

**Tuesday, August 8, 2023
Virtual Platform
57 East 1st Street
4:30 PM**

A meeting of the Design Review Board was held at 4:30 p.m.

MEMBERS PRESENT:

Chair Scott Thomas
Boardmember Paul Johnson
Boardmember Jeanette Knudsen
Boardmember Justin Trexler

MEMBERS ABSENT:

Vice Chair Dane Astle

STAFF PRESENT:

Evan Balmer
Cassidy Welch
Joshua Grandlienard
Kwasi Abebrese
Vanessa Felix

OTHERS PRESENT:

(* indicates Boardmember or staff participated in the meeting using audio conference equipment)

1 Call meeting to order.

Chair Thomas excused Vice Chair Astle from the entire meeting and welcomed everyone to the meeting at 4:30 PM

2 Consider the Minutes from the June 13, 2023 and July 11, 2023 Design Review Board Meeting.

A motion to approve the Minutes from the June 13, 2023 and July 11, 2023, Design Review Board Meeting was made by Boardmember Trexler and seconded by Boardmember Johnson.

Vote: 4 – 0

Upon tabulation of votes, it showed:

AYES – Thomas – Johnson – Knudsen – Trexler

NAYS – None

ABSENT– Astle

ABSTAINED – None

3 Discuss and provide direction on the following Preliminary Design Review cases: *

- 3a DRB23-00335 - “Brightpath Day Care”** (District 6). Within the 10900 block of East Guadalupe Road (north side). Located east of Signal Butte Road on the north side of Guadalupe Road. (1.64 ±). Design review for a day care facility. Terrascope Consulting, Applicant; G Brown Investments 2 LLC, Owner.

Staff Planner Kwasi Abebrese presented the case.

See attached presentation.

Staff planner Kwasi Abebrese summarized the case:

- Concerns about the volume of traffic and congestion that the proposed development would generate during drop-off and pick-up times in relation to the parking area design.
- Concerns on the use of glass in the building design and window treatments to ensure safety and welfare of the children.

Bob Held, 11518 E. Pampa Ave - expressed their opposition to this project.

- 3b DRB23-00503 - "Lot 1 at Warner and Ellsworth Retail"** (District 6). Within the 4400 block of South Ellsworth Road (west side) and within 9100 block of East Warner Road (south side). Located south of Warner Road and west of Ellsworth Road (1± acres). Design Review for a restaurant with a drive thru. Cassandra Ayres, Berry Riddel, Applicant; Scannell Properties No. 507, Owner.

Staff Planner Joshua Grandlienard presented the case.

See attached presentation.

Staff planner Joshua Grandlienard summarized the case:

- Verify pedestrian connections to allow for neighboring uses to have access to the site.

- 4 Adjournment:** Boardmember Johnson moved to adjourn the meeting and was seconded by Boardmember Knudsen. Without objection, the meeting was adjourned at 5:05 PM.



Design Review Board



DRB23-00335

Brightpath Day Care Center



Request

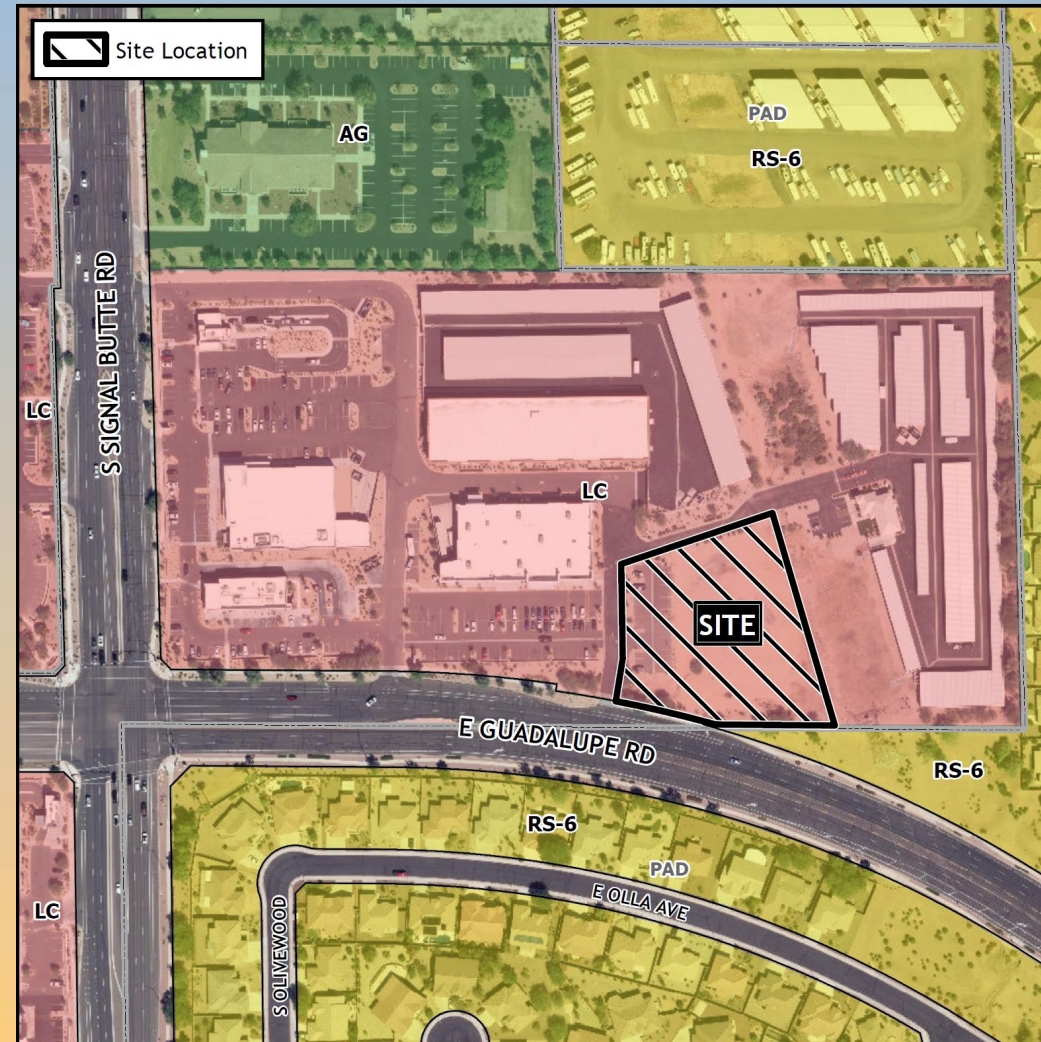
- Design Review
- To allow for the development of a Day Care Facility





