



DESIGN REVIEW BOARD

October 12, 2021

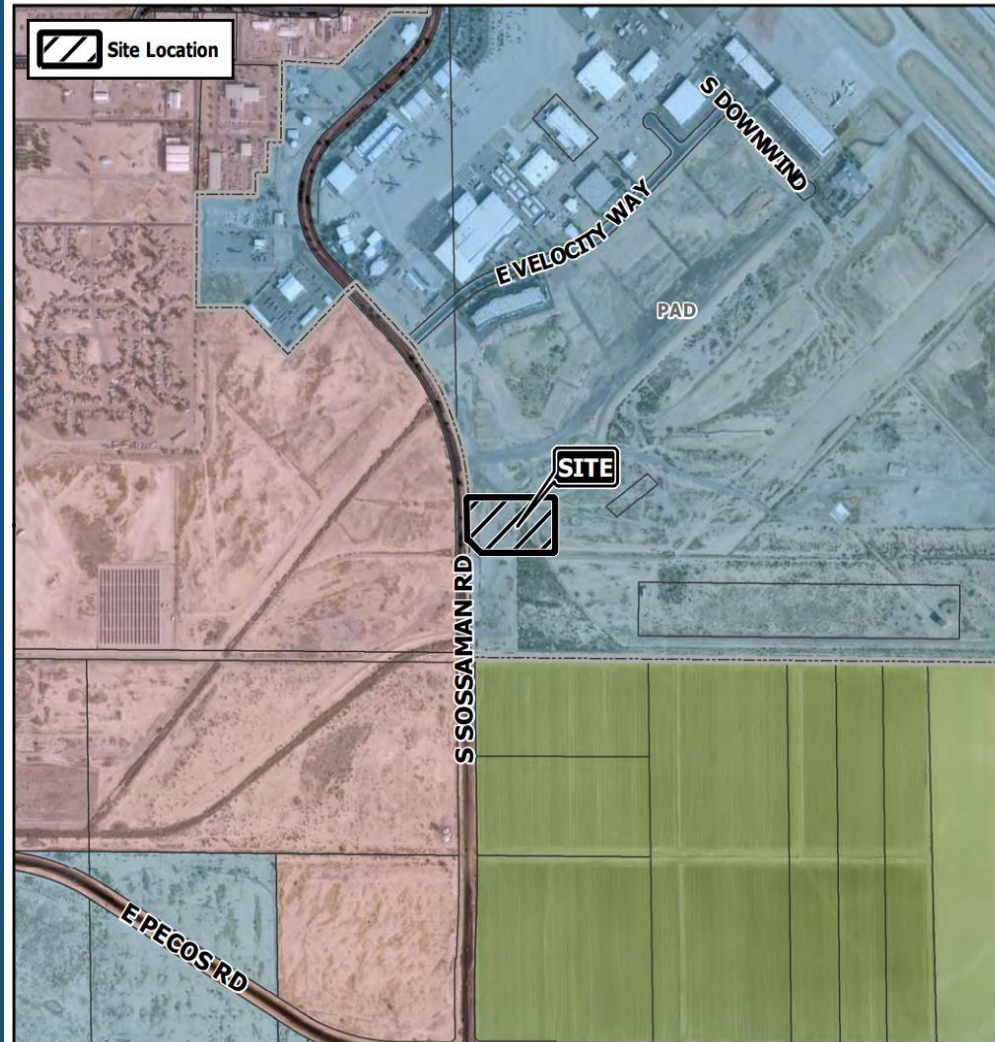


DRB21-00591

Location

- Within the 6600 block of S. Sossaman Road (east side)
- North of Pecos Road

Design Review Vicinity Map: DRB21-00591



Case Details

Case:

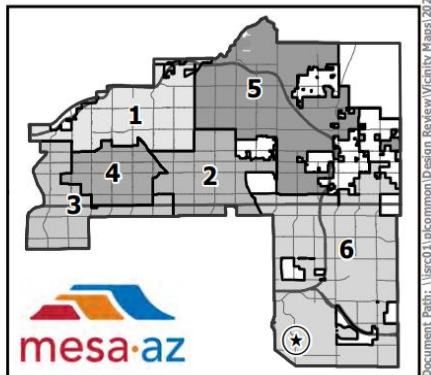
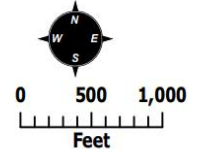
DRB21-00591

Site / Address:

District 6. Within the 6600 block of South Sossaman Road (east side). Located north of Pecos Road on the east side of Sossaman Road. (4.5± acres).

Request:

Requesting the review of a hotel development.





