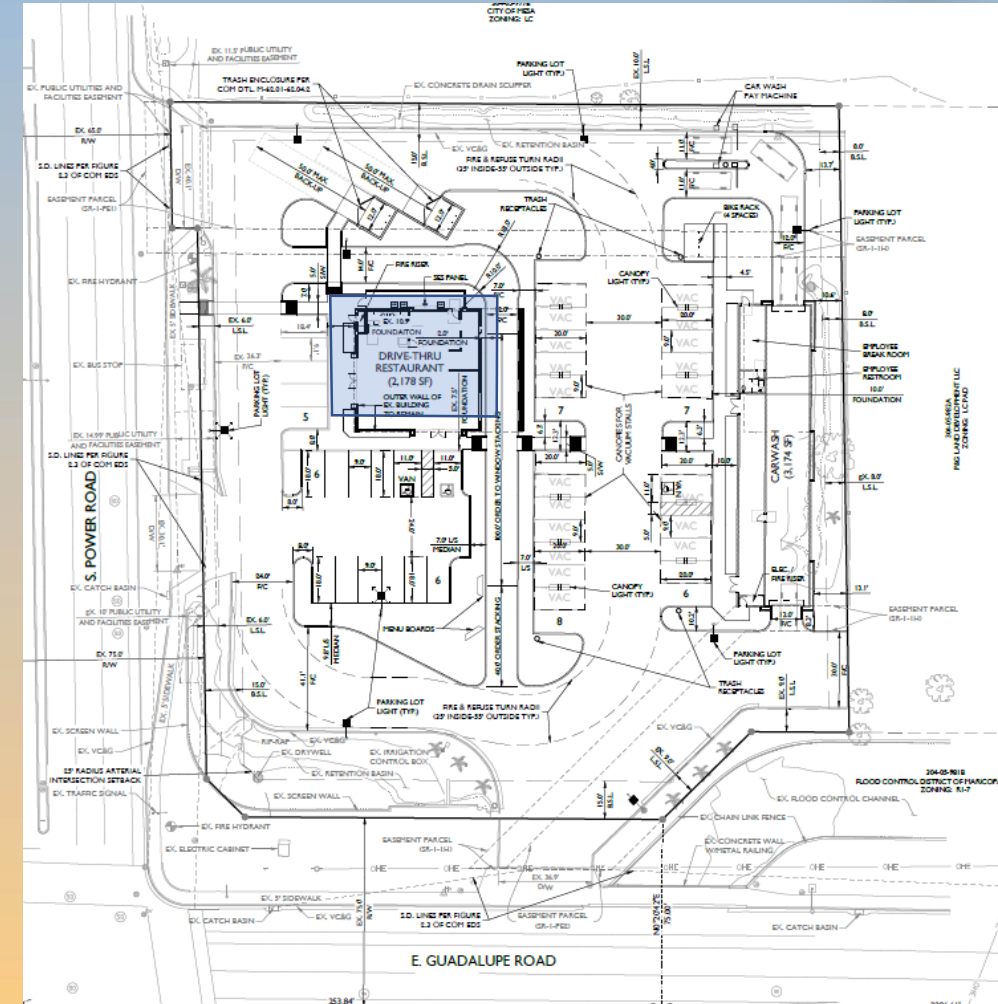


Looking east from Power Road



Site Plan

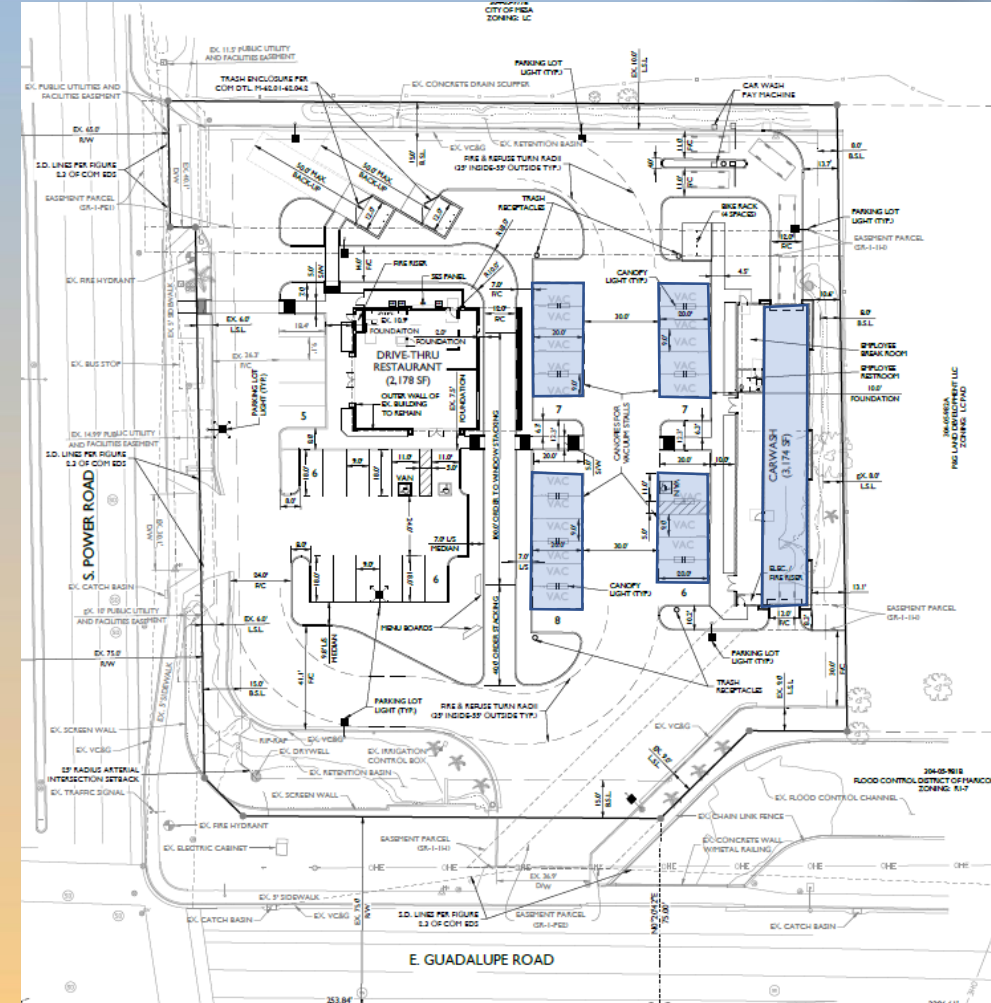
- Demo service station fuel canopy
- Existing convenience store and lube center redeveloped into a 2,178 SF limited service restaurant with drive thru facilities
- Vehicular access from Power and Guadalupe Roads
- 17 parking spaces provided





Site Plan

- Car wash expanded from 1,152 SF to 3,174 SF
- 8 parking spaces and 20 vacuum spaces provided





Landscape Plan

PLANT LEGEND

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE	QTY
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TREES

	<i>Acacia aneura</i>	Flaps	24" Box	22
	<i>Chilopsis linearis</i>	Desert Willow	24" Box	1
	<i>Cassia biflora</i>	Thomas' Cassia	24" Box	4
	<i>Pinus eldarica</i>	Afghan Pine	24" Box	11
	<i>Prosopis juliflora</i>	Thomas' Mesquite	24" Box	1
	<i>Phoenix dactyloides</i>	Date Palm	18" Tall	2
	Existing palm - to remain		18" Tall	13
	Existing shade tree - to remain		18" Tall	2

SHRUBS/ACCENTS

SYMBOL	COMMON NAME	SIZE	QTY
	Smooth Agave	5 Gal	66
	Desert Willow	5 Gal	11
	Desert Zoon	5 Gal	21
	Strawberry Yucca	5 Gal	64
	No Brava Sage	5 Gal	12
	Deer Grass	5 Gal	22
	Purple Prickly Pear	5 Gal	42
	Existing shrub - to remain	5 Gal	91