Location

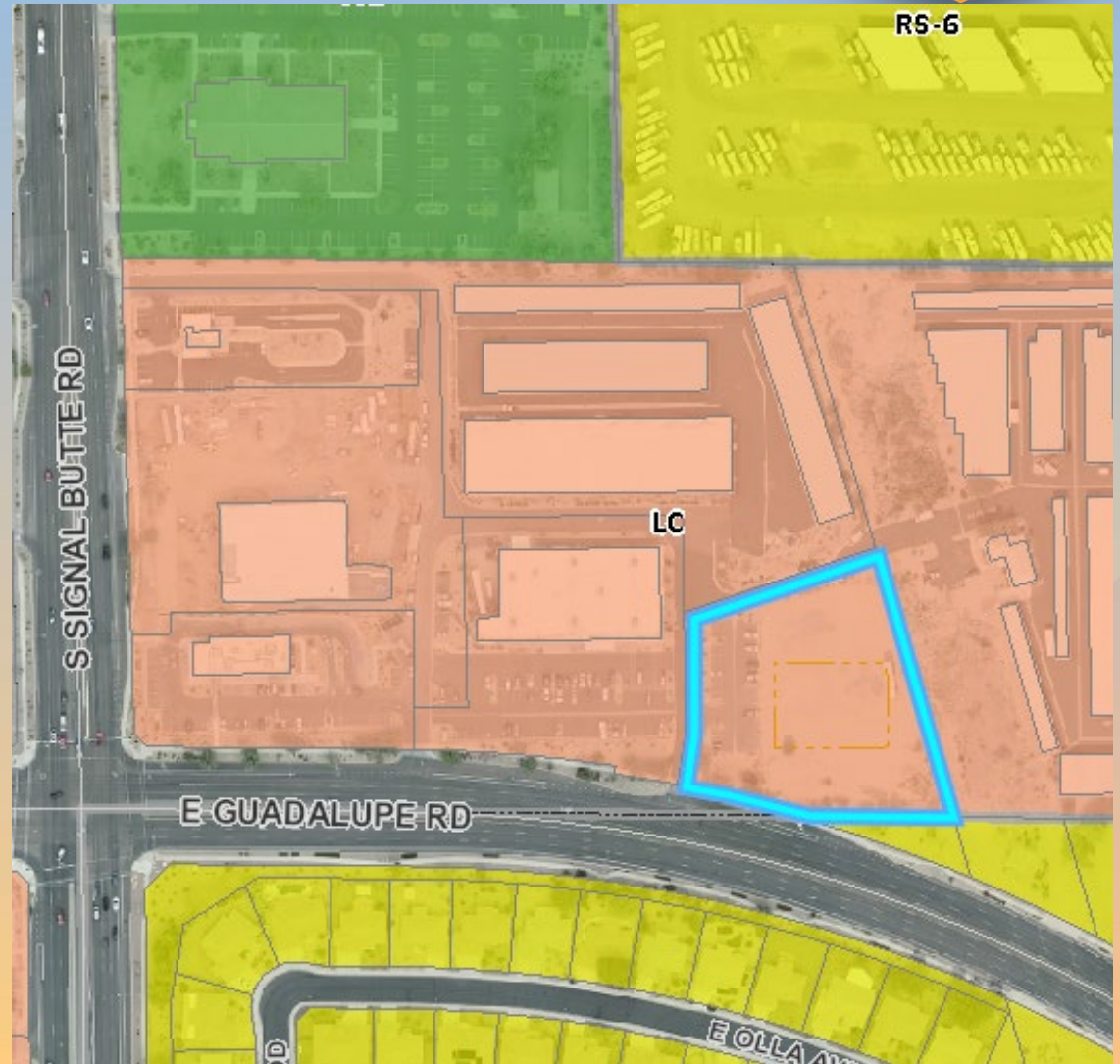
- North of Guadalupe Road
- East of Signal Butte Road
- Within Mesa Center Pointe group commercial center





Zoning

- Limited Commercial (LC)
- Proposed use is permitted in the LC district





Site Photo



Looking north from Guadalupe Road



Site Context



Looking north from Guadalupe Road



Site Context



Looking north from Guadalupe Road



Site Context

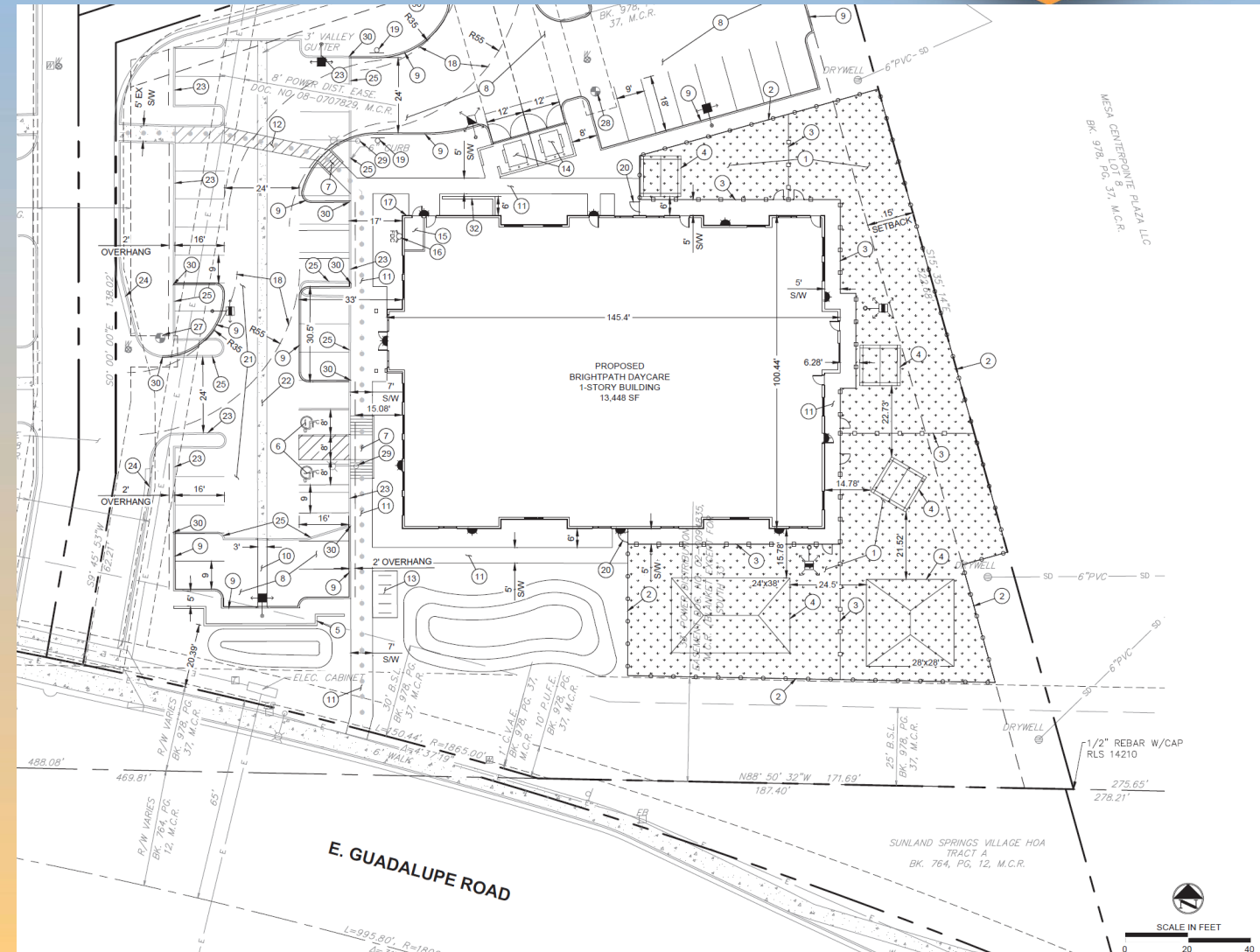


Looking north from Guadalupe Road



Site Plan

- One-story 13,448 sq ft day care center
- Fenced playground area with shade structures
- Vehicular access from East Guadalupe Road and internally from an existing shared driveway
- 36 parking spaces required; 37 spaces provided



