



# **AGENDA**

## **DESIGN REVIEW BOARD**

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

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1. Call to Order
2. Consideration, discussion and possible action on Absence Requests.
3. Consideration, discussion and possible action to approve meeting Minutes.
  - May 13,2011
4. Presentation, possible action, and discussion regarding a waiver request to Section 7.9.B.3 "Building Materials" for the TDI Brooks International Center located at 14379 South Dowling Road, generally located at the intersection of South Dowling Road and I&GN Road. Case# 11-00500142 (LH)
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, October 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

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.cstx.gov](http://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](http://www.cstx.gov).



**Minutes**  
**Design Review Board**  
**May 13, 2011, 11:00 a.m.**  
**Administrative Conference Room ~ City Hall**  
**1101 Texas Ave**  
**College Station, Texas, 77840**

**Board Members Present:** Alan King acting Chairman, Katy Jackson, Bill Mather, Jason Kinnard and Steven Schloss

**Board Members Absent:** Scott Shafer

**Staff Present:** Jason Schubert, Matthew Hilgemeier, and Mandi Alford

**Others Present:** Teddie Ellison

**AGENDA ITEM NO. 1: Call to order.**

Acting Chairman Alan King called the meeting to order at 11:04 a.m.

**AGENDA ITEM NO.2: Consideration, discussion and possible action on Absence Requests.**

Katy Jackson motioned to approve the absence request for Scott Shafer, Bill Mather seconded the motion, which passed unopposed (5-0).

**AGENDA ITEM NO. 3: Consideration, discussion and possible action to approve meeting minutes March 25, 2011.**

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

**AGENDA ITEM NO. 4: Presentation, possible action, and discussion regarding a proposed update to the City of College Station's approved Color Palette.**

At their January 11, 2011 meeting, Council gave staff direction to pursue various amendments to the Unified Development Ordinance (UDO) that was 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:

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

#### **ALLOWED COLORS**

- 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

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:

#### **PROHIBITED COLORS**

- “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 Brights” 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

The Board expressed concerns on the different paint manufactures, if the approved colors which are Sherman Williams colors would match other manufactures. The Board was also concerned with the wide spectrum of colors that were being added to the color palette and if color names ever change.

Katy Jackson motioned to approve the proposed revision to the color palette with the exception of the Energetic Brights” color spectrum and a “Preservation Palette”; Bill Mather seconded the motion, with the motion failing (2-3)

During the discussion of this item Bill Mather excused himself from the meeting.

Steven Schloss motioned to approve all colors with the exception of “Energetic Brights” color spectrum, “Interior Preservation Palette”, Color Options on color strips 0081–0120, “Essentials” color spectrum tab A., (SW 6988-SW 6994) Katy Jackson seconded the motion, which passed unopposed (4-0).

**AGENDA ITEM NO. 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.**

Review the approved color palette with the changes made at the May 13, 2011 Design Review Board Meeting.

Review allowed materials and their percentages according to the UDO.

**AGENDA ITEM NO. 6: Adjourn**

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

Meeting adjourned at 12:40 p.m.

**APPROVED:**

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**Alan King, Acting Chairman**

**ATTEST:**

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**Mandi Alford, Staff Assistant**



CITY OF COLLEGE STATION  
*Home of Texas A&M University\**

**DESIGN REVIEW BOARD  
for  
TDI - Brooks International Lab  
11-00500142**

**REQUEST:** Waiver to UDO Section 7.9.B.3 "Building Materials" to allow more than 30% wood or cedar siding on the east façade of the laboratory building.

