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AGENDA

DESIGN REVIEW BOARD

Friday, January 14, 2011, 11:00 AM
Administrative Conference Room
College Station City Hall
1101 Texas Avenue
College Station, Texas, 77840

1. Call to Order
2. Consideration, discussion and possible action on Absence Requests.
 - Jason Kinnard
3. Consideration, discussion and possible action to approve meeting Minutes.
 - December 10, 2010
4. Presentation, possible action, and discussion on an appeal to the Non-Residential Architectural Standards' approved color palette for a proposed freestanding restaurant located at 1520 Harvey Road in the Post Oak Mall parking lot. Case # 10-00500275 (MKH)
5. Possible action and discussion on future agenda items – A Design Review Board Member may inquire about a subject for which notice has not been given. A statement of specific factual information or the recitation of existing policy may be given. Any deliberation shall be limited to a proposal to place the subject on an agenda for a subsequent meeting.
6. Adjourn.

Notice is hereby given that a Regular Meeting of the Design Review Board of the City of College Station, Texas will be held on the Friday, January 14, 2011 at 11:00 a.m. at the City Hall Administrative Conference Room, 1101 Texas Avenue, College Station, Texas. The following subjects will be discussed, to wit: See Agenda

Posted this the _____ day of _____, 2011 at _____ p.m.

CITY OF COLLEGE STATION, TEXAS

By _____
Sherry Mashburn, City Secretary

I, the undersigned, do hereby certify that the above Notice of Meeting of the Design Review Board of the City of College Station, Texas, is a true and correct copy of said Notice and that I posted a true and correct copy of said notice on the bulletin board at City Hall, 1101 Texas Avenue, in College Station, Texas, and the City's website, www.cstx.gov. The Agenda and Notice are readily accessible to the general public at all times. Said Notice and Agenda were posted on _____, 2011 and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

This public notice was removed from the official posting board at the College Station City Hall on the following date and time: _____ by _____.

Dated this _____ day of _____, 2011.

CITY OF COLLEGE STATION, TEXAS

By _____

Subscribed and sworn to before me on this the ____ day of _____, 2011.

Notary Public- Brazos County, Texas

My commission expires: _____

This building is wheelchair accessible. Handicap parking spaces are available. Any request for sign interpretive service must be made 48 hours before the meeting. To make arrangements call (979) 764-3517 or (TDD) 1-800-735-2989. Agendas may be viewed on www.cstx.gov.



CITY OF COLLEGE STATION
Planning & Development Services

Absence Request Form For Elected and Appointed Officers

Name Jason Kinnard

Request Submitted on Date: 1/4/2011

I will not be in attendance at the meeting of 1/14/2011
for the reason(s) specified: _____ (Date)

Out of town

By Email (see attached)
Signature

This request shall be submitted to Mandi Alford one week prior to meeting date. Fax 764-3496. City of College Station, 1101 Texas Avenue, College Station, Texas 77840

Kristen Hejny - RE: DRB Meeting for January 14th, 2011

From: "Jason Kinnard" <Jason@jsarchitects.com>
To: "Mandi Alford" <Malford@cstx.gov>
Date: 1/4/2011 11:34 AM
Subject: RE: DRB Meeting for January 14th, 2011

I will be out of town from the 14th -22nd. Taking the kids to Disney World. ☺

Jason Kinnard, AIA LEED AP
JSA
1711 Cavitt Avenue
Bryan, TX 77801
979.779.5757
979.492.4908

From: Mandi Alford [mailto:Malford@cstx.gov]
Sent: Tuesday, January 04, 2011 11:32 AM
To: Steven Schloss; Kristen Hejny; Mandi Alford; Katy Jackson; Bill Mather; Jason Kinnard; Scott Shafer; Alan King
Subject: DRB Meeting for January 14th, 2011

Good Morning and Happy New Year!!!

Please let me know if you will be in attendance for the above referenced meeting, as you all know the DRB was not appointed alternates, therefore if we do not have a quorum will have to reschedule.
Thank you and have a great day!

