



## College Station, TX

### Meeting Agenda Design Review Board

Phone: \*888 475 4499 and Webinar ID: 939 9652 6387

Internet: <https://zoom.us/j/93996526387>

The City Council may or may not attend this meeting.

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May 14, 2021

11:00 AM

1101 Texas Avenue  
College Station, TX 77840

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**\*The City uses a thirdparty vendor to help host the meeting and if the callin number is not functioning access will be through the internet link only.**

**1. Call meeting to order and consider absence requests.**

**2. Hear Visitors.**

Speaker Protocol: An individual who wishes to address the Design Review Board regarding any item on the Regular Agenda, shall register with the Board Secretary prior to 9 a.m. on the day of the meeting. To register, the individual must provide a name and phone number by calling 979.764.3743 or emailing [tromero@cstx.gov](mailto:tromero@cstx.gov) prior to 9 a.m. To submit written comments to the Board, email [tromero@cstx.gov](mailto:tromero@cstx.gov) and they will be distributed to the Board. Upon being called to speak, an individual must state their name and city of residence, including the state of residence if the city is located out of state. Speakers are encouraged to identify their College Station neighborhood or geographic location. Each speaker's remarks are limited to three (3) minutes. Any speaker addressing the Board through the use of a translator may speak for six (6) minutes. At the (3) minute mark, the Board Secretary will announce that the speaker must conclude their remarks.

**3. Agenda Items**

3.1. Presentation, discussion, and possible action to approve meeting minutes.

- February 26, 2021

**Attachments:** 1. February 26, 2021

3.2. Presentation, discussion, and possible action to consider Alternative Compliance to the Unified Development Ordinance Section 7.10 Non-Residential Architectural Standards for Costco Wholesale located at 4321 State Highway 6 South. Case #NRA2021-000011

**Sponsors:** Rachel Lazo

**Attachments:**

1. Staff Report
2. Letter from Architect
3. Elevations and Renderings
4. Material Board
5. Conceptual Site Plan
6. Conceptual Landscape Plan
7. Line of Sight Exhibit

3.3. Presentation, discussion, and possible action regarding the January 10, 2014 decision of the DRB as it relates to the building orientation and access of the St. Mary's Catholic Center, which is located at 300 Nagle Street and zoned NG-2 Transitional Northgate. Case #SP2021-000005

Sponsors: Rachel Lazo

Attachments:

1. Memo
2. Staff Report (2014)
3. DRB Minutes (2014)
4. Preliminary Master Plan (2013)
5. Site Plan (2021)
6. Letter from the Architect

**4. Discussion and possible action on future agenda items.**

A 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.**

Adjournment into Executive Session may occur in order to consider any item listed on the agenda if a matter is raised that is appropriate for Executive Session discussion.

I certify that the above Notice of Meeting was posted on the website and at College Station City Hall, 1101 Texas Avenue, College Station, Texas, on May 7, 2021 at 5:00 p.m.



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](mailto: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. Traspasar 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."



**Minutes**  
**Design Review Board**  
**February 26, 2021 11:00 AM**  
**Phone \*888 475 4499 and Webinar ID: 964 8719 8407**  
**Internet: <https://zoom.us/j/96487198407>**

**Board Members Present:** Jeremy Osborne, David Hebert, Ray Holliday, William McKinney and Susan McGrail

**Board Members Absent:** Luke Marvel

**Staff Present:** Director of Planning & Development Services Michael Ostrowski, Assistant Director Molly Hitchcock, Senior Planner Rachel Lazo, Economic Development Manager Aubrey Nettles, Staff Planner Brandi Tedrick, Staff Planner Derrick Williams, Planning Technician Robin Macias, Staff Planner Jesse DiMeolo, and Admirative Support Specialist Kristen Hejny

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

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

**AGENDA ITEM NO. 2: Hear Visitors**

No visitors spoke.

**AGENDI ITEM NO. 3.1: Consideration, discussion, and possible action to approve meeting minutes.**

- February 14, 2020

Board member Holliday motioned to approve the minutes. Board member McKinney seconded the motion, which passed (4-0).

**AGENDA ITEM NO. 3.2: Presentation, discussion, and possible action to consider Alternative Compliance to the Unified Development Ordinance Section 7.10 Non-Residential Architectural Standards for the Kelsey-Seybold Call Center located at 1150 Copperfield Parkway. Case #NRA2021-000001**

Senior Planner Lazo presented the item to the Board.

Board Member David Hebert arrived at 11:13 a.m.

Applicant, Jeanette Shaw, presented to the Board, and was available for questions.

Board Member Holliday requested clarification on articulation requirements.

Senior Planner Lazo confirmed that the projection must be four feet or greater.

Board Member Holliday stated that it is possible to project a few feet with tilt wall and asked if this was an option for the design.

Ms. Shaw stated that this would bring in additional costs.

Chairman Osborne asked if adjacent buildings are tilt wall construction.

Senior Planner Lazo stated that adjacent buildings are not tilt wall construction.

Board Member Holliday expressed concerns for architectural element protrusions and asked if more stone could be used on the building.

Ms. Shaw explained that more than 1/3 of the façade is stone, but accents could be modified.

Senior Planner Lazo explained the reasoning for alternative compliances being heard by the Board.

Board Member McKinney asked for the percentage of difference from the prescribed architectural standards allowable and being requested by the applicant.

Senior Planner Lazo stated that as part of the alternative compliance process, staff did not review for deficiencies from the standard ordinance requirements.

There was general discussion amongst the Board.

Board Member McKinney motioned to approve the request as proposed. Acting Chairman Osborne seconded the motion for discussion purposes, the motion failed (2-2-1), with Board Member McGrail abstaining and Board Members Holliday and Hebert voting in opposition.

Assistant Director Hitchcock explained that a vote of at least three members for a motion to carry is required. Ms. Hitchcock stated that the Board can make a second motion, or with the original failed motion the applicant will be required to resubmit designs for consideration.

Board Member Holliday suggested dressing the building with additional veneer stone or brick to add value to the building and community.

Ms. Shaw asked what façades would be required to have additional veneer.

Board Member Holliday stated that elevations seen from the street.

Chairman Osborne stated that he is comfortable with the additional veneer only on the front of the building.

Board Member Holliday would like the applicant to propose dressing up the architectural elements along the front of the building. Mr. Holliday suggested the wainscot brown brought up higher

above windows, dressing the façade a little more in exchange for not articulating the form of the building.

Chairman Osborne suggested additional relief or feature along the north elevation.

Board Member Hebert suggested stone and a sunshade along the front to allow for future expansion.

Economic Development Manager Nettles stated that this is an Economic Development project working on bringing jobs to the community. Ms. Nettles also stated that expansion is expected.

There was general discussion amongst the Board.

Board Member Holliday motioned to approve the design with changes discussed including additional stone and sunshades on the front and sunshades on the east elevation of the building. Board Member Hebert seconded the motion, motion passed (5-0).

**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.**

There were no items presented.

**AGENDA ITEM NO. 5: Adjourn.**

The meeting was adjourned at 11:47a.m.

**APPROVED:**

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**Chairperson, Jeremy Osborne**

**ATTEST:**

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**Kristen Hejny, Administrative Support Specialist**



**DESIGN REVIEW BOARD**  
**Non-Residential Architectural Standards**  
**Alternative Compliance**  
**for**  
**Costco Wholesale**  
**NRA2021-000011**

**REQUEST:** Alternative compliance to the Non-Residential Architectural Standards

**LOCATION:** 4321 State Highway 6 S

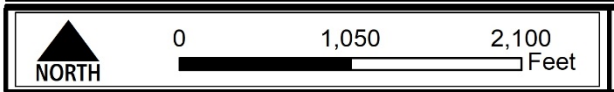
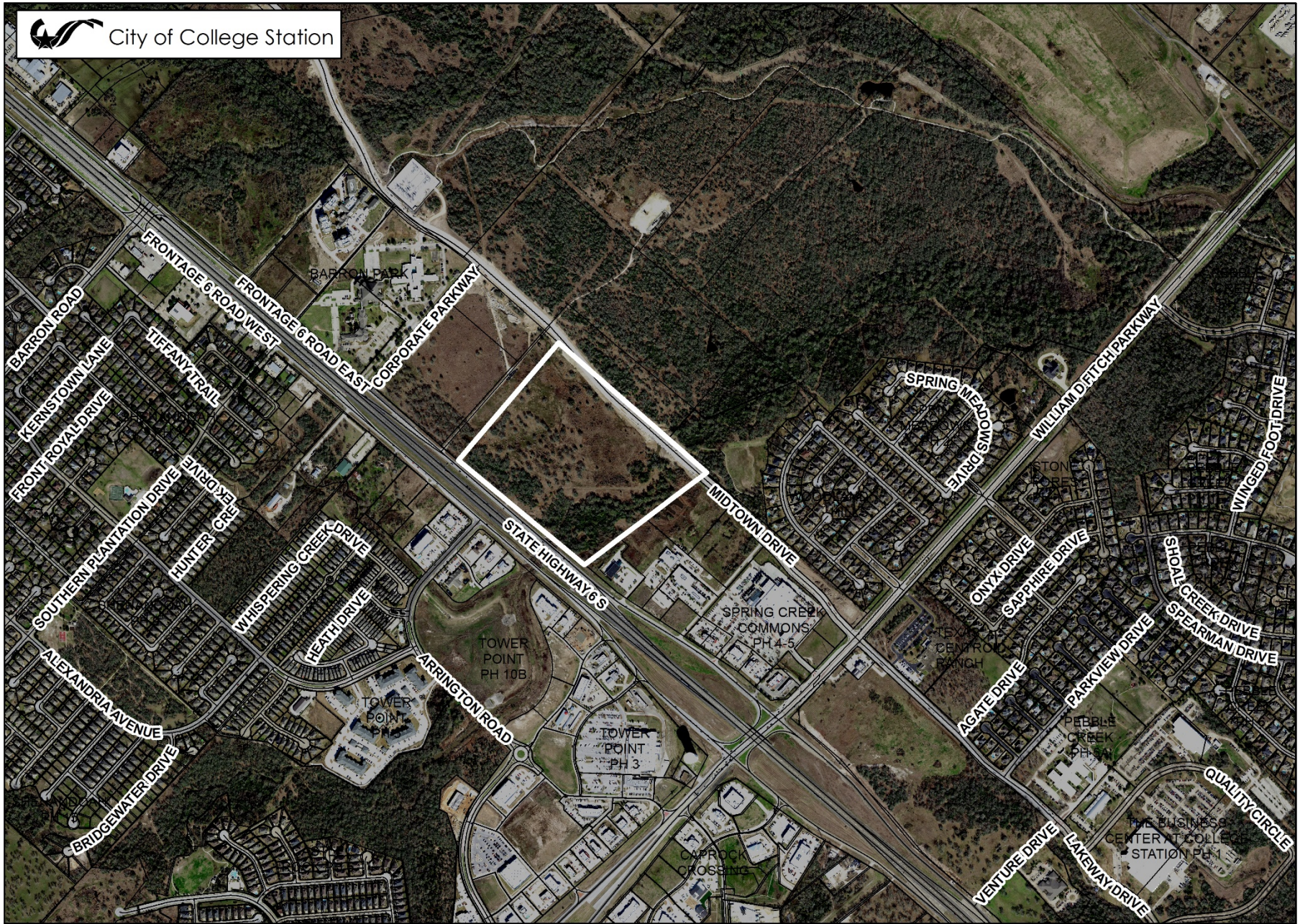
**ZONING DISTRICT:** GC General Commercial

**APPLICANT:** Risa Yuki, MG2 Corporation

**PROJECT MANAGER:** Rachel Lazo, Senior Planner  
[rlazo@cstx.gov](mailto:rlazo@cstx.gov)

**ITEM SUMMARY:** One story big-box wholesale facility approximately 160,534 square feet in area, located on 18.6 acres near the intersection of Corporate Parkway and State Highway 6 S.

