



# College Station, TX

## Meeting Agenda Design Review Board

1101 Texas Ave, College Station, TX 77840

\*Internet: [www.microsoft.com/microsoft-teams/join-a-meeting](http://www.microsoft.com/microsoft-teams/join-a-meeting)

Meeting ID: 221 729 272 279 | Passcode:4nh8wJ

The City Council may or may not attend this meeting.

---

July 14, 2023

11:00 AM

1938 Executive Conference

---

**\*Notice is hereby given that a quorum of the meeting body will be present in the physical location stated above where citizens may also attend in order to view a member(s) participating by videoconference call as allowed by 551.127, Texas Government Code. The City uses a third-party vendor to host the virtual portion of the meeting; if virtual access is unavailable, meeting access and participation will be in-person only.**

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

**2. Hear Visitors.**

At this time, the Chairperson will open the floor to citizens wishing to address issues not already scheduled on today's agenda. Each citizen's presentation will be limited to three minutes in order to allow adequate time for the completion of the agenda items. Comments will be received and city staff may be asked to look into the matter, or the matter may be placed on a future agenda for discussion. A recording may be made of the meeting; please give your name and address for the record.

**3. Agenda Items**

**3.1. Consideration, discussion, and possible action to approve meeting minutes.**

**Attachments:** 1. September 9, 2022

**3.2. Presentation, discussion, and possible action to consider a waiver to the Unified Development Ordinance Section 7.10.C.3.a "Horizontal Façade Articulation" for 1500 Holleman Drive East, which is zoned WPC Wolf Pen Creek. Case # A WV2023-000012**

**Sponsors:** Jeff Howell

**Attachments:**

1. Staff Report
2. Applicant's Supporting Information
3. Applicant's Letter
4. NRA Application Submittal (NRA2023-000005)
5. 3D Renderings

**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 July 7, 2023 at 5:00 p.m.



Deputy 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  
September 9, 2022  
City Hall 1938 Executive Conference Room**

**Board Members Present:** Chairperson Jason Cornelius, Board Members Luke Marvel, David Hebert, William McKinney, Susan McGrail and Ivan Rusyn

**Board Members Absent:** Board Member Ray Holliday

**Staff Present:** Director of Planning and Development Services Michael Ostrowski, Assistant Director of Planning and Development Services Molly Hitchcock, Staff Planner Derrick Williams, Land Development Review Manager Anthony Armstrong, and Staff Assistant Tiffany Romero

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

Chairperson Cornelius called the meeting to order at 11:01 a.m.

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

No visitors spoke.

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

- July 25, 2022

**Board Member McKinney motioned to approve the minutes. Board Member Marvel seconded the motion, which passed (5-0).**

**AGENDA ITEM NO. 3.2: Presentation, discussion, and possible action to consider a waiver to the Unified Development Ordinance Section 5.8.B.3 "Building Design Considerations for Historic Properties" for 501 University Drive, which is zoned NG-1 Core Northgate. Case # AWW2022-000012**

Staff Planner Williams presented the item to the Board and recommended denial of the request.

Board Member McGrail asked if the location was a single tenant already.

Staff Planner Williams explained this is a single tenant occupancy.

Board Member Hebert asked if they are going to carry the remodel of the façade to the sides of the building.

Applicant Mike Trapnell was available for questions. He said the east and north sides of the building are painted concrete. He explained the building was built in 1948 or 1949 and that the building was built with steel columns and concrete panels. They were planning to leave the concrete on the east and north sides as is. They are proposing to wrap the façade improvements around the corner on the east side to a depth of four feet, but are not intending to take the brickwork all the way around the building.

Chairperson Cornelius asked to see the pictures again of the current building.

Board Member Hebert asked to clarify that they were only cladding up to the point where it currently stops on the east side of the building.

Mr. Trapnell said that was correct.

Board Member Rusyn asked why they were investing in the façade improvements.

Mr. Trapnell explained that the building is needing an upgrade and from an energy perspective is not doing well. If they can get the exterior approved they will gut the entire building and bring it up to code. He explained this would be an investment into the community.

Board Member Rusyn asked if there were drawings or renderings of what is being planned for the interior remodel.

Mr. Trapnell explained their proposal for the interior remodel.

Chairperson Cornelius asked what staff did not approve of for the building.

Staff Planner Williams explained the design.

Assistant Director Hitchcock explained that with the relocation of the doors and windows and the changes to the materials, there would not be much left of the original building. Staff is supportive of material changes if the existing door and window locations were preserved.

Mr. Trapnell said with the additional windows they are trying to make the building brighter and more inviting.

Board Member Rusyn asked how the applicant plans on moving the pole with the pedestrian signal.

Mr. Trapnell explained they could move the signal to the bigger light pole further away from the building, or recess the doors to give the pole a clearance of five feet.

Chairperson Cornelius asked if they are requesting a second door on the side of the building.

Mr. Trapnell said yes.

Board Member Rusyn explained he would have wanted to see the entire layout to see the functionality of the space.

Applicant David Sandoval joined via Zoom to present the layout of the building. He explained they would keep the ATM in the front of the building along University Drive from a convenience perspective.

Board Member Hebert proposed approval with the condition that they clad the right side of the building and remove the pole.

Chairperson Cornelius agreed it would be an upgrade.

Board Member Rusyn did not agree the pole should be moved.

Chairperson Cornelius asked for action on Board Member Hebert's proposal.

**Board Member Hebert motioned to approve the request with the stipulation that the right side of the building be re-cladded with the same materials and that the pole be removed or relocated. Board Member Marvel seconded the motion, which passed (4-2). Board Members Rusyn and McKinney opposed.**

