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# **AGENDA**

## **DESIGN REVIEW BOARD**

**Friday, December 10, 2010, 9:30 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.
  - William (Bill) Mather
3. Consideration, discussion and possible action to approve meeting Minutes.
  - November 12, 2010
4. Presentation, possible action and discussion regarding an alternate to exterior building materials for Texas Roadhouse located at 1601 University Drive East, generally within the Gateway Center. Case# 10-00500241 (LH)
5. Presentation, possible action and discussion regarding an alternate to exterior building materials for a proposed freestanding self-storage facility located at 4320 Decatur Drive. Case # 10-00500251 (MKH)
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, December 10, 2010 at 9:30 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 \_\_\_\_\_  
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](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 \_\_\_\_\_, 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](http://www.cstx.gov).



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

Name William R Mather

Request Submitted on Date: November 29, 2010

I will not be in attendance at the meeting of December 10, 2010 for the reason(s) specified: (Date)

Out of town on business.

Email By Email Signature

***This request shall be submitted to Mandi Alford one week prior to meeting date.  
Fax 764-3496. City of College Station, 1101 Texas Avenue, College Station,  
Texas 77840***



**Minutes**  
**Design Review Board**  
**Friday, November 12, 2010, 11:00 a.m.**  
**Administrative Conference Room ~ City Hall**  
**1101 Texas Ave**  
**College Station, Texas, 77840**

**Board Members Present:** Chairman Scott Shafer, Katy Jackson Steve Schloss, Alan King, Jason Kinnard, and Bill Mather

**Board Members Absent:** None

**Staff Present:** Jennifer Prochazka, Matthew Hilgemeier, and Deborah Grace - Rosier

**Others Present:** Bill Sorrells and Chris Harris

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

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

**AGENDA ITEM NO. 2: Oath of Office**

Deborah Grace Rosier gave the Oath of Office to the Board members.

**AGENDA ITEM NO. 3: Consideration, discussion and possible action on absence request.**

None

**AGENDA ITEM NO.4: Consideration, discussion and possible action to approve meeting minutes for October 22, 2010.**

Katy Jackson motioned to approve the meeting minutes; Alan King seconded the motion, which passed unopposed (6-0).

**AGENDA ITEM NO. 5: Presentation, possible action, and discussion on an alternative to the parking lot screening requirements for a proposed freestanding restaurant located at 4471 State Highway 6 South. Case # 10-00500235 (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 building floor area. Section 7.9.F.4 of the Unified Development Ordinance requires that when a building is part of a building plot with a gross building area of 150,000 square feet or more, that all parking areas be screened from the public right-of-way using a three-foot berm. As an alternative, Whataburger proposes to provide a row of shrubs that will have a minimum height of 24 inches at installation and reach 36-inches within one calendar year of planting. When the Whataburger building is constructed, the parking area will have a finished floor elevation that is approximately seven feet lower than the State Highway 6 South Frontage Road. The applicant stated that since the proposed site is that much lower than the adjacent street, a three-foot high berm constructed on the Whataburger property would be ineffective as a screening mechanism.

Alan King motioned to approve the item with the condition that the Dwarf Buford Holly plant be used instead of the Agarito plant in the screening along the State Highway 6 frontage road; Bill Mather seconded the motion; which passed unopposed (6-0).

**AGENDA ITEM NO. 6: Possible action and discussion on future agenda items - A Design Review Board Member may inquire about a subject for which notice has not been given. A statement of specific factual information or the recitation of existing policy may be given. Any deliberation shall be limited to a proposal to place the subject on an agenda for a subsequent meeting.**

None

**AGENDA ITEM NO. 7: Adjourn**

Jason Kinnard motioned to adjourn the meeting; Bill Mather seconded the motion, which passed unopposed (6-0).

The Meeting adjourned at 11:45 a.m.

