



CITY OF COLLEGE STATION

Home of Texas A&M University®

DESIGN REVIEW BOARD

September 13, 2013

11:00 AM

City Hall

Administrative Conference Room

1101 Texas Avenue

College Station, Texas



AGENDA DESIGN REVIEW BOARD

Friday, September 13, 2013, 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 to approve meeting Minutes.
 - February 8, 2013
 - March 8, 2013
3. Presentation, possible action, and discussion regarding attached signage for Rudy's BBQ located at 504 Harvey Road in the Wolf Pen Creek Design District. **Case # 13-00900152 (J. Paz)**
4. Presentation, possible action, and discussion regarding an attached sign for Spirit Halloween located at 410 Harvey Road in the Wolf Pen Creek Design District. **Case # 13-00900185 (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 the Friday, September 13, 2013 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 _____, 2013 at ____ p.m.

CITY OF COLLEGE STATION, TEXAS

By _____
Sherry Mashburn, City Secretary

By _____
Kathy Merrill, Acting 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 _____, 2013 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 _____, 2013.

CITY OF COLLEGE STATION, TEXAS

By _____

Subscribed and sworn to before me on this the ____ day of _____, 2013.

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) 764-3541 or (TDD) 1-800-735-2989. Agendas may be viewed on www.cstx.gov.



Minutes
Design Review Board
February 8, 2013 - 11:00 a.m.
Administrative Conference Room ~ City Hall
1101 Texas Ave
College Station, Texas, 77840

Board Members Present: Chairman Mike Ashfield, Susan McGrail, Hunter Goodwin, and Jason Kinnard

Board Members Absent: Don Hellriegel, Bill Mather, Marsha Sanford (alternate), Steven Schloss and Lindsay Bertrand

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

Others Present: Donielle Mayer and Pauline Jonasson, Owners, and Chris Pletcher with Wakefield Signs

AGENDA ITEM NO. 1: Call to order.

Chairman Ashfield called the meeting to order at 11:00 a.m.

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

Mr. Kinnard motioned to approve the absence requests from Don Hellriegel, Bill Mather, Marsha Sanford, and Steven Schloss (Ms. Bertrand did not submit an absence request); Mr. Goodwin seconded the motion, which passed unopposed (4-0).

AGENDA ITEM NO. 3: Consideration, discussion and possible action to approve meeting minutes for September 14, 2012.

Mr. Kinnard motioned to approve the meeting minutes with a correction to agenda item no. 3 stating that the vote was (5-0-1) instead of (5-1-0), for the correct placement of the one abstention; Mr. Goodwin seconded the motion, which passed (4-0).

AGENDA ITEM NO. 4: Presentation, possible action, and discussion regarding freestanding and attached signage for Spirit Ice Arena located at 400 Holleman Drive East in the Wolf Pen Creek Design District. Case # 13-00900012 (LH)

Lauren Hovde, Staff Planner presented the staff report stating that the proposed sign package included two attached signs and one freestanding sign. On the front façade, the sign will

include text in a white font and graphics displaying ice arena activities in black. The design is accented by a maroon swoosh on one side. The sign area is 162 square feet. The second attached sign does not include text, but shows silhouettes in black of people participating in ice arena activities. The sign area is 139 square feet. The total square footage of attached signage proposed, 301 square feet is within the allowed amount for this building of 500 square feet. The freestanding sign request involves only a sign face change. The sign structure is not being altered with this request. The proposed sign face includes graphics of snow in white with a blue background. The text is shown in white and is accented by a maroon swoosh on one side.

Chris Pletcher with Wakefield Signs presented modifications for the blue on the freestanding sign to be a softer shade of blue and to change the hockey player and figure skater silhouettes.

Mr. Kinnard suggested adding spacing and back lighting to the silhouettes.

Mr. Kinnard motioned to approve the modifications with the sign package labeled P7.1, and spacing and back lighting added to the silhouettes; Mr. Goodwin seconded the motion which passed (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.

No items were presented for future discussion.

AGENDA ITEM NO. 6: Adjourn

Mr. Kinnard motioned to adjourn the meeting; Mr. Goodwin seconded the motion; which passed unopposed (4-0).

Meeting adjourned at 11:19 a.m.

APPROVED:

Mike Ashfield, Chairman

ATTEST:

Crystal Derkowski, Staff Assistant



Minutes
Design Review Board
March 8, 2013 - 11:00 a.m.
Administrative Conference Room ~ City Hall
1101 Texas Avenue
College Station, Texas, 77840

Board Members Present: Chairman Mike Ashfield, Jason Kinnard, Don Hellriegel, Steven Schloss and Susan McGrail

Board Members Absent: Lindsay Bertrand, Hunter Goodwin and Bill Mather

Staff Present: Principal Planner Jason Schubert, Staff Planner Teresa Rogers, Graduate Civil Engineer Erika Bridges and Staff Assistant Mandi Alford

Others Present: Bo Miles, Scott Ball, and Dale Brown

AGENDA ITEM NO. 1: Call to order.

Chairman Ashfield called the meeting to order at 11:00 a.m.

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

Mr. Schloss motioned to approve the absence request from Hunter Goodwin (Ms. Bertrand and Mr. Mather did not submit absence requests); Mr. Kinnard seconded the motion, which passed unopposed (5-0).