**SCALE:** One lot on 53.305 acres

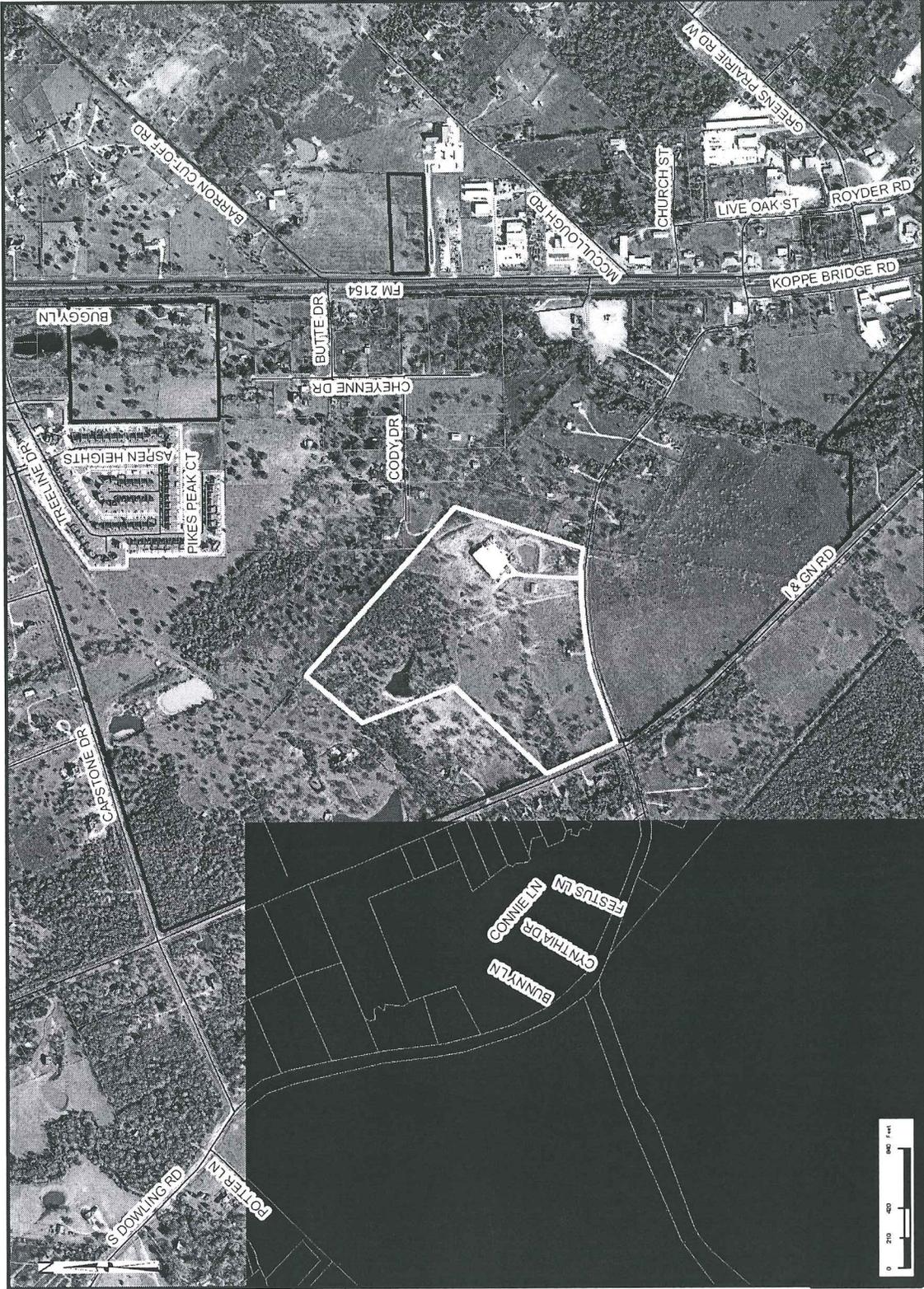
**LOCATION:** 14739 South Dowling Road

**ZONING DISTRICT:** A-O Agricultural-Open

**APPLICANT:** Mike Record, Arkitex Studio

**PROJECT MANAGER:** Lauren Hovde, Staff Planner  
lhovde@cstx.gov

**RECOMMENDATION:** Staff recommends approval based on the scale of the development, the merit of the proposed material, and the continuation of an architecturally coherent campus.



DRB  
Case: 11-142

TDI - BROOKS INTERNATIONAL LAB

DEVELOPMENT REVIEW



**ITEM SUMMARY:**

Section 7.9.B.3 “Building Material” limits the use of wood siding to 30% of any façade. The applicant is requesting to utilize wood rainscreen on 49% of the east façade of a laboratory building located within the TDI Brooks International Center private business campus. The proposed wood rainscreen is a tropical hardwood that is intended to be more durable than traditional wood siding. In addition, the product is installed differently from traditional siding methods in a way that allows the wood panels to shed water more efficiently.

**ITEM BACKGROUND:**

The TDI Brooks International Center began development prior to annexation in 2011. Being located inside of a large-scale private business campus, the structure’s location is such that there is reduced visibility from surrounding properties. In addition, the material being requested is part of an established architectural theme that will be continued with other building within the campus. The site currently has one existing building that utilizes the materials proposed with this request.

**STAFF RECOMMENDATION:**

Staff recommends approval based on the scale of the development, the merit of the proposed material, and the continuation of an architecturally coherent campus.

**ITEMS FOR REVIEW:**

Unified Development Ordinance Section 7.9.G.1.a “Variances” states that substitutions of building materials can be made if the building material is a new or innovative material manufactured that has not been previously available to the market or the material is not listed as an allowed or prohibited material.