**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 11:45 a.m.

**APPROVED:**

---

**Chairperson, Jason Cornelius**

**ATTEST:**

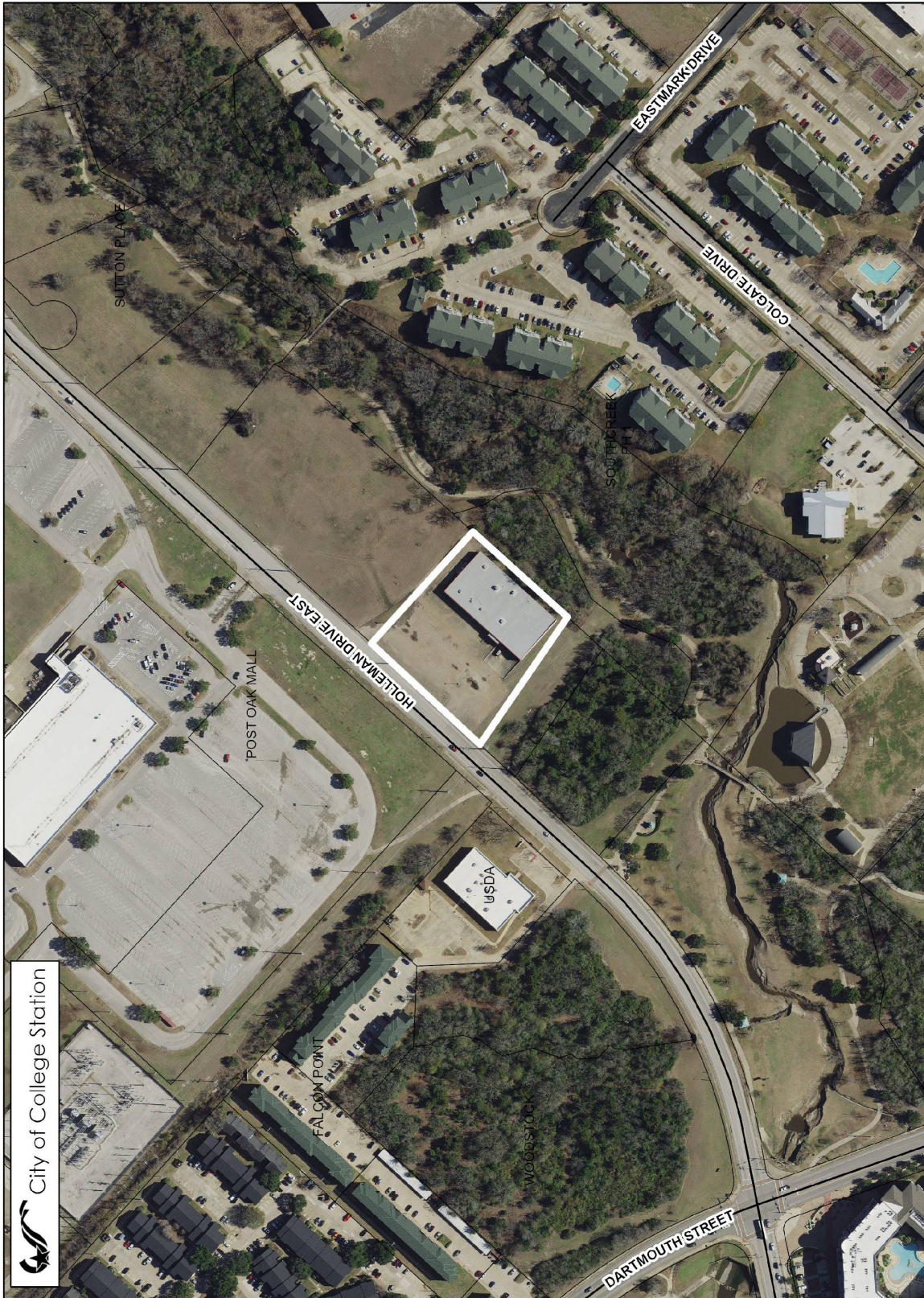
---

**Tiffany Romero, Staff Assistant**



**DESIGN REVIEW BOARD**  
**for**  
**1500 Holleman Drive East**  
**AWV2023-000012**

- REQUEST:** Waiver to UDO Section 7.10.C.3.a.1, Horizontal Façade Articulation, to not provide the required Horizontal Façade Articulation on the primary façade
- SCALE:** 2.0 acres
- LOCATION:** Lot 1, Block 2, of the Post Oak Mall Subdivision, generally located at 1500 Holleman Drive East
- ZONING DISTRICT:** WPC Wolf Pen Creek
- APPLICANT:** Sterling Thompson, Sterling and Kap Architects, LLC
- PROJECT MANAGER:** Jeff Howell, Senior Planner  
jhowell@cstx.gov
- RECOMMENDATION:** Staff recommends approval of the waiver.



City of College Station

Case: NRA APPEALS AND WAIVERS  
AWV2023-000012

UNION OAK FOOD MARKET  
(FORMER SEARS HOME SERVICES)  
- REMODEL



## DESIGN REVIEW BOARD ROLE AND RESPONSIBILITY

While this development is located within the Wolf Pen Creek District, which includes several additional building design standards found within Section 5.8.A.8, buildings must also comply with the Non-Residential Architectural Standards. As stated in Section 7.10.A. of the Unified Development Ordinance, the intent of the Non-Residential Architectural Standards is 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 waivers and appeals to the Non-Residential Architectural Standards. Specifically, Section 7.10.E. states:

*The Design Review Board (DRB) shall review requests for deviations from the Non-Residential Architectural Standards. The DRB shall approve waivers or appeals found meeting the intent and general purposes of the standards as it is recognized that unique and unforeseen design circumstances exist in application of the standards. Financial hardship may not be considered in the review or determination of a waiver proposal.*

*DRB may review and grant approval of the following:*

....

*3. Alternative materials on façade work that does not involve an expansion of an existing building as defined in Article 9 of the UDO or constitute redevelopment if the applicant shows that:*

- a. The materials allowed in this Section cannot be utilized without a structural alteration(s) to the existing building;*
- b. A licensed professional engineer or architect verifies in writing that a structural alteration is required to apply the permitted façade materials to the building; and*
- c. The DRB may grant a variance of up to one hundred (100) percent from the façade articulation or roofline standards herein if the applicant shows that it is not financially or structurally feasible.*

Based on these criteria, the Design Review Board can act upon the proposed request in one of the following ways:

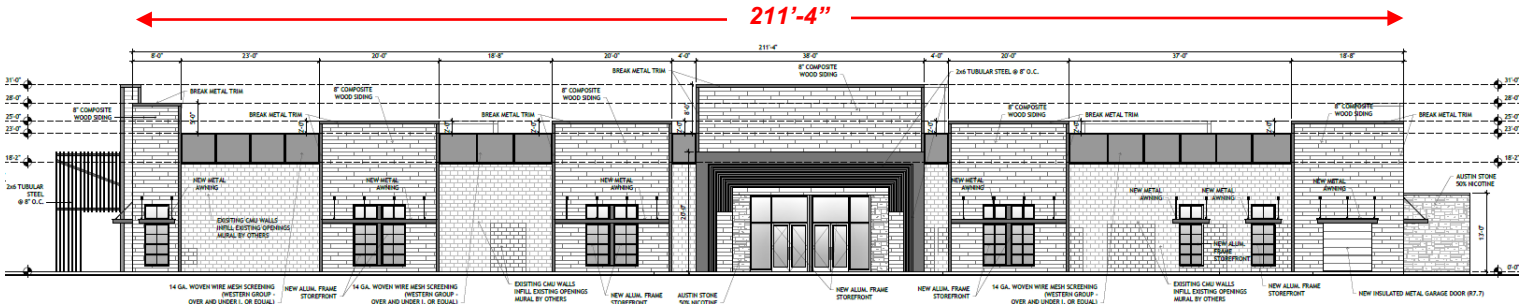
- 1) Approve the request as proposed
- 2) Approve the request with conditions
- 3) Deny the request

**ITEM SUMMARY:** The request is to allow for the renovation and redesign of an existing building (the former Sears Parts & Repair Center) on Holleman Drive in the Wolf Pen Creek zoning district. The Wolf Pen Creek (WPC) district is intended to encourage harmonious development along the Wolf Pen Creek Corridor which combines parks, arts, and commerce in order to link public and private uses together within an urban greenway. The renovation and redesign includes the primary façade (Façade 'A') that faces Holleman Drive East without providing the Horizontal Façade Articulation as required by the Unified Development Ordinance (UDO) for a primary façade that exceeds 200 feet in length.



### **Existing Building**

A new tenant, Union Oak Food Market, is looking to redevelop the property and update all façades of the existing building. The existing building, constructed in 1981 of concrete block, provides minimal articulation of the primary façade, which is just over 211 feet in length. Currently, there are 5 bay doors for trucks, a service entrance, and a main entry door covered by a canopy. This is proposed to be replaced with windows, doors, and several relief elements in order to meet the Architectural Relief Element requirements, one of which includes a metal canopy structure as an entry element. While this element is indicated to be about 38 feet long, it is not considered a wall plane projection and therefore does not meet the minimum depth requirements of 4 feet, nor does it meet the required minimum width requirement of 33% of the entire façade (69 feet 9 inches). Therefore, the applicant is requesting that the DRB waive the requirement to provide the Horizontal Façade Articulation of the primary façade found in Section 7.10.C.3.a.1.

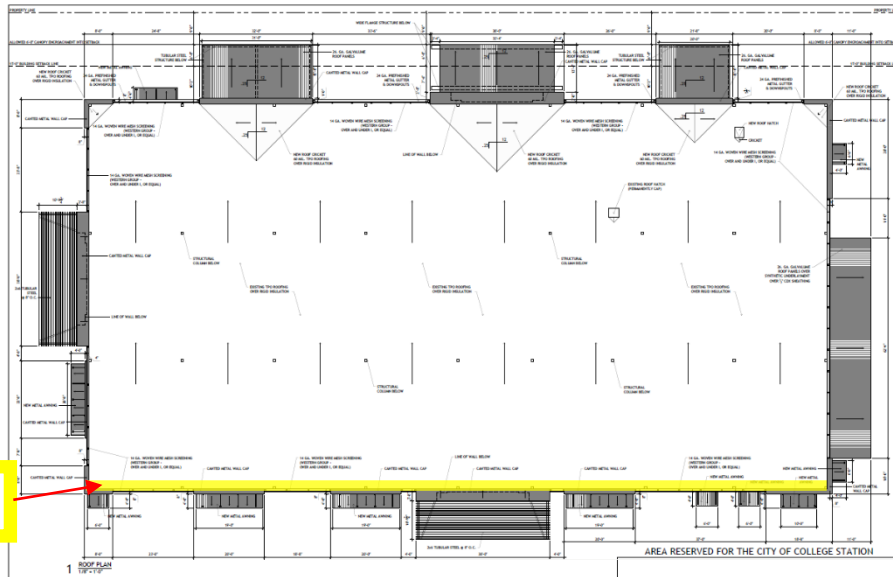


1 FAÇADE 'A' (FRONT ELEVATION) - ARCHITECTURAL  
1/8" = 1'-0"



2 FAÇADE 'A' (FRONT ELEVATION) - FULL COLOR  
1/8" = 1'-0"

**Elevation- Façade 'A'**



**Roof Plan**

**REVIEW CRITERIA:**

In order to promote quality construction and visually interesting non-residential structures, the UDO specifies minimum architectural standards that include Building Mass and Design, specifically Horizontal Façade Articulation, to achieve this goal. Other than the waiver request stated above, the proposed design meets UDO requirements for Non-Residential Architectural Standards.

Section 7.10.E.3. states that the Design Review Board may review and grant approval of the following:

- 3. *Alternative materials on façade work that does not involve an expansion of an existing building as defined in Article 9 of the UDO or constitute redevelopment if the applicant shows that:*
  - a. *The materials allowed in this Section cannot be utilized without a structural alteration(s) to the existing building;*
  - b. *A licensed professional engineer or architect verifies in writing that a structural alteration is required to apply the permitted façade materials to the building; and*
  - c. *The DRB may grant a variance of up to one hundred (100) percent from the façade articulation or roofline standards herein if the applicant shows that it is not financially or structurally feasible.*

The architect for the project has provided a letter regarding the request, which is attached to this report.

