

**Tuesday, August 8, 2023  
Virtual Platform  
57 East 1<sup>st</sup> 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

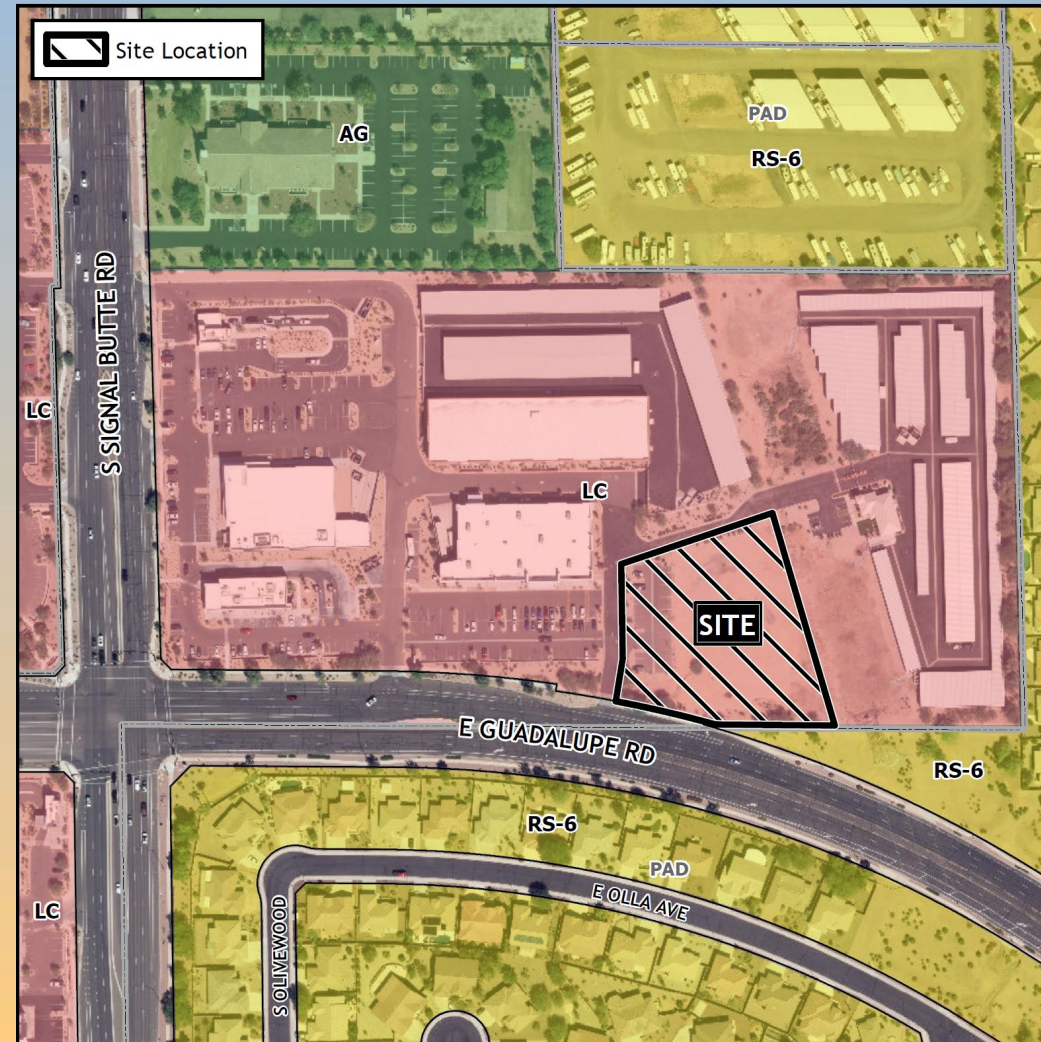






# Location

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

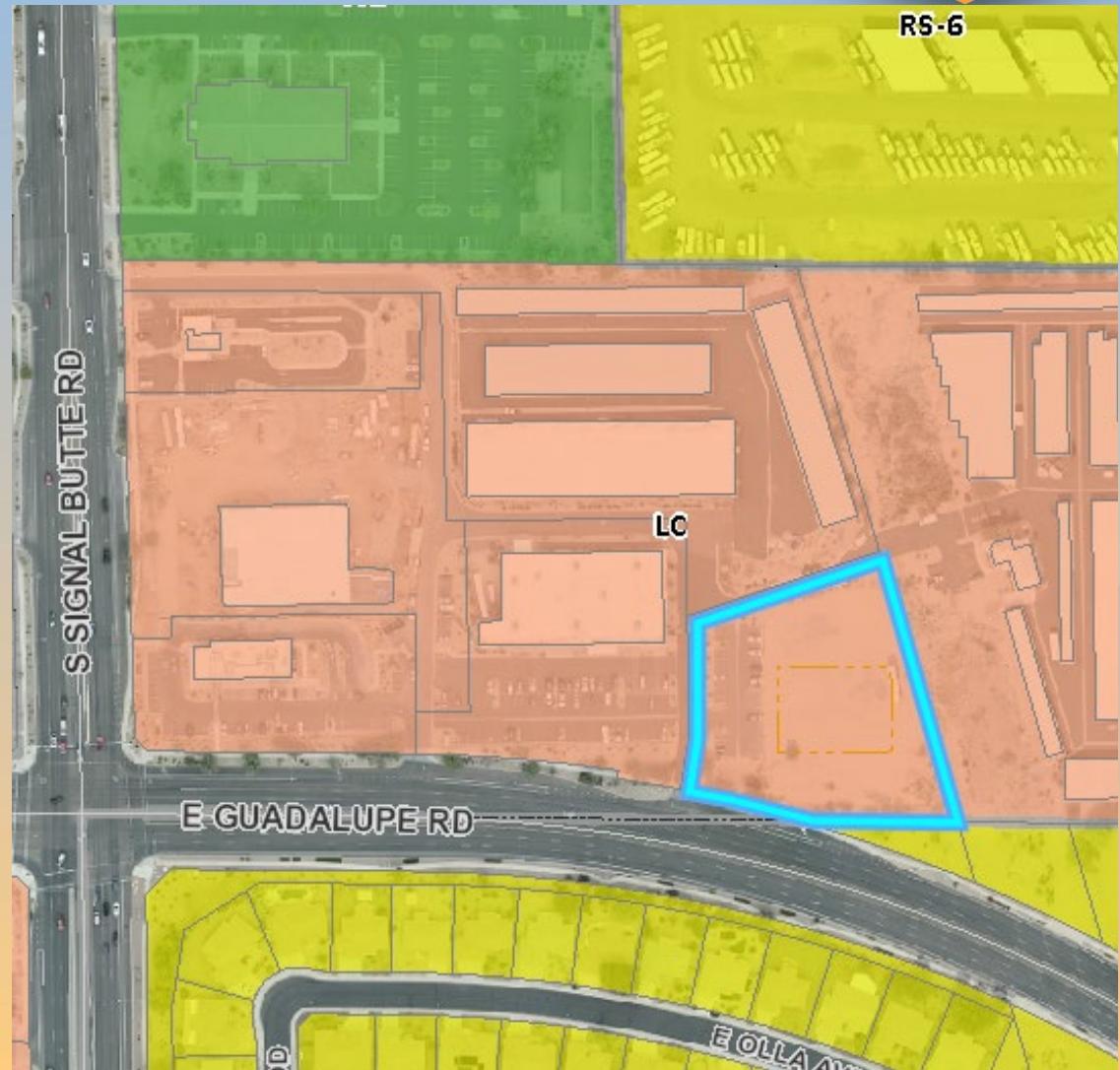






# Zoning

- 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



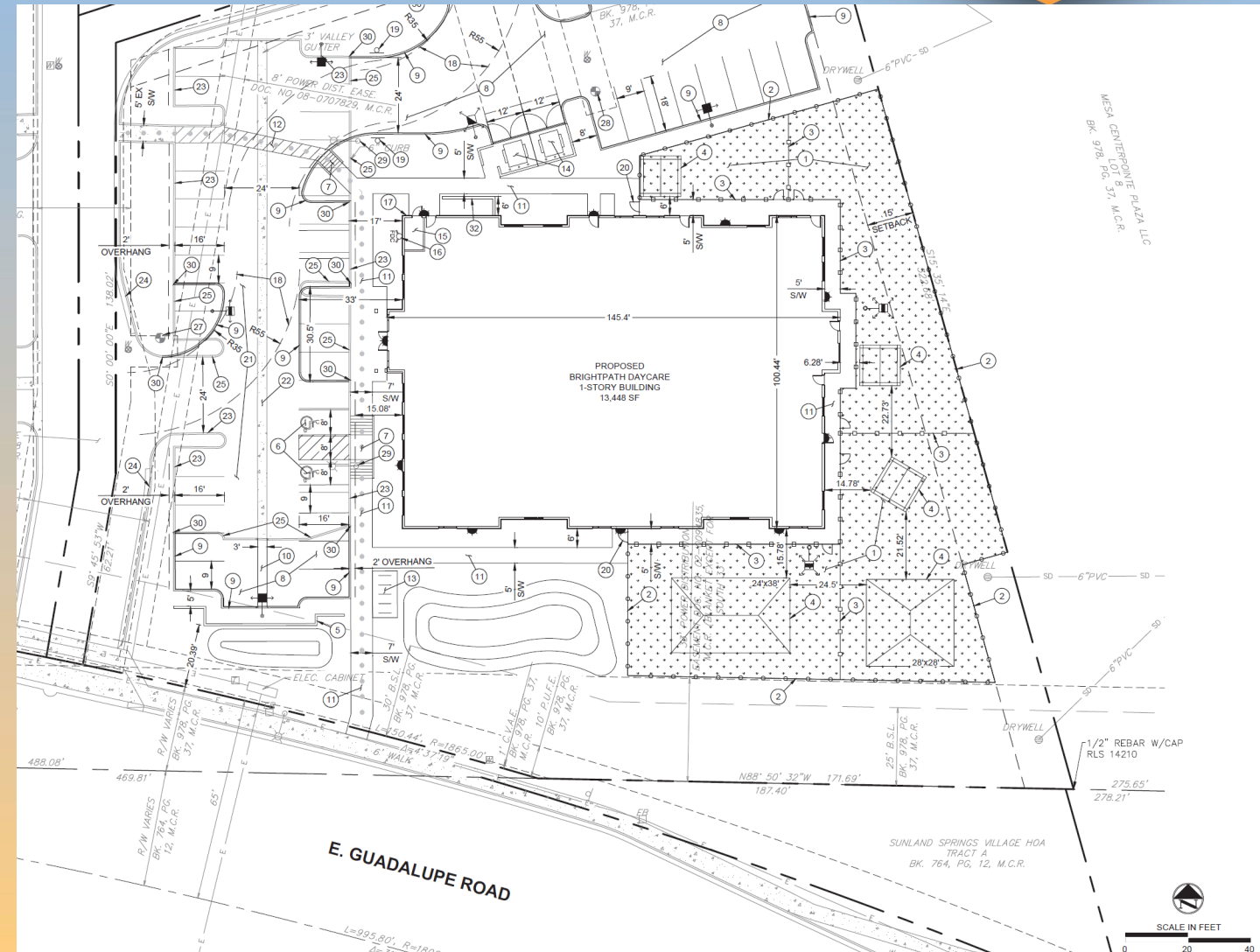
Looking north from Guadalupe Road





# 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













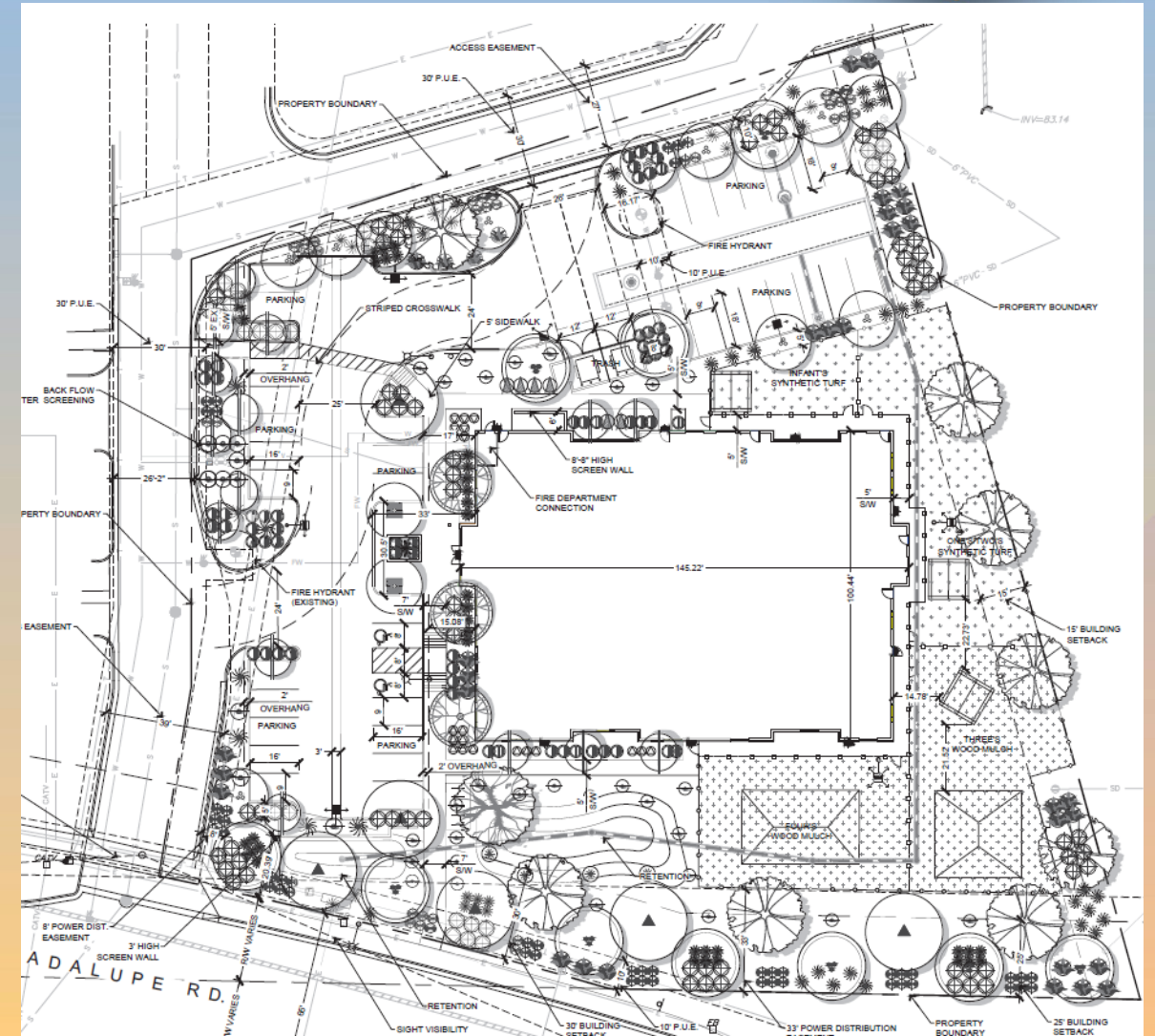




# Landscape Plan

SYMBOL	BOTANICAL NAME	COMMON NAME	CAL.	QTY.	SIZE(h x w)
<b>TREES (LARGE)</b>					