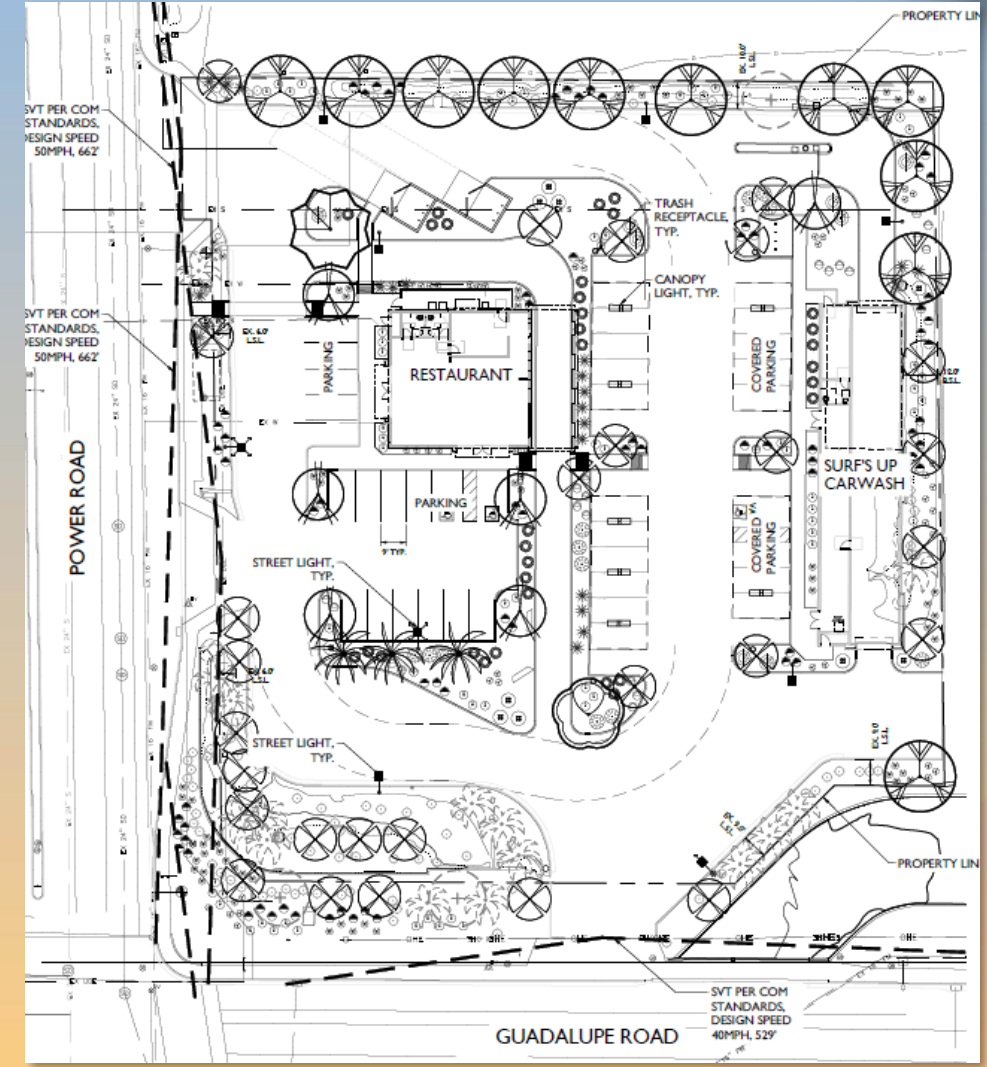
GROUNDCOVERS

SYMBOL	COMMON NAME	SIZE	QTY
	Outback Sunrise	1 Gal	9
	Trailing Purple Lantana	1 Gal	71
	New Gold Lantana	1 Gal	22