Request

- Design Review

Purpose

- 4-story hotel development

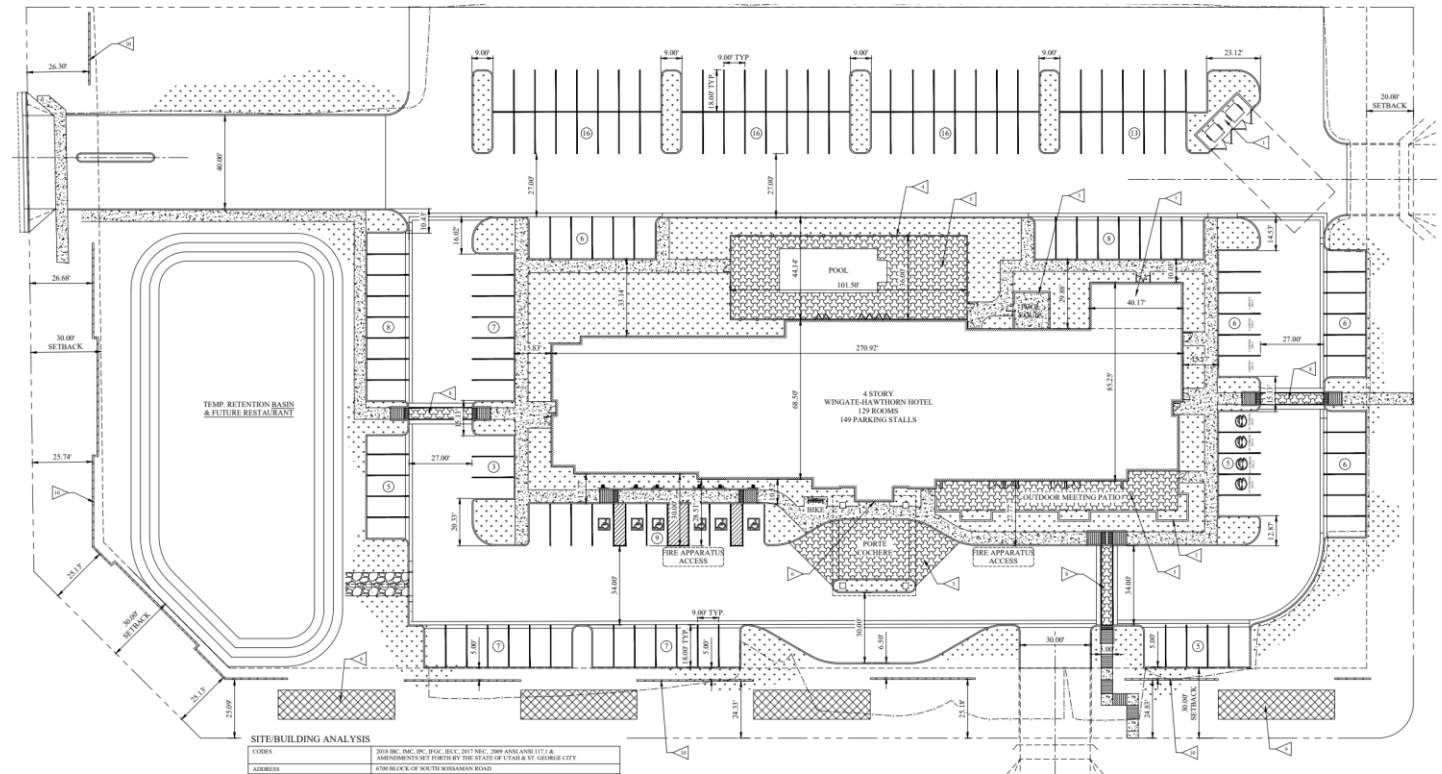
Site Photo



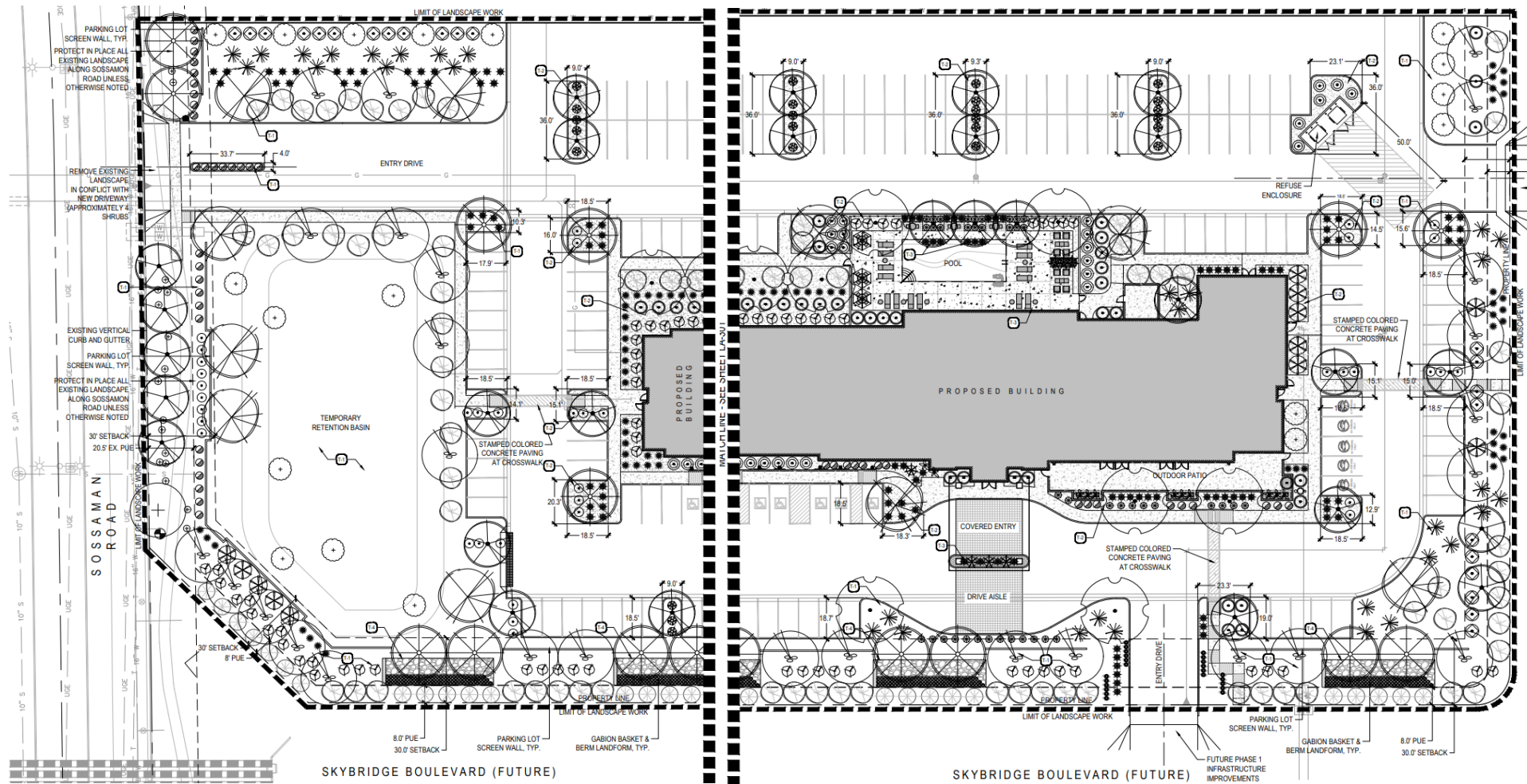
Looking east towards the site from Sossaman Road

Site Plan

- 4-story building (56'-0")