Mandi Alford
Staff Assistant
Planning & Development Services
1101 Texas Ave , College Station TX 77842
979-764-3743
Email: Malford@cstx.gov

City of College Station
Home of Texas A&M University ®



Minutes
Design Review Board
Friday, December 10, 2010, 9:30 a.m.
Administrative Conference Room ~ City Hall
1101 Texas Ave
College Station, Texas, 77840

Board Members Present: Chairman Scott Shafer, Katy Jackson, Alan King, and Jason Kinnard

Board Members Absent: William (Bill) Mather and Steven Schloss

Staff Present: Jennifer Prochazka, Matthew Hilgemeier, Lauren Hovde, and Mandi Alford

Others Present: Kerry Rainey, Bob Cornett, Wallace Phillips, Dusty Phillips, and Heath Phillips

AGENDA ITEM NO. 1: Call to order.

Chairman Shafer called the meeting to order at 9:38 a.m.

AGENDA ITEM NO. 2: Consideration, discussion and possible action on absence request.

Katy Jackson motioned to approve the absence request for Bill Mather; Alan King seconded the motion, which passed unopposed (4-0).

Steven Schloss did not submit an absence request for approval.

AGENDA ITEM NO. 3: Consideration, discussion and possible action to approve meeting minutes for November 12, 2010.

Alan King motioned to approve the meeting minutes; Katy Jackson seconded the motion, which passed unopposed (4-0).

AGENDA ITEM NO.4: Presentation, possible action and discussion regarding an alternate to exterior building materials for Texas Roadhouse located at 1601 University Drive East, generally within the Gateway Center. Case# 10-00500241 (LH)

Staff Planner Lauren Hovde conference called the applicant to participate in the discussion.

Lauren Hovde presented the staff report stating that the applicant is proposing a 587-square-foot wood patio cover to be located at the side-rear of the main building. It is considered an extension of the existing 7,186-square-foot building and must therefore meet all building material requirements. Section 7.9.B.3 “Building Materials” limits the use of wood or cedar siding to 30% of any façade and requires a minimum of 10% of each façade to consist of brick or stone. Since the building exterior consists mostly of cedar siding, this requirement has not been met. Therefore, the applicant was seeking a waiver to allow additional wood on the rear and side building facades in the form of a covered patio and exempt the patio cover from masonry requirements.

Katy Jackson motioned to approve the item as submitted; Jason Kinnard seconded the motion, which passed unopposed (4-0).

AGENDA ITEM NO. 5: Presentation, possible action and discussion regarding an alternate to exterior building materials for a proposed freestanding self-storage facility located at 4320 Decatur Drive. Case # 10-00500251 (MKH)

Staff Planner Matthew Hilgemeier presented the staff report stating that the applicant is proposing to construct a new freestanding self storage structure near the intersections of Decatur Drive and Candace Court. The applicant is requesting the substitution of building materials to meet the standards of Section 7.9.B.3.a, which requires that all building facades that are visible from a public right-of-way have at least 10% of the surface area of the façade consist of stone or masonry product, and Section 7.9.B.3.b.5, which allows for a maximum 20% standing seam metal or premium grade architectural metal on a facade. The UDO allows for the substitution of building materials if the material is a new and innovative material that has not been previously available to the market, is not listed as an allowed material or prohibited material, is similar and comparable in quality and appearance to the materials allowed in Section 7.9, or the material is an integral part of a themed building.

The applicant also proposed to substitute an alternative material Rigid Rock to meet the requirements of Section 7.9.B.3.a. Rigid Rock is a synthetic material that is designed with the look and texture of natural stone. The applicant states that typical masonry materials are not desired for this building because of the potential damage to the façade. He adds that the proposed material can be easily maintained or replaced, while masonry materials require additional maintenance and would be hard to replace to match the original color of the material or mortar.

Alan King motioned to approve the stucco alternative; Katy Jackson seconded the motion, which passed unopposed (4-0).

Jason Kinnard expressed concerns regarding the quality and durability of the Rigid Rock. After a brief discussion with the applicant and other board members, Mr. Kinnard agreed the material meets the intent.

Alan King motioned to approve the stone rock alternative; Katy Jackson seconded the motion, which passed unopposed (4-0).

AGENDA ITEM NO. 6: Possible action and discussion on future agenda items - A Design Review Board Member may inquire about a subject for which notice has not

been given. A statement of specific factual information or the recitation of existing policy may be given. Any deliberation shall be limited to a proposal to place the subject on an agenda for a subsequent meeting.

None

AGENDA ITEM NO. 7: Adjourn

Jason Kinnard motioned to adjourn the meeting; Katy Jackson seconded the motion, which passed unopposed (4-0).