**APPROVED:**

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**Scott Shafer, Chairman**

**ATTEST:**

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**Mandi Alford, Staff Assistant**



**DESIGN REVIEW BOARD  
for  
Texas Roadhouse Patio  
10-00500241**

**REQUEST:** Waiver to Section 7.9.B.3 “Building Materials”

**SCALE:** One commercial lot on 1.7 acres

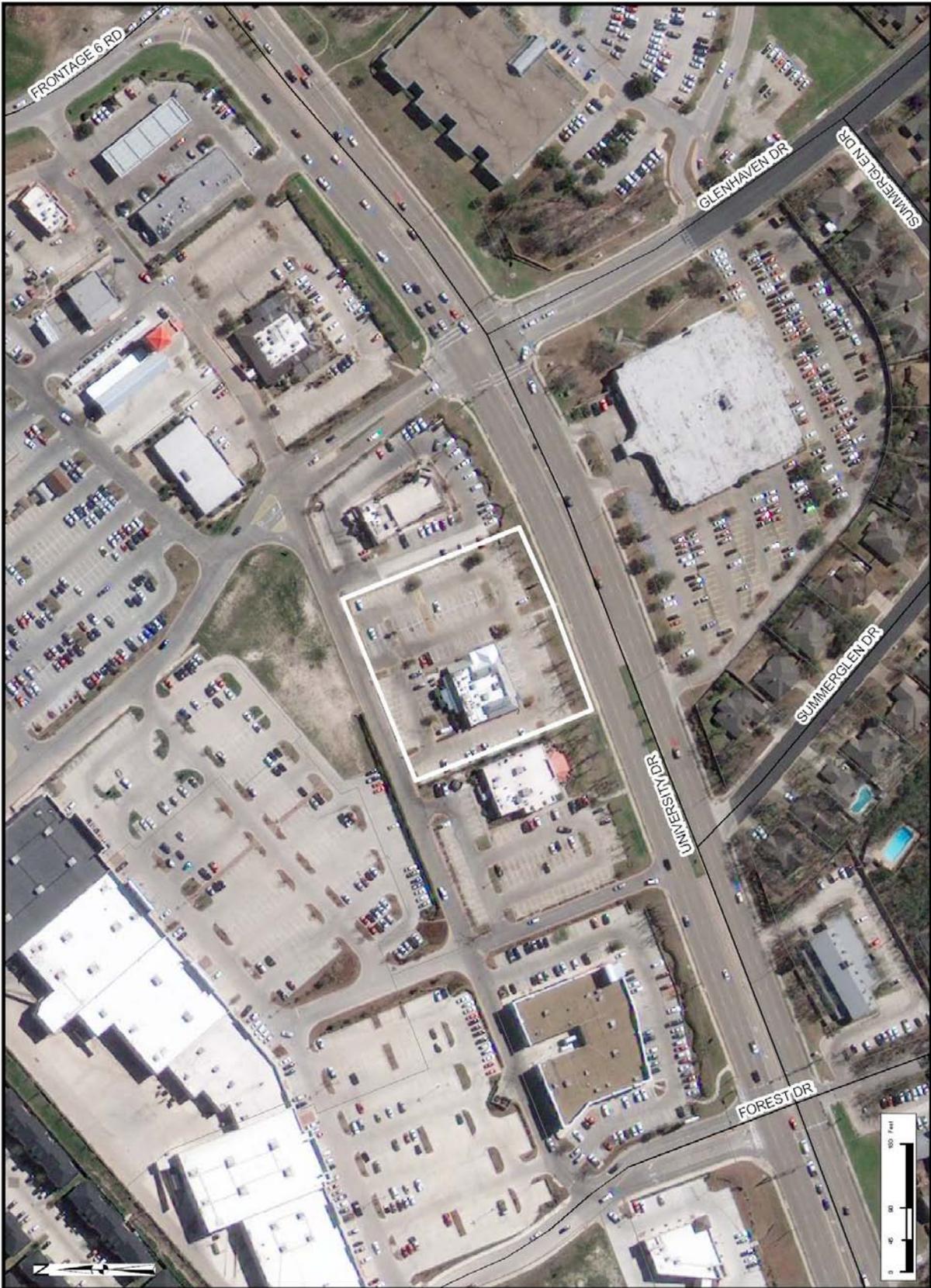
**LOCATION:** 1601 University Drive East

**ZONING DISTRICT:** C-1 General Commercial and OV Overlay District

**APPLICANTS:** Bob Cornett, The Roberts Group PSC

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

**RECOMMENDATION:** Staff recommends approval based on the photos submitted by the applicant showing the lack of variation in architectural design for this chain restaurant. This recommendation is supported by previous Design Review Board action in June 2008 regarding the same material selection.



