



AGENDA

DESIGN REVIEW BOARD

Tuesday, July 3, 2012, 11:00 AM
Administrative Conference Room
College Station City Hall
1101 Texas Avenue
College Station, Texas, 77840

1. Call to Order
2. Consideration, discussion and possible action on absence requests.
 - Mike Ashfield
 - Bill Mather
3. Consideration, discussion and possible action to approve meeting minutes.
 - October 14, 2011
 - February 24, 2012
4. Presentation, possible action, and discussion regarding new freestanding and attached signs for Ozona Bar & Grill located at 520 Harvey Road in the Wolf Pen Creek Design District. **Case #12-00500110 (MTH)**
5. Presentation, possible action, and discussion regarding an attached sign for the Sabi Boutique located at 614 Holleman Drive East Suite 1170 at The Lofts at Wolf Pen Creek in the Wolf Pen Creek Design District. **Case #12-00500120 (MTH)**
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 **Tuesday, July 3, 2012** at 11:00 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 _____, 2012 at ____ p.m.

CITY OF COLLEGE STATION, TEXAS

By _____
Sherry Mashburn, City Secretary

By _____
David Neeley, 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 _____, 2012 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 _____, 2012.

CITY OF COLLEGE STATION, TEXAS

By _____

Subscribed and sworn to before me on this the ____ day of _____, 2012.

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 Mike Ashfield

Request Submitted on Date:6/26/2012

I will not be in attendance at the meeting of 7/3/2012
for the reason(s) specified: _____ (Date)

/

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

Mandi Alford

From: Mike Ashfield [ashfieldmj@gmail.com]
Sent: Tuesday, June 26, 2012 3:20 PM
To: Mandi Alford
Cc: Jason Schubert
Subject: Re: Design Review Board Meeting

Sorry; I was good for the 29th but not for either the 1st or 2nd.

Mike

On Tue, Jun 26, 2012 at 4:18 PM, Mandi Alford <malford@cstx.gov> wrote:

Good Afternoon!!

We were unable to get a quorum for the June 29th meeting we were trying to schedule. So, here are some options to see if we can get these items heard.

Monday July 2nd @ 1:00

Tuesday July 3rd @ 11:00

Or if after 5:00 is better for any of those days we can work with that as well.

Please let me know as soon as you can.

Thanks

Mandi Alford

Staff Assistant

Planning and Development Services

1101 Texas Ave

College Station, Texas 77840

Malford@cstx.gov

[979-764-3743](tel:979-764-3743)

City of College Station
Home of Texas A&M University ®

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CITY OF COLLEGE STATION
Planning & Development Services

Absence Request Form For Elected and Appointed Officers

Name Bill Mather

Request Submitted on Date: 6/26/2012

I will not be in attendance at the meeting of July 3, 2012
for the reason(s) specified: _____ (Date)

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

Mandi Alford

From: Bill Mather [Bill@gridre.com]
Sent: Tuesday, June 26, 2012 3:21 PM
To: Mandi Alford
Subject: RE: Design Review Board Meeting

I'm out of town next week.

Bill Mather
Grid Commercial Real Estate & Corps Ventures, LLC
111 University Drive E., Suite 200
College Station, TX 77845
713-705-4525 (c)
BillM@GridRE.com
www.gridre.com
www.corpsventures.com

To view listings please use this link: <http://www.loopnet.com/profile/4235103581/Bill-Mather/>

CONFIDENTIALITY: The information contained herein is legally privileged and confidential information intended only for the intended use of Grid, Inc., Corps Ventures, LLC and their affiliates. Outside of its intended purpose, any dissemination, distribution or copy of this information is strictly prohibited.

From: Mandi Alford [<mailto:malford@cstx.gov>]
Sent: Tuesday, June 26, 2012 3:18 PM
To: Mandi Alford
Cc: Jason Schubert
Subject: Design Review Board Meeting

Good Afternoon!!

We were unable to get a quorum for the June 29th meeting we were trying to schedule. So, here are some options to see if we can get these items heard.

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Or if after 5:00 is better for any of those days we can work with that as well.

Please let me know as soon as you can.

Thanks

Mandi Alford
Staff Assistant
Planning and Development Services
1101 Texas Ave
College Station, Texas 77840
Malford@cstx.gov
979-764-3743

City of College Station
Home of Texas A&M University ®



Minutes
Design Review Board
October 14, 2011, 11:00 a.m.
Administrative Conference Room ~ City Hall
1101 Texas Ave
College Station, Texas, 77840

Board Members Present: Chairman Mike Ashfield, Katy Jackson, Bill Mather, and Alan King

Board Members Absent: Jason Kinnard, Lindsay Bertrand

Staff Present: Senior Planner Jason Schubert, Staff Planner Lauren Hovde and Staff Assistant Mandi Alford

Others Present: Mike Record and Steven Schloss for The Arkitex Studio

AGENDA ITEM NO. 1: Call to order.

Chairman Ashfield called the meeting to order at 11:02 a.m.

AGENDA ITEM NO.2: Consideration, discussion and possible action on Absence Requests.

Absence request for Jason Kinnard and Lindsay Bertrand were not submitted.

AGENDA ITEM NO. 3: Consideration, discussion and possible action to approve meeting minutes May 13, 2011.

Katy Jackson motioned to approve the meeting minutes; Alan King seconded the motion, which passed (3-1), with Chairman Ashfield abstaining from voting since he was not on the Board at that time.

AGENDA ITEM NO. 4: Presentation, possible action, and discussion regarding a waiver request to Section 7.9.B.3 "Building Materials" for the TDI Brooks International Center located at 14379 South Dowling Road, generally located at the intersection of South Dowling Road and I&GN Road. Case# 11-00500142 (LH)

Staff Planner Lauren Hovde presented the staff report stating that Section 7.9.B.3 "Building Material" limits the use of wood siding to 30% of any facade. The applicant requested to utilize wood grain screen on 49% of the east facade of a laboratory building located within the TDI Brooks International Center private business campus. The proposed wood grain screen is a tropical hardwood that is intended to be more durable than traditional wood siding. In addition, the product is installed differently from traditional siding methods in a way that allows the wood panels to shed water more efficiently.

Bill Mather motioned to approve the material as submitted; Katy Jackson 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.

Review the approved color palette with the changes made at the May 13, 2011 Design Review Board Meeting.

AGENDA ITEM NO. 6: Adjourn

Mike Ashfield motioned to adjourn the meeting; Katy Jackson seconded the motion, which passed unopposed (4-0).

