



DESIGN REVIEW BOARD

May 10, 2022



DRB22-00046



Request

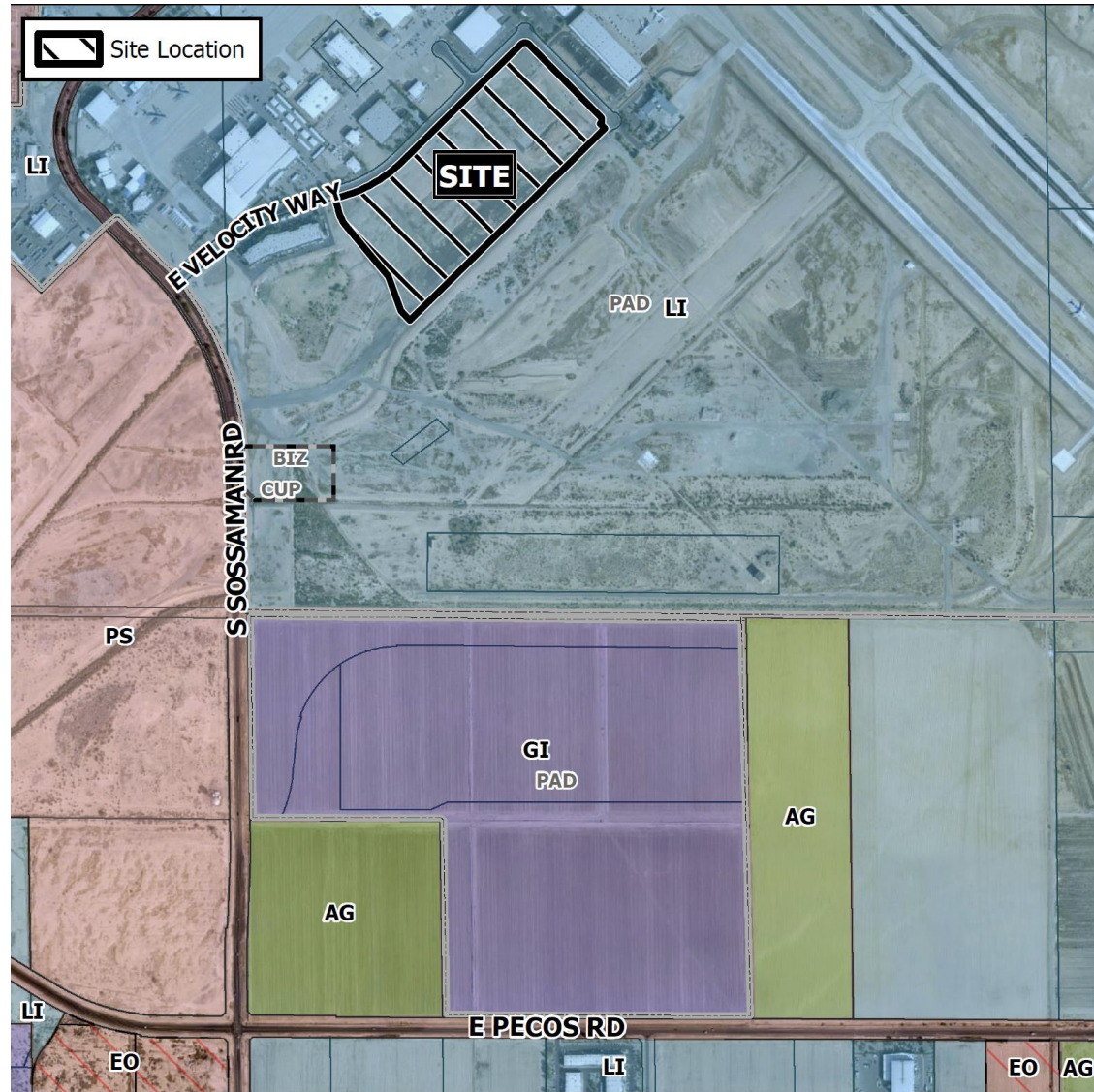
- Design Review

Purpose

- To allow for the development of an industrial park

Location

- South side of E. Velocity Way
- East of Sossaman Road
- North of Pecos Road



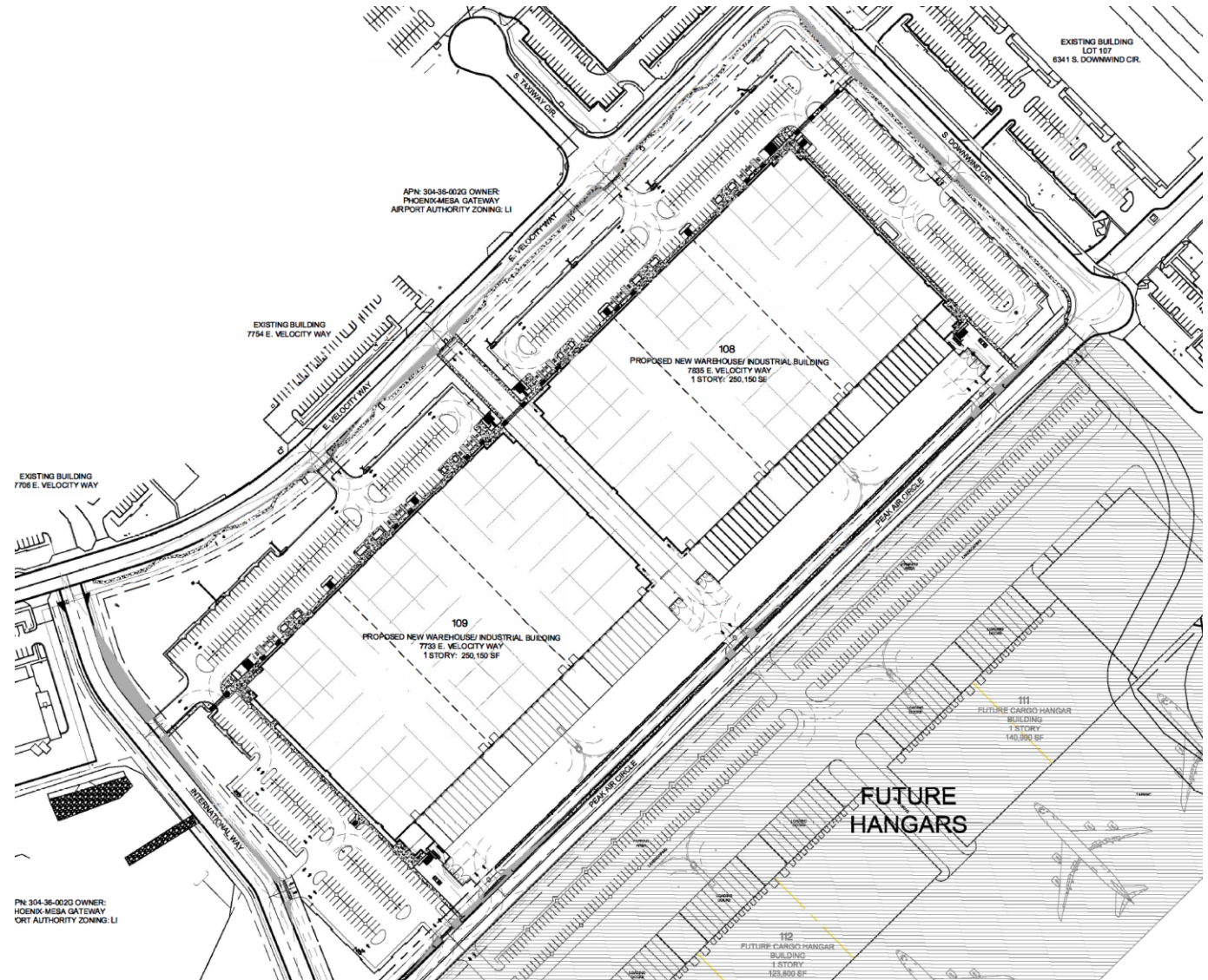
Site Photo



Looking south from E. Velocity Way

Site Plan

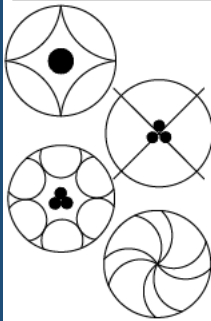
- Two industrial buildings totaling 500,300 square feet
- Loading docks on the south facades; screened per MZO
- Amenity areas adjacent to primary entrances
- 640 parking spaces required; 670 spaces provided



