



CITY OF COLLEGE STATION
Home of Texas A&M University®

Design Review Board

**June 11, 2010
11:00 A.M.**

**City Hall
Administrative Conference Room
1101 Texas Avenue,
College Station, Texas**



AGENDA

DESIGN REVIEW BOARD

Friday, June 11, 2010, 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.
3. Consideration, discussion and possible action to approve meeting minutes.
 - March 9th, 2010
4. Presentation, possible action, and discussion on a sign package for Tutta Pasta at The Lofts at Wolf Pen Creek, located at 614 Holleman Drive East, in the Wolf Pen Creek District. Case #10-00500102 (LH)
4. Presentation, possible action, and discussion on waivers to the requirement for sidewalk width, street trees, and street benches in the Northgate zoning district for Aquarium Bar, located at 209 University Drive. Case #08-00500162 (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, June 11, 2010 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 _____, 2010 at ____ p.m.

CITY OF COLLEGE STATION, TEXAS

By _____
Connie Hooks, 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 _____, 2010 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 _____, 2010.

CITY OF COLLEGE STATION, TEXAS

By _____

Subscribed and sworn to before me on this the ____ day of _____, 2010.

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.



Minutes

Design Review Board

In Joint Session with the Wolf Pen Creek Oversight Committee

Tuesday, March 09, 2010, 1:30 PM

Training Room

Carter Creek Wastewater Treatment Plant

2200 North Forest Parkway

College Station, Texas, 77840

Board Members Present: Acting Chairman Ward Wells, Jason Kinnard, Alan King, and Katy Jackson

Board Members Absent: John Nichols and Hunter Goodwin

Staff Present: Assistant Director Lance Simms and Senior Planner Jason Schubert

AGENDA ITEM NO. 1: Call to order.

Acting Chairman Ward Wells called the meeting to order at 1:52 p.m.

AGENDA ITEM NO. 2: Presentation, possible action, and discussion regarding the concept drawings for the Wolf Pen Creek water feature and festival area in joint session with the Wolf Pen Creek Oversight Committee

Donald Harmon, Assistant Director of Capital Projects presented an overview of the proposed Wolf Pen Creek water feature and festival area project. There was general discussion regarding the overall project layout and the estimated timeframe for project completion.

AGENDA ITEM NO. 3: Presentation, possible action, and discussion regarding the Code Coordination Sub-Committee and appointment of membership to the same. (LS)

Lance Simms, Assistant Director of Planning & Development Services, informed the Board members that Chairman Nichols appointed Jason Kinnard to serve as the DRB representative on the recently created Code Coordination Subcommittee.

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.

None

AGENDA ITEM NO. 5: Adjourn

The meeting was adjourned at 2:42 pm

APPROVED:

Ward Wells, Acting Chairman

ATTEST:

Mandi Alford, Staff Assistant



DESIGN REVIEW BOARD
for
Tutta Pasta
(10-00500102)

REQUEST: Attached Sign

LOCATION: 614 Holleman Dr E Suite 1100

ZONING DISTRICT: WPC Wolf Pen Creek District

APPLICANT: Joseph Labarbera, Tutta Pasta

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

RECOMMENDATION: Approval



FOR OFFICE USE ONLY	
CASE NO.:	10-102
DATE SUBMITTED:	5-19-10
TIME:	4:30
STAFF:	_____

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:

- \$250 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:

- \$668 Site Plan Application Fee.
- \$600 (minimum) Development Permit Application / Public Infrastructure Review and Inspection Fee. Fee is 0.75% 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).
- \$250 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 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).
- Notice of Intent (NOI) if disturbed area is greater than five (5) acres cumulatively.
- 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 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 Tutt Pasta Italian Market & Ristorante

ADDRESS 614 Holleman Dr. E. Ste. 1400; College Station, Tx. 77840

LEGAL DESCRIPTION (Lot, Block, Subdivision) _____

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

Name Joseph S. LaBarbera E-mail JS-Labarbera@yahoo.com

Street Address 22219 Estate Hill

City San Antonio State TX Zip Code 78258

Phone Number 512-426-4815 Fax Number _____

PROPERTY OWNER'S INFORMATION:

Name Asset Plus Companies E-mail _____

Street Address 5151 Sam Felipe Ste 2050

City Houston State TX Zip Code 77056

Phone Number (713) 282-5800 Fax Number _____

Proposed use of property Restaurant / Loft Apartments

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 _____

Square footage of freestanding sign _____

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:

Solid Waste Screening:

Relationship of building(s) to site:

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

Building design:

Maintenance (as related to Building design):

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

Signs:

*we have worked to maintain the same colors currently used on the lofts themselves
we have also limited the graphics and fonts to maintain simplicity as well as
stay within the square footage requirements for the city.*

Maintenance:

Sign-Pro will be responsible for all maintenance along with me.