**SUPPORTING MATERIALS:**

1. Application
2. Master Plan (provided in packet)
3. Elevations of all building facades (provided in packet)
4. Material Sample (provided at meeting)



FOR OFFICE USE ONLY	
CASE NO.:	<u>11-200142</u>
DATE SUBMITTED:	<u>9.13.11</u>
TIME:	<u>8:50</u>
STAFF:	<u>JRK</u>

## 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.

Date of Optional Preapplication Conference May 4, 2011

NAME OF PROJECT TDI-Brooks International Laboratory

ADDRESS 14379 South Dowling Road, College Station, TX 77845

LEGAL DESCRIPTION (Lot, Block, Subdivision) Lot 1, Block 1, TDI Brooks International Center

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

Name Mike Record E-mail msr@arkitex.com

Street Address 308 N. Bryan Ave

City Bryan State TX Zip Code 77803

Phone Number 979-821-2635 Fax Number 979-775-8224

PROPERTY OWNER'S INFORMATION:

Name GEO3 Inc. E-mail drjmbrooks@aol.com

Street Address 14379 South Dowling Road

City College Station State TX Zip Code 77845

Phone Number 979-693-3446 Fax Number \_\_\_\_\_

Current zoning A-O

Applicable ordinance section being appealed/seeking waiver from:

7.9.B.3.b.1 "Wood or cedar siding shall not cover more than thirty percent (30%) of any façade."

## NON-RESIDENTIAL ARCHITECTURAL STANDARDS APPEALS / WAIVER REQUEST

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

*Allow the east façade to have 49% wood rainscreen.*

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

*The building is the second of four buildings of a master plan initiated before the annexation of Wellborn. The subsequent buildings have been designed with the use of a similar wood rain screen. The wood rainscreen is an aesthetically superior, durable, premium product.*

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

*Since the east elevation is not visible from a right-of-way, painted steel panel siding is allowed per 7.9.B.3.b.5.*

**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.

*The proposed material is a tropical hardwood (ipé or massaranduba) rainscreen system. This is a very durable and attractive architectural element, very different in appearance from typical "wood or cedar siding." The allowable alternative (steel panel siding) would give the building a "cheaper" appearance.*

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

*Rainscreen elements of any material are not addressed by the existing UDO. Ipe and massaranduba are sustainably harvested tropical hardwoods that are often used as high-end decking (a use that is much more demanding than the rainscreen proposed), and are aesthetically and functionally superior to typical wood siding.*

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

*The client is planning to use this hardwood rainscreen in subsequent buildings on this campus. The four buildings are to form an architecturally coherent campus that aesthetically reflects the client's mission and that impresses company's clientele.*

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.*

  
\_\_\_\_\_  
Signature and title

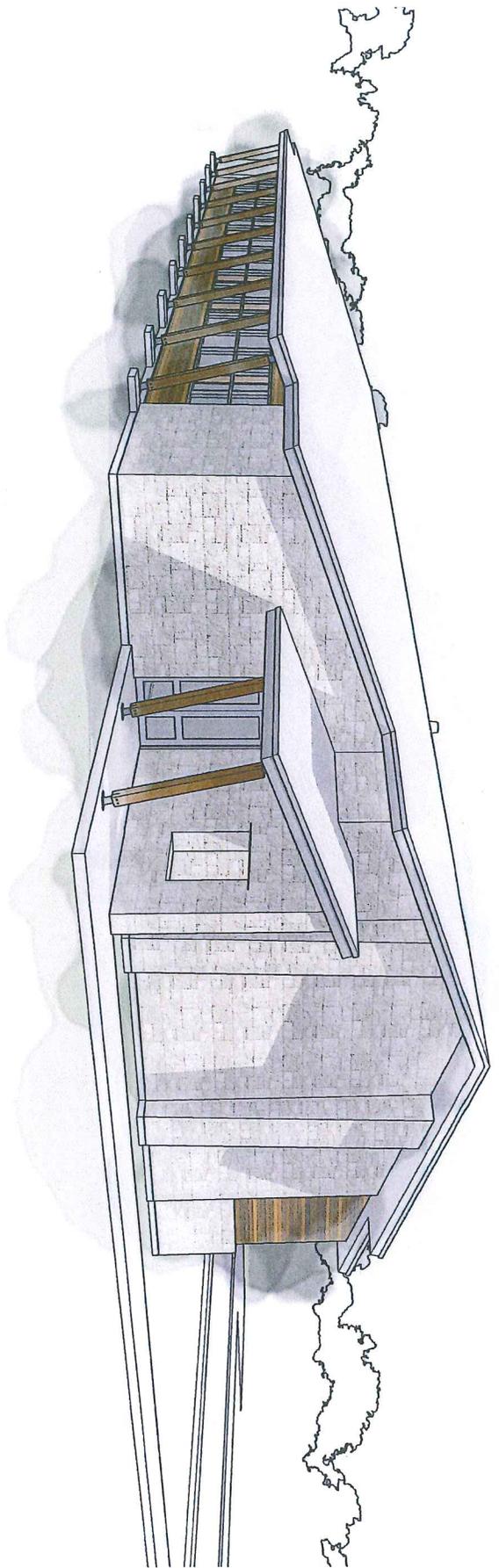
  
\_\_\_\_\_  
Date



11-142  
6-13-11  
8:50  
2K

The  
**Arkitek**  
Studio, Inc.