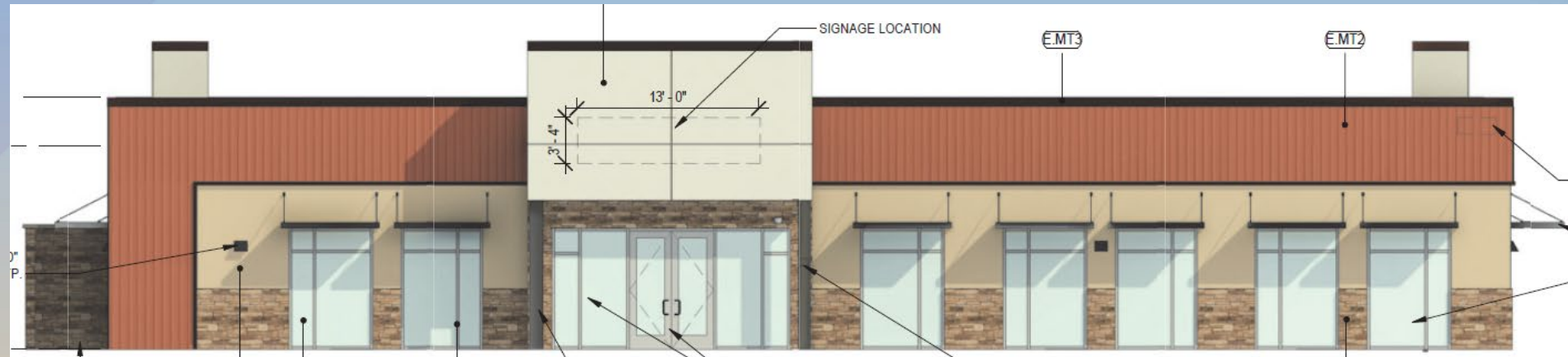


SYMBOL	BOTANICAL NAME	COMMON NAME	CAL.	QTY.	SIZE (h x w)
TREES (LARGE)					
*Tree - Install Size					
	FICUS microcarpa nitida	Indian Laurel Fig	2'/24" BOX*	1	9'x4'
	PARKIAISONIA Florida	Blue Palo Verde	2'/15" BOX*	3	6'x5'
	PISTACIA x 'Red Push'	Red Push Pistache	2'/24" BOX*	6	9'x4'
	PROSOPIS thornless glandulosa 'AZT'	Thornless Honey Mesquite	2'/15" BOX*	10	6'x5'
	QUERCUS virginiana	Live Oak	2'/24" BOX*	8	9'x4'
TREES (SMALL)					
	CHITALPA x tashkentensis 'Pink Dawn'	Chitalpa Tree	2'/24" BOX*	15	8'x5'
	PISTACIA lentiscus	Mastic Tree	2'/36" BOX*	15	8'x10'
TOTAL TREES = 28					
PALMS					
	CHAMAEROPS HUMILIS	MEDITERRANEAN PALM	24'/36'/48'	1	-
TOTAL PALMS = 1					
TOTAL TREES = 59					

SYMBOL	BOTANICAL NAME	COMMON NAME	*Shrub - Mature Size		
SHRUBS					
	BOUGAINVILLEA X ROSENKA	ROSENKA BOUGAINVILLEA	5 GAL.	41	3'h x 4'w
	MUHLENBERGIA CAPILLARIS	PINK MUHLY GRASS	5 GAL.	81	3'h x3'w
	TECOMA stars v. stars 'Gold Star'	Gold Star Esperanza	5 GAL.	6	5'h x5'w
TOTAL SHRUBS = 128					
ACCENTS					
	ALOE barbadensis	Medicinal Aloe	5 GAL.	20	2'h x 4'w
	AGAVE vilmoriniana	Octopus Agave	5 GAL.	33	3'h x 3'w
	DASYLIRION quadrangulatum	Mexican Grass Tree	5 GAL.	48	5'h x 5'w
	PEDILANTHUS MACROCARPUS	LADY'S SLIPPER	5 GAL.	45	3'h x 3'w
	HESPERALOE funifera	Giant Hesperaloe	5 GAL.	4	6'h x 6'w
TOTAL ACCENTS = 150					
GROUNDCOVERS					
	CARISSA GRANDIFLORA 'GREEN CARPET'	TUTTLE NATAL PLUM	5 GAL.	86	3'h x 4'w
	LANTANA 'GOLD MOUND'	GOLD MOUND LANTANA	5 GAL.	61	2'h x 4'w
TOTAL GROUND COVERS = 147					



Elevations



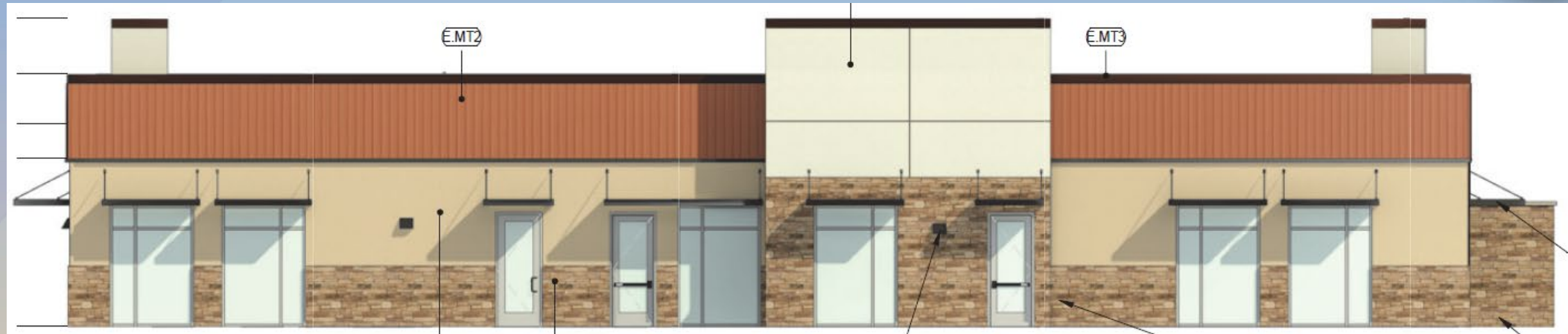
West Elevation



North Elevation



Elevations



East Elevation



South Elevation



Renderings





Renderings





Colors and Materials

METAL WALL PANEL



PROFILE



COLOR

WESTERN WAVE RIGID WALL PANEL - TERRA COTTA
MANUFACTURED BY WESTERN STATES METAL ROOFING

STUCCO COLORS



2501 ■ 50 Alamo



01008 ■ 80 Marble White

STUCCO COLORS ARE BASED ON THE STOCOLOR SOUTHWEST
COLLECTION BY STO CORP.

