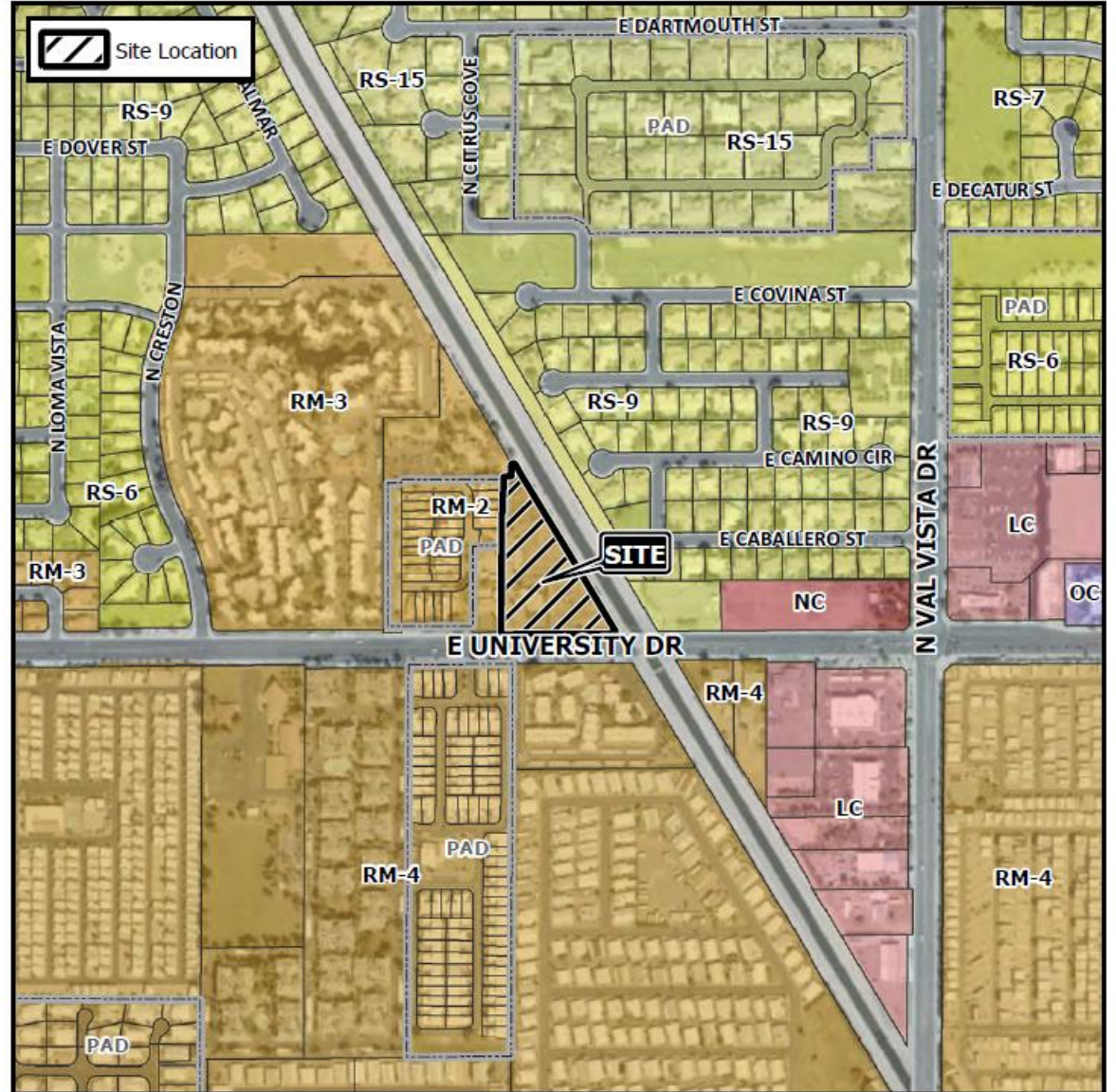




DRB20-00410

Location

- North of University Drive
- West of Val Vista Drive





Request

- Design Review

Purpose

- Proposed attached townhome development