AGENDA ITEM NO. 3: Consideration, discussion and possible action to approve meeting minutes February 8, 2012.

No action was taken. The minutes were left out of the packet and be considered at the next meeting.

AGENDA ITEM NO. 4: Presentation, discussion, and possible action regarding a multi-family site plan, building elevations, and signage for Falcon Point Condos located at 1915 Dartmouth Street near the northeast corner of Dartmouth Street and Holleman Drive East in the Wolf Pen Creek District. Case # 12-00500262 (T. Rodgers)

Teresa Rogers, Staff Planner presented the staff report stating that the applicant is proposing a multi-family residential development located near the northeast corner of Holleman Drive

and Dartmouth Street consisting of 33 units and associated parking for Phase One. This site plan meets the technical standards of the Unified Development Ordinance.

The subject property received a Conditional Use Permit from the City Council in July 2012, which allows this project to be exclusively multi-family use. The Concept Plan also required a cross-access easement which will run parallel to Dartmouth Street and projects to the southern portion of the parent tract.

The Preliminary Plan was approved by the Planning & Zoning Commission in September 2012 and the Final Plat was approved in December 2012. This site plan is in compliance with the Concept Plan that was approved with the Conditional Use Permit.

Ms. Rogers recommended approval and explained to the Design Review Board that they should evaluate the site plan according to the following criteria listed in the staff report.

1. **Lighting:** The applicant is proposing to use the standard light pole and luminary fixtures currently utilized in the Wolf Pen Creek (WPC) District. Buildings will contain up/down wall fixtures for building accent lighting and porch lights at entry doors.
2. **Solid waste:** The applicant is proposing to have a total of four 300-gallon solid waste containers on two dumpster pads screened by six-foot brick walls.
3. **Relationship of buildings to site:** Multi-family buildings are located at the northern edge of the property and are proposed as three stories.
4. **Relationship of buildings and site to adjoining area:** The site is designed to orient towards Holleman Drive and Wolf Pen Creek which is a focal point of the WPC District. Residential driveway access will be from Dartmouth Street. Sidewalks for the property will be developed to connect to an existing sidewalk running along Dartmouth Street. Cross access will be provided for the property to the south.
5. **Building design:** The buildings are brick and Hardi board material with composition shingle roofing.
6. **Landscaping:** Landscaping is provided in accordance with the Unified Development Ordinance.
7. **Signs:** A low profile sign is proposed at the driveway entrance on Dartmouth Street. The sign will be the same brick material to match the building.

Mr. Hellriegel motioned to approve the item as submitted; Mr. Schloss seconded the motion, which passed unopposed (5-0).

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 asked that there be a review of the Design Review Board's role in the Wolf Pen Creek District and if it is still necessary for items to come to DRB.

AGENDA ITEM NO. 6: Adjourn

The meeting was adjourned 11:21 a.m.

APPROVED:

Mike Ashfield, Chairman

ATTEST:

Crystal Derkowski, Staff Assistant



**DESIGN REVIEW BOARD
for
Rudy's BBQ - 13-00900152**

REQUEST: Replace existing attached signage and add new attached signs

SCALE: 1.242 acres

LOCATION: 504 Harvey Road

ZONING DISTRICT: WPC Wolf Pen Creek

APPLICANTS: Shannon Pennington, Advanced Sign Company

PROJECT MANAGER: Jenifer Paz, Staff Planner
jpaz@cstx.gov

RECOMMENDATION: Staff recommends approval of the proposed sign package, with the exception of Sign B.



Case: 13-152

RUDY'S BBQ

DEVELOPMENT REVIEW

DRB



ITEM SUMMARY: The applicant is requesting to replace and add new attached building signage to meet the franchise brand changes. A sign package was presented and approved by the Design Review Board in 1999, when the site was converted to the now Rudy's BBQ. Revisions were later made to an attached sign, which was presented and approved in 2000.

ITEM BACKGROUND: The applicant has proposed a new sign package that consists of three building signs. All attached signs will utilize red and black colors. The proposed cabinet sign facing Harvey Road (Sign A) will be similar in size and color to the existing, with a change in wording to "Country Store" and red neon lighting outlining the sign. A ribbon sign (Signs B) is proposed to be located along the primary entry façade and an aluminum sign (Sign C) is proposed to replace an existing attached sign.

Proposed building attached signage is 98.91 square feet facing Harvey Road and 38.16 square feet on the East façade. All proposed signs meet the requirements of the Unified Development Ordinance Section 7.5, Signs related 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 Service Department to the an approved building permit prior to installation of any sign.

STAFF RECOMMENDATION:

Staff recommends approval of the proposed sign, with the exception of the ribbon sign (Sign B). In Staff's opinion, the proposed ribbon sign is not consistent with the Wolf Pen Creek design criteria; the scale and proportion of the sign is not compatible with the design of other proposed signs and its relationship with the building.

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 meeting)



Revised
Application
8/27/13

FOR OFFICE USE ONLY	
CASE NO.:	_____
DATE SUBMITTED:	_____
TIME:	_____
STAFF:	_____

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 Rudy's BBQ

ADDRESS 504 HARVEY Rd.

