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AGENDA

DESIGN REVIEW BOARD

Friday, October 22, 2010, 11:30 AM
Council Chambers
College Station City Hall
1101 Texas Avenue
College Station, Texas, 77840

1. Call to Order
2. Consideration, discussion and possible action on Absence Requests.
 - Hunter Goodwin
3. Consideration, discussion and possible action to approve meeting Minutes.
 - August 27, 2010
4. Presentation, possible action, and discussion on an amendment to the City of College Station Color Palette to add "Aggie Maroon" as an approved color. Case #10-00500211 (JP)
5. Presentation, possible action and discussion on a site plan, landscape plan, building elevations, signage, and variances regarding alternative architectural relief elements and substitute building materials for the Wolf Pen Creek Festival Park located at the intersection of Holleman Drive and Dartmouth Street. Case# 10-00500198 (LH)
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.
7. 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 22, 2010 at 11:30 a.m., City Hall Council Chambers, 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 _____
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 _____, 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.



CITY OF COLLEGE STATION
Planning & Development Services

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

Name Hunter Goodwin

Request Submitted on Date: 10/12/10

I will not be in attendance at the meeting of 10/22/10
for the reason(s) specified: _____ (Date)

I will be out of town.

Email Hunter Goodwin

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
Friday, August 27, 2010, 11:00 AM
Administrative Conference Room
1101 Texas Ave
College Station, Texas, 77840

Board Members Present: Chairman Scott Shafer, Jason Kinnard, Alan King, and Hunter Goodwin

Board Members Absent: Ward Wells, Katy Jackson

Staff Present: Senior Planner Jennifer Prochazka, Staff Planner Matthew Hilgemeier and Staff Assistant Mandi Alford

Others Present: Kristy Tornga

AGENDA ITEM NO. 1: Call to order.

Chairman Shaffer called the meeting to order at 11:25 am

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

Ward Wells, Katy Jackson for the August 27, 2010 meeting.

Alan King motioned to approve the absence requests; Hunter Goodwin seconded the motion which passed unopposed (4-0).

AGENDA ITEM NO. 3: Consideration, discussion and possible action to approve meeting minutes for June 11, 2010.

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

AGENDA ITEM NO. 4: Presentation, discussion, and possible action on a variance request from the Non-Residential Architectural Standards' approved color palette for a proposed freestanding restaurant located at 4471 State Highway 6 South. Case # 10-00500153 (MKH)

Staff Planner Matthew Hilgemeier presented the staff report stating that Whataburger is proposing to construct a new freestanding structure near the intersection of William D. Fitch Parkway and the State Highway 6 South Frontage Road. 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 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.

This site is also located in the Overlay District, which requires that all building colors be neutral and harmonious with the existing man-made or natural environment and states that only compatible accent colors be used. The paint colors for the proposed Whataburger do not match any colors that are currently utilized on the existing commercial development in the area. However, the color and type of brick proposed for the new structure will match what is currently used on the building already developed in this building plot. The requested color scheme is a part of the Whataburger corporate brand and has been used at other locations throughout Texas and in College Station.

Hunter Goodwin motioned to approve the Aggie Maroon color as proposed. Alan King seconded the motion which passed unopposed (4-0).

Alan King motioned to approve the Whataburger Orange color as proposed. Jason Kinnard seconded the motion which passed unopposed (4-0).

Alan King motioned to deny the use of the Whataburger White color as proposed; since there are numerous variations of white that are on the approved color palette, Mr. Goodwin requested the applicant to pick a white color that is in the approved color palette. Hunter Goodwin 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.

Hunter Goodwin suggested adding the trademark color Aggie Maroon to the approved color palette.

AGENDA ITEM NO. 7: Adjourn

Hunter Goodwin motioned to adjourn the meeting; Jason Kinnard seconded the motion which passed unopposed (4-0). The meeting was adjourned at 12:10.

APPROVED:

Scott Shafer, Chairman

ATTEST:

Mandi Alford, Staff Assistant



CITY OF COLLEGE STATION
Planning & Development Services

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

MEMORANDUM

DATE: October 14, 2010
TO: Members of the Design Review Board
FROM: Jennifer Prochazka, AICP, Senior Planner
SUBJECT: Amendment to the Color Palette

Item: Presentation, possible action, and discussion on an amendment to the City of College Station Color Palette to add "Aggie Maroon" as an approved color.