	FICUS microcarpa nitida	Indian Laurel Fig	27/24" BOX*	1	9'x4'
	PARKINSONIA Florida	Blue Palo Verde	27/15" BOX*	3	6'x5'
	PISTACIA x 'Red Push'	Red Push Pistache	27/24" BOX*	6	9'x4'
	PROSOPIS thornless glandulosa 'AZT'	Thornless Honey Mesquite	27/15" BOX*	10	6'x5'
	GUERCUS virginiana	Live Oak	27/24" BOX*	8	9'x4'
<b>TREES (SMALL)</b>					
	CHITALPA x tashkentensis 'Pink Dawn'	Chitalpa Tree	27/24" BOX*	15	8'x5'
	PISTACIA lentiscus	Mastic Tree	27/36" BOX*	15	8'x10'
<b>PALMS</b>					
	CHAMAEROPS HUMILIS	MEDITERRANEAN PALM	24'/36'/48'	1	-
<b>TOTAL TREES = 28</b>					
<b>TOTAL TREES (SMALL) = 30</b>					
<b>TOTAL PALMS = 1</b>					
<b>TOTAL TREES = 59</b>					

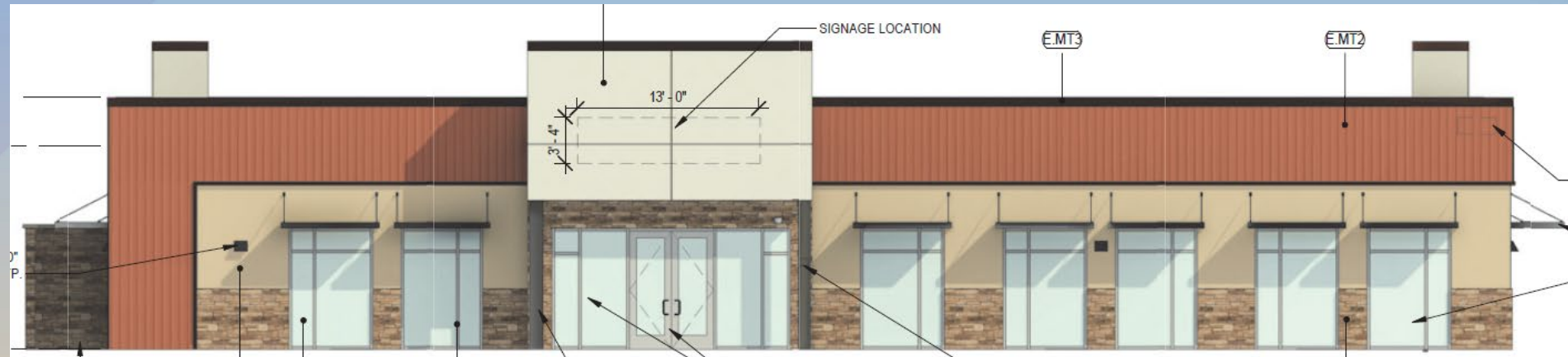
SYMBOL	BOTANICAL NAME	COMMON NAME			
<b>SHRUBS</b>					
	BOUGAINVILLEA x ROSENKA	ROSENKA BOUGAINVILLEA	5 GAL.	41	3'h x 4'w
	MUHLENBERGIA CAPILLARIS	PINK MUHLY GRASS	5 GAL.	81	3'h x 3'w
	TECOMA stans v. stans 'Gold Star'	Gold Star Esperanza	5 GAL.	6	5'h x 5'w
<b>TOTAL SHRUBS = 128</b>					
<b>ACCENTS</b>					
	ALOE barbadensis	Medicinal Aloe	5 GAL.	20	2'h x 3'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
<b>TOTAL ACCENTS = 150</b>					
<b>GROUND COVERS</b>					
	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
<b>TOTAL GROUND COVERS = 147</b>					