**STAFF RECOMMENDATION:** The applicant's emphasis on architectural relief through alternating types of building materials, colors, and landscaping, provide scale-appropriate visual relief along the large façades of the proposed big-box facility. The standard architectural relief elements listed in UDO Section 7.10 are intended to provide visual interest along facades within view of a public right-of-way and maintain uniform aesthetics throughout the City. With such a large facility strict adherence to the Ordinance would likely result in the appearance of cluttered facades and make it difficult for the development to construct in line with their corporate branding. By using natural and built features to break up the façade, it would add visual interest and achieve a complimentary aesthetic which blends with the character of the overall community. Staff recommends approval of the Alternative Compliance Request.



**COSTCO WHOLESALE  
WAREHOUSE AND FUEL FACILITY**

Case: ARCHITECTURAL REVIEW  
NRA2021-000011

## DESIGN REVIEW BOARD ROLE AND RESPONSIBILITY

As stated in Section 7.10.A of the Unified Development Ordinance, non-residential architectural standards are intended to:

- 1) Protect and enhance the character and quality of non-residential buildings and associated site elements in the interest of the general welfare of the City;
- 2) Establish minimum design parameters for the appearance of non-residential buildings, including heightened standards for more visible and prominent areas of the community;
- 3) Not limit architectural creativity or prescribe a specific architectural style; and
- 4) Provide a balance between the community's economic and aesthetic concerns.

The Unified Development Ordinance grants the Design Review Board (DRB) the authority to hear and decide proposals for alternative compliance to the Non-Residential Architectural Standards. Specifically, Section 7.10.D states:

*"The Design Review Board (DRB) may authorize variation to the overall requirements of the Non-Residential Architectural Standards through application from a licensed architect for an alternative compliance approval that would allow innovative or visually interesting design or to address unique circumstances not otherwise permitted through strict adherence to this section. Such requests must show reasonable evidence that the purposes of the requirements as set forth in this section were maintained and the additional design flexibility afforded does not provide a means to permit design of lesser quality."*

Based on these criteria, the Design Review Board can act upon the proposed request as follows:

- 1) Approve the request as proposed;
- 2) Approve the request with conditions; or
- 3) Deny the request.

**STANDARD CRITERIA:** In order to promote quality construction and visually interesting non-residential structures, the UDO specifies minimum architectural standards to achieve this goal. Non-residential building projects in the GC General Commercial zoning district that wish to go through the staff review process would need to comply with the following standards.

1. **Horizontal Façade Articulation** (wall plane projections or recessions)  
Façade articulation of at least 4 feet in depth is required on the first 2 stories of primary facades over 200 feet in length, with not more than 33% of any primary façade on the same plane.
2. **Building Entry Design**  
All public entrances on a building are to feature a protected entry through the use of an awning, canopy, porte-cochere, recessed entry or the like.
3. **Architectural Relief** (Canopies, awnings, wall plane projections, columns, pilasters, cornices, recessed entries, balconies, etc.)  
The first 2 stories of a façade facing a public street have to have at least 1 architectural relief element for every 25 feet. There have to be at least 2 different types of relief on the façade, with no element consisting of more than 50% of the required elements. Design elements can be grouped, but there should not be more than 75 feet of façade without a relief element.

#### 4. **Roof and Roofline Design**

On buildings 3 stories or less, the horizontal line of a flat roof or parapet along a primary entrance façade and along any façade facing a minor arterial thoroughfare (or higher classified street), shall vary up or down by at least 2 feet so that no more than 66% of the roofline is on the same elevation. When required to articulate, the parapet roof line shall feature a well-defined cornice or other element to visually cap the building along the roofline.

#### 5. **Building Materials**

After the 86<sup>th</sup> Texas Legislature passed H.B. 2439 in 2019, the City may no longer regulate building materials allowed by the International Building Code in the GC General Commercial zoning district. Materials that are presented as part of an alternative compliance process may be considered.

**ALTERNATIVE COMPLIANCE:** The intent of the Design Review Board's alternative compliance process is to offer an approval option that allows architects and the Board the ability to discuss overall visions and individual design decisions, focusing on what the architect and building owner are trying to achieve without a focus on non-compliant design elements. The architect for the project has provided a letter regarding the request, which is attached to this report.

The applicant states that with the composition and variety of materials and detailing provided, this building meets the design intent of the Non-Residential Architectural Standards outlined in the Unified Development Ordinance.

#### **SUPPORTING MATERIALS:**

1. Letter from the Architect
2. Elevations and Renderings
3. Materials Board
4. Conceptual Site Plan
5. Conceptual Landscape Plan
6. Line of Sight Exhibit

**MG2 Corporation**

1101 Second Ave, Ste 100  
Seattle, WA 98101

206 962 6500  
MG2.com

April 17, 2021

Rachel Lazo  
Senior Planner, CFM  
Planning & Development Services  
City of College Station  
1101 Texas Avenue  
College Station, TX 77842

Re: Costco Wholesale - New Warehouse and Fuel Facility  
College Station, TX  
Project Number: 19-5375-01A  
Subject: Alternative Compliance Approval Request

Dear Rachel:

Costco Wholesale intends to develop and operate a member's only retail warehouse, approximately 160,534 square feet, which includes a pharmacy, liquor sales, butcher, deli, bakery, optometry services, tire sales/installation within the main building footprint and a fueling station in College Station. The approximate 18.67-acre site is located between State Highway 6 and Midtown Drive south of Cregor Lane. This property is zoned General Commercial.

The location of this project is unique in that there are two Primary Facades, one to the west, State Highway 6 and one to the east, Midtown Drive. Additionally, as this project location is situated between two right-of ways, the north and south facades are also visible, however the west ends of the building are greater than 400 feet from the State Highway 6 right-of-way.

In the design of this project, the intent was to create a cohesive design incorporating depths of landscaping throughout the parking fields and along the north facade providing a foreground to the building. Additionally, a berm with evergreen landscaping along Midtown Drive provides screening of the transformer and compactors (closed system that is accessed from the interior of the building).

The proposed warehouse design is a timeless solution utilizing a mixture of modern, traditional and sustainable materials in a warm color palette of browns, buff, red/browns and grays. Materials used include high quality, recycled, architectural rib metal panels with high insulative values, a mixture of integral color split and smooth face concrete masonry units to ground the building, steel accent channels, sectional glass doors and decorative trellises. The fuel facility canopy design takes cues from the warehouse and incorporates the architectural rib metal panel at the fascia, with cornice and trim in similar colors creating a strong visual connection to the warehouse. The small controller enclosure housing the mechanical and electrical controls for the fuel facility is comprised of smooth, insulated panels in a neutral grey-beige to compliment the fascia color.



The building design developed incorporates horizontal and vertical articulation, architectural relief through texture, color and materials with incorporation of detached trellis elements to create visual interest. We believe the design proposed meets the intent of the Unified Development Ordinance (UDO), Section 7.10 Non-Residential Architectural Standards, however it does slightly vary from the UDO, therefore we are requesting variation from the Ordinance.

Due to the interior floor layout, wall plane projections and recesses are difficult to achieve without impacting the operations. Also, due to the length of the building, the spacing of the architectural relief meeting the letter of the Ordinance renders the elevations busy, therefore our solution incorporates relief elements further distances apart. Our solution to articulation and interest include the following:

- The entry canopy is the focal point of the site and is situated at the SWC of the building. The main entry and exit are recessed and protected with an arcade providing depth and shade.
- The building is grounded with integral color split-face CMU at varying heights, 4', 8' and 15', with full height pilasters framing the signage areas at varying depths of 4", 8" and 12".
- At the higher CMU base areas, the building is detailed with smooth-face half-height CMU, creating 1-foot recesses that mimic the entry canopy arcade.
- There are two colors of architectural rib metal panel, Metallic Champagne and Mistique Plus, which are attractive buff/tan and grey colors with a very low sheen. This metal panel consists of 80% recycled content with the associated batt insulation comprised of 55% recycled content.
- 2-foot minimum parapet height changes occur at all parapet steps with an exception at one location, the loading dock wall, as we maintained this parapet 1 foot taller to screen roof top units. These parapet steps are further defined with a taller cornice at the higher parapets.
- Detailing with soldier coursing occurs at the top of the pilasters and along the 8' and 15' high building base.
- Detailing at the entry canopy includes the use of medium bronze steel accent headers. The tire installation openings are accented with the use of sectional glass doors with steel accent headers above.
- 2 three column detached decorative trellis elements compliment the façade to provide depth and shadowing along the north and south facades. The columns are comprised of light, warm grey integral color, split-face CMU, topped with soldier coursing and a steel trellis finished in a medium bronze color.