Unified Development Ordinance Section 7.9.B.4 "Building Colors" states that all building facades and roofs shall consist of only colors from the Color Palette approve by the City Council as amended by the DRB and maintained in the office of the Administrator. All other colors are considered accent colors.

On August 27, 2010, the Board requested a future agenda item to consider amending the Color Palette to incorporate Pantone® Aggie Maroon, a trademark color for Texas A&M University, as a permitted color.

Because Aggie Maroon is a custom ink, there is no "PMS number" to refer to and "Aggie Maroon" is not found in a standard Pantone Swatch Library. The ink formula for Pantone® Aggie Maroon is as follows:

Pantone Yellow 012 = 9.00
Pantone Rubine Red = 36.00
Pantone Black = 25.00
Pantone Trans. White = 30.00



DESIGN REVIEW BOARD
for
COCS Wolf Pen Creek Festival Park
10-00500198

REQUEST: Site development including building, water feature, path extension, landscaping, signage, and variance requests to Section 7.9.B.2 "Building Mass and Design" and Section 7.9.B.3 "Building Materials" of the Unified Development Ordinance

SCALE: 10.41 acres

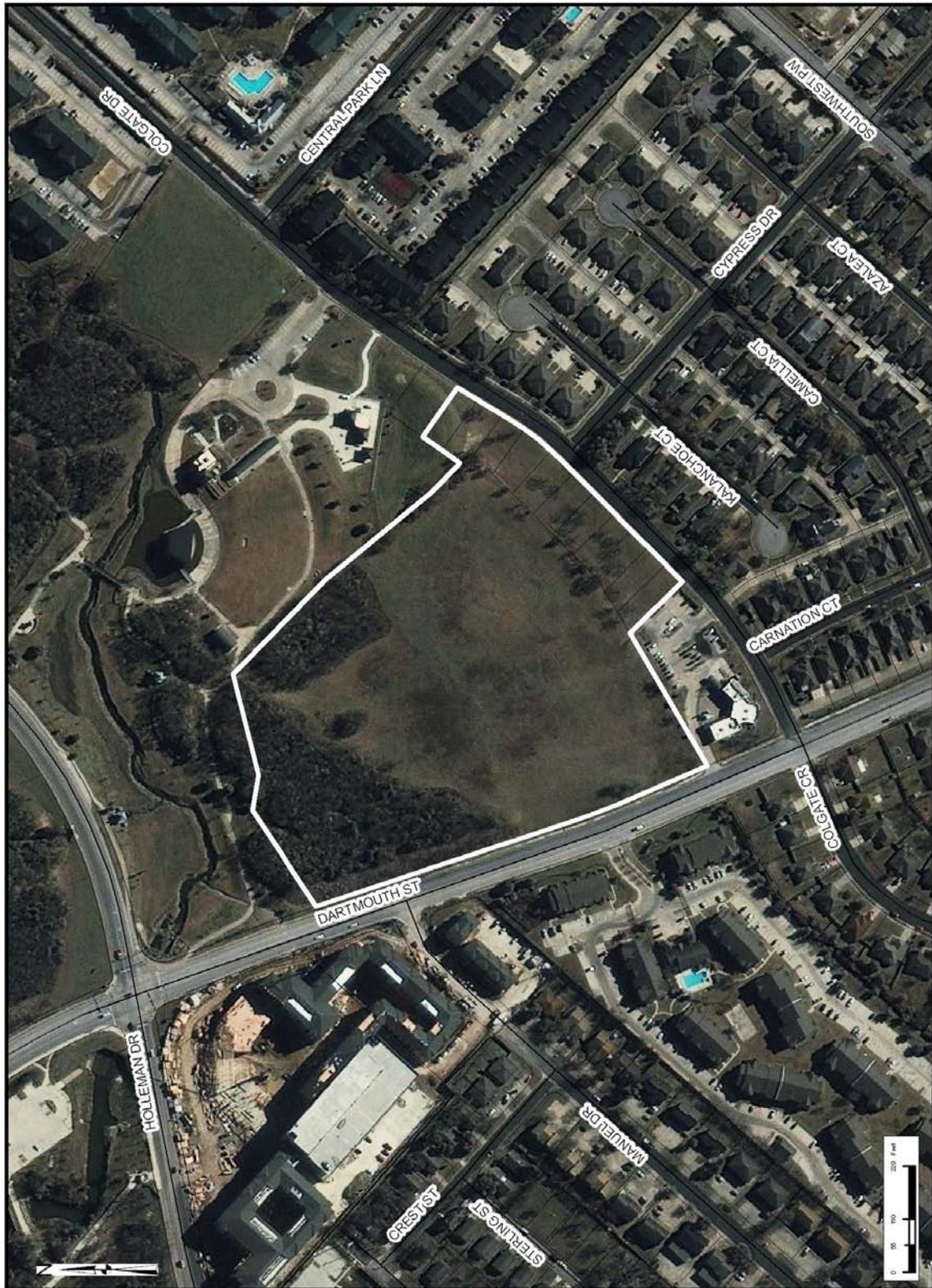
LOCATION: 1015 Colgate Drive, generally located at the intersection of Holleman Drive and Dartmouth Street