The Meeting adjourned at 10:16 a.m.

APPROVED:

Scott Shafer, Chairman

ATTEST:

Mandi Alford, Staff Assistant



**Non-Residential Architectural Standards Appeal
for
BJ's Restaurant
(10-00500275)**

REQUEST: Approval of alternate colors for a chain restaurant

SCALE: 1.31 acres/ 8,376 square foot building

LOCATION: 1520 Harvey Road

ZONING DISTRICT: C-1 General Commercial

APPLICANTS: Jared Taylor, Golden Property Development, LLC

PROJECT MANAGER: Matthew Hilgemeier, Staff Planner
mhilgemeier@cstx.gov

RECOMMENDATION: Denial



Proposed B.J.'s Restaurant Site

 <p>DEVELOPMENT REVIEW</p>	<p>BJ'S RESTAURANT</p>	<p>Case: 10-275</p> <p>DRB</p>
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ITEM SUMMARY

The applicant is requesting to implement a building color scheme for each facade using a color (Arabian Red) that is not on the City's approved color palette. The table below lists the proposed color percentages for each façade (color samples in packet).

Facade	Amount of accent color allowed	Amount of color proposed for each facade	Amount of color in Square feet	Variance amount
North	5%	46%	1,188	41%
South	5%	64%	1,593	59%
East	5%	63%	1,951	58%
West	5%	31%	1,048	26%

ITEM BACKGROUND

BJ's Restaurant and Brewhouse (BJ's) is proposing to construct a new freestanding structure near the southwest corner of Harvey Road and the Earl Rudder Freeway Frontage Road in the Post Oak Mall parking lot. When constructed, the new structure will be part of a building plot that has more than 150,000 gross square feet of floor area. Section 7.9.f.5 of the Unified Development Ordinance requires that when a building is part of a building plot with a gross floor area of 150,000 square feet or more, that accent colors may be used on no more than 5% of the façade on which the accent color is applied. Accent colors are those not included on the approved color palette.

The Unified Development Ordinance (UDO) allows for the approval of alternative colors/materials on each façade if the applicant shows that the proposed project is a franchised and/or chain restaurant to be developed as a single detached building (not integrated into a multi-tenant building), the proposed colors/materials are part of the franchise corporate branding, and that the applicant provides all of the alternative color/materials schemes that chain or franchise has used on other buildings.

The applicant is a franchised/chain restaurant that will be developed as a single detached building (not integrated into a multi-tenant building) and the requested color scheme is a part of the BJ's corporate brand and has been used at other locations throughout Texas. However, the applicant has failed to provide examples of all of the alternative color/materials schemes that the chain or franchise has used on other buildings. While the applicant has submitted several color schemes used by BJ's Restaurants that include Arabian Red, Staff is aware of other BJ's Restaurants that do not use Arabian Red. While they have been requested, examples of those color schemes have not been submitted.

STAFF RECOMMENDATION

Staff recommends denial of the request to implement a color scheme using a color that is not on the City of College Station's approved color palette. The approved color palette includes color options that are very similar to the color being requested by the applicant. Additionally, the applicant has not met all the requirements necessary to grant the request for use of an alternative color since they failed to provide examples of all of the

alternative color/materials schemes that the chain or franchise has used on other buildings.

ISSUES / ITEMS FOR REVIEW

Section 7.9 of the Unified Development Ordinance requires that “all building facades and roof shall consist of only colors from the color palette approved by the City Council as amended by the Design Review Board.” The Design Review Board may grant a variance for these standards of up to one hundred percent (100%) to allow alternate colors and materials on each façade if the applicant shows that:

- a. The applicant is a franchised and /or chain restaurant to be developed as a single detached building (not integrated into a multi-tenant building); and
- b. The proposed colors/materials are part of its corporate branding; and
- c. The applicant provides all of the alternative color/materials schemes the chain has used.

The City’s color palette will be available at the meeting.