- 18,320 square feet of ground floor area
- Porte cochere for covered vehicle parking during check-in and check-out
- Outdoor pool and patio space for guests

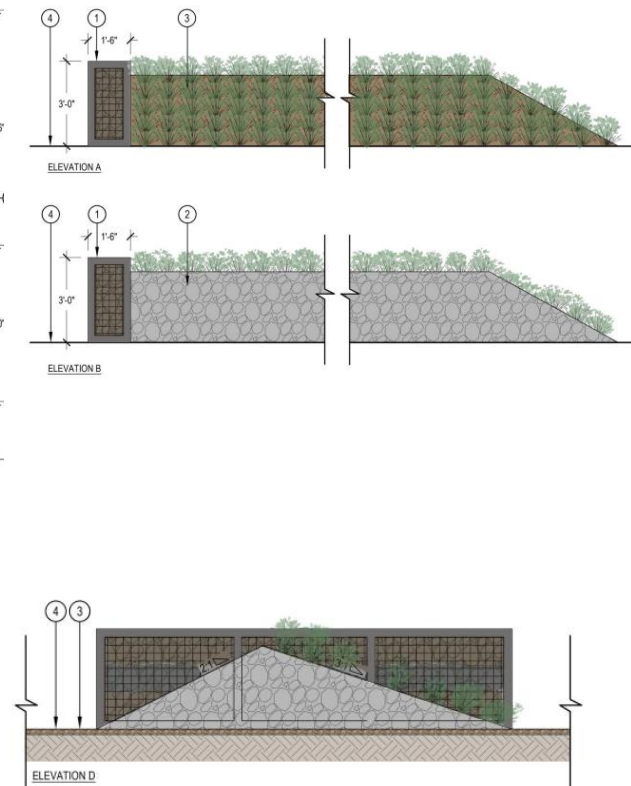
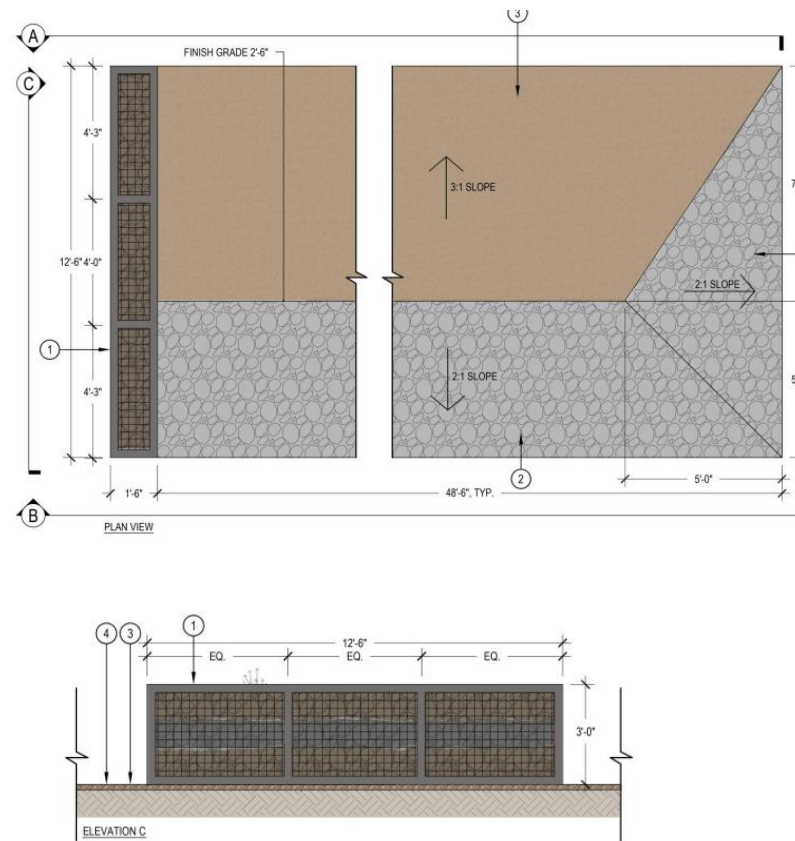