CULTURED STONE



COUNTRY LEDGESTONE, COLOR: SEVILLA, AS
MANUFACTURED BY CULTURED STONE

METAL TRIM COLOR



ANODIZED ALUMINUM



HELIOS ALUMINUM CANOPY BY
ARCHITECTURAL FABRICATION

Sto Traditional Finish Textures



Fine



Findings

Staff is seeking your review and recommendation on the following:

- ✓ Proposed building elevations
- ✓ Proposed landscape design

Staff welcomes any feedback



DRB23-00503

SWC of Ellsworth and Warner



Request

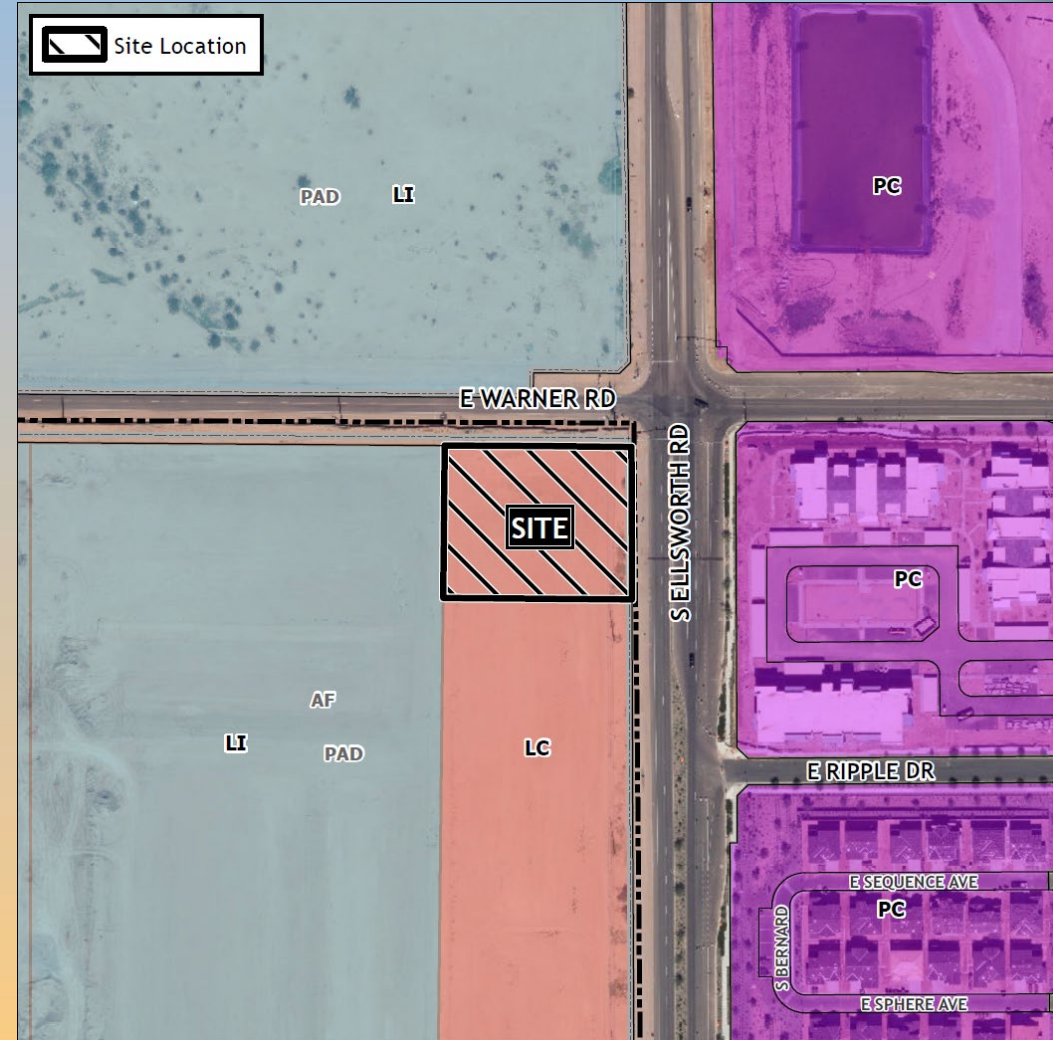
- Design Review
- To allow restaurant with a drive-thru





Location

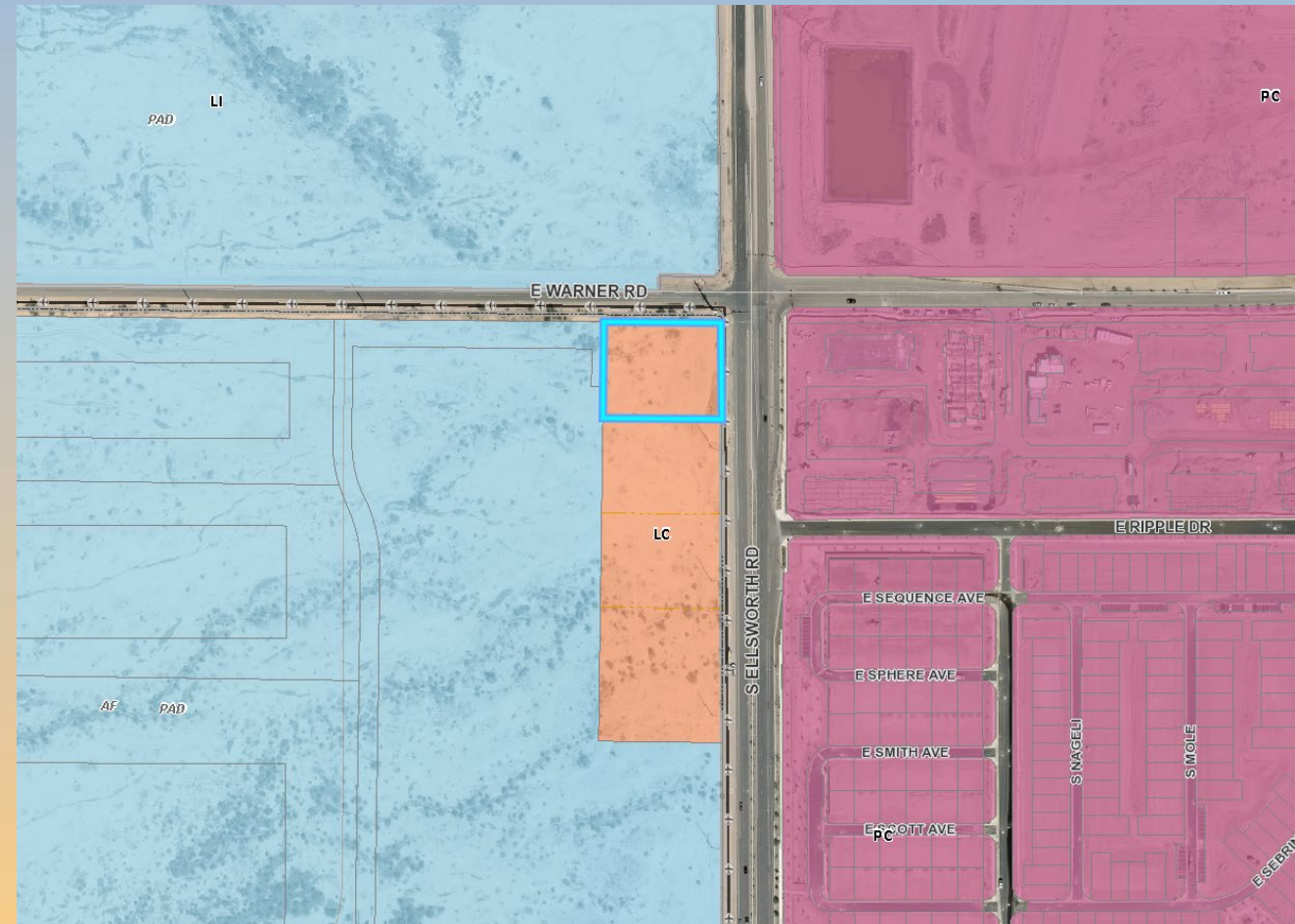
- West side of Ellsworth Road
- South side of Warner Road