APPROVED:

Mike Ashfield, Chairman

ATTEST:

Mandi Alford, Staff Assistant



Minutes
Design Review Board
February 24, 2012, 11:00 a.m.
Administrative Conference Room ~ City Hall
1101 Texas Ave
College Station, Texas, 77840

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

Board Members Absent: Mike Ashfield, Alan King, Jason Kinnard, and Katy Jackson

Staff Present: Jason Schubert, Staff Planner Lauren Hovde, and Staff Assistant Mandi Alford

Others Present: Charlie

AGENDA ITEM NO. 1: Call to order.

Bill Mather called the meeting to order at 11:07 a.m.

AGENDA ITEM NO.2: Consideration, discussion and possible action on Absence Requests.

Marsha Sanford motioned to approve the absence request from Mike Ashfield, Alan King, Jason Kinnard and Katy Jackson; Steven Schloss seconded the motion, which passed unopposed (4-0).

AGENDA ITEM NO. 3: Consideration, discussion and possible action to approve meeting minutes October 14, 2011.

Agenda item moved to next meeting for consideration. Two members present at the meeting were not at the October 14, 2012 meeting and were not comfortable on voting.

AGENDA ITEM NO. 4: Presentation, possible action, and discussion regarding sign replacement and facade changes to Advanced Auto Parts located at 204 Harvey Road, generally located in the Wolf Pen Creek Design District near the intersection of Harvey Road and Texas Avenue. Case #12-00500017 (LH)

Staff Planner Lauren Hovde presented the staff report stating that the applicant has requested to repaint a portion of the existing building and replace existing signage to reflect the Advanced Auto Parts corporate branding. Five options have been presented for review by the Design Review Board. Option 1 was preferred by the applicant.

Steven Schloss motioned to approve option 3 (Red letters no paint) for the attached signage as proposed as well as option 3 (red letters with white background) for the freestanding sign as proposed; Bill Mather seconded the motion, which passed unopposed. (4-0)

Marsha Sandford motioned that on the Southwest and Northwest elevations the background color be changed from beige to gray; Steven Schloss 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.

None

AGENDA ITEM NO. 6: Adjourn

Bill Mather motioned to adjourn the meeting; Steven Schloss seconded the motion, which passed unopposed (4-0).

Meeting adjourned at 12:05 a.m.

APPROVED:

Bill Mather, Acting Chairman

ATTEST:

Mandi Alford, Staff Assistant



DESIGN REVIEW BOARD
for
Ozona Bar & Grill
12-00500110

REQUEST: Replace existing freestanding and attached signage

SCALE: 1.84 acres

LOCATION: 520 Harvey Road

ZONING DISTRICT: WPC Wolf Pen Creek

APPLICANTS: Brandon Hall, Lewis Sign Company

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

RECOMMENDATION: Staff recommends approval of the proposed sign package.

ITEM BACKGROUND: The applicant is requesting to replace the existing attached building signs and freestanding sign located on Harvey Road with signs utilizing the company's new branding. A new sign package presented to the Design Review Board in 2009 was denied. The freestanding and attached signage currently on site was approved in 2003 when the restaurant changed from Kona Ranch to Ozona Bar & Grill.

ITEM SUMMARY: The applicant has proposed one sign package for consideration. Both the attached building signs and freestanding sign utilize a maroon color (PMS 505 C) and white. The sign includes graphic elements consisting of a white directional arrow below the restaurant name. Both the arrow and the words "Ozona Bar & Grill" will be lined with neon lighting. Red neon will be utilized on the white directional arrow and white neon will be incorporated into the words "Ozona Bar & Grill".

The freestanding sign area is 68.25 square feet in size and will be mounted on the existing stone monument structure. The building's attached signage is 68.25 square feet facing the right-of-way and 19 square feet above the entry door. All proposed signs meet the requirements of the Unified Development Ordinance Section 7.4 'Signs' as it relates to allowable sign area and height.

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)



FOR OFFICE USE ONLY	
CASE NO.:	12-110
DATE SUBMITTED:	5-22-12
TIME:	10:40
STAFF:	RK

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 OZONA BAR & GRILL

ADDRESS 520 HARVEY Rd.

LEGAL DESCRIPTION (Lot, Block, Subdivision) _____

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

Name BRANDON HALL (Lewis Signco.) E-mail brandon@lewisign.com

Street Address 16910 S IH 35

City Buda State TX Zip Code 78610

Phone Number (512) 312-4555 Fax Number (512) 312-4551

PROPERTY OWNER'S INFORMATION:

Name Moondance Investments E-mail _____

Street Address 1514 RR 620 South

City Austin State TX Zip Code 78734

Phone Number (512) 263-0929 Fax Number (512) 263-2099

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

Name Advanced Sign Co. (Local) E-mail _____

Street Address 10114 Woodview Dr.

City College Station State TX Zip Code 77845

Phone Number (979) 218-5072 Fax Number -NA-

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 OZONA Grill + BAR

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 87.25

Square footage of freestanding sign 68.25

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:

[Empty box for Building Lighting response]

Solid Waste Screening:

[Empty box for Solid Waste Screening response]

Relationship of building(s) to site:

[Empty box for Relationship of building(s) to site response]

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

[Empty box for Relationship of building(s) and site to adjoining areas response]

Building design:

[Empty box for Building design response]

Maintenance (as related to Building design):

[Empty box for Maintenance (as related to Building design) response]

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

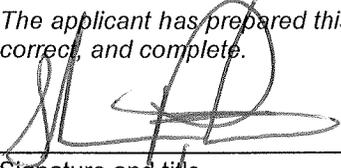
Signs:

updating sign pkg. New look for Modern ERA. Changing colors and Design.

Maintenance:

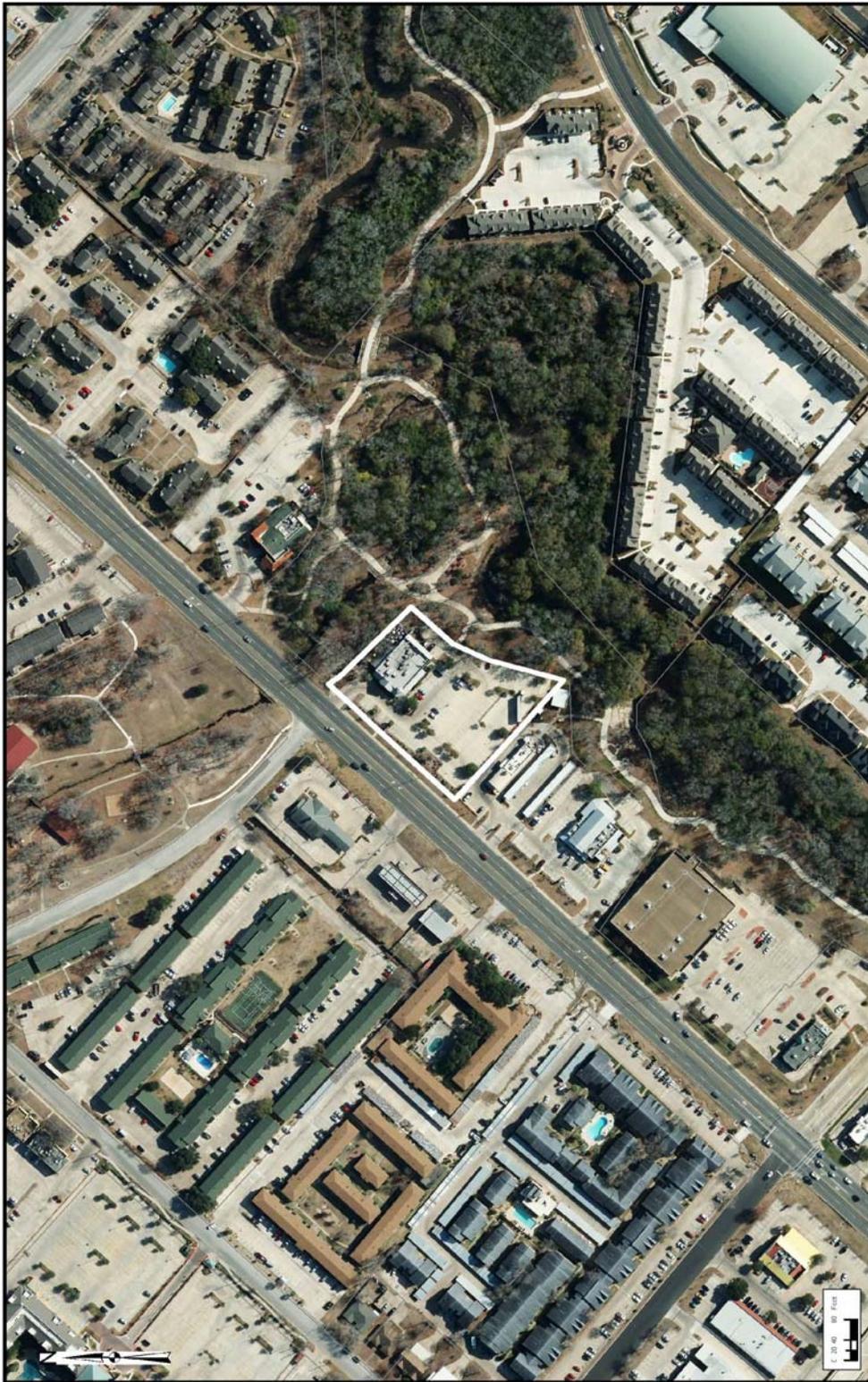
sign maintenance remains same on new signs as old. Simple Neon Design, New Color & look, just updating look...

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

owner
Advanced
Sign Co.

5/25/12
Date



- Zoning Districts**
- A - O Agricultural Open
 - A - OR Rural Residential Subdivision
 - R - 1 Single Family Residential
 - R - 1B Single Family Residential
 - R - 2 Duplex Residential
 - R - 3 Townhouse
 - R - 4 Multi-Family
 - R - 6 High Density Multi-Family
 - R - 7 Manufacture Home Park
 - A - P Administrative/Professional
 - C - 1 General Commercial
 - C - 2 Commercial-Industrial
 - C - 3 Light Commercial
 - M - 1 Light Industrial
 - M - 2 Heavy Industrial
 - C - U College and University
 - R & D Research and Development
 - P-MUD Planned Mixed-Use Development
 - PDD Planned Development District
 - WPC Wolf Pen Creek Dev. Corridor
 - NG - 1 Core Northgate
 - NG - 2 Transitional Northgate
 - NG - 3 Residential Northgate
 - OV Corridor Overlay
 - RDD Redevelopment District
 - KO Krensek Tap Overlay

DEVELOPMENT REVIEW

OZONA BAR & GRILL

Case: 12-110

DRB



LEWIS SIGN
 ESTABLISHED 1977

16910 S IH 35 Buda, TX 78610
 Office: 512.312.4555 Fax: 512.312.4551
 email: info@lewisign.com

DESIGN #: 03-056 R1
 Sheet: 1 of 4
 PROJECT

OZONA GRILL & BAR
 ADDRESS
 520 HARVEY RD.
 COLLEGE STATION, TX. 77840

Acct. Rep: B. HALL
 Designer: ASHLEIGH FIDDLER
 Date: 03/26/12
 REVISION / DATE
 04/17/12 CHANGE TO PMS 505 AF

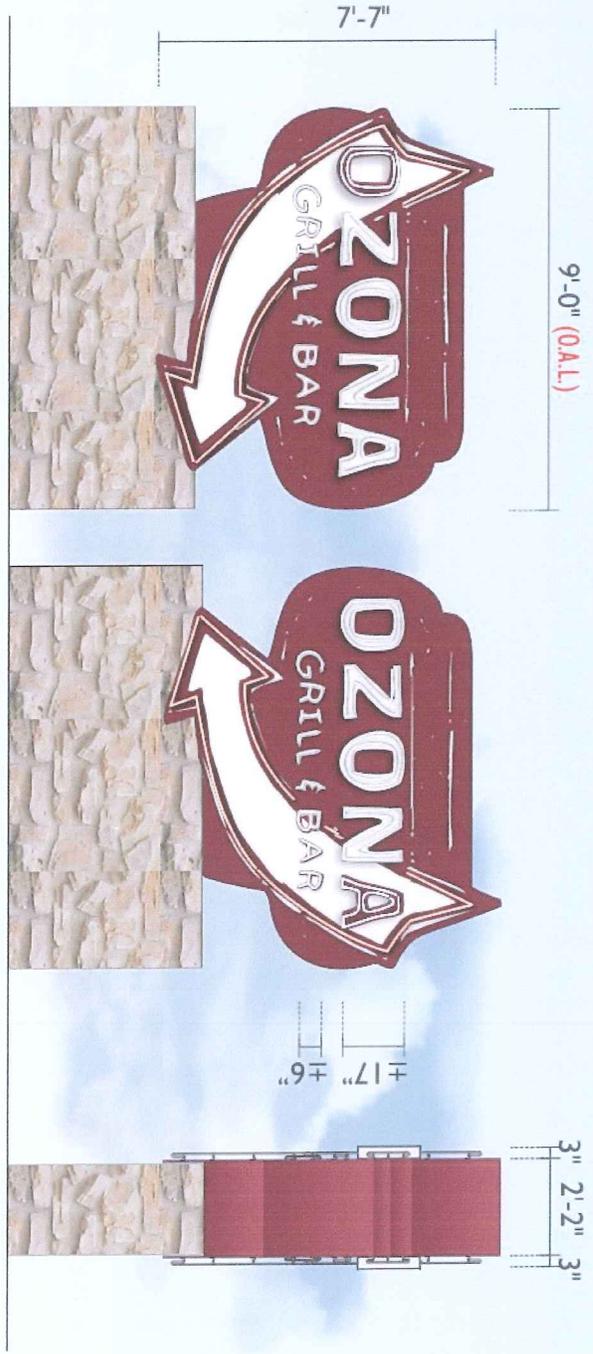
MANDATED BY STATE STATUTE:
 Anyone selling, installing or servicing electrical signs, outline lighting, lighted awnings, signs, LED's and existing outdoor electric lighting must be licensed individually and the company they represent must maintain an Electric Sign Contractors License.

