

CITY OF COLLEGE STATION

Home of Texas A&M University®

DESIGN REVIEW BOARD

December 19, 2014

11:00 AM

City Hall

Administrative Conference Room #2

1101 Texas Avenue
College Station, Texas



AGENDA DESIGN REVIEW BOARD

**Friday, December 19, 2014 11:00 AM
Administrative Conference Room #2
1101 Texas Avenue
College Station City Hall
College Station, Texas, 77840**

1. Call to Order
2. Consideration, discussion and possible action to approve absence requests.
 - Bo Miles
 - Marsha Sanford
3. Consideration, discussion and possible action to approve meeting minutes.
 - October 24, 2014 meeting minutes.
4. Presentation, possible action, and discussion to consider waiver to Unified Development Ordinance Section 12-5.8.B.4.b Building Transparency for an existing building located at 313 Church Avenue, which is zoned NG-1 Core Northgate. Case #14-00900288 (M. Bombek)
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, December 19, 2014, 2014 at 11:00 a.m. at the Administrative Conference Room #2, 1101 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. 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.



CITY OF COLLEGE STATION
Planning & Development Services

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

Name Bo Miles

Request Submitted on December 5th

I will not be in attendance at the meeting of December 19th
for the reason(s) specified: (Date)

Traveling for Christmas



CITY OF COLLEGE STATION
Planning & Development Services

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

Name Marsha Sanford

Request Submitted on December 5th

I will not be in attendance at the meeting of December 19th
for the reason(s) specified: _____ (Date)

Will be out of town



Minutes
Design Review Board
October 24, 2014 - 11:00 a.m.
Administrative Conference Room
1101 Texas Avenue
College Station, Texas, 77840

Board Members Present: Acting Chairman Bill Mather, Steven Schloss, Don Hillriegel, Elizabeth Natsios, Marsha Sanford and Susan McGrail

Board Members Absent: Chairman Bo Miles, Hunter Goodwin, and Mary Edwards

Staff Present: Principal Planner Jason Schubert, Staff Planner Jerry Cuarón, Graduate Civil Engineer Erika Bridges, Graduate Civil Engineer Kevin Ferrer and Staff Assistant Crystal Derkowski

AGENDA ITEM NO. 1: Call to order.

Acting Chairman Bill Mather called the meeting to order at 11:05 a.m.

AGENDA ITEM NO.2: Consideration, possible action and discussion to approve absence request for Mary Edwards, Hunter Goodwin and Bo Miles.

Mr. Schloss motioned to approve the absence requests. Ms. Natsios seconded the motion which passed (5-0).

Ms. Sanford arrived at the meeting at 11:07pm.

AGENDA ITEM NO.3: Consideration, possible action and discussion to approve meeting minutes for September 12, 2014

Mr. Schloss motioned to approve the minutes. Ms. Sanford seconded the motion which passed (6-0)

AGENDA ITEM NO.4: Presentation, possible action and discussion regarding a site plan and layout, landscaping, building elevations, and signage for the Fellowship Church Next Step Project located at 1001 Colgate Drive, adjacent to the Wolf Pen Creek Amphitheater in the Wolf Pen Creek Design District. Case #14-00900183 (J. Cuarón)

Jerry Cuarón, Staff Planner, presented the staff report proposing the site plan, layout, landscape, building elevations and signage for a new building. Staff recommended approval of the site plan, layout, landscape, building elevations and signage.

There was general discussion about the materials being used for the elevations and also the windows. Ms. Natsios had concern on what type of windows being used. The applicant proposed a change on the south side of the building to alter the amount of stone used.

Ms. Sanford motioned to approve the request with the condition that the applicant alter the stone on the south side of the building. Mr. Hellriegel second the motion, which passed unopposed (6-0)

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.

Mr. Schloss would like to have a meeting for the members briefing them on the background, purpose and history of the districts.

AGENDA ITEM NO. 6: Adjourn

The meeting was adjourned 11:48 p.m.

APPROVED:

Bo Miles, Chairman

ATTEST:

Crystal Derkowski, Staff Assistant



DESIGN REVIEW BOARD
for
Rough Draught Façade
14-00900288

REQUEST: Waiver to UDO Section 12-5.8.B.4.b Building Transparency to allow for a reduction in the required percentage of 50%. The applicant's request is to reduce the requirement by 6.5% to total required percentage of 43.5% building transparency required along Church Avenue.

