



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

Design Review Board
May 13, 2016 @ 11:00 AM
Administrative Conference Room City Hall
1101 Texas Avenue,
College Station, Texas



AGENDA

DESIGN REVIEW BOARD

Friday, May 13, 2016

11:00 AM

Administrative Conference Room

1101 Texas Avenue

College Station City Hall

College Station, Texas, 77840

The City Council may or may not attend the Design Review Board meeting.

1. Call to Order
2. Consideration, discussion and possible action to approve absent request.
 - Mary Edwards, May 13, 2016
3. Consideration, discussion and possible action to approve meeting minutes.
 - April 22, 2016 meeting minutes
4. Presentation, possible action, and discussion to consider a waiver to the Unified Development Ordinance Section 12-7.3 Off-Street Parking Standards for Tradition at Northgate located at 301 Church Avenue, which is zoned NG-1 Core Northgate. Case #AWV2016-000011 (M. Bombek).
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.

APPROVED:

By _____
City Manager

I certify that the above Notice of Meeting was posted at College Station City Hall, 1101 Texas Avenue, College Station, Texas, on May 2016 at p.m.

CITY OF COLLEGE STATION, TEXAS

By _____
City Secretary

This building is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need accommodations, auxiliary aids, or services such as interpreters, readers, or large print are asked to contact the City Secretary's Office at (979) 764-3541, TDD at 1-800-735-2989, or email adaassistance@cstx.gov at least two business days prior to the meeting so that appropriate arrangements can be made. If the City does not receive notification at least two business days prior to the meeting, the City will make a reasonable attempt to provide the necessary accommodations.

Penal Code § 30.07. Trespass by License Holder With an Openly Carried Handgun.

“Pursuant to Section 30.07, Penal Code (trespass by license holder with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a handgun that is carried openly”

Codigo Penal §30.07. Trespasar Portando Armas de Mano al Aire Libre con Licencia.

“Conforme a la Seccion 30.07 del codigo penal (traspasar portando armas de mano al aire libre con licencia), personas con licencia bajo del Sub-Capitulo H, Capitulo 411, Codigo de Gobierno (Ley de licencias de arma de mano), no deben entrar a esta propiedad portando arma de mano al aire libre”



CITY OF COLLEGE STATION
Planning & Development Services

Absence Request Form For Elected and Appointed Officers

Name Mary Edwards

Request Submitted on Date: April 29, 2016

I will not be in attendance at the meeting of May 13, 2016
for the reason(s) specified: _____ (Date)

Has another meeting on the same day and time.

By Email

Signature

This request shall be submitted to Mandi Alford one week prior to meeting date. Fax 764-3496. City of College Station, 1101 Texas Avenue, College Station, Texas 77840



Minutes
Design Review Board
April 22, 2016 – 11:00 a.m.
Administrative Conference Room
1101 Texas Avenue
College Station, Texas, 77840

Board Members Present: Chairperson Jane Kee, Susan McGrail, Ceci Mathews, Troy Smith, William McKinney

Board Members Absent: Rory Cannaday, Elizabeth Natsios, Mary Edwards

Staff Present: Assistant Director of Planning & Development Services Molly Hitchcock, Senior Planner Mark Bombeck, Staff Assistants Crystal Derkowski and Deborah Grace-Rosier

AGENDA ITEM NO. 1: Call to order.

Chairperson Kee, called the meeting to order at 11:05 a.m.

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

- Mary Edwards, April 22, 2016
- Elizabeth Natsios, April 22, 2016

Ms. Mathews motioned to approve both absence requests. Mr. McKinney seconded the motion, which passed (5-0).

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

- December 16, 2016

Mr. McKinney motioned to approve the meeting minutes. Mr. Smith seconded the motion, which passed (5-0).

AGENDA ITEM NO. 4: Presentation, possible action, and discussion regarding the a waiver to the Unified Development Ordinance Section 12-7.3 Off-Street Parking Standards for Tradition at Northgate located at 301 Church Avenue, which is zoned NG-1 Core Northgate. Case #AWV2016-000004 (M. Bombek)

Mark Bombek, Senior Planner, presented the staff report on the waiver to the Off-Street Parking Standards.

There was general discussion amongst the Board and city staff about the project. The applicant was not present at the meeting to answer questions from the Board.

Mr. Smith motioned to deny the waiver. Ms. McGrail seconded the motion.

There was general discussion amongst the Board.