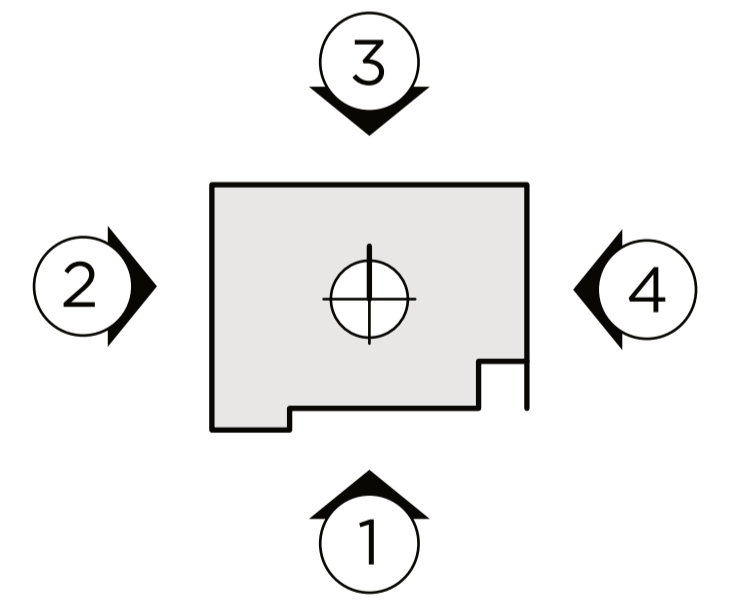
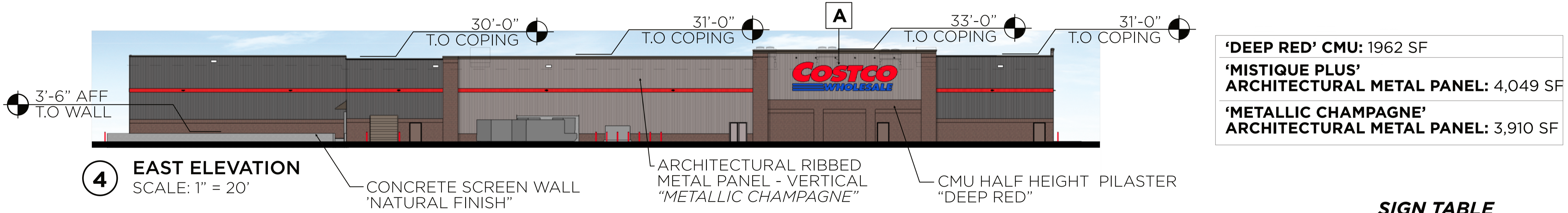
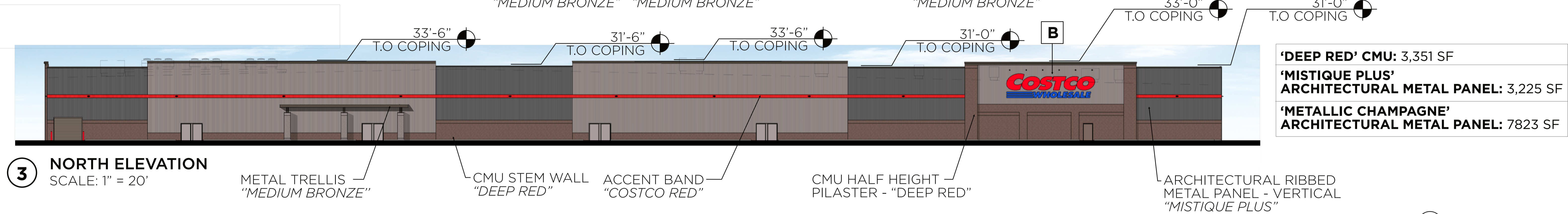
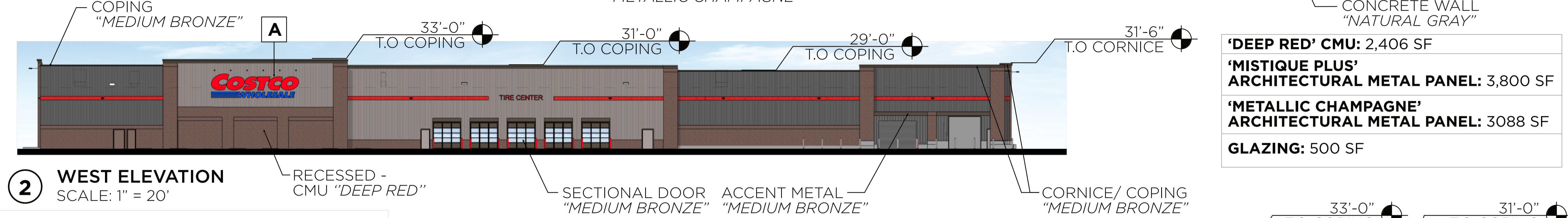
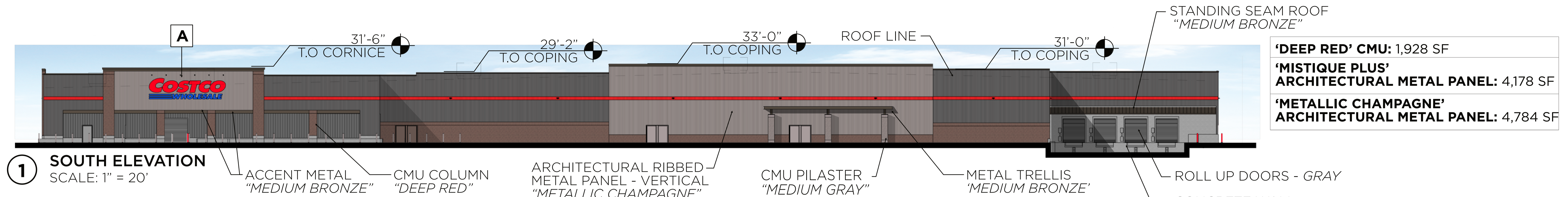
In addition to the color elevations and perspectives, a site section along Midtown and a landscape plan have been provided for referencing the cohesive design concept. We believe that the proposed building elevations meet the intent and spirit of the Unified Development Ordinance through the use of texture, color, materials and landscaping and respectfully request a variation to the Ordinance. Should you require any additional information regarding this matter, please contact me at 425.985.6366. Thank you.

Sincerely,



Risa Yuki  
Principal

c: Costco Wholesale: Diana Salazar



**5 SIGN PACKAGE**

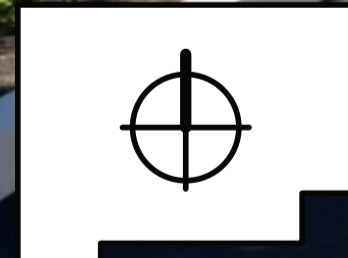
SIGN TABLE					
IDENTITY	QUANTITY	SIGN	SIZE	AREA (EACH)	TOTAL SF
A	3	COSTCO WHOLESALE	6'-0" C	280 SF	<b>840 SF</b>
B	1	COSTCO WHOLESALE	7'-0" C	375 SF	<b>375 SF</b>
TOTAL SIGN AREA:					<b>1215 SF</b>