ZONING DISTRICT: WPC Wolf Pen Creek

APPLICANTS: Donald Harmon, City of College Station

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

RECOMMENDATION: Staff is not providing a recommendation for the request since the proposal is a City of College Station project.



	DEVELOPMENT REVIEW	Case: 10-198	DRB
	WOLF PEN CREEK FESTIVAL PARK		

ITEM SUMMARY: The proposal includes an addition to the existing Wolf Pen Creek Park facility. The subject property is bordered by public rights-of-way on three sides, Holleman Drive to the north, Dartmouth Street to the west, and Colgate Drive to the south. It is neighbored by the Arts Council of Brazos Valley building to the south. The project consists of three structures including a restroom, equipment room, and an arbor. These buildings will be oriented around a large water feature that is planned as a site amenity. The architectural design and materials mimic other buildings within the Wolf Pen Creek Park. Parking is provided off the proposed fire lane/drive-aisle connecting Dartmouth Street and Colgate Drive. In addition to the water feature area, an extension of the path network is proposed and will include resting areas with benches and trash receptacles.

The site plan and elevations meet all standards of the Unified Development Ordinance with the exception of two variance requests to Section 7.9 of the Unified Development Ordinance. The first request is to Section 7.9.B.3 to allow substitute building materials in order to use sandblasted concrete. Though this product has been used on other Park buildings, it is not a pre-approved material and must be granted by the Design Review Board. The second variance request is to Section 7.9.B.2. for consideration of alternative architectural relief elements including the distinctive roof design and relief area next to the concrete columns.

ITEM BACKGROUND: Design began for the Festival Park, which will be funded by the Wolf Pen Creek Tax Increment Fund, after City Council approved a contract with Clark Condon Associates for a Master Plan on October 8, 2009. During the months that followed, the plan underwent many renditions and various alternatives, but was narrowed down to a single option in late 2009 entitled Wolf Pen Creek Water Feature and Festival Area Project. The Design Review Board met with the Wolf Pen Creek Oversight Committee on March 9, 2010 as an opportunity to provide their suggestions and comments regarding the proposal. The plans have changed slightly since this meeting due to budget constraints and the elaboration of design by the Wolf Pen Creek Oversight Committee.

STAFF RECOMMENDATION:

Staff is not providing a recommendation for the request since the proposal is a City of College Station project.

ITEMS FOR REVIEW:

1. Treatment of the minimum reservation area: The majority of the site is left as open space to accommodate the path network, as well as future festival activities.
2. Exterior lighting: The applicant is proposing to use light fixtures currently utilized by Parks and Recreation Department in the Wolf Pen Creek District.
3. Solid waste: Trash receptacles will be located throughout the building site and path network.
4. Relationship of buildings to site: The proposed buildings are located at the rear of the property leaving the front portion as open space.
5. Relationship of buildings and site to adjoining area: The buildings are setback several acres from the Holleman Drive right-of-way and will be accessible by vehicle from Dartmouth Street and Colgate Drive. The proposed paths will tie into the existing network within the previously developed section of the park.
6. Building design: In general, the buildings are a combination of burnished block CMU simulating granite, stucco, and sandblasted concrete.

7. Miscellaneous structures and street hardware: In addition to the three proposed buildings, the applicant is proposing a water feature and a path extension that includes public benches and waste facilities.
8. Landscaping: Landscaping is provided in accordance with the Unified Development Ordinance. The majority of landscaping is existing on site, however, new plants are being added around the proposed buildings.
9. Signage: The applicant is requesting a freestanding sign to be located between the proposed restroom and equipment building which will be visible from Dartmouth Street and Colgate Drive. It will also be visible from Holleman, but most likely not highly legible. The sign will use colors and materials found on the proposed building with silver lettering.