Zoning

- Currently Limited Commercial
- Proposed use is allowed by right





Site Photo

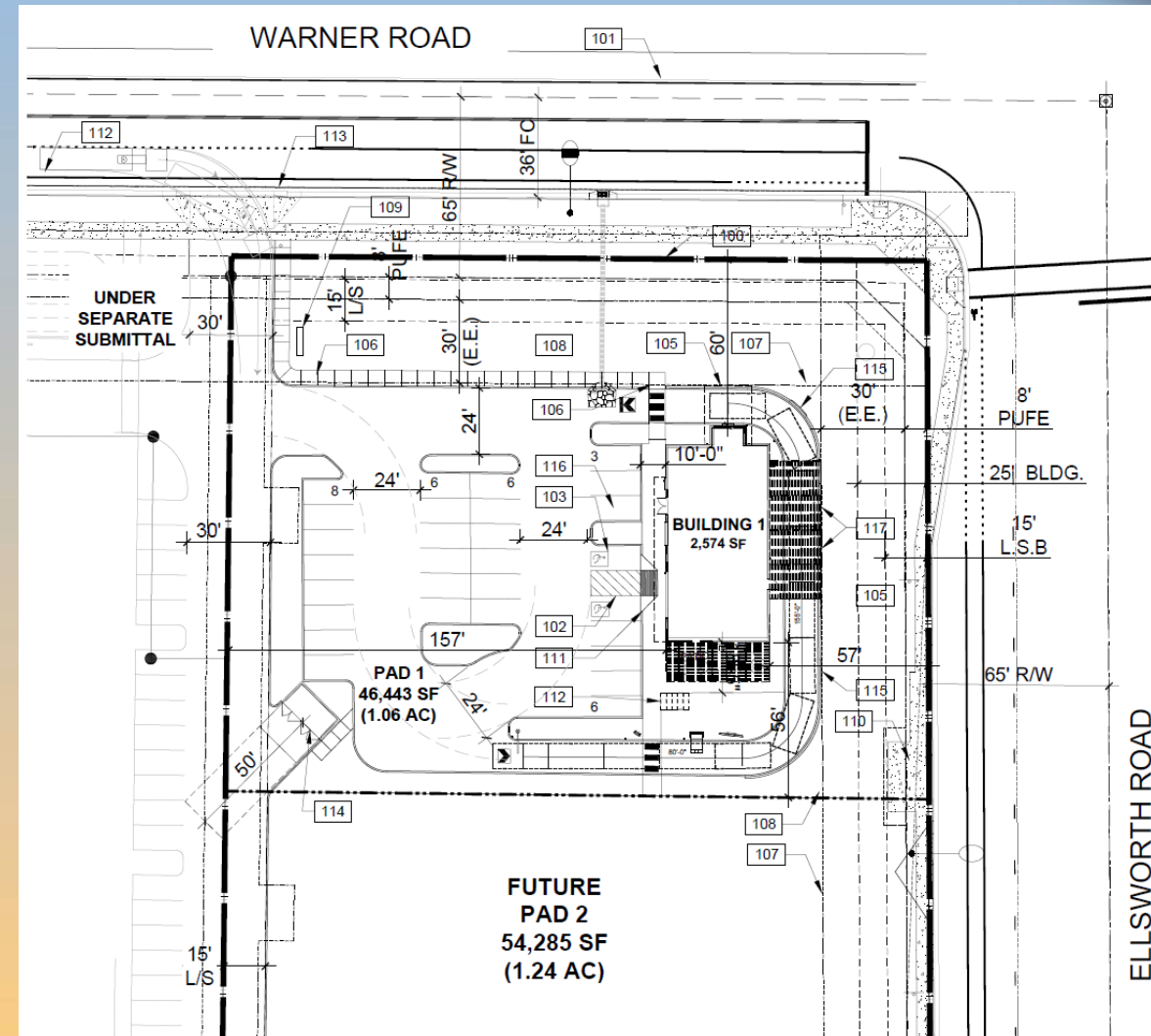


Looking southwest from intersection of Warner and Ellsworth



Site Plan

- Shared Access from Warner Road
- 2,574 SF building
- 29 parking spots on site
- Drive thru lane screened with trellis and canopies