The applicant states that alterations to the existing structure would be required in order to meet the requirements of the ordinance and that the structural integrity would be affected. It was also stated that adding the required projection would add unnecessary structural issues and cost while not adding functional interior space. The applicant also states that the proposed metal canopy, as well as other articulations, are provided to leave less than half of the façade remaining on the same plane.

**STAFF RECOMMENDATION:**

Staff recommends approval of the waiver request.

**SUPPORTING MATERIALS:**

- 1. Applicant’s Supporting Information
- 2. Applicant’s Letter
- 3. NRA Application Submittal (NRA2023-000005) (includes conceptual site plan, roof plan and elevation drawings of all facades)
  - Note: Please see Page 3 for Façade ‘A’
- 4. 3D Renderings



# APPEAL/WAIVER APPLICATION SUPPORTING INFORMATION

**Name of Project:** UNION OAK FOOD MARKET (FORMER SEARS HOME SERVICES) - REMODEL

**Address:** 1500 HOLLEMAN DR E

**Legal Description:** POST OAK MALL, BLOCK 2, LOT 1, ACRES 2.

**Applicant:** Sterling Thompson

**Property Owner:** UB COLLEGE STATION1 LLC

**Current Zoning:**

WPC - Wolf Pen Creek

**Applicable ordinance section being appealed/seeking waiver from:**

Section 7.10.C.3.a.1

**The following specific alternative to, or waiver from, the ordinance is requested:**

We are asking a waiver to the Horizontal Façade Articulation that would require our proposed wall plan projections on the primary facade to have a minimum depth of 4'-0"

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

This is an existing building that in its present form is a 210' long x 110' deep x 18' tall box composed of concrete block walls with little-to-no horizontal articulation. We are already proposing several changes visual changes in terms of changes in exterior cladding, adding awnings/canopies, and new parapet articulation

The client does not wish to extend the existing building envelope and adding bump-outs that extend 4'-0" from the facade to meet the Horizontal Facade Articulation requirement to the letter feels like an unnecessary alteration with no commercial benefit in terms of rentable tenant space other than exterior aesthetic considerations which we feel are already being met by the exterior alterations already being provided.

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

We are already providing horizontal facade articulation but the areas we are bumping out from the wall with materials such as stone and wood siding across all four facades to contrast with the plan, flat existing concrete

facade of building, but they do not extend out to 4'-0" as the NRA requires.

We do have a number of metal awning across the front that do extend 4'-0" past the façade. The structure over the main entrance extends nearly 13'-6" past exterior wall of the existing building.

**Substitution of building materials explanation:**

N/A

**Alternative materials on facade work on an existing building explanation:**

N/A

**Provide additional information for alternate colors or materials for a franchised or chain restaurant:**

N/A

**Facade articulation and/or roofline waiver:**

Horizontal Facade Articulation

**Not financially feasible explanation:**

The client does not want to extend the interior envelop of the existing building, which basically a large rectangular box. The addition of 4'-0" projections along the primary facades would not provide any additional habitable space for the tenants renting out the various food stalls along the perimeter of the interior.

All effects these additional structures would have would simply be aesthetic only and we feel the alterations we're already providing in our design meet the intent to the NRA requirements to provide and aesthetically interesting building.

**Not structurally feasible explanation:**

N/A



Architecture / Design / Planning

Sterling and Kap Architects, LLC

2416 Columbus Ave  
Waco, TX 76701

sterling@sterlingandkap.com

scott@sterlingandkap.com

254.756.2311 254.756.2577

**City of College Station  
Planning & Development Services Department**

**AWV2023-000012**

**Union Oak Food Market ( Former Sears Home Services)- Remodel**

**Financial and Structural Feasibility of Facade Articulation Additions**

**June 21, 2023**

**I would like to respectfully request a variance to the facade articulation requirement as required per section 7.10.E.3b.**

To meet the requirements of this ordinance would require alterations to the existing structure of concrete block and steel bar joists. Additions of projections of four feet every fifty feet would add unnecessary costs to the remodel and would not add to the functionality of the building's use. It would add space that is not needed in areas where the interior use would be affected negatively. The structural integrity of the existing structure would be affected and structural alterations would have to be constructed in order to address these issues.

Currently, as designed, there is an existing 211'-4" foot long front facade.

We have a 38' long

projection ( 18% ) that projects greater than 4', as an entry element. We have also given the facade articulation using different materials for a total of another 86 feet or 40 %. These articulations do not project the four feet but are attached to the facade and project above the roof as a parapet to conceal rooftop equipment. These articulations also have awnings that do project four feet from the facade. This leaves about 42% of the existing facade in the same plane.

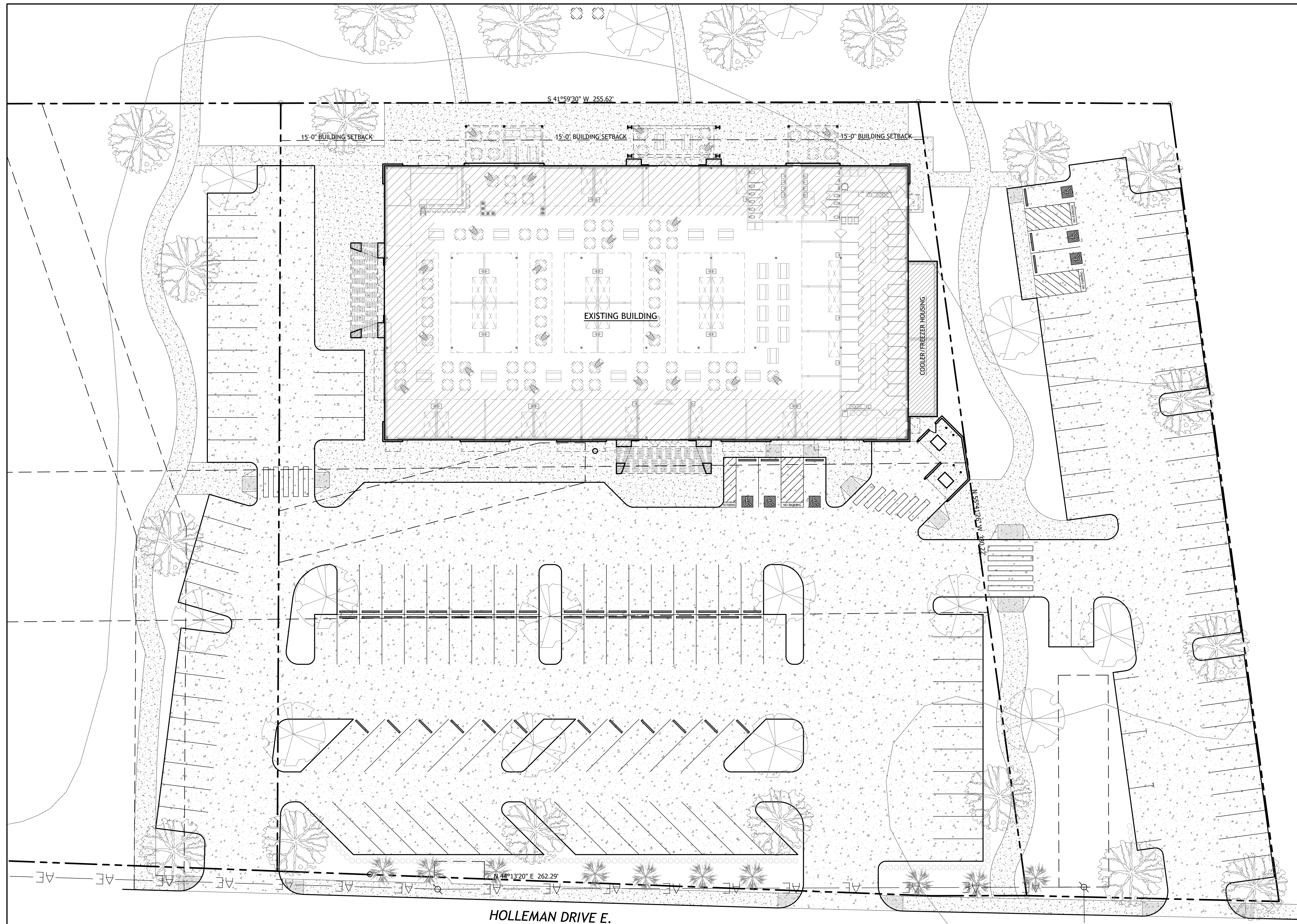
In my professional opinion, enough interest has been created with the front facade with the design as we've presented it. Adding four foot projections to this existing structure would add unnecessary structural issues and cost to the project while adding nothing to the functionality of the interior space. Therefore we respectfully request this variance.

**Best Regards,**

A handwritten signature in black ink that reads "Sterling Thompson".