MATERIALS

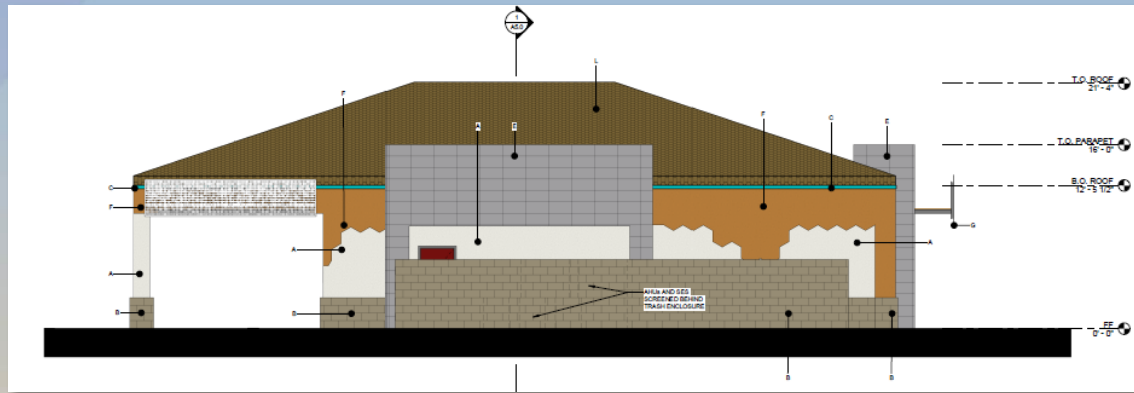
SYMBOL	QTY
	10,648 S.F.

NOTES:
 1. ALL LANDSCAPE AREA WILL BE COVERED BY 1" SCREENED APACHE BROWN DECOMPOSED GRANITE, 2" MIN. DEPTH.
 2. EXISTING PLANTS TO REMAIN ARE SHOWN AROUND THE PROPERTY PERIMETER.





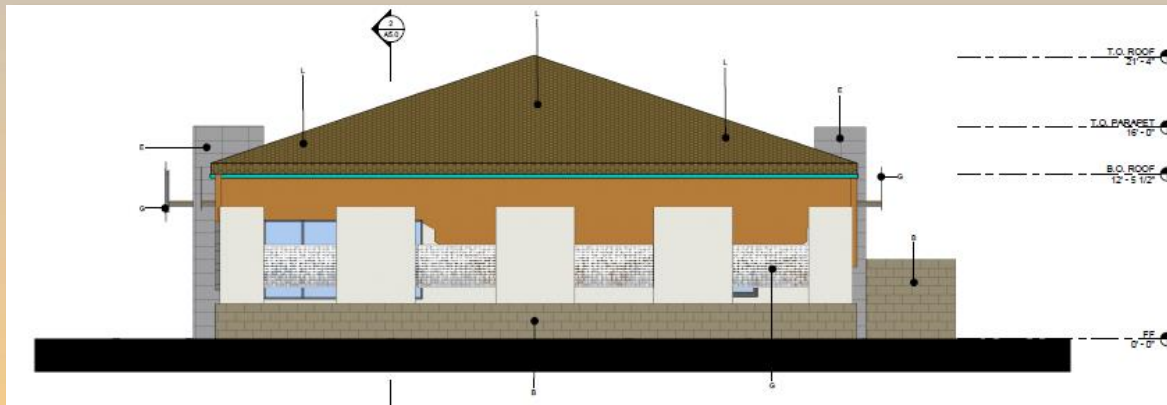
Elevations -- Restaurant



North Elevation

MATERIAL CALCULATIONS

STUCCO (ORANGE) -	151 SF	20%
STUCCO (WHITE) -	265 SF	36%
CMU -	120 SF	16%
SLATE GREY PANEL -	201 SF	27%
GLASS -	0 SF	0%
TOTAL -	737 SF	100%



East Elevation

MATERIAL CALCULATIONS

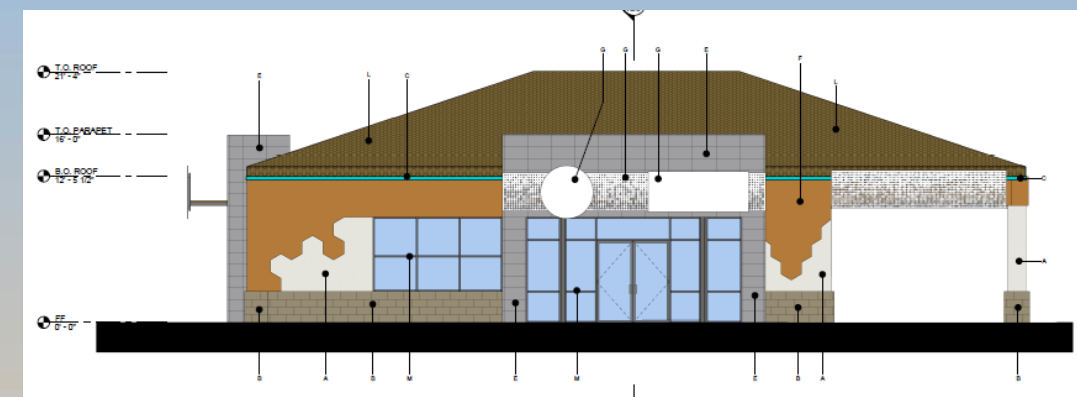
STUCCO (ORANGE) -	202 SF	27%
STUCCO (WHITE) -	91 SF	6%
CMU -	69 SF	11%
SLATE GREY PANEL -	83 SF	26%
GLASS -	0 SF	31%
TOTAL -	445 SF	100%



