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AGENDA
DESIGN REVIEW BOARD
Friday, May 13, 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.
 - Scott Shafer
3. Consideration, discussion and possible action to approve meeting Minutes.
 - March 25, 2011
4. Presentation, possible action, and discussion regarding a proposed update to the City of College Station's approved Color Palette.
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, May 13, 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

By _____
David Neeley, City Manager

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.cs1x.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.

Mandi Alford - DRB meeting on the 13th

From: Scott Shafer <sshafer@tamu.edu>
To: "Alan@TheLandDesignGroup.com" <Alan@TheLandDesignGroup.com>
Date: 5/5/2011 3:03 PM
Subject: DRB meeting on the 13th
CC: Mandi Alford <Malford@cstx.gov>

Alan,

I am tied up with a graduation reception on the 13th that overlaps some with our DRB meeting. Would you be available and willing to take over as chair?

Scott
979.229.9111 cell



CITY OF COLLEGE STATION
Planning & Development Services

Absence Request Form For Elected and Appointed Officers

Name Scott Shafer

Request Submitted on Date:5/05/2011

I will not be in attendance at the meeting of 5/13/2011
for the reason(s) specified: _____ (Date)

Please see attached email

Email By Email

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



Minutes
Design Review Board
March 25, 2011, 12:00 p.m.
Administrative Conference Room ~ City Hall
1101 Texas Ave
College Station, Texas, 77840

Board Members Present: Chairman Scott Shafer, Katy Jackson, Alan King, Bill Mather, and Steven Schloss

Board Members Absent: Jason Kinnard

Staff Present: Jennifer Prochazka, Jason Schubert, Lauren Hovde, and Mandi Alford

Others Present: Kimberly McAdams ~ Foxfire HOA

AGENDA ITEM NO. 1: Call to order.

Chairman Scott Shafer called the meeting to order at 12:00 p.m.

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

Bill Mather motioned to approve the absence request for Jason Kinnard, Alan King seconded the motion, which passed unopposed (5-0).

AGENDA ITEM NO. 3: Consideration, discussion and possible action to approve meeting minutes January 14, 2011.

Bill Mather motioned to approve the meeting minutes; Steven Schloss seconded the motion, which passed (5-0).

AGENDA ITEM NO. 4: Presentation, possible action, and discussion regarding a Gateway Grant proposal for the Foxfire Subdivision, including three signs located at 1200 Foxfire Drive, in a median within the Foxfire Drive right-of-way, and within the Faulkner Drive right-of-way adjacent to 1600 Fontaine. Case #11-00500046 (JP)

Senior Planner Jennifer Prochazka presented the staff report stating that the applicant requested the installation of two subdivision signs and one area-identification sign for the Foxfire Subdivision. The subdivision signs are proposed to be located at the southeast intersection of Sebesta Road and Foxfire Drive, and in the median located within Foxfire Drive. The area-identification sign will be located along the south side of Faulkner Drive in the public right-of-way, near the intersection of Faulkner Drive and Fontaine.

All three will be constructed of limestone block with black metal lettering. Landscaping and irrigation, as required by the Unified Development Ordinance, will also be installed in conjunction with the two subdivision signs.

The area-identification and subdivision signs meet all minimum standards of the Unified Development Ordinance and Private Improvement in Public Right-of-Way (PIP) requirements for the signs proposed in City right-of-way.

Katy Jackson motioned to approve the request as submitted; Bill Mather seconded the motion, which passed (4-1) with Alan King abstaining.

AGENDA ITEM NO. 5: Presentation, possible action, and discussion regarding an attached signage addition for the Red Mango located at The Lofts at Wolf Pen Creek in the Wolf Pen Creek District, generally located at the corner of Holleman Drive and Dartmouth Street. Case # 11-00500042 (LH)

Staff Planner Lauren Hovde presented the staff report stating that Red Mango requested the addition of attached signage to their commercial tenant lease space located at The Lofts at Wolf Pen Creek. As part of the requirement for the Wolf Pen Creek Design District, all signage must be reviewed and approved by the Design Review Board prior to receiving a sign permit from the Planning & Development Services Department.

The proposed sign is an internally-lit cabinet sign that will be located directly below the existing approved sign to describe the goods sold within as “Yogurt & Smoothies”. The colors are red, black, and white. With the addition, the total square footage of all proposed attached signs is 45.5 square feet, which is an increase from the existing 42 square feet. This tenant space is allowed up to 80.4 square feet of attached signage according to the City regulations. Therefore, the proposed signs meet the technical requirements of the Unified Development Ordinance, Section 7.4.I Attached Signs, as it relates to allowed square footage and placement.