REQUESTED VARIANCES TO NON-RESIDENTIAL ARCHITECTURAL STANDARDS:

1. *Substitute Building Material*- Section 7.9.G.1 allows the Design Review Board to consider a material that has not been previously approved by Section 7.9.B.3 if it meets one of the following criteria:
 - a. 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;
 - b. The material is similar and comparable in quality and appearance to the materials allowed in Section 7.9;
 - c. The material is an integral part of a themed building (example 50's diner in chrome).
2. *Alternative Architectural Relief Elements*- Section 7.9.G.5 allows the Design Review Board to consider alternatives to the options listed in Section 7.9.B.2 if the alternative incorporates a minimum of two architectural relief elements with spacing as required by Section 7.9.B.2.

SUPPORTING MATERIALS:

1. Application
2. Site plan (provided in packet)
3. Elevations of building facades (provided in packet)
4. Sign details (provided in packet)



FOR OFFICE USE ONLY	
CASE NO.:	10.148
DATE SUBMITTED:	9.10.10
TIME:	11:20
STAFF:	SS

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. *WAIVED COCS PROJECT*
 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. *WAIVED COCS PROJECT*
 \$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). *WAIVED COCS PROJECT*
 \$250 Non-Residential Architectural Standards Building Review Application Fee (if applicable).
 Fourteen (14) folded copies of site plan. *WAIVED COCS PROJECT*
 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. *CONTRACTOR WILL SUBMIT*
 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. } *COLUMNS TO MATCH*
 Material samples. } *W/ALUMINUM LETTERS*

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 Wolf Pen Creek Festival Park

ADDRESS 1015 Colgate Drive College Station TX, 77840

LEGAL DESCRIPTION (Lot, Block, Subdivision) 10.41 acre tract, volume 1673, page 215

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

Name ~~Andrew Konyha~~ Donald Harmon E-mail akonyha@clarkcondon.com

Street Address ~~10401 Stella Link Road~~ COCS Capital Projects

City ~~Houston~~ State ~~Texas~~ Zip Code ~~77025~~

Phone Number ~~713-871-1414~~ x3795 Fax Number 713-871-0888

PROPERTY OWNER'S INFORMATION: sole contact for project

Name COCS c/o Donald Harmon E-mail dharmon@cstx.gov

Street Address _____

City _____ State _____ Zip Code _____

Phone Number _____ Fax Number _____

Proposed use of property City park and festival venue.

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 32.5 square feet

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

Site Lighting:

The proposed site lighting will replicate the fixtures used within the existing park and trail system.

Solid Waste:

There is no solid waste collection point proposed for this project. The waste collection will be conducted by CoCS Parks Department.

Relationship of building(s) to site:

The height and scale of the buildings are compatible and harmonious with other park buildings within Wolf Pen Creek Park and the adjacent Art Center facility.

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

Proposed buildings incorporate building materials and shapes that are compatible with the building materials and shapes of existing park buildings within Wolf Pen Creek Park and the adjacent Art Center facility.

Building footprint design:

Low maintenance materials have been selected that are harmonious with other buildings within Wolf Pend Creek Park and the adjacent Art Center facility. All mechanical equipment is screened from public view.

Miscellaneous structures and street hardware:

The interior plaza space is shaded by two arbors. These arbors are constructed with similar materials used in the building construction. The arbors have sconce lighting on the columns that will illuminate the interior plaza space.

Landscaping:

The landscaping will use native/adaptive material and will compliment the existing palette within the park. There is an interactive water feature that can be used for recreation. The water feature also has a choreographed show mode.

Site Maintenance:

The landscape planting will be low maintenance. CoCS will be supplied comprehensive water feature maintenance instructions and training at start up (end of construction).

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

Building Lighting:

Proposed building lighting is minimal. Fixtures have been selected that are compatible and harmonious with existing building lighting within Wolf Pen Creek Park, the adjacent Art Center facility and character of the proposed project.

Solid Waste Screening:

There is no solid waste collection point proposed for this project. The waste collection will be conducted by CoCS Parks Department.

Relationship of building(s) to site:

The height and scale of the buildings are compatible and harmonious with other park buildings within Wolf Pen Creek Park and the adjacent Art Center facility.

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

Proposed buildings incorporate building materials and shapes that are compatible with the building materials and shapes of existing park buildings within Wolf Pen Creek Park and the adjacent Art Center facility.

