

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

**Design Review Board  
December 02, 2015 @ 11:00 am  
Administrative Conference Room  
City Hall  
1101 Texas Avenue,  
College Station, Texas**



## **AGENDA DESIGN REVIEW BOARD**

**Wednesday, December 02, 2015 11:00 AM  
Administrative Conference Room  
1101 Texas Avenue  
College Station City Hall  
College Station, Texas, 77840**

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1. Call to Order
2. Consideration, discussion and possible action to approve meeting minutes.
  - July 24, 2015 meeting minutes.
3. Presentation, possible action, and discussion to consider waiver to the Unified Development Ordinance Section 12-7.10.C.4.a Building Materials for an existing building located at 210 University Drive E., which is zoned GC General Commercial. Case #AWV2015-000012 (M. Thomas).
4. Presentation, possible action, and discussion regarding the status of Design Review Board member terms and reappointments (J. Schubert).
5. Presentation, possible action, and discussion regarding on overview of the general powers and duties of the Design Review Board (J. Schubert).
6. Presentation, possible action, and discussion regarding the selection of the design professionals in City-initiated capital projects.
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 Wednesday, December 02, 2015 at 11:00 a.m. at the Administrative Conference Room, 1101 Texas Avenue, College Station, Texas. The following subjects will be discussed, to wit: See Agenda**

Posted this the \_\_\_\_ day of \_\_\_\_\_, 2015 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 \_\_\_\_\_, 2015 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 \_\_\_\_\_, 2015.

CITY OF COLLEGE STATION, TEXAS

By \_\_\_\_\_

Subscribed and sworn to before me on this the \_\_\_ day of \_\_\_\_\_, 2015.

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



**Minutes**  
**Design Review Board**  
**June 24, 2015 - 11:00 a.m.**  
**Administrative Conference Room**  
**1101 Texas Avenue**  
**College Station, Texas, 77840**

**Board Members Present:** Chairperson Jane Kee, Steven Schloss, Bill Mather, Rory Cannaday, Susan McGrail, and Mary Edwards (alternate)

**Board Members Absent:** Ceci Mathews, and Elizabeth Natsios

**Staff Present:** Principal Planner Jason Schubert, Staff Planner Jessica Bullock and Staff Assistant Crystal Derkowski

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

Chairperson Kee called the meeting to order at 11:05 a.m.

**AGENDA ITEM NO.2: Consideration, possible action and discussion to approve meeting minutes for June 30, 2015**

Mr. Schloss, motioned to approve the minutes. Mr. Mather seconded the motion which passed (4-0).

Susan McGrail arrives at 11:06 and Rory Cannaday arrives at 11:10

**AGENDA ITEM NO.3: Presentation, possible action, and discussion regarding building elevations and signage for Grand Station Entertainment located at 2400 Earl Rudder Freeway South in the WPC Wolf Pen Creek Design District. Case # WPC2015-000001 (J. Bullock)**

Jessica Bullock, Staff Planner, presented the staff report proposing the building elevations and signage for Grand Station Entertainment

There was general discussion about the materials being used for the elevations and signage.

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

**AGENDA ITEM NO. 4: Possible action and discussion on future agenda items - A Design Review Board Member may inquire about a subject for which notice has not been given. A statement of specific factual information or the recitation of existing**

**policy may be given. Any deliberation shall be limited to a proposal to place the subject on an agenda for a subsequent meeting.**

Mr. Schloss mentioned the request to find out what the City's policy for using local Architects on City Projects and also Bryan's policy.

**AGENDA ITEM NO. 5: Adjourn**

**The meeting was adjourned 11:16 p.m.**

**APPROVED:**

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**Jane Kee, Chairperson**

**ATTEST:**

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**Crystal Derkowski, Staff Assistant**



**DESIGN REVIEW BOARD**  
**for**  
**O'Reilly Auto Parts**  
**AWV2015-000012**

**REQUEST:** Waiver to UDO Section 12-7.10.C.4.a Building Materials to eliminate the requirement of a minimum 30% fired brick, natural stone, marble, granite or similar concrete product on facades facing a minor arterial or greater.