LEGAL DESCRIPTION (Lot, Block, Subdivision) _____

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

Name Advanced Sign Co. E-mail shannon@advancedsigncompany.com

Street Address 10114 Woodview Dr

City College Station, State TX Zip Code 77845

Phone Number (979) 218-5072 Fax Number —

PROPERTY OWNER'S INFORMATION:

Name Pete Bassett (Rudy's BBQ) E-mail _____

Street Address 1514 Ranch Road 620 South

City LAKELAND State TX Zip Code 78734

Phone Number (830) 708-0680 Fax Number _____

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

Name Lewis Signs E-mail Chris@Lewisign.com

Street Address 116910 S. IH 35

City BUDA State TX Zip Code 78610

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

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 137.07

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 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:

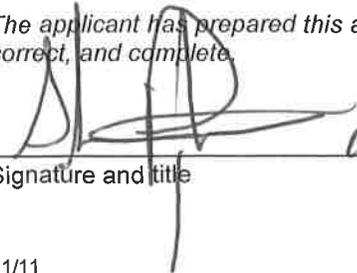
Signs:

National Franchise Brand Change on Exterior Building Signage.
Updating Signage to Beautify & Cut Maintenance & Elect. Costs.

Maintenance:

Minimal Maintenance Needed on Non-Lighted Building Signs.
Lighted Bldg. Signs to Have New Electronic Transformers to Reduce Power Consumption and Reduce Environmental Impact.

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

 owner ASC

Date 8/27/13

CERTIFICATIONS REQUIRED FOR ALL DEVELOPMENT

Owner Certification:

1. No work of any kind may start until a permit is issued.
2. The permit may be revoked if any false statements are made herein.
3. If revoked, all work must cease until permit is re-issued.
4. Development shall not be used or occupied until a Certificate of Occupancy is issued.
5. The permit will expire if no significant work is progressing within 24 months of issuance.
6. Other permits may be required to fulfill local, state, and federal requirements. Owner will obtain or show compliance with all necessary State and Federal Permits prior to construction including NOI and SWPPP.
7. If required, Elevation Certificates will be provided with elevations certified during construction (forms at slab pre-pour) and post construction.
8. Owner hereby gives consent to City representatives to make reasonable inspections required to verify compliance.
9. If, stormwater mitigation is required, including detention ponds proposed as part of this project, it shall be designed and constructed first in the construction sequence of the project.
10. In accordance with Chapter 13 of the Code of Ordinances of the City of College Station, measures shall be taken to insure that all debris from construction, erosion, and sedimentation shall not be deposited in city streets, or existing drainage facilities. All development shall be in accordance with the plans and specifications submitted to and approved by the City Engineer for the above named project. All of the applicable codes and ordinances of the City of College Station shall apply.
11. The information and conclusions contained in the attached plans and supporting documents will comply with the current requirements of the City of College Station, Texas City Code, Chapter 13 and associated BCS Unified Design Guidelines Technical Specifications, and Standard Details. All development has been designed in accordance with all applicable codes and ordinances of the City of College Station and State and Federal Regulations.
12. Release of plans to _____ (name or firm) is authorized for bidding purposes only. I understand that final approval and release of plans and development for construction is contingent on contractor signature on approved Development Permit.
13. I, THE OWNER, AGREE TO AND CERTIFY THAT ALL STATEMENTS HEREIN, AND IN ATTACHMENTS FOR THE DEVELOPMENT PERMIT APPLICATION, ARE, TO THE BEST OF MY KNOWLEDGE, TRUE, AND ACCURATE.

Property Owner(s)

Date

Engineer Certification:

1. The project has been designed to ensure that stormwater mitigation, including detention ponds, proposed as part of the project will be constructed first in the construction sequence.
2. I will obtain or can show compliance with all necessary Local, State and Federal Permits prior to construction including NOI and SWPPP. Design will not preclude compliance with TPDES: i.e., projects over 10 acres may require sedimentation basin.
3. The information and conclusions contained in the attached plans and supporting documents comply with the current requirements of the City of College Station, Texas City Code, Chapter 13 and associated BCS Unified Design Guidelines. All development has been designed in accordance with all applicable codes and ordinances of the City of College Station and State and Federal Regulations.
4. I, THE ENGINEER, AGREE TO AND CERTIFY THAT ALL STATEMENTS HEREIN, AND IN ATTACHMENTS FOR THE DEVELOPMENT PERMIT APPLICATION, ARE, TO THE BEST OF MY KNOWLEDGE, TRUE, AND ACCURATE.

