



AGENDA

DESIGN REVIEW BOARD

Friday, February 8, 2013, 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.
 - Don Hellriegel
 - Bill Mather
 - Marsha Sanford
 - Steve Schloss
3. Consideration, discussion and possible action to approve meeting Minutes.
 - September 14, 2012
4. Presentation, possible action, and discussion regarding freestanding and attached signage for Spirit Ice Arena located at 400 Holleman Drive East in the Wolf Pen Creek Design District. Case # 13-00900012 (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, February 8, 2013** 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 _____, 2013 at ____ p.m.

CITY OF COLLEGE STATION, TEXAS

By _____
Sherry Mashburn, City Secretary

By _____
Frank Simpson, Interim 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. The Agenda and Notice are readily accessible to the general public at all times. Said Notice and Agenda were posted on _____, 2013 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 _____, 2013.

CITY OF COLLEGE STATION, TEXAS

By _____

Subscribed and sworn to before me on this the ____ day of _____, 2013.

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) 764-3541 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 Don Hellriegel

Request Submitted on January 22, 2013

I will not be in attendance at the meeting of February 8, 2013

for the reason(s) specified: _____ (Date)

Unable to attend



CITY OF COLLEGE STATION
Planning & Development Services

**Absence Request Form
For Elected and Appointed Officers**

Name Bill Mather

Request Submitted on January 22, 2013

I will not be in attendance at the meeting of February 8, 2013

for the reason(s) specified:

(Date)

Unable to attend



CITY OF COLLEGE STATION
Planning & Development Services

**Absence Request Form
For Elected and Appointed Officers**

Name Marsha Sanford

Request Submitted on January 22, 2013

I will not be in attendance at the meeting of February 8, 2013

for the reason(s) specified:

(Date)

Unable to attend



CITY OF COLLEGE STATION
Planning & Development Services

**Absence Request Form
For Elected and Appointed Officers**

Name Steven Schloss

Request Submitted on January 22, 2013

I will not be in attendance at the meeting of February 8, 2013

for the reason(s) specified: _____ (Date)

Unable to attend at 11:00



Minutes
Design Review Board
September 14, 2012, 11:00 a.m.
Administrative Conference Room ~ City Hall
1101 Texas Ave
College Station, Texas, 77840

Board Members Present: Chairman Mike Ashfield, Jason Kinnard, Bill Mather, Steven Schloss, Don Hellriegel, and Hunter Goodwin

Board Members Absent: Lindsay Bertrand

Staff Present: Principal Planner Jason Schubert, Staff Planner Morgan Hester, Staff Assistant Mandi Alford and Staff Assistant Susan Sharp

AGENDA ITEM NO. 1: Call to order.

Chairman Ashfield called the meeting to order at 11:05 a.m.

AGENDA ITEM NO. 2: Consideration, discussion and possible action to approve meeting minutes July 2, 2012.

Mr. Schloss motioned to approve the meeting minutes; Mr. Kinnard seconded the motion, which passed (4-0)

Mr. Hellriegel and Mr. Goodwin arrived at the meeting before agenda item no. 3.

AGENDA ITEM NO. 3: Presentation, possible action, and discussion regarding freestanding and attached signs for Ozona Bar & Grill located at 520 Harvey Road in the Wolf Pen Creek Design District. Case # 12-00500176 (MTH)

Staff Planner Morgan Hester presented the staff report stating that the applicant has proposed a revised sign package for consideration. Both the attached building signs and freestanding sign now propose to utilize a red orange color (PMS 484 C) and white, instead of a maroon color (PMS 505 C) and white that were approved in July 2012. The sign includes graphic elements consisting of a white directional arrow below the restaurant name. Both the arrow and the words "Ozona Bar & Grill" will be lined with neon lighting. Red neon will be utilized on the white directional arrow and white neon will be incorporated into the words "Ozona Bar & Grill".

The freestanding sign area is 68.25 square feet in size and will be mounted on the existing stone monument structure. The building's attached sign is 68.25 square feet facing the right-of-way and 19 square feet above the entry door. All proposed signs meet the requirements of the Unified Development Ordinance Section 7.4 'Signs' as it relates to allowable sign area and height.

All signs reviewed and approved by the Design Review Board will require the submittal of a sign permit application to the Planning & Development Department in order to receive an approved sign permit prior to installation of any signs.

Mr. Hellriegel abstained from voting on this item do to a business relationship with the owner of Ozona.

Mr. Schloss motion to approve the color as submitted; Mr. Kinnard seconded the motion, which passed unopposed (5-1-0).

AGENDA ITEM NO. 4: 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.

No items were presented for future discussion.