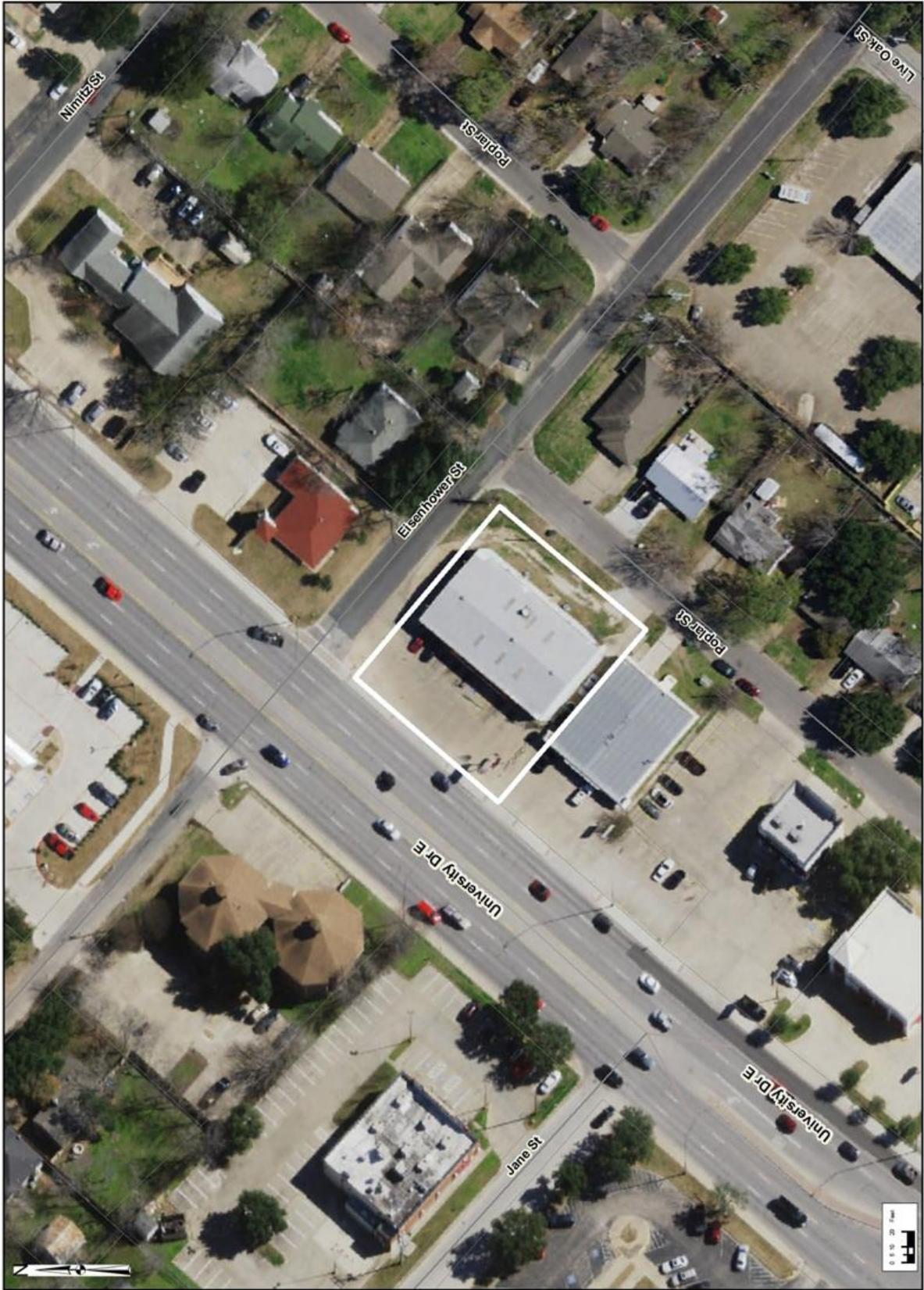
**LOCATION:** 210 University Drive East

**ZONING DISTRICT:** GC General Commercial

**APPLICANT:** O'Reilly Auto Enterprises, LLC

**PROJECT MANAGER:** MadisonThomas, Staff Planner  
mthomas@cstx.gov

**RECOMMENDATION:** Staff recommends approval of the request.



Case: APPEALS WAIVERS VARIANCES  
AWW2015-000012

O'REILLY AUTO PARTS

DEVELOPMENT REVIEW



**ITEM SUMMARY:** The applicant is requesting to reduce the amount of the brick/stone building material requirement on the façade facing University Drive. The required minimum amount of fired brick, natural stone, marble, granite or any similar concrete product is 30% on a façade facing a public right-of-way of a street classified as a minor arterial or greater on the Thoroughfare Plan. The applicant has provided a letter from a licensed professional architect verifying that a structural alteration would be required to meet the building material requirement. The Non-Residential Architectural Standards allow an applicant to seek relief to the Design Review Board for alternative materials if the installation of the required materials require structural alteration of the existing building.

**ITEM BACKGROUND:** This is an existing building with a proposed façade change to the façade facing University Drive East. The Non-Residential Architectural Standards require this façade to have a minimum of 30% brick/stone building materials. The proposed renovations will utilize EFIS and metal panels, as the building materials.

**STAFF RECOMMENDATION:**

Staff recommends approval of the request.

**ISSUES/ITEMS FOR REVIEW:**

Building Materials Required

**SUPPORTING MATERIALS:**

1. Application
2. Site Plan
3. Elevations of Proposed Building Façade
4. Picture of Current Façade
5. Letter from Architect



<b>FOR OFFICE USE ONLY</b>	
CASE NO.:	_____
DATE SUBMITTED:	_____
TIME:	_____
STAFF:	_____

## 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 \_\_\_\_\_

NAME OF PROJECT O'Reilly Auto Parts

ADDRESS 210 University Drive East

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

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