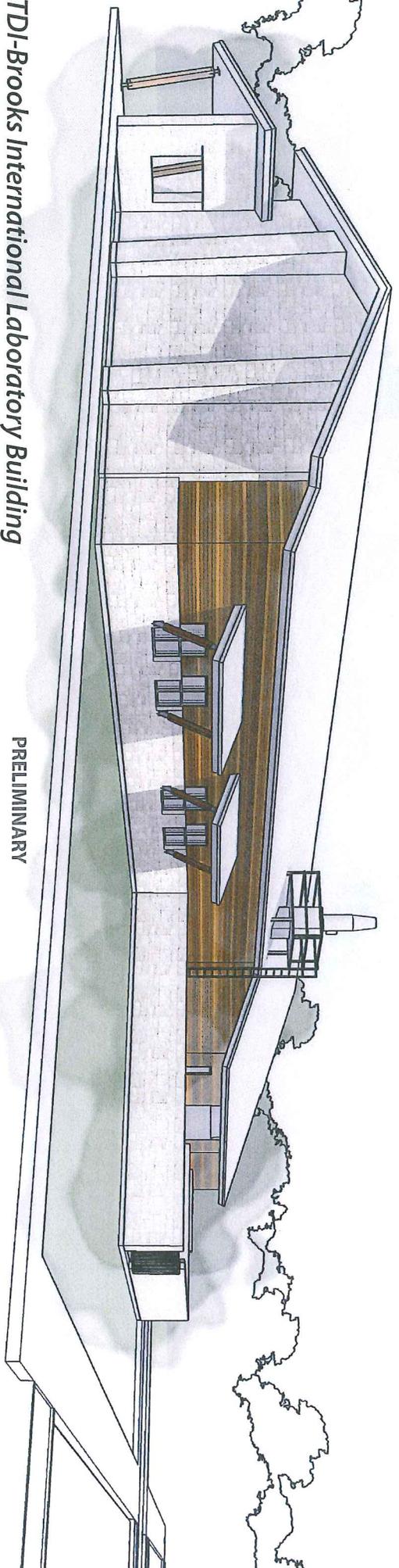
308 N. Bryan Ave.  
Bryan, TX 77803  
P (979) 821-2635  
F (979) 775-8224  
www.arkitek.com

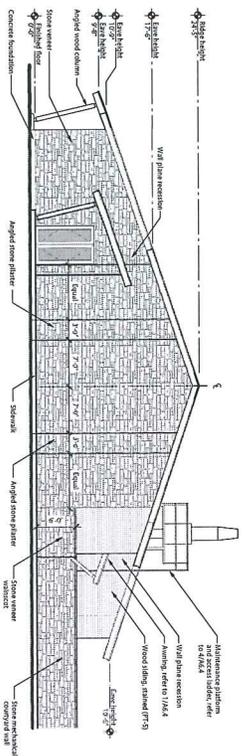


***TDI-Brooks International Laboratory Building***

**PRELIMINARY**

Interim review only. Document is not complete and may not be used for regulatory approval, permit, or construction. Architect: Michael S. Record. Registration No: 14376