Elevations -- Restaurant

MATERIAL CALCULATIONS

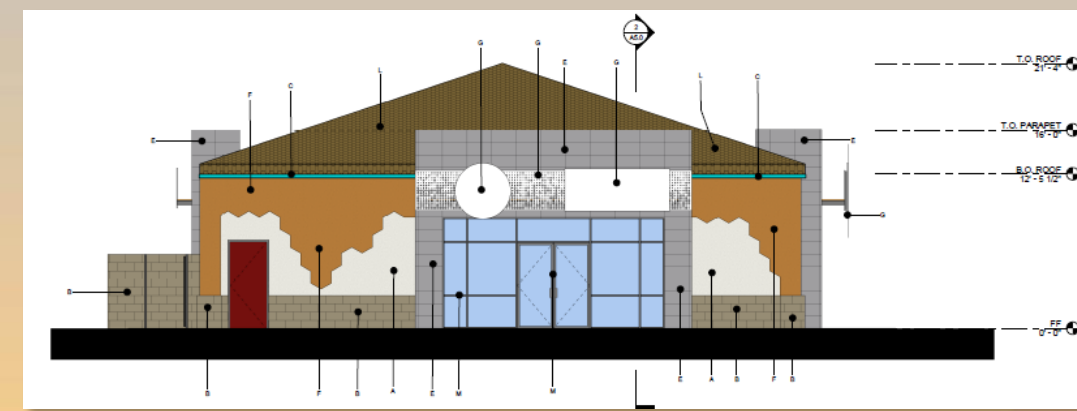
STUCCO (ORANGE) -	202 SF	27%
STUCCO (WHITE) -	48 SF	6%
CMU -	80 SF	11%
SLATE GREY PANEL -	195 SF	26%
GLASS -	235 SF	31%
TOTAL -	760 SF	100%



South Elevation

MATERIAL CALCULATIONS

STUCCO (ORANGE) -	143 SF	22%
STUCCO (WHITE) -	84 SF	13%
CMU -	61 SF	9%
SLATE GREY PANEL -	198 SF	31%
GLASS -	160 SF	25%
TOTAL -	646 SF	100%