SCALE: 4,480 square-foot building with three tenants on 0.33 acres

LOCATION: 313 Church Avenue

ZONING DISTRICT: NG-1 Core Northgate

APPLICANT: Rusty Richards

PROJECT MANAGER: Mark Bombek, Staff Planner
mbombek@cstx.gov

RECOMMENDATION: Staff recommends approval of the request to reduce the building transparency requirement from 50% for the façade facing Church Avenue to 43.5%.

ITEM SUMMARY:

The applicant is requesting to reduce the amount of building transparency on the facade facing Church Avenue. A table below provides a summary of the material requirements in question and the applicant's proposed building transparency.

Building Transparency		
	Church Ave.	Second Street
Required Percentage	50%	30%
Proposed Percentage	43.5%	35.6%

ITEM BACKGROUND:

Rough Draught is a new bar that is locating in an existing building in Northgate. The applicant began the permitting process by submitting building plans for the proposed renovation. This led to a Northgate Building Review application and review by Staff. The renovations proposed provide changes to exterior finishes that provide an updated aesthetic, which compliments the work done throughout the rest of the Northgate District. When revising an existing building, it is subject to the current architectural requirements. As provide in the attached letter, the applicant is requesting a waiver to the full building transparency requirement due to a structural limitation

STAFF RECOMMENDATION: Staff recommends approval of the request to reduce the building transparency requirement from 50% for the façade facing Church Avenue to 43.5%.

ISSUES / ITEMS FOR REVIEW:

Amount of material required for building transparency.

SUPPORTING MATERIALS:

1. Application and letter from Architect
2. Elevations of building facades



FOR OFFICE USE ONLY	
CASE NO.:	<u>14-288</u>
DATE SUBMITTED:	<u>11/26/14</u>
TIME:	<u>3:00</u>
STAFF:	<u>AJ</u>

DESIGN REVIEW BOARD APPLICATION APPEALS & WAIVERS - NORTHGATE DISTRICT STANDARDS

MINIMUM SUBMITTAL REQUIREMENTS:	
<input checked="" type="checkbox"/>	\$350 Design Review Board Application Fee.
<input checked="" type="checkbox"/>	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.
<input type="checkbox"/>	Ten (10) samples of the proposed color (if applicable).
<input type="checkbox"/>	Ten (10) copies of all alternative color/material schemes the chain or franchise has used (if applicable).
<input type="checkbox"/>	Ten (10) copies of a letter from a licensed engineer or architect (if applicable).
<input checked="" type="checkbox"/>	Ten (10) copies of the site plan showing the requested parking lot concept plan (if applicable).
<input checked="" type="checkbox"/>	Ten (10) copies of the proposed mural (if applicable).
<input checked="" type="checkbox"/>	Ten (10) copies of a parking study that supports a decrease in parking based upon reasonable assumptions of parking availability (if applicable).
<input type="checkbox"/>	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 10/22/14

NAME OF PROJECT Rough Draft facade improvement

ADDRESS 313 Church Street

LEGAL DESCRIPTION (Lot, Block, Subdivision) _____

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

Name Rusty Richards E-mail Duddleys77@yahoo.com

Street Address 732 Inwood Dr

City Bryan State Tx Zip Code 77808

Phone Number 979-574-3323 Fax Number _____

PROPERTY OWNER'S INFORMATION:

Name Letty Benning E-mail Benning@suddenlik.net

Street Address 805 Plum Hollow

City College Station State TX Zip Code 77845

Phone Number 979-255-*5125 Fax Number _____

Current zoning: _____

Applicable ordinance section being appealed/seeking waiver from: _____

UDO Section 12-5.8.B.4.b Building Transparency

NORTHGATE DISTRICT STANDARDS APPEALS/WAIVER REQUEST

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

Transparency deficiency of approximately 7.1% for the Second Street façade.

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

This is no room to add more transparency to the front without making structural changes (move/remove steel beam).

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

The alternative is to do nothing, which would leave the building in it's very dated state that is out of character with the area as it redevelops.

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.

Additional transparency (windows or doors) cannot be added to the front of the building without significant structural alteration

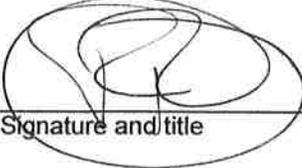
For alternative **building orientation and access for new buildings or existing building expansions or additions**, answer at least one of the following:

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

Manga

11.25.14
Date

Harry W. Bostic
Architect
4500 Carter Creek Pkwy. Suite 203
Bryan, Texas 77802

Dec. 9th, 2014

RE: Rough Draught Whiskey Bar

To whom it may concern,

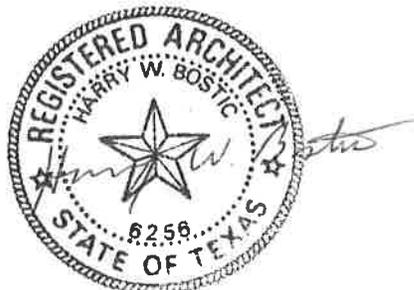
This letter is a request for a minimum reduction in the transparency requirements for the renovation of a portion of the existing building located at 313 Church Street for a new bar.

