

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

Design Review Board
April 17, 2015 @ 11:00 am
Administrative Conference Room
City Hall
1101 Texas Avenue,
College Station, Texas



AGENDA DESIGN REVIEW BOARD

**Friday, April 17, 2015 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.
 - February 27, 2015 meeting minutes.
3. Presentation, possible action, and discussion regarding a site plan and building elevations for a Wolf Pen Creek Park Restroom facility, generally located at 2210 Colgate Drive 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, April 17, 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. 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.



Minutes
Design Review Board
February 27, 2015 - 11:00 a.m.
Administrative Conference Room
1101 Texas Avenue
College Station, Texas, 77840

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

Board Members Absent: Bill Mather

Staff Present: Principal Planner Jason Schubert, Amy Atkins, Assistant Director of Parks and Recreation, Rusty Warncke, Parks and Recreation Project & Assistant Manager and Staff Assistant Crystal Derkowski

AGENDA ITEM NO. 1: Call to order.

Chairperson Kee called the meeting to order at 11:03 a.m.

AGENDA ITEM NO.2: Consideration, possible action and discussion to approve meeting minutes for December 19, 2014

Mr. Schloss motioned to approve the minutes. Ms. Edwards seconded the motion which passed (4-0-2). Chairperson Kee and Mr. Cannaday abstained.

AGENDA ITEM NO.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)

Jason Schubert, Principal Planner, presented the staff report proposing the site plan and building elevations for a restroom facility for the Wolf Pen Creek Park Festival Site Area. Staff did not provide a recommendation as it was a City project. Amy Atkins and Rusty Warncke presented color and material samples and a picture of a similar restroom facility constructed in the Brian Bachmann Community Park. They responded to general questions from the Board regarding its location and design.

There was general discussion about the materials being used for the elevations and for the locations of the restroom facility in the Wolf Pen Creek Park. Mr. Cannaday spoke regarding his concern about the look of the facility and the location of the restroom. He suggested moving the facility to a different location on the park. Mr. Schloss also voiced his concern

about the look of the restroom facility and presented the Board with other examples of restroom facilities that he felt would be nicer than the one that the applicant is proposing.

Mr. Cannaday motioned to deny the request. Mr. Schloss second the motion.

Ms. Edwards motioned to amend the original motion. She motioned to have the applicant bring 6 options back before the Board. This motion was not seconded and failed.

Mr. Cannaday motioned to amend the original motion. He motioned to have the applicant bring 3 different design/site options back before the board. Ms. Edwards second the motion, which failed (1-4-1). Ms. Edwards voted for this motion. Mr. Cannaday, Mr. Schloss, Ms. McGrail, and Ms. Natsios voted against. Chairperson Kee abstained.

The original motion of denying the item was passed unopposed (6-0).

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

AGENDA ITEM NO. 5: Adjourn

The meeting was adjourned 12:10 p.m.

APPROVED:

Jane Kee, Chairperson

ATTEST:

Crystal Derkowski, Staff Assistant



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 Cree prefabricated restroom building

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 PO Box 9960

City College Station State Texas Zip Code 77842

Phone Number 979-764-3486 Fax Number 979-764-3737

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 The restroom building is proposed to be placed at the Wolf Pen Creek Festival Site.

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 a wall mounted light on the exterior 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 at Wolf Pen Creek.

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

The restroom building will be adjacent to the parking area at the Festival site. (Colgate side of park)

Building footprint design:

Restroom building with three stalls and a lavatory on each side.

Miscellaneous structures and street hardware:

Landscaping:

There will be landscaping planted in the front and side perimeter of the building.

Site Maintenance:

The Parks and Recreation Department currently maintains the area. Mowing is included in the City's mowing contract with Green Teams.

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 a wall mounted light on the exterior of the building and interior lights in the restroom facility.

Solid Waste Screening:

Relationship of building(s) to site:

Building will be in the Festival site at Wolf Pen Creek.

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

The restroom building will be adjacent to the parking area at the Festival site. (Colgate side of park)

Building design:

Restroom building with three stalls and a lavatory on each side.

Maintenance (as related to Building design):

The Parks and Recreation Department currently maintains the area. Mowing is included in the City's mowing contract with Green Teams.