These license holders are regulated by the Texas Department of Licensing and Regulation. For compliance verification or complaints contact TDLR in Austin at 1-800-805-9202, 512-463-6599, or www.license.state.tx.us.

This firm's license is TSEL # 88067 Sign Mester's License # 7312. To verify a company's license, log on to www.license.state.tx.us/directsearch. Enter the company's name as "Inquire By Name" and press enter.

ELECTRICAL CONNECTION
 IF PRIMARY POWER/ BOX IS WITHIN 10'-0" OF SIGN, FINAL CONNECTION BY LEWIS SIGN. IF PRIMARY POWER/ BOX IS FURTHER THAN 10'-0" FINAL CONNECTION TO BE BY CLIENT'S ELECTRICIAN.

UL
 THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING & BONDING OF THE SIGN. SIGN WILL BEAR UL LABEL(S).



A **DOUBLE FACE MONUMENT (CABINET)**
 ONE SIGN (1) REQU'D - MANUFACTURE & INSTALL

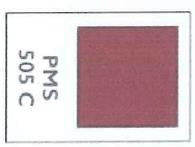
SCALE: 1/4" = 1'-0"
 SQ. FT. 68.25

SCOPE OF WORK: FABRICATE AND INSTALL NEW DOUBLE FACE CABINET WITH EXPOSED NEON AND OPEN-FACE NEON CHANNEL LETTERING

CABINET: ALUMINUM SKINNED CABINET WITH WELDED STEEL INNER ANGLE FRAME
 PTM PMS 505 C AND WHITE
 24" RETURNS ON MAIN CABINET, FACE PANEL TO EXTEND BELOW EXISTING MONUMENT (ARROW)
 EXPOSED NEON ATTACHED TO FACE

CHANNEL LETTERS: OPEN FACE CHANNEL LETTERS:
 3/16" CLEAR ACRYLIC FACE, 3" .040 RETURNS PTM PMS 505 ('O', FACE A, 'A', FACE B) AND WHITE .050 PREFINISHED WHITE ALUM BACKS MOUNTED TO CABINET FACE

ILLUMINATION: 15MM 30MA RUBY RED AND WHITE NEON
MOUNTING: MOUNTED ON EXISTING MONUMENT STRUCTURE WITH NON-CORROSIVE HARDWARE AS REQUIRED



12-11-10
 5:00-12
 10:40
 R/L



LEWIS★SIGN
 ESTABLISHED 1977

16910 S IH 35 Buda, TX 78610
 Office: 512.312.4555 Fax: 512.312.4551
 email: info@lewisign.com

DESIGN #: 03-056 R1
 Sheet: **2** of **4**

PROJECT
OZONA GRILL & BAR
 ADDRESS

520 HARVEY RD.
 COLLEGE STATION, TX. 77840

Clct. Rep: **B. HALL**

Designer: **ASHLEIGH FIDDLER**

Date: **03/26/12**

REVISION / DATE
04/17/12 CHANGE TO PMS 505 AF

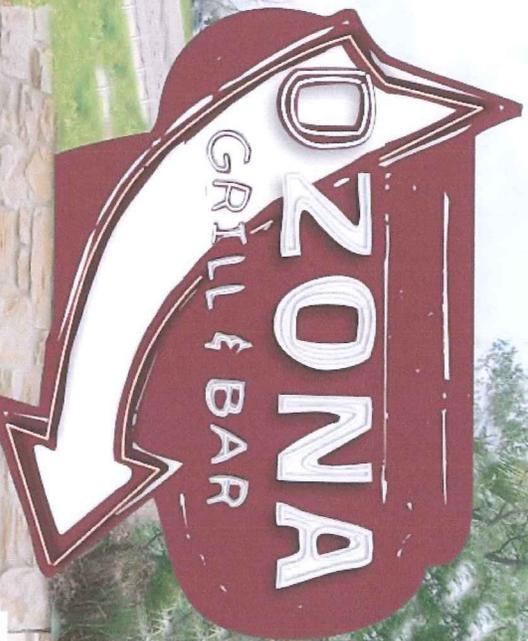
MANDATED BY STATE STATUTE:
 Anyone selling, installing or servicing electrical signs, outline lighting, lighted awnings, signs, LED's and existing outdoor electric discharge lighting must be licensed individually and the company they represent must maintain an Electric Sign Contractors License.

These license holders are regulated by the Texas Department of Licensing and Regulation. For compliance verification or complaints contact TDLR in Austin at 1-800-803-9202, 512-463-6599, or www.license.state.tx.us.

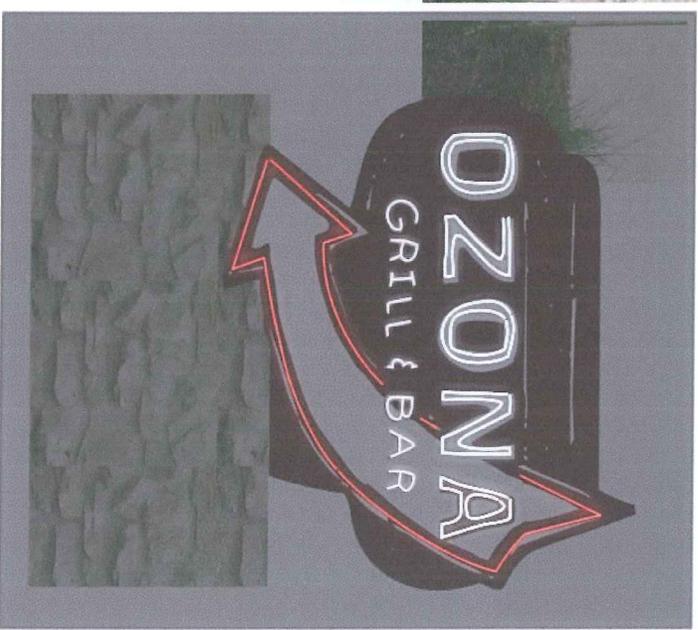
This firm's license is TXCL #18067 Sign Mover's License #7312. To verify a company's license, log on to www.license.state.tx.us/licensesearch enter the company's name at "Inquire By Name" and press enter.

