



College Station, TX

Meeting Agenda Design Review Board

1101 Texas Avenue, College Station, TX 77840

Internet: www.microsoft.com/microsoft-teams/join-a-meeting

Meeting ID: 229 329 720 704 69 | Passcode: PB3kp2uD

Phone: +1 979-431-4880 | Phone Conference: 620 089 875#

The City Council may or may not attend this meeting.

March 27, 2026	11:00 AM	1938 Executive Conference Room
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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. **Agenda Items.**
 - 2.1. Consideration, discussion, and possible action to approve meeting minutes.
Attachments: 1. December 5, 2025
 - 2.2. Presentation, discussion, and possible action to consider Alternative Compliance to the Unified Development Ordinance Section 7.10 Non-Residential Architectural Standards for Kraken's Revenge Mini Golf located at 508 Earl Rudder Freeway South. Case #NRA2026-000008
Sponsors: Jeff Howell
Attachments:
 1. Staff Report
 2. Letter from the Architect
 3. Elevations
 4. Approved Site Plan
 5. Renderings of Site Plan and Elevations

3. **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 March 16, 2026 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 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.



**Minutes
Design Review Board
December 5, 2025
City Hall 1938 Executive Conference Room**

Board Members Present: Chairperson Jason Cornelius, Dr. Keith Sylvester, Nicole Gallucci, Ivan Rusyn and Andrew Arizpe

Board Members Absent: Ray Holiday and Barry Ely

Staff Present: Director of Planning and Development Services Anthony Armstrong, Assistant Director of Planning and Development Services Molly Hitchcock, Land Development Review Administrator Robin Macias, Senior Planner Jeff Howell, and Staff Assistant II Tiffany Romero

1. Call to order

Chairperson Jason Cornelius called the meeting to order at 11:00 a.m.

2. Hear Visitors

There were no visitors.

3. Agenda Items

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

- July 11, 2025

Board Member Rusyn motioned to approve the minutes. Board Member Arizpe seconded the motion, which passed (5-0).

3.2 Presentation, discussion, and possible action to consider an appeal to the landscape buffer standards in the Unified Development Ordinance Section 6.4.AB. “Specific Use Standards” and Section 7.7.F. “Buffer Requirements” for 11720 Old Wellborn Road, which is zoned R Rural. Case #AWV2025-000034

Senior Planner Howell presented the request explaining the UDO buffer requirements for this item. He stated that Section 6.4.AB Utilities states that activities not within a building that abuts single-family residential uses shall construct a twenty (20) foot buffer yard with a six (6) foot privacy fence, in accordance with the Buffer Requirements Section of Article 7, General Development Standards of the UDO. He also cited Sections 7.7.F.2.b that requires a combination of canopy and non-canopy trees along the buffer and Section 7.7.F.4.h. that states that buffer plantings may be reduced by 50% percent if a wall is

provided where a fence is required. The request is to reduce the 20-foot required landscape buffer down to 10 feet along the northern and western side of the property, and down to 15 feet on the southern side of the property. The applicant is also requesting to provide only non-canopy trees as well as an eight-foot masonry wall. Senior Planner Howell continued stating that the UDO requires 28 canopy trees and 46 non-canopy trees. The applicant is proposing zero canopy trees, 55 non-canopy trees, and 259 shrubs along the property line. Staff is recommending denial of the appeal request that in granting this would negatively affect the development.

Board Members discussed the buffer requirements and canopy trees.

Director Armstrong mentioned that they have known about the requirements from the package that the department sent to them since November 2021.

Board Member Sylvester asked what milliwatts they are putting in this location.

Applicant Jarod Cain mentioned that the station will be the level of service 138 Kilovolt. He stated that location is ideal since it is located adjacent to BTU's existing transmission line. He explained that Old Wellborn Road has no future plans for the road to be extended. They redesigned the plans to try to fit equipment and canopy trees but since an easement is in that location and canopy trees are not permissible to be within the easement, the spacing of the station and specific distances and clearances didn't allow much room with the buffer. He also stated that there are certain clearances and spacing requirements from a safety standpoint to the exterior to prevent the public from being able to reach into or have access to. He informed the Board that BTU will add an eight-foot wall all around the location.