Name O'Reilly Auto Enterprises, LLC E-mail malexander@oreillyauto.com

Street Address 233 South Patterson Avenue

City Springfield State MO Zip Code 65802

Phone Number 417-829-5858 Fax Number 417-829-5715

#### PROPERTY OWNER'S INFORMATION:

Name Brophy Martin E-mail \_\_\_\_\_

Street Address 59 Patti Lynn

City Houston State TX Zip Code 77024

Phone Number 713-266-5095 Fax Number \_\_\_\_\_

Current zoning G-C - General Commercial

#### Applicable ordinance section being appealed/seeking waiver from:

Section 12-7.10.C.4.a - Fired brick, natural stone, marble, granite, or any concrete product - 30% required for any facade facing a public right-of-way of specific street classifications.

## NON-RESIDENTIAL ARCHITECTURAL STANDARDS APPEALS / WAIVER REQUEST

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

*Remove the requirement to use 30% minimum of a stone/masonry product.*

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

*A stone product would not enhance the community as intended because the facade would not be consistent with neighbors and be out of context to the rest of the facades with this building. Metal studs would need to be added at the base of the entire wall to support the stone installation.*

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

*Rather than use of a stone product, modifications could be requested of the new portal element or the paint scheme. Use of other materials would also not be conducive to the character of the surrounding 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.

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.

*In order to apply a stone veneer, per the Manufacturer's recommendations, metal studs at regular spacing on center would be required at the base of the building. These would be unnecessary without the stone and are not utilized in the other perimeter walls.*

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.

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

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

*Michael All*  
Signature and title

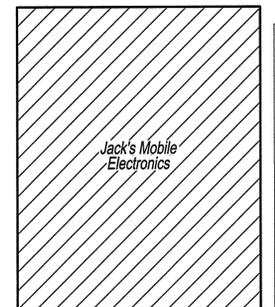
10/19/15  
Date

NO PROPOSED WORK ON  
EXISTING SITE PLAN.