**Sterling Thompson, A.I.A. , N.C.A.R.B.  
Texas # 11091**



SITE SYMBOLS	
	= POWER POLE
	= GUY WIRE
	= WATER VALVE
	= FIRE HYDRANT
	= SIGN
	= SANITARY SEWER MANHOLE
	= SANITARY SEWER CLEANOUT
	= STORM SEWER MANHOLE
	= PROPERTY LINE
	= BUILDING SETBACK LINE
	= EASEMENT LINE
	= ELECTRIC LINE
	= WATER LINE
	= SEWER LINE
	= STORM DRAIN LINE
	= CONCRETE
	= GRASS AS PER CITY OF WACO PLANTING LIST
	= GROUNDCOVER AS PER CITY OF WACO PLANTING LIST
	= NORTH ARROW

**SITE NOTES**

ACCESSIBLE PARKING SPACES (RULE 68.104 - TEXAS ADMINISTRATIVE CODE)

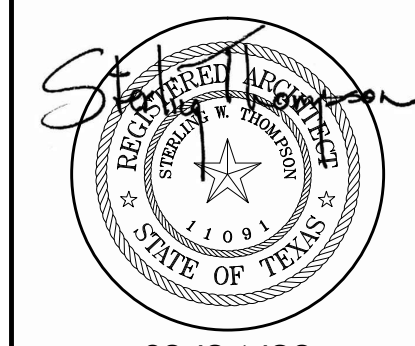
(a) PAVED PARKING SPACES MUST INCLUDE:

- (1) THE INTERNATIONAL SYMBOL OF ACCESSIBILITY PAINTED CONSPICUOUSLY ON THE SURFACE IN A COLOR THAT CONTRASTS THE PAVEMENT;
- (2) THE WORDS "NO PARKING" PAINTED ON ANY ACCESS AISLE ADJACENT TO THE PARKING SPACE. THE WORDS MUST BE PAINTED:
  - (A) IN ALL CAPITAL LETTERS;
  - (B) WITH A LETTER HEIGHT OF AT LEAST TWELVE INCHES, AND A STROKE WIDTH OF AT LEAST TWO INCHES; AND
  - (C) CENTERED WITHIN EACH ACCESS AISLE ADJACENT TO THE PARKING SPACE; AND
- (3) A SIGN IDENTIFYING THE CONSEQUENCES OF PARKING ILLEGALLY IN A PAVED ACCESSIBLE PARKING SPACE. THE SIGN MUST:
  - (A) AT A MINIMUM STATE "VIOLATORS SUBJECT TO FINE AND TOWING" IN A LETTER HEIGHT OF AT LEAST ONE INCH;
  - (B) BE MOUNTED ON A POLE, POST, WALL, OR FREESTANDING BOARD
  - (C) BE NO MORE THAN EIGHT INCHES BELOW A SIGN REQUIRED BY TEXAS ACCESSIBILITY STANDARDS, 502.6; AND
  - (D) BE INSTALLED SO THAT THE BOTTOM EDGE OF THE SIGN IS NO LOWER THAN 48 INCHES AND NO HIGHER THAN 80 INCHES ABOVE GROUND LEVEL.

(b) A PARKING SPACE IDENTIFICATION SIGN THAT COMPLIES WITH TEXAS ACCESSIBILITY STANDARDS, 502.6, THAT INCLUDES THE REQUIREMENTS IN SUBSECTION (a)(3)(A) SATISFIES SUBSECTION (a)(3).



STERLING & KAP ARCHITECTS  
 2416 COLUMBUS AVENUE  
 WACO, TEXAS 76701  
 P: 254.756.2311 F: 254.756.2577  
 www.sterlingandkap.com



03/24/23  
 PROJECT DEVELOPER/OWNER:  
 TURNER BEHRINGER REAL ESTATE  
 1220 AUSTIN AVE  
 WACO, TX 76701  
 P: 254.400.2572

**UNION OAK FOOD MARKET**  
 1500 HOLLEMAN DRIVE E.  
 COLLEGE STATION, TEXAS 77840  
 (POST OAK MALL, BLOCK 2, LOT 1, ACRES 2)

PROJECT #: 2022-05-02  
 DRAWN: SBK  
 CHECKED: SWT  
 DATE: 03/24/23

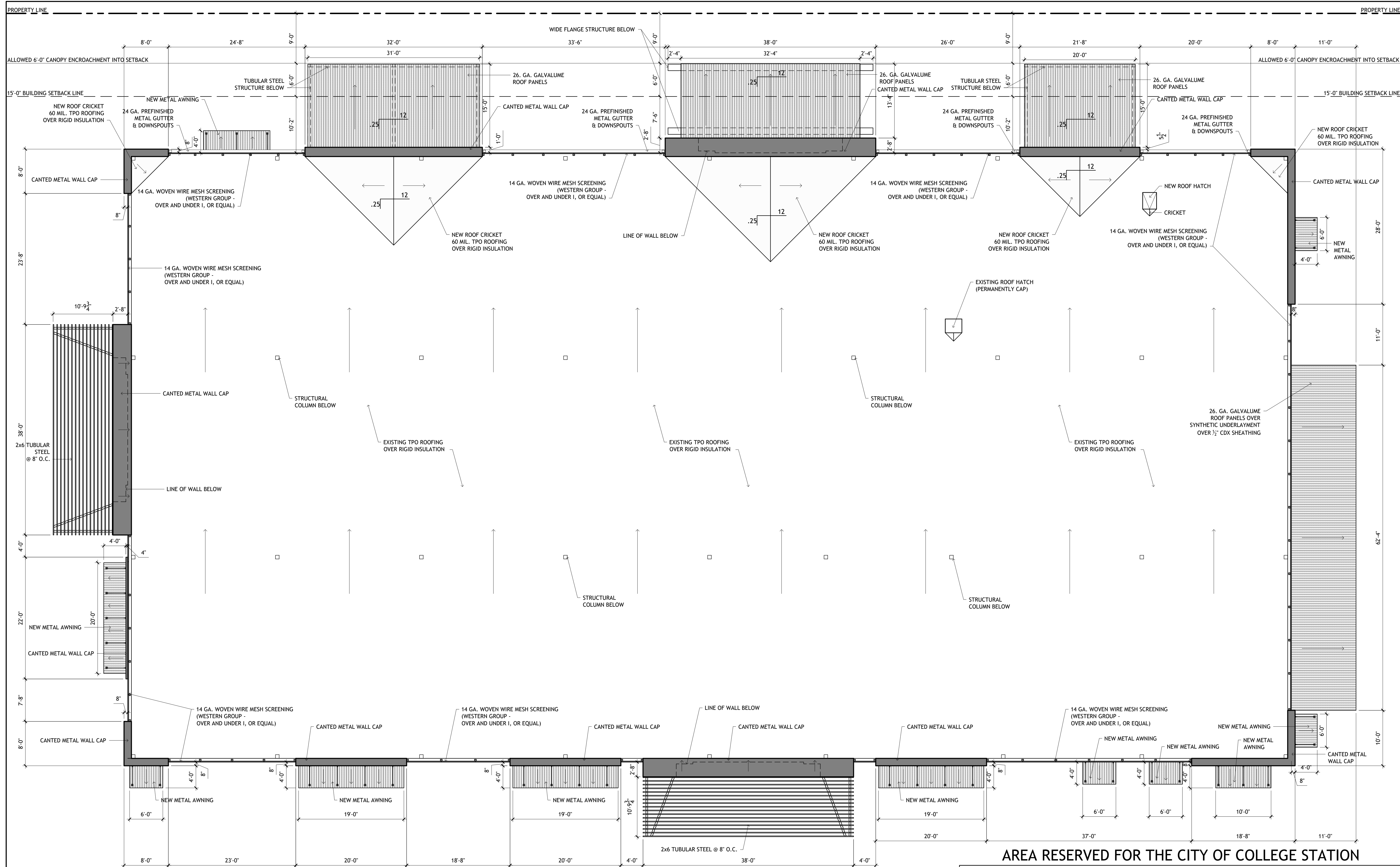
REVISIONS:	
1	04/25/23
2	05/25/23

NOT FOR CONSTRUCTION

THESE DOCUMENTS AND DESIGNS ARE THE PROPERTY OF THE ARCHITECT AND NO PART SHALL BE COPIED OR DUPLICATED WITHOUT HIS WRITTEN PERMISSION. UNAUTHORIZED DUPLICATION OF THESE PLANS IN WHOLE OR IN PART IS STRICTLY PROHIBITED. ALL COPYRIGHT LAWS ARE APPLICABLE. © COPYRIGHT 2023. ALL RIGHTS RESERVED.