Engineer

Date



LEWIS SIGN

16910 C H 35 Bouda, TX 78610
 Office: 512.312.4555 Fax: 512.312.4551
 email: info@lewisign.com

DESIGN No: 06-019

Sheet 4 of 6

PROJECT

RUDY'S B-B-Q
 ADDRESS

504 HARVEY RD.
 COLLEGE STATION, TX. 77840

Kcc. Rep.: B. HALL

Designer: KEVIN DU BOSE

Date: 6/11/13

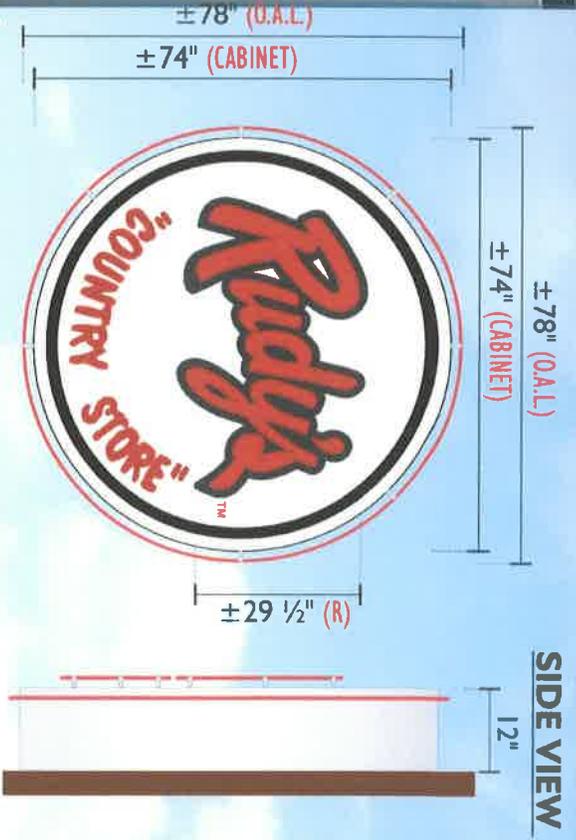
REVISION / DATE

HANDLED 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 1-800-803-9702, 512-463-4599, or www.license.state.tx.us.

This firm's license is TSLC # 18867 Sign Maker's License # 7312. To verify a company's license, log on to www.license.state.tx.us/verifylicense 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.



SIDE VIEW

S/F CABINET W/ EXPOSED NEON 3/8" = 1'-0"
 ONE REQUIRED - MANUFACTURE & INSTALL **SQ. FT.: 42.25**
SCOPE OF WORK:
 MANUFACTURE & INSTALL ONE (1) NEW S/F CABINET SIGN.

CABINET:

FACES & RETURNS, AND SIGN BACK PAINTED WHITE W/ MATTHEWS SATIN URETHANE FINISH. FACE TO HAVE FIRST SURFACE ARLON #03 BLACK VINYL ("RUDY'S SHADOW" / BLACK BORDER) W/ "RUDY'S" & "COUNTRY STORE" / "TM" COPY TO BE ARLON #223 RED VINYL. NEON TRANSFORMERS TO BE HOUSED INSIDE CABINET.

ILLUMINATION:

EXPOSED CLEAR RED NEON OUTLINE ATTACHED TO RETURNS & CLEAR RED NEON FOR "Rudy's" & "COUNTRY STORE" ATTACHED TO FACE MOUNTING:

CABINET ATTACHED TO BLDG FASCIA W/ NON CORROSIVE HARDWARE AS REQUIRED

ELECTRICAL:

NOTE: ONE (1) 120V 20 AMP DEDICATED CIRCUIT 1 3/8" PENETRATIONS NEEDED FOR NEON AS REQ. BY ULL

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

******* IMPORTANT NOTE *******
FIELD SURVEY NOTES
 HAND FIELD SURVEY REQUIRED TO CONFIRM ALL DIMENSIONS AND COLORS PRIOR TO MANUFACTURE.

LANDLORD'S APPROVAL _____

CLIENT'S APPROVAL _____





LEWIS SIGN

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

DESIGN No: 06-019 R1
 Sheet **2** of **3**

PROJECT
 RUDY'S B-B-Q
 ADDRESS
 504 HARVEY RD.
 COLLEGE STATION, TX. 77840

Acc. Rep.: B. HALL

Designer: KEVIN DU BOSE

Date: 6/11/13

REVISION / DATE
R1) REVISED LAYOUT 8/14/13 KD

HANDMADE BY STATE STATUTE:
 Anyone selling, installing or servicing electrical signs, outline lighting, lighted awnings, signs, LED's and existing outdoor electric signage 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 1-800-803-9702, 512-463-5599, or www.licensing.state.tx.us.

This firm's license is TDLR #180647 Sign Makers's license #1312. To verify a company's license, log on to www.license.state.tx.us/licensearch 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 ELECTRICIAN.



±34'-0" (O.A.L.)

BRISKET • SAUSAGE • TURKEY • RIBS • CHICKEN • PORKLOIN

8'-1" (O.A.H.)

B **FLAT ALUMINUM SIGN** SCALE: 3/16" = 1'-0"
 ONE REQUIRED - MANUFACTURE & INSTALL **SQ. FT.: 56.66**

SCOPE OF WORK:

MANUFACTURE & INSTALL ONE (1) NEW
 S/F ALUMINUM PANEL SIGN.