	DEVELOPMENT REVIEW	TEXAS ROADHOUSE PATIO	Case: 10-241	DRB

**ITEM SUMMARY:** The applicant is proposing a 587-square-foot wood patio cover to be located at the side-rear of the main building. It is considered an extension of the existing 7,186-square-foot building and must therefore meet all building material requirements. Section 7.9.B.3 "Building Materials" limits the use of wood or cedar siding to 30% of any façade and requires a minimum of 10% of each façade to consist of brick or stone. Since the building exterior consists mostly of cedar siding, this requirement has not been met. Therefore, the applicant is seeking a waiver to allow additional wood on the rear and side building facades in the form of a covered patio and exempt the patio cover from masonry requirements.

The Design Review Board has the authority to act on this item through Section 7.9.G.2 of the Unified Development Ordinance which allows the board to consider alternate building materials if the applicant is a chain restaurant and the request is part of their corporate branding. Under this section, the applicant must provide evidence of all alternative schemes the chain has used.

**ITEM BACKGROUND:** A similar waiver request was heard and approved by the Design Review Board in June 2008 for a dining area addition. The waiver was granted based on cedar siding being the standard exterior building material for the Texas Roadhouse chain.

**ISSUES / ITEMS FOR REVIEW:**

Building Materials- The applicant is requesting 100% of each facade of the proposed Texas Roadhouse patio cover to be constructed of wood. This would further increase the amount of wood on the Texas Roadhouse building, which already exceeds the maximum 30%.

**STAFF RECOMMENDATION:**

Staff recommends approval based on the photos submitted by the applicant showing the lack of variation in architectural design for this chain restaurant. This recommendation is supported by previous Design Review Board action in June 2008 regarding the same material selection.

**SUPPORTING MATERIALS:**

1. Application
2. Site plan (provided in packet)
3. Elevations of all building facades
4. Photos of other Texas Roadhouse buildings



FOR OFFICE USE ONLY	
CASE NO.:	<u>10-241</u>
DATE SUBMITTED:	<u>10-20-10</u>
TIME:	<u>9:00</u>
STAFF:	<u>AC</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 Project has been previously submitted for NRA Review

NAME OF PROJECT Patio cover (shade structure) - existing Texas Roadhouse Restaurant

ADDRESS 1601 University Drive; College Station, TX 77840

LEGAL DESCRIPTION (Lot, Block, Subdivision) Lot #6, Block One - The Gateway - Phase 1

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

Name The Roberts Group, PSC - Architects\Engineers (see attachment) E-mail (see attachment)

Street Address 239-C Southland Drive

City Lexington State Kentucky Zip Code 40503

Phone Number (859) 276-2006 Fax Number (859) 276-2901

**PROPERTY OWNER'S INFORMATION:**

Name Texas Roadhouse (atten: Mike Laur) E-mail mikel@texasroadhouse.com

Street Address 6040 Dutchman's Lane - Suite 400

City Louisville State Kentucky Zip Code 40205

Phone Number (502) 426-9984 Fax Number (502) 426-3274

Current zoning C-1 and DV

Applicable ordinance section being appealed/seeking waiver from:

7.9.B.3

**NON-RESIDENTIAL ARCHITECTURAL STANDARDS APPEALS / WAIVER REQUEST**

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

*To allow themed (Texas Roadhouse) materials and colors on the proposed patio cover (shade structure) and on the existing restaurant (east & north elevations) maintaining and matching the existing consistent themed appearance.*

*(SEE ATTACHED PROJECT NARRATIVE)*

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

*A dining room addition was allowed/approved approximately 2 years ago to have themed materials and colors that match the existing themed materials and colors on this existing Texas Roadhouse restaurant. This is proposed to maintain/allow the proposed patio cover (shade structure) and existing restaurant (east & north elevations) to maintain the themed materials and colors to match as the existing consistent themed appearance.*

3. The following alternatives to the requested appeal/waiver are possible: *(SEE ATTACHED PROJECT NARRATIVE)*

**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.

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).

