



# AGENDA

## DESIGN REVIEW BOARD

Friday, January 24, 2014 11:30 AM  
Community Development Conference Room  
1207 Texas Avenue  
College Station City Hall  
College Station, Texas, 77840

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1. Call to Order
2. Consideration, discussion and possible action on Absence Requests.
  - Mike Ashfield ~ January 10, 2014
  - Jason Kinnard ~ January 10, 2014
  - Don Hellriegel ~ January 24, 2014
3. Consideration, discussion and possible action to approve meeting minutes.
  - January 10, 2014 meeting minutes.
4. Presentation, possible action, and discussion regarding an attached sign for Arbano Café located at 614 Holleman Drive East Suite 1100 at The Lofts at Wolf Pen Creek in the Wolf Pen Creek Design District. **Case #14-00900005 (M. Hester)**
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 Friday, January 24, 2014 at 11:30 a.m. at the Community Development Conference Room, 1207 Texas Avenue, College Station, Texas. The following subjects will be discussed, to wit: See Agenda

Posted this the \_\_\_\_ day of \_\_\_\_\_, 2014 at \_\_\_\_ p.m.

CITY OF COLLEGE STATION, TEXAS

By \_\_\_\_\_  
Sherry Mashburn, City Secretary

By \_\_\_\_\_  
Kelly Templin, City Manager

I, the undersigned, do hereby certify that the above Notice of Meeting of the Design Review Board of the City of College Station, Texas, is a true and correct copy of said Notice and that I posted a true and correct copy of said notice on the bulletin board at City Hall, 1101 Texas Avenue, in College Station, Texas, and the City's website, [www.cstx.gov](http://www.cstx.gov). The Agenda and Notice are readily accessible to the general public at all times. Said Notice and Agenda were posted on \_\_\_\_\_, 2014 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 \_\_\_\_\_, 2014.

CITY OF COLLEGE STATION, TEXAS

By \_\_\_\_\_

Subscribed and sworn to before me on this the \_\_\_\_ day of \_\_\_\_\_, 2014.

\_\_\_\_\_  
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).



CITY OF COLLEGE STATION  
*Planning & Development Services*

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

Name Mike Ashfield

Request Submitted on December 19, 2013

I will not be in attendance at the meeting of January 10, 2014

for the reason(s) specified: \_\_\_\_\_ (Date)

My mom has surgery scheduled for January 9, so I do not expect to be available.

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CITY OF COLLEGE STATION  
*Planning & Development Services*

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

Name Jason Kinnard

Request Submitted on December 19, 2013

I will not be in attendance at the meeting of January 10, 2014

for the reason(s) specified: \_\_\_\_\_ (Date)

Already has a meeting scheduled that day.

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CITY OF COLLEGE STATION  
*Planning & Development Services*

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

Name Don Hellriegel

Request Submitted on January 17, 2014

I will not be in attendance at the meeting of January 24, 2014  
for the reason(s) specified: (Date)

On Vacation.

\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
Per e-mail DGR



**Minutes**  
**Design Review Board**  
**January 10, 2014 - 11:00 a.m.**  
**Administrative Conference Room ~ City Hall**  
**1101 Texas Avenue**  
**College Station, Texas, 77840**

**Board Members Present:** Acting Chairman Bo Miles, Don Hellriegel, Steven Schloss, Hunter Goodwin, Bill Mather, and Marsha Sanford

**Board Members Absent:** Lindsay Bertrand, Jason Kinnard, and Susan McGrail

**Staff Present:** Principal Planner Jason Schubert, Staff Planner Teresa Rogers, and Staff Assistant Deborah Grace-Rosier

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

Acting Chairman Miles called the meeting to order at 11:03 a.m.

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

- **Lindsay Bertrand**

Mr. Mather motioned to approve the absence request. Mr. Schloss seconded the motion, which passed (5-0)

**AGENDA ITEM NO.3: Consideration, possible action and discussion to approve meeting minutes October 5, 2013.**

Mr. Mather motioned to approve the minutes. Mr. Schloss seconded the motion, which passed unopposed (5-0).