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

Signs:

Maintenance:

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

[Signature]
Assistant PARD Director
Signature and title

April 6, 2015
Date



Manuel Dr

Dartmouth St

Colgate Dr

Cypress Dr

Kahehooi Ct

Carmelton Ct

Carmelton Ct

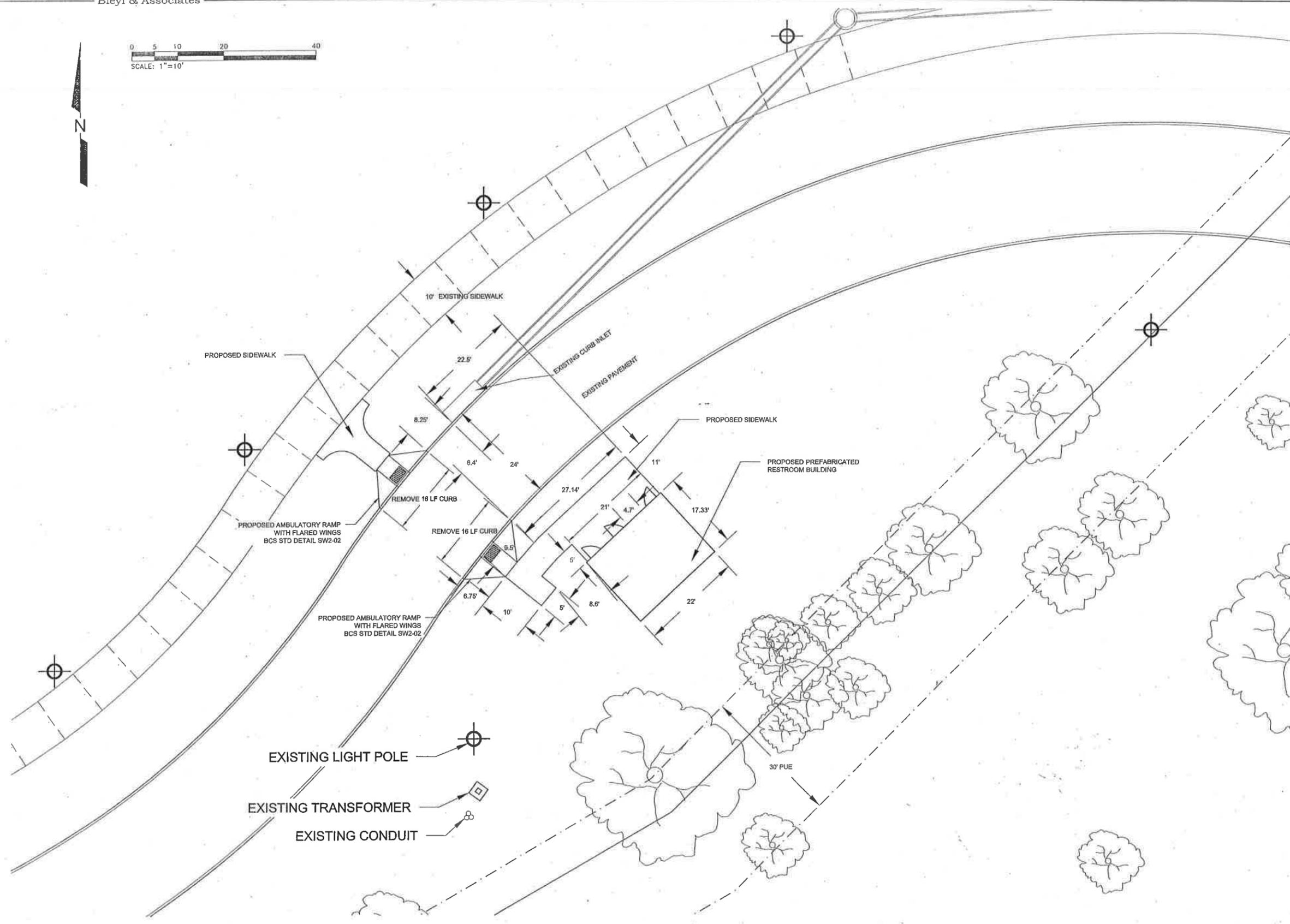


DEVELOPMENT REVIEW

WOLF PEN CREEK RESTROOM

Case:
15-49

DESIGN REVIEW BOARD



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: (836) 760-3843
 Fax: (836) 760-3843