Board Member Rusyn asked the applicant if it was true that the design considerations were in their possession for years and could have designed this space accordingly.

The applicant stated that there was limited flexibility regarding what could be placed on the lot. Due to the property's adjacency to the existing 138 kilovolt transmission line configuration, locating the 138 kilovolt station across from that alignment was necessary. The applicant stated building this station will help future development in the area.

Chairperson Cornelius asked why there is a discrepancy with the size of the land that was purchased and the plans that were shared with everyone. The property was purchased with prior knowledge of City standards, and the configuration should have been considered at time of purchase. This has been in everyone's hands since 2021.

Mike McMillan with BTU spoke that with the detention pond there they had to rearrange the facility to have enough clearance and because of the terrain, there is another restriction on where they could put the above-grade facilities.

The Board discussed whether, at the time of purchase, additional portions of the property could have been acquired from the owner, given the applicable guidelines to adhere to from the City of College Station.

Chairperson Cornelius asked if this body was to deny the applicants request what does that do with the substation.

Applicant McMillan said they would have to eliminate some of the services they were trying to offer out of this site and find another site. He gave examples of how other substations look in College Station.

Director Armstrong explained all the requirements were laid out upfront and that our job is to protect the integrity of the code and of the area. He stated that BTU does service the Barracks, Mission Ranch and some other areas around that location. He also said that BTU has a much broader service area and that most of this service would not be for College Station.

Board Member Gallucci asked the projected height of the shrubbery that BTU was proposing.

Applicant Cain listed off the proposed landscape.

Director Armstrong said that the projection would be two to three feet.

Chairperson Cornelius asked if there were some visualizations of what the walls were going to look like.

Applicant McMillan explained how the fence would look, stating that FM 2818 has a substation that has a wall around it and it will look like that.

Board Member Rusyn explained that this type of substation will produce electromagnetic radiation. Electromagnetic radiation requires space to decrease rather than barriers. It can go through walls, it can go through people, and it decays with distance rather than with destruction. An extra 10 feet will go a long way if there are residential areas that could surround it.

The Board discussed how they were against the buffer and reduction of plantings.

Board Member Rusyn motioned to deny the waiver, Board Member Arizpe seconded the motion, which was denied (5-0).

4. Possible action and discussion on future agenda items.

Board Member Sylvester requested that the planning committee view and intensify requirements regarding industrial development such as power stations within the city limits.

5. Adjourn

Chairperson Cornelius asked for motion to adjourn.

Board Member Arizpe motioned to adjourn the meeting, Board Member Rusyn seconded the motion, which passed (5-0).

The meeting was adjourned at 12:57 p.m.

APPROVED:

Chairperson, Jason Cornelius

ATTEST:

Tiffany Romero, Board Secretary



DESIGN REVIEW BOARD
Non-Residential Architectural Standards
Alternative Compliance
for
Kraken's Revenge Mini Golf
NRA2026-000008

REQUEST: Alternative compliance to the Non-Residential Architectural Standards

LOCATION: 508 Earl Rudder Freeway S.

ZONING DISTRICT: GC General Commercial

APPLICANT: LINTZ CONSTRUCTION LLC

PROJECT MANAGER: Jeff Howell, Senior Planner
jhowell@cstx.gov

ITEM SUMMARY: An outdoor, 18 hole mini-golf course with small structures on approximately 25,000 square feet in area, located on 1.09 acres near the intersection of University Drive East and State Highway 6 Frontage Road West.

STAFF RECOMMENDATION: The Non-Residential Architectural Standards in UDO Section 7.10 are intended to promote visual interest along building facades within view of a public right-of-way. By using natural and built features to create a unique and special place themed as a pirate cove, the proposed buildings at Kraken's Revenge Mini Golf would add visual interest and attract visitors to the area. Strict adherence to the Unified Development Ordinance would not allow for creativity of the designer and venue. This item was previously presented and approved by the Design Review Board on December 3rd, 2021, however the application has since expired which is why it is going through the process again. Staff recommends approval of the Alternative Compliance Request.