*The materials for the proposed patio cover/shade structure to match the roadhouse look (wood and metal roofing) which is the themed appearance of this existing Texas Roadhouse restaurant and of the Texas Roadhouse concept.*

*(SEE ATTACHED PROJECT NARRATIVE)*

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.

EXISTING RESTAURANT (PROPOSED PROJECT IS A DETACHED FREESTANDING OPEN-SIDED PATIO COVER/SHADE STRUCTURE. SEE ATTACHED PROJECT NARRATIVE.)

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.

[Empty rectangular box for explanation]

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

[Empty rectangular box for explanation]

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

KERRY L. RAINEY

*[Handwritten signature]*

PROJECT ARCHITECT

Signature and title

10/19/10

Date

# The Roberts Group

Architects - Engineers - Landscape Architects PSC

239 Southland Drive Suite-C  
Lexington, KY 40503

October 19, 2010

**Attachment sheet for: Design Review Board Application**  
**(Appeals & Waivers – Non-Residential Architectural Standards)**

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**Applicant/Project Manager's Information** (Primary contact for the project);

The Roberts Group, PSC – Architects, Engineers, Landscape Architects

Bob Cornett (Partner-in-Charge) ... (email) [bcornett@trgpsc.com](mailto:bcornett@trgpsc.com)

Kerry Rainey (Project Architect) ... (email) [krainey@trgpsc.com](mailto:krainey@trgpsc.com)

Telephone: (859) 276-2006 Fax: (859) 276-2901

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**Project Narrative / Waiver Request**

This existing Texas Roadhouse restaurant has an informal existing outdoor waiting area to ease the patron's comfort of not having to stand during the wait for a table. The intent of this submitted/proposed project is to provide a shaded area to alleviate the discomfort of waiting in the sun (providing health, safety, and welfare for the patrons of this business).

The project consists of constructing a free-standing (not attached to the existing building) open-sided shade cover/patio cover over the existing outdoor waiting area. It is to be a wood structure with a metal roof and wood plank fence rails.

(continued, next page)

# The Roberts Group

Architects - Engineers - Landscape Architects PSC

239 Southland Drive Suite-C  
Lexington, KY 40503

(page 2)

This is a themed restaurant concept... the materials and colors being used are to match the existing themed concept of the existing Texas Roadhouse restaurant and intended to stay consistent with the existing themed appearance.

Approximately 2 years ago a dining room was added to the existing restaurant. A waiver was sought for that addition in regard to the themed materials and colors ...that waiver was granted. The same considerations and aspects are sought for this submitted project.

The waiver being requested is to allow this project to use the matching existing themed materials and colors to present an appearance consistent with the themed restaurant concept and to remain consistent in appearance as a whole entity. The Unified Development Ordinance makes note of this type of waiver request under Section 7.9.G. Additionally, as noted above, a similar waiver request was previously granted.

Thank you.

