



CITY OF COLLEGE STATION

Home of Texas A&M University®

DESIGN REVIEW BOARD

September 12, 2014

11:00 AM

City Hall

Administrative Conference Room

1101 Texas Avenue

College Station, Texas



AGENDA DESIGN REVIEW BOARD

**Friday, September 12, 2014 11:00 AM
Administrative Conference Room
1101 Texas Avenue
College Station City Hall
College Station, Texas, 77840**

1. Call to Order
2. Consideration, discussion and possible action to approve meeting minutes.
 - May 9, 2014 meeting minutes.
3. Presentation, possible action and discussion on an appeal to Unified Development Ordinance Section 12-7.4 Access Management and Circulation for single family residence consisting of 0.18832 acres, located at 3109 Papa Bear Drive in The Barracks II Subdivision Phase 200. **Case #14-900194 (D. Singh)**
4. Possible action and discussion on future agenda items – A Design Review Board Member may inquire about a subject for which notice has not been given. A statement of specific factual information or the recitation of existing policy may be given. Any deliberation shall be limited to a proposal to place the subject on an agenda for a subsequent meeting.
5. Adjourn.

Notice is hereby given that a Regular Meeting of the Design Review Board of the City of College Station, Texas will be held on Friday, September 12, 2014, 2014 at 11:00 a.m. at the Administrative Conference Room, 1101 Texas Avenue, College Station, Texas. The following subjects will be discussed, to wit: See Agenda

Posted this the _____ day of _____, 2014 at _____ p.m.

CITY OF COLLEGE STATION, TEXAS

By _____

Sherry Mashburn, City Secretary

By _____
Kelly Templin, City Manager

I, the undersigned, do hereby certify that the above Notice of Meeting of the Design Review Board of the City of College Station, Texas, is a true and correct copy of said Notice and that I posted a true and correct copy of said notice on the bulletin board at City Hall, 1101 Texas Avenue, in College Station, Texas, and the City's website, www.cstx.gov. The Agenda and Notice are readily accessible to the general public at all times. Said Notice and Agenda were posted on _____, 2014 and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

This public notice was removed from the official posting board at the College Station City Hall on the following date and time: _____ by _____.

Dated this _____ day of _____, 2014.

CITY OF COLLEGE STATION, TEXAS

By _____

Subscribed and sworn to before me on this the ___ day of _____, 2014.

Notary Public- Brazos County, Texas

My commission expires: _____

This building is wheelchair accessible. Handicap parking spaces are available. Any request for sign interpretive service must be made 48 hours before the meeting. To make arrangements call (979) 764-3517 or (TDD) 1-800-735-2989. Agendas may be viewed on www.cstx.gov.



Minutes
Design Review Board
May 9, 2014 - 11:00 a.m.
Administrative Conference Room
1101 Texas Avenue
College Station, Texas, 77840

Board Members Present: Chairman Bo Miles, Hunter Goodwin, Steven Schloss, Bill Mather, Don Hillriegel, Elizabeth Natsios and Susan McGrail

Board Members Absent: Marsha Sanford and Mary Edwards

Staff Present: Principal Planner Jason Schubert and Staff Assistant Crystal Derkowski

AGENDA ITEM NO. 1: Call to order.

Chairman Miles called the meeting to order at 11:05 a.m.

AGENDA ITEM NO.2: Consideration, possible action and discussion to approve meeting minutes for January 24, 2014

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

AGENDA ITEM NO.3: Presentation, possible action, and discussion regarding building elevations and signage for Connecting Point Church located at 410 Holleman Drive in the Wolf Pen Creek Design District. Case # 14-900075 (J. Paz)

Jason Schubert, Principal Planner, presented the staff report proposing the colors of an existing building. Staff recommended approval of all colors used for painting the existing building.

Mr. Goodwin arrived at the meeting right after Mr. Schubert present the staff report.

There was general discussion about the colors being used and the location of which color goes where. Ms. Natsios had concern on why the applicant had red in their color scheme when their original color scheme has no red in it. The applicant said they were trying to tie into the color scheme that was being used in the Wolf Pen Creek Design District.

Mr. Schloss motioned to approve the request with the condition that the applicant replace the red with white. Mr. Mather second the motion, which passed unopposed (7-0)

AGENDA ITEM NO. 4: Possible action and discussion on future agenda items - A Design Review Board Member may inquire about a subject for which notice has not been given. A statement of specific factual information or the recitation of existing policy may be given. Any deliberation shall be limited to a proposal to place the subject on an agenda for a subsequent meeting.

No items were presented for future discussion.