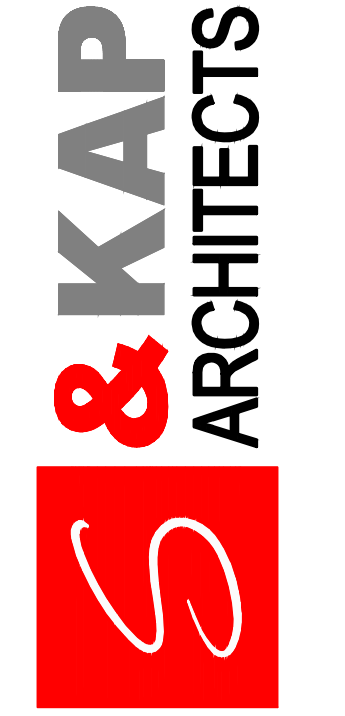
SITE PLAN  
**0.0**

AREA RESERVED FOR THE CITY OF COLLEGE STATION

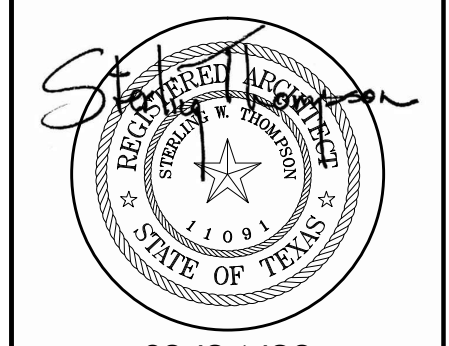


**1 ROOF PLAN**  
1/8" = 1'-0"

AREA RESERVED FOR THE CITY OF COLLEGE STATION



STERLING & KAP ARCHITECTS  
2416 COLUMBUS AVENUE  
WACO, TEXAS 76701  
P: 254.756.2311 F: 254.756.2577  
www.sterlingandkap.com



03/24/23

PROJECT DEVELOPER/OWNER:  
TURNER BEHRINGER REAL ESTATE  
1220 AUSTIN AVE  
WACO, TX 76701  
P: 254.400.2572

**UNION OAK FOOD MARKET**  
1500 HOLLEMAN DRIVE E.  
COLLEGE STATION, TEXAS 77840  
(POST OAK MALL, BLOCK 2, LOT 1, ACRES 2)

PROJECT #: 2022-05-02  
DRAWN: SBK  
CHECKED: SWT  
DATE: 03/24/23

REVISIONS:

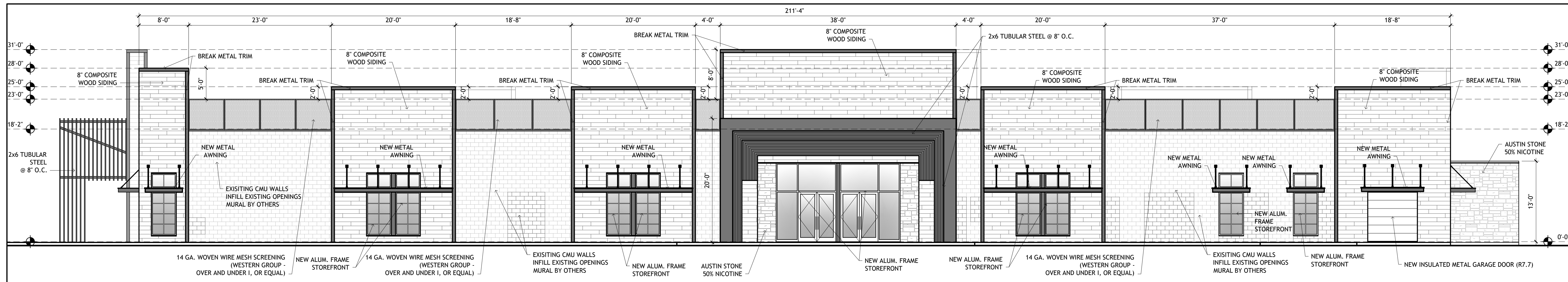
1	04/25/23
2	05/25/23

NOT FOR CONSTRUCTION

THESE DOCUMENTS AND DESIGNS ARE THE PROPERTY OF THE ARCHITECT AND NO PART SHALL BE COPIED OR DUPLICATED WITHOUT HIS WRITTEN PERMISSION. UNAUTHORIZED DUPLICATION OF THESE PLANS IN WHOLE OR IN PART IS STRICTLY PROHIBITED. ALL COPYRIGHT LAWS ARE APPLICABLE. © COPYRIGHT 2023. ALL RIGHTS RESERVED.

ROOF PLAN

**1.0**



**1** FACADE 'A' (FRONT ELEVATION) - ARCHITECTURAL  
 1/8" = 1'-0"



**2** FACADE 'A' (FRONT ELEVATION) - FULL COLOR  
 1/8" = 1'-0"

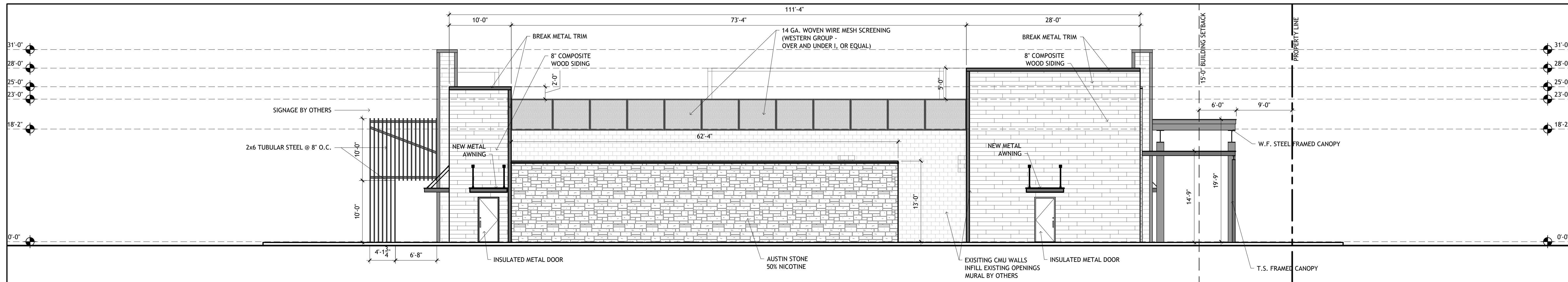
USE OF MATERIALS ON FACADE 'A' (FRONT SIDE) - PRIMARY FACADE				
TOTAL SQUARE FOOTAGE OF FACADE 'A' (FRONT SIDE): 5,388 SQ. FT.				
PRIMARY MATERIALS	FACADE AREA IN SQUARE FOOT	PERCENT OF FACADE	PRIMARY COLOR OF MATERIAL	COLOR/MATERIAL SAMPLE
TRANSPARENCY	633 SQ. FT.	11.8%	N/A	N/A
EXPOSED EXISTING CONCRETE MASONRY UNITS	1,481 SQ. FT.	27.6%	PAINT 'IBIS WHITE' - SW 7000 EXCEPT PORTIONS THAT OVERLAP W/ MURAL COLORS	
8" COMPOSITE WOOD SIDING	2,739 SQ. FT.	51.1%	CEDAR - RUSSET STAIN, OR EQUAL	
14 GA. WOVEN WIRE MESH SCREENING (WESTERN GROUP - OVER AND UNDER 1, OR EQUAL)	433 SQ. FT.	8.1%	PAINT 'IBIS WHITE' - SW 7000 EXCEPT PORTIONS THAT OVERLAP W/ MURAL COLORS	
AUSTIN STONE 50% NICOTINE	76 SQ. FT.	1.4%		
ACCENT MATERIALS	FACADE AREA IN SQUARE FOOT	PERCENT OF FACADE	PRIMARY COLOR OF MATERIAL	PRIMARY COLOR OF MATERIAL
PAINTED MURAL (CONCEPTUAL, FINAL DESIGN MAY VARY)	1,854 SQ. FT.	34%	VARIOUS COLORS, SEE PROPOSED COLOR SAMPLES	
METAL TRIM ACCENT ELEMENTS (AWNINGS, CANOPIES, & TRIMS)	668 SQ. FT.	13%	PAINT 'IRON ORE' - SW 7069	

PROPOSED MURAL COLOR SCHEME (MURAL SHOWN IN DRAWINGS IS CONCEPTUAL, FINAL DESIGN MAY VARY)							
SUNDAY TOPAZ - SW 6117	TOTALLY TAN - SW 6115	WHITE RAISIN - SW 7685	ROYCROFT VELLUM - SW 2833	FORESTWOOD - SW 7730	OAKMOSS - SW 6180	EDAMAME - SW 7729	ARTICHOKE - SW 6179
ST. BART'S - SW 7614	WINDY BLUE - SW 6240	CLARY SAGE - SW 6178	IBIS WHITE - SW 7000	ROYCROFT BRASS - SW 2843	OLIVE GROVE - SW 7734	WEATHERED SHINGLE - SW 2841	BAMBOO SHOOT - SW 7733