Landscape Plan

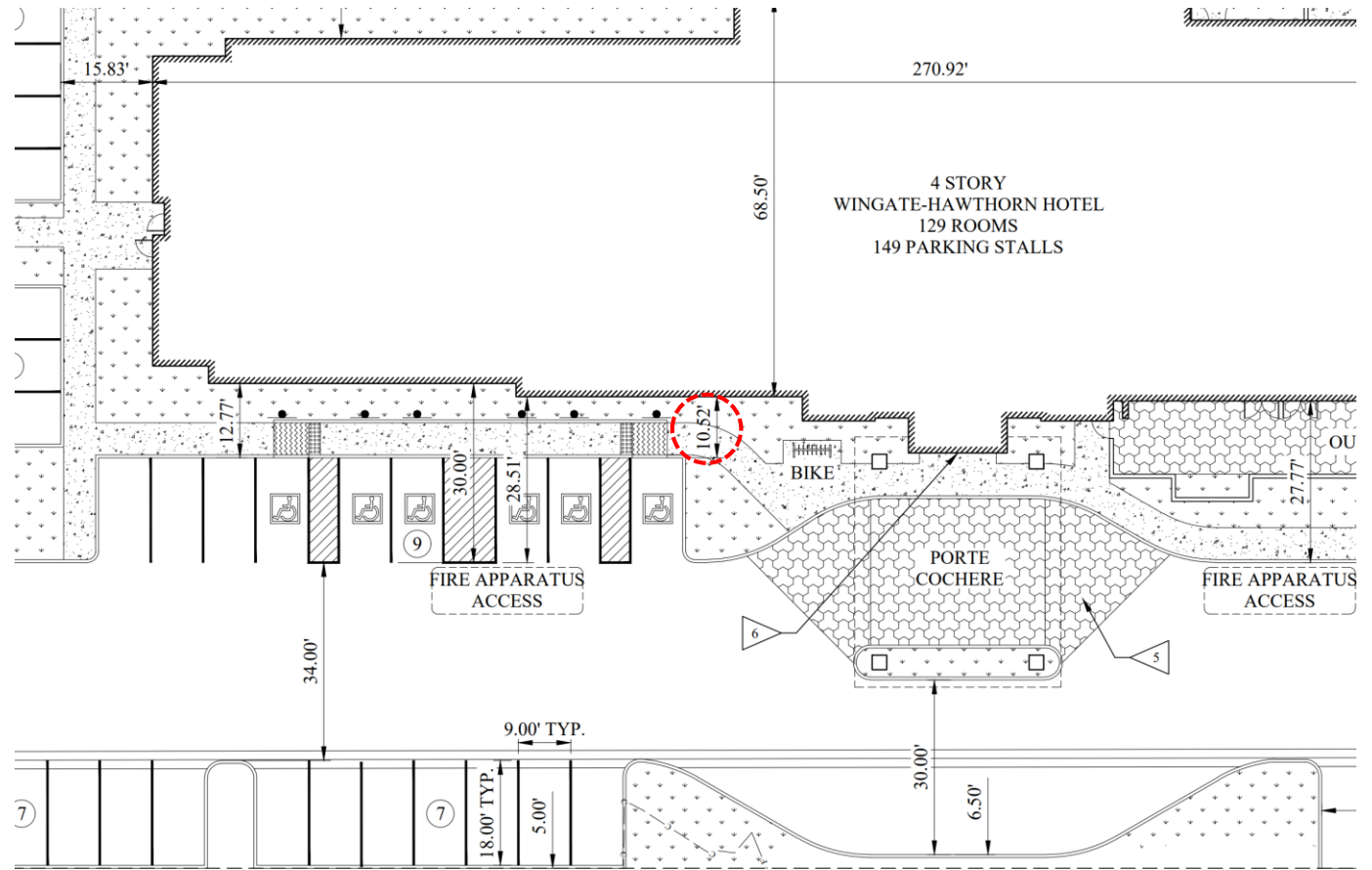


PLANT SCHEDULE				
SYM.	BOTANICAL NAME COMMON NAME	SIZE	QTY	CREDIT (SF)
TREES				
	Existing Tree Varies	--	--	--
	<i>Acacia aneura</i> Mulga	36" BOX SINGLE 2" CALIPER 7 HT / 4 W	28	50
	<i>Olea europaea</i> "Wilson" Fruitless Olive	24" BOX MULTI 3" CALIPER 6 HT / 3 W	9	100
	<i>Olneya tesota</i> Ironwood	24" BOX MULTI 1.5" CALIPER 4 HT / 3 W	10	100
	<i>Parkinsonia praecox</i> Palo Brea	36" BOX SINGLE 2" CALIPER 6 HT / 6 W	15	100
	<i>Prosopis</i> sp. "Leslie Roy" Leslie Roy Mesquite	36" BOX SINGLE 2" CALIPER 6 HT / 6 W	27	100
SHRUBS				
	Existing Shrub Varies	--	--	--
	<i>Boutoulea curtipendula</i> Sidecots Grama	1 GAL	372	10
	<i>Casalsapinia pulcherrima</i> Red Bird of Paradise	5 GAL	18	50
	<i>Calliandra x Sierra Star</i> Sierra Star Fairy Duster	5 GAL	45	25
	<i>Callistemon citrinus</i> "Little John" Little John Bottle Brush	5 GAL	38	10
	<i>Eremophila maculata</i> "Valentine" Red Emu Bush	5 GAL	25	25
	<i>Larrea tridentata</i> Creosote	5 GAL	22	50
	<i>Leucophyllum frutescens</i> Texas Sage	5 GAL	64	25
	<i>Ruellia brittoniana</i> Mexican Petunia	5 GAL	37	25
	<i>Senna artemisioides</i> Feathery Cassia	5 GAL	12	50
	<i>Simmondsia chinensis</i> Jojoba	5 GAL	26	25
ACCENTS				
	<i>Carnegia gigantea</i> Saguaro	4" SPEAR	1	25
	<i>Dasylistron longissimum</i> Mexican Grass Tree	15 GAL	33	25
	<i>Echinocactus grusonii</i> Golden Barrel	5 GAL	23	10
	<i>Muhlenbergia capillaris</i> Pink Muhly	1 GAL	114	10
	<i>Muhlenbergia rigens</i> Deer Grass	1 GAL	66	10
	<i>Opuntia</i> "Graz-India" Barbery Fig	5 GAL	11	25
	<i>Pachyocereus schottii</i> Santa Cactus	15 GAL	7	25
	<i>Yucca pallida</i> Pale Leaf Yucca	5 GAL	42	10
GROUNDCOVERS				
	<i>Acacia redolens</i> "Low Bay" Prostrate Acacia	1 GAL	72	10
	<i>Acrocalymma glabra</i> "Mingonev" Gold Gold Emu Bush	1 GAL	27	10