AGENDA ITEM NO. 6: Adjourn

The meeting was adjourned 11:30 p.m.

APPROVED:

Bo Miles, Chairman

ATTEST:

Crystal Derkowski, Staff Assistant



DESIGN REVIEW BOARD
for
3109 Papa Bear Drive
14-00900194

REQUEST: Appeal to UDO Section 12-7.4 "Access Management and Circulation" to allow a second 42-foot wide driveway on a single-family property

SCALE: 0.1832 acres

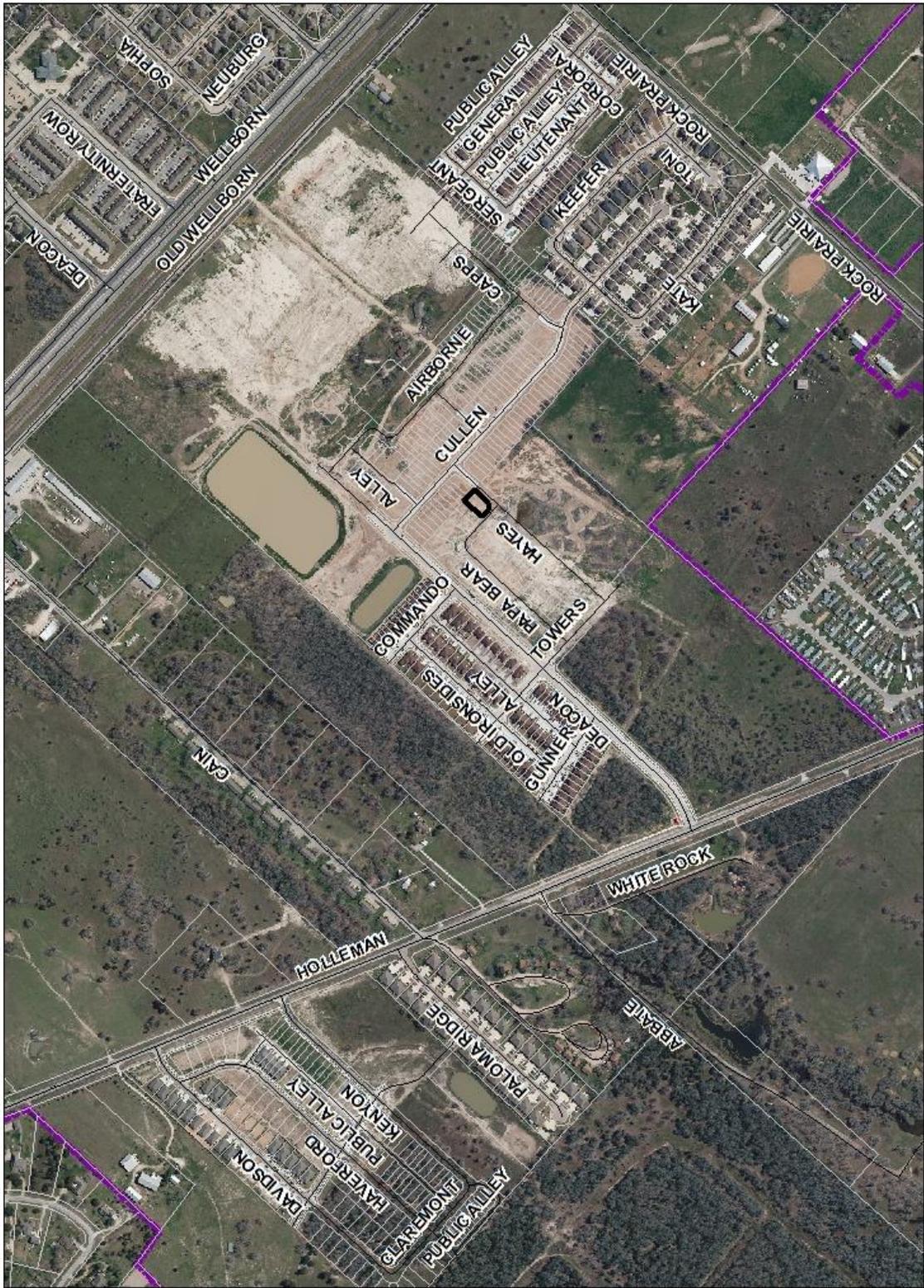
LOCATION: 3109 Papa Bear Drive
The Barracks II Subdivision Phase 200

ZONING DISTRICT: PDD Planned Development District

APPLICANT: J. R. Torres

PROJECT MANAGER: Danielle Singh, Transportation Planning Coordinator
dsingh@cstx.gov

RECOMMENDATION: Staff recommends denial of the request.



