

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

**Design Review Board**  
**February 27, 2015 @ 11:00 am**  
**Administrative Conference Room**  
**City Hall**  
**1101 Texas Avenue,**  
**College Station, Texas**



## **AGENDA DESIGN REVIEW BOARD**

**Friday, February 27, 2015 11:00 AM  
Administrative Conference Room  
1101 Texas Avenue  
College Station City Hall  
College Station, Texas, 77840**

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1. Call to Order
2. Consideration, discussion and possible action to approve meeting minutes.
  - December 19, 2014 meeting minutes.
3. Presentation, possible action, and discussion regarding a site plan and building elevations for a Wolf Pen Creek Park Restroom facility located at 1015 Colgate Drive located in the WPC Wolf Pen Creek district. Case # 15-00900049 (JS)
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, February 27, 2015 at 11:00 a.m. at the Administrative Conference Room, 1101 Texas Avenue, College Station, Texas. The following subjects will be discussed, to wit: See Agenda**

Posted this the \_\_\_\_\_ day of \_\_\_\_\_, 2015 at \_\_\_\_\_ p.m.

**CITY OF COLLEGE STATION, TEXAS**

By \_\_\_\_\_  
Sherry Mashburn, City Secretary

By \_\_\_\_\_  
Kelly Templin, City Manager

I, the undersigned, do hereby certify that the above Notice of Meeting of the Design Review Board of the City of College Station, Texas, is a true and correct copy of said Notice and that I posted a true and correct copy of said notice on the bulletin board at City Hall, 1101 Texas Avenue, in College Station, Texas, and the City's website, [www.cstx.gov](http://www.cstx.gov). The Agenda and Notice are readily accessible to the general public at all times. Said Notice and Agenda were posted on \_\_\_\_\_, 2015 and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

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

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

CITY OF COLLEGE STATION, TEXAS

By \_\_\_\_\_

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

\_\_\_\_\_  
Notary Public- Brazos County, Texas

My commission expires: \_\_\_\_\_

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



**Minutes**  
**Design Review Board**  
**December 19, 2014 - 11:00 a.m.**  
**Administrative Conference Room #2**  
**1101 Texas Avenue**  
**College Station, Texas, 77840**

**Board Members Present:** Acting Chairman Hunter Goodwin, Bill Mather, Steven Schloss, Don Hillriegel, Elizabeth Natsios, and Mary Edwards

**Board Members Absent:** Chairman Bo Miles, and Marsha Sanford

**Staff Present:** Principal Planner Jason Schubert, Staff Planner Mark Bombek, and Staff Assistant Crystal Derkowski

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

Acting Chairman Hunter Goodwin called the meeting to order at 11:07 a.m.

**AGENDA ITEM NO.2: Consideration, possible action and discussion to approve absence request for Bo Miles and Marsha Sanford.**

Mr. Schloss motioned to approve the absence requests. Ms. Natsios seconded the motion which passed (6-0).

**AGENDA ITEM NO.3: Consideration, possible action and discussion to approve meeting minutes for October 24, 2014**

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

**AGENDA ITEM NO.4: Presentation, possible action, and discussion to consider waiver to Unified Development Ordinance Section 12-5.8.B.4.b Building Transparency for an existing building located at 313 Church Avenue, which is zoned NG-1 Core Northgate. Case #14-00900288 (M. Bombek)**

Mark Bombek, Staff Planner, presented the staff report proposing the waiver to Unified Development Ordinance Section 12-5.8.B.4.b Building Transparency Staff recommended approval of the wavier.

There was general discussion about the materials being used for the elevations and also the windows. The applicant also brought up the discussion about the structural issue that would occur if they could not get the wavier and would have to comply with the Unified Development Ordinance Section 12-5.8.B.4.b Building Transparency.

Mr. Mather motioned to approve the request. Ms. Natsios second the motion, which passed unopposed (6-0).