City of College Station



0 270 540 Feet

KRAKEN'S REVENGE MINI GOLF

Case: NRA ALTERNATIVE COMPLIANCE
NRA2026-000008

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 may authorize variation to the overall requirements of this Section through an application from a licensed architect for an alternative compliance approval that would allow the 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 that the additional design flexibility afforded does not provide a means to permit the 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 86th 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
3. Approved Site Plan
4. Renderings of Site Plan and Elevations



November 15, 2025

Design Review Board
City of College Station
1101 Texas Ave.
College Station, Texas 77842

Re: Alternative Compliance for Non-Residential Architectural Standards

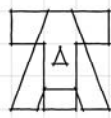
Dear Design Review Board Members,

The purpose of this letter is to request permission for alternative compliance to the City of College Station's Non-Residential Architectural Standards. The proposed project is a miniature golf course called Kraken's Revenge and is located between the existing Olive Garden and the existing Ramada on North Earl Rudder Freeway.

Due to the unique nature of a mini-golf course, the small proposed structures have been designed to promote an atmosphere consistent with the theme of a pirate cove. As a result, strict adherence to the Non-Residential Architectural standards will be detrimental to the atmosphere of the venue.

However, the following applicable requirements will be met:

- Building Entry Design (7.10.C.3.b)
 - Rather than a visible entrance to one specific building, a sense of arrival and shelter will be provided through the use of building position and site work (refer to the main entrance on the northeast side of the site on C1.1).
- Architectural Relief (7.10.C.3.c)
 - The primary structures avoid monotony through the use of architectural relief appropriate to the scale of the structures, variation with materials, and diversity of colors.
- Building Materials (7.10.C.3.e)
 - Where possible, glass fiber reinforced concrete has been used to provide "concrete products with integral color and patterned to simulate stone", but it is not possible to meet the 30% minimum requirement on each separate structure facing N. Earl Rudder Frwy. However, the aggregate total on the site is greater than 20%.
 - Wood siding represents greater than 30% of the façade on several different structures, but we believe the theme of the mini-golf course allows this to meet the intent of the Non-Residential Architectural



THETFORD
ARCHITECTURE
LLC

standards.

Thank you for your careful consideration of our application for alternative compliance, and we look forward to receiving your response. Schematic Design has been provided by Tiny Town Studios, site planning and civil design by McClure & Brown Engineering/Surveying, Inc., and architectural documentation will be provided by Thetford Architecture, LLC.

Sincerely,

Alan Thetford
Architect Reg. No. 24267

#

TINY TOWN STUDIOS

-KRAKEN'S- REVENGE


Club Rental / Concessions

- Materials List**
- Wood Framing
 - Wood Siding
 - EPS Polyurea Coating
 - Stamped GFRC


Color Palette

 Accent Color

 Accent Color

 + / - 120 sq ft / Main Color

 + / - 120 sq ft / Main Color

 Accent Color

 Accent Color

 Accent Color

  **Absolutely Do Not Use This Color**

12' - 0"



16' - 0"

Club Rental / Concessions



20' - 0"

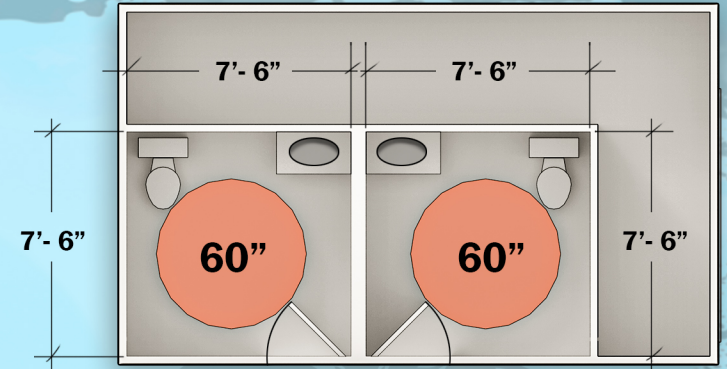
Order Window

Club Return

TINY TOWN STUDIOS

KRAKEN'S REVENGE

Restrooms



ADA Restrooms

Materials List

- Wood Framing
- Wood Siding
- EPS Polyurea Coating
- Stamped GFRC

Color Palette

- Accent Color
- Accent Color
- + / - 260 sq ft / Main Color
- + / - 1000 sq ft / Main Color
- Accent Color
- Accent Color
- Accent Color