The request is being submitted because the exterior load bearing walls of the building are made with eight inch concrete masonry units. The removal of these units for the additional window space could cause some problems with the overall structural stability of the exterior wall.

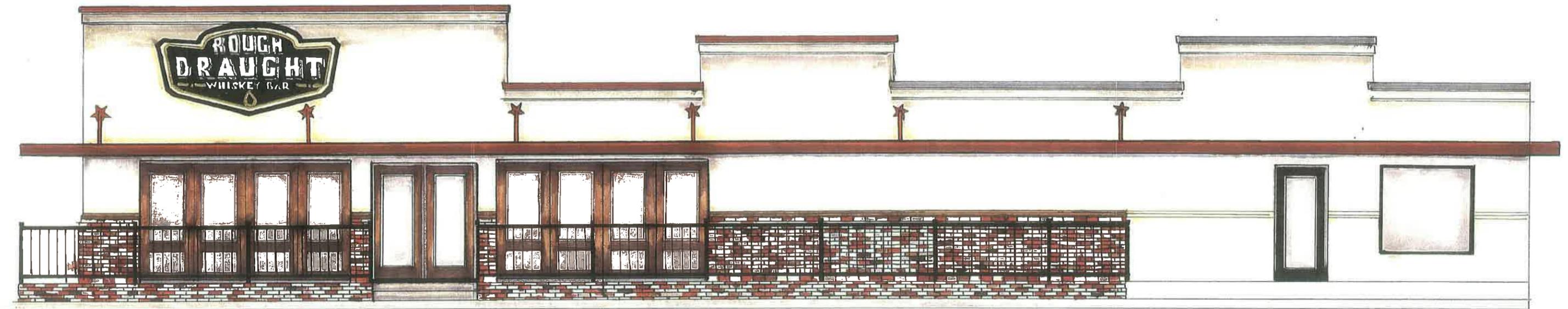
Your thoughts and consideration for the request are greatly appreciated.