Landscape Plan

- Iron Wood, Palo Brea, Texas Ebony, Thornless Mesquite

TREES



OLNEYA TESOTA

IRON WOOD

PARKINSONIA PRAECOX
THORNLESS HYBRID

THORNLESS PALO BREA

PITHECELLOBIUM
FLEXICAULE

TEXAS EBONY

PROSOPIS SPP
THORNLESS HYBRID

THORNLESS MESQUITE

SHRUBS



BOUGAINVILLEA 'TORCH GLOW'

TORCH GLOW BOUGAINVILLEA

DODONAEA VISCOSA 'PURPUREA'

PURPLE HOPSEED BUSH

LEUCOPHYLLUM LAEVIGATUM

CHIHUAUAN SAGE

MUHLENBERGIA RIGENS

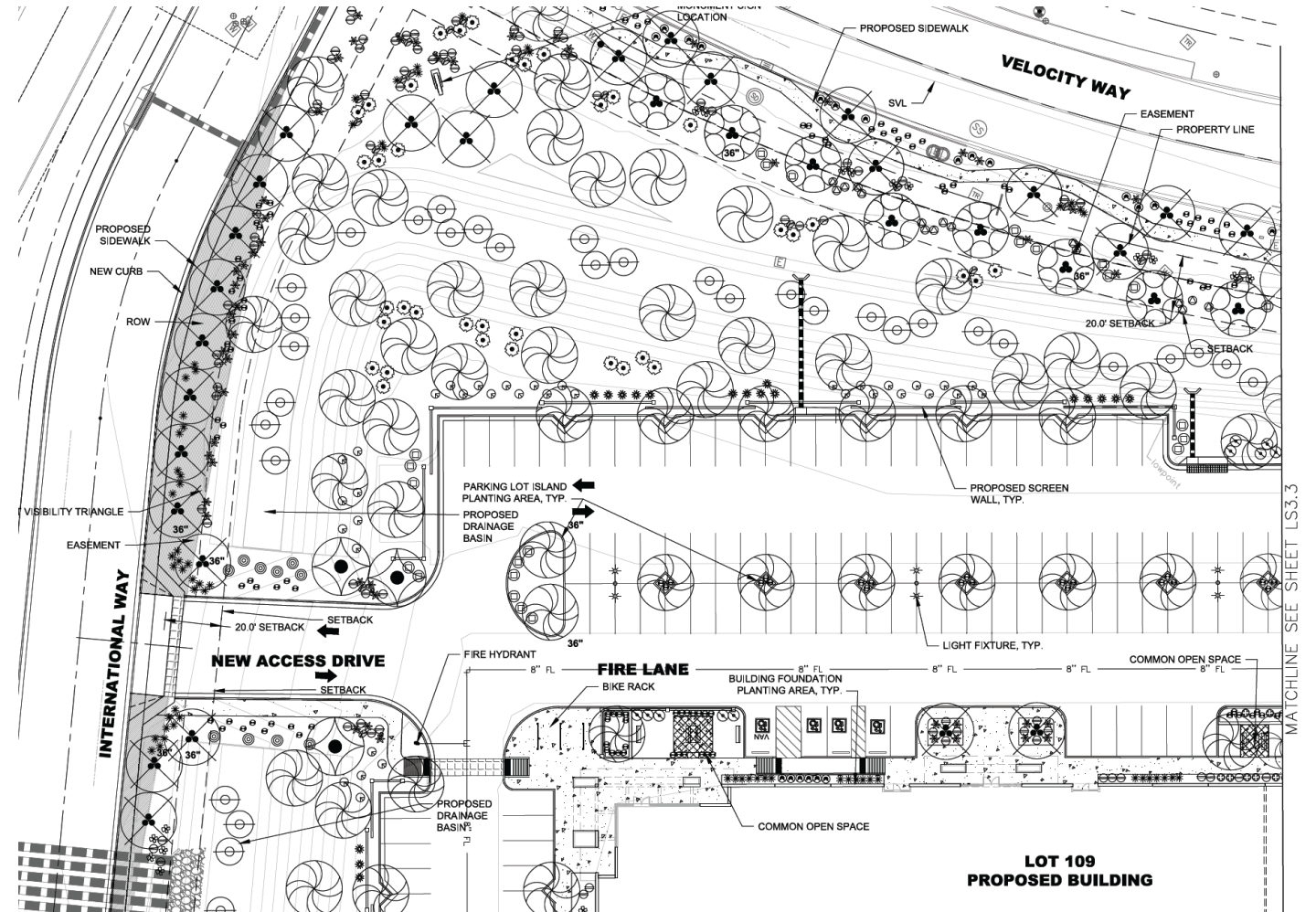
DEER GRASS

MUHLENBERGIA RIGIDA 'NASHVILLE'

'NASHVILLE' MUHLEY

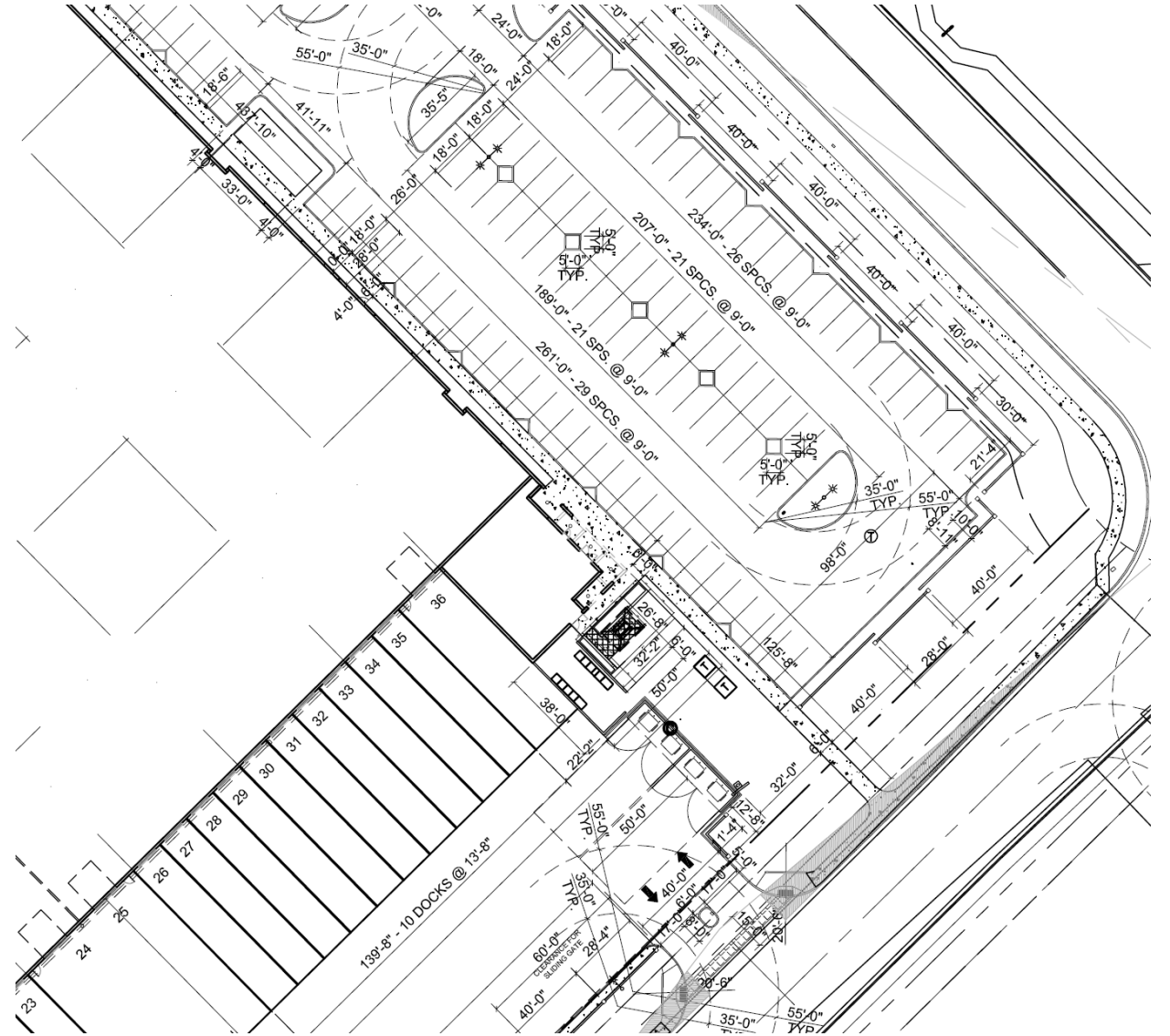
SIMMONDSIA CHINENSIS 'VISTA'