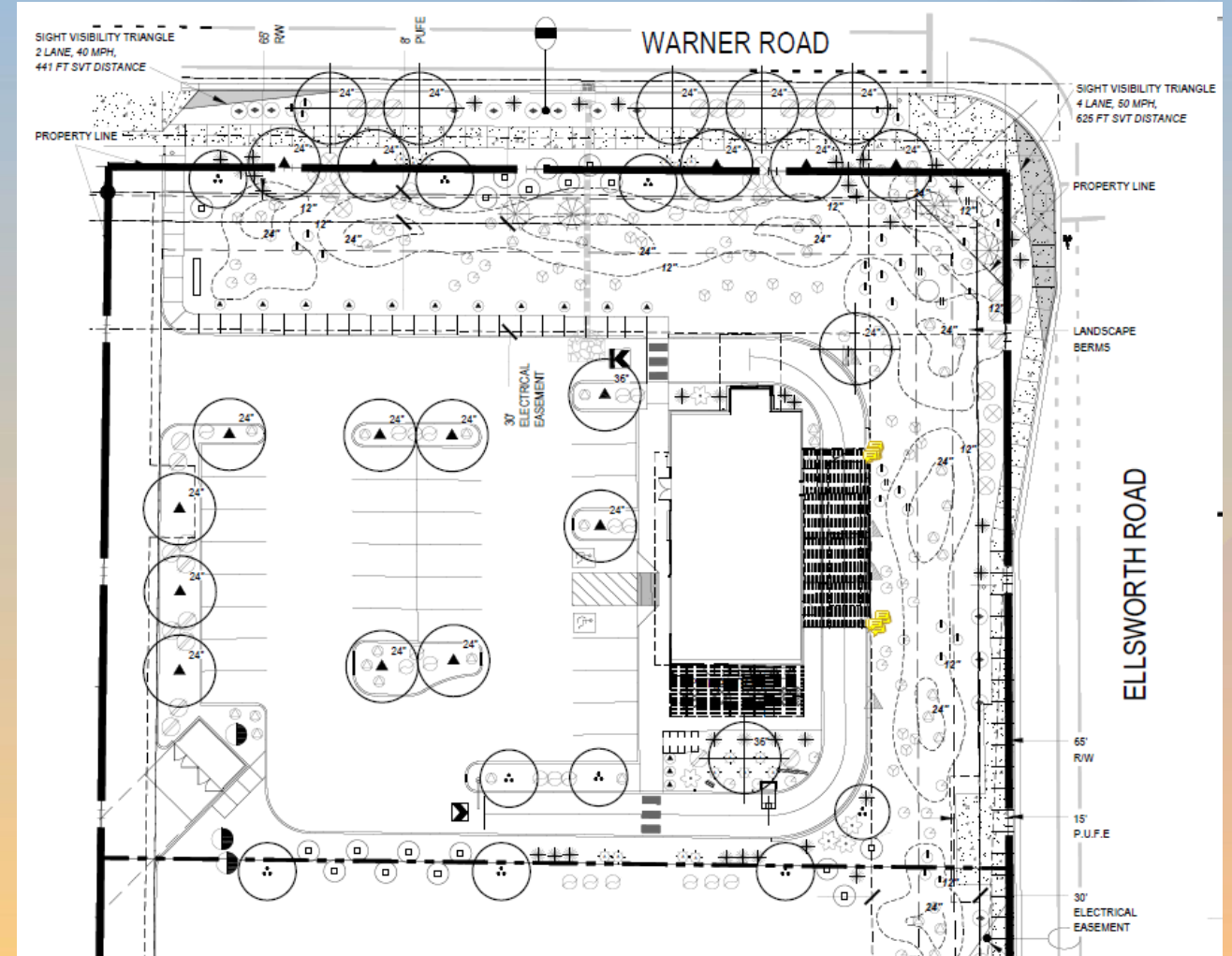




Landscape Plan

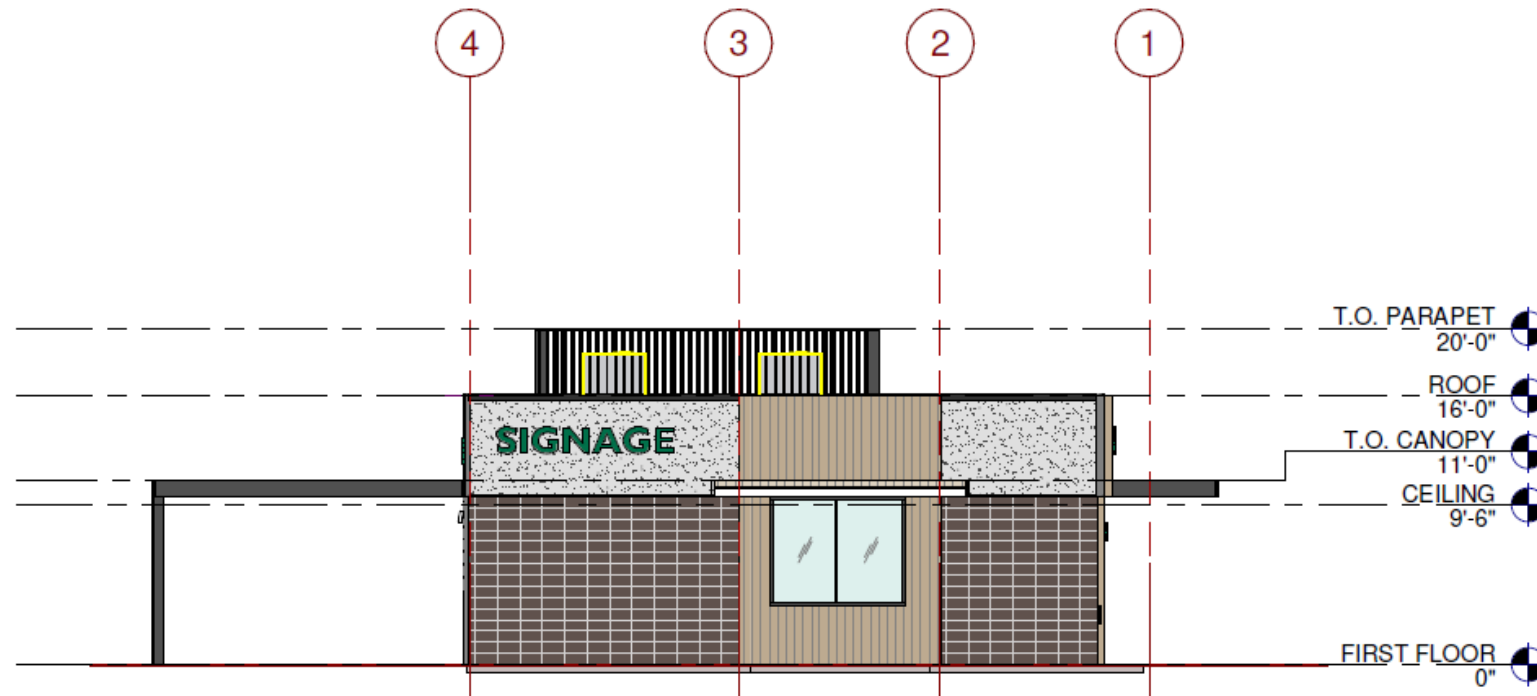
SYMBOL TREES:	BOTANICAL NAME COMMON NAME	SIZE	QTY
	<i>Acacia aneura</i> Mulga	15 gal	8
	<i>Platelia x 'Red Rush'</i> Red Rush Platelia	24" box	11
	<i>Quercus virginiana</i> Live Oak	36" box	3
	<i>Quercus virginiana</i> Live Oak	24" box	13
	<i>Quercus virginiana</i> Live Oak	36" box	1