**AGENDA ITEM NO. 5: Possible action and discussion on future agenda items - A Design Review Board Member may inquire about a subject for which notice has not been given. A statement of specific factual information or the recitation of existing policy may be given. Any deliberation shall be limited to a proposal to place the subject on an agenda for a subsequent meeting.**

**AGENDA ITEM NO. 6: Adjourn**

**The meeting was adjourned 11:25 p.m.**

**APPROVED:**

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**Jane Kee, Chairman**

**ATTEST:**

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**Crystal Derkowski, Staff Assistant**



**DESIGN REVIEW BOARD  
for  
Wolf Pen Creek Restroom  
15-00900049**

**REQUEST:** Construct restroom building in the existing Wolf Pen Creek Park festival site area.

**SCALE:** 382 square-foot building

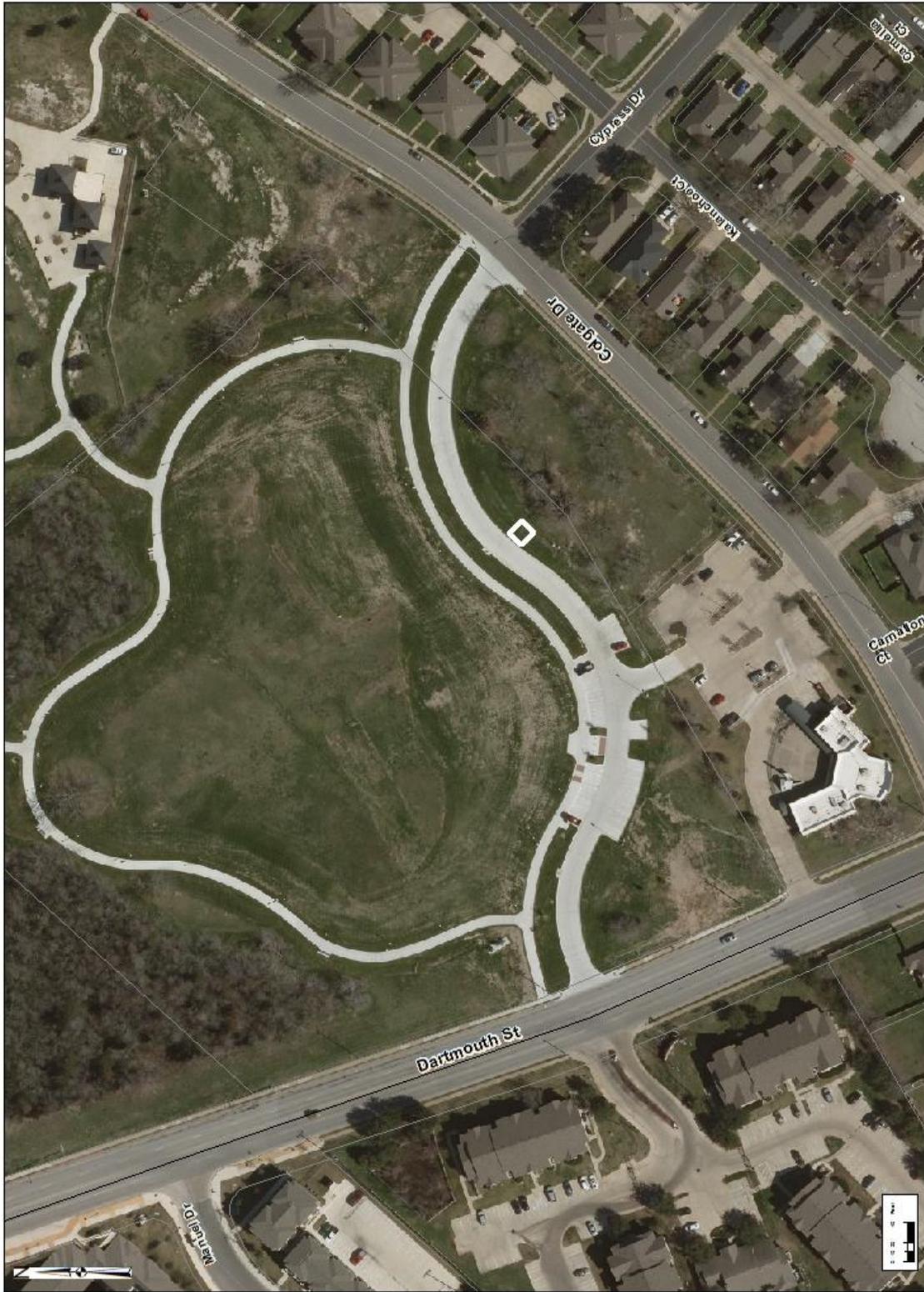
**LOCATION:** 1015 Colgate Drive

**ZONING DISTRICT:** WPC Wolf Pen Creek

**APPLICANT:** Amy Atkins, Assistant Director  
City of College Station Parks & Recreation Department

**PROJECT MANAGER:** Jason Schubert, AICP, Principal Planner  
jschubert@cstx.gov

**RECOMMENDATION:** Staff is not providing a recommendation as the proposal is a City of College Station project.



DESIGN REVIEW BOARD  
Case: 15-49

WOLF PEN CREEK RESTROOM

DEVELOPMENT REVIEW



**ITEM SUMMARY:** The City of College Station Parks & Recreation Department has proposed a 382 square-foot restroom building in the Wolf Pen Creek Park adjacent to the festival site area that was developed in recent years. As the proposed building is located in the Wolf Pen Creek zoning district, the Design Review Board is required to approve the site plan and building elevations.

**REVIEW CRITERIA:**

The proposal meets the minimum technical requirements of the Unified Development Ordinance (UDO). In accordance with the UDO, the Design Review Board shall evaluate the site plan and building elevations according to the following criteria:

1. **Relationship of building to site:** The proposed restroom is a one story, 382 square-foot building with a pitched roof reaching 11 feet and 9 inches in height. It is being located in the Wolf Pen Creek festival site area on the Colgate Drive side of the drive aisle.