# Elevations



West Elevation

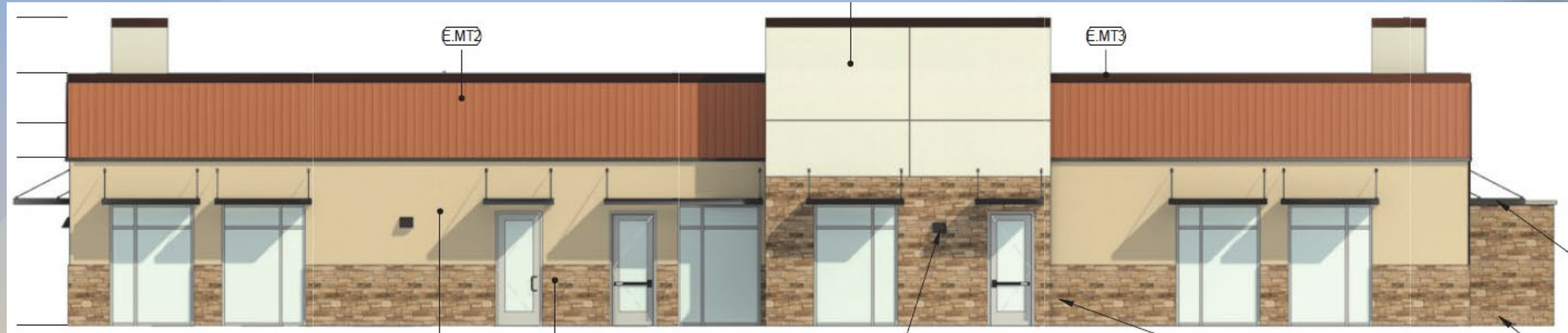


North Elevation





# 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

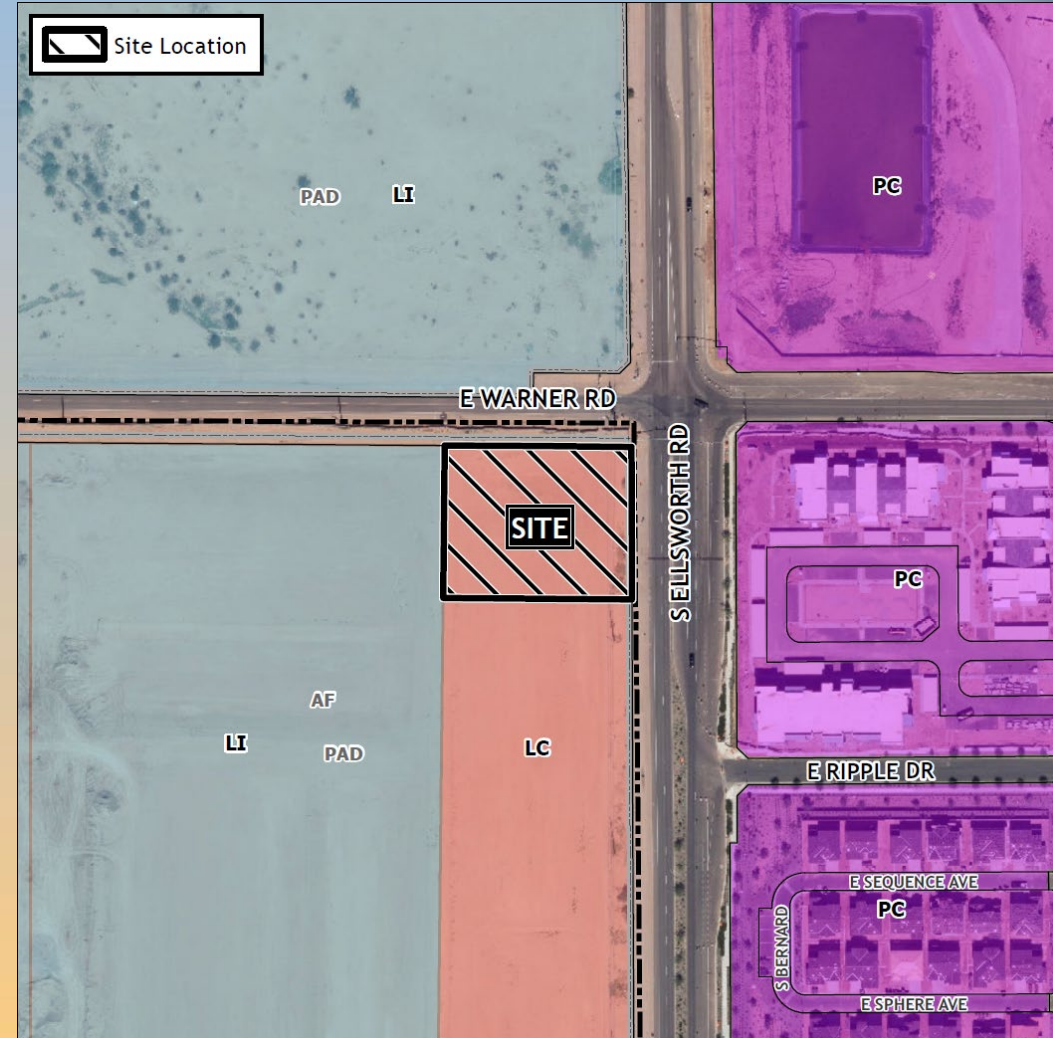






# Location

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