CACTI, SHRUBS, AND ACCENTS:			
	<i>Agave viviparans</i>	5 gallon	7
	<i>Octopus Agave</i>	5 gallon	15
	<i>Aloe barbadensis</i>	5 gallon	12
	<i>Cordyline allodia 'Papyrus'</i>	5 gallon	4
	<i>Fouquieria splendens</i>	5 gallon	30
	<i>Coccoloba</i>	5 gallon	32
	<i>Hesperaloe parviflora</i>	5 gallon	56
	<i>Red Yucca</i>	5 gallon	39
	<i>Leucophyllum frutescens</i>	5 gallon	24
	<i>Texas Sage</i>	5 gallon	18
	<i>Muhlenbergia capillaris 'Royal Mist'</i>	5 gallon	4
	<i>Regal Mist Mistle</i>	5 gallon	
	<i>Hesperaloe parviflora</i>	5 gallon	
	<i>Dwarf Red Cereus</i>	5 gallon	
	<i>Simmondsia chinensis</i>	5 gallon	
	<i>Joppe</i>	5 gallon	
	<i>Tacoma stars 'Orange Jubilee'</i>	5 gallon	
	<i>Orange Jubilee Tacoma</i>	5 gallon	
VINES:			
	<i>Podocarpus fasciatus</i>	5 gallon	
	<i>Pine Turnout Vine</i>	5 gallon	
GROUNDCOVERS AND PERENNIALS:			
	<i>Myoporum parvifolium</i>	1 gallon	59
	<i>Euphorbia rigida</i>	1 gallon	66
	<i>Gopher plant</i>	1 gallon	62
	<i>Lemo on Daisies</i>	1 gallon	78
	<i>Lantana canora 'New Gold'</i>	1 gallon	17
	<i>Gold Lantana</i>	1 gallon	
	<i>Callistemon viminalis 'Little John'</i>	1 gallon	
	<i>Little John Dwarf Bottlebrush</i>	1 gallon	
ROCK MULCH:			
	10' Screened Mahogany	2" deep in all landscape areas	\$3,500 sf





North Elevation



NORTH EXTERIOR ELEVATION

SCALE: 1/8" = 1'-0"

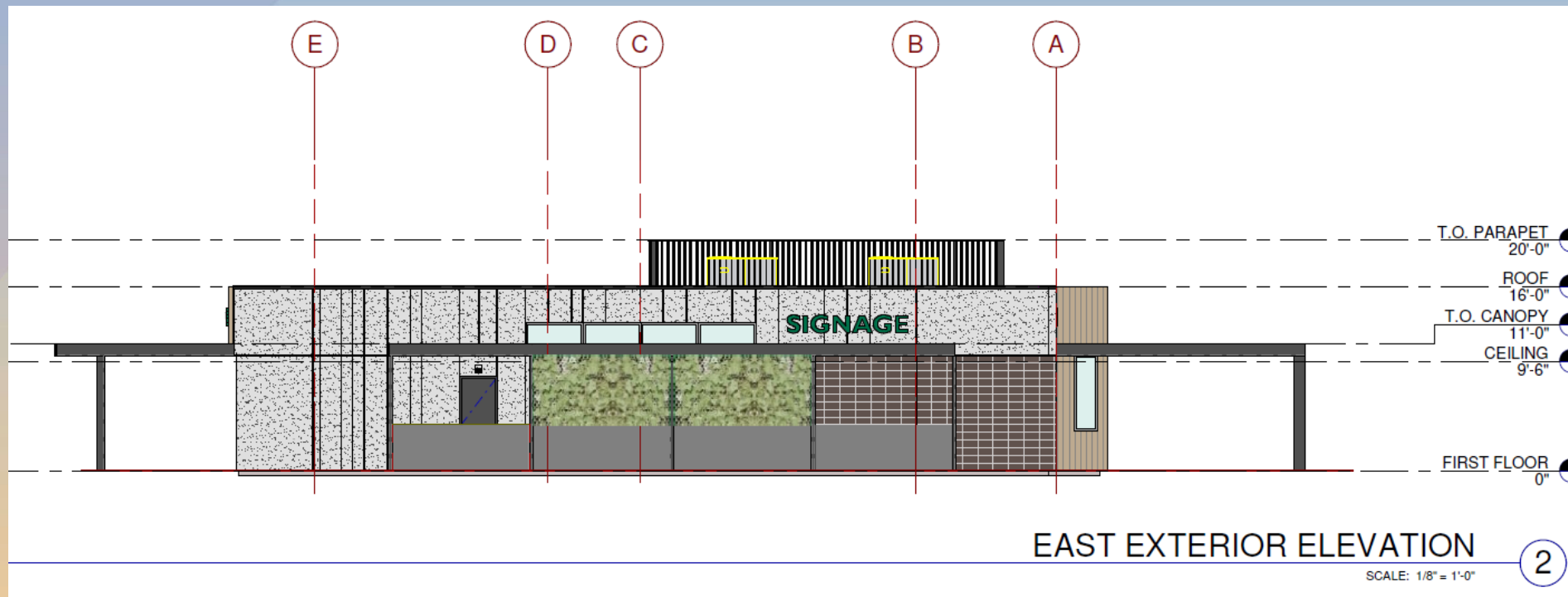
NORTH ELEVATION

TOTAL WALL SF:	657 SF
STUCCO FINISH:	89 SF/657 SF = 13%
CMU BLOCK:	254 SF/657 SF = 39%
WOOD CLADDING:	136 SF/657 SF = 21%
METAL WALL CAP:	45 SF/657 SF = 7%
METAL SCREEN WALL:	81 SF/657 SF = 12%
WINDOWS & DOOR OPENINGS:	52 SF/657 SF = 8%

1



East Elevation



EAST ELEVATION

TOTAL WALL SF:	1,325 SF
STUCCO FINISH:	665 SF/1,325 SF = 49%
CMU BLOCK:	272 SF/1,325 SF = 22%
WOOD CLADDING:	56 SF/1,325 SF = 4%
METAL WALL CAP:	131 SF/1,325 SF = 10%
METAL SCREEN WALL:	121 SF/1,325 SF = 9%
WINDOWS & DOOR OPENINGS:	80 SF/1,325 SF = 6%



South Elevation



SOUTH EXTERIOR ELEVATION

SCALE: 1/8" = 1'-0"