DRB

Case: 14-194

THE BARRACKS II PHASE 200
3109 PAPA BEAR DRIVE

DEVELOPMENT REVIEW



ITEM SUMMARY: The applicant is requesting an appeal to allow an additional 42-foot wide driveway to a single family residence with an existing 27-foot wide driveway.

ITEM FOR REVIEW:

Section 12-2.5.D.5 “Driveway Appeals” of the UDO states that the DRB shall hear appeals to decisions of the Development Engineer regarding driveway appeals.

ITEM BACKGROUND: An administrative adjustment was granted to the property in April 2014 to allow a 27-foot driveway exceeding the 25-foot maximum residential driveway width. According to Section 12-7.4 “Access Management and Circulation” of the UDO, single family lots are permitted one access driveway unless an alternate configuration is approved by the development engineer. The combination of two driveways for residential lots should not exceed 25-feet. The total requested driveway width for this residence is 69-feet.

The 42-foot driveway was constructed without a permit and does not meet geometric design criteria for curb return radii. Staff has requested that the driveway be removed.

STAFF RECOMMENDATION:

Staff recommends denial of the appeal.

SUPPORTING MATERIALS:

1. Application



FOR OFFICE USE ONLY
CASE NO.: 14.194
DATE SUBMITTED: 8/12/14
TIME: 4:54
STAFF: BO

DESIGN REVIEW BOARD APPLICATION APPEALS & WAIVERS - GENERAL

MINIMUM SUBMITTAL REQUIREMENTS:

- \$350 Design Review Board Application Fee.
- Application completed in full. This application form provided by the City of College Station must be used and may not be adjusted or altered. Please attach pages if additional information is provided.
- Ten (10) samples of the proposed color (if applicable).
- Additional materials may be required of the applicant such as material samples, elevations, site plans, and landscaping plans. The applicant shall be informed of any extra materials required.

Date of Optional Preapplication Conference _____

NAME OF PROJECT The Barracks

ADDRESS 3109 Papa Bear Drive

LEGAL DESCRIPTION (Lot, Block, Subdivision) Lot 17

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

Name J.R. Torres E-mail Giltor81@aol.com

Street Address 4312 Valencia Ct. JR@NewVision.com

City C.S. State Tx. Zip Code 77845

Phone Number 979-220-2325 Fax Number 866-639-3193

PROPERTY OWNER'S INFORMATION:

Name Same as Above Applicant E-mail Giltor81@aol.com

Street Address _____ JR@NewVision.com

City _____ State _____ Zip Code _____ 4312 Valencia

Phone Number _____ Fax Number _____

Current zoning _____

APPEAL/WAIVER REQUESTED (circle one):

- Buffer Requirements
- WPC Parking
- Site Plan Review Criteria
- Driveways
- Krenk Tap Corridor Overlay District
- Other _____

Applicable ordinance section being appealed/seeking waiver from:

3109 Papa Bear Drive & Hayes Lane

Explanation of appeal/waiver request:

GENERAL APPEALS/WAIVER REQUEST

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

I'm asking for a variance for additional parking at the corner of Papa Bear Drive + Hayek Lane.

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

[Empty box for hardship details]

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

I believe that adding the additional parking on the side of the house helps reduce street parking which helps with emergency vehicles if needed to get down Hayek Lane.

IN ADDITION, FOR ALTERNATIVE MATERIALS IN THE KRENEK TAP OVERLAY DISTRICT, ANSWER THE FOLLOWING AS APPLICABLE (see the Unified Development Ordinance Section 5.8 Overlay Districts for more information):

1. For existing buildings, describe existing facade materials.

[Empty box for facade materials]

2. For new construction, describe how this material(s) meet or exceeds the material standards for the KTO.

[Empty box for material standards]