Chairperson Kee called for the motion to deny. The Board vote was (3-2). Chairperson Kee and Board Member Matthews voting against the denial. Motion for denial passed.

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 11:37 p.m.

APPROVED:

Jane Kee, Chairperson

ATTEST:

Deborah Grace-Rosier, Staff Assistant



DESIGN REVIEW BOARD
for
Tradition at Northgate
AWV2016-000004

REQUEST: Retain the previously approved parking variance that was granted as the building transitions from a dormitory use to a multi-family use.

SCALE: There are currently 370 parking spaces available to residents as approved in the original variance request.

LOCATION: 301 Church Avenue

ZONING DISTRICT: NG-1 Core Northgate

APPLICANT: Brian Miller, Haven Campus Communities

PROJECT MANAGER: Mark Bombek, Senior Planner
mbombek@cstx.gov

RECOMMENDATION: Staff recommends approval of the request.



Case: NORTHGATE STANDARDS APPEAL
 AMW2016-000004

TRADITION PARKING

DEVELOPMENT REVIEW

ITEM SUMMARY: In 2000, the Northgate Revitalization Board (NRB) considered the total parking requirements for dormitory. Prior to this consideration there had already been a review and approval of the building that provided a total of 400 parking spaces for the project. Soon after, there was a request to obtain a second driveway on Boyette Street which was ultimately denied. This denial caused the garage to be redesigned which ultimately lead to a reduction in the amount of required parking to 370 spaces. The applicant requesting the reduction in parking from the NRB stated that the employees for the building would be utilizing the city parking lot and that the Traditions residents would have to pay to use the private parking garage, which would allow residents the choice to not use the garage. With this information the NRB approved the request 5-0-1 with one abstention.

Today, the applicant is approaching the DRB with the request to retain the variance that was granted in 2000. The Tradition at Northgate is currently proposing to transition from a Dormitory style complex to a Multi-family model. With this change in use, the building would be required to provide additional parking spaces as the off-street parking requirements are different for dormitories when compared to a multi-family building. The change in use comes with the addition of a kitchen in each unit, and the addition of 7 units (13 bedrooms) to the total unit count for the building. Based on the proposed unit count, under the multi-family parking requirements the garage would need to house a total of 545 parking spaces based on a unit mix of one and two bedroom units. Due to constraints of the existing garage, the applicant is stating there is an inability to alter the structure to add additional parking spaces. In addition, the existing garage is already under-utilized by the residents due to the complex's proximity to the A&M campus.

REVIEW CRITERIA: The Unified Development Ordinance provides the Design Review Board the following parameters when considering decreasing parking requirements for residential uses in Northgate:

Waiver: A decrease in parking requirements for residential uses provided that the applicant submits a parking study that supports the decrease based on reasonable assumptions of parking availability. Unless shared or off-site parking is provided as allowed in the Alternative Parking Plans section of the General Development Standards article of this UDO, in no case shall the DRB permit a reduction in the number of required spaces:

1. To less than the number of recommended within the parking study, or
2. To more than a fifty (50) percent reduction in the amount of parking required for residential uses by the Number of Off-Street Parking Spaces Required section of this UDO.

STAFF RECOMMENDATION: Staff recommends approval of the request.

SUPPORTING MATERIALS:

1. Applicable Review Criteria
2. Application
3. Additional response from the applicant

DESIGN REVIEW BOARD APPLICATION

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).
- Ten (10) copies of all alternative color/material schemes the chain or franchise has used (if applicable).
- Ten (10) copies of a letter from a licensed engineer or architect (if applicable).
- Ten (10) copies of the site plan showing the requested parking lot concept plan (if applicable).
- Ten (10) copies of the proposed mural (if applicable).
- Ten (10) copies of a parking study that supports a decrease in parking based upon reasonable assumptions of parking availability (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 Pre-Application Conference:

NAME OF PROJECT: The Tradition at Northgate

NAME OF PROJECT ADDRESS: 301 Church Ave, College Station, TX 77840

LEGAL DESCRIPTION (Lot, Block, Subdivision): Being all of Lot 1, Block 6-7, W.C. Boyett Estate subdivision, an addition to the city of college station, Texas, according to vacating and final plat recorded in volume 4833, page 196 official records of Brazos County, Texas