Respectfully submitted,

The Roberts Group, PSC



**DESIGN REVIEW BOARD**  
**for**  
**Spring Creek Office & Storage**  
**10-00500251**

**REQUEST:** Alternatives to building material requirements

**SCALE:** 0.826 Acres

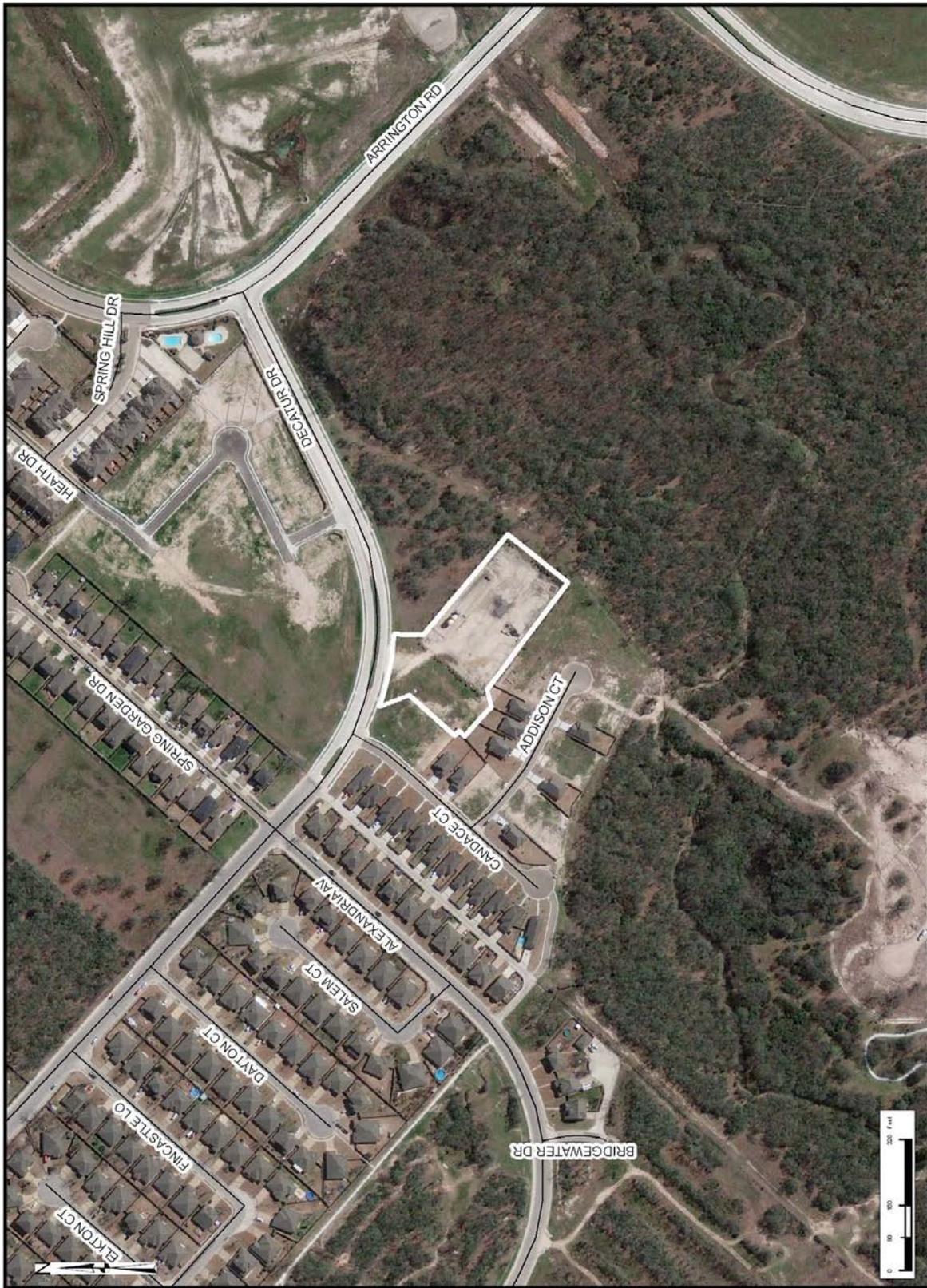
**LOCATION:** 4320 Decatur Drive

**ZONING DISTRICT:** Planned Development District

**APPLICANTS:** Dusty Phillips, 3-D Development

**PROJECT MANAGER:** Matthew Hilgemeier, Staff Planner  
mhilgemeier@cstx.gov

**RECOMMENDATION:** Approval



DRB

Case: 10-251

SPRING CREEK OFFICE & STORAGE

DEVELOPMENT REVIEW



**ITEM SUMMARY:** The applicant is proposing to construct a new freestanding self-storage structure near the intersections of Decatur Drive and Candice Court. The applicant is requesting the substitution of building materials to meet the standards of Section 7.9.B.3.a, which requires that all building facades that are visible from a public right-of-way have at least ten percent (10%) of the surface area of the façade consist of stone or masonry product, and Section 7.9.B.3.b.5, which allows for a maximum of twenty percent (20%) standing seam metal or premium grade architectural metal on a facade. The UDO allows for the substitution of building materials if the material is a new and innovative material that has not been previously available to the market, is not listed as an allowed material or prohibited material, is similar and comparable in quality and appearance to the materials allowed in Section 7.9, or the material is an integral part of a themed building.

The applicant is proposing to substitute an alternative material Rigid Rock to meet the requirements of Section 7.9.B.3.a. Rigid Rock is a synthetic material that is designed with the look and texture of natural stone. The applicant states that typical masonry materials are not desired for this building because of the potential damage to the façade. He adds that the proposed material can be easily maintained or replaced, while masonry materials require additional maintenance and would be hard to replace to match the original color of the material or mortar. The table below shows the total amount of Rigid Rock proposed for each façade.

<b>Façade and Total Area</b>	<b>Amount of Rigid Rock</b>	<b>Percent</b>
East Elevation (903 sq. ft)	166 sq. ft	18%
South Elevation (2,955 sq. ft)	92 sq. ft	3%
North Elevation (2,976 sq. ft)	102 sq. ft	3%
West Elevation (900 sq. ft)	0	0