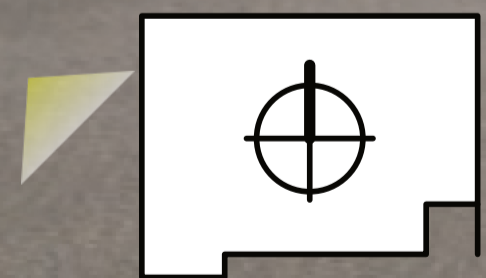


APRIL 15, 2021  
PROJECT# 19-5375-01  
COLLEGE STATION, TX  
PG: 3

# FRONT CANOPY PERSPECTIVE





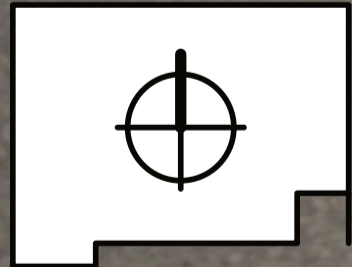




APRIL 15, 2021  
PROJECT# 19-5375-01  
COLLEGE STATION, TX  
PG: 6

# SOUTHEAST PERSPECTIVE







APRIL 15, 2021  
PROJECT# 19-5375-01  
COLLEGE STATION, TX  
PG: 8

# NORTHEAST PERSPECTIVE

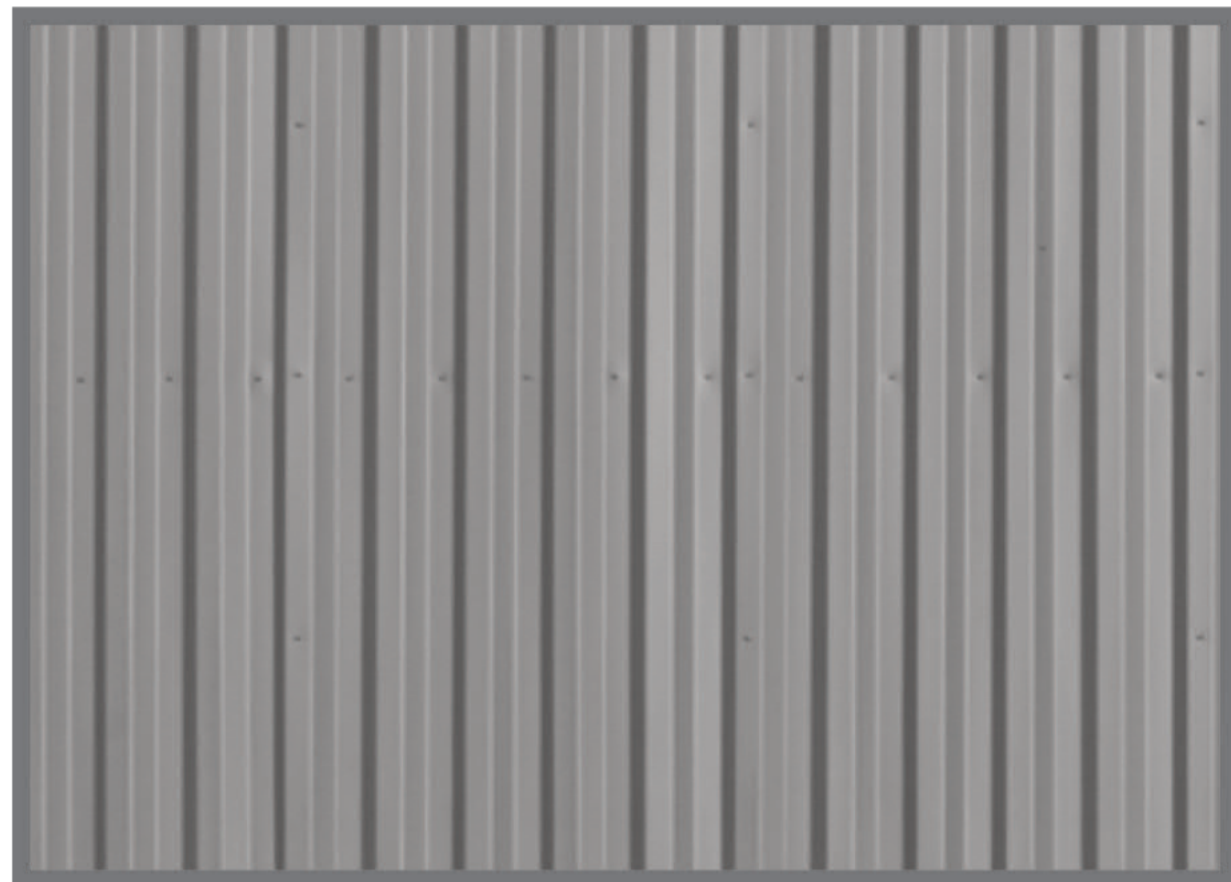




**(A)** STRIPE AND 'COSTCO'  
SW4081 - 'SAFETY RED'



**(B)** 'WHOLESALE'  
SW 1805 - 'LAPIS'



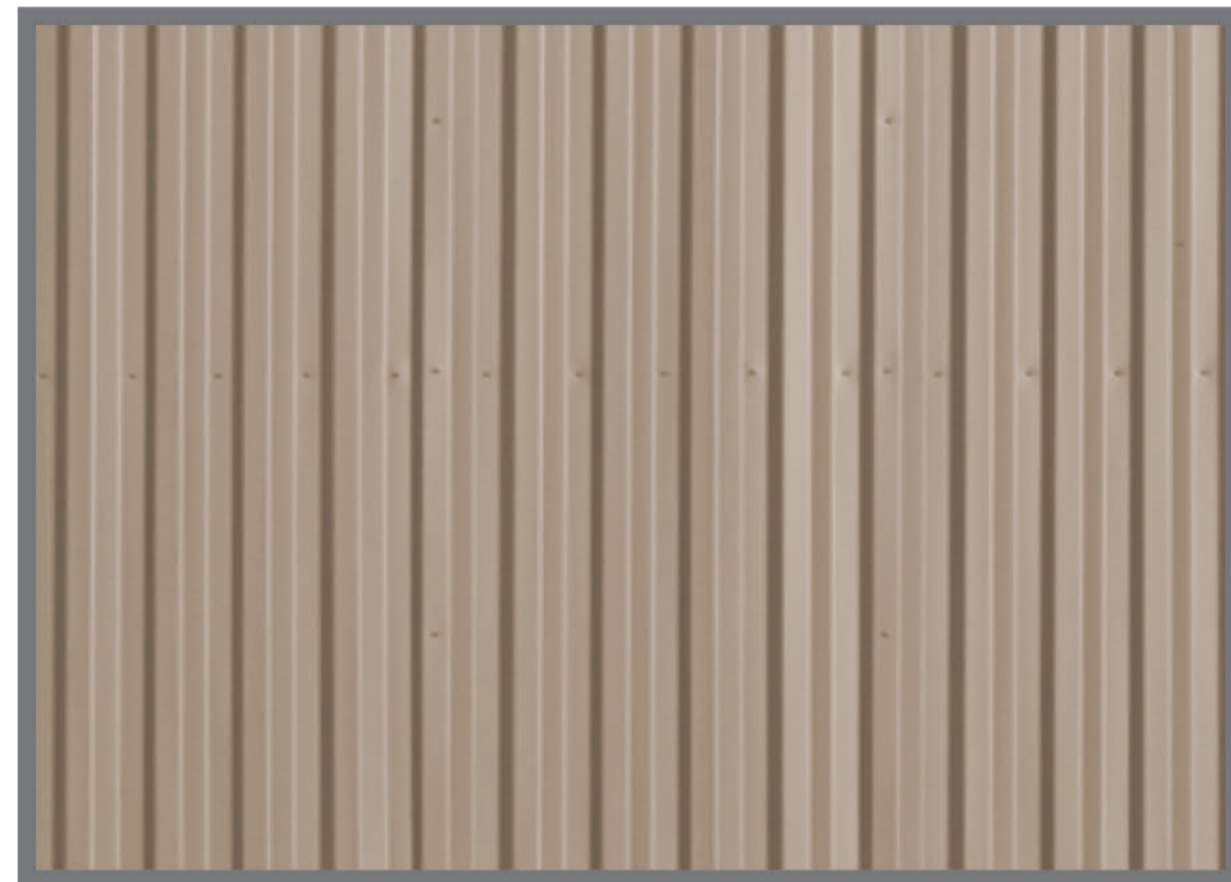
**(D)** RIBBED METAL PANEL  
'MISTIQUE PLUS'



**(F)** SPLIT FACE CMU  
MEDIUM GRAY



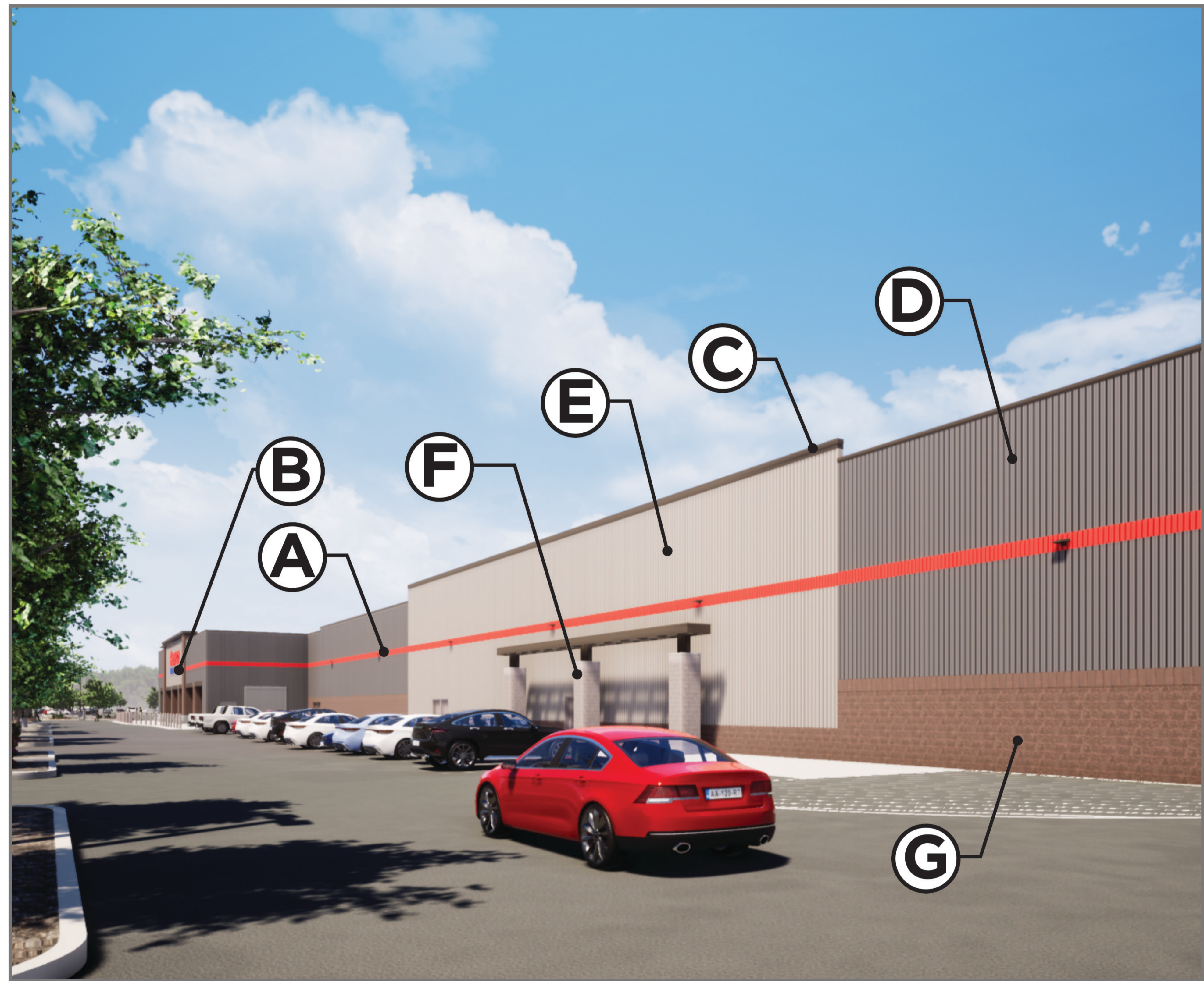
**(C)** COPING / CORNICE / TRELLIS  
'MEDIUM BRONZE'



**(E)** RIBBED METAL PANEL  
'METALLIC CHAMPAGNE'



**(G)** SPLIT FACE CMU  
DEEP RED



# PROJECT DATA

CLIENT: COSTCO WHOLESALE  
999 LAKE DRIVE  
ISSAQUAH, WA 98027

PROJECT ADDRESS: 4321 STATE HWY 6 SOUTH  
COLLEGE STATION, TX

## SITE DATA:

COSTCO SITE AREA: 18.67 ACRES (813,281 SF)  
JURISDICTION: CITY OF COLLEGE STATION  
ZONING: GC

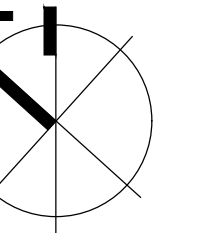
## BUILDING DATA:

TOTAL BUILDING FOOTPRINT AREA: 160,534 SF  
INCLUDES:  
**NET SALES FLOOR** 150,774 SF  
NET MECHANICAL / FIRE 2,459 SF  
NET VESIBULE 5,113 SF  
BUILDING ENVELOPE 2,188 SF

## PARKING DATA:

TOTAL PARKING: 820 STALLS  
INCLUDES:  
MAIN LEVEL PARKING PROVIDED:  
⊙ 10' WIDE STALLS 803 STALLS  
⬠ ACCESSIBLE STALLS 17 STALLS  
NUMBER OF STALLS PER 1000 SF OF BUILDING AREA: 5.10 STALLS

NOTES:  
EXISTING CONDITIONS TO BE FIELD VERIFIED.



0 40' 80' 160'  
1" = 80'-0"



COLLEGE STATION, TX

4321 STATE HWY 6 SOUTH  
COLLEGE STATION, TX

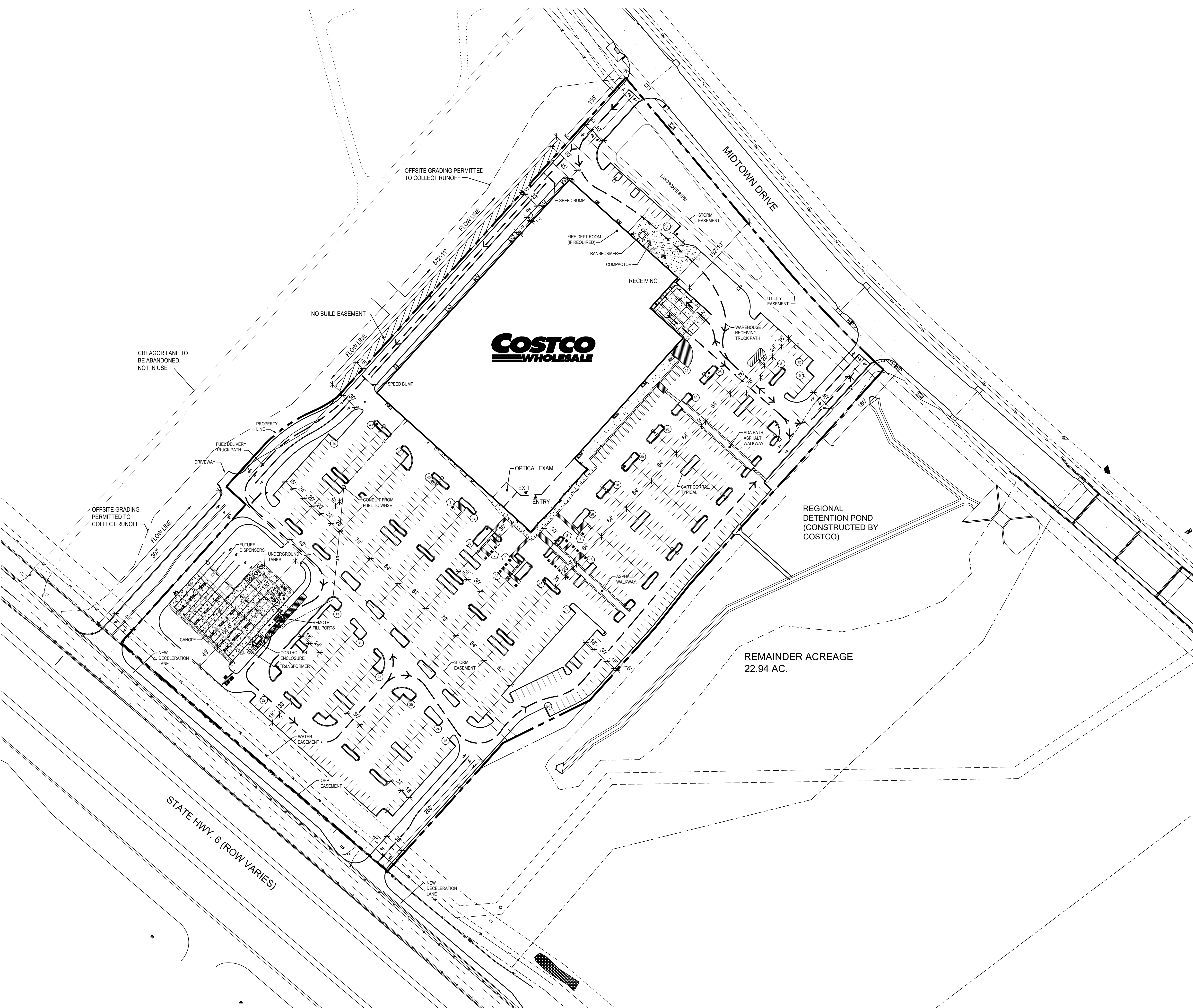
1101 Second Ave, Ste 100  
Seattle, WA 98101  
206 962 6500  
MG2.com