AGENDA ITEM NO. 5: Adjourn

Mr. Schloss motioned to adjourn the meeting; Mr. Mather seconded the motion; which passed unopposed (6-0).

Meeting adjourned at 11:08 a.m.

APPROVED:

Mike Ashfield, Chairman

ATTEST:

Mandi Alford, Staff Assistant



DESIGN REVIEW BOARD
for
Spirit Ice Arena
13-00900012

REQUEST: Replace the existing signs with a new sign package

SCALE: 4.2 acres

LOCATION: 400 Holleman Drive East

ZONING DISTRICT: WPC Wolf Pen Creek

APPLICANT: Wakefield Sign

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

RECOMMENDATION: Staff recommends approval of the attached signage due to its subdued tones and subtle graphics that compliment the district signage along Holleman Drive. Staff recommends approval of the freestanding sign face change, but recommends utilizing a softer blue that adheres to Wolf Pen Creek District Standards which specify that colors should be harmonious with the built and natural environment.

ITEM BACKGROUND: The arena has been called the Arctic Wolf Ice Center. The attached signage for that use consisted primarily internally lit cabinet signage having a blue background with yellow and red font.

ITEM SUMMARY: The proposed sign package includes two attached signs and one freestanding sign. On the front façade, the sign includes text in white font and graphics displaying ice arena activities in black. The design is accented by a maroon swoosh on one side. The sign area is 162 square feet. The second attached sign does not include text, but shows silhouettes in black of people participating in ice arena activities. The sign area is 139 square feet. The total square footage of attached signage proposed (301 square feet) is within the allowed amount for this building (500 square feet).

The freestanding sign request involves only a sign face change. The sign structure is not being altered with this request. DRB is being asked to consider the sign face only. The proposed sign face includes graphics of snow in white with a blue background. The text is shown in white and is accented by a maroon swoosh on one side.

REVIEW CRITERIA:

The Design Review Board shall evaluate all proposed signage according to the following criteria:

1. Every sign shall be designed as an integral architectural element of the building and site to which it principally relates.
2. Every sign shall have good scale and proportion in its design and in its visual relationship to the buildings and surroundings.
3. The color, materials, and lighting of every sign shall be restrained and harmonious with the building and surroundings.
4. The number of graphics on a signs shall be held to the minimum needed to convey the sign's major message and shall be composed in proportion to the area of the sign face.
5. Each sign shall be compatible with signs on adjoining premises and shall not compete for attention.
6. Identification signs of a prototype design and corporation logos shall conform to the criteria for all other signs.

STAFF RECOMMENDATION:

Staff recommends approval of the attached signage due to its subdued tones and subtle graphics that compliment the district signage along Holleman Drive. Staff recommends approval of the freestanding sign face change, but recommends utilizing a softer blue that adheres to Wolf Pen Creek District Standards which specify that colors should be harmonious with the built and natural environment.

SUPPORTING MATERIALS:

1. Application
2. Sign details (hard-copy at meeting)
3. Color and material samples (available at meeting)



FOR OFFICE USE ONLY	
CASE NO.:	13-12
DATE SUBMITTED:	1-16-13
TIME:	10:00
STAFF:	PK

DESIGN REVIEW BOARD APPLICATION

WOLF PEN CREEK DEVELOPMENT REVIEW

(Check all that apply. Note: All items checked must be presented to the Design Review Board at the same time):

- Site Plan / Building
 Building
 Sign

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.

For Site Plan / Building consideration:

- \$932 Site Plan Application Fee.
- \$600 (minimum) Development Permit Application / Public Infrastructure Review and Inspection Fee. Fee is 1% of acceptable Engineer's Estimate for public infrastructure, \$600 minimum (if fee is > \$600, the balance is due prior to the issuance of any plans or development permit).
- \$350 Non-Residential Architectural Standards Building Review Application Fee (if applicable).
- Fourteen (14) folded copies of site plan.
- One (1) folded copy of the landscape plan.
- One (1) copy of the following for building review (if applicable).
 - Building elevations to scale for all buildings.
 - A list of building materials for all facade and screening.
 - Color samples for all buildings or list colors to be used from the approved color palette.
- Two (2) copies of the grading, drainage, and erosion control plans with supporting drainage report.
- Two (2) copies of the public infrastructure plans and supporting documents (if applicable).
- The attached Site Plan and Non-Residential Architectural Standards Building Review checklists (if applicable) with all items checked off or a brief explanation as to why they are not check off.

For Building consideration:

- \$250 Non-Residential Architectural Standards Building Review Application Fee (if applicable).
- One (1) copy of building elevations to scale for all buildings.
- A list of building materials for all facades and screening.
- Color samples for all buildings or list colors to be used from the approved color palette.
- The attached Non-Residential Architectural Standards Building Review checklist with all items checked off or a brief explanation as to why they are not checked off (if applicable).