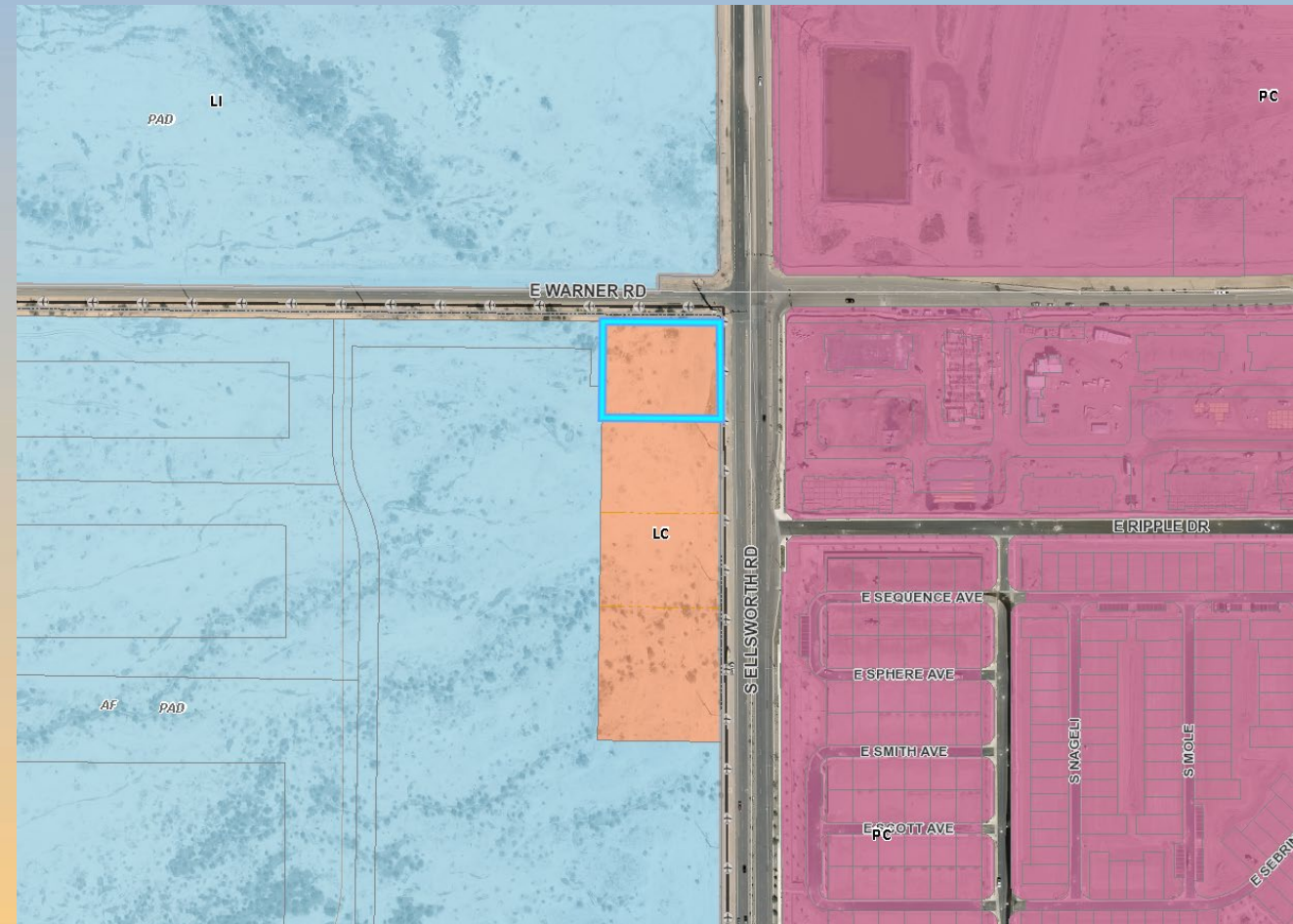






# Zoning

- Currently Limited Commercial
- Proposed use is allowed by right







# Site Photo



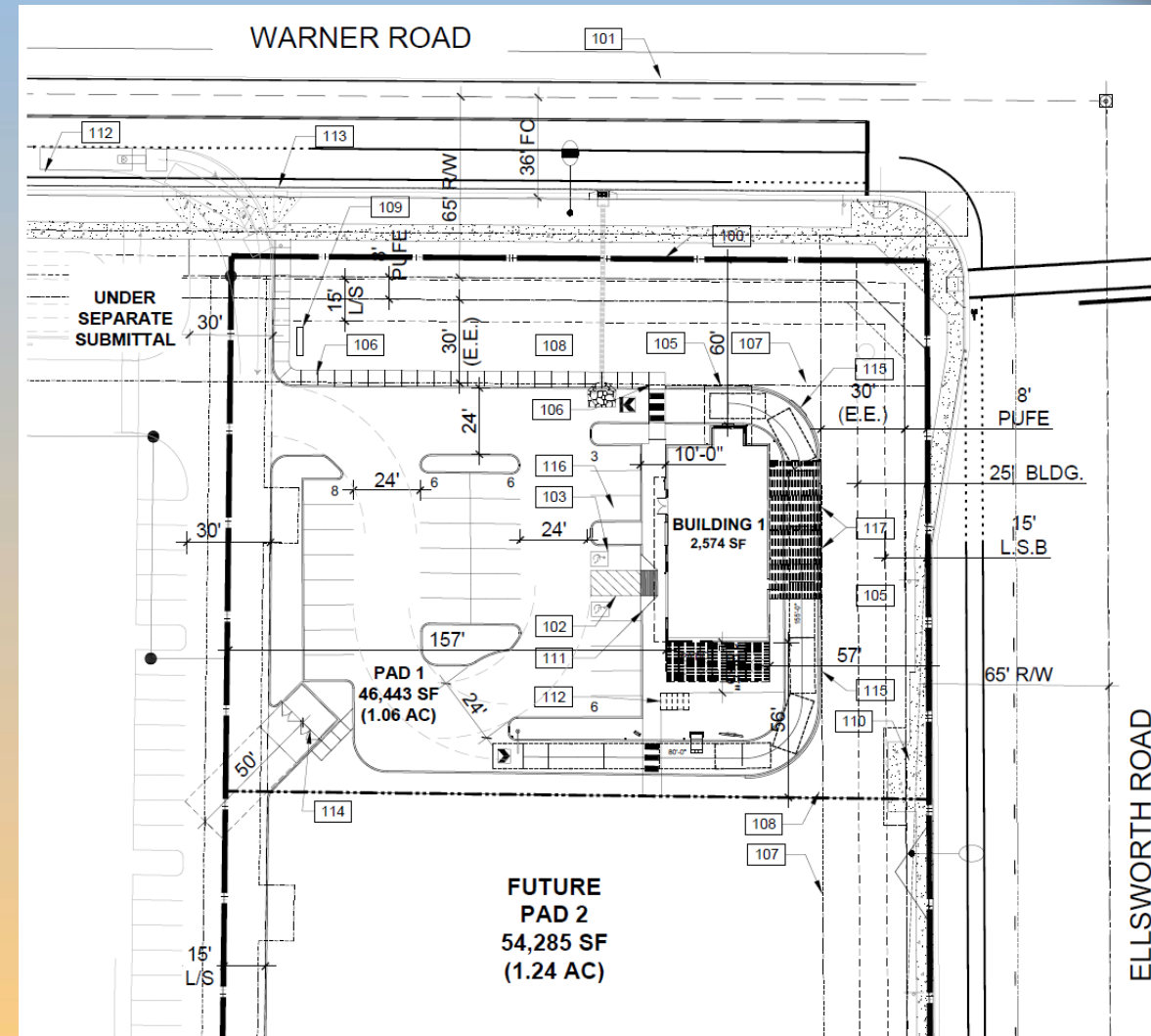
Looking southwest from intersection of Warner and Ellsworth