2. **Relationship of building and site to adjoining area:** The restroom building is oriented toward the festival site area and is of small scale, similar to other buildings in Wolf Pen Creek Park. The building will be connected to the existing sidewalk on the other side of the drive aisle through pedestrian ramps and sidewalks connections.
3. **Building design:** The building is comprised of split face block and a standing seam metal roof with fiber cement, lap siding on the gable wall above the wall cap. Neutral colors are proposed with the split face block and lap siding being painted a tan color (Kelly Moore, 301 Oakwood), a brown metal roof, and painted brown fascia, wall cap, and exterior soffits (Kelly Moore, 159 Sequoia Brown). This pre-fabricated building is similar to the restroom facility constructed last year in Brian Bachmann Community Park near the G. Hysmith Skate Park facility.

In relation to the non-residential architectural standards, the building is less than 25 feet by 25 feet so it is not required to have architectural elements. Also, due to the small size of the building, a minimum brick/stone requirement does not apply.

4. **Landscaping:** Landscaping is already provided in this area with the development of the festival site as approved by the Design Review in 2010.

**SUPPORTING MATERIALS:**

1. Application
2. Site Plan
3. Building Elevations
4. Color and Material Samples (provided at the meeting)



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).
- Six (6) 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:

- \$350 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 Wolf Pen Creek prefabricated restroom

ADDRESS 1015 Colgate

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

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

Name Amy Atkins or Rusty Warncke E-mail aatkins@cstx.gov or rwarncke@cstx.gov

Street Address 1000 Krenek Tap

City College Station State Texas Zip Code 77842

Phone Number 979-764-3413 Fax Number 979-764-3737

PROPERTY OWNER'S INFORMATION:

Name City of College Station E-mail \_\_\_\_\_

Street Address \_\_\_\_\_

City College Station State Texas Zip Code 77842

Phone Number \_\_\_\_\_ Fax Number \_\_\_\_\_

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

Name \_\_\_\_\_ E-mail \_\_\_\_\_

Street Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

Phone Number \_\_\_\_\_ Fax Number \_\_\_\_\_

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 (if known): \_\_\_\_\_

Date / Timeframe when submitted: \_\_\_\_\_

Proposed use of property Prefabricated restroom building to be installed

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:

*There will be wall mounted lights on the outside of the building and interior lights in the restroom facility.*

Solid Waste:

*Bleyl & Associates engineered plans*

Relationship of building(s) to site:

*Building will be in the festival site*

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

*Building will be adjacent to the arts council driveway in festival site. Colgate side*

Building footprint design:

*Prefabricated restroom building with three stalls and a lavatory on each side.*

Miscellaneous structures and street hardware:

\_\_\_\_\_

Landscaping:

\_\_\_\_\_

Site Maintenance:

*Parks and recreation currently maintains the area. Mowing is contracted out.*

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

Building Lighting:

*There will be wall mounted lights on the outside of the building and interior lights in the restroom facility.*

Solid Waste Screening:

*Bleyl & Associates engineered plans*

Relationship of building(s) to site:

*Building will be in the festival site*

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

*Building will be adjacent to the arts council driveway in festival site. Colgate side*

Building design:

*Prefabricated restroom building with three stalls and a lavatory on each side.*

Maintenance (as related to Building design):

*Parks and recreation currently maintains the area.*

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

Signs:

[Empty box for sign description]

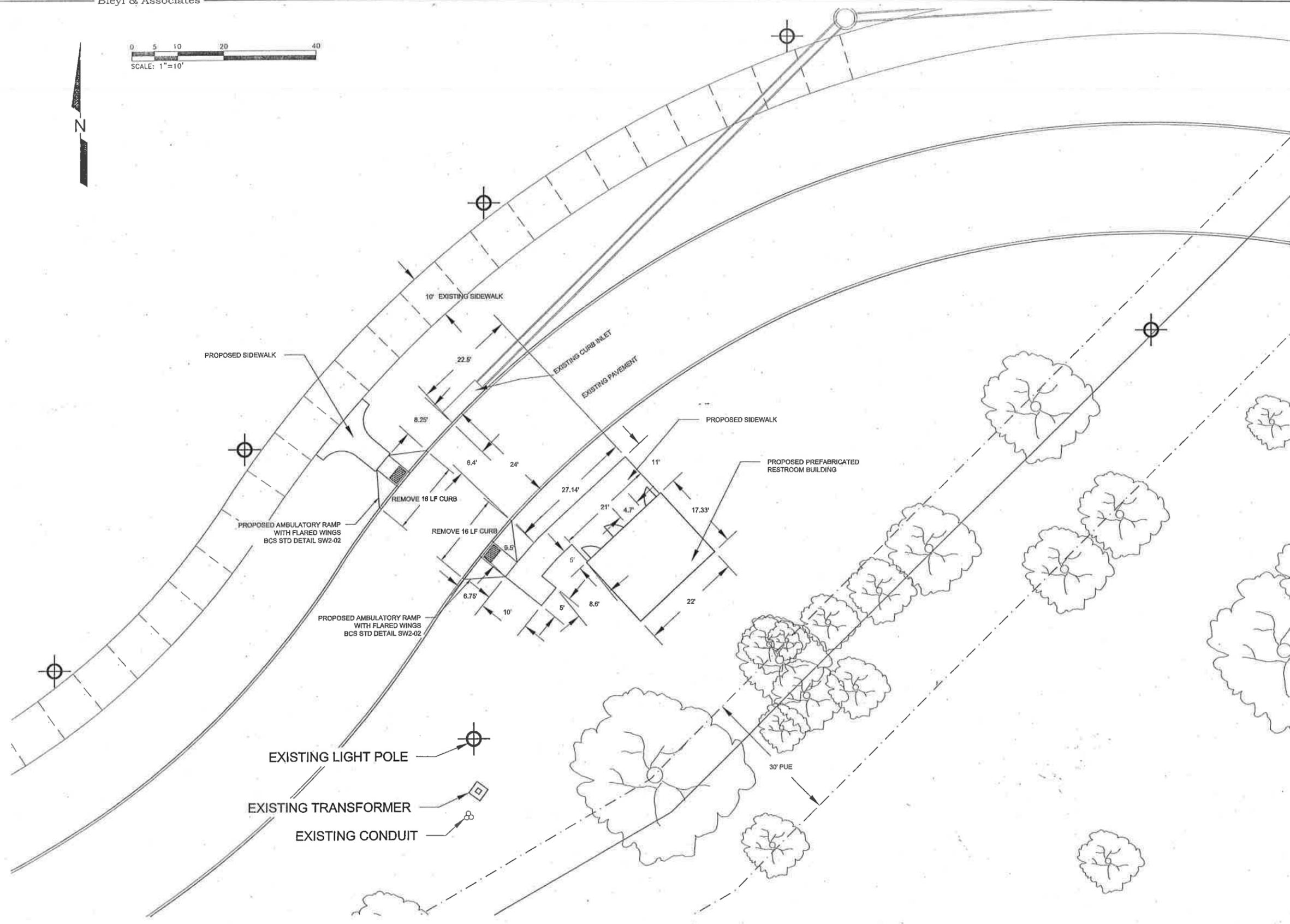
Maintenance:

[Empty box for maintenance description]

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

*Amy Allen*  
Signature and title *Assistant Parks & Recreation Director*  
*City of Colley Station*

*2-17-15*  
Date



REV	DATE	BY	APP	COMMENT

PREPARED FOR:  
CITY OF COLLEGE STATION

SCALE: AS SHOWN  
DATE: August 14, 2014  
DRAWN BY: KGN  
PROJECT MANAGER: DAVID L. BESLY, P.E.

**Bleyl & Associates**  
 Planning • Engineering • Management

1722 Broadmoor Dr, Suite 210  
 Bryan, Texas 77802  
 Phone: (817) 760-3843  
 Fax: (817) 760-3843

100 Nugent Street  
 College Station, Texas 77805  
 Phone: (817) 760-3843  
 Fax: (817) 760-3843

Texas Board of Professional Engineers F-878

**SITE PLAN**

**COCS WOLF PEN CREEK RESTROOM FACILITY**

COLLEGE STATION, TEXAS

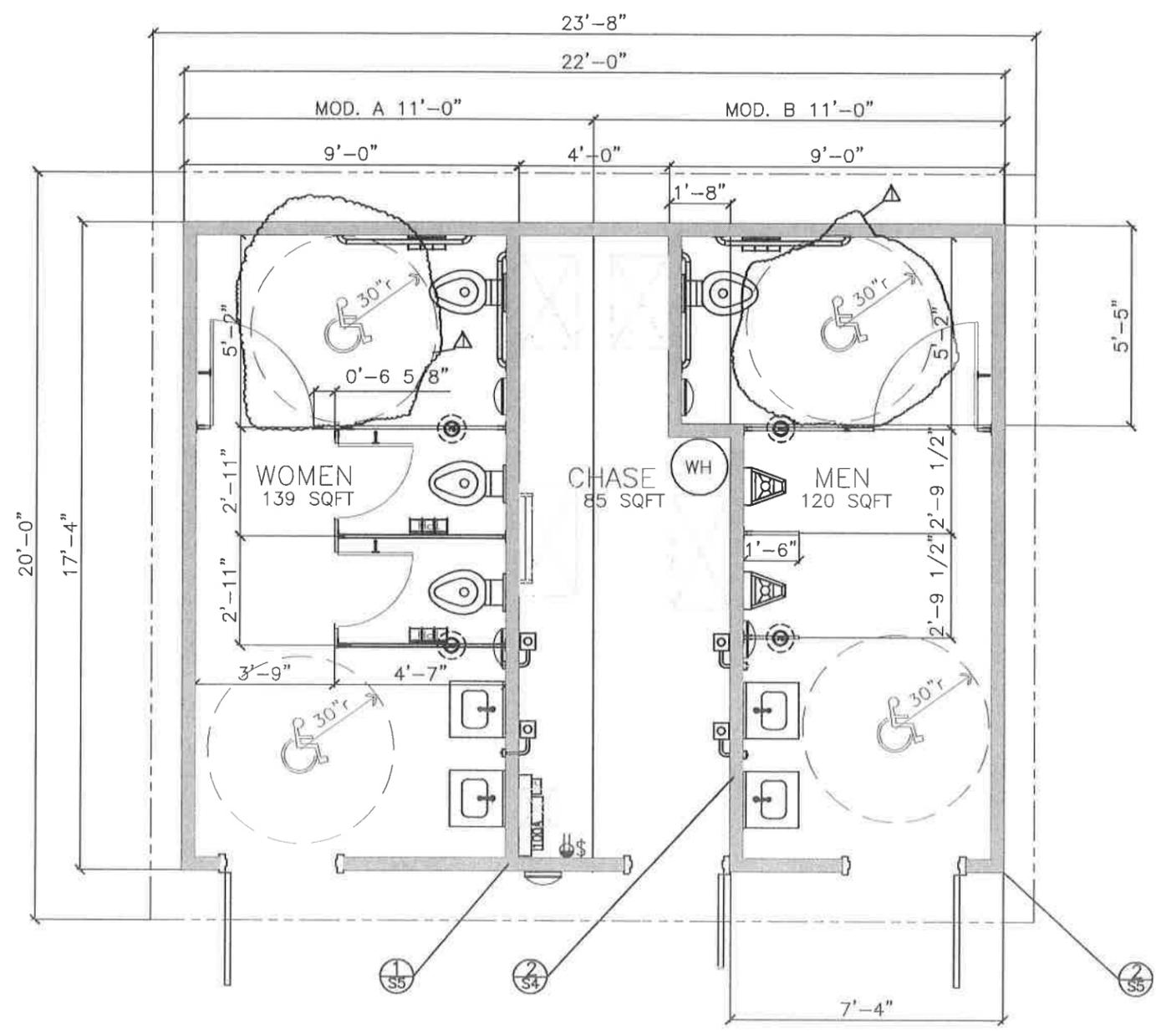
David L. Besly  
 9-16-2014

PROJECT NUMBER  
**11361**

FILE NAME:  
11361 SITE PLAN.DWG

SHEET:  
**02** of **09**

Z:\11361\11361 WOLF PEN CREEK RESTROOM\DWG\11361\11361-SITE PLAN\11361-SITE PLAN.DWG 9/16/2014 4:56 PM DAVID DUF



Texas Industrialized Building Code Council  
 IBC  IRC   
 Approval Date: 1/16/15  
**APPROVED**  
 PFS CORPORATION  
 IHDR- 7