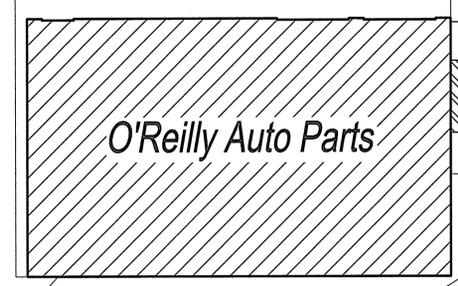
UNIVERSITY DRIVE

EISENHOWER STREET

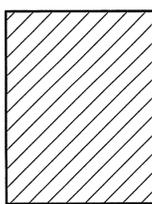
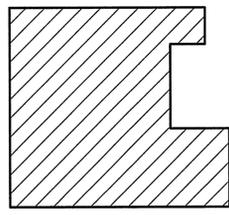
POPLAR STREET



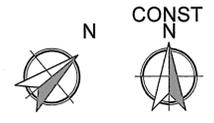
Jack's Mobile  
Electronics



O'Reilly Auto Parts



**1** SITE PLAN  
C1 SCALE: 1" = 20'



1736 East Sunshine, Suite 417  
Springfield, Missouri 65804  
417.862.0558  
Fax: 417.862.2265  
e-mail: architect@esterlyschneider.com

**ESTERLY  
SCHNEIDER  
&  
ASSOCIATES, INC.**  
AIA architects & planners

Existing O'Reilly Auto Parts Store:  
210 EAST UNIVERSITY DRIVE  
COLLEGE STATION, TX  
(COLLEGE STATION #1)

**O'Reilly AUTO PARTS**  
233 SOUTH PATTERSON  
SPRINGFIELD, MISSOURI 65802  
417-862-2674 PHONE

COMM # 3648

DATE: 8-27-15

REVISION  
DATE:



**1 WEST ELEVATION**  
**CE1** SCALE: 1/8" = 1'-0"

SIGN INFO: 63" O'REILLY AND 31" AUTO PARTS (LINEAR)

FINISH LEGEND:		MATERIAL PERCENTAGE
	FIELD E.I.F.S. - SHERWIN WILLIAMS "SOFTER TAN" SW6141	26.65 %
	METAL PORTAL - BUTLER MANUFACTURING "STYLWALL" PANEL (RED) EQUAL TO SW7588 "SHOW STOPPER"	28.98 %
	ACCENT E.I.F.S. - SHERWIN WILLIAMS "LATTE" SW6108	26.55 %
	STOREFRONT / CANOPY- KAWNEER "DARK IVY"	TOTAL E.I.F.S 53.20 %

**NOT FOR CONSTRUCTION**

1736 East Sunshine, Suite 417  
 Springfield, Missouri 65804  
 417.862.0558  
 Fax: 417.862.3265  
 e-mail: architect@esterlyschneider.com

**ESTERLY SCHNEIDER & ASSOCIATES, INC.**  
 AIA architects & planners

O'Reilly Auto Parts Store Renovation  
 210 EAST UNIVERSITY DRIVE  
 COLLEGE STATION, TX  
 (COLLEGE STATION #1)

**O'Reilly AUTO PARTS**  
 233 SOUTH PATTERSON  
 SPRINGFIELD, MISSOURI 65802  
 417-862-2674 PHONE

COMM #	
DATE:	7-31-15
REVISION	
DATE:	8-4-15
	11-23-15

CE1

←

2:10 PM 60  
College Station, Texas  
📍 Street View - Sep 2015



October 16, 2015

Mr. Jason Schubert  
Planning & Development Services  
City of College Station  
1101 Texas Avenue  
College Station, TX 77840

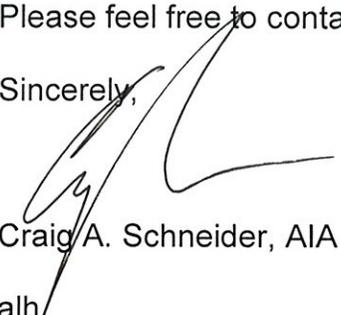
Re: O'Reilly Auto Parts  
210 University Drive East  
College Station, TX #1 - Renovation

Dear Mr. Schubert:

In order to install 30% of applied stone to meet the requirements of Section 12-7.10.C.4.a, the existing metal building wall would need to be structurally modified. Stone products of this type would require structural stud support at 16" to 24" on center, which would have to be installed at this façade. Without the applied stone, the metal building wall can remain structurally as it is.

Please feel free to contact our office if you have any further questions.

Sincerely,



Craig A. Schneider, AIA

alh/

Attachments: None.

Copy to: Mr. Steve Peterie, O'Reilly Auto Parts