19-5375-01  
APRIL 07, 2021

CONCEPT  
SITE PLAN

DD11-12

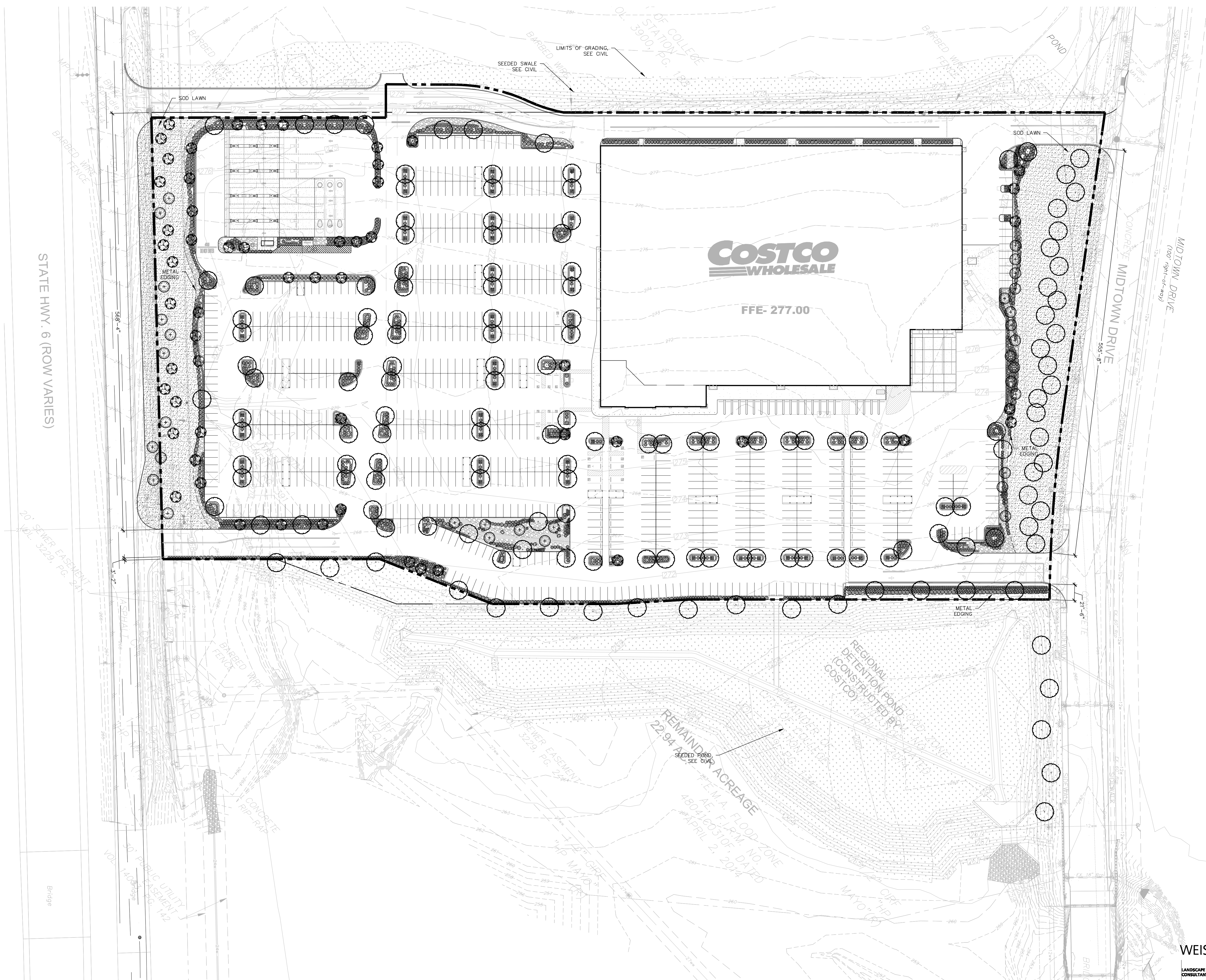


# COSTCO WHOLESALE

COLLEGE STATION, TEXAS

# CONCEPT SITE PLAN

APRIL 07, 2021



# COSTCO WHOLESALE

COLLEGE STATION, TEXAS

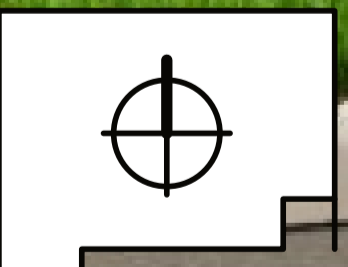
# CONCEPT LANDSCAPE PLAN

APRIL 07, 2021

**WEISMANDESIGNGROUP**  
 LANDSCAPE CONSULTANT  
 2323 E MADISON ST SEATTLE WA 98112  
 206-322-1732 WWW.WDGINC.COM



19-5375-01  
 APRIL 07, 2021  
 CONCEPT LANDSCAPE PLAN  
 L1.1

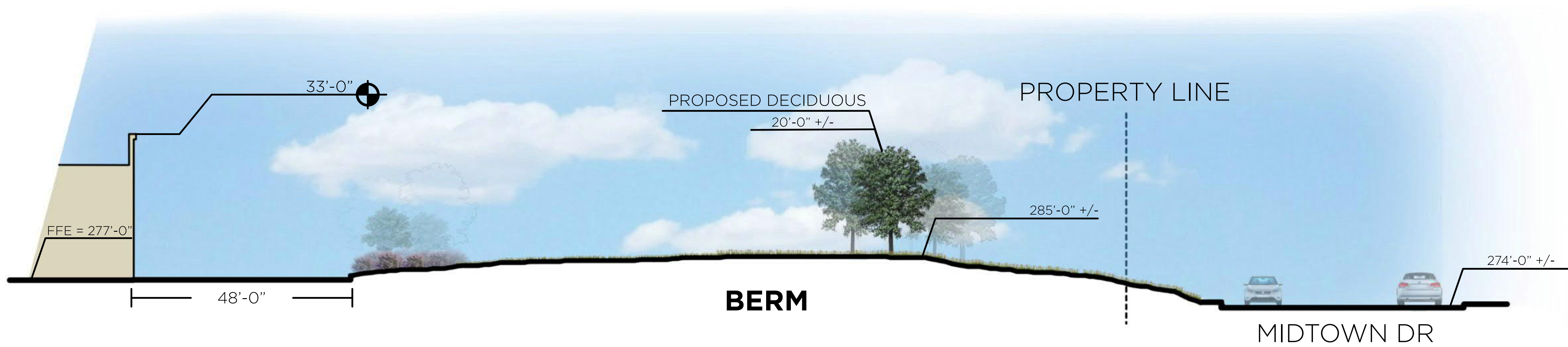


APRIL 15, 2021  
PROJECT# 19-5375-01  
COLLEGE STATION, TX  
PG: 9

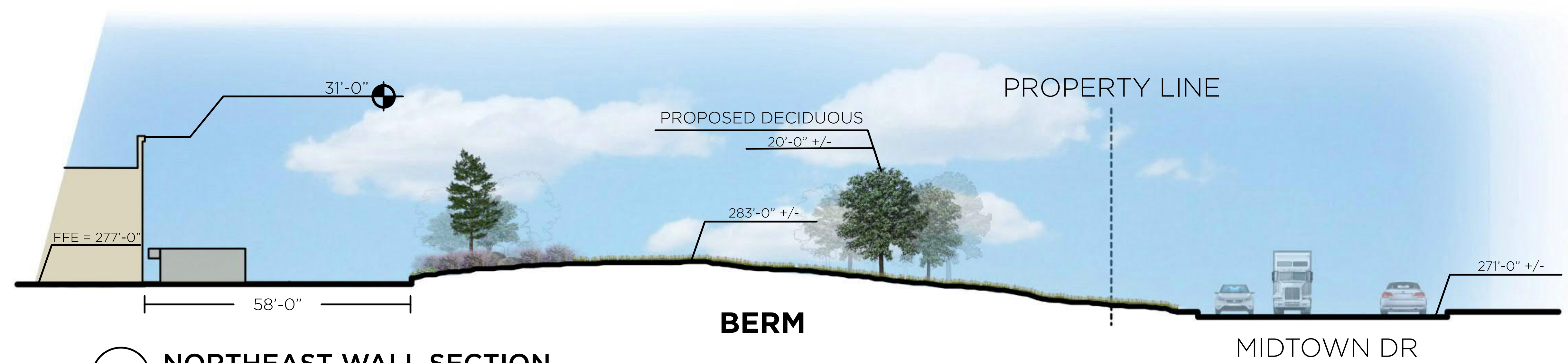
# HIGHWAY 6 PERSPECTIVE



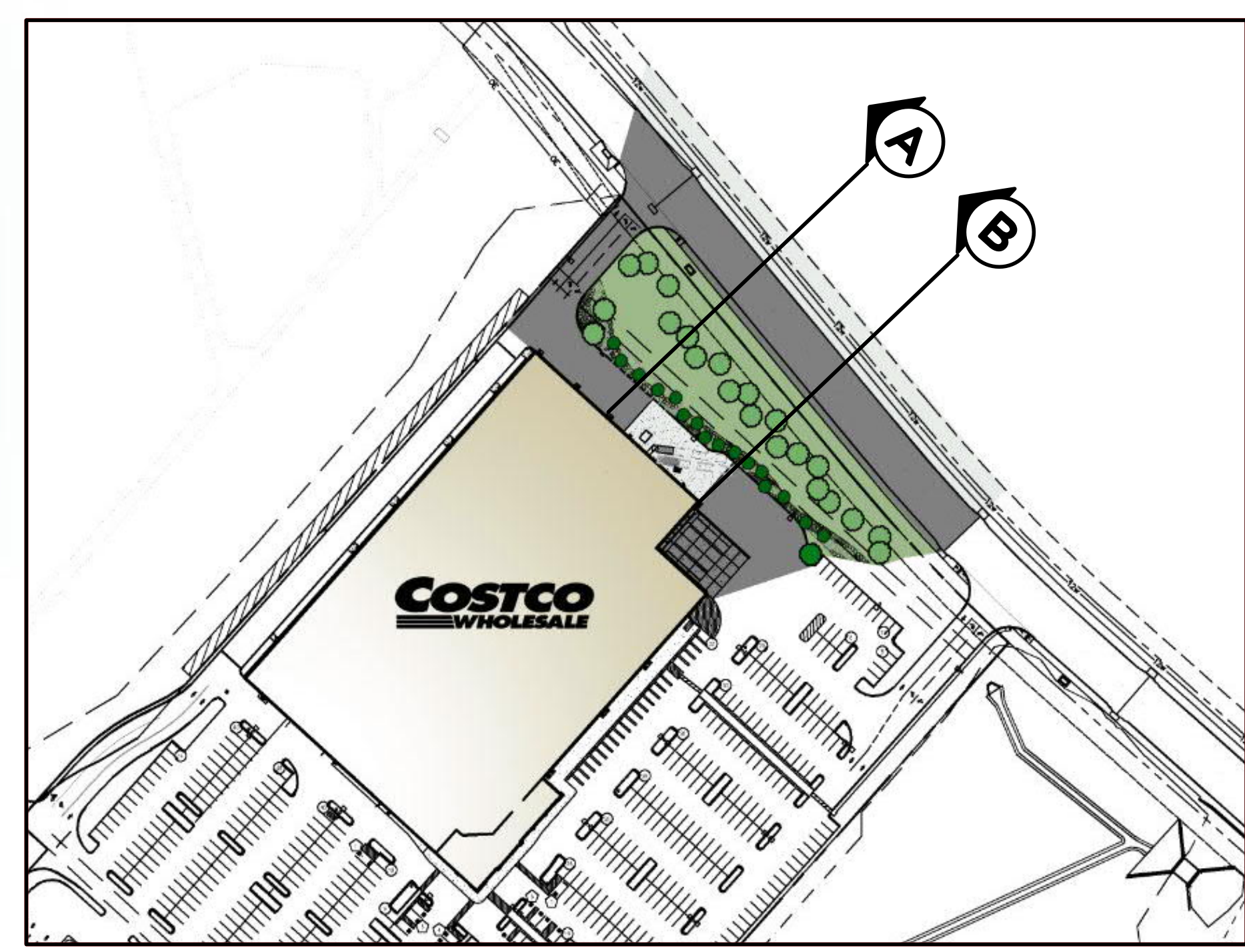




**A** NORTHEAST WALL SECTION  
SCALE: NTS



**B** NORTHEAST WALL SECTION  
SCALE: NTS



**SITE PLAN**  
SCALE: NTS



## MEMORANDUM

May 5, 2021

**TO:** Members of the Design Review Board  
**FROM:** Rachel Lazo, Senior Planner, Planning & Development Services  
**SUBJECT:** St. Mary's Catholic Center

**Item:** Presentation, discussion, and feedback regarding the January 10, 2014 decision of the DRB as it relates to the building orientation and access of the St. Mary's Catholic Center, which is located at 300 Nagle Street and zoned NG-2 Transitional Northgate.

**Summary:** Staff is seeking clarification from the Design Review Board on if the currently proposed side entry meets the intent of the condition of a secondary entry and that the site plan as shown meets the spirit of the preliminary master plan.

**Background:** On January 10, 2014, the Design Review Board considered a waiver to the Unified Development Ordinance Section 12.5.8.B.4.a.1 "Building Orientation and Access" to allow the primary entrance façade for a future St. Mary's sanctuary to orient towards Nagle Street instead of Church Street. The Board approved the orientation towards Nagle with the condition that a secondary entrance be oriented to Church Street and that the site plan be approved as shown in the preliminary master plan.

The site plan was submitted for review in February 2021 showing a church that did not orient at an angle on the lot as depicted on the preliminary master plan from 2014, but staff felt it met the waiver granted for the orientation to Nagle Street; though in addition, the design of the building and access into the building changed.

Staff believes the conditions of the secondary entrance and the spirit of the preliminary master plan are being met through the proposed plans. The proposed secondary entrance to Church Street is less architecturally significant than was shown in 2014, but is shown in the area of a landscaped plaza area with a statue. Other elements of the Master Preliminary Plan at this location have shifted locations but remain, such as the porte cochere and bell tower, and some elements have been removed as the rest of the master plan for the St. Mary's campus has altered over the years, such as the "New Admin Bldg". Preliminary plans for large, multi-phased development are often adjusted as time passes and new ideas or needs are realized. The site still reflects a large sanctuary building for the corner of Church and Nagle Streets.

**Attachments:**

1. Staff Report (2014)
2. DRB Minutes (2014)

3. Preliminary Master Plan (2013)
4. Site Plan (2021)
5. Letter from St. Mary's Catholic Center architect



**DESIGN REVIEW BOARD  
for  
St. Mary's Catholic Center  
13-00900267**

**REQUEST:** Waiver to UDO Section 12-5.8.B.4.a.1, Building Orientation and Access, to allow the primary entrance façade for a future St. Mary's sanctuary to orient towards Nagle Street instead of Church Avenue.

**SCALE:** 3.185 acres

**LOCATION:** Lot 2-R of the Ramparts Subdivision, generally located at 300 Nagle Street

**ZONING DISTRICT:** NG-2 Transitional Northgate

**APPLICANT:** Christopher Craig, Jackson & Ryan Architects

**PROJECT MANAGER:** Teresa Rogers, Staff Planner  
trogers@cstx.gov

**RECOMMENDATION:** Staff recommends approval of the waiver with the condition that a secondary entrance be oriented to Church Avenue. In addition, the waiver should be conditioned on the approval of the site plan as show in the preliminary master plan.



DRB

Case: 13-267

ST. MARY'S CATHOLIC CENTER  
300 NAGLE STREET

DEVELOPMENT REVIEW



**ITEM SUMMARY:** The request is to allow the primary entrance façade for a future St. Mary’s sanctuary to orient towards Nagle Street, in lieu of Church Avenue, as required by the Unified Development Ordinance (UDO).

**ITEM BACKGROUND:** St. Mary’s Catholic Church has created a preliminary master plan for their future expanded Northgate campus. As part of the master plan, the church is proposing a new sanctuary at the corner of Nagle Street and Church Avenue where their existing surface parking lot is currently located. The primary entrance façade of the proposed sanctuary is designed to orient towards Nagle Street. The UDO states, all buildings that have right-of-way frontage on Church Avenue must orient their primary entrance façade towards Church Avenue. Therefore, the applicant is requesting a waiver to allow the primary entrance façade of the sanctuary to orient towards Nagle Street instead of Church Avenue.

The lot was replatted in 2002 and a site plan for the future sanctuary has not yet been submitted for review.