Building design:

The curved restroom and fountain equipment buildings flank the main entry portal to the elliptical plaza that contains the interactive fountain, the centerpiece and main attraction of the proposed Wolf Pen Creek Park expansion.

Maintenance (as related to Building design):

Low maintenance materials such as sandblasted concrete, burnished CMU and standing seam metal roofing have been selected that are harmonious with other buildings within Wolf Pen Creek Park and the adjacent Art Center facility.

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

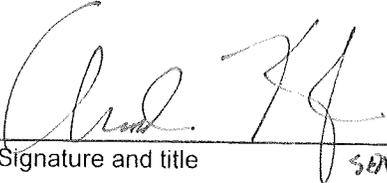
Signs:

The proposed sign is designed in a manner that it appears as an integral part of the building architecture (although it is freestanding). The colors of the metal elements will be similar (if not the same) as those of the building.

Maintenance:

Low maintenance materials such as sandblasted concrete columns and galvanized, painted steel have been selected.

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 SENIDA ASSOCIATE

09.02.10
Date

CERTIFICATIONS REQUIRED FOR ALL DEVELOPMENT

Owner Certification:

1. No work of any kind may start until a permit is issued.
2. The permit may be revoked if any false statements are made herein.
3. If revoked, all work must cease until permit is re-issued.
4. Development shall not be used or occupied until a Certificate of Occupancy is issued.
5. The permit will expire if no significant work is progressing within 24 months of issuance.
6. Other permits may be required to fulfill local, state, and federal requirements. Owner will obtain or show compliance with all necessary State and Federal Permits prior to construction.
7. If required, Elevation Certificates will be provided with elevations certified during construction (forms at slab pre-pour) and post construction.
8. Owner hereby gives consent to City representatives to make reasonable inspections required to verify compliance.
9. If, stormwater mitigation is required, including detention ponds proposed as part of this project, it shall be designed and constructed first in the construction sequence of the project.
10. In accordance with Chapter 13 of the Code of Ordinances of the City of College Station, measures shall be taken to insure that all debris from construction, erosion, and sedimentation shall not be deposited in city streets, or existing drainage facilities. All development shall be in accordance with the plans and specifications submitted to and approved by the City Engineer for the above named project. All of the applicable codes and ordinances of the City of College Station shall apply.
11. The information and conclusions contained in the attached plans and supporting documents will comply with the current requirements of the City of College Station, Texas City Code, Chapter 13 and associated BCS Unified Design Guidelines Technical Specifications, and Standard Details. All development has been designed in accordance with all applicable codes and ordinances of the City of College Station and State and Federal Regulations.
12. Release of plans to _____ (name or firm) is authorized for bidding purposes only. I understand that final approval and release of plans and development for construction is contingent on contractor signature on approved Development Permit.
13. I, THE OWNER, AGREE TO AND CERTIFY THAT ALL STATEMENTS HEREIN, AND IN ATTACHMENTS FOR THE DEVELOPMENT PERMIT APPLICATION, ARE, TO THE BEST OF MY KNOWLEDGE, TRUE, AND ACCURATE.

CITY OF COLLEGE STATION

9/9/10

Property Owner(s)

Date

DONALD HARMON
COCS PROJECT MANAGER

Engineer Certification:

1. The project has been designed to ensure that stormwater mitigation, including detention ponds, proposed as part of the project will be constructed first in the construction sequence.
2. I will obtain or can show compliance with all necessary Local, State and Federal Permits prior to construction.
3. The information and conclusions contained in the attached plans and supporting documents comply with the current requirements of the City of College Station, Texas City Code, Chapter 13 and associated BCS Unified Design Guidelines. All development has been designed in accordance with all applicable codes and ordinances of the City of College Station and State and Federal Regulations.
4. I, THE ENGINEER, AGREE TO AND CERTIFY THAT ALL STATEMENTS HEREIN, AND IN ATTACHMENTS FOR THE DEVELOPMENT PERMIT APPLICATION, ARE, TO THE BEST OF MY KNOWLEDGE, TRUE, AND ACCURATE.

Engineer

Date

Donald H. Best

9-3-2010



FOR OFFICE USE ONLY

CASE NO.: 10-237

DATE SUBMITTED: 10-13-10

TIME: 2:00

STAFF: AC

DESIGN REVIEW BOARD APPLICATION

APPEALS & WAIVERS - NON-RESIDENTIAL ARCHITECTURAL 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) 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 _____

NAME OF PROJECT Wolf Pen Creek Festival Park

ADDRESS 1015 Colgate Drive College Station TX 77840

LEGAL DESCRIPTION (Lot, Block, Subdivision) 10.41 acre tract, volume 1673, page 215

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

Name Andrew Konyha E-mail akonyha@clarkcondon.com

Street Address 10401 Stella Link Rd.