COMPACT JOJOBA

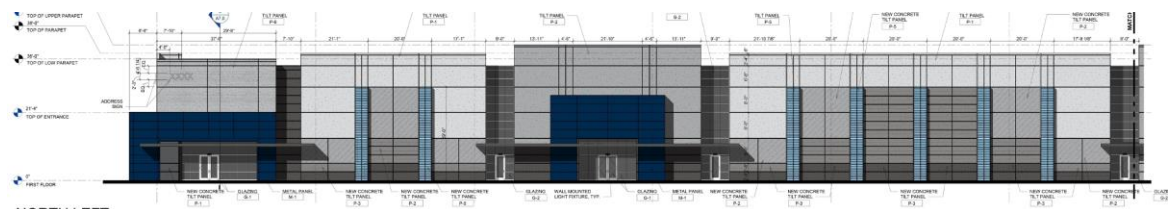


Alternative Landscape Plan

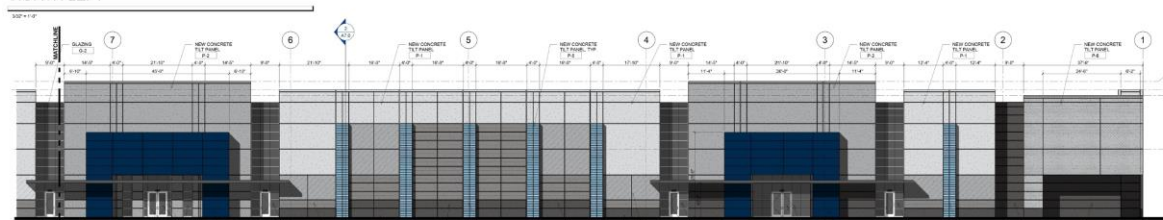
- A 15-foot-wide foundation base is required along exterior walls with a public entrance
- Due to the application of fire codes, the applicant proposed a minimum 10' foundation base along select walls with a public entrance