ARCHITECTURAL RELIEF ELEMENTS ON FACADE 'A' (FRONT SIDE) - PRIMARY FACADE				
TOTAL LINEAR FEET OF FACADE 'A' (FRONT SIDE): 211'-4" SQ. FT. REQUIRED NUMBER OF ELEMENTS (1:25) = 9 ELEMENTS				
PARAPET / ROOF HEIGHT	LINEAR FEET OF FACADE	PROJECTION FROM FACADE	NUMBER OF ELEMENTS	PERCENT OF ELEMENTS
METAL CANOPIES & HANGING METAL AWNINGS	85'-0"	4'-0" (HANGING AWNINGS)	7	50%
WALL PLANE PROJECTIONS OVER 4'-0"	N/A	N/A	N/A	-
4"+ PROJECTIONS FROM MAIN FACE OF BUILDING (COMPOSITE WOOD SIDING TOWERS)	124'-8"	8" TYPICAL TOWER BUMP OUTS & 2'-8" MAIN ENTRANCE TOWER	6	42.9%
ROOFLINE ARTICULATION	N/A	N/A	N/A	-
WELL DEFINED CORNICE/ARCHI. TERMINATION (METAL SCREENING)	N/A	N/A	N/A	-
OTHER ARCHITECTURAL RELIEF (MAIN ENTRANCE CANOPY STRUCTURE)	38'-0"	10'-9 1/2"	1	7.1%
<b>TOTAL NUMBER OF ELEMENTS</b>			<b>14</b>	<b>100%</b>

ROOFLINE ELEVATIONS ON FACADE 'A'		
TOTAL LINEAR FEET OF FACADE 'A' (FRONT SIDE): 211'-4" SQ. FT.		
PARAPET / ROOF HEIGHT	LINEAR FEET OF FACADE	PERCENT OF FACADE
23'-0"	86'-8"	41.0%
25'-0"	78'-8"	37.2%
28'-0"	8'-0"	3.8%
31'-0"	38'-0"	18.0%

AREA RESERVED FOR THE CITY OF COLLEGE STATION



**1** FAÇADE 'B' (RIGHT SIDE ELEVATION) - ARCHITECTURAL  
1/8" = 1'-0"



**2** FAÇADE 'B' (RIGHT SIDE ELEVATION) - FULL COLOR  
1/8" = 1'-0"

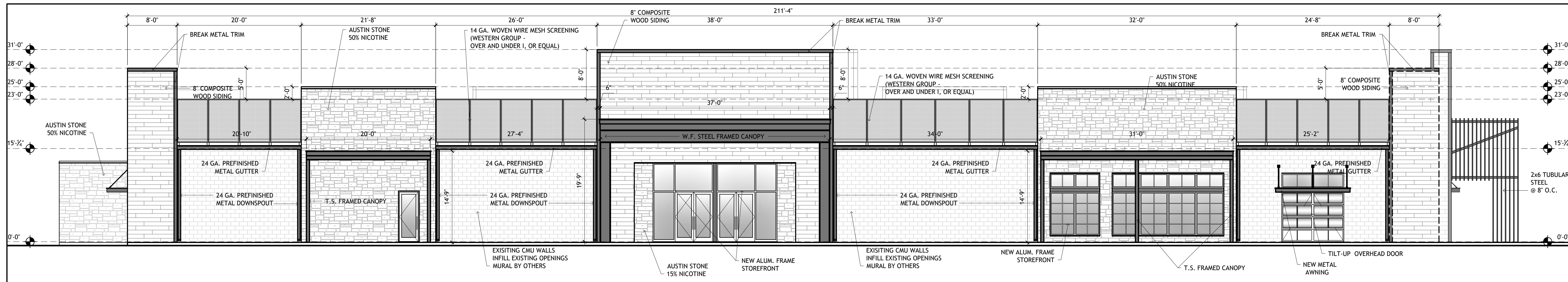
USE OF MATERIALS ON FAÇADE 'B' (RIGHT SIDE)				
TOTAL SQUARE FOOTAGE OF FAÇADE 'A' (RIGHT SIDE): 2,720 SQ. FT.				
PRIMARY MATERIALS	FAÇADE AREA IN SQUARE FOOT	PERCENT OF FAÇADE	PRIMARY COLOR OF MATERIAL	COLOR/MATERIAL SAMPLE
TRANSPARENCY	0 SQ. FT.	0%	N/A	N/A
EXPOSED EXISTING CONCRETE MASONRY UNITS	509 SQ. FT.	18.7%	PAINT 'IBIS WHITE' - SW 7000 EXCEPT PORTIONS THAT OVERLAP W/ MURAL COLORS	
8" COMPOSITE WOOD SIDING	1,034 SQ. FT.	38.0%	CEDAR - RUSSET STAIN, OR EQUAL	
14 GA. WOVEN WIRE MESH SCREENING (WESTERN GROUP - OVER AND UNDER 1, OR EQUAL)	367 SQ. FT.	13.5%	PAINT 'IBIS WHITE' - SW 7000 EXCEPT PORTIONS THAT OVERLAP W/ MURAL COLORS	
AUSTIN STONE 50% NICOTINE	810 SQ. FT.	29.8%		
ACCENT MATERIALS	FAÇADE AREA IN SQUARE FOOT	PERCENT OF FAÇADE	PRIMARY COLOR OF MATERIAL	PRIMARY COLOR OF MATERIAL
PAINTED MURAL (CONCEPTUAL, FINAL DESIGN MAY VARY)	800 SQ. FT.	29.4%	VARIOUS COLORS, SEE PROPOSED COLOR SAMPLES	
METAL TRIM ACCENT ELEMENTS (AWNINGS, CANOPIES, & TRIMS)	92 SQ. FT.	3.4%	PAINT 'IRON ORE' - SW 7069	

PROPOSED MURAL COLOR SCHEME (MURAL SHOWN IN DRAWINGS IS CONCEPTUAL, FINAL DESIGN MAY VARY)							
SUNDAY TOPAZ - SW 6117	TOTALLY TAN - SW 6115	WHITE RAISIN - SW 7685	ROYCROFT VELLUM - SW 2833	FORESTWOOD - SW 7730	OAKMOSS - SW 6180	EDAMAME - SW 7729	ARTICHOKE - SW 6179
ST. BART'S - SW 7614	WINDY BLUE - SW 6240	CLARY SAGE - SW 6178	IBIS WHITE - SW 7000	ROYCROFT BRASS - SW 2843	OLIVE GROVE - SW 7734	WEATHERED SHINGLE - SW 2841	BAMBOO SHOOT - SW 7733

ARCHITECTURAL RELIEF ELEMENTS ON FAÇADE 'B' (RIGHT SIDE)				
TOTAL LINEAR FEET OF FAÇADE 'B' (RIGHT SIDE): 111'-4" SQ. FT. REQUIRED NUMBER OF ELEMENTS (1:25) = 5 ELEMENTS				
PARAPET/ROOF HEIGHT	LINEAR FEET OF FAÇADE	PROJECTION FROM FAÇADE	NUMBER OF ELEMENTS	PERCENT OF ELEMENTS
METAL CANOPIES & HANGING METAL AWNINGS	12'-0"	4'-0" (HANGING AWNINGS)	2	28.6%
WALL PLANE PROJECTIONS OVER 4'-0" (STONE FREEZER/COOLER ENCLOSURE)	62'-4"	10'-0"	1	14.3%
4" PROJECTIONS FROM MAIN FACE OF BUILDING (COMPOSITE WOOD SIDING 'TOWERS')	18'-0"	8" TYPICAL TOWER BUMP OUTS	2	28.6%
ROOFLINE ARTICULATION	SEE ROOFLINE ELEVATION CHART FOR FAÇADE 'B'	N/A	1	14.3%
WELL DEFINED CORNICE/ARCHI. TERMINATION (METAL SCREENING)	73'-4"	N/A	1	14.3%
OTHER ARCHITECTURAL RELIEF	N/A	N/A	N/A	-
<b>TOTAL NUMBER OF ELEMENTS</b>			<b>7</b>	<b>100%</b>

ROOFLINE ELEVATIONS ON FAÇADE 'B'		
TOTAL LINEAR FEET OF FAÇADE 'B' (RIGHT SIDE): 111'-4" SQ. FT.		
PARAPET/ROOF HEIGHT	LINEAR FEET OF FAÇADE	PERCENT OF FAÇADE
23'-0"	73'-4"	65.9%
25'-0"	10'-0"	9.0%
28'-0"	28'-0"	25.1%
31'-0"	0'-0"	0%