West Elevation



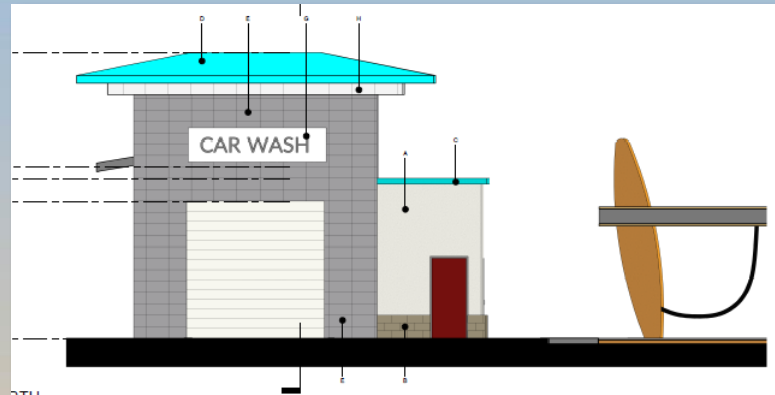
Rendering -- Restaurant



RETAIL EXTERIOR - SOUTH



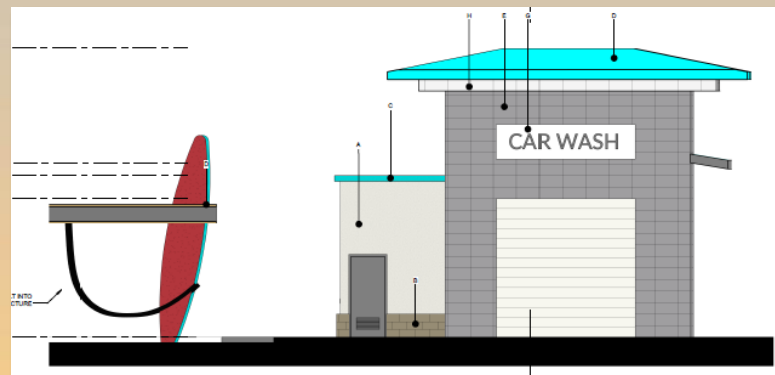
Elevations – Car Wash



North Elevation

MATERIAL CALCULATIONS

TEAL METAL -	63 SF	9%
WHITE PANEL -	62 SF	9%
SLATE GREY PANELS -	276 SF	40%
CMU-	12 SF	2%
STUCCO (WHITE)-	105 SF	15%
STUCCO (BLUE)-	5 SF	1%
OTHER-(DOORS/OPENINGS)	168 SF	24%
TOTAL -	691 SF	100%



South Elevation

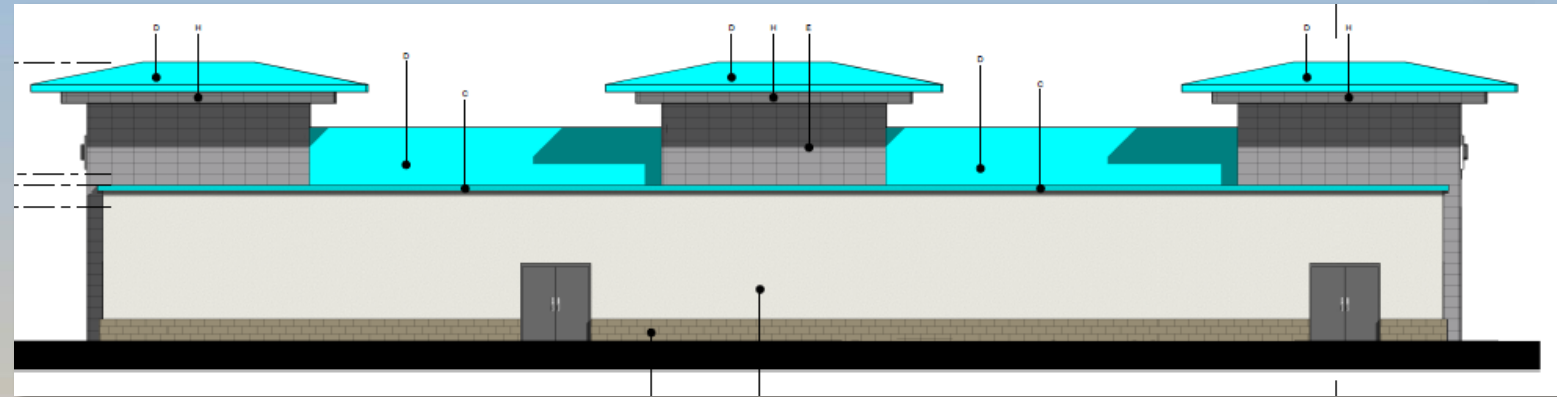
MATERIAL CALCULATIONS

TEAL METAL -	63 SF	9%
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TOTAL -	691 SF	100%