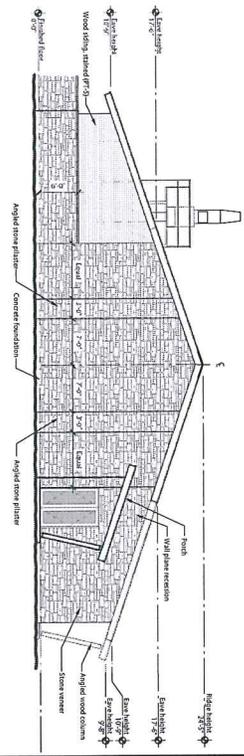




**4 SOUTH ELEVATION**  
SCALE: 1/8" = 1'-0"

**South Elevation materials**

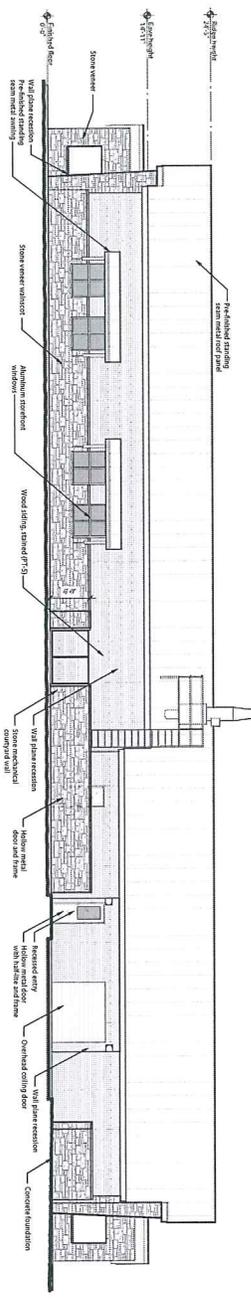
Finish plaster	1252' of 1/2"
Stone veneer	1152' of 1/2"
Door and window	54' of 4"
Stained wood columns/bushes	144' of 1 1/2"
<b>TOTAL</b>	<b>1262' of</b>



**3 NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"

**North Elevation materials**

Finish plaster	1252' of 1/2"
Stone veneer	1152' of 1/2"
Door and window	54' of 4"
Stained wood columns/bushes	111' of 1 1/2"
<b>TOTAL</b>	<b>1262' of</b>



**2 EAST ELEVATION**  
SCALE: 1/8" = 1'-0"

**East Elevation materials**

Finish plaster	1252' of 1/2"
Stone veneer	1152' of 1/2"
Door and window	54' of 4"
Stained wood columns/bushes	77' of 1 1/2"
<b>TOTAL</b>	<b>1335' of</b>

**East Elevation materials**

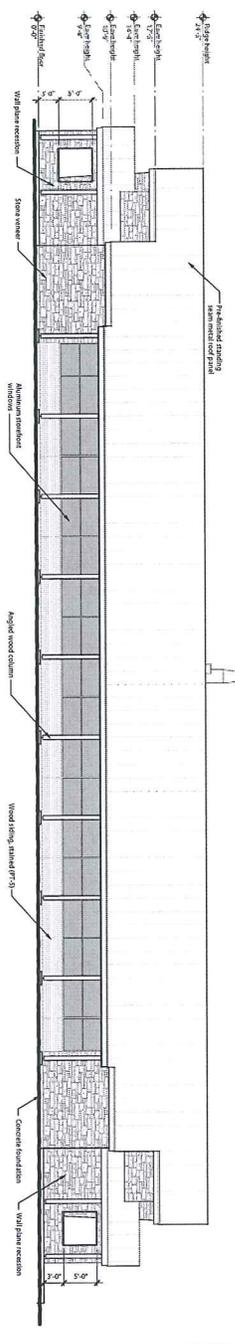
Finish plaster	777' of 1/2"
Stone veneer	885' of 1/2"
Door and window	54' of 4"
Stained wood columns/bushes	159' of 1 1/2"
<b>TOTAL</b>	<b>1975' of</b>

This drawing is for the use of building materials and is not intended to be used for construction or other purposes without the written consent of the architect.

**Legend/Notes:**  
 1. Lot 11, Block 1  
 2. Tracts 5 & 6 Addition A-17  
 3. Zone 40  
 4. Zone 40

**Owner:**  
 TDI-Brooks, Inc.  
 1008 Fern Hill  
 Bryan, TX 77803  
 P 979/871-2465  
 F 979/871-2465

This is a design and is subject to the established rules and regulations of the local building department. The architect is not responsible for any errors or omissions in this drawing. The architect is not responsible for any errors or omissions in this drawing.



**1 WEST ELEVATION**  
SCALE: 1/8" = 1'-0"

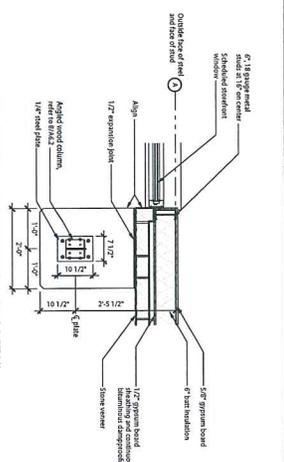
**5 PROJECT INFORMATION**

**The Arkitek Studio, Inc.**  
 308 E. Fern Hill  
 Bryan, TX 77803  
 P 979/871-2465  
 F 979/871-2465  
 WWW.ARKITEK.COM

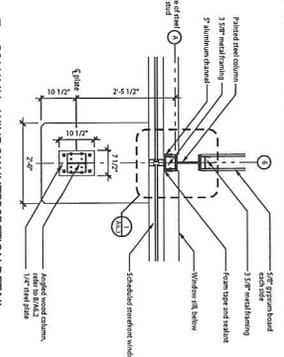
**TDI-Brooks International Corporate Headquarters**  
**Laboratory Building**  
 South Dowling Road, College Station, Texas