**FLOOR PLAN** 382 SQFT  
 1/4" = 1'-0"

RFL MODEL #: B424

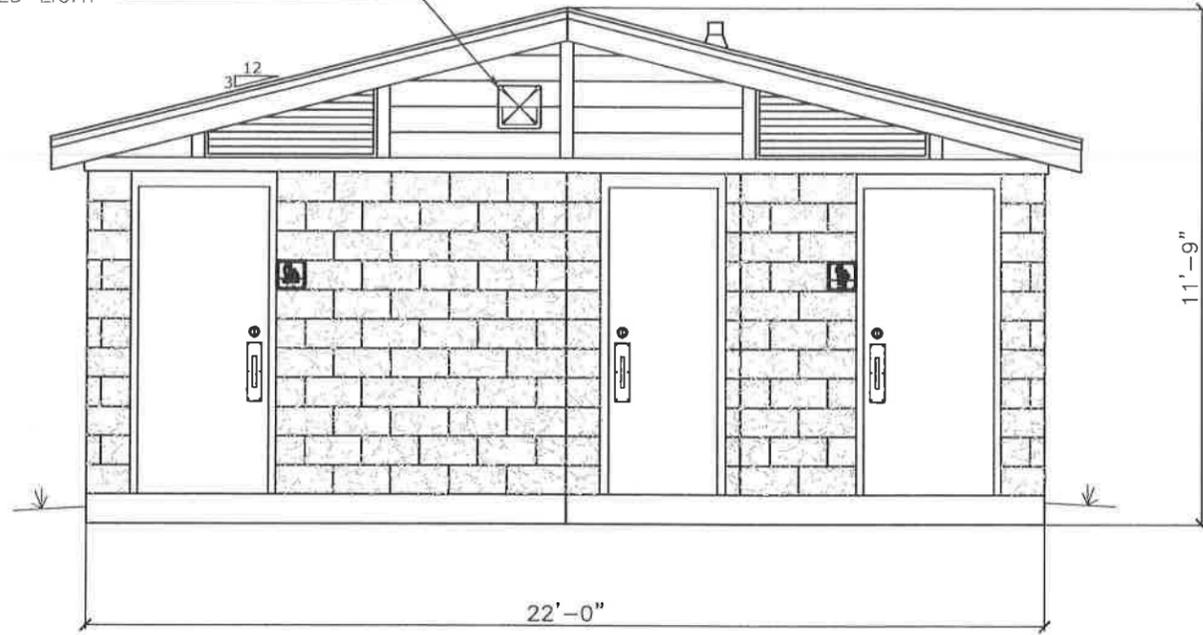
PROJECT:  
 WOLF PEN CREEK  
 1600 ROCK PRAIRIE RD.  
 COLIFGF STATION TEXAS

DRAWN BY:	RS