ELECTRICAL CONNECTION
 IF PRIMARY POWER/BOX IS WITHIN 10'-0" OF SIGN, FINAL CONNECTION BY LEWIS SIGN. IF PRIMARY POWER/BOX IS FURTHER THAN 10'-0" FINAL CONNECTION TO BE BY CLIENT'S ELECTRICIAN.

UL
 THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING & BONDING OF THE SIGN SIGN WILL BEAR UL LABEL(S).



NIGHT VIEW



******* IMPORTANT NOTE *******
 PHOTO RENDERING IS FOR VISUALIZATION ONLY. ACTUAL SIGN(S) MAY BE LARGER OR SMALLER THAN DEPICTED.

CLIENT'S APPROVAL _____

Approval required before work can begin



LEWIS SIGN
ESTABLISHED 1977

16910 S IH 35 Buda, TX 78610
Office: 512.312.4555 Fax: 512.312.4551
email: info@lewisign.com

DESIGN #: 03-056 R1
Sheet: 3 of 4

PROJECT
OZONA GRILL & BAR
ADDRESS
520 HARVEY RD.
COLLEGE STATION, TX. 77840

Acct. Rep.: B. HALL
Designer: ASHLEIGH FIDDLER

Date: 03/26/12
REVISION / DATE
04/17/12 CHANGE TO PMS 505 AF

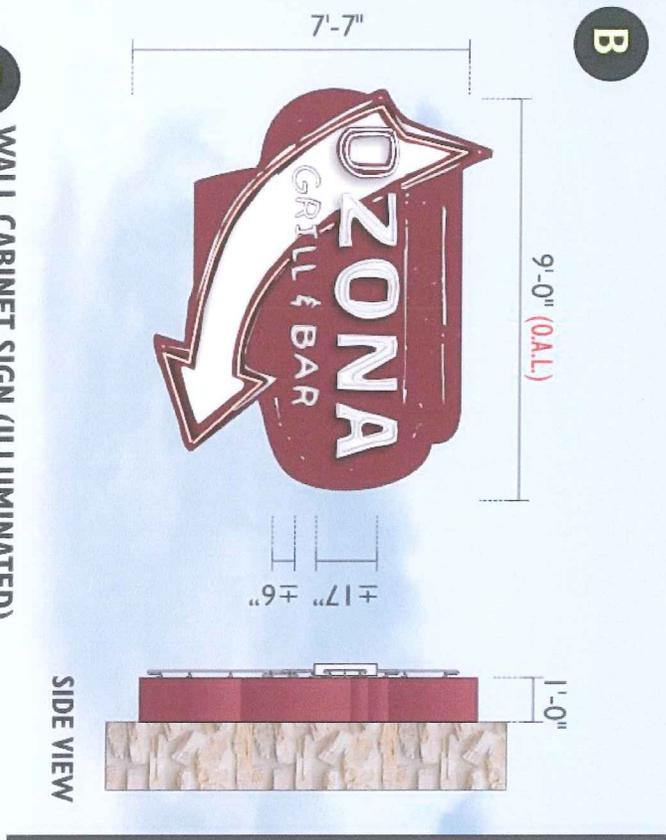
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This firm's license is TXEL # 18067 Sign Haver's License #7312. To verify a company's license, log on to www.license.state.tx.us/learnsearch enter the company's name at "Inquire by Name" and press enter.

ELECTRICAL CONNECTION
IF PRIMARY POWER/ BOX IS WITHIN 10'-0" OF SIGN, FINAL CONNECTION BY LEWIS SIGN. IF PRIMARY POWER/ BOX IS FURTHER THAN 10'-0" FINAL CONNECTION TO BE BY CLIENTS ELECTRICAL.

UL
THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING & BONDING OF THE SIGN SIGN WILL BEAR UL LABEL(S).



B WALL CABINET SIGN (ILLUMINATED)

ONE SIGN (1) REQ'D - MANUFACTURE & INSTALL

SCOPE OF WORK:

FABRICATE AND INSTALL NEW SINGLE FACE CABINET WITH EXPOSED NEON AND OPEN FACE CHANNEL LETTERING

CABINET:

ALUMINUM SKINNED CABINET WITH WELDED STEEL INNER ANGLE FRAME
PTM PMS 505 C AND WHITE
EXPOSED NEON ATTACHED TO FACE

CHANNEL LETTERS:

OPEN FACE CHANNEL LETTERS:
3/16" CLEAR ACRYLIC FACE, 3" .040 RETURNS PTM PMS 505 (C) AND WHITE
.050 PREFINISHED WHITE ALUM BACKS. MOUNTED TO CABINET FACE.
15MM 30MA RUBY RED AND WHITE EXPOSED NEON

ILLUMINATION:

MOUNTED TO BUILDING FASCIA WITH NON-CORROSIVE HARDWARE AS REQUIRED

MOUNTING:

WALL PAN SIGN (NON-ILLUMINATED)

ONE SIGN (1) REQ'D - MANUFACTURE & INSTALL

SCOPE OF WORK:

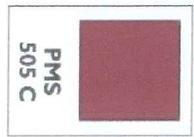
FABRICATE AND INSTALL NEW SINGLE FACE PAN SIGN

CABINET:

.125 ALUMINUM FACE, 1 1/2" .063 RETURNS
PTM PMS 505 C AND WHITE

MOUNTING:

MOUNTED TO BUILDING FASCIA WITH NON-CORROSIVE HARDWARE AS REQUIRED



SCALE: 1/4" = 1'-0"
SQ. FT. 68.25

SCALE: 1/4" = 1'-0"
SQ. FT. 19

CLIENT'S APPROVAL _____



LEWIS SIGN
 ESTABLISHED 1977
 16910 S IH 35 Buda, TX 78610
 Office: 512.312.4555 Fax: 512.312.4551
 email: info@lewisign.com

DESIGN #: 03-056 R1

Sheet: 4 of 4

PROJECT

OZONA GRILL & BAR

ADDRESS

520 HARVEY RD.

COLLEGE STATION, TX. 77840

Kct. Rep.: B. HALL

Designer: ASHLEIGH FIDDLER

Date: 03/26/12

REVISION / DATE

04/17/12 CHANGE TO PMS 505 AF

MANDATED BY STATE STATUTE:

Anyone selling, installing or servicing electrical signs, outline lighting, lighted awnings, signals, LED's and existing outdoor electric discharge lighting must be licensed individually and the company they represent must maintain an Electric Sign Contractors License.