**AGENDA ITEM NO.4: Presentation, possible action, and discussion regarding Building orientation and access for St. Mary's Catholic Church located at Lot 2-R of the Ramparts Subdivision, generally located at 300 Nagle Street in Northgate District.**

Teresa Rogers, Staff Planner, presented the staff report and stated that the applicant is requesting a waiver to UDO Section 12-5.8.B.4.a.1, Building Orientation and Access, to allow the primary entrance façade for a future St. Mary's sanctuary to orient towards Nagle Street instead of Church Avenue.

There was general discussion amongst the Board.

John Clements with Jackson & Ryan Architects gave the Board an overview of proposed development.

Board Member Marsha Sanford arrived to the meeting

Mr. Mather motioned to approve the request with staff's recommendation that a secondary entrance is oriented to Church Avenue and the waiver should be conditioned on the approval of the site plan as shown in the preliminary master plan. Mr. Goodwin seconded the motion, which was approved (6-0).

**AGENDA ITEM NO. 5.: Presentation, possible action, and discussion regarding a waiver request to reduce the buffer requirements for the Wellborn Business Park located at 3808 McCulloch Road.**

Teresa Rogers, Staff Planner, presented the staff report and stated that the applicant is requesting an appeal to the UDO Section 12-7.7 Buffer Requirements.

There was general discussion amongst the Board.

Hunter Goodwin motioned to approve the requests to waive the fence requirement on both the southern and western property lines, maintain a 15-foot buffer yard to include plantings on the western property line, and maintain a 15-foot buffer yard along the southern property line with additional plantings added to create 100% opacity with existing vegetation. Mr. Mather seconded them motion, which passed (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.**

Jason Schubert, Principal Planner, reminded the Board that if they were up for reappointment today was the last day to submit their application.

**AGENDA ITEM NO. 6: Adjourn**

**The meeting was adjourned 11:55 a.m.**

**APPROVED:**

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**Bo Miles, Acting Chairman**

**ATTEST:**

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**Deborah Grace-Rosier, Staff Assistant**