100 Nugent Street
 Bryan, Texas 77801
 Phone: (836) 760-3843
 Fax: (836) 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\CD-11361\11361-SITE PLAN\SITE 9/16/2014 4:56 PM DAVID DUF

Wolf Pen Creek Restroom

Parks & Recreation Department

David Schmitz, Director

Amy Atkins, Assistant Director

Rusty Warncke, Project Manager

April , 2015



Wolf Pen Creek Festival Site Prefabricated Restroom Project

Project Scope

- Site work
- Electrical
- Water and wastewater utilities installation
- Construction of a restroom facility for the Wolf Pen Creek Park Festival Site.



About Prefabricated Restroom

- CorWorth is a Texas-based company
- Architects in house on staff and Structural Engineer on a per job basis
- Specializes in the design, manufacture, delivery, and monitoring of high-quality modular buildings
- Industry leader in the development of ancillary products and alternative materials specifically used in buildings required to stand up to extreme public use, weather, potential vandals and corrosive conditions
- Design, build, install and monitor permanent, stand-alone public restroom facilities
- No weather delays during construction
- Designed for easier maintenance



About Prefabricated Restroom

Why CorWorth?

- First and only in the industry to use LED lights as a standard
- First and only to use Epoxy floors as a standard
- First and only to use and market Lexan(C) Louvers to provide natural light & ventilation while keeping the weather out
- Only company to exclusively offer Red Shield fire retardent from ECO Shield
- While most concrete slabs for Pre-Built restrooms test at 5000 psi, our slabs consistently test around (approx.) 7000 psi
- CorWorth is the only public restroom company to offer concrete block, steel frame, ECO Shield wood frame, and floorless options.
- Unparalleled ability to customize to any existing architecture and create an overall custom look
- Our true dedication to Customer Service separates us from the competition



Current Operations Center Building



Front view at entry gates



Current Operations Center Building



Front view



Current Operations Center Building



Side view- left side of building at restrooms



Current Operations Center Building



Side view- left side of building at storage area
Restrooms in background



Proposed Restroom Site



View from proposed site looking toward Arts Council



Festival Site



View from proposed site looking toward Festival site



Arts Council Entry



Option 1



- * Identical roof line
- * Cupola on top
- * Identical block

- * Identical color scheme
- * Identical roofing material



Option 2



- * Identical roof line
- * Cupola on top
- * Identical block

- * Identical color scheme
- * Identical roofing material
- * Identical awnings above doors



Option 3



- * Identical roof material
- * Cupola on top
- * Identical block

- * Identical color scheme
- * Trellis added to front



Questions & Discussion





CITY OF COLLEGE STATION
Planning & Development Services

1101 Texas Avenue, PO Box 9960
College Station, Texas 77842
Phone 979.764.3570 / Fax 979.764.3496

MEMORANDUM

April 17, 2015

TO: Members of the Design Review Board

FROM: Jason Schubert, AICP, Principal Planner

SUBJECT: **Proposed Wolf Pen Creek Park Restroom Facility**

Item:

Presentation, possible action, and discussion regarding a site plan and building elevation options for a Wolf Pen Creek Park Restroom facility, generally located at 2210 Colgate Drive in the Wolf Pen Creek District. Case #15-00900049

Summary:

The Parks & Recreation Department submitted an application to construct a restroom facility in the festival site area of Wolf Pen Creek Park near Colgate Drive. As per the Unified Development Ordinance (UDO), the Design Review Board (DRB) has the final authority regarding proposed site, building design, and signage in the WPC Wolf Pen Creek Design District. The DRB considered the restroom facility at the February 27, 2015 meeting and denied the request due to concerns regarding the nature of the design of the building.

The Parks & Recreation Department has requested that the DRB consider three new design alternatives related to the restroom facility. Please refer to the attached documents, including the presentation that will be provided at the meeting that contains additional background, context of the site and other existing buildings, and the three design alternatives with description.

Attachments:

1. Application
2. Aerial
3. Site Plan
4. Presentation with background and design options