As stated above, the applicant is also requesting an alternative to Section 7.9.B.3.b.5, which allows for a maximum of 20% of any façade to be covered in standing seam metal or premium grade architectural metal. The applicant is proposing to use Stuccolite, a metal paneling material that he states is textured to look and feel like traditional Stucco materials, in addition to standard non-textured metal paneling on each façade. While the Stuccolite material may be designed to look like traditional Stucco, it is still considered metal paneling and therefore cannot be used on more than 20% of any façade. The table below shows the total amount of Stuccolite and non-textured metal paneling proposed for each façade.

<b>Façade and Total Area</b>	<b>Amount of Stuccolite and non-textured metal paneling</b>	<b>Percent</b>	<b>20 % of total façade area</b>	<b>Variance amount</b>
East Elevation (903 sq. ft)	613 sq. ft	67%	181 sq. ft	432 sq. ft
South Elevation (2,955 sq. ft)	2,213 sq. ft	74%	581 sq. ft	1,622 sq. ft
North Elevation (2,976 sq. ft)	2,254 sq. ft	75%	595 sq. ft	1,658 sq. ft
West Elevation (900 sq. ft)	848 sq. ft*	94%	180 sq. ft	668 sq. ft

\* Only non-textured metal paneling will be used on the West Elevation.

**ITEM BACKGROUND:** The property is zoned as a Planned Development District. As a condition of the rezoning, materials used on the building must be similar in style and character to those used in the surrounding residential neighborhood. Materials used in the surrounding residential area include bricks, stone, panel siding and Stucco.

**STAFF RECOMMENDATION:**

Staff recommends approval of the applicant's request for use of alternative materials to meet the buildings masonry requirement. It is Staff's opinion that both materials are similar in appearance to the materials that are allowed by Section 7.9 and will serve to meet the intent of the ordinance. In addition, the proposed materials are similar in appearance and character to materials used in the surrounding residential area.

Staff recommends approval of the applicants request to exceed the maximum amount of metal paneling for all facades using the proposed Stuccolite material. The proposed alternative material is intended to replicate stucco which is a material allowed by the UDO. The maximum amount of stucco that is allowed on any one façade cannot exceed 75% of the total area of the façade. As proposed, the amount of Stuccolite that is proposed for any façade is not greater than 60% of the façade.