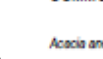

# Site Plan





























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

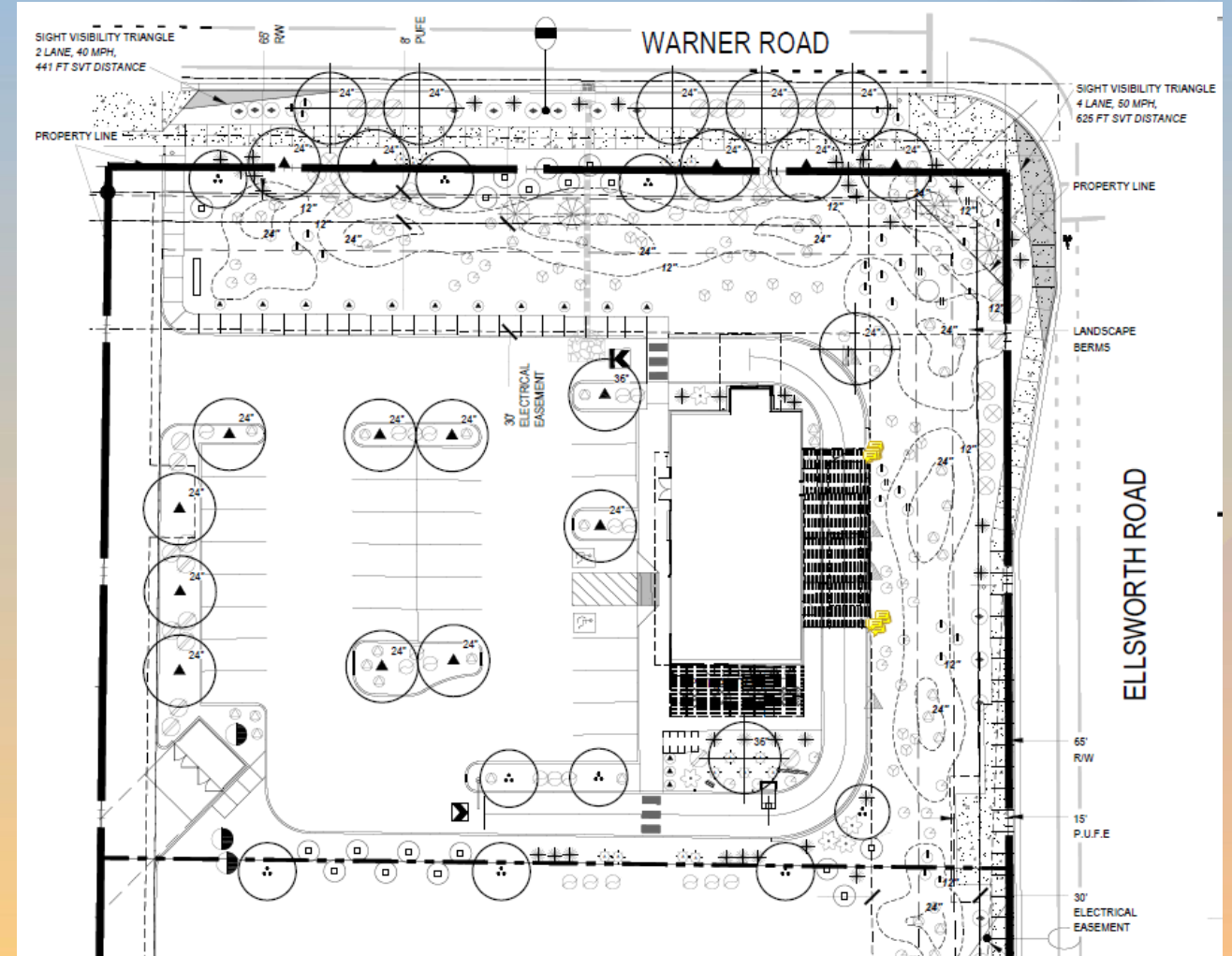




# Landscape Plan

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

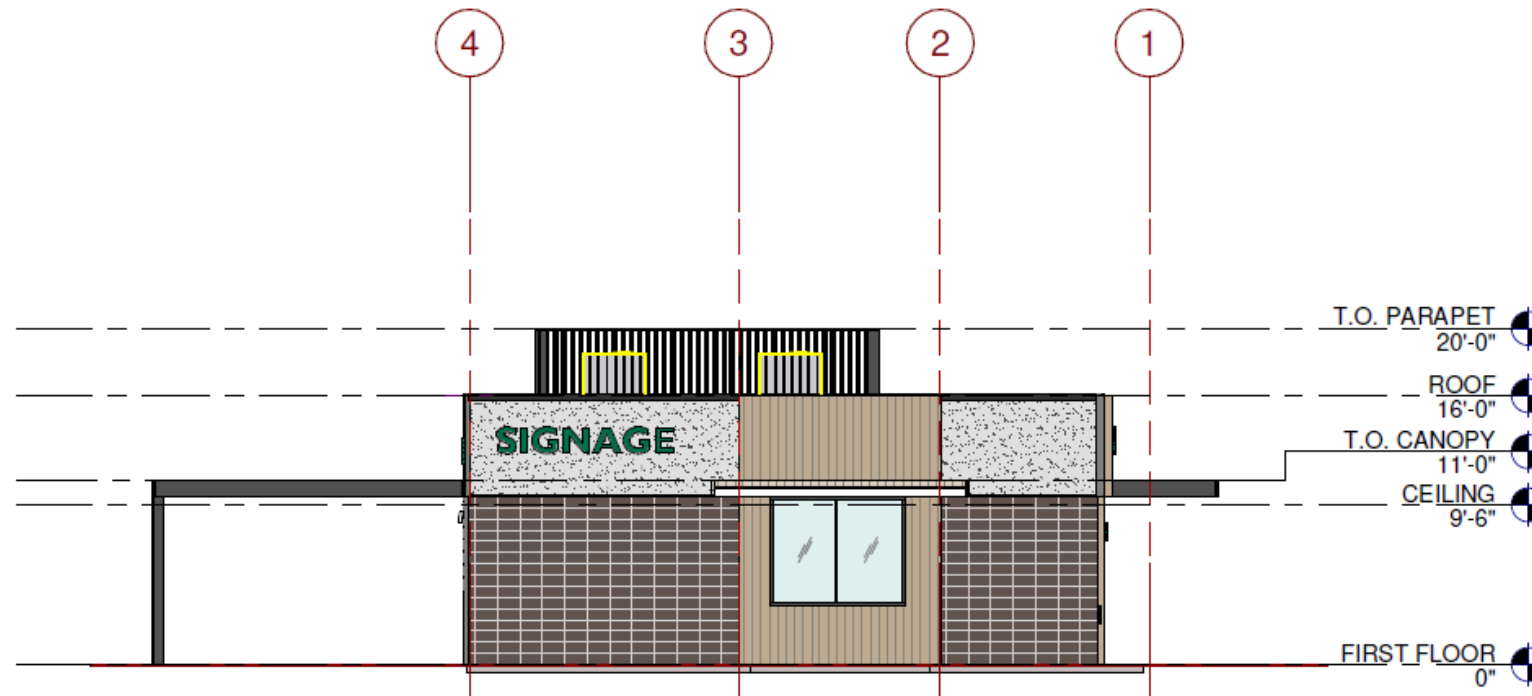
CACTI, SHRUBS, AND ACCENTS:			
	<i>Agave viviparans</i>	5 gallon	7
	<i>Octopus Agave</i>	5 gallon	15
	<i>Aloe barbadensis</i>	5 gallon	12
	<i>Cordyline allodia 'Papyrus'</i>	5 gallon	4
	<i>Fouquieria splendens</i>	5 gallon	30
	<i>Coccoloba</i>	5 gallon	32
	<i>Hesperaloe parviflora</i>	5 gallon	56
	<i>Red 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>Yucca</i>	5 gallon	
	<i>Tacoma stars 'Orange Jubilee'</i>	5 gallon	
	<i>Orange Jubilee Yucca</i>	5 gallon	
VINES:			
	<i>Podocarpus fasciatus</i>	5 gallon	4
	<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>Lonicera caerulea</i>	1 gallon	78
	<i>Gold Lantana</i>	1 gallon	17
	<i>Callistemon viminalis</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"