Absolutely Do Not Use This Color

16' - 0"



30' - 0"

ADA Restrooms

18' - 0"

Photo OP

- KRAKEN'S REVENGE -

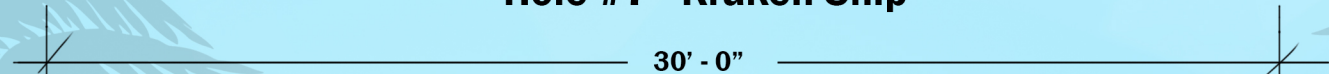
Hole #7 - Kraken Ship

Materials List

- Wood Framing
- Wood Siding
- EPS Polyurea Coating
- Stamped GFRC

- Color Palette**
- Accent Color
 - Accent Color
 - +/- 120 sq ft / Main Color
 - +/- 1000 sq ft / Main Color
 - Accent Color
 - Accent Color
 - Accent Color

Absolutely Do Not Use This Color



Water Misters at Entrance

Hole #7 Entrance

Water Canons

TINY TOWN STUDIOS








- KRAKEN'S REVENGE -

Hole #15 - Misting Station

Materials List

- Wood Framing
- Wood Siding
- EPS Polyurea Coating
- Stamped GFRC

Color Palette

-  Accent Color
-  +/- 100 sq ft / Main Color
-  +/- 28 sq ft / Main Color
-  +/- 120 sq ft / Main Color
-  +/- 20 sq ft / Main Color
-  Accent Color
-  Accent Color



12' - 0"

10' - 0"

KRAKEN'S REVENGE

Pirates Prison / Photo OP

Materials List
-EPS Polyurea Coating
-Stamped GFRC

- Color Palette**
- Accent Color
 - Accent Color
 - Accent Color
 - + / - 360 sq ft / Main Color
 - Accent Color
 - Accent Color
 - Accent Color

  **Absolutely Do Not Use This Color**



Interactive Wheel / Raises
And Lowers Key

Photo OP

-KRAKEN'S- REVENGE


Skull Rock / Photo OP

Materials List

- EPS Polyurea Coating
- Stamped GFRC


Color Palette

 Accent Color

 Accent Color

 + / - 320 sq ft / Main Color

 Accent Color

 Accent Color

 Accent Color

 Accent Color

  **Absolutely Do Not Use
This Color**

16' - 0"


12' - 0"

TINY TOWN STUDIOS

- KRAKEN'S - REVENGE

- Materials List**
- Wood Framing
 - Wood Siding
 - EPS Polyurea Coating
 - Stamped GFRC

Color Palette


 Accent Color

 Accent Color

 + / - 80 sq ft / Main Color

 + / - 120 sq ft / Main Color

 Accent Color

 Accent Color

 Accent Color

Hole #9 - Tree House

  **Absolutely Do Not Use This Color**

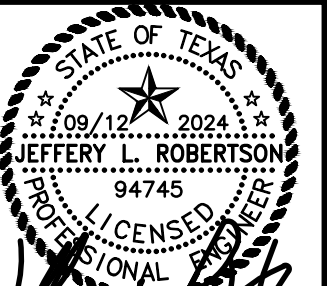


16' - 0"

Rock Water Feature

Tree House Entrance / Passthrough

20' - 0"



ISSUED FOR BIDDING AND CONSTRUCTION

DATE: 09/12/2024 DRAWN BY: RMA, DAB

DESIGNED BY: RMA, DAB

CHECKED BY: JAL

NO.	DATE	REVISIONS
1	2021-09-30	Revised per City Comments
2	2021-11-15	Revised per City Comments
3	2021-12-03	Revised per City Comments
4	2024-09-12	Revised per City Comments
5	2025-04-02	Revised per City Comments