Project: G1.2  
 August 20, 2017  
 2 of 2

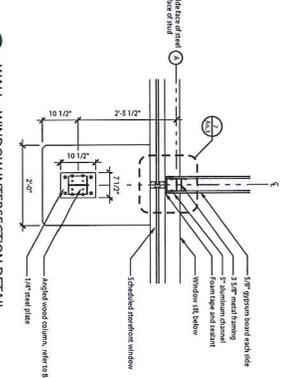
Revision Number Date



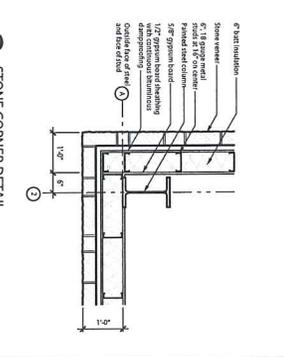
**5 STONE - WINDOW CONNECTION DETAIL**  
 REFER TO 102.1  
 SCALE: 3/4\"/>



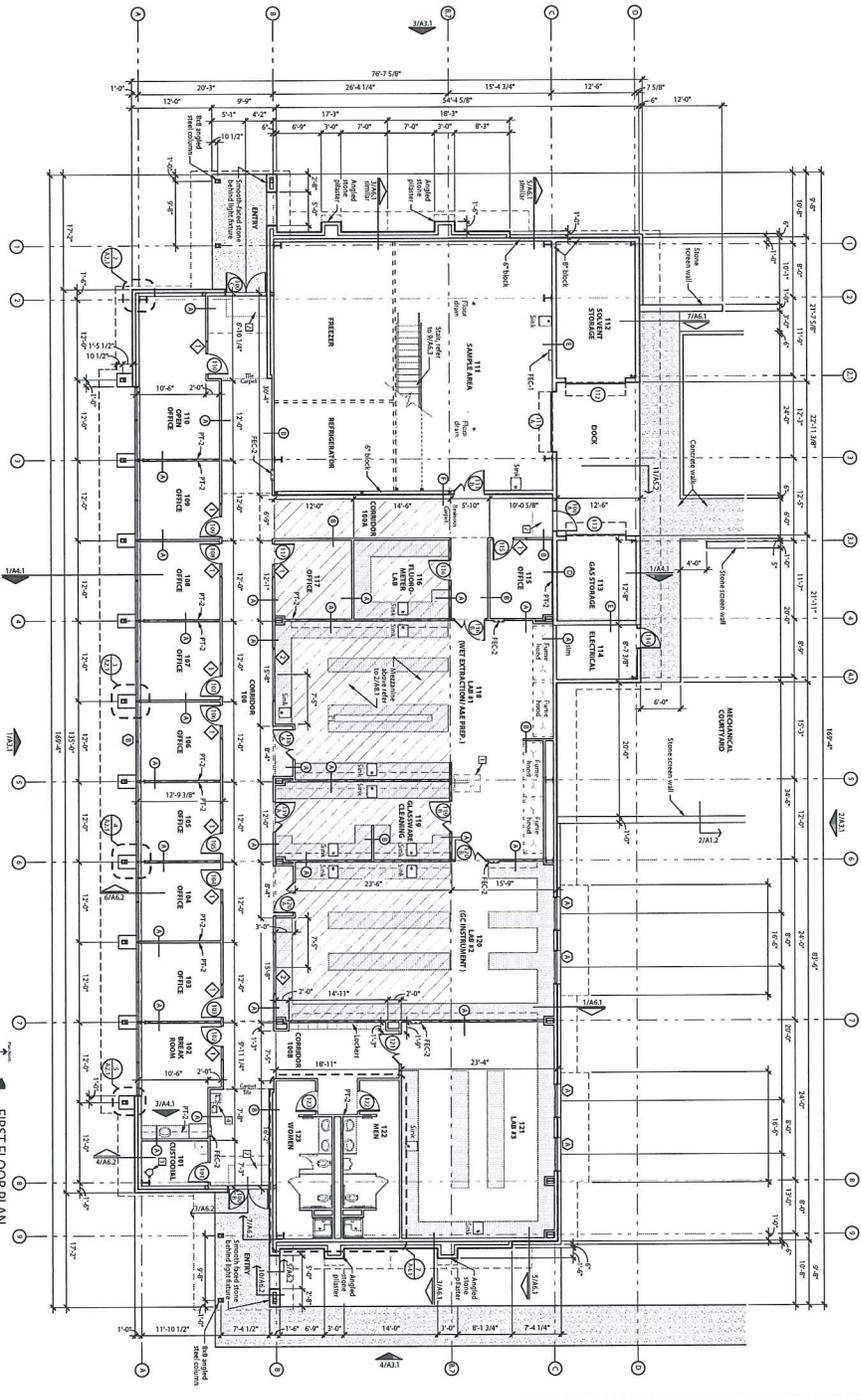
**4 COLUMN - WINDOW INTERSECTION DETAIL**  
 REFER TO 102.1  
 SCALE: 3/4\"/>