**REVIEW CRITERIA:**

**Building orientation and access:** According to UDO Section 12-5.8.B.14 “Waivers,” the Design Review Board (DRB) shall review waiver requests for certain deviations from the standards of the Northgate Districts. Relevant to this case, the DRB may allow alternatives to the requirements related to building orientation and access when physical characteristics limit the site or provide for unique orientation and access opportunities. The request is to allow the primary entrance façade for St. Mary’s proposed sanctuary to orient towards Nagle Street instead of Church Avenue, as required by the UDO. The applicant has stated, “complying with the primary entrance façade towards Church Avenue does not allow St. Mary’s to instigate, observe, and sustain the history and tradition of orienting a Catholic church’s main entry towards the west and alter towards the east. This traditional orientation is the crux for the St. Mary’s proposed new master plan.”

This property is zoned NG-2 Transitional Northgate, which is intended to serve as a transition from suburban-style commercial development to high-density, mixed-use development. The regulations have been designed to aid mixed-use development, pedestrian circulation, and redevelopment with an urban character. The primary façade orientation requirement is required to help ensure a pedestrian friendly environment in close proximity to primary roads within Northgate including Church Avenue. Due to the unique location of this site at the intersection of two roads in Northgate, Nagle Street and Church Avenue, staff believes the intent of the ordinance would be met if the primary entrance façade is located on Nagle Street and a secondary public entrance is provided on Church Street. This will also allow the unique orientation of the sanctuary’s primary entrance towards the west as desired by the applicant while keeping access via Church Avenue.

**STAFF RECOMMENDATION:**

Staff recommends approval of the waiver with the condition that a secondary entrance be oriented to Church Avenue. In addition, the waiver should be conditioned on the approval of the site plan as show in the preliminary master plan.

**SUPPORTING MATERIALS:**

1. Application
2. Preliminary Master Plan



**Minutes**  
**Design Review Board**  
**January 10, 2014 - 11:00 a.m.**  
**Administrative Conference Room ~ City Hall**  
**1101 Texas Avenue**  
**College Station, Texas, 77840**

**Board Members Present:** Acting Chairman Bo Miles, Don Hellriegel, Steven Schloss, Hunter Goodwin, Bill Mather, and Marsha Sanford

**Board Members Absent:** Lindsay Bertrand, Jason Kinnard, and Susan McGrail

**Staff Present:** Principal Planner Jason Schubert, Staff Planner Teresa Rogers, and Staff Assistant Deborah Grace-Rosier

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

Acting Chairman Miles called the meeting to order at 11:03 a.m.

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

- **Lindsay Bertrand**

Mr. Mather motioned to approve the absence request. Mr. Schloss seconded the motion, which passed (5-0)

**AGENDA ITEM NO.3: Consideration, possible action and discussion to approve meeting minutes October 5, 2013.**

Mr. Mather motioned to approve the minutes. Mr. Schloss seconded the motion, which passed unopposed (5-0).

**AGENDA ITEM NO.4: Presentation, possible action, and discussion regarding Building orientation and access for St. Mary's Catholic Church located at Lot 2-R of the Ramparts Subdivision, generally located at 300 Nagle Street in Northgate District.**

Teresa Rogers, Staff Planner, presented the staff report and stated that the applicant is requesting a waiver to UDO Section 12-5.8.B.4.a.1, Building Orientation and Access, to allow the primary entrance façade for a future St. Mary's sanctuary to orient towards Nagle Street instead of Church Avenue.

There was general discussion amongst the Board.

John Clements with Jackson & Ryan Architects gave the Board an overview of proposed development.

Board Member Marsha Sanford arrived to the meeting

Mr. Mather motioned to approve the request with staff's recommendation that a secondary entrance is oriented to Church Avenue and the waiver should be conditioned on the approval of the site plan as shown in the preliminary master plan. Mr. Goodwin seconded the motion, which was approved (6-0).

**AGENDA ITEM NO. 5.: Presentation, possible action, and discussion regarding a waiver request to reduce the buffer requirements for the Wellborn Business Park located at 3808 McCulloch Road.**

Teresa Rogers, Staff Planner, presented the staff report and stated that the applicant is requesting an appeal to the UDO Section 12-7.7 Buffer Requirements.

There was general discussion amongst the Board.