PLANT SCHEDULE				
SYM.	BOTANICAL NAME COMMON NAME	SIZE	QTY	CREDIT (\$F)
TREES				
	Existing Tree Varies	-	-	-
	Acacia aneura Mulga	36" BOX SINGLE 2" CALIPER 7 HT / 1 4 W	28	50
	Olea europaea 'Wilson' Fruitless Olive	24" BOX MULTI 3" CALIPER 6 HT / 3 W	9	100
	Olneya tesota Ironwood	24" BOX MULTI 1.5" CALIPER 4 HT / 3 W	10	100
	Parkinsonia praecox Palo Brea	36" BOX SINGLE 2" CALIPER 9 HT / 6 W	15	100
	Prosopis sp. 'Leslie Roy' Leslie Roy Mesquite	36" BOX SINGLE 2" CALIPER 8 HT / 6 W	27	100
SHRUBS		SIZE	QTY	(\$F)
	Existing Shrub Varies	-	-	-
	Bouteloua curtipendula Scribbled Grama	1 GAL	372	10
	Cassia/pulchra Red Bird of Paradise	5 GAL	18	50
	Calliandra x Sierra Star Sierra Star Fairy Duster	5 GAL	45	25
	Callistemon citrinus 'Little John' Little John Bottle Brush	5 GAL	38	10
	Eremophila maculata 'Valentin' Red Emu Bush	5 GAL	25	25
	Larrea tridentata Creosote	5 GAL	22	50
	Leucophyllum frutescens Texas Sage	5 GAL	64	25
	Ruellia brittoniana Mexican Petunia	5 GAL	37	25
	Senecio artemisioides Feathery Cassia	5 GAL	12	50
	Simmondsia chinensis Jojoba	5 GAL	26	25
ACCENTS		SIZE	QTY	(\$F)
	Carnegiea gigantea Saguaro	4 SPEAR	1	25
	Dasylirion longistatum Mexican Grass Tree	15 GAL	33	25
	Echinocactus grusonii Golden Barrel	5 GAL	23	10
	Muhlenbergia capillaris Pink Muhly	1 GAL	114	10
	Muhlenbergia rigens Deer Grass	1 GAL	66	10
	Opuntia ficus-indica Barbary Fig	5 GAL	11	25
	Pachycaerus schottii Santa Cactus	15 GAL	7	25
	Yucca pallida Pale Leaf Yucca	5 GAL	42	10
GROUNDCOVERS		SIZE	QTY	(\$F)
	Acacia dealbata 'Low Boy' Prostrate Acacia	1 GAL	72	10
	Eremophila glabra Mingonee Gold Gold Emu Bush	1 GAL	27	10



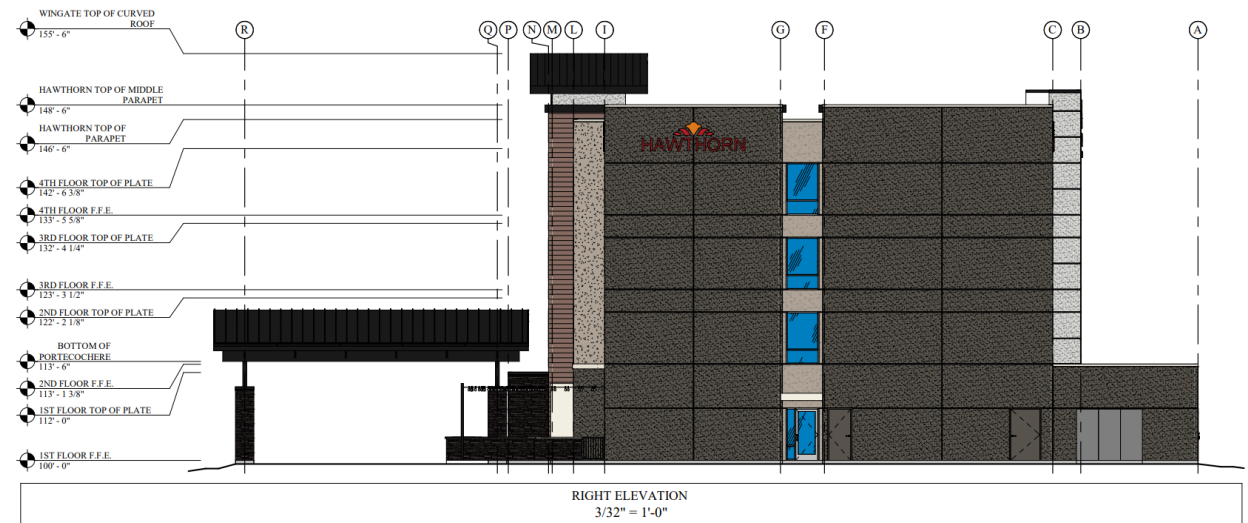
- Per Section 11-33-5 in the MZO, a 15-foot-wide foundation base is required along exterior walls with a public entrance
- Due to the application of fire codes, proposed 10.5' foundation base along the front facade