**3 WALL - WINDOW INTERSECTION DETAIL**  
 REFER TO 102.1  
 SCALE: 3/4\"/>



**2 STONE CORNER DETAIL**  
 REFER TO 102.1  
 SCALE: 3/4\"/>



**1 FIRST FLOOR PLAN**  
 REFER TO 101  
 SCALE: 1/8\"/>

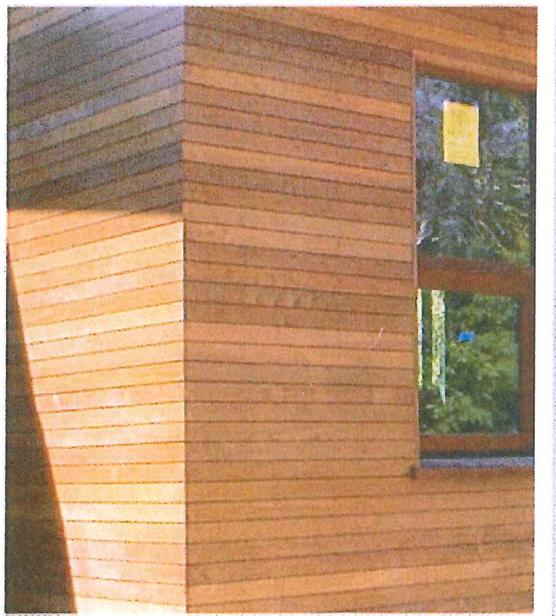
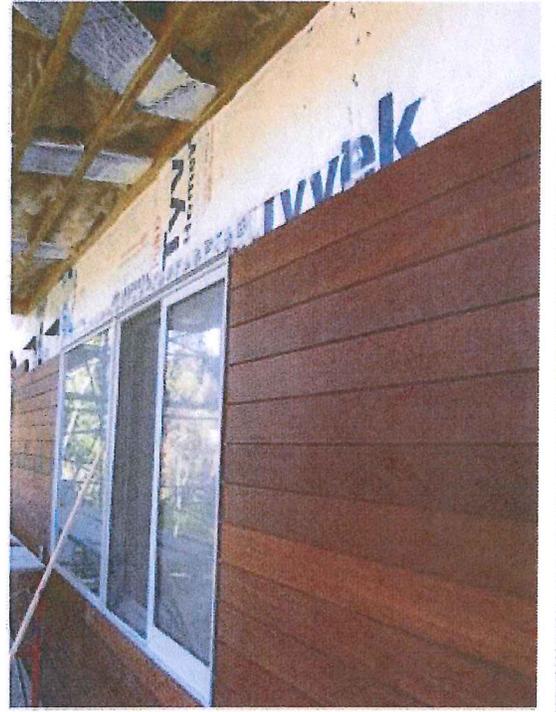
- NOTES**
1. Refer to 306.1 for partition types
  2. Refer to 306.1 for exterior opening types
  3. Refer to 306.1 for door details
  4. Refer to 306.1 for window opening types
  5. Refer to 306.1 for finish schedule
  6. Refer to 306.1 for reduced ceiling plan
- REVISIONS**
- |   |   |                          |
|---|---|--------------------------|
| 1 | Emergency egress after finishing drawings | <input type="checkbox"/> |
| 2 | Walk-off mat, refer to 306.2              | <input type="checkbox"/> |
| 3 | Fire protection door                      | <input type="checkbox"/> |
| 4 | Cladding finishes                         | <input type="checkbox"/> |

**A2.1**  
 4/11/13

TDI-Brooks International Corporate Headquarters  
**Laboratory Building**  
 South Dowling Road, College Station, Texas



**The Artitek Studio, Inc.**  
 308 N. Spinn Ave.  
 Bryan, TX 77803  
 P (979) 821-7655  
 F (979) 775-8224  
 www.artitek.com