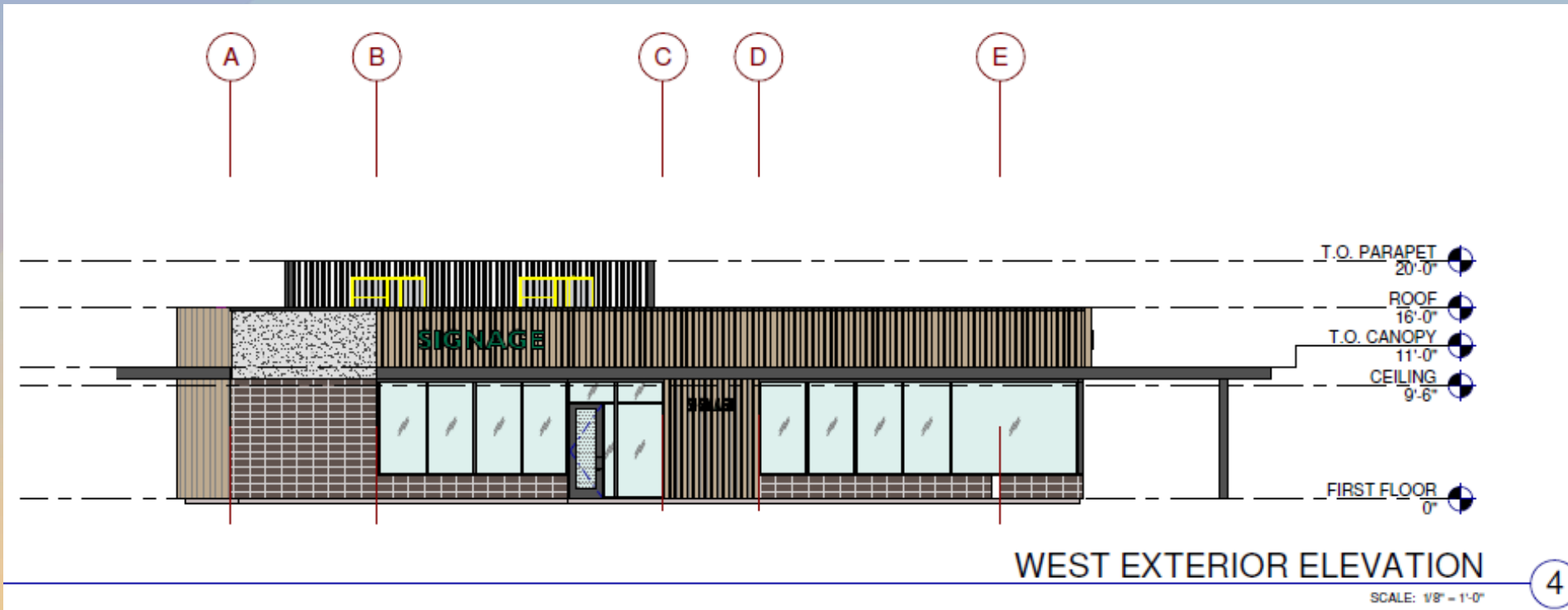
3

SOUTH ELEVATION

TOTAL WALL SF:	724 SF
STUCCO FINISH:	86 SF/724 SF = 12%
CMU BLOCK:	182 SF/724 SF = 25%
WOOD CLADDING:	108 SF/724 SF = 15%
METAL WALL CAP:	85 SF/724 SF = 12%
METAL SCREEN WALL:	81 SF/724 SF = 11%
WINDOWS & DOOR OPENINGS:	182 SF/724 SF = 25%



West Elevation



WEST ELEVATION

TOTAL WALL SF:	1,406 SF
STUCCO FINISH:	70 SF / 1,406 SF = 5%
CMU BLOCK:	207 SF / 1,406 SF = 15%
WOOD CLADDING:	447 SF / 1,406 SF = 32%
METAL WALL CAP:	136 SF / 1,406 SF = 9%
METAL SCREEN WALL:	121 SF / 1,406 SF = 9%
WINDOWS & DOOR OPENINGS:	425 SF / 1,406 SF = 30%



Renderings



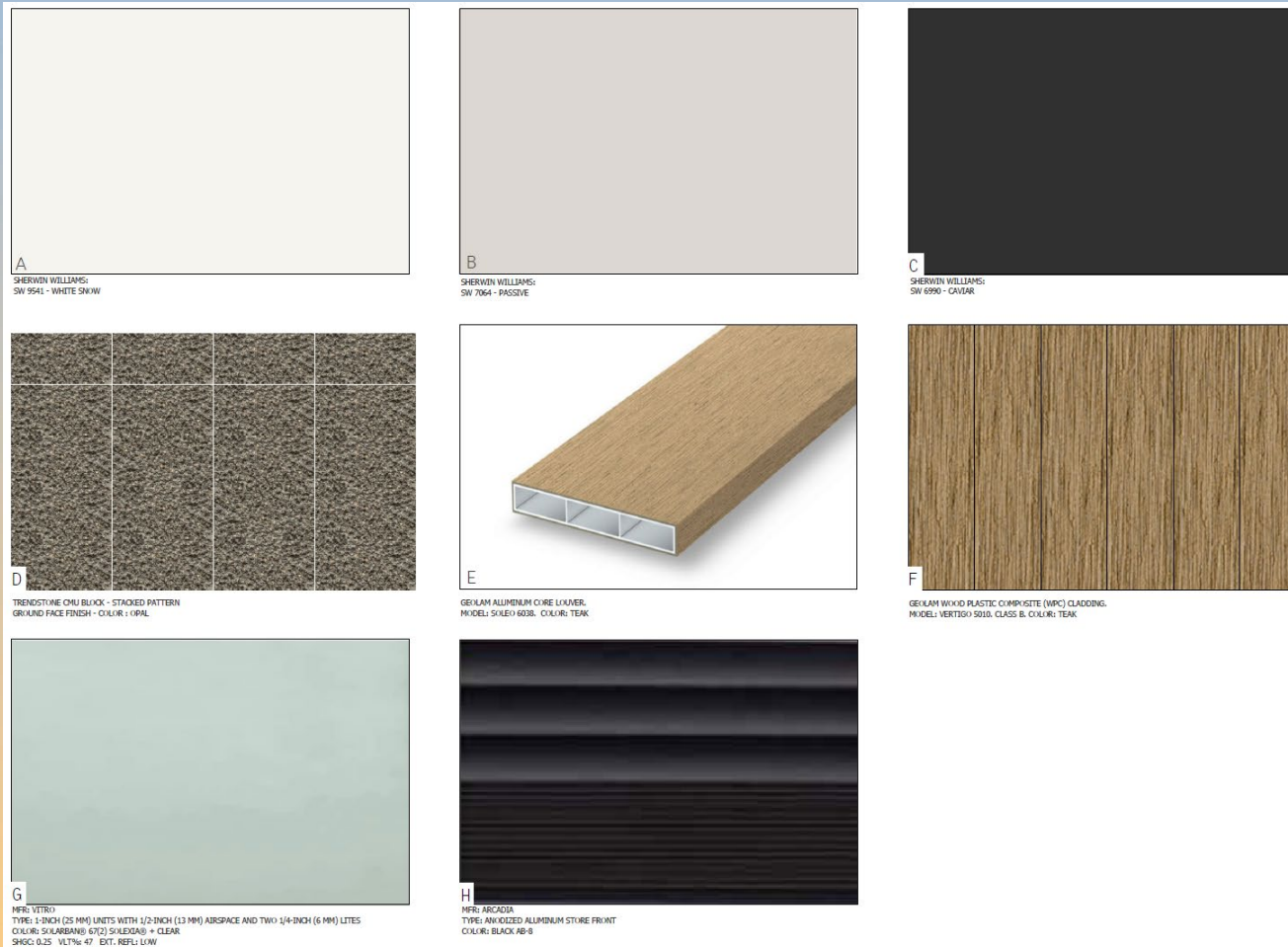


Renderings





Material Board





Findings

Staff is seeking your review and recommendation on the following:

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Staff welcomes any feedback



Design Review Board