BACKGROUND:

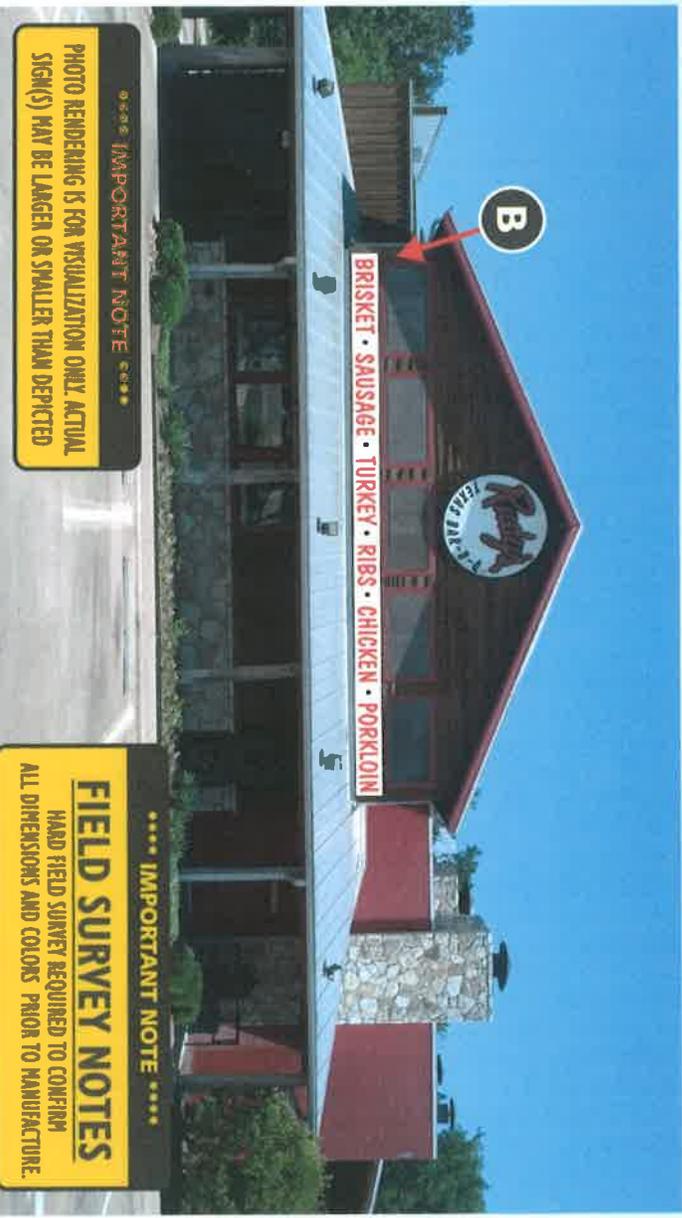
DI-BOND PANEL (WHITE) W/
 FIRST SURFACE VINYL GRAPHICS

GRAPHICS:

COPY - RED OPAQUE VINYL, ARLON # 223
 DOTS - BLACK OPAQUE VINYL, ARLON # 03

MOUNTING:

SIGN "D" MOUNTED TO BLDG. FASCIA W/ NON
 CORROSIVE HARDWARE AS REQUIRED.



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

****** IMPORTANT NOTE ******
FIELD SURVEY NOTES
 HAND FIELD SURVEY REQUIRED TO CONFIRM
 ALL DIMENSIONS AND COLORS PRIOR TO MANUFACTURE.

LANDLORD'S APPROVAL _____

CLIENT'S APPROVAL _____



LEWIS SIGN

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

DESIGN No: 06-019 R1
 Sheet: 3 of 3

PROJECT
 RUDY'S B-B-Q
 ADDRESS

504 HARVEY RD.
 COLLEGE STATION, TX. 77840

Acct. Rep.: B. HALL

Designer: KEVIN DU BOSE

Date: 6/11/13

REVISION / DATE

R1) REVISED LAYOUT 8/14/13 KD

MANDATED BY STATE STATUTE:
 Anyone selling, installing or servicing electrical signs, outline lighting, lighted awnings, signs, LED's and existing outdoor electric outdoor 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 complaint contact TDLR in Austin at 1-800-483-9202, 512-463-5599, or www.tdlr.state.tx.us.

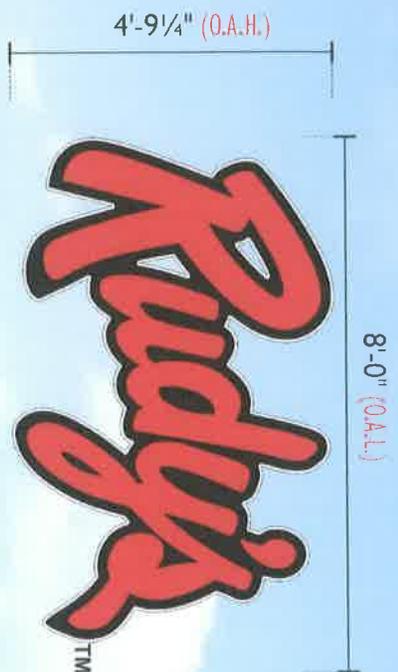
This firm's license is TSLC #18067 Sign Maste'r's License #1312. To verify a company's license, log on to www.license.state.tx.us/LicenseSearch enter the company's name as "Inquire by Name" and press enter.

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.



C S/F FLAT CUT OUT ALUMINUM SIGN
 ONE REQUIRED - MANUFACTURE & INSTALL

3/8" = 1'-0"
SQ. FT.: 38.16



Rudy'sTM

SCOPE OF WORK:

MANUFACTURE & INSTALL ONE (1) NEW S/F FCO ALUMINUM SIGN.