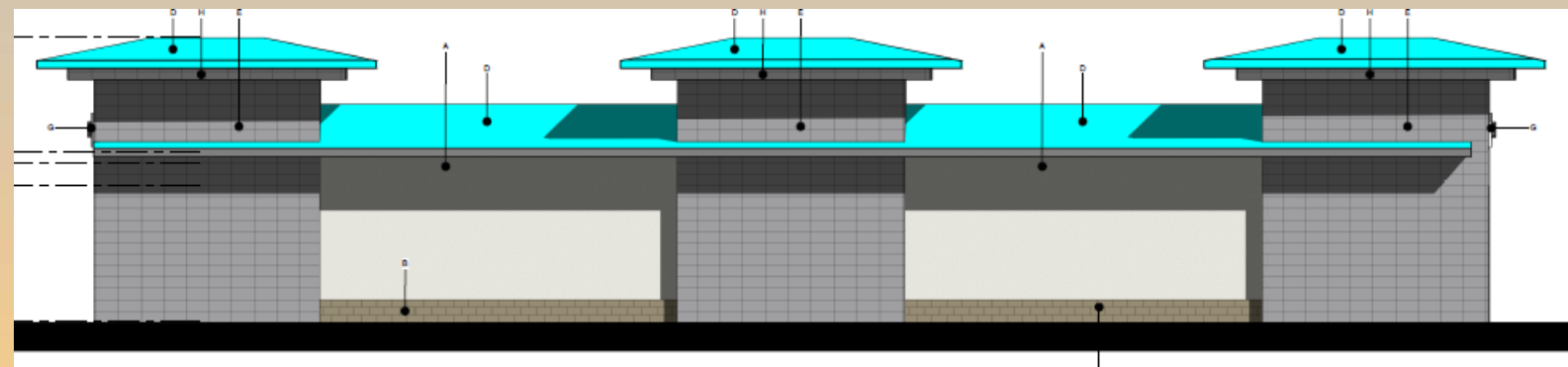
Elevations – Car Wash

MATERIAL CALCULATIONS		
TEAL METAL -	522SF	19%
WHITE PANEL -	74 SF	3%
SLATE GREY PANELS -	480 SF	17%
CMU-	203 SF	7%
STUCCO (WHITE)-	1280 SF	46%
STUCCO (BLUE)-	61 SF	2%
OTHER-(DOORS/OPENINGS)	137 SF	5%
TOTAL -	2757 SF	100%



West Elevation

MATERIAL CALCULATIONS		
TEAL METAL -	567 SF	21%
WHITE PANEL -	74 SF	3%
SLATE GREY PANELS -	1202 SF	44%
CMU-	126 SF	5%
STUCCO (WHITE)-	792 SF	29%
STUCCO (BLUE)-	0 SF	0%
OTHER-(DOORS/OPENINGS)	0 SF	0%
TOTAL -	2761 SF	100%



East Elevation



Rendering – Car Wash



CAR WASH EXTERIOR - SOUTH



Colors and Materials

RETAIL @ NEC OF POWER RD & GUADALUPE RD

A
Sparkling Cider | DEW321

F
Persimmon | DE5293

Three-Coat Stucco System
Color: As Indicated
Areas: Existing Exterior

B

Existing split face stone veneer to remain
Color: Dunn-Edwards Burmese Gold / 1260
Areas: Existing exterior on Retail and at base of walls at Carwash

C
Teal Waters | DEA131

Three-Coat Stucco Fascia
Color: Dunn-Edwards Persimmon | DE5293
Areas: Carwash Fascia Trim Where Indicated

D

Standing Seam Metal Roof and Fascia
2" Seam (UNA-CLAD UC-6)
Manuf: Firestone
Color: Teal (D) & Slate Grey (I)
Areas: Car Wash Roof Canopy

E

Interlock Flat Concealed Fastener Panels (CFP-12)
Manuf: Firestone
Color: Cityscape
Areas: Exterior Pop-Outs on Retail and Carwash

G

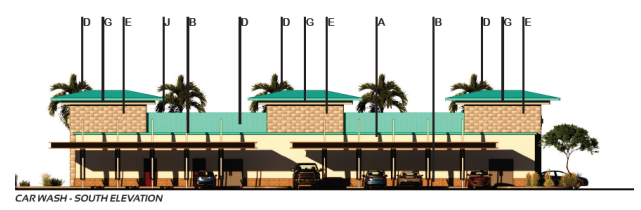
Powder Coat Laser Cut Metal
Color: Dunn-Edwards Warm White | DEW380
Areas: Signage

H

Interlock Flat Concealed Fastener Panels (CFP-12)
Manuf: Firestone
Color: Stone White
Areas: Exterior Pop-Outs on Retail and Carwash