**DESIGN REVIEW BOARD**  
**for**  
**Arbano Café**  
**14-00900005**

**REQUEST:** Attached building signage

**SCALE:** 7.43 acres

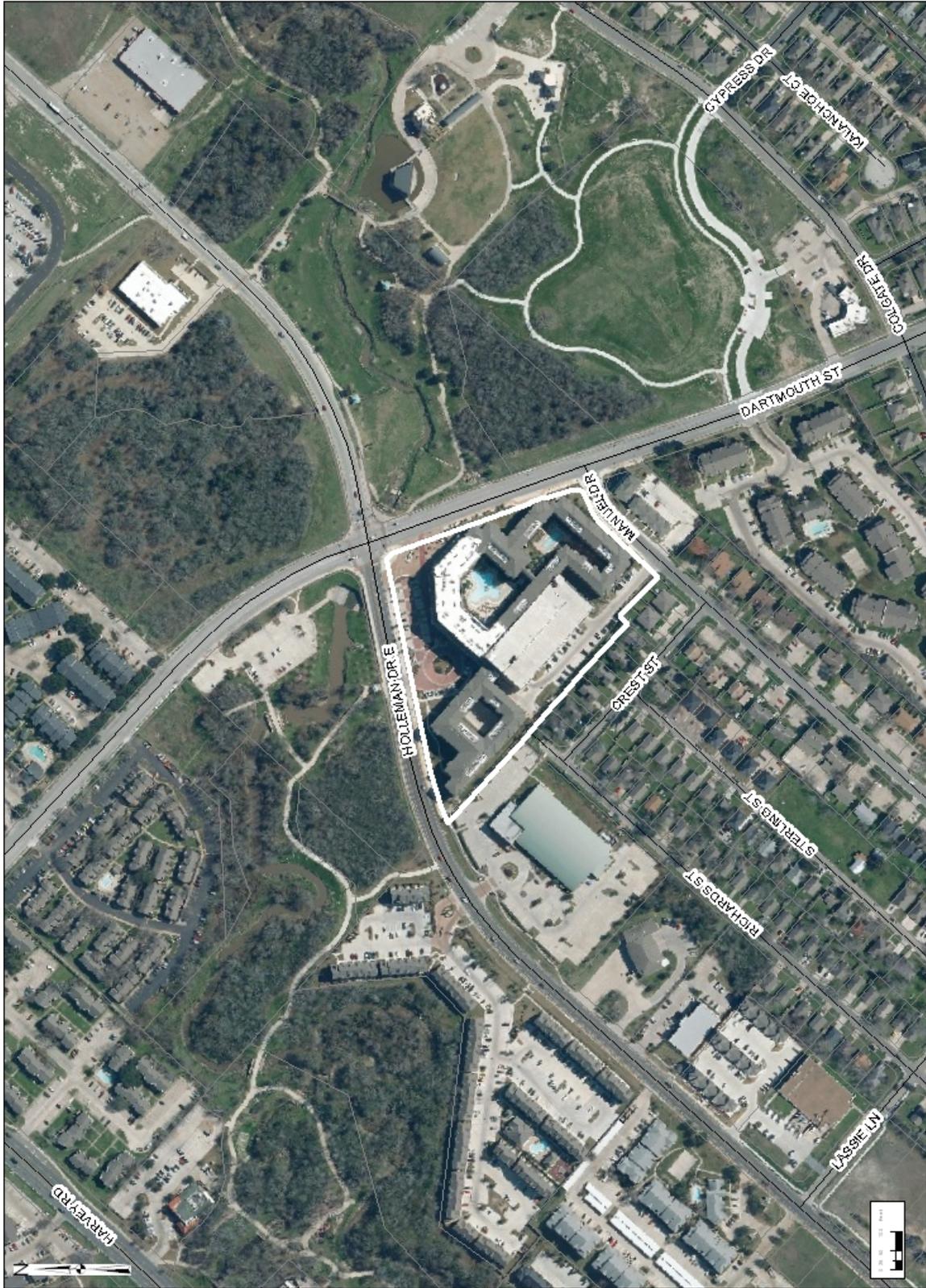
**LOCATION:** 614 Holleman Drive East Suite 1100

**ZONING DISTRICT:** WPC Wolf Pen Creek

**APPLICANT:** Sergio Carrera, Signs BCS

**PROJECT MANAGER:** Morgan Hester, Staff Planner  
mhester@cstx.gov

**RECOMMENDATION:** Staff recommends approval of the proposed attached sign.



DRB

Case: 14-005

ARBANO CAFE  
614 HOLLEMAN DR E, STE 1100

DEVELOPMENT REVIEW



**ITEM SUMMARY:** The applicant is requesting to provide attached signage for a restaurant tenant location at The Lofts at Wolf Pen Creek on Holleman Drive East.

**ITEM BACKGROUND:** The applicant has proposed an attached sign for their suite in The Lofts at Wolf Pen Creek. The proposal utilizes black, two shades of green, and a brown. The sign includes graphic elements consisting of the words "Arbano Café Mediterranean Cuisine" and a palm tree within the text. The letters are proposed to be black non-lighted, aluminum cut-outs, while the palm tree will utilize the brown and two shades of green.

The proposed attached signage is 56.25 square feet in size and meets the requirements of the Unified Development Ordinance Section 7.5 'Signs' as it relates to allowable attached sign area.

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.

**STAFF RECOMMENDATION:**

Staff recommends approval of the proposed sign package.