- SITE PLAN NOTES:**
- This property is currently Zoned GC
 - Owner & Applicant: Venable Ventures LLC
 - Proposed Use: Miniature Golf
 - Acreage: 1.094 ac.
 - Parking Analysis: Per Industry Professional, based on the City of College Station population, 12 parking spots are sufficient. 16 spaces have been provided.
 - WATER AND SANITARY SEWER DEMANDS:**
Max Water Demand: 5 gpm
Avg Water Demand: 0 gpm
Min Water Demand: 0 gpm
Avg Sewer Demand: 2,300 gal/day
 - FIRE FLOW REQUIREMENTS:** NA
 - Legal Description—Lot 10B, Block 1, The Gateway Phase 1 Subdivision, City of College Station, Texas, according to the plat thereof recorded in Volume 15809, Page 216, Official Records, Brazos County, Texas.
 - BASIS OF BEARINGS:** The bearing system and actual measured distance to the monuments are consistent with the recorded plat in Volume 5996, Page 198, Official Records of Brazos County, Texas.
 - According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Number 48041C0215E, Map Revised April 2, 2014, this property is located in a Special Flood Hazard Area.
 - See Site Civil drawings for additional grading, layout information, Utility layout and Stormwater Pollution Prevention Plan.
 - Building Setbacks shall comply with the City of College Station Standards of the Unified Development GC zoning:
Front Setback = 25'
Side Setback = 7.5'
Street Side Setback = 15'
Rear Setback = 15'
 - All roof and ground-mounted mechanical equipment shall be screened from view or isolated so as not to be visible from any public right-of-way or residential district within 150' of the subject lot, measured from a point five feet above grade. Such screening shall be coordinated with the building architecture and scale to maintain a unified appearance.
 - Irrigation system to be installed by others. Irrigation system must be protected by either a Pressure Vacuum Breaker, a Reduced Pressure Principle Back Flow Device, or a Double-Check Back Flow Device and installed as per City Ordinance 2394.
 - All Backflow devices shall be installed and tested upon installation as per City Ordinance 2394.
 - All required signage shall be permitted separately.
 - Exterior building and site lighting will meet the standards of Section 7.11 of the Unified Development Ordinance. The light source shall not project below an opaque housing and no fixture shall directly project light horizontally. Fixtures will be mounted in such a manner that the projected cone of light does not cross any property line.
 - The City shall not be responsible for repairs to parking lot lights or retaining walls that are located in existing utility easements should maintenance/replacement of their associated utilities be deemed necessary.
 - Contractor shall provide one (1) week advance notice to City prior to connecting to existing waterlines and shall coordinate the water line connections with the Utility Dept. and City Inspector.
 - 100% coverage of groundcover, decorative paving, decorative rock, or a perennial grass is required in parking lot islands, swales and drainage areas, the parking lot setback, rights-of-way, and adjacent property disturbed during construction.
 - Solid waste to be collected by existing dumpsters.
 - All landscaping installed around a transformer box shall maintain a 3' clearance from sides and rear and 10' clearance from transformer doors.
 - This site is part of the building plot with the Lot 10A, Block 1, The Gateway Phase 1.

