



# DESIGN REVIEW BOARD

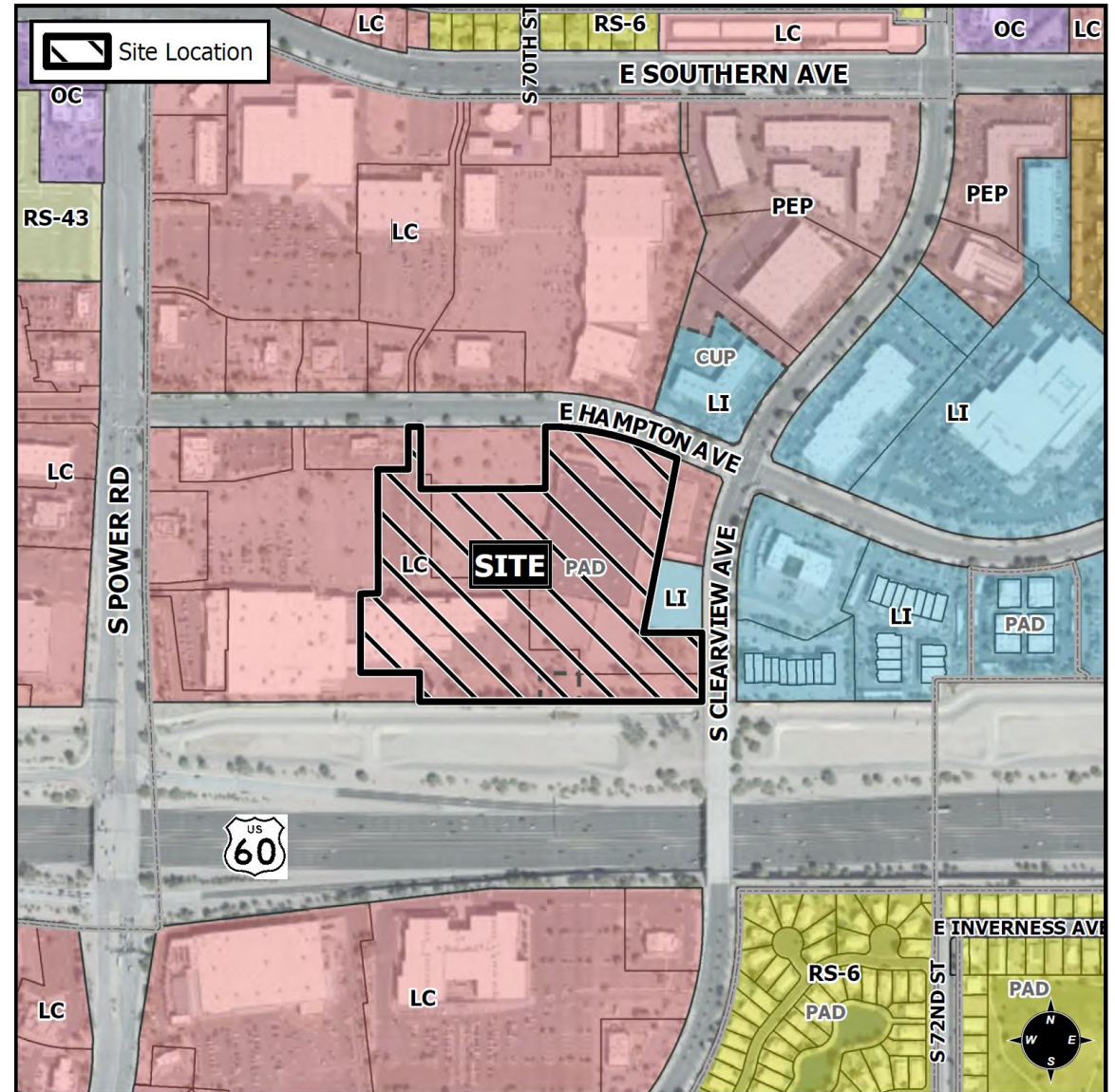
September 14, 2021



**DRB21-00399**

# Location

- East of Power Road
- South of Southern Avenue
- South Side of Hampton
- North of US 60