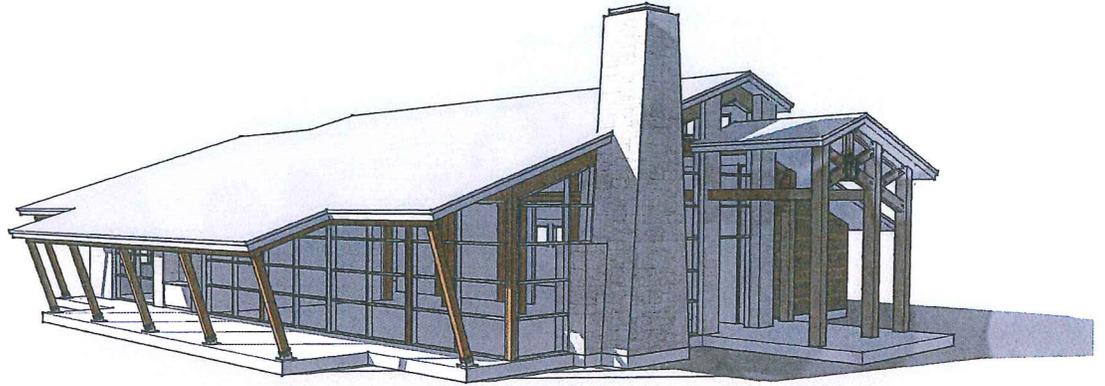
5. Photos of existing TDI-Brooks labs:



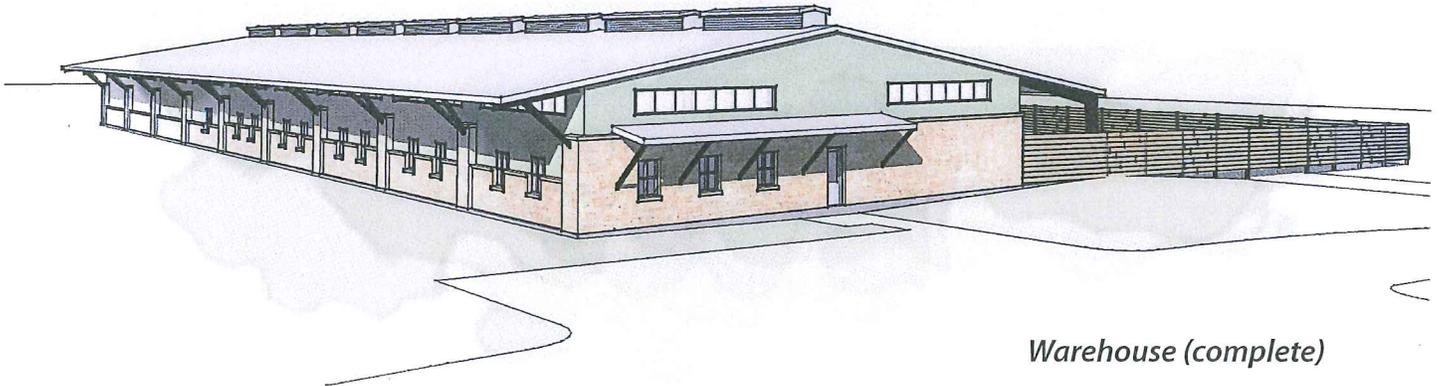


The  
**Arkitex**  
Studio, Inc.

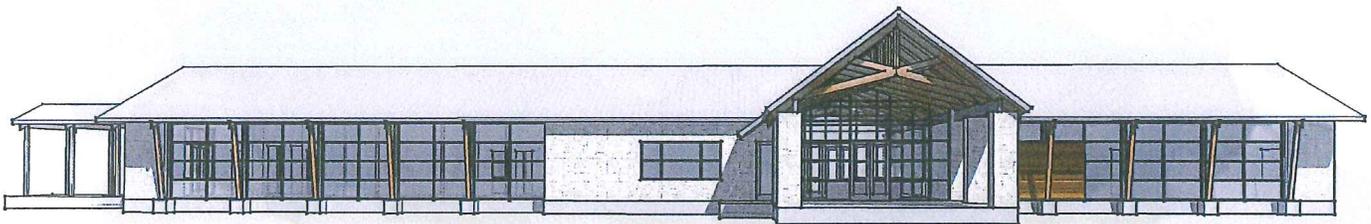
308 N. Bryan Ave.  
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P (979)821-2635  
F (979)775-8224  
www.arkitex.com



*Conference Center (future)*



*Warehouse (complete)*



*Administration (future)*

## *DI-Brooks International Campus*

### **PRELIMINARY**

Interim review only. Document is not complete and may not be used for regulatory approval, permit, or construction. Architect: Michael S. Record. Registration No: 14376



March 7, 2011

**The Arkitek Studio, Inc.**  
 308 N. Bryan Ave.  
 Bldg. 3727015  
 P. 609/821-5835  
 F. 609/775-4224  
 www.arkitek.com

**PRELIMINARY**  
 This drawing is not a contract. It is for informational purposes only. It is subject to change without notice. It is not to be used for construction. It is not to be used for any other purpose. It is not to be used for any other purpose. It is not to be used for any other purpose.

Architect: Charles H. Jones  
 Registered Professional Architect  
 License No. 11,301