Katy Jackson motioned to approve the request as submitted; Bill Mather seconded the motion, which passed (5-0).

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.

Jennifer Prochazka updated the Board Members on the revamping of the color palette to have a broader scheme of colors. The new palette should be brought to the Board on May 13, 2011 for their approval.

Jennifer Prochazka introduced Jason Schubert to the Board as the Staff Liaison.

AGENDA ITEM NO. 7: Adjourn

Alan King motioned to adjourn the meeting; Bill Mather seconded the motion, which passed unopposed (5-0).

Meeting adjourned at 12:15 p.m.

APPROVED:

Scott Shafer, Chairman

ATTEST:

Mandi Alford, Staff Assistant



CITY OF COLLEGE STATION
Planning & Development Services

1101 Texas Avenue, P.O. Box 9960
College Station, Texas 77842
Phone 979.764.3570 / Fax 979.764.3496

MEMORANDUM

DATE: May 13, 2011
TO: Members of the Design Review Board
FROM: Matthew Hilgemeier, Staff Planner
mhilgemeier@cstx.gov
SUBJECT: Non-Residential Color Palette Update

Item: Presentation, possible action, and discussion regarding an amendment to the City of College Station's approved Color Palette.

Background: At their January 11, 2011 meeting, Council gave staff direction to pursue various amendments to the Unified Development Ordinance (UDO) that were identified by a subcommittee of the Mayor's Forum on Development. This item is being brought forward in connection with this effort.

Planning and Development Services staff, along with the assistance of business and development interests, have been working to update the City of College Station's Color Palette. Currently, in the absence of natural brick or stone, non-residential buildings are required to utilize colors from an approved palette, which is based on the Sherwin-Williams color spectrum. Colors not listed on the approved color palette are allowed as accents, if the total area of the color being used is under a certain percentage of each façade the color is being applied to. Based on feedback received from the development community, the current approved color palette is very limiting and does not offer wide variety of colors. This proposal will allow a greater spectrum of colors by right for non-residential buildings. A public meeting was held on April 25, 2011 to present the proposed changes and gather any feedback from interested stakeholders. Based on comments gathered at the public meeting, the proposed changes to the Color Palette are acceptable.

Staff is proposing to add an additional 445 colors to the approved Color Palette, covering a broad spectrum of colors. All colors, or their equivalents, included in the Sherwin-Williams

“Fundamentally Neutral,” “Essentials,” and “Concepts of Color” color spectrums, as well as select color within the Sherwin-Williams “Exterior Preservation Palette” and “Highlights” color spectrums will be allowed on non-residential structures. Additionally, colors within the Sherwin-Williams “Color Options” color spectrum that have a Light Reflective Value (LRV) that is equal to or less than 50 will now be allowed for use on non-residential structures in the City of College Station. A color’s LRV is a measurement of a color’s total quantity of useable and visible light that is reflected by a surface in all directions and at all wavelengths, regardless of the amount of light present. Staff chose this measurement because it is an industry standard that can be applied to any paint color selection proposed by an applicant. Colors with a LRV of 50 or less tend to be darker, muted colors, while colors with a LRV greater than 50 tend to be bright, vibrant colors that could be considered visually offensive.

Below is a comprehensive list of proposed changes to the City of College Station’s approved Color Palette:

ALLOWED COLORS

The following Sherwin-Williams color spectrums, or their equivalents, are allowed, without restrictions, on non-residential buildings in the City of College Station:

- Select colors within the “Exterior Preservation Palette” color spectrum
 - “Victorian” SW 2801 – SW 2824
 - “Arts & Crafts” SW 2833 – SW 2848
- “Fundamentally Neutral” color spectrum SW 6000 – SW 6279
- “Essentials” color spectrum SW 6988 – SW 7083
- “Concepts in Color” color spectrum SW 7501 – SW 7750
- Select colors within the “Highlights” color spectrum SW 7100 – SW 7106
- Colors within the “Color Options” color spectrum with a LRV of 50 or lower

PROHIBITED COLORS

The following Sherwin-Williams color spectrums, or their equivalents, are only allowed as accent colors on non-residential buildings in the City of College Station:

- “Interior Preservation Palette” color spectrum SW 0001 – SW 0080
- Select colors within the “Exterior Preservation Palette” color spectrum
 - “Classical/Colonial” SW 2825 – SW 2832
 - “Suburban Modern” SW 2849 – SW 2864
- “Energetic Bights” color spectrum SW 6840 – SW 6983
- Select colors within the “Highlights” color spectrum SW 7107 – SW 7141
- Colors within the “Color Options” color spectrum with a LRV of 51 or greater