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

Joseph LaBarbera managing Partner 19 May, 2010
Signature and title Date



DRB
Case: 10-102

TUTTA PASTA

DEVELOPMENT REVIEW



ITEM SUMMARY:

The applicant is proposing to add a reverse-lit channel letter attached sign that incorporates three colors including black and deep red letters with an olive green leaf graphic over the name. The deep red closely resembles the approved Honeybaked Ham sign.

The proposed attached sign is approximately 41 square feet in size, which is less than the 66 square feet allowed. As such, the proposed sign is meeting the technical requirements of the Unified Development Ordinance, Section 7.4.I Attached Signs as it relates to allowable size and placement. The recently approved Honeybaked Ham sign is also 41 square feet in area.

ITEM BACKGROUND:

Tutta Pasta is proposing to add an attached sign to their commercial tenant space at The Lofts at Wolf Pen Creek. All signs in the Wolf Pen Creek District must be reviewed and approved by the Design Review Board prior to receiving a sign permit from the Planning & Development Services Department.

STAFF RECOMMENDATION:

Staff recommends approval of the proposed attached sign described above, as it is in Staff's opinion that the colors and materials proposed are restrained and harmonious with the existing building and signage and the number of graphical elements are being held to a minimum. In addition, the proposed sign meets all technical requirements of the Unified Development Ordinance Section 7.4.I Attached Signs.

ITEMS FOR REVIEW:

1. **Signage** - The UDO provides the Design Review Board with the following guidance when considering signs in the Wolf Pen Creek District:

Section 5.6.A.11 Signs

- a. Every sign shall be designed as an integral architectural element of the building and site to which it principally relates.
- b. Every sign shall have good scale and proportion in its design and in its visual relationship to buildings and surroundings.
- c. The colors, materials, and lighting of every sign shall be restrained and harmonious with the building and site to which it principally relates.
- d. The number of graphic elements on a sign 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.
- e. Each sign shall be compatible with signs on adjoining premises and shall not compete for attention.

- f. Identification signs of a prototype design and corporation logos shall conform to the criteria for all other signs.

SUPPORTING MATERIALS:

1. Application
2. Sign details (provided in packet)
3. Color Sample (provided at meeting)



**DESIGN REVIEW BOARD
for
Aquarium Bar
(08-00500162)**

REQUEST: Waiver to Northgate District standards regarding sidewalk widths, street trees, and street benches

LOCATION: Aquarium Bar, located at 209 University Drive

ZONING DISTRICT: NG-1, Core Northgate

APPLICANT: Bill Scarmardo

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

RECOMMENDATION: Staff recommends approval of the sidewalk width and street tree waiver request based on the existing constraints of the site and the future TxDOT widening project along University Drive. Staff recommends denial of the street bench waiver request as these are required and installed in 8 to 10-foot sidewalks as in other areas of Northgate and they can be relocated without damaging the bench.



FOR OFFICE USE ONLY	
CASE NO.:	<u>D8.1103</u>
DATE SUBMITTED:	<u>5.11.10</u>
TIME:	<u>12:45</u>
STAFF:	<u>CC</u>

DESIGN REVIEW BOARD APPLICATION APPEALS & WAIVERS - NORTHGATE DISTRICT STANDARDS

MINIMUM SUBMITTAL REQUIREMENTS:

- \$250 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) samples of the proposed color (if applicable).
- 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).
- Ten (10) copies of the proposed mural (if applicable).
- Ten (10) copies of a parking study that supports a decrease in parking based upon reasonable assumptions of parking availability (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 _____

NAME OF PROJECT Aquarium Bar

ADDRESS 209 University Drive

LEGAL DESCRIPTION (Lot, Block, Subdivision) Lot 2 Blk 8, W.C. Boyette Estate Addition

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

Name Bill Scarmardo E-mail bill@scarmardo.com

Street Address 3200 CRANE AVE.