Hunter Goodwin motioned to approve the requests to waive the fence requirement on both the southern and western property lines, maintain a 15-foot buffer yard to include plantings on the western property line, and maintain a 15-foot buffer yard along the southern property line with additional plantings added to create 100% opacity with existing vegetation. Mr. Mather seconded them motion, which passed (6-0)

**AGENDA ITEM NO. 6: 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.**

Jason Schubert, Principal Planner, reminded the Board that if they were up for reappointment today was the last day to submit their application.

**AGENDA ITEM NO. 6: Adjourn**

**The meeting was adjourned 11:55 a.m.**

**APPROVED:**

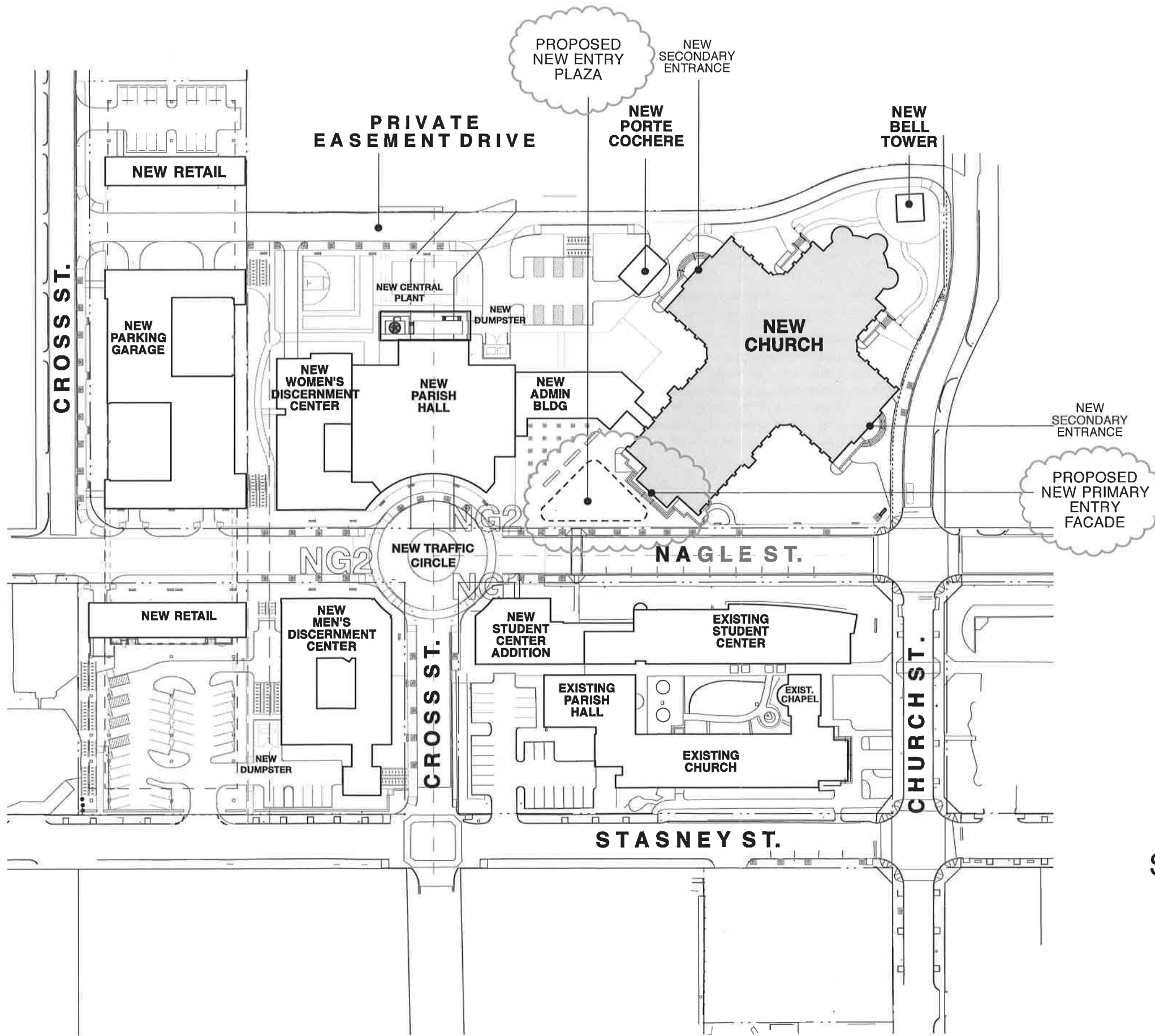
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**Bo Miles, Acting Chairman**

**ATTEST:**

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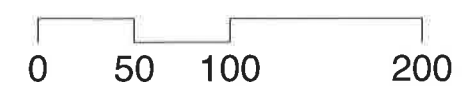
**Deborah Grace-Rosier, Staff Assistant**

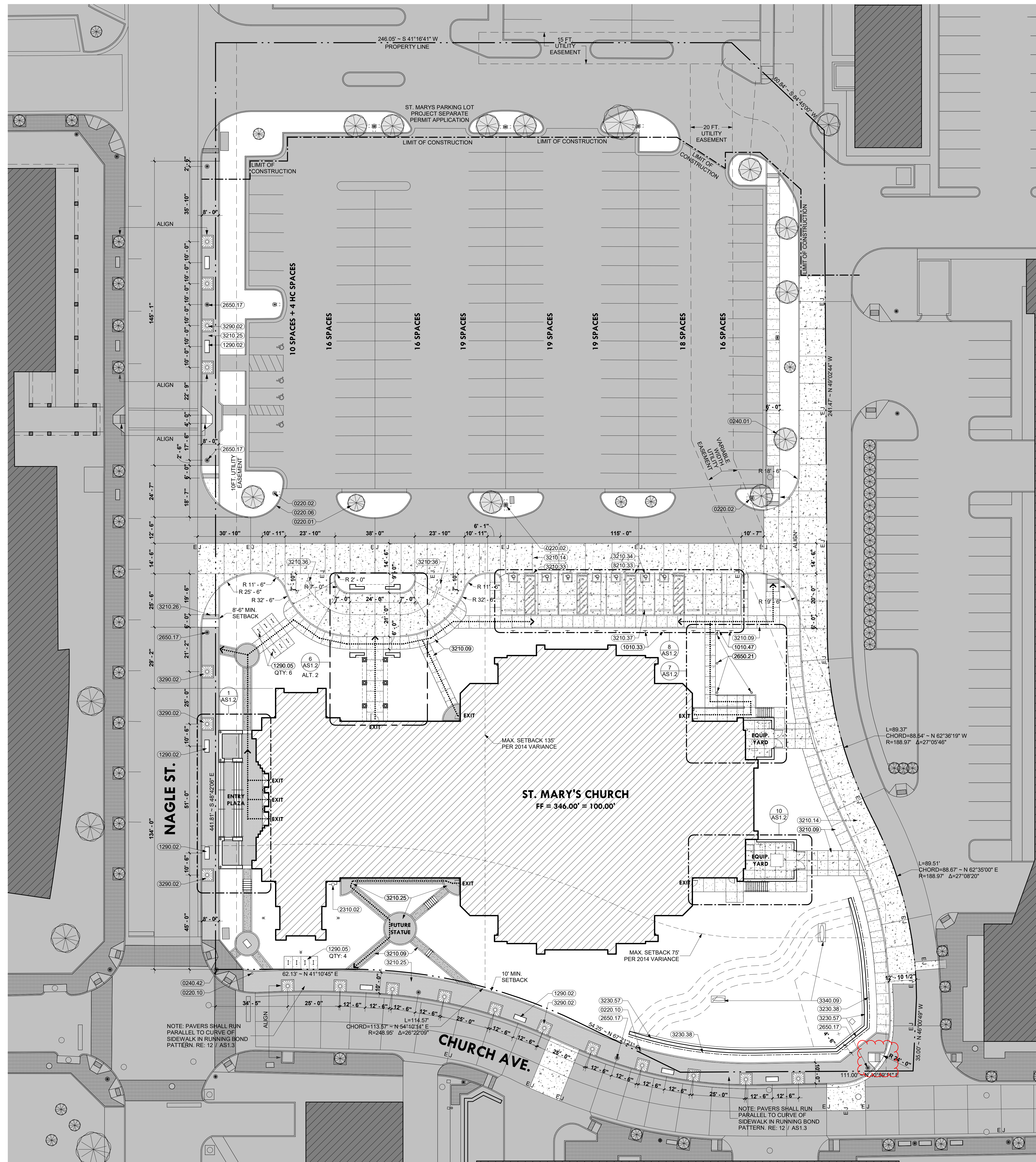


# Primary Entrance Facade Orientation Waiver Request

St. Mary's Catholic Campus  
19 December 2013  
College Station, Texas

Jackson & Ryan Architects  
13015





**1 SITE PLAN**  
1" = 20'-0"

**KEYNOTES**

- 0220.01 EXISTING TREE
- 0220.02 EXISTING LIGHT POLE
- 0220.06 EXISTING CONCRETE CURB
- 0220.10 EXISTING FIRE HYDRANT
- 0240.01 REMOVE EXISTING TREE
- 0240.42 REMOVE AND REPLACE EXISTING DAMAGED LIGHT POLE WITH NEW POLE PROVIDED BY CITY; EXISTING CONCRETE BASE AND EXISTING FIXTURE ON TOP OF POLE TO BE RE-USED
- 1010.33 POLE MOUNTED SIGNAGE - "H.C. PARKING ONLY"
- 1010.47 POLE MOUNTED SIGNAGE - "STAFF/CLERGY PARKING ONLY"
- 1290.02 GROUND MOUNTED BENCH
- 1290.05 U-SHAPED BIKE RACK
- 2310.02 GAS METER
- 2650.17 LIGHT POLE AND FIXTURE ON CONCRETE BASE
- 2650.21 LIGHT BOLLARD
- 3210.09 CONCRETE SIDEWALK (RE: CIVIL)
- 3210.14 CONCRETE PAVING (RE: CIVIL)
- 3210.25 BRICK PAVING UNIT
- 3210.26 BRICK ADA WARNING PAVER
- 3210.33 4" PAVEMENT MARKING (DIAGONAL STRIPING AT 2'-0" O.C. TYPICAL)
- 3210.36 H.C. PAVEMENT MARKING
- 3210.37 DIRECTIONAL PAVEMENT MARKING
- 3210.38 WHEEL STOP (6'-0" LONG), DRILL AND DOWEL INTO PAVING
- 3230.38 DECORATIVE METAL FENCE
- 3230.57 SEGMENTAL RETAINING WALL SYSTEM
- 3290.02 TREE WELL / TREE GRATE
- 3340.09 CONCRETE FLUME (RE: CIVIL)

**NOTES FOR CITY REVIEWER**

LEGAL DESCRIPTION:  
THE RAMPARTS, LOT 2R, ACRES 3.185

TOTAL SITE AREA:  
71,222.92 SF

**WATER AND SANITARY SEWER DEMANDS**

WATER DEMANDS:  
MINIMUM: 0 GAL./MIN.  
MAXIMUM: 108 GAL./MIN.  
AVERAGE: 27 GAL./MIN.