For Sign consideration:

- Ten (10) copies of sign details with dimensions.
- Ten (10) copies of the building elevation showing sign placement (if attached signage is proposed).
- Ten (10) copies of color samples.
- Material samples.

NOTE: Proposed development in Wolf Pen Creek must be reviewed by the Design Review Board. When staff has completed their technical review of the proposal, it will be scheduled for consideration by the Design Review Board. Ten (10) copies of all current design plans and color samples will be required for the Board.

Date of Optional Preapplication or Stormwater Management Conference _____

NAME OF PROJECT Spirit Ice Arena

ADDRESS 400 Holleman Dr. E CS TX 77840

LEGAL DESCRIPTION (Lot, Block, Subdivision) Wolf Pen Creek Holleman Place Lot 3B

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

Name Wakefield Sign - Chris Pletcher E-mail wakefield@signsourcetx.com

Street Address 10187 St. Hwy 30

City College Station State TX Zip Code 77845

Phone Number 776-5800 Fax Number 776-5882

PROPERTY OWNER'S INFORMATION:

Name Slivers + Bits E-mail _____

Street Address 2510 Fitzgerald Cr.

City CS State TX Zip Code 77845

Phone Number _____ Fax Number _____

OTHER CONTACTS (Please specify type of contact, i.e. project manager, potential buyer, local contact, etc.):

Name Pauline Jonasson (General Mgr) E-mail pjonasson@

Street Address 400 Holleman Dr. E spiriticearena.com

City CS State TX Zip Code 77840

Phone Number 693-3900 Fax Number _____

This information is necessary to help staff identify the appropriate standards to review the application and will be used to help determine if the application qualifies for vesting to a previous ordinance. Notwithstanding any assertion made, vesting is limited to that which is provided in Chapter 245 of the Texas Local Government Code or other applicable law.

Is this application a continuation of a project that has received prior City platting approval(s) and you are requesting the application be reviewed under previous ordinance as applicable?

Yes

No

If yes, provide information regarding the first approved application and any related subsequent applications (provide additional sheets if necessary):

Project Name: _____

City Project Number (in known): _____

Date / Timeframe when submitted: _____

Proposed use of property ex. Ing Ice Arena

Is there Special Flood Hazard Area (Zone A or Zone AE on FEMA FIRM panels) on the property? Yes No

Square footage of attached sign ~~301 SF~~ 301 SF

Square footage of freestanding sign N/A (reface existing)

For **Site Plan** consideration, describe how the following proposed elements meet the goals of the special district plan and related regulations:

Site Lighting:

Solid Waste:

Relationship of building(s) to site:

Relationship of building(s) and site to adjoining areas:

Building footprint design:

Miscellaneous structures and street hardware:

Landscaping:

Site Maintenance:

For **Building** consideration, describe how the following proposed elements meet the goals of the special district plan and related regulations:

Building Lighting:

[Empty text box for Building Lighting response]

Solid Waste Screening:

[Empty text box for Solid Waste Screening response]

Relationship of building(s) to site:

[Empty text box for Relationship of building(s) to site response]

Relationship of building(s) and site to adjoining areas:

[Empty text box for Relationship of building(s) and site to adjoining areas response]

Building design:

[Empty text box for Building design response]

Maintenance (as related to Building design):

[Empty text box for Maintenance (as related to Building design) response]

For **Sign** consideration, describe how the following proposed elements meet the goals of the special district plan and related regulations:

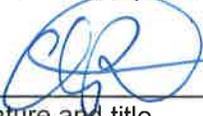
Signs:

attractive design elements + colors

Maintenance:

WSS services all reported sign outages for our clients

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

 Project Mgr
Signature and title

1/16/13
Date



DRB

Case: 13-012

400 HOLLEMAN DRIVE E.

DEVELOPMENT REVIEW





DESIGN P6.1 / \$800.00/face + TAX



DESIGN P6.2 / \$800.00/face + TAX



EXISTING

WAKEFIELD SIGN SERVICE
SIGNS, NEON & LIGHTING

10187 St Hwy 30, College Station, Texas 77845

979.776.5800
wakefield@signsourcetx.com

PROJECT# 12-1207 CLIENT Spirit Ice Center

PROJECT ADDRESS College Station, Texas

CLIENT CONTACT / BILLING ADDRESS
Pauline c 979.229.2275
pjonasson@spiriticearena.com

PROJECT INFORMATION
Sales: Mike Hagerty
Designer: Grant Barnby
Date: 12.07.12

GB/Jobs/2012/Dec/Spirit.ai

EXTERIOR SIGNAGE

- X
- VERIFY MOUNTING
-
-
-
- FIELD SURVEY REQ'D BEFORE PRODUCTION

Page 2

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USE OF THIS SKETCH BY ANY OTHER HAS A VALUE OF **\$1000.00** TO SIGNS NOW! / WAKEFIELD SIGN SERVICE, AND ANY OUTSIDE USE OF THE SKETCH ACKNOWLEDGES THAT THE FEE MUST BE PAID.