Front Elevation



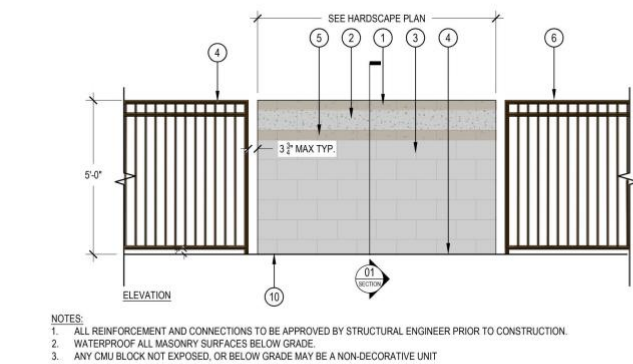
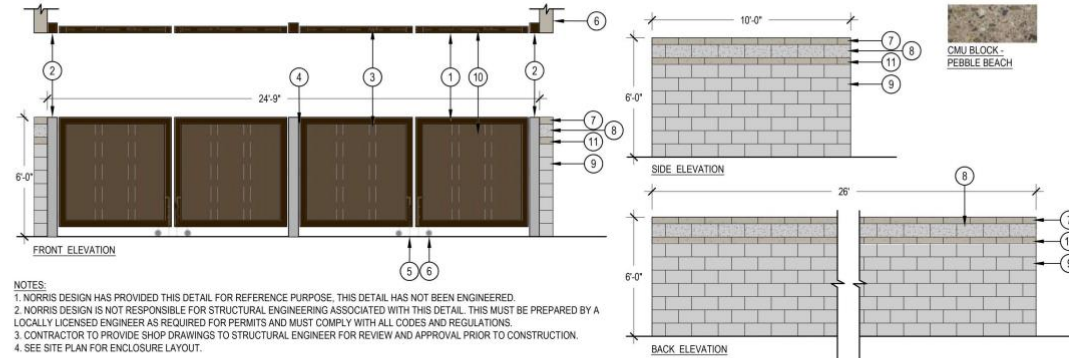
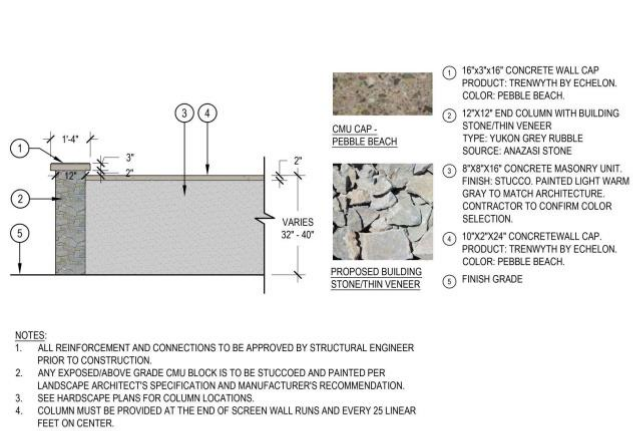
Side Elevations