City Bryan State Texas Zip Code 77801

Phone Number 979.779.3336 Fax Number 979.779.3424

PROPERTY OWNER'S INFORMATION:

Name 200 University Drive, L.L.C. E-mail _____

Street Address 4928 Laure Street

City Bellaire State Texas Zip Code 77401

Phone Number _____ Fax Number _____

Current zoning: NG-1

Applicable ordinance section being appealed/seeking waiver from:

<u>5.6.B.8.b.1, Sidewalk Standards</u>	<u>5.6.B.9.c, Sidewalk Benches</u>
	<u>5.6.B.9.a.1, Street trees</u>

NORTHGATE DISTRICT STANDARDS APPEALS/WAIVER REQUEST

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

Attachment "A"

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

Attachment "A"

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

Attachment "A"

IN ADDITION, ANSWER THE FOLLOWING AS APPLICABLE (see the Unified Development Ordinance Section 5.6.B Northgate Districts 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.

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

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

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 waiver requests to building orientation and access, building transparency, sidewalk width, landscape, streetscape, and/or height requirements for existing buildings, describe the inherent site characteristics that constrain the proposed project from meeting ordinance requirements.

Attachment "A"

For alternative building orientation and access for new buildings or existing building expansions or additions, answer at least one of the following:

- 1. Describe the physical characteristics that limit the site from meeting ordinance requirements.

- 2. Describe the physical characteristics that provide unique orientation and access opportunities.

For alternative building transparency for new construction, describe how the proposal substantially provides a level of uniqueness to the building at the pedestrian scale.

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 5/10/10



Case: 08-162

209 UNIVERSITY DR

DEVELOPMENT REVIEW

DRB

ITEM SUMMARY:

UDO Section 5.6.B.8.b.1 requires a minimum 12-foot sidewalk along University Drive. The portion of sidewalk within the subject property ranges from 8 to 10-foot wide. The existing sidewalk is constrained between the building's front facade wall and the TxDOT right-of-way which contains metered parallel parking spaces. The applicant is requesting a waiver to the required widening of the sidewalk based on these constraints.

UDO Section 5.6.B.9.a.1 requires a 4-inch caliper street tree every 25 feet along University Drive. As part of this requirement, street trees are to be placed within the 5-foot square tree grate found in the City's Site Design Standards. Along with the street tree, a street bench is required every 50 feet of frontage per UDO Section 5.6.B.9.c. The applicant is requesting a waiver to both standards based on the existing width of the sidewalk. Street trees and benches are required on all streets in Northgate, including other streets where sidewalks are only required to be 8 to 10-feet wide. Staff has identified maintaining and enhancing the existing planter box at the front as a possible alternative to the street tree. Another alternative would be to place a large portable planter along the front facade.

ITEM BACKGROUND:

The Aquarium Bar is a new business that is proposed to be located in the old floral shop between Schozti's and Zapatos fronting University Drive near Wellborn Road. The interior and roof of the building were demolished in 2008 leaving the perimeter walls and foundation. A full site plan is required for this development which is being vertically extended to add a second floor for a roof top bar.

The Texas Department of Transportation is currently discussing plans for the future widening of University Drive through the Northgate District. These discussions have also involved the streetscaping and sidewalk improvements along this right-of-way.

STAFF RECOMMENDATION:

Staff recommends approval of the sidewalk width waiver request based on the existing constraints of the site. Staff also recommends approval of an alternative to the required street tree due to the future TxDOT widening project along University Drive. Staff recommends denial of the street bench waiver request as these are required and installed in 8 to 10-foot sidewalks as in other areas of Northgate and they can be relocated without damaging the bench.

ISSUES FOR REVIEW:

1. **Section 5.6.B.4.o** – Relief from the sidewalk width standard when bringing an existing sidewalk up to current standard where existing physical conditions prohibit the sidewalk expansion.
2. **Section 5.6.B.4.p** – Alternatives to the Landscape and Streetscape Standards for projects utilizing an existing structure if it can be proven by the applicant that