DATE:	12/2/14
REVISION:	
DATE:	

SHEET DESCRIPTION:  
 FLOOR PLAN

SHEET  
 A1

LED LIGHT



**FRONT ELEVATION**

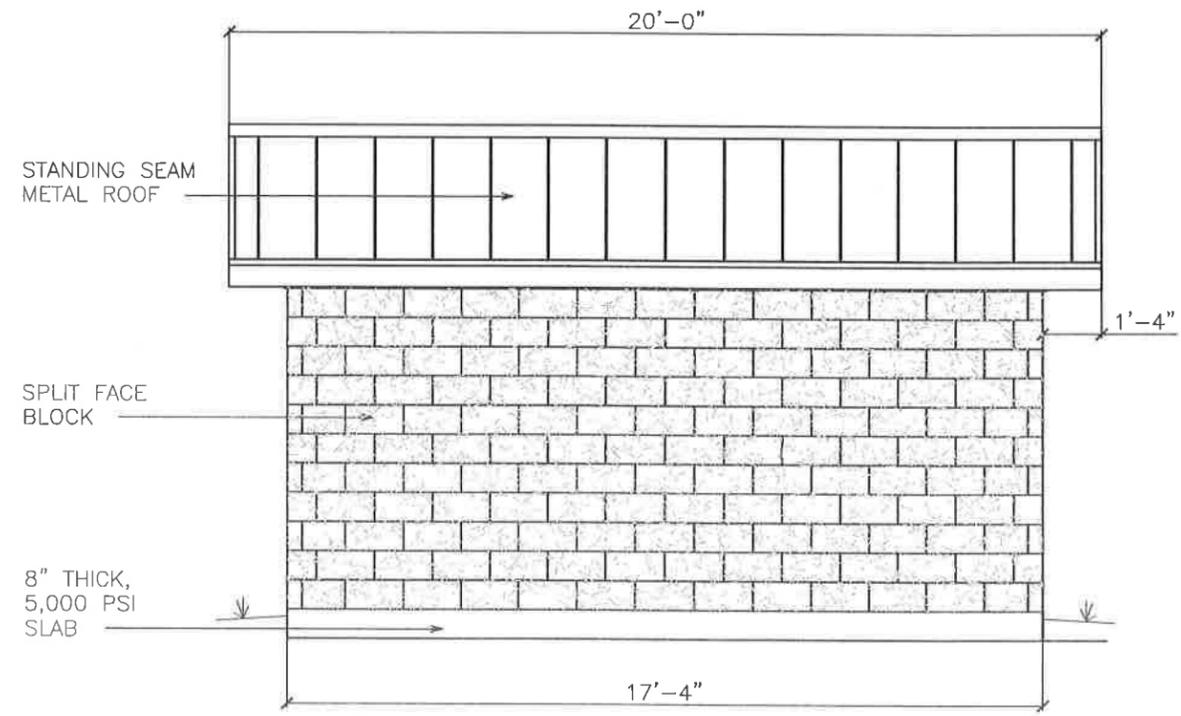
Texas Industrialized  
Building Code Council