City Houston State TX Zip Code 77025

Phone Number 713.871.1414 Fax Number 713.871.0888

PROPERTY OWNER'S INFORMATION:

Name DONALD HARMON PROJECT MANAGER E-mail DHARMON@CSTX.GOV

Street Address _____

City _____ State _____ Zip Code _____

Phone Number _____ Fax Number _____

Current zoning _____

Applicable ordinance section being appealed/seeking waiver from:

Section 7.9.B.3. Building Materials

NON-RESIDENTIAL ARCHITECTURAL STANDARDS APPEALS / WAIVER REQUEST

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

Use of sandblasted concrete columns and lintels.

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

Sandblasted concrete does not appear to be specifically allowed or prohibited by the Ordinance. Integral colored sandblasted concrete using the same cement and aggregate formulation as the burnished face CMU is selected for the columns and lintels for this project because it provides color and texture harmony with the walls of the proposed structures and well as the existing structures in the Wolf Pen Creek Park site and is durable and low maintenance.

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

Stucco would be an alternative but cost would be greater, it would be a less durable material and have higher maintenance.

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.

Integral colored sandblasted concrete does not appear to be specifically allowed or prohibited by the Ordinance. Photos of sandblasted concrete columns similar to those proposed and the relationship with burnished CMU walls is attached for reference.

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

Integral colored sandblasted concrete using the same cement and aggregate formulation as the burnished face CMU is selected for the columns and lintels for this project because it provides color and texture harmony with the walls of the proposed structures and well as the existing structures in the Wolf Pen Creek Park site. Color sample of the proposed CMU that the sandblasted concrete will match is included in the materials board.

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

Integral colored sandblasted concrete using the same cement and aggregate formulation as the burnished face CMU is selected for the columns and lintels for this project because it provides color and texture harmony with the walls of the proposed structures and well as the existing structures in the Wolf Pen Creek Park site. Color sample of the proposed CMU that the sandblasted concrete will match is included in the materials board.

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.

N.A.

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.

N.A.

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

N.A.

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

 SENIOR ASSOC.

Signature and title

10.07.10

Date



(2)

FOR OFFICE USE ONLY	
CASE NO.:	<u>10-238</u>
DATE SUBMITTED:	<u>10-13-10</u>
TIME:	<u>2:00</u>
STAFF:	<u>AC</u>

DESIGN REVIEW BOARD APPLICATION APPEALS & WAIVERS - NON-RESIDENTIAL ARCHITECTURAL 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) 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 _____

NAME OF PROJECT Wolf Pen Creek Festival Park

ADDRESS 1015 Colgate Drive College Station, Texas 77840

LEGAL DESCRIPTION (Lot, Block, Subdivision) 10.41 acre tract, volume 1673, page 215

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

Name Andrew Konyha E-mail akonyha@clarkcondon.com

Street Address 10401 Stella Link

City Houston State Texas Zip Code 77025

Phone Number 713.871.1414 Fax Number 713.871.0888

PROPERTY OWNER'S INFORMATION:

Name DONALD HARMON PROJECT MANAGER E-mail DHARMON@CSTX.GOV

Street Address _____

City _____ State _____ Zip Code _____

Phone Number _____ Fax Number _____

Current zoning _____

Applicable ordinance section being appealed/seeking waiver from:

Section 7.9.B.2. Building Mass and Design

NON-RESIDENTIAL ARCHITECTURAL STANDARDS APPEALS / WAIVER REQUEST

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

The use of integrated gutters and a break in the roof line to achieve the required architectural relief for the south facades.

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

The addition of functionally unnecessary relief elements to the south facades of the buildings.

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

The addition of functionally unnecessary relief elements to the south facades of the buildings.

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.

N.A.

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:

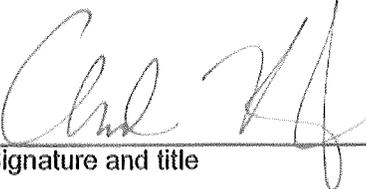
1. Explain how meeting ordinance requirements is not financially feasible.

N.A.

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

N.A.

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

 SERRANO ASSOCIATES
Signature and title

10.10.10
Date