Site Photos



Looking north towards the site from University



View of site from University at the canal

Site Photos

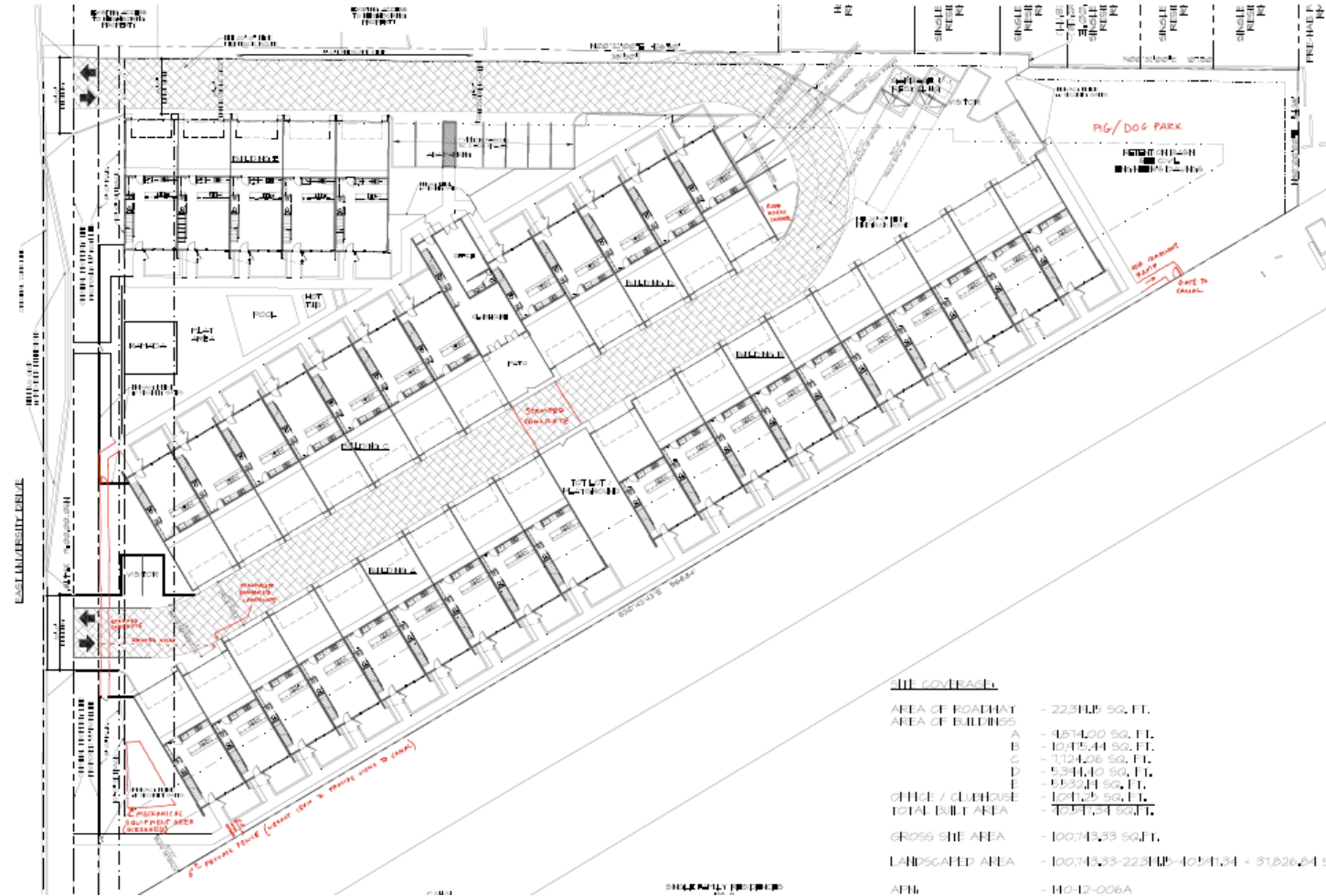


Looking south (Across University Dr)