## Request

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- Design Review

## Purpose

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- Allow for a multiple residence development



# Site Photos



Looking south towards the site from Hampton Ave



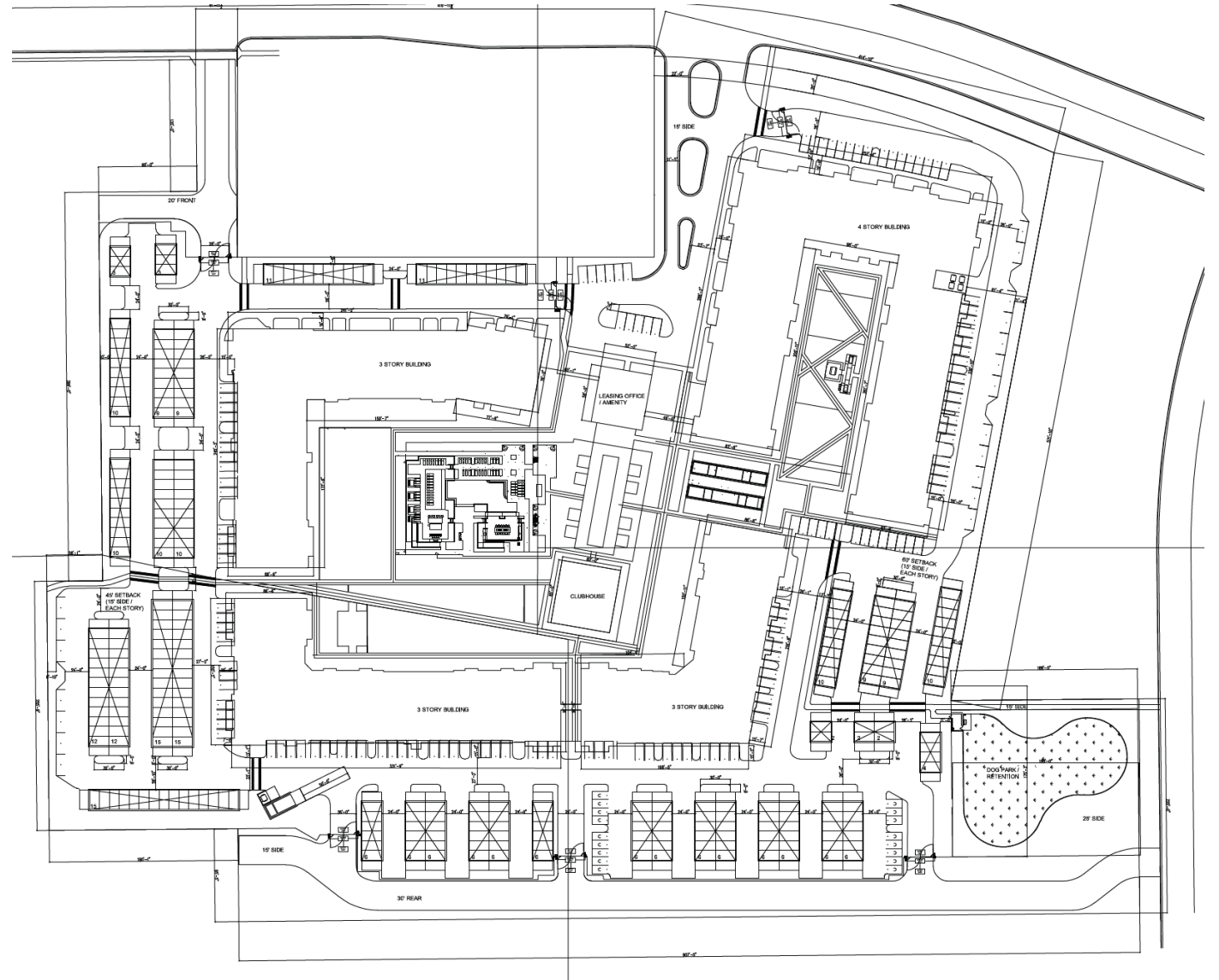
# Site Photos



Looking south towards the site from the interior parking lot

# Site Plan

- 375 units, 3 buildings, 3-4 stories
- Pedestrian connections to commercial to west and future commercial to north
- Courtyard amenities, dog park