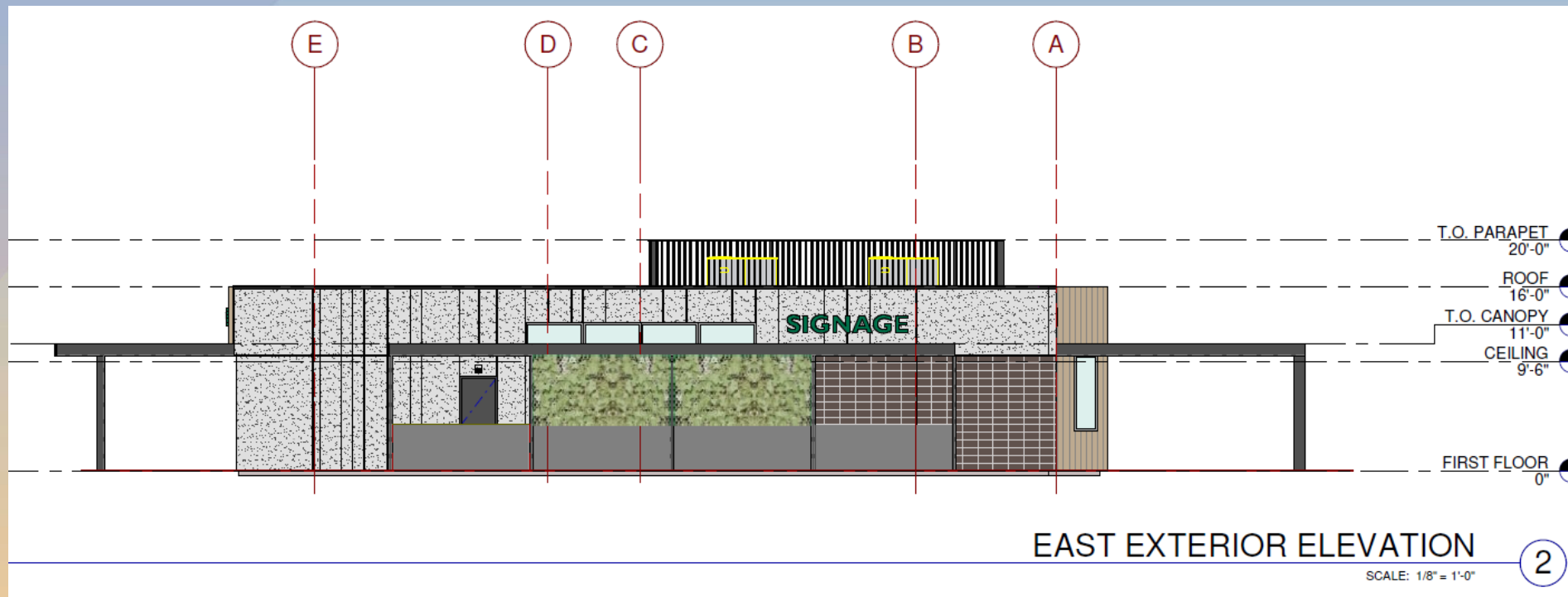
## NORTH ELEVATION

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







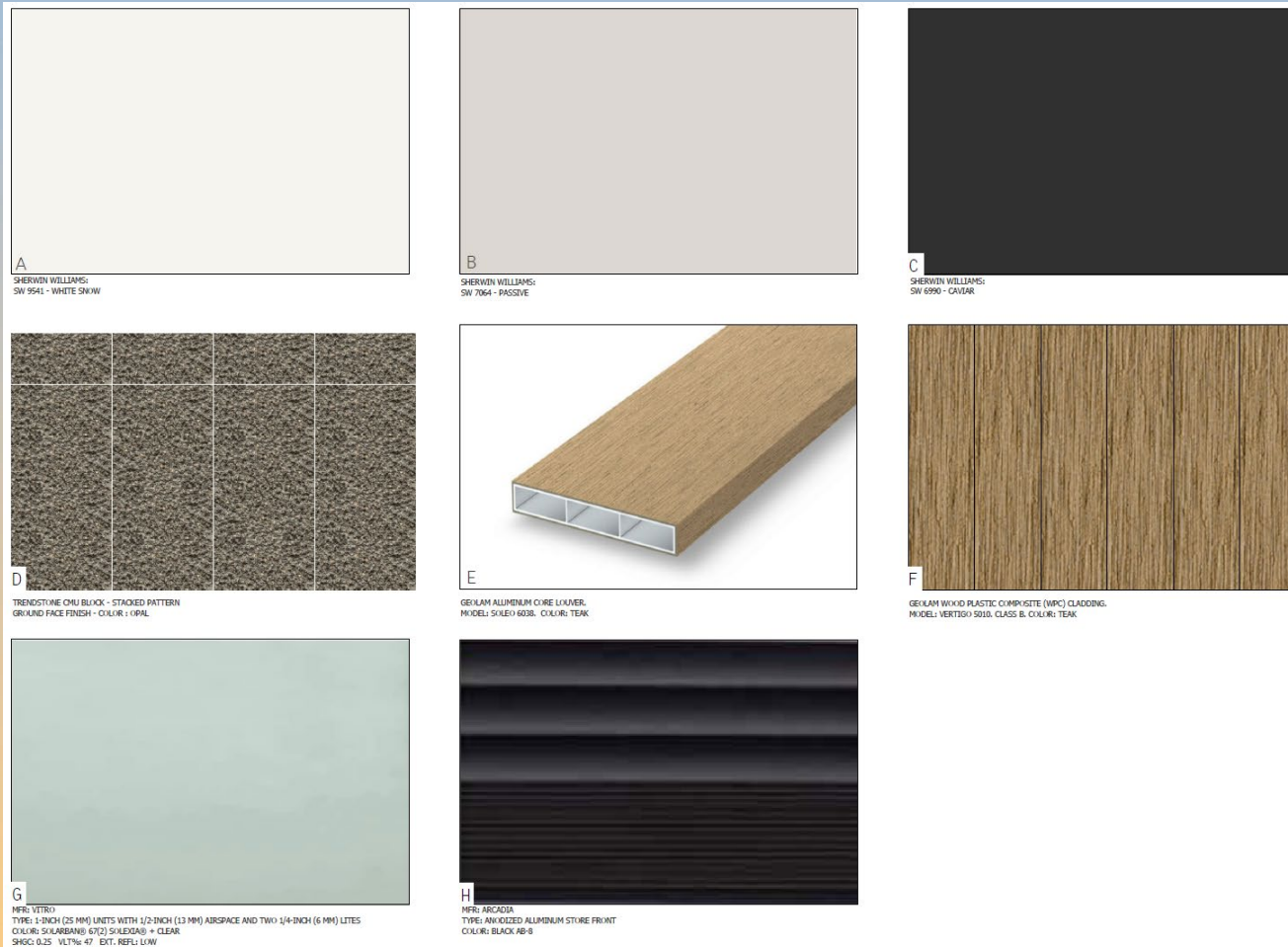
# Renderings







# Material Board





# Findings

Staff is seeking your review and recommendation on the following:

- ✓ Proposed building elevations and landscape design

Staff welcomes any feedback





# Design Review Board