BACKGROUND:

DI-BOND PANEL (WHITE) W/ COPPT PAINTED MP 3294 SAFETY RED W/ BLACK PAINTED BORDER

"TM" TO BE PAINTED BLACK. (ALUM F.C.O.'S)

MOUNTING:

SIGN ATTACHED TO WALL W/ NON CORROSIVE HARDWARE AS REQUIRED



***** IMPORTANT NOTE *****

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

***** IMPORTANT NOTE *****

FIELD SURVEY NOTES
 HARD FIELD SURVEY REQUIRED TO CONFIRM ALL DIMENSIONS AND COLORS PRIOR TO MANUFACTURE.

LANDLORD'S APPROVAL _____

CLIENT'S APPROVAL _____

Approval required before work can begin



DESIGN REVIEW BOARD
for
Spirit Halloween
13-00900185

REQUEST: Provide temporary attached signage for business

SCALE: 2.14 acres

LOCATION: 410 Harvey Road

ZONING DISTRICT: WPC Wolf Pen Creek

APPLICANTS: Boo 2 You, LLC

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

RECOMMENDATION: Based on the review criteria, it is Staff's opinion that the proposed sign does not meet the color requirement for WPC Wolf Pen Creek zoning, but due to its temporary, seasonal use and that a banner would not be appropriate due to the time and size limitation, Staff recommends approval of the proposed attached sign with the condition that it is removed by November 10, 2013.



DESIGN REVIEW BOARD

Case: 13-185

SPIRIT HALLOWEEN

DEVELOPMENT REVIEW



ITEM SUMMARY: The applicant is requesting to provide an attached building sign. The applicant does not wish to resubmit a banner application every two-weeks and already possesses the lettering for the attached sign. This sign is intended to be removed on November 10, 2013, as the nature of the business is seasonal.

ITEM BACKGROUND: The applicant has proposed an attached sign for consideration. The sign reads "Spirit Halloween" in an orange color (S-G-220 Sweet Mandarin) with black outline and includes graphic elements consisting of small stars within the word "Spirit". This color is not comparable with the approved color palette in the City of College Station's Site Design Standards. The proposed location of the sign is to be attached where "Office Max" was for the prior tenant.

The proposed area for the attached signage is 120 square feet. The allowable sign area is 470 square feet, based on the linear frontage of the main entry façade. All proposed signs meet the requirements of the Unified Development Ordinance Section 7.5 '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:

Based on the review criteria, it is Staff's opinion that the proposed sign does not meet the color requirement for WPC Wolf Pen Creek zoning, but due to its temporary, seasonal use and that a banner would not be appropriate due to the time and size limitation, Staff recommends approval of the proposed attached sign with the condition that it is removed by November 10, 2013.

ISSUES / ITEMS FOR REVIEW:

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 (provided in packet)
3. Color (provided at the meeting)



FOR OFFICE USE ONLY	
CASE NO.:	<u>13-185</u>
DATE SUBMITTED:	<u>08/28/13</u>
TIME:	<u>04:40</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.

Proposed use of property Retail Seasonal Halloween Store

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:

NONE

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:

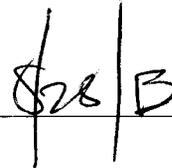
CERTIFICATIONS REQUIRED FOR ALL DEVELOPMENT

Owner Certification:

1. No work of any kind may start until a permit is issued.
2. The permit may be revoked if any false statements are made herein.
3. If revoked, all work must cease until permit is re-issued.
4. Development shall not be used or occupied until a Certificate of Occupancy is issued.
5. The permit will expire if no significant work is progressing within 24 months of issuance.
6. Other permits may be required to fulfill local, state, and federal requirements. Owner will obtain or show compliance with all necessary State and Federal Permits prior to construction including NOI and SWPPP.
7. If required, Elevation Certificates will be provided with elevations certified during construction (forms at slab pre-pour) and post construction.
8. Owner hereby gives consent to City representatives to make reasonable inspections required to verify compliance.
9. If, stormwater mitigation is required, including detention ponds proposed as part of this project, it shall be designed and constructed first in the construction sequence of the project.
10. In accordance with Chapter 13 of the Code of Ordinances of the City of College Station, measures shall be taken to insure that all debris from construction, erosion, and sedimentation shall not be deposited in city streets, or existing drainage facilities. All development shall be in accordance with the plans and specifications submitted to and approved by the City Engineer for the above named project. All of the applicable codes and ordinances of the City of College Station shall apply.
11. The information and conclusions contained in the attached plans and supporting documents will comply with the current requirements of the City of College Station, Texas City Code, Chapter 13 and associated BCS Unified Design Guidelines Technical Specifications, and Standard Details. All development has been designed in accordance with all applicable codes and ordinances of the City of College Station and State and Federal Regulations.
12. Release of plans to _____ (name or firm) is authorized for bidding purposes only. I understand that final approval and release of plans and development for construction is contingent on contractor signature on approved Development Permit.
13. I, THE OWNER, AGREE TO AND CERTIFY THAT ALL STATEMENTS HEREIN, AND IN ATTACHMENTS FOR THE DEVELOPMENT PERMIT APPLICATION, ARE, TO THE BEST OF MY KNOWLEDGE, TRUE, AND ACCURATE.