Rear Elevation



Site Details



Renderings



PERSPECTIVE - SOUTHWEST VIEW

Renderings

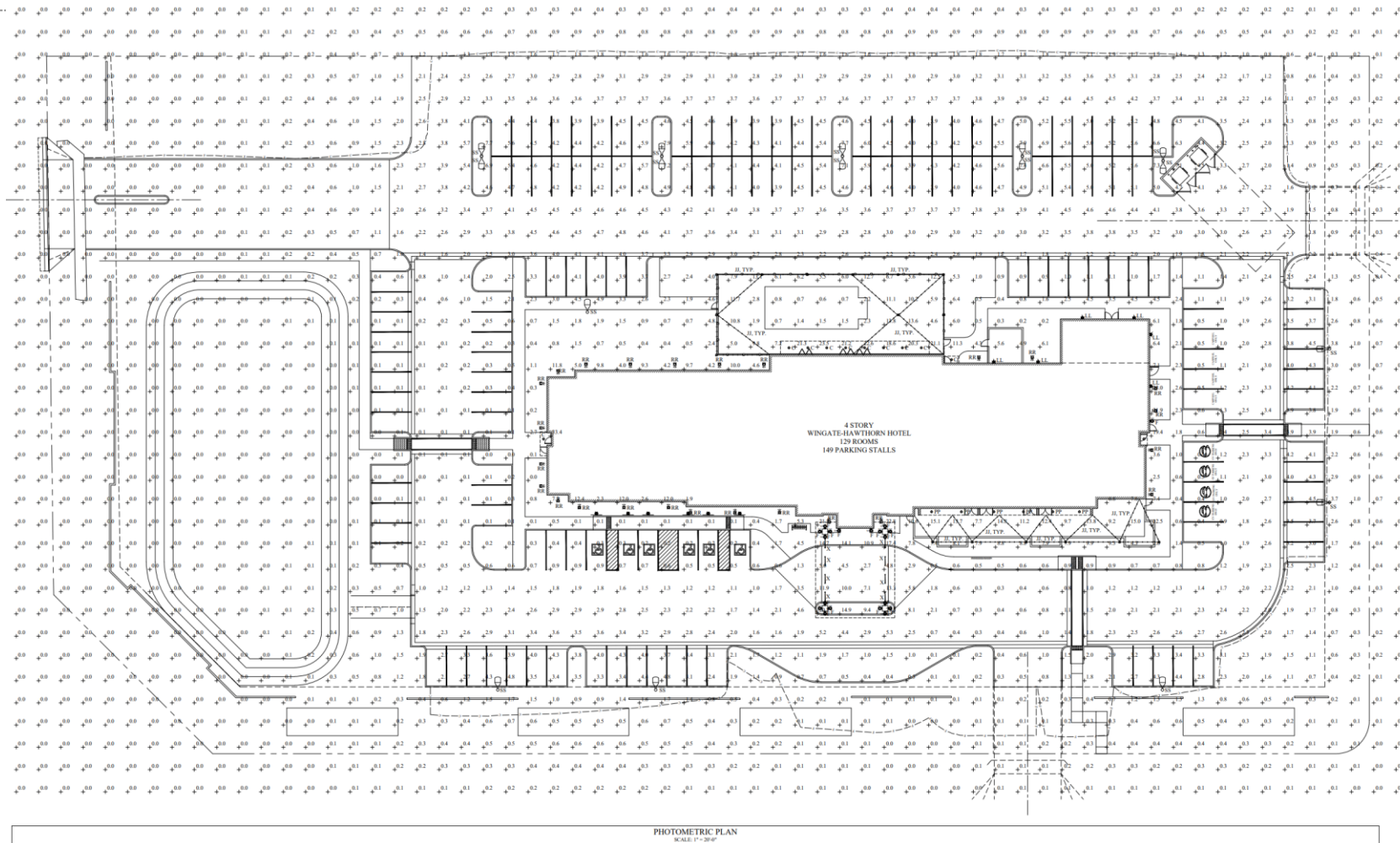


PERSPECTIVE - SOUTHWEST VIEW

Color and Material Palette



Lighting



Lighting

OUTDOOR PHOTOMETRIC REPORT

CATALOG: DSX0 LED P6 40K T3M MVOLT

Test #: ISF 33813P17
Test Lab: SCALED PHOTOMETRY
Test Date: 3/13/2017
Catalog: DSX0 LED P6 40K T3M MVOLT
Description: DSX0 LED P6 40K T3M MVOLT
Series: D-Series Area Size 0
Lamp Catalog: PCBA LEM-30 4000K 319A 70 CRI
Lamp: LED
Lamp Output: Total luminaire Lumens: 15508.8, **absolute photometry ***
Ballast / Driver: LED Driver
Input Wattage: 134



FLOOD PHOTOMETRIC REPORT

CATALOG: DSXF2 LED P4 50K 70CRI FL

Test #: ISF 211403P12
Test Lab: SCALED PHOTOMETRY
Catalog: DSXF2 LED P4 50K 70CRI FL
Description: DSX Floodlight Luminaire Size 2 P4 Lumen Package 5000K CCT 70CRI Type FL Distribution
Series: D-Series Flood Size 2
Lamp Output: Total luminaire Lumens: 17587.1, **absolute photometry ***
Input Wattage: 144.6545
Luminous Opening: Rectangle (L: 2.28", W: 9.72")



INDOOR PHOTOMETRIC REPORT

CATALOG: LDN4CYL 27/20 LW4 WR

Test #: ISF 31743P373
Test Lab: SCALED PHOTOMETRY
Catalog: LDN4CYL 27/20 LW4 WR
Description: 4IN LDN CYLINDER WALLWASH, 2700K, 2000LM, WHITE, CRI80
Series: LDN4 Cylinder Series
Lamp Output: Total luminaire Lumens: 1680, **absolute photometry ***
Input Wattage: 22.12
Luminous Opening: Circular (Dia: 3.96")
Cie Class: Direct