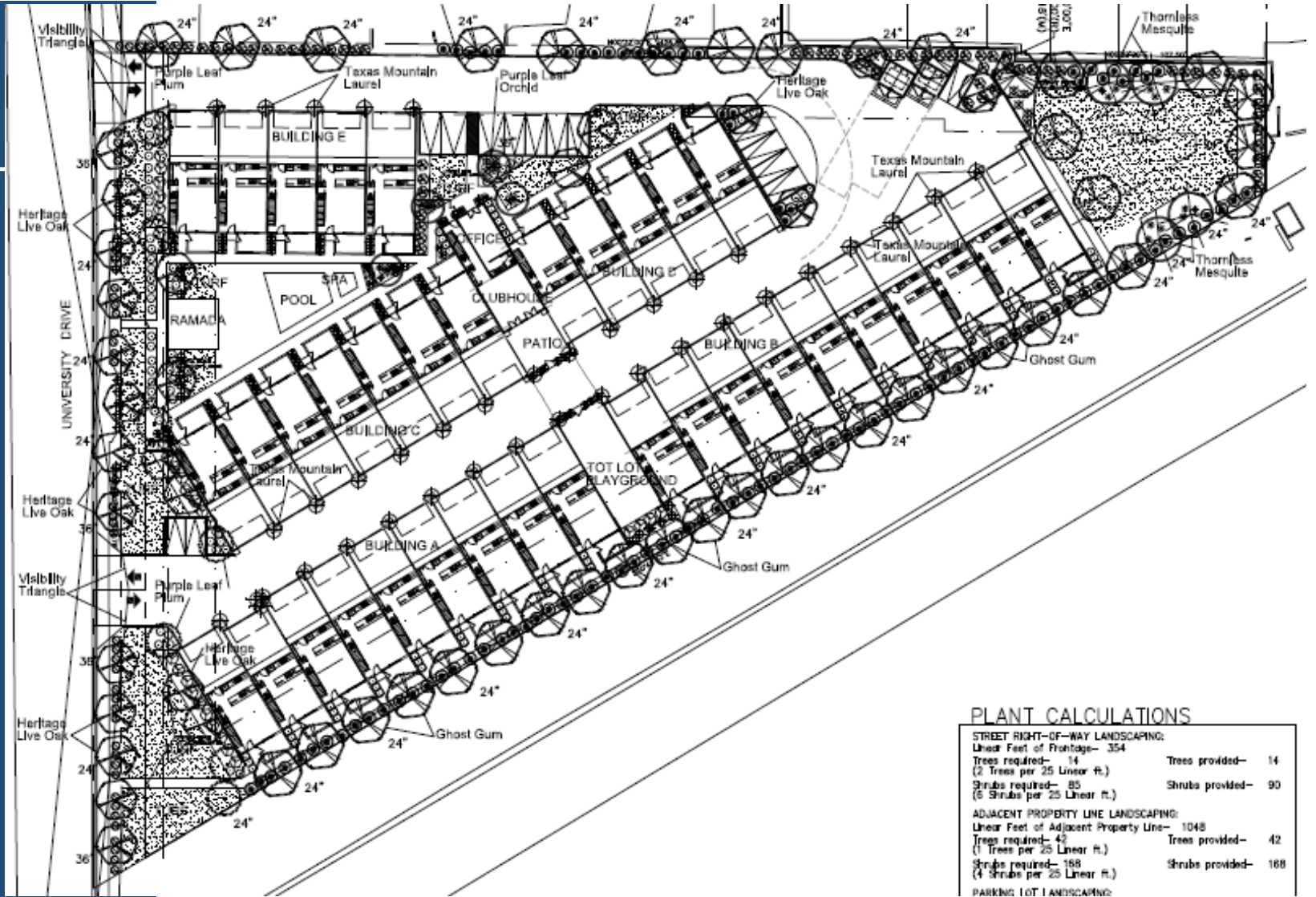


Site Plan

- Access from University Drive
- Canal to the East
- 36 two-story attached townhome style rental units