IBC  IRC

Approval Date:  
1/16/15

**APPROVED**  
PFS CORPORATION

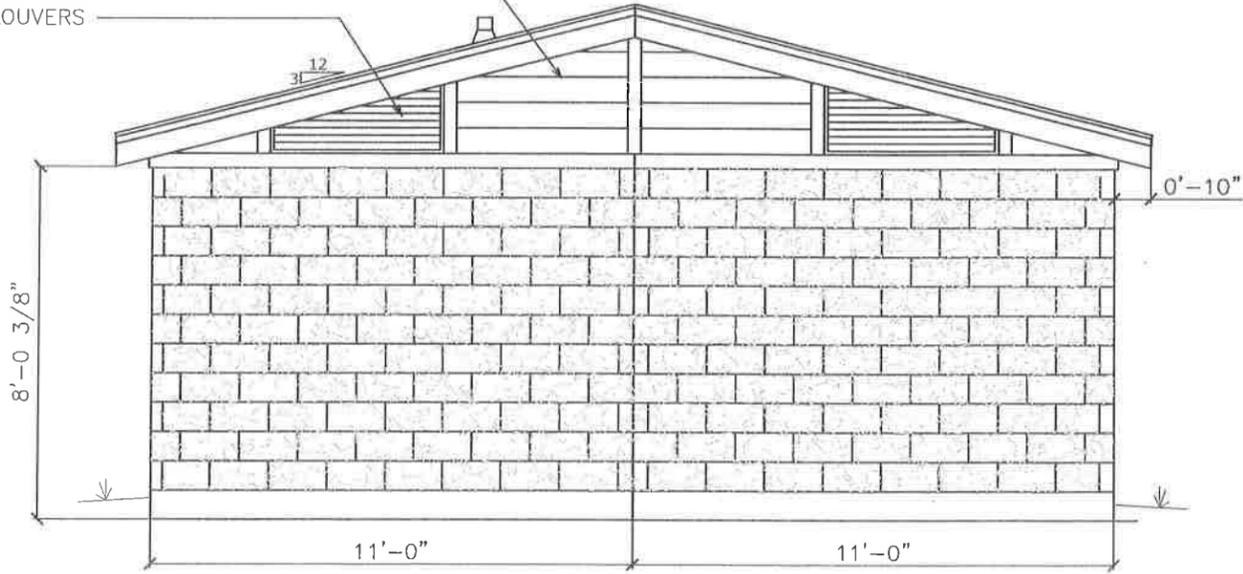
IHDRA- 7

**SIDE ELEVATION**

LAP SIDING

LOUVERS



**REAR ELEVATION**

**RFL** Restroom  
Facilities  
Limited

1707 COLT CIRCLE  
MARGLE FALLS, TX 78654  
512-222-5454

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RFL MODEL #: B424

PROJECT:  
WOLF PEN CREEK  
1600 ROCK PRAIRIE RD.  
COLLEGE STATION, TEXAS

DRAWN BY:	RS
DATE:	12/2/14
REVISION:	
DATE:	

SHEET DESCRIPTION:  
ELEVATIONS

SHEET  
A2