Property Owner(s)



Date

Engineer Certification:

1. The project has been designed to ensure that stormwater mitigation, including detention ponds, proposed as part of the project will be constructed first in the construction sequence.
2. I will obtain or can show compliance with all necessary Local, State and Federal Permits prior to construction including NOI and SWPPP. Design will not preclude compliance with TPDES: i.e., projects over 10 acres may require sedimentation basin.
3. The information and conclusions contained in the attached plans and supporting documents comply with the current requirements of the City of College Station, Texas City Code, Chapter 13 and associated BCS Unified Design Guidelines. All development has been designed in accordance with all applicable codes and ordinances of the City of College Station and State and Federal Regulations.
4. I, THE ENGINEER, AGREE TO AND CERTIFY THAT ALL STATEMENTS HEREIN, AND IN ATTACHMENTS FOR THE DEVELOPMENT PERMIT APPLICATION, ARE, TO THE BEST OF MY KNOWLEDGE, TRUE, AND ACCURATE.

Engineer

Date

Required for all projects proposing structures in Special Flood Hazard Area (Elevation Certificate required).

Residential Structures:

D. I, _____, certify that all new construction or any substantial improvement of any residential structure shall have the lowest floor, including all utilities, ductwork and any basement, at an elevation at least one foot above the Base Flood Elevation. Required Elevation Certificates will be provided with elevations certified during construction (forms at slab pre-pour) and post construction.

Engineer / Surveyor

Date

Commercial Structures:

E. I, _____, certify that all new construction or any substantial improvement of any commercial, industrial, or other non-residential structure are designed to have the lowest floor, including all utilities, ductwork and basements, elevated at least one foot above the Base Flood Elevation

Engineer / Surveyor

Date

OR

I, _____, certify that the structure with its attendant utility, ductwork, basement and sanitary facilities is designed to be flood-proofed so that the structure and utilities, ductwork, basement and sanitary facilities are designed to be watertight and impermeable to the intrusion of water in all areas below the Base Flood Elevation, and shall resist the structural loads and buoyancy effects from the hydrostatic and hydrodynamic conditions.

Required Elevation Certificates will be provided with elevations certified during construction (forms at slab pre-pour) and post construction.

Engineer / Surveyor

Date

Conditions or comments as part of approval: _____

Streets, Parking, and Sidewalks

- Existing streets and sidewalks (R.O.W.).
- Existing Driveways, both opposite and adjacent to the site according to UDO, Article 7.
- Proposed drives. Minimum drive aisle width according to UDO, Article 7
- Indicate proposed driveway throat length according to UDO, Article 7
- Proposed curb cuts.
 - For each proposed curb cut (including driveways, streets, alleys, etc.) locate existing curb cuts on the same and opposite side of the street to determine separation distances between existing and proposed curb cuts.
- Proposed curb and pavement detail.
 - A 6" raised curb is required around all edges of all parts of all paved areas without exception. (To include island, planting areas, access ways, dumpster locations, utility pads, etc.) No exception will be made for areas designated as "reserved for future parking".
- Proposed medians.
- Proposed sidewalks (both public and private).
- Proposed pedestrian/bike circulation and facilities for non-residential buildings (UDO, Article 7).
- Off-Street parking areas with parking spaces drawn, tabulated, and dimensioned.
 - Designate number of parking spaces required by ordinance and provided by proposal.
- Handicap parking spaces.
- Parking Islands drawn and dimensioned with square footage calculated according to UDO, Section 7.2 or 7.9 for non-residential buildings.
- Parking setback from R.O.W. to curb of parking lot as required.
- Wheelstops may be required when cars overhang onto property not owned by the applicant or where there may be conflict with pedestrian or bike facilities, handicap accessible routes or above ground utilities, signs or other conflicts.
- Security gates, showing swing path and design specs with colors.
- Guardrails. Include design and colors.
- Traffic Impact Analysis for non-residential development (UDO, Article 7).
 - Please note if none is required.
- Will there be access from a TxDOT R.O.W.? Yes No
If yes, then TxDOT permit must be submitted with this application.

Easements and Utilities

- Easements - clearly designate as existing or proposed and type (utility, access, etc.)
- Utilities (noting size and designate as existing or proposed) within or adjacent to the proposed site, including building transformer locations, above ground and underground service connections to buildings, and drainage inlets.
- Sewer Design Report (if applicable).
- Water Design Report and/or Fire Flow Report (if applicable).
- Drainage Report with a Technical Design Summary.
- Meter locations, existing and proposed (must be located in public R.O.W. or public utility easement).
- Provide a water and sanitary sewer legend to include
 - Minimum water demands
 - Maximum water demands
 - Average water demands in gallons per minute, and
 - Maximum sewer loadings in gallons per day
- Will there be access from a TxDOT R.O.W.? Yes No
If yes, then TxDOT permit must be submitted with this application.