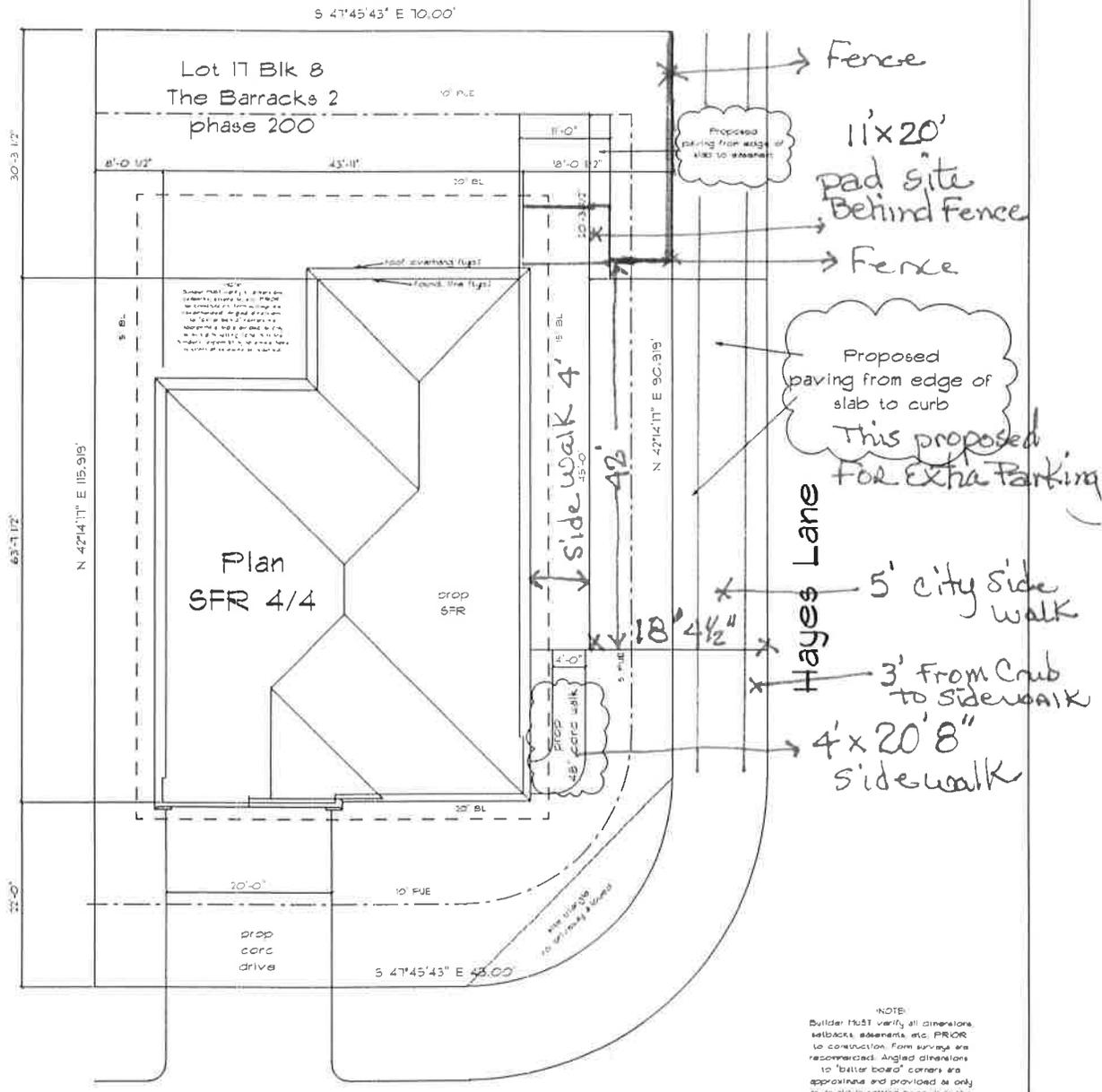
The applicant has prepared this application and certifies that the facts stated herein and exhibits attached hereto are true, correct, and complete.

J.R. Torres Resident: [Signature]

Date 8-12-14

Verify Placement of Home PRIOR to construction

NOTE:
Builder MUST verify all dimensions, setbacks, easements, etc. PRIOR to construction. Form surveys are recommended. Angled dimensions to "batter board" corners are approximate and provided as only as an aid in setting home. It is the Builder's responsibility to ensure home is within all setbacks as required.



NOTE:
Builder MUST verify all dimensions, setbacks, easements, etc. PRIOR to construction. Form surveys are recommended. Angled dimensions to "batter board" corners are approximate and provided as only as an aid in setting home. It is the Builder's responsibility to ensure home is within all setbacks as required.

Papa Bear Dr



Proposed revisions to original site plan

Site Plan 1" = 20'

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Drawing PI of total	The Barracks 2 Phase 200 Plan SFR 4/4 Final 11/09/13 rev 05/14/14	New Vision Homes Site Plan	 Design: Tom Clark Draw and Layout: Jason #031 Austin Landscaping Design: Tom Clark PA 335-220-0651 TX 361-374-3333
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14.194
8.12.14
4.15.14
80



No Cars parked on
Side Street

↖ New Parking
Area

A Cornerhouse on Paper Box Drive

Instead we get
Cars + Trucks Parked on
Both Sides

Could be used as Extra
Parking