# Landscape Plan

## PLANT MATERIALS LEGEND

### Tree



Acacia aneura  
Mulga Acacia  
Olea europea 'Swan Hill'  
Swan Hill Olive  
Parkinsonia floridum  
Blue Palo Verde  
Phoenix dactylifera  
Date Palm  
Pistacia chinensis  
Chinese Pistache  
Pistacia lentiscus  
Mastic Tree  
Prosopis hybrid  
Thornless Mesquite  
Quercus virginiana  
'Cathedral Oak'  
Sophora secundiflora  
Texas Mountain Laurel  
Ulmus parvifolia  
'Allee' Elm





# Elevations

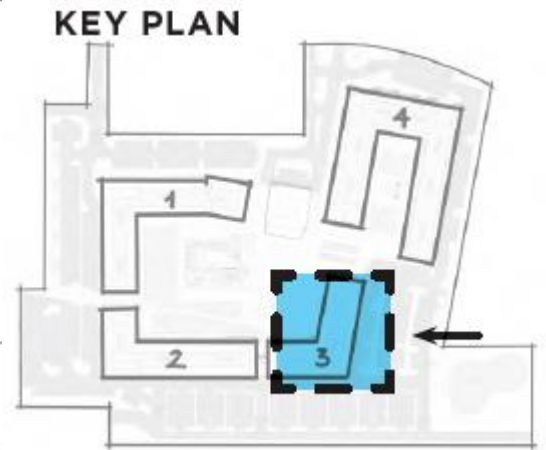


# Elevations

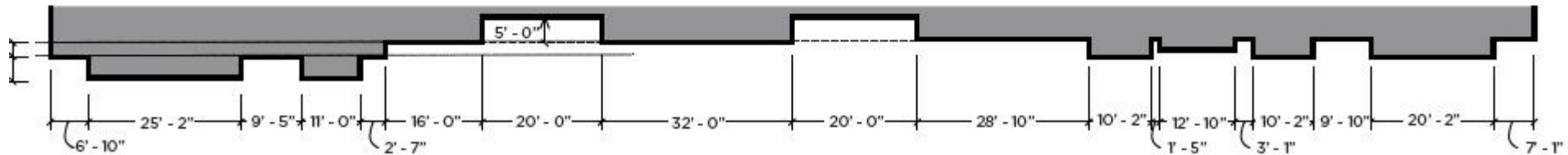
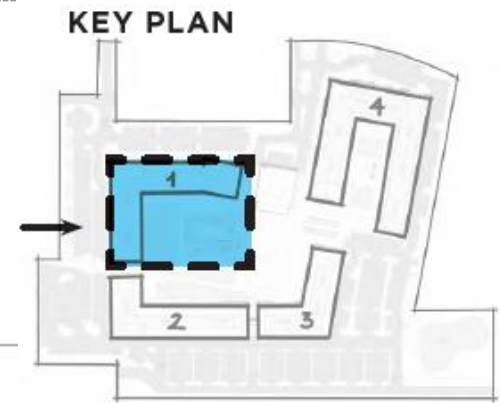