AREA RESERVED FOR THE CITY OF COLLEGE STATION



**1** FAÇADE 'C' (BACK SIDE ELEVATION) - ARCHITECTURAL  
1/8" = 1'-0"



**2** FAÇADE 'C' (BACK SIDE ELEVATION) - FULL COLOR  
1/8" = 1'-0"

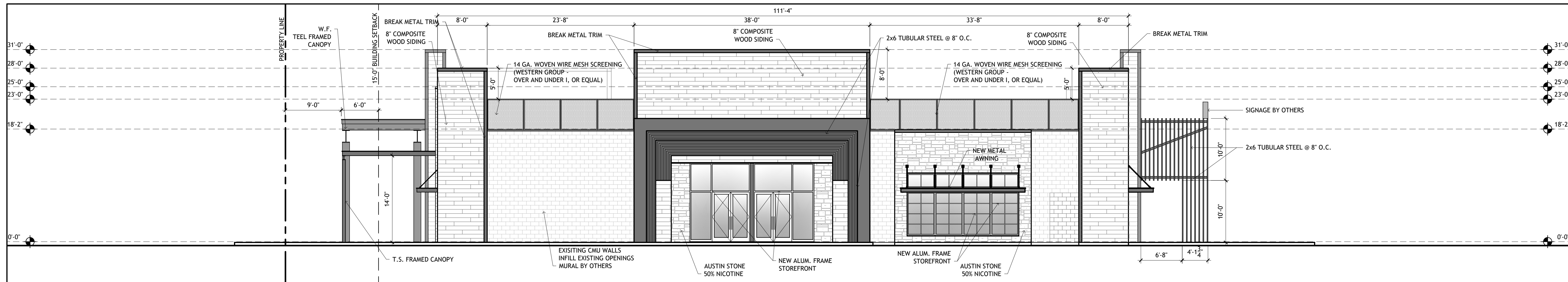
USE OF MATERIALS ON FAÇADE 'C' (BACK SIDE)				
TOTAL SQUARE FOOTAGE OF FAÇADE 'C' (BACK SIDE): 5,224 SQ. FT.				
PRIMARY MATERIALS	FAÇADE AREA IN SQUARE FOOT	PERCENT OF FAÇADE	PRIMARY COLOR OF MATERIAL	COLOR/MATERIAL SAMPLE
TRANSPARENCY	650 SQ. FT.	12.1%	N/A	N/A
EXPOSED EXISTING CONCRETE MASONRY UNITS	1,528 SQ. FT.	28.6%	PAINT 'IBIS WHITE' - SW 7000 EXCEPT PORTIONS THAT OVERLAP W/ MURAL COLORS	
8' COMPOSITE WOOD SIDING	1,267 SQ. FT.	23.7%	CEDAR - RUSSET STAIN, OR EQUAL	
14 GA. WOVEN WIRE MESH SCREENING (WESTERN GROUP - OVER AND UNDER 1, OR EQUAL)	777 SQ. FT.	14.5%	PAINT 'IBIS WHITE' - SW 7000 EXCEPT PORTIONS THAT OVERLAP W/ MURAL COLORS	
AUSTIN STONE 50% NICOTINE	1,130 SQ. FT.	21.1%		
ACCENT MATERIALS	FAÇADE AREA IN SQUARE FOOT	PERCENT OF FAÇADE	PRIMARY COLOR OF MATERIAL	PRIMARY COLOR OF MATERIAL
PAINTED MURAL (CONCEPTUAL, FINAL DESIGN MAY VARY)	1,590 SQ. FT.	29.7%	VARIOUS COLORS, SEE PROPOSED COLOR SAMPLES	
METAL TRIM ACCENT ELEMENTS (AWNINGS, CANOPIES, & TRIMS)	566 SQ. FT.	10.6%	PAINT 'IRON ORE' - SW 7069	

PROPOSED MURAL COLOR SCHEME (MURAL SHOWN IN DRAWINGS IS CONCEPTUAL, FINAL DESIGN MAY VARY)							
SUNDAY TOPAZ - SW 6117	TOTALLY TAN - SW 6115	WHITE RAISIN - SW 7685	ROYCROFT VELLUM - SW 2833	FORESTWOOD - SW 7730	OAKMOSS - SW 6180	EDAMAME - SW 7729	ARTICHOKE - SW 6179
ST. BART'S - SW 7614	WINDY BLUE - SW 6240	CLARY SAGE - SW 6178	IBIS WHITE - SW 7000	ROYCROFT BRASS - SW 2843	OLIVE GROVE - SW 7734	WEATHERED SHINGLE - SW 2841	BAMBOO SHOOT - SW 7733

ARCHITECTURAL RELIEF ELEMENTS ON FAÇADE 'C' (BACK SIDE)				
TOTAL LINEAR FEET OF FAÇADE 'C' (LEFT SIDE): 211'-4" SQ. FT. REQUIRED NUMBER OF ELEMENTS (1:25) = 9 ELEMENTS				
PARAPET / ROOF HEIGHT	LINEAR FEET OF FAÇADE	PROJECTION FROM FAÇADE	NUMBER OF ELEMENTS	PERCENT OF ELEMENTS
METAL CANOPIES & HANGING METAL AWNINGS	100'-0"	15'-0" (SIDE CANOPIES) 13'-0" (MAIN ENTRANCE CANOPY) 4'-0" (HANGING AWNINGS)	4	36.4%
WALL PLANE PROJECTIONS OVER 4'-0"	N/A	N/A	N/A	-
4"- PROJECTIONS FROM MAIN FACE OF BUILDING (COMPOSITE WOOD SIDING TOWERS & STONE BUMP OUTS)	107'-8"	8" TYPICAL TOWER BUMP OUTS 2'-8" MAIN ENTRANCE TOWER 1'-0" STONE BUMP OUTS	5	45.5%
ROOFLINE ARTICULATION	SEE ROOFLINE ELEVATION CHART FOR FAÇADE 'C'	N/A	1	9.1%
WELL DEFINED CORNICE / ARCH. TERMINATION (METAL SCREENING)	103'-8"	N/A	1	9.1%
OTHER ARCHITECTURAL RELIEF	N/A	N/A	N/A	-
<b>TOTAL NUMBER OF ELEMENTS</b>			<b>11</b>	<b>100%</b>

ROOFLINE ELEVATIONS ON FAÇADE 'C'		
TOTAL LINEAR FEET OF FAÇADE 'C' (BACK SIDE): 211'-4" SQ. FT.		
PARAPET / ROOF HEIGHT	LINEAR FEET OF FAÇADE	PERCENT OF FAÇADE
23'-0"	103'-8"	49.0%
25'-0"	53'-8"	25.4%
28'-0"	16'-0"	7.6%
31'-0"	38'-0"	18.0%

AREA RESERVED FOR THE CITY OF COLLEGE STATION



1 FACADE 'D' (LEFT SIDE ELEVATION) - ARCHITECTURAL  
1/8" = 1'-0"



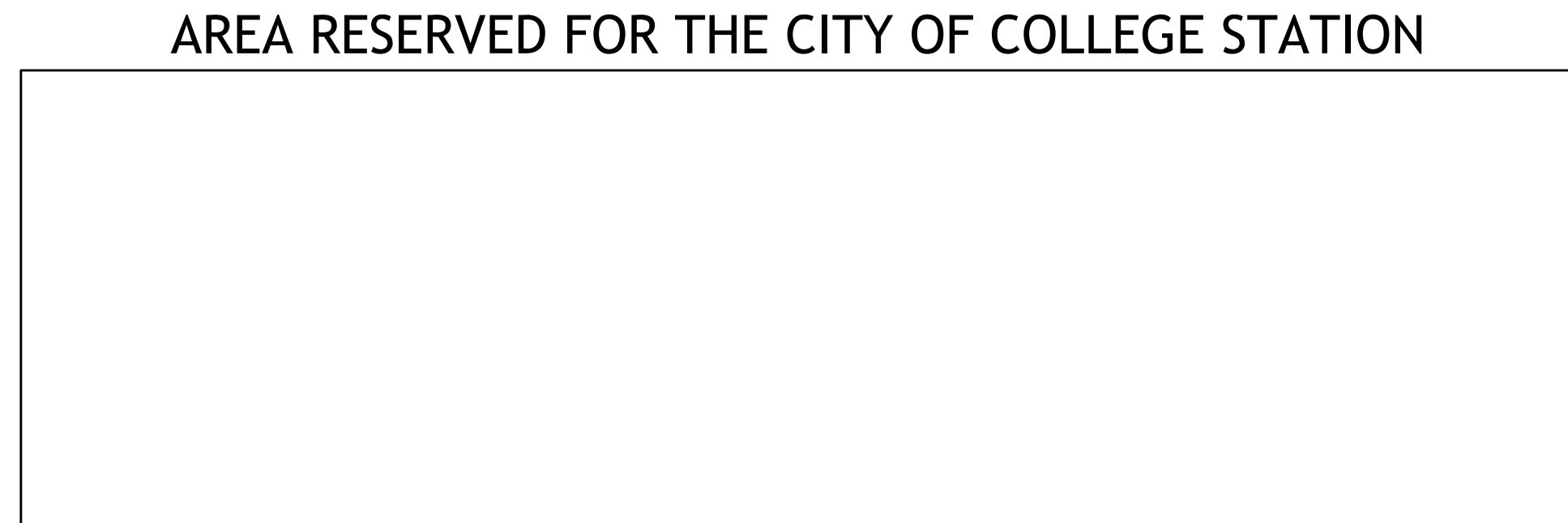
2 FACADE 'D' (LEFT SIDE ELEVATION) - FULL COLOR  
1/8" = 1'-0"