These license holders are regulated by the Texas Department of Licensing and Regulation. For compliance verification or complaints contact TDLR in Austin at 1-800-805-9202, 512-463-6599, or www.license.state.tx.us.

This firm's license is TSEL # 8867 Sign Maste'r's License # 7312. To verify a company's license, log on to www.license.state.tx.us/licensedsearch. Enter the company's name at "Inquire By Name" and press enter.

ELECTRICAL CONNECTION

IF PRIMARY POWER/BOX IS WITHIN 10'-0" OF SIGN, FINAL CONNECTION BY LEWIS SIGN. IF PRIMARY POWER/BOX IS FURTHER THAN 10'-0" FINAL CONNECTION TO BE BY CLIENT'S ELECTRICIAN.

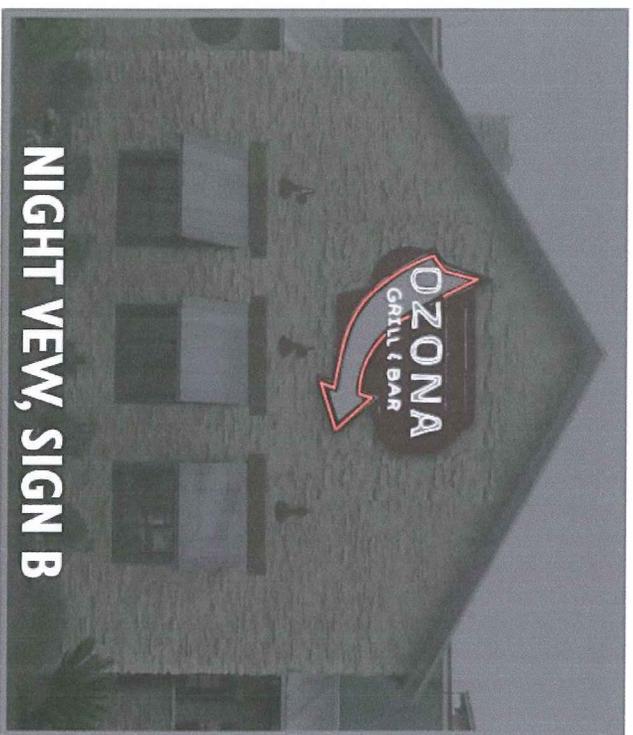
THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING & BONDING OF THE SIGN. SIGN WILL BEAR UL LABEL(S).



B



C



NIGHT VIEW, SIGN B

******* IMPORTANT NOTE *******
 PHOTO RENDERING IS FOR VISUALIZATION ONLY. ACTUAL SIGN(S) MAY BE LARGER OR SMALLER THAN DEPICTED

CLIENT'S APPROVAL _____

Approval required before work can begin

FOR OFFICE USE ONLY	
CASE NO.:	12-120
DATE SUBMITTED:	5-30-12
TIME:	9:40
STAFF:	RK

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 Sabi Boutique Ste

ADDRESS 614 Holleman Dr. East 1170

LEGAL DESCRIPTION (Lot, Block, Subdivision) _____

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

Name Wakefield Sign Service E-mail wakefield@signsource

Street Address 10187 State Hwy 30 TX.com

City CS State TX Zip Code 77845

Phone Number 776-5800 Fax Number 776-5882

PROPERTY OWNER'S INFORMATION:

Name Natalie Stancik E-mail sabi@sabiboutique.com

Street Address 614 Holleman Dr. East

City CS State TX Zip Code 77840

Phone Number 249-6912 Fax Number _____

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

Name Chris Pletcher - Project Manager E-mail wakefield@signsource

Street Address 10187 State Hwy 30 TX.com

City CS State TX Zip Code 77845

Phone Number 776-5800 Fax Number 776-5882

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 _____

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 30.3 sf

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:

[Empty box for Building Lighting description]

Solid Waste Screening:

[Empty box for Solid Waste Screening description]

Relationship of building(s) to site:

[Empty box for Relationship of building(s) to site description]

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

[Empty box for Relationship of building(s) and site to adjoining areas description]

Building design:

[Empty box for Building design description]

Maintenance (as related to Building design):

[Empty box for Maintenance (as related to Building design) description]

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

Signs:

halo-illuminated channel letters match existing signage on Wolf Pen lofts, as well as comply w/ city ordinance

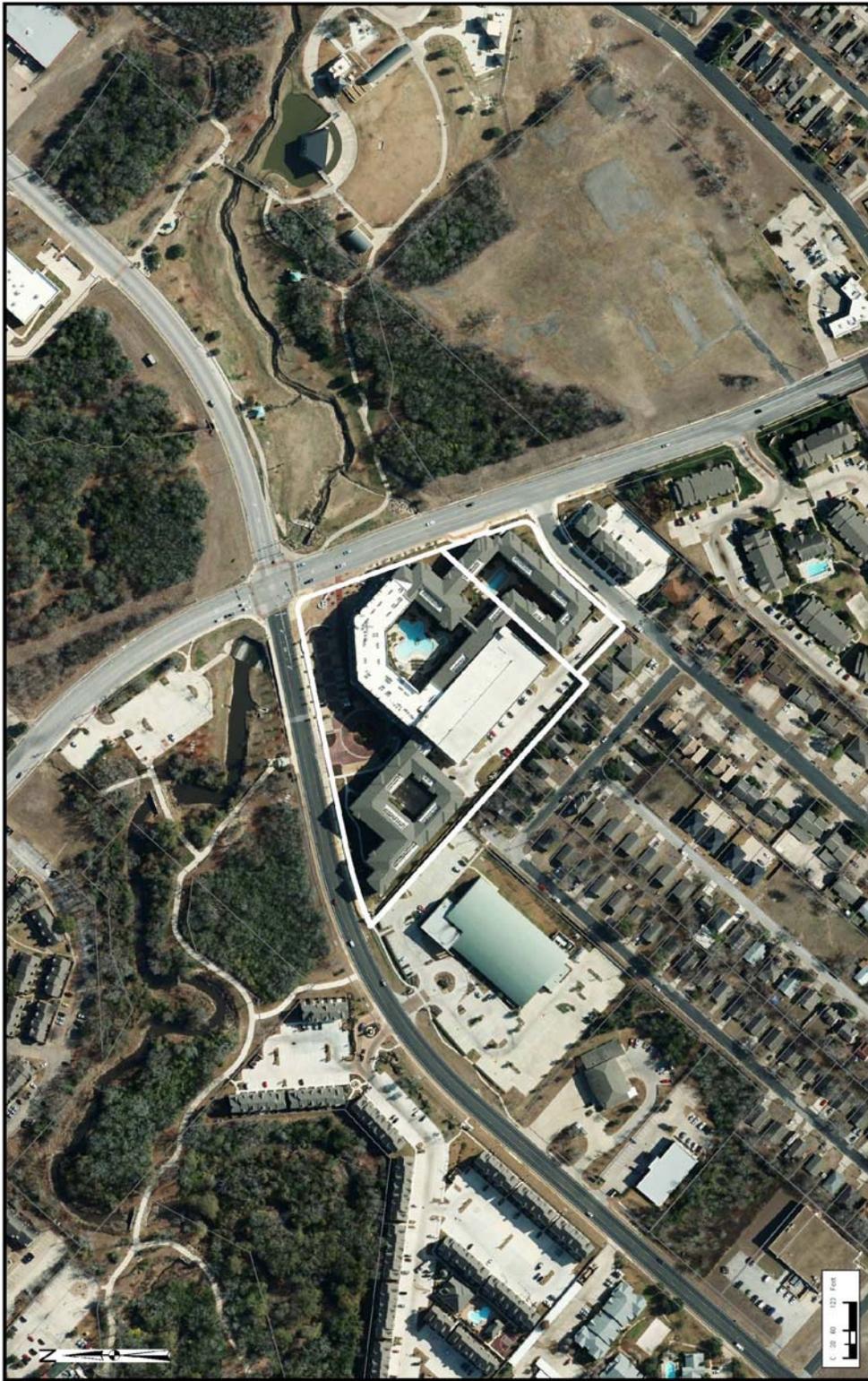
Maintenance:

Wakfield's journeyman electrician services all sign outages and electrical problems as they arise.

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

 Project Manager
Signature and title

5/29/12
Date



Zoning Districts	
A-O	Agricultural Open
A-OR	Rural Residential Subdivision
R-1	Single Family Residential
R-1B	Single Family Residential
R-2	Duplex Residential
R-3	Townhouse
R-4	Multi-Family
R-6	High Density Multi-Family
R-7	Manufactured Home Park
A-P	Administrative/Professional
C-1	General Commercial
C-2	Commercial-Industrial
C-3	Light Commercial
M-1	Light Industrial
M-2	Heavy Industrial
C-U	College and University
R & D	Research and Development
P-MUD	Planned Mixed-Use Development
PDD	Planned Development District
WPC	Wolf Pen Creek Dev. Corridor
NG-1	Core Northgate
NG-2	Transitional Northgate
NG-3	Residential Northgate
OV	Corridor Overlay
RDD	Redevelopment District
KO	Krennek Tap Overlay

DEVELOPMENT REVIEW	SABI BOUTIQUE	Case: 12-120	DRB
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DESIGN REVIEW BOARD
for
Sabi Boutique
12-00500120

REQUEST: Attached building signage

SCALE: 7.43 acres

LOCATION: 614 Holleman Dr East Suite 1170

ZONING DISTRICT: WPC Wolf Pen Creek

APPLICANTS: Chris Pletcher, Wakefield Sign Service

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

RECOMMENDATION: Staff recommends approval of the proposed attached sign as the lighter green represents a small accent to the overall sign.

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

ITEM SUMMARY: The applicant has proposed an attached sign for their retail suite in The Lofts at Wolf Pen Creek. The proposal utilizes white and two different shades of green. The sign includes graphic elements consisting of the words “sabi boutique” and a crown over the “b”. These letters utilize the darker green color and white, while the crown and “b” utilize the white and both greens. The lighter green may not meet the criteria listed below, but it is being utilized as a small accent to the sign.

The proposed attached signage is 30.0 square feet in size and meets the requirements of the Unified Development Ordinance Section 7.4 ‘Signs’ as it relates to allowable 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 attached sign as the lighter green represents a small accent to the overall sign.

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)

10187 St Hwy 30, College Station, Texas 77845

979.776.5800
wakefield@signservice.com

PROJECT# 12-0425 CLIENT Sabi Boutique
PROJECT ADDRESS Holleman & Darmaouth College Station, Texas
CLIENT CONTACT / BILLING ADDRESS Janis Stancik p 979.249.4912 sabi@sabiboutique.com

PROJECT INFORMATION

Sales: Chris Pletcher
Designers: Grant Barnby
Date: 04.23.12

REVISIONS / DATES

05.04.12
05.09.12
05.15.12

BUILDING SIGNAGE

- VERIFY MOUNTING
-
-
-
-
- FIELD SURVEY REQ'D BEFORE PRODUCTION

Page 1

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\$500.00

USE OF THIS SKETCH BY ANY OTHER PARTY WITHOUT THE WRITTEN PERMISSION OF SIGN SERVICE/WAKEFIELD SIGN SERVICE AND ANY OUTSIDE USE OF THE SKETCH ACKNOWLEDGES THAT THE FEE MUST BE PAID.

132.3"

19" / 33" LETTERS

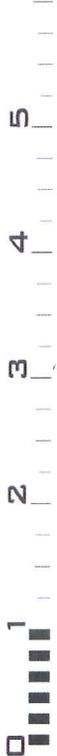
12.7" LETTERS

sabi boutique

(Sign Area 30.3 sf)

DESIGN A1.4 / HALO ILLUMINATED CHANNEL LETTERS / \$5450.00 + PERMITS + TAX

REVERSE CHANNEL LETTER SET FABRICATED WITH .080" ALUMINUM FACES WELDED AND SEALED TO .063 ALUMINUM RETURNS FINISHED MATTHEWS ACRYLIC POLYURETHANE LETTER INTERIORS TO BE STAR LITE WHITE. LETTER BACKS TO BE 3/16" CLEAR POLYCARBONATE. LETTERS HALO ILLUMINATED WITH WHITE LED'S, AND PIN MOUNTED. 1" OFF THE WALL SURFACE. PEA TO BE INTERNALLY ILLUMINATED FLAT WHITE ACRYLIC FACE WITH 3M 3650 VINYL APPLIED TO THE FIRST SURFACE. CROWN TO BE CLEAR LASER CUT ACRYLIC ELEMENTS. HALO ILLUMINATED WITH GREEN LED'S. PIN MOUNTED 1" OFF THE WALL SURFACE.