# Elevations

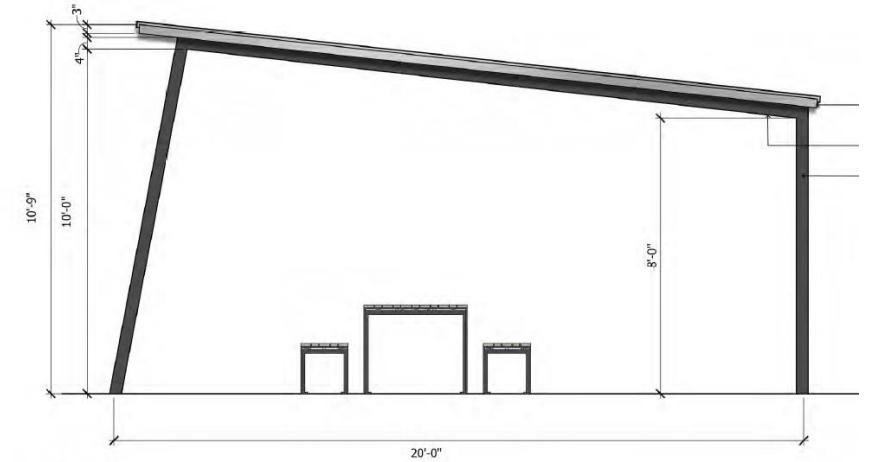


# Elevations





# Elevations – Amenity buildings



# Renderings





# Renderings



# Renderings





# Materials

- Stucco
- Concrete Tile Roof
- Painted Hardy Board
- Stacked Limestone



1. FLAT CONCRETE TILE ROOF,  
GREY COLOR, MANUF. TBD.  
ALT: COMP SHINGLE ROOF  
(RT-01)



2. EXTERIOR STUCCO  
FINISH - WESTERN WHITE  
SUPERFINE  
WESTERN BLENDED PRODUCTS  
(S-01)



FINISH - GRIZZLE GREY  
SUPERFINE  
WESTERN BLENDED PRODUCTS  
(S-02)



3. PAINTED TRIM, FIBER CEMENT  
BOARD (FC-01)



4. VINYL WINDOWS W/ DARK FINISH



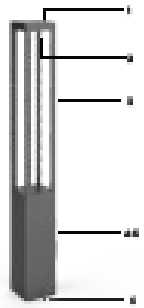
5. GREY METAL, PAINTED (MTL-01)



6. ROUGH-FACE DRY-STACKED  
GREY LIMESTONE  
(ST-01)  
CUT GREY LIMESTONE  
IN A RUNNING BOND PATTERN  
(ST-02)



# Lighting

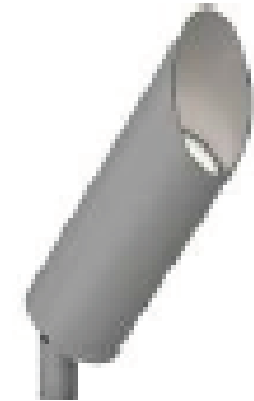


- 1. Extruded aluminum top arm
- 2. Optical system assembly
- 3. Clear coated aluminum body
- 4. Cast aluminum base housing
- 5. 6" (152mm) x 6" (152mm) etched aluminum square body
- 6. Cast aluminum mounting base

LOGIST



TRIPPLY



TRIPPLY

TRIPPLY



# Design Guidelines

## Section 11-6-3 (Multiple Residence in Commercial)

✓	Wall and roof articulation
✓	Parapet detailing
✓	Incorporates balconies to create architectural interest
✓	All visible facades incorporate details



# Alternative Compliance

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

- *Simple, clean and contemporary design, balconies and broken facades give dimension*

Max. 3 garage doors adjacent to one another

- *Clustering garages to reduce garage visibility on all facades*

All downspouts shall be brought internal

- *Intentional due to design inspiration, adds texture, thoughtfully placed, finished metal material*

# Summary

## Findings

- ✓ Staff is seeking your review and recommendation on the following:
  - Alternative Compliance for material percentages, garage doors, and downspouts
  
- Staff welcomes any feedback



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