13.12
1-10-13 PK
10.00



DESIGN A5.6 / CHANNEL LETTER SET / \$9,900.00 + PERMITS + TAX

CHANNEL LETTER SET FABRICATED WITH .050 ALUMINUM BACKS POP-RIVETED AND SEALED TO .040 ALUMINUM RETURNS, FINISHED ACRYLIC POLYURETHANE. FACES TO BE 3/16" #7328 WHITE ACRYLIC WITH 1" TRIM CAP. LETTERS INTERNALLY ILLUMINATED WITH GE NB 1000 WHITE LED'S. SWOOSH TO BE REVERSE CHANNEL HALO ILLUMINATED.



WAKEFIELD SIGN SERVICE
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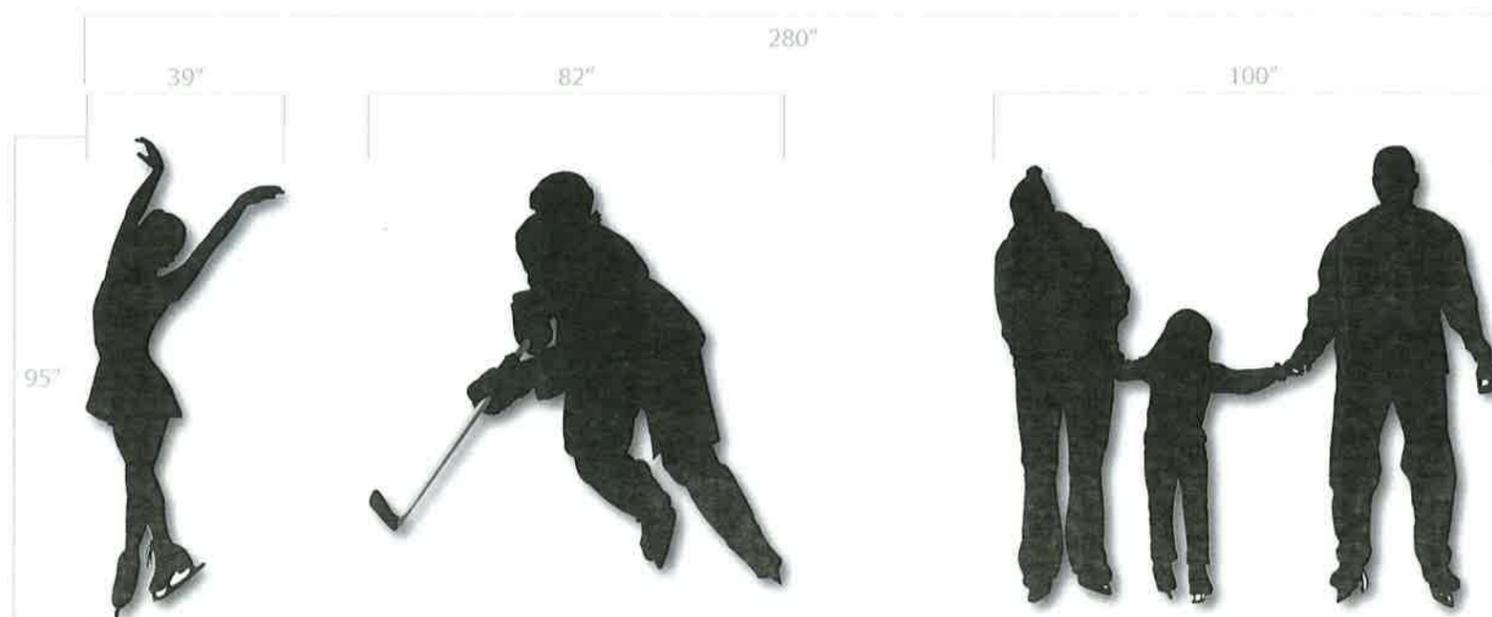
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DESIGN B5.1 \$3500.00 + PERMITS + TAX
FLAT CUT 1/8" ALUMINUM PLATE GRAPHICS, STUD MOUNTED,
WITH A POLYURETHANE FINISH.