M

STOREFRONT
2" x 4" Mullion
Manuf: Arcadia
Color: Anodized Bronze
Areas: Where Noted





Findings

Staff is seeking your review and recommendation on the following:

- ✓ Proposed building elevations and landscape design

Staff welcomes any feedback

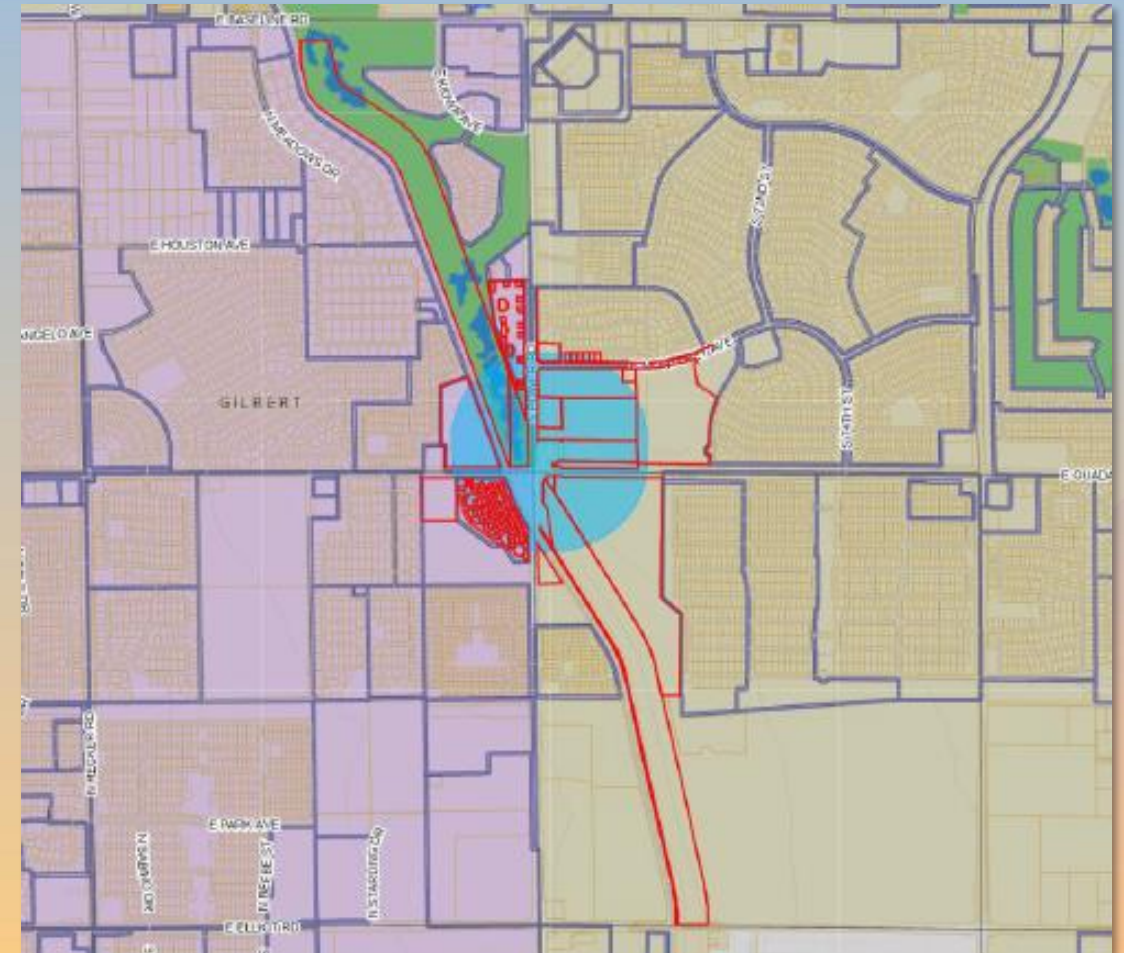


Design Review Board



Citizen Participation

- Notified property owners within 1,000 feet
- Staff and applicants have received no comments or concerns





General Plan

Neighborhood

- Safe places for people to live and enjoy the surrounding community.
- Often have associated nonresidential uses
- Nonresidential uses designed to bring people together and not disrupt neighborhoods where people live.