**ISSUES / ITEMS FOR REVIEW:**

The DRB may grant a variance from the standards contained in Section 7.9 of up to one hundred percent (100%) of the total percentage permitted for the following:

- 1) Substitutions of building materials if the applicant shows that:
  - 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 herein; or
  - b) The material is similar and comparable in quality and appearance to the materials allowed in this Section 7.9; or
  - c) The material is an integral part of a themed building (example: a 50's diner in chrome).

**SUPPORTING MATERIALS:**

1. Application
2. Elevations of all building facades (provided in packet)
3. Color and material samples (available at meeting)



FOR OFFICE USE ONLY	
CASE NO.:	<u>10,251</u>
DATE SUBMITTED:	<u>11.3.10</u>
TIME:	<u>8:44</u>
STAFF:	<u>gm</u>

## DESIGN REVIEW BOARD APPLICATION APPEALS & WAIVERS - GENERAL

**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.

N/A  Ten (10) samples of the proposed color (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 1/6/2010

NAME OF PROJECT Spring Creek Office & Storage

ADDRESS Decatur Drive

LEGAL DESCRIPTION (Lot, Block, Subdivision) Block 3 Lot 1 Spring Creek Gardens - Phase 3

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

Name Dusty Phillips - 3-D Development E-mail n/a

Street Address 4490 Castlegate Drive

City College Station State Tx Zip Code 77845

Phone Number 979-690-7250 Fax Number 979-690-1041

PROPERTY OWNER'S INFORMATION:

Name Spring Creek CS Development, LTD E-mail wallace.phillips@verizon.net

Street Address 4490 Castlegate Drive

City College Station State Tx Zip Code 77845

Phone Number 979-690-7250 Fax Number 979-690-1041

Current zoning PDD

APPEAL/WAIVER REQUESTED (circle one):

- |   |   |
|---|---|
| <input type="checkbox"/> Buffer Requirements                  | <input type="checkbox"/> Driveways                            |
| <input type="checkbox"/> WPC Parking                          | <input type="checkbox"/> Krenek Tap Corridor Overlay District |
| <input checked="" type="checkbox"/> Site Plan Review Criteria | <input type="checkbox"/> Other _____                          |

Applicable ordinance section being appealed/seeking waiver from:  
Section 7.9.B.3.a. and Section 7.9.B.3.b.5

Explanation of appeal/waiver request:  
The Developer is requesting the use of alternate building materials to meet the stone requirements for the building facades and to use more than 20% metal paneling on the west facade of the building.

## GENERAL APPEALS/WAIVER REQUEST

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

*see attached sheet.*

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

*see attached sheet.*

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

*The use of typical masonry materials is not desired for this building because of the potential damage to the facade. The proposed materials can be easily maintained or replaced, while masonry materials could require additional maintenance and would be hard to replace or repair to match the original color of the material or mortar.*

**IN ADDITION, FOR ALTERNATIVE MATERIALS IN THE KRENEK TAP OVERLAY DISTRICT, ANSWER THE FOLLOWING AS APPLICABLE** (see the Unified Development Ordinance Section 5.8 Overlay Districts for more information):

1. For existing buildings, describe existing facade materials.

2. For new construction, describe how this material(s) meet or exceeds the material standards for the KTO.

*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

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

Request the use of Rigid Rock Material as a building material on the facade of the building in lieu of the materials listed in section 7.9.B.3.a. Also, request the use of "Stuccolite" pre-finished metal panels on the facades of the buildings and this material be allowed for meeting the minimum stone requirements. Request the use of metal siding for more than 20% of the west façade. This façade cannot be seen from a Right-of-way and there is a 6' high screen wall with landscaping along the property line with the adjacent residential lots.

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

The proposed use is primarily for self-storage which are typically all metal construction. The proposed facade materials are the most practical for this use.

- Stucco applied on these panels in the factory has a 20 year warranty. The stucco applied on site by conventional methods does not have a warranty.
- Rigid Rock will move and flex with the building. Stone or brick on a brick ledge will contract and expand at different rates which will lead to cracking and water proofing problems.