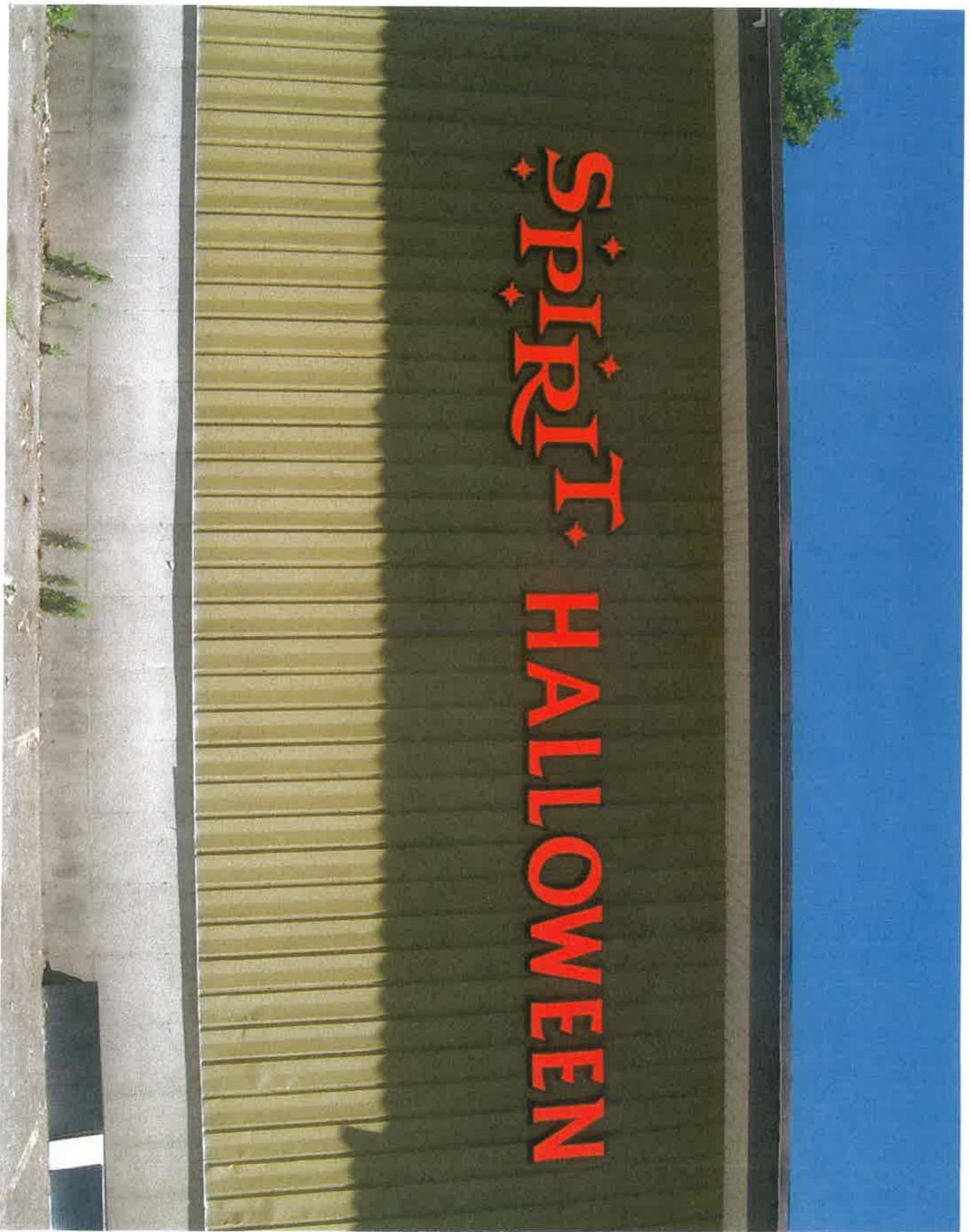


CITY OF COLLEGE STATION
Home of Texas A&M University®

NRA BUILDING REVIEW MINIMUM REQUIREMENTS
(ALL CITY ORDINANCES MUST BE MET)
INCLUDING BUT NOT LIMITED TO THE FOLLOWING:

Refer to UDO Section 7.9 Non-Residential Architectural Standards, as appropriate.

- Sheet size - 24" x 36" (minimum).
- Title block to include:
 - Name, address, location, and legal description
 - Name, address, and telephone number of applicant
 - Name, address, and telephone number of developer/owner (if differs from applicant)
 - Name, address, and telephone number of architect/engineer (if differs from applicant)
 - Date of submittal
- Scale should be largest standard scale possible on sheet.
- List of colors from the City of College Station color palette to be utilized or proposed equivalents.
- Color samples.
- List of materials to be utilized.
- Elevations of each non-residential building and screening structure. Show placement of materials and colors on the facades according to UDO Section 5.6.B or 7.9.
- Include the following dimensions:
 - Total vertical square footage minus openings (for each façade separately)
 - Total vertical square footage of transparency (for each façade separately in Northgate)
 - Total vertical square footage of each building material (for each façade separately)
 - Total vertical square footage of each color (for each façade separately)
- Graphic representation and/or description of existing buildings in building plot to show material, color, and architectural harmony.

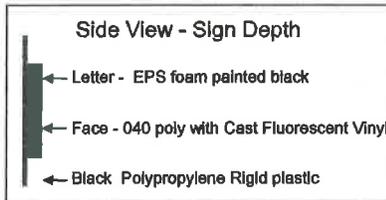




HIGHTECH SIGNS

Need a solution, sign with us.

JOB SPECIFICATIONS



Material: Channel letters 4" thick	Back. Color Black
Size: 4' x 30'	Letter Color Fluorescent Orange
Text: Spirit 48", Halloween 27"	Outline Color Black
Mounting: Flush To Building	Return Color Black
Designer: JWT	Project: Spirit Halloween