12-120
5-30-12
9:40
PK

PROJECT #	CLIENT
12-0425	Saboi Boutique
PROJECT ADDRESS	
Hollenman & Dartmouth College Station, Texas	
CLIENT CONTACT / BILLING ADDRESS	
Jimmie Standek p 979.249.6912 sabie@sabiboutique.com	

PROJECT INFORMATION

Sales: Chris Plecher
Designer: Grant Bamby
Date: 04.25.12

REVISIONS / DATES

05.04.12
05.09.12
05.15.12

BUILDING SIGNAGE

VERIFY MOUNTING

FIELD SURVEY REQ'D BEFORE PRODUCTION

Page 2

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USE OF THIS SKETCH BY ANY OTHER PARTY HAS A VALUE OF **\$500.00** TO SIGNS NOW / WAKEFIELD SIGN SERVICE, AND ANY OUTSIDE USE OF THE SKETCH ACKNOWLEDGES THAT THE FEE MUST BE PAID.



DESIGN A1.4

PROJECT#	CLIENT
12-0425	Sabi Boutique
PROJECT ADDRESS	
Hollenman & Dartmouth College Station, Texas	
CLIENT CONTACT / BILLING ADDRESS	
Janis Stancik p 979.249.6912 sabi@sabiboutique.com	

PROJECT INFORMATION

Sales: Chris Pletcher
Designer: Grant Bamby
Date: 04.25.12

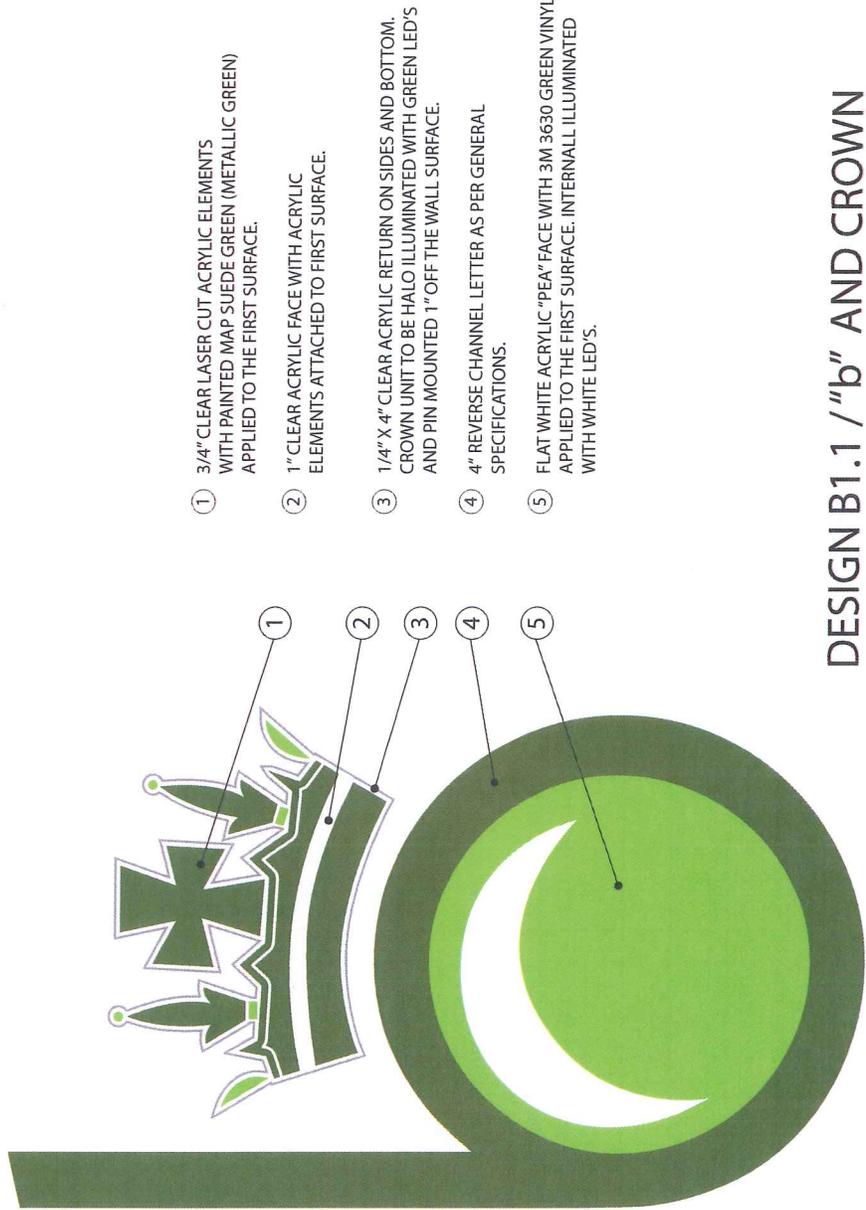
REVISIONS / DATES

05.04.12
05.09.12
05.15.12

BUILDING SIGNAGE

- VERIFY MOUNTING
- FIELD SURVEY REQ'D BEFORE PRODUCTION

PLEASE NOTE: THIS IS AN ORIGINAL UNREVISED DRAWING CREATED BY SIGNS NOW / WAKEFIELD SIGN SERVICE. IT IS SUBMITTED FOR YOUR PERSONAL USE IN CONJUNCTION WITH A PROJECT BEING PLANNED FOR YOU. IT IS NOT TO BE SHOWN TO ANY OTHER PARTY WITHOUT THE WRITTEN PERMISSION OF SIGNS NOW / WAKEFIELD SIGN SERVICE. ANY REPRODUCTION, COPIED, REPRODUCED, OR REBUILT IN ANY MANNER, USE OF THIS SKETCH BY ANY OTHER PARTY WITHOUT THE WRITTEN PERMISSION OF SIGNS NOW / WAKEFIELD SIGN SERVICE, AND ANY OUTSIDE USE OF THE SKETCH ACKNOWLEDGES THAT THE FEE MUST BE PAID.



- ① 3/4" CLEAR LASER CUT ACRYLIC ELEMENTS WITH PAINTED MAP SUEDE GREEN (METALLIC GREEN) APPLIED TO THE FIRST SURFACE.
- ② 1" CLEAR ACRYLIC FACE WITH ACRYLIC ELEMENTS ATTACHED TO FIRST SURFACE.
- ③ 1/4" X 4" CLEAR ACRYLIC RETURN ON SIDES AND BOTTOM. CROWN UNIT TO BE HALO ILLUMINATED WITH GREEN LED'S AND PIN MOUNTED 1" OFF THE WALL SURFACE.
- ④ 4" REVERSE CHANNEL LETTER AS PER GENERAL SPECIFICATIONS.
- ⑤ FLAT WHITE ACRYLIC "PEA" FACE WITH 3M 3630 GREEN VINYL APPLIED TO THE FIRST SURFACE. INTERNAL ILLUMINATED WITH WHITE LED'S.

DESIGN B1.1 / "b" AND CROWN