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

Name: Brian Miller

EMAIL: brian@havencampuscommunities.com

Street Address: 3284 Northside Parkway MW, Suite 500

City: Atlanta State: GA Zip Code: 30327

Phone Number: 601-624-2925

PROPERTY OWNER'S INFORMATION:

Name: Haven Campus Communities -Northgate LLC
Street Address: 3284 Northgate Parkway NW, Suite 500
State: GA
Phone Number: 601-624-2925

Email: brian@havencampuscommunities.com
City: Atlanta
Zip Code: 30327
Fax Number:

Current zoning: NG-1

Applicable ordinance section being appealed/seeking waiver from:

Our remodel plan for the Tradition will include the addition of 13 beds and a kitchen in each unit. Adding a kitchen changes the use of these units from a "dormitory" to "multi-family". According to the Minimum Off-Street parking requirements provided by College Station, TX Code of Ordinance, multi-family parking requires 1.5 spaces for every 1 bedroom and 1.25 spaces for every two bedroom. The change of use requires 545 spaces on the property instead of the 370 spaces that are currently approved for The Tradition. We believe the addition of the kitchens and 13 beds does not constitute this level of change in the number of parking spaces available to students at The Tradition.

NORTHGATE DISTRICT STANDARDS APPEALS/WAIVER REQUEST

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

The approved site plan for the Tradition states that 398 parking spaces are approved. The Northgate Revitalization Board later approved 370 spaces. As an alternative to the required multi-family parking requirements, we would like to honor the current waiver and continue to use the 370 spaces already available to students. Another alternative could require no more than 383 spaces. This would provide a 1:1 bed to space ratio for the additional beds.

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

The inability to construct additional parking spaces inhibits compliance with the parking requirements established for multi-family housing. The deck cannot be altered to construct new parking. In addition, the parking spaces already available to the students are underutilized due to the proximity and walkability of the campus. We believe the requirement for additional spaces would produce hardships that are both unnecessary and non-compliable.

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

Additional parking spaces are unnecessary to accommodate the residents of The Tradition. As is typical in the Northgate District, the residents of the Traditions pay for parking in the owned deck as well as the 100 leased spaces in the public deck. This discourages many

college students from bringing a vehicle with them and encourages other means of mobility. The Tradition's location also attracts international students at a high level do to ease of walkability and bicycle access. International students by-in-large do not own automobiles. We believe these key factors have driven down the need for excess parking at The Tradition. The Tradition maintained 100% occupancy until 2014 and has not experienced issues with parking capacity. Many of The Tradition's bedrooms were leased at double occupancy; meaning our 13 beds addition may even reflect a lower total resident count than The Tradition previously experienced. Going forward we will not allow double occupancy. Based on historical usage of the 398 spaces in the owned deck and 100 leased public spaces we believe there has been and will continue to be ample parking within the spaces currently approved for this property. Therefore, we do not believe the addition of 7 units and 13 beds will constitute the need for additional parking spaces beyond what is currently available. As an alternative we would like the current waiver to be honored and continue to use the 370 spaces already available to students OR require no more than 383 spaces; which would increase above the current parking waiver at a 1 bed to 1 space ratio.

IN ADDITION, ANSWER THE FOLLOWING AS APPLICABLE (see the Unified Development Ordinance Section 5.6.B Northgate Districts for more information):

For the **substitution of building materials**, answer at least one of the following:

1. Describe how the building material is a new or innovative material that has not been previously available to the market or verify that the material is not listed as an allowed or prohibited material.

2. Explain how the material is similar and comparable in quality and appearance to the allowed materials.

1. Explain how the material is an integral part of a themed building (e.g., chrome on a 1950's-type diner).

For **alternative materials on facade work on an existing building**, answer the following:

2. Explain why the allowed materials cannot be utilized without a structural alteration to the existing building.

3. Provide copies of a letter from a licensed engineer or architect verifying that a structural alteration is required to apply the permitted facade materials to the building. For waiver requests to building orientation and access, building transparency, sidewalk width, landscape, streetscape, and/or height requirements for existing buildings, describe the inherent site characteristics that constrain the proposed project from meeting ordinance requirements.

For alternative **building orientation and access for new buildings or existing building expansions or additions**, answer at least one of the following:

1. Describe the physical characteristics that limit the site from meeting ordinance requirements.

2. Describe the physical characteristics that provide unique orientation and access opportunities.

For alternative **building transparency for new construction**, describe how the proposal substantially provides a level of uniqueness to the building at the pedestrian scale.

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