Landscape Plan

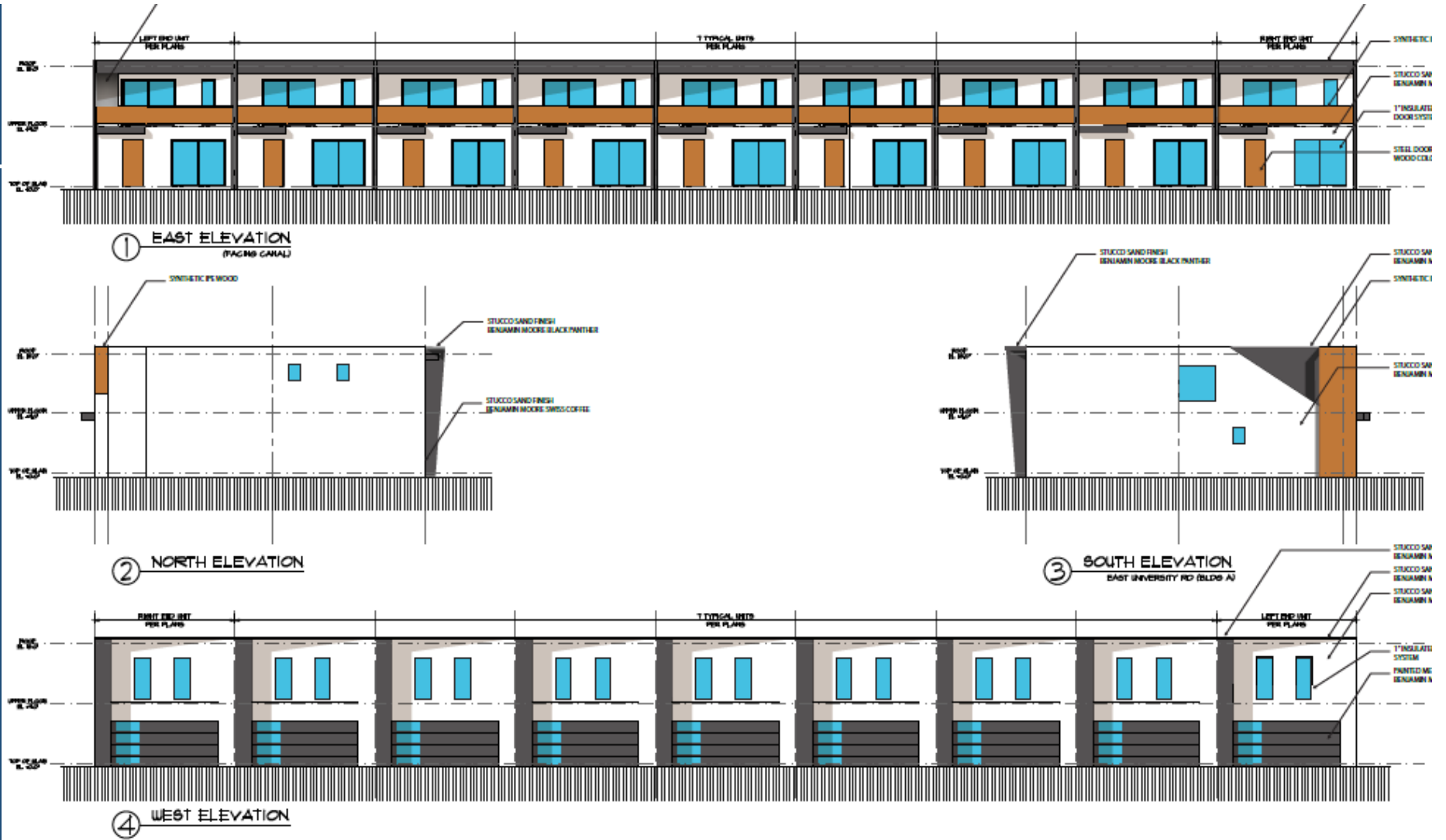


Landscape Palette

PLANT MATERIAL LEGEND

KEY	SYMBOL	BOTANICAL/COMMON NAME	SIZE (Height, Canopy, & Caliper)
TREES			
①		<i>Acacia aneura</i> Mulga Acacia	24" Box 7' 4' 1.0" Double-Staked Typ.
②		<i>Sophora secundiflora</i> Texas Mountain Laurel	24" Box 6' 3' 1.0" Double-Staked Typ.
②		<i>Eucalyptus papuana</i> Ghost Gum	15 Gallon 8' 3' 0.5" 24" Box 10' 4' 1.5" Double-Staked Typ.
④		<i>Prosopis hybrid 'Phoenix'</i> Thornless Hybrid Mesquite	24" Box 8' 4' 1.5" Double-Staked Typ.
⑤		<i>Prunus cerasifera 'atropurpurea'</i> Purple Leaf Plum	24" Box 9' 4' 1.25" Double-Staked Typ.
⑥		<i>Bauhinia variegata 'Purpurea'</i> Purple Orchid Tree	24" Box 9' 4' 1.25" 36" Box 10' 6' 2.5" Double-Staked Typ.
⑦		<i>Quercus virginiana</i> Heritage Live Oak	15 Gallon 8' 3' 0.5" 24" Box 9' 4' 1.25" 36" Box 12' 6' 2.5" Double-Staked Typ.
LARGE SHRUBS			
⑧		<i>Dodonaea viscosa 'purpurea'</i> Hopseed Bush	5 Gallon