SUPPORTING MATERIALS

1. Application
2. Site plan (provided in packet)
3. Elevations of all building facades (provided in packet)
4. Color samples (provided in packet)
5. Photos of other BJ’s Restaurants (provided in packet)



FOR OFFICE USE ONLY	
CASE NO.:	10-274075
DATE SUBMITTED:	12-14-10
TIME:	10:30
STAFF:	RJC

DESIGN REVIEW BOARD APPLICATION

APPEALS & WAIVERS - NON-RESIDENTIAL ARCHITECTURAL STANDARDS

MINIMUM SUBMITTAL REQUIREMENTS:

- \$350 Design Review Board Application Fee.
- Application completed in full. This application form provided by the City of College Station must be used and may not be adjusted or altered. Please attach pages if additional information is provided.
Ten (10) copies of all alternative color/material schemes the chain or franchise has used (if applicable).
Ten (10) copies of a letter from a licensed engineer or architect (if applicable).
- Ten (10) copies of the site plan showing the requested parking lot concept plan (if applicable).
- Additional materials may be required of the applicant such as material samples, elevations, site plans, and landscaping plans. The applicant shall be informed of any extra materials required.
- TEN (10) COPIES OF ELEVATIONS; FLOOR PLAN**

Date of Optional Preapplication Conference July 15, 2010

NAME OF PROJECT BJ's Restaurant Post Oak Mall

ADDRESS (place holder address) 1500 Harvey Rd. College Station, TX 77840

LEGAL DESCRIPTION (Lot, Block, Subdivision) _____

APPLICANT/PROJECT MANAGER'S INFORMATION (Primary contact for the project):

Name Jared Taylor, Golden Property Development LLC E-mail jared@goldenpd.com

Street Address 1025 Folsom Ranch Drive Suite 202

City Folsom State CA Zip Code 95630

Phone Number 805 440 7537 Fax Number 916 496 9769

PROPERTY OWNER'S INFORMATION:

Name POM-College Station, LLC E-mail paul_loy@cblproperties.com

Street Address 1500 Harvey Rd.

City College Station State TX Zip Code 77840

Phone Number 979 764 0060 X228 Fax Number 979 696 0977

Current zoning Commercial, C1

Applicable ordinance section being appealed/seeking waiver from:

- ~~1. Ordinance No. 3161 / Article 7.9.2 = Parapets facing ROW less than 66% varying 24" in height).~~
- ~~2. Article 7.9.4 = Arabian Red building color.~~

Determined that this item is not applicable

NON-RESIDENTIAL ARCHITECTURAL STANDARDS APPEALS / WAIVER REQUEST

1. The following specific alternative to / waiver from the ordinance is requested:

Variance requested from Article 7.9.2 to allow for 100% of roofline/parapet at same elevation on North facade facing ROW.

2. The unnecessary hardship(s) involved by meeting the provisions of the ordinance other *than financial hardship* is/are:

The proposed restaurant will be developed as a single detached building and the design is part of it's corporate branding identity.

3. The following alternatives to the requested appeal/waiver are possible:

Building articulation has been provided every 7 feet on the North facade by using various design elements: tile columns, metal canopies, decorative patio railing, lighting, and umbrellas.

IN ADDITION, ANSWER THE FOLLOWING AS APPLICABLE (see the Unified Development Ordinance Section 7.9 Non-Residential Architectural Standards for more information):

For the **substitution of building materials**, answer at least one of the following:

1. Describe how the building material is a new or innovative material that has not been previously available to the market or verify that the material is not listed as an allowed or prohibited material.

n/a

2. Explain how the material is similar and comparable in quality and appearance to the allowed materials.

n/a

3. Explain how the material is an integral part of a themed building (e.g., chrome on a 1950's-type diner).

n/a

For **alternative materials on facade work on an existing building**, answer the following:

1. Explain why the allowed materials cannot be utilized without a structural alteration to the existing building.

2. Provide copies of a letter from a licensed engineer or architect verifying that a structural alteration is required to apply the permitted facade materials to the building.

For **alternate colors or materials on a franchised and/or chain restaurant**, answer the following:

1. Will the restaurant be developed as a single, detached building?

Yes No

2. Are the proposed colors/material part of its corporate branding?

Yes No

3. Provide copies of all alternative color/material schemes the chain or franchise has used.

For a **waiver to facade articulation and/or roofline requirements for an existing building**, answer at least one of the following:

1. Explain how meeting ordinance requirements is not financially feasible.

2. Explain how meeting ordinance requirements is not structurally feasible.

The applicant has prepared this application and certifies that the facts stated herein and exhibits attached hereto are true, correct, and complete.

 Applicant

Signature and title

12/9/2010

Date