Sincerely,

Harry W. Bostic



12-9-14



14-288
11/26/14
3:00
AJ

PUBLIC
PARKING

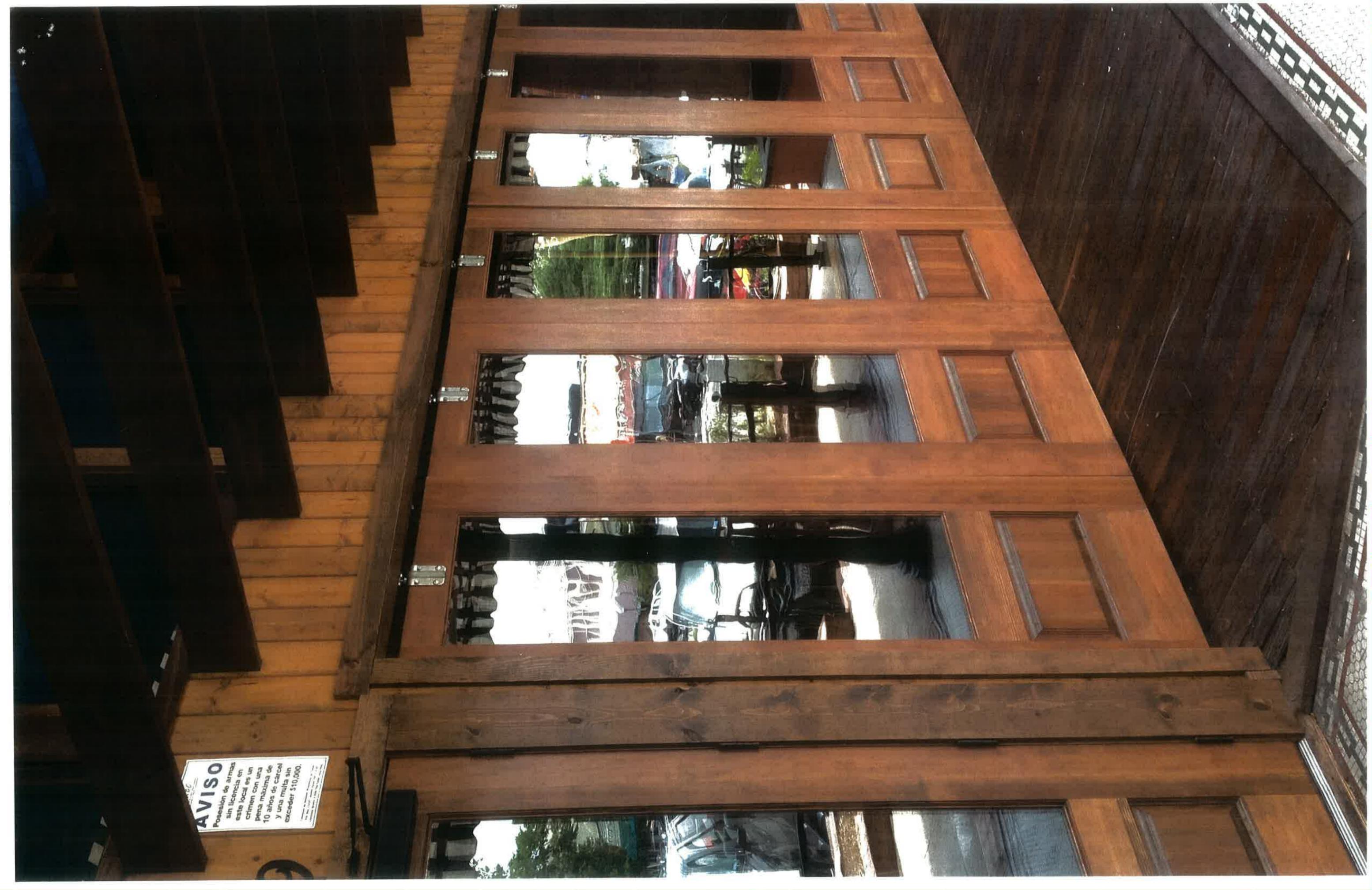
OSHA



AVISO

Posección de armas
sin licencia en
este local es un
crimen con una
pena máxima de
10 años de cárcel
y una multa sin
exceder \$10,000.

Algunas armas requieren licencia. Consulte con el agente de policía local para más información.





CHURCH STREET

01 FRONT ELEVATION
 REFERENCE: 01/A-1.1 SCALE: 1/4"=1'-0"



SECOND STREET

02 LEFT SIDE ELEVATION
 REFERENCE: 01/A-1.1 SCALE: 1/4"=1'-0"

PRELIMINARY
 Not for Construction

ALL DRAWINGS, PLANS, AND SPECIFICATIONS ARE PROPERTY OF FTH DESIGN. PURCHASER'S RIGHT IS CONDITIONAL AND LIMITED TO A ONE-TIME USE TO CONSTRUCT A SINGLE PROJECT ON THE LOT STATED HEREIN. THE USE OR REPRODUCTION OF THESE PLANS CONCERNING ANY OTHER CONSTRUCTION IS STRICTLY PROHIBITED WITHOUT WRITTEN PERMISSION OF FTH DESIGN IN COLLEGE STA., TX. FTH DESIGN IS NOT AN ENGINEERING FIRM NOR AN ARCHITECTURAL FIRM. WE ARE NOT QUALIFIED NOR ARE WE LICENSED TO DESIGN STRUCTURAL FRAMING OR FOUNDATIONS. A LICENSED PROFESSIONAL ENGINEER SHOULD BE CONSULTED REGARDING STRUCTURAL FRAMING AND FOUNDATIONS. SHOULD AN ENGINEER'S SEAL BE PRESENT ON THE DRAWING, THEN THE "ENGINEER OF RECORD" SHALL BEAR THE SOLE RESPONSIBILITY FOR THE STRUCTURAL DESIGN. FTH DESIGN WILL NOT BE HELD RESPONSIBLE FOR THE STRUCTURAL DESIGN AND/OR ANY PROBLEMS THAT MAY ARISE REGARDING THE DESIGN.

RUSTY
 RICHARDS

FRONT AND SIDE
 ELEVATIONS

DATE: 06/10/14
 PROJECT: CL-14-160
 DRAWN: XXX
 CHECKED: SRM
 HEATED: 1,758.0¢
 SLAB: 0,000.0¢
 REVISION: NONE

SHEET NUMBER

A-3.1

SHEET 03 OF 05