**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.

**SUPPORTING MATERIALS:**

1. Application
2. Sign details
3. Color and material samples (provided at the meeting)



<b>FOR OFFICE USE ONLY</b>	
CASE NO.:	<u>14-5</u>
DATE SUBMITTED:	<u>01/09/14</u>
TIME:	<u>1:00</u>
STAFF:	<u>AJ</u>

**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 Arbano Cafe

ADDRESS 614 Holleman Dr E 1100

LEGAL DESCRIPTION (Lot, Block, Subdivision) \_\_\_\_\_

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

Name Sergio Carrera E-mail sergio@signsbc.com

Street Address 2151 Harvey Mitchell Pkwy S Ste 110

City CS State TX Zip Code 77840

Phone Number 979-739-4456 Fax Number \_\_\_\_\_

PROPERTY OWNER'S INFORMATION:

Name \_\_\_\_\_ E-mail \_\_\_\_\_

Street Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

Phone Number \_\_\_\_\_ Fax Number \_\_\_\_\_

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

Name \_\_\_\_\_ E-mail \_\_\_\_\_

Street Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

Phone Number \_\_\_\_\_ 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 Restaurant

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:

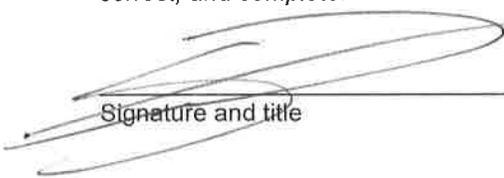
Signs:

Nonlighted Aluminum Cut Out Composite Letters

Maintenance: - Material submitted and color samples

N/A Listed on Sample Material.

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

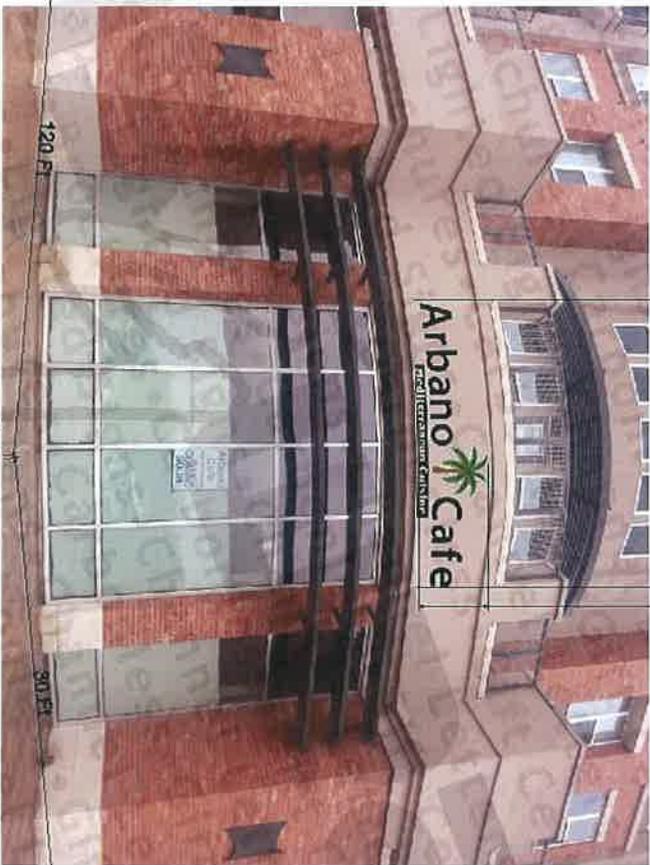
  
\_\_\_\_\_  
Signature and title

1/8/19  
\_\_\_\_\_  
Date

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Date: 01/03/2014  
Time: 1:53:26 PM  
Approved By:



45 in  
120 FT  
30 FT  
15 FT  
**Arbano Cafe**  
Mediterranean Cuisine

14-5  
01/04/14  
1:00  
AS

Description:  
Cut-out Polymetal letter set  
Black Letters, Palm Logo Digital Vrn  
Qty: 1

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