Max Cd: 1,618.5 at Horizontal: 180°, Vertical: 15°
Spacing Criterion: @ 0 = 0.95 / @ 90 = 1.14



INDOOR PHOTOMETRIC REPORT

CATALOG: MRW LED P1 SR2 40K MVOLT

Test #: ISF 37792P4
Test Lab: SCALED PHOTOMETRY
Test Date: 3/22/2018
Catalog: MRW LED P1 SR2 40K MVOLT
Description: MRW LED WITH P1-PERFORMANCE PACKAGE, 4000K, AND SR2 OPTIC TYPE
Series: MRW-LED
Lamp: LED
Lamp Output: Total luminaire Lumens: 2250.8, **absolute photometry ***
Ballast / Driver: LED DRIVER
Input Wattage: 19.56



Design Guidelines

Section 11-7-3

✓	Wall and roof articulation
✓	Defined primary entrances
✓	More than 1 color on all elevations
✓	All visible facades incorporate details
✗	Each facade incorporates 3 different and distinct materials
✗	No more than 50% of each facade is covered with a single material

Alternative Compliance

Each facade shall incorporate at least 3 different materials

- *Alternative is more aesthetically harmonious and complimentary to the overall design*

No more than 50% of each facade shall be covered with one material

- *Alternative is more aesthetically harmonious and complimentary to the overall design*

Summary

Findings

- ✓ Staff is seeking your review and recommendation on the following:
 - ✓ Proposed building elevations
 - ✓ Proposed landscape plan
 - ✓ Alternative compliance requests for materials
 - ✓ Alternative landscape plan for foundation base width

Staff welcomes any feedback



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