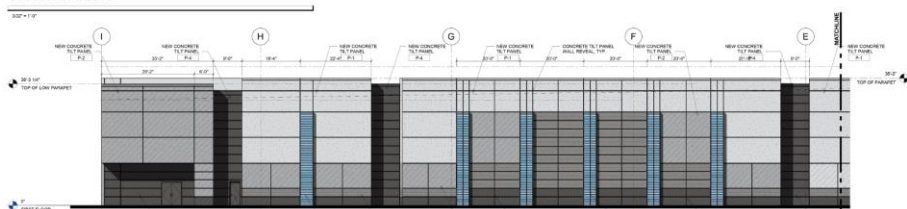
9



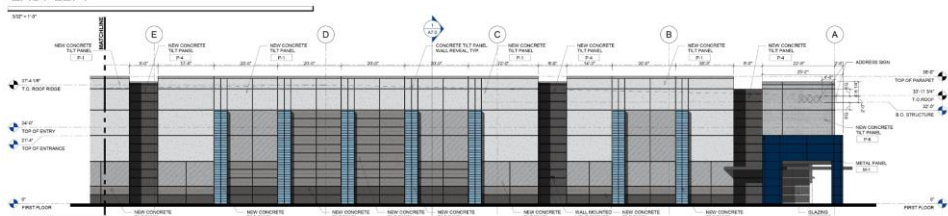
NORTH LEFT



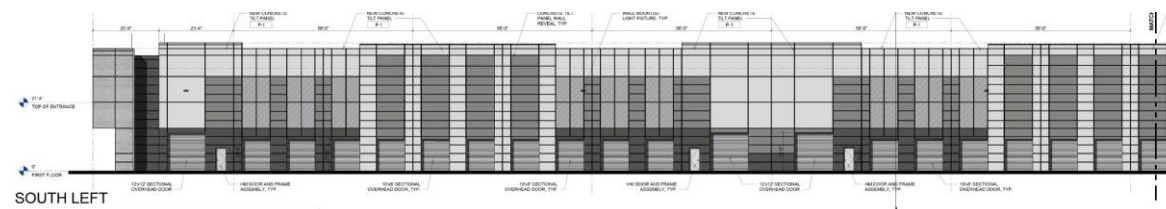
NORTH RIGHT



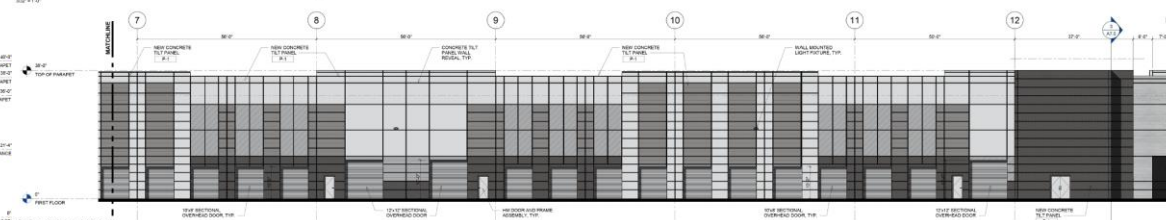
EAST LEFT



EAST RIGHT



SOUTH LEFT



FOR SOUTHWRIGHT

- | GENERAL NOTES | |
|---------------|--|
| A. | SEE EXTERIOR ELEVATION LEGEND FOR COLOR FINISH |
| B. | COORDINATE WALL MOUNTED LIGHTING FIXTURES WITH ELECTRICAL DRAWINGS |
| C. | COORDINATE EXPOSED ROOF DRAIN LOCATIONS WITH PLUMBING DRAWINGS |
| D. | EXPOSED STEEL SHALL BE PAINTED - SEE EXTERIOR ELEVATIONS |

- | EXTERIOR ELEVATION LEGEND | |
|---------------------------|--|
| | N-1
1/2" X 1/2" PANEL - POLYESTER METAL
FINISHES
COLOR: DUNE BLUE, 1611, 1209, 1208 |
| | P-1
1/2" X 1/2" PANEL - TYPICAL
COLOR: DUNE BLUE (DIFFER) |
| | P-2
CONCRETE T-1 PANEL, PAINTED -
COLOR: WHITE CONTRAST |
| | P-3
CONCRETE T-1 PANEL, PAINTED -
COLOR: DUNE BLUE (GLASS) |
| | P-4
CONCRETE T-1 PANEL, PAINTED -
COLOR: DUNE BLUE |
| | P-5
CONCRETE T-1 PANEL, PAINTED -
COLOR: DUNE BLUE (GLASS) |
| | P-6
CONCRETE T-1 PANEL (GLASS) & BOWED GLASS
PAINTED - COLOR: DUNE BLUE (GLASS) |
| | S-1
GLASS - 1/2" INSULATED GLASS (IN SET)
SEE SPECIFICATIONS |
| | S-2
GLASS - 1/2" INSULATED GLASS (IN SET)
SEE SPECIFICATIONS |