USE OF MATERIALS ON FACADE 'D' (LEFT SIDE)				
TOTAL SQUARE FOOTAGE OF FACADE 'A' (LEFT SIDE): 2,945 SQ. FT.				
PRIMARY MATERIALS	FACADE AREA IN SQUARE FOOT	PERCENT OF FACADE	PRIMARY COLOR OF MATERIAL	COLOR/MATERIAL SAMPLE
TRANSPARENCY	433 SQ. FT.	14.7%	N/A	N/A
EXPOSED EXISTING CONCRETE MASONRY UNITS	636 SQ. FT.	21.3%	PAINT 'IBIS WHITE' - SW 7000 EXCEPT PORTIONS THAT OVERLAP W/ MURAL COLORS	
8" COMPOSITE WOOD SIDING	1,297 SQ. FT.	44%	CEDAR - RUSSET STAIN, OR EQUAL	
14 GA. WOVEN WIRE MESH SCREENING (WESTERN GROUP - OVER AND UNDER 1, OR EQUAL)	294 SQ. FT.	10%	PAINT 'IBIS WHITE' - SW 7000 EXCEPT PORTIONS THAT OVERLAP W/ MURAL COLORS	
AUSTIN STONE 50% NICOTINE	295 SQ. FT.	10%		
ACCENT MATERIALS	FACADE AREA IN SQUARE FOOT	PERCENT OF FACADE	PRIMARY COLOR OF MATERIAL	PRIMARY COLOR OF MATERIAL
PAINTED MURAL (CONCEPTUAL, FINAL DESIGN MAY VARY)	740 SQ. FT.	25.1%	VARIOUS COLORS, SEE PROPOSED COLOR SAMPLES	
METAL TRIM ACCENT ELEMENTS (AWNINGS, CANOPIES, & TRIMS)	451 SQ. FT.	15.3%	PAINT 'IRON ORE' - SW 7069	

PROPOSED MURAL COLOR SCHEME (MURAL SHOWN IN DRAWINGS IS CONCEPTUAL, FINAL DESIGN MAY VARY)							
SUNDAY TOPAZ - SW 6117	TOTALLY TAN - SW 6115	WHITE RAISIN - SW 7685	ROYCROFT VELLUM - SW 2833	FORESTWOOD - SW 7730	OAKMOSS - SW 6180	EDAMAME - SW 7729	ARTICHOKE - SW 6179
ST. BART'S - SW 7614	WINDY BLUE - SW 6240	CLARY SAGE - SW 6178	IBIS WHITE - SW 7000	ROYCROFT BRASS - SW 2843	OLIVE GROVE - SW 7734	WEATHERED SHINGLE - SW 2841	BAMBOO SHOOT - SW 7733

ARCHITECTURAL RELIEF ELEMENTS ON FACADE 'D' (LEFT SIDE)				
TOTAL LINEAR FEET OF FACADE 'D' (LEFT SIDE): 111'-4" SQ. FT. REQUIRED NUMBER OF ELEMENTS (1:25) = 5 ELEMENTS				
PARAPET/ROOF HEIGHT	LINEAR FEET OF FACADE	PROJECTION FROM FACADE	NUMBER OF ELEMENTS	PERCENT OF ELEMENTS
METAL CANOPIES & HANGING METAL AWNINGS	20'-0"	4'-0" (HANGING AWNINGS)	1	14.3%
WALL PLANE PROJECTIONS OVER 4'-0"	N/A	N/A	N/A	-
4"- PROJECTIONS FROM MAIN FACE OF BUILDING (COMPOSITE WOOD SIDING TOWERS)	54'-0"	8" TYPICAL TOWER BUMP OUTS 2'-8" MAIN ENTRANCE TOWER	3	42.8%
ROOFLINE ARTICULATION	SEE ROOFLINE ELEVATION CHART FOR FACADE 'D'	N/A	1	14.3%
WELL DEFINED CORNICE/ARCHI. TERMINATION (METAL SCREENING)	57'-4"	N/A	1	14.3%
OTHER ARCHITECTURAL RELIEF (MAIN ENTRANCE CANOPY STRUCTURE)	38'-0"	10'-9 1/2"	1	14.3%
<b>TOTAL NUMBER OF ELEMENTS</b>			<b>7</b>	<b>100%</b>

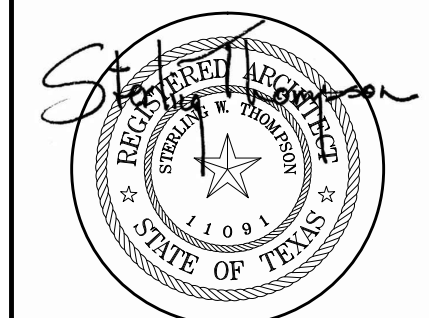
ROOFLINE ELEVATIONS ON FACADE 'D'		
TOTAL LINEAR FEET OF FACADE 'D' (LEFT SIDE): 111'-4" SQ. FT.		
PARAPET/ROOF HEIGHT	LINEAR FEET OF FACADE	PERCENT OF FACADE
23'-0"	57'-4"	51.5%
25'-0"	0'-0"	0%
28'-0"	16'-0"	14.4%
31'-0"	38'-0"	34.1%







STERLING & KAP ARCHITECTS  
2416 COLUMBUS AVENUE  
WACO, TEXAS 76701  
P: 254.756.2311 F: 254.756.2577  
www.sterlingandkap.com



03/24/23

PROJECT DEVELOPER/OWNER:  
TURNER BEHRINGER REAL ESTATE  
1220 AUSTIN AVE  
WACO, TX 76701  
P: 254.400.2572

UNION OAK FOOD MARKET  
1500 HOLLEMAN DRIVE E.  
COLLEGE STATION, TEXAS 77840  
(POST OAK MALL, BLOCK 2, LOT 1, ACRES 2)

PROJECT #: 2022-05-02  
DRAWN: SBK  
CHECKED: SWT  
DATE: 03/24/23

REVISIONS:	
1	04/25/23
2	05/25/23

NOT FOR CONSTRUCTION

THESE DOCUMENTS AND DESIGNS ARE THE PROPERTY OF THE ARCHITECT AND NO PART SHALL BE COPIED OR DUPLICATED WITHOUT HIS WRITTEN PERMISSION. UNAUTHORIZED DUPLICATION OF THESE PLANS IN WHOLE OR IN PART IS STRICTLY PROHIBITED. ALL COPY RIGHT LAWS ARE APPLICABLE. © COPYRIGHT 2023. ALL RIGHTS RESERVED.

DUMPSTER ENCLOSURE ELEVATIONS

2.1



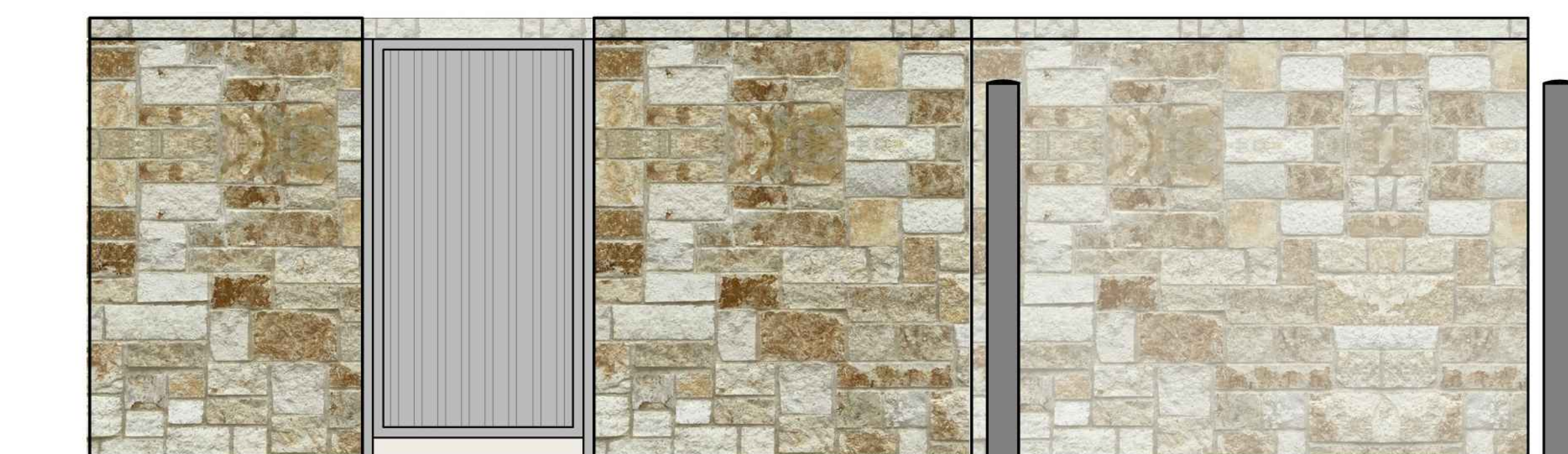
3 DUMPSTER ENCLOSURE FRONT ELEVATION  
1/2" = 1'-0"



4 DUMPSTER ENCLOSURE RIGHT ELEVATION  
1/2" = 1'-0"



5 DUMPSTER ENCLOSURE BACK ELEVATION  
1/2" = 1'-0"



6 DUMPSTER ENCLOSURE LEFT ELEVATION  
1/2" = 1'-0"

AREA RESERVED FOR THE CITY OF COLLEGE STATION