MAX. SEWER LOADINGS: 110,880 GAL./DAY

FIRE FLOW REQUIREMENT: 3,750 GPM. BASED ON FIRE CODE TABLES B105.1(1) & B105.1(2)

REDUCED FIRE FLOW REQUIREMENT: 1,875 GPM. BASED ON FIRE CODE TABLES B105.1(1) & B105.1(2)

EXIT      EXIT DOOR / EXIT DISCHARGE  
 .....      ACCESSIBLE ROUTE

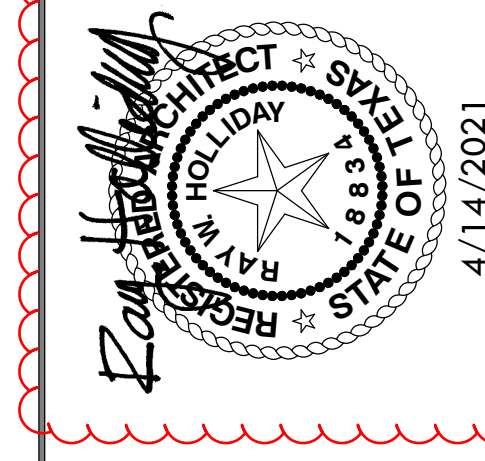
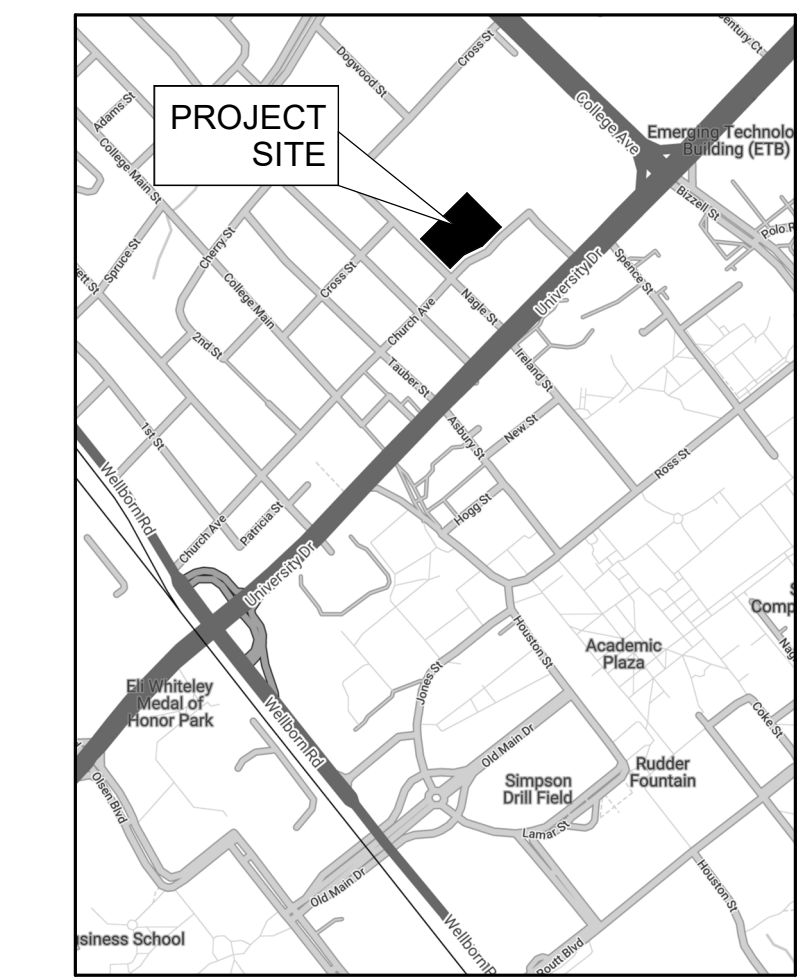
**AREA TABULATION**

ALL SITE AND BUILDING AREA TABULATIONS SHOWN ARE FOR OWNER AND GOVERNING AUTHORITY REFERENCES ONLY. CONTRACTOR IS RESPONSIBLE FOR MAKING THEIR OWN QUANTITY AND AREA CALCULATIONS.

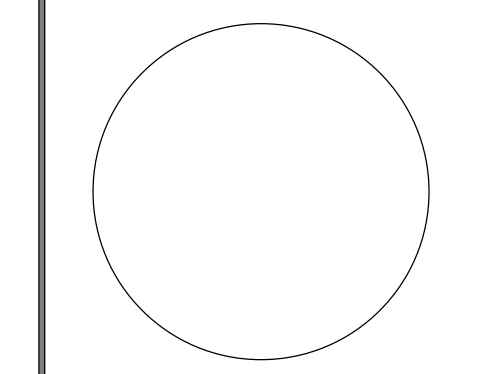
**SITE LEGEND**

SYMBOL	DESCRIPTION
[Pattern]	EXISTING TO REMAIN
[Pattern]	CONCRETE PAVING (RE: CIVIL)
[Pattern]	CONCRETE SIDEWALK (RE: CIVIL)
[Pattern]	PRECAST CONCRETE PAVERS OVER CONCRETE BASE (RE: CIVIL) HOLLAND STONE BY PAVESTONE 7-13/16" x 3-7/8" x 2-3/8" COLOR: RIVER RED PATTERN: RUNNING BOND
[Pattern]	PRECAST CONCRETE PAVERS OVER CONCRETE BASE (RE: CIVIL) HOLLAND STONE BY PAVESTONE 7-13/16" x 3-7/8" x 2-3/8" COLOR: LIMESTONE PATTERN: RUNNING BOND

**VICINITY MAP**



**BROWN REYNOLDS WATFORD ARCHITECTS**  
175 CENTURY SQUARE DRIVE  
SUITE 330 FARMINGTON, TEXAS 77840  
979-694-1791  
WWW.BRWARCHIT.COM



**ST. MARY'S CATHOLIC CENTER**  
300 NAGLE ST.  
COLLEGE STATION, TX 77840

COPYRIGHT © 2021  
BROWN REYNOLDS WATFORD ARCHITECTS, INC.  
DATE: 4/14/2021  
DRAWN BY: AS, JH, SF, JT, DP  
CHECKED BY: RH, MV  
BRW PROJECT NUMBER: 220022.00

**ST. MARY'S CATHOLIC CENTER**  
**NEW CHURCH**  
300 NAGLE ST.  
COLLEGE STATION, TX 77840

NO.	REVISION	DATE
1	CITY REVIEW COMMENTS	

**AS1.1**  
ARCHITECTURAL SITE PLAN  
Page 34 of 32

May 7, 2021

Design Review Board  
City of College Station  
1101 Texas Ave  
College Station, Texas 77840

## ST. MARY'S CATHOLIC CHURCH - SECONDARY ENTRANCE CLARIFICATION

Members of the Design Review Board:

Thank you for your time and consideration of this important matter. We are so excited about this new church for St. Mary's Catholic Center and the lasting impact it will have on Catholic students at Texas A&M, permanent parishioners, and the City of College Station as a whole. We can't wait to move forward with construction, but we still have at least one hurdle to get past. We are seeking clarification from you on the sufficiency of our secondary entrance along Church Ave.

After many years of master planning, fundraising, and other campus improvements, St. Mary's moved forward with design of their new church building in early 2020. At our pre-application conference in April of last year, we were informed of a previously granted waiver that applies to the project. Based on the 2014 preliminary master plan (by Jackson & Ryan Architects), it allowed the primary entrance to orient towards Nagle St instead of Church Ave, under the condition that a secondary entrance be oriented towards Church Ave. The preliminary master plan showed a secondary entrance centered on the south transept but otherwise was not clearly defined. The master plan has seen numerous updates since 2014. The church has rotated from a true east/west axis to an "Aggie" east/west axis, aligned with the Northgate street grid and surrounding context. The overall size of the church is smaller and more intimate. As a result, a secondary entrance centered on the transept no longer meets the functional goals of the project. What we have proposed is an entrance into the side chapel on the south side, which we believe satisfies the requirement for a "secondary entrance" (i.e., an entrance to a building that is subordinate to the primary entrance). After reviewing the language of the original waiver during the site plan review process, the planning department felt the configuration was too different from the original preliminary master plan and that they could not approve it without further consideration from the Design Review Board.

The secondary entrance to the side chapel is a stile & rail paneled wood-look door with glass, just like the main entrance doors. It has brick paver sidewalks leading up to it with a circular feature dedicated for a future statue surrounded by landscaping. While it may not be as prominent as what the preliminary master plan appears to show, it is not meant to be because that is not what's best for the project in its current form. From the early stages of design, St. Mary's has expressed a strong desire to encourage parishioners to use the primary entrance as much as possible. This is to limit disruption to the mass by latecomers but also because of the ceremonial and spiritual aspects of preparing one's self to approach the presence of God with reverence and awe by ascending the front steps, passing through the Narthex, entering into the Nave, and so on. A secondary entrance that is treated relatively equally to the primary entrance would counteract that goal. Placing an entrance at the south transept would displace the confessionals currently located there. It would lead directly into the main seating area and would cause significant disruption to the mass, especially considering the orientation of the pews. Regardless of where the secondary entrance is located, it will open out to the back side of the Aspire high-rise (with its parking garage entrance, equipment yard, and

dumpsters) and the side of the Frontier Communications building (with its blank brick wall and back alley). For this reason, it is not desirable to celebrate the secondary entrance by treating it relatively equally to the primary entrance.

By rotating the orientation of the building from the previous master plan (which had its primary entrance much farther up Nagle), we have made a deliberate effort to engage Church Ave with the primary entrance by having the entry plaza clearly visible and easily accessible from the intersection of Church & Nagle. This supports the goals of St. Mary's by encouraging use of the primary entrance and also the goals of the City by engaging pedestrians along Church Ave.

We understand that one of the goals of master planning efforts for the Northgate district was to encourage pedestrian traffic along Church Ave, as opposed to the traffic-heavy and more dangerous University Drive. In this regard, the "primary entrance orientation" requirement in the UDO seeks to make Church Ave visually appealing and engaging for pedestrians. We believe we have thoroughly embraced and supported this goal. Architecturally, the church has a complex geometric form featuring a dome, bell tower, and rose window - all visible and prominent along Church Ave. The almost all masonry facade is highlighted by intricate brick and cast stone detailing and stained glass windows. The sitework features lots of green space and landscaping. Brick paver sidewalks are angled in such a way to encourage pedestrians to veer off the path and explore various site features such as a ten commandments monument, relocated from its former place along Nagle Street. Also, a statue will be installed to commemorate a group of corpsmen who had to walk all the way to downtown Bryan to attend mass on Sunday before St. Mary's existed. In a future phase, a contemplative rosary garden will be built in the southeast corner of the site.

Again, we sincerely appreciate your consideration. We hope you can see the great benefits this new church will bring to the Northgate area, and we hope you are willing to approve this proposed secondary entrance, so as not to compromise the functional and spiritual goals of the project.

Respectfully,



Daniel Pesek, AIA  
Director  
dpesek@brwarch.com  
979-694-1791