Renderings

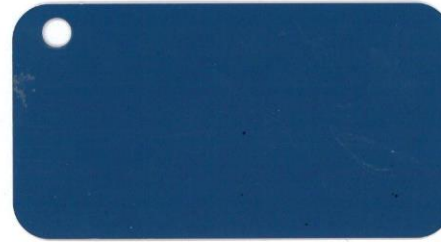


Renderings



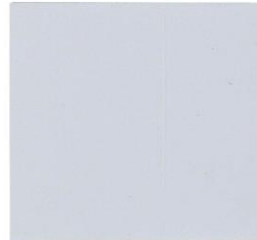
Colors and Materials

METAL PANEL



M-1 Rollfab Metal Products
Dark Blue SL-1821- Low Gloss

PAINT



P-1 Dunn Edwards
Silver Setting DE6359
Tilt Panel



P-2 Dunn Edwards
Castlerock DE6375
Tilt Panel



P-3 Dunn Edwards
Looking Glass DE6376
Tilt Panel



P-4 Dunn Edwards
Jet DE6378
Tilt Panel



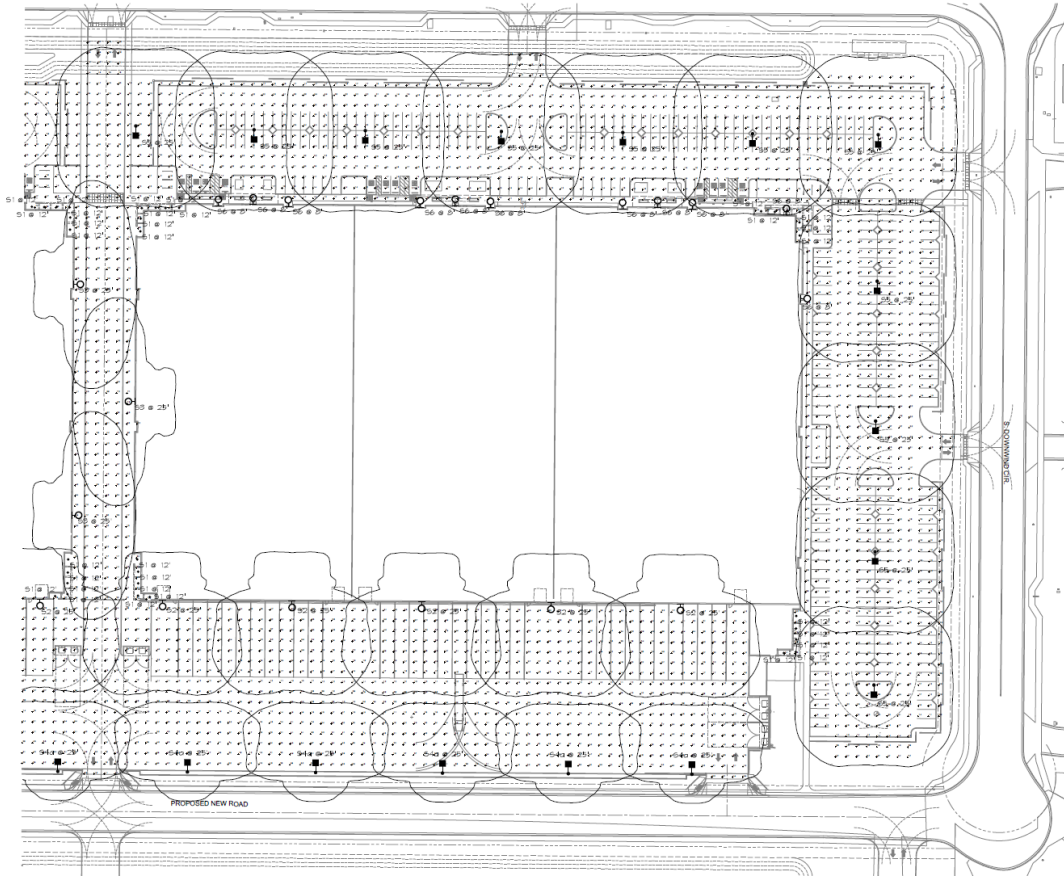
P-5 Dunn Edwards
Below Zero DE5835
Tilt Panel



P-6 Dunn Edwards
Silver Setting DE6359
Tilt Panel w/ Board Lap



Lighting



D-Series Size 2 LED Area Luminaire



Passage is a sleek outdoor fixture for mounting horizontally over doorways, on facades, along paths of egress and window mullions.

DIMENSIONS			
Depth is measured from wall to front of fixture			
L = Length	H = Height	D = Depth	
L = 72"	H = 2 1/2"	D = 2 1/2"	(2027 mm)
L = 36"	H = 2 1/2"	D = 2 1/2"	(914 mm)

MULLION MOUNTING DETAIL

Alternative Compliance

All parapets must have detailing

Facades shall incorporate 3 different materials

No more than 50% of façade may be covered in one material

Summary

Findings

- ✓ Staff is seeking your review and recommendation on the following:
 - Alternative Compliance for materials and parapet detailing
 - Alternative Landscape Plan for reduced foundation base width along select facades
- Staff welcomes any feedback



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