⑨		<i>Eremophila 'Valentine'</i> Valentine Bush	5 Gallon
⑩		<i>Leucophyllum langmaniae</i> Rio Bravo Texas Ranger	5 Gallon

Elevations



Renderings

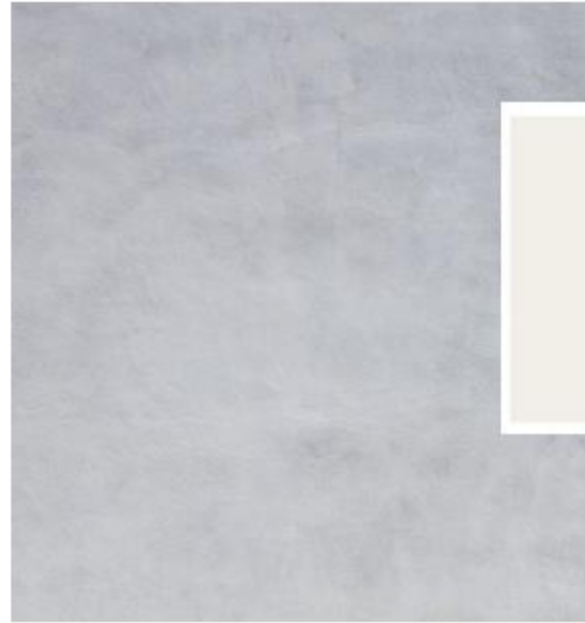


Renderings

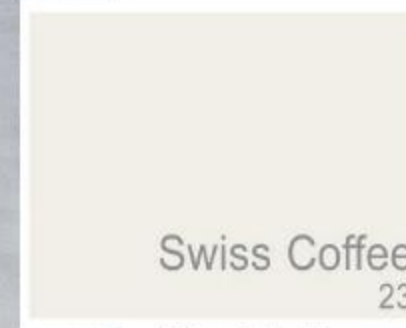


Colors & Materials

- Synthetic stucco
- Synthetic wood



Synthetic stucco, Benjamin Moore Swiss Coffee
Benjamin Moore Black Panther



Swiss Coffee
23



Black Panther
2125-10

Synthetic Ipe Decking



Criteria

Section 11-5-5.B

X	Variable roof forms
X	Two primary exterior materials, at least 25%
X	Max. 3 garage doors without architectural break
X	All visible facades shall incorporate detailing

Alternative Compliance

Applicant Justification:

- Code requirements limit a minimalist, sculptural design

Summary

Findings

- Staff is seeking guidance on the following:
 - Building design standards
 - Landscaping
 - Engagement on University Drive
- Staff welcomes any feedback