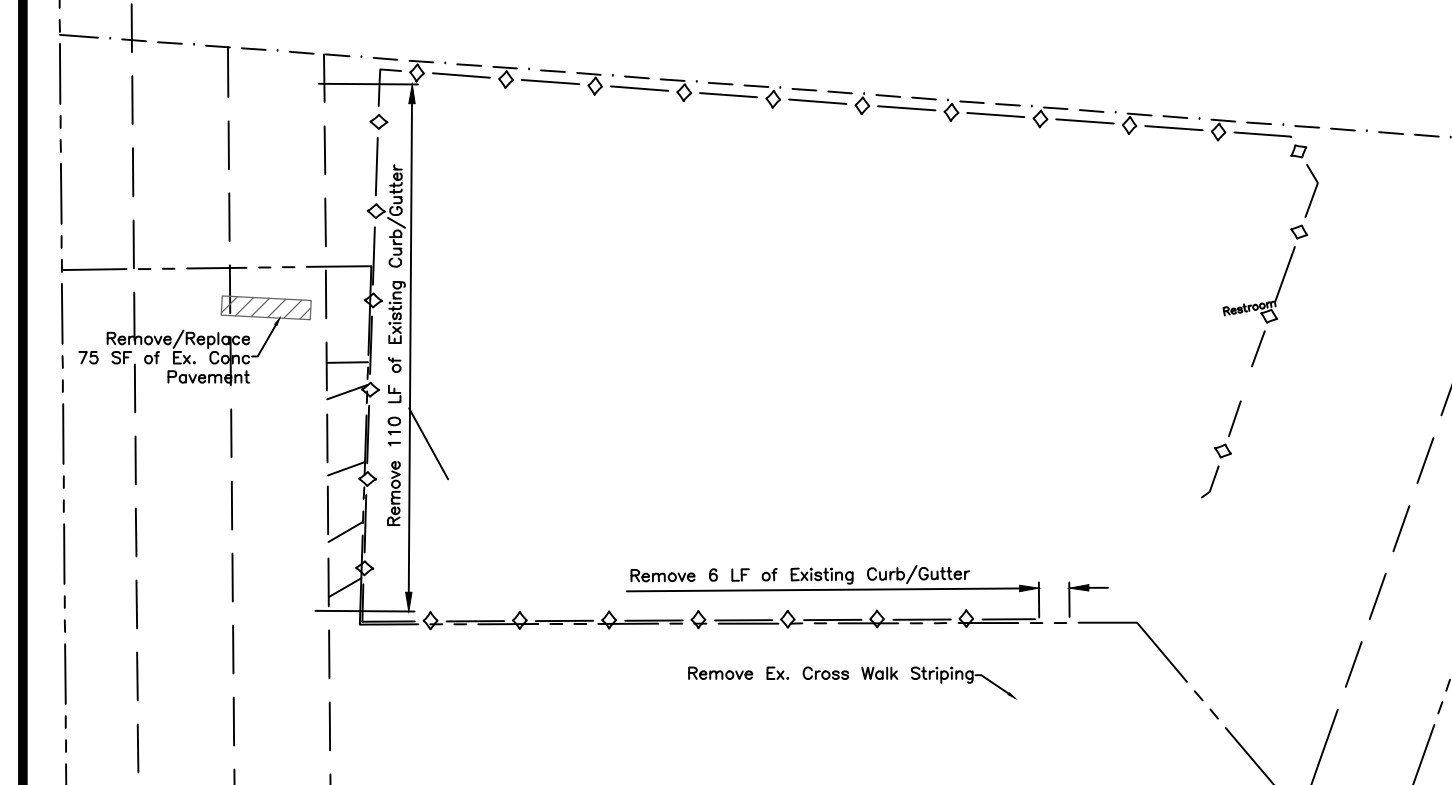
- GENERAL CONSTRUCTION NOTES:**
- It shall be the responsibility of the Contractor to verify the exact location of all existing underground utilities. Furthermore, the Contractor shall contact all utility company representatives a minimum of 48 hours in advance of any excavation.
A. Contact Texas811 @ 811
C. Contact City of College Station @ 979-764-3570
 - Construction within Public Right-of-Ways and easements must equal or exceed the BCS Unified Technical Specification and Standard Construction Details. All inspections shall be coordinated with the staff of the City Engineer of College Station.
 - In lieu of using the construction materials indicated in these plans, the Contractor shall obtain written approval from the Engineer for any substitution.
 - Trench Safety Requirements shall be in accordance with O.S.H.A. Standard 29 CFR Part 1926 Subpart P.
 - TRENCHING AND BACKFILLING:** The backfilling of all trenches within structural areas shall be accomplished with cement stabilized sand placed to within 6" of paving sub-grade. The backfilling of all trenches outside of structural areas shall be placed so as to achieve 85 percent Modified Proctor Density. All backfilling shall be between optimum and 4 percent (4%) above optimum moisture content. Testing shall be provided by a certified laboratory at the Owner's expense to verify these standards. Any retesting due to substandard work shall be at the expense of the Contractor. Structural areas shall include all sidewalks and paved areas. For streets, alleys and parking areas, the limits of the structural areas shall extend 5' beyond the curb lines or other paved areas.
 - It is the responsibility of the contractor to comply with all State and Federal Regulations regarding construction activities near energized overhead power lines. Additionally, the contractor shall coordinate all proposed work and procedures with the City of College Station Electrical Division.
 - Where a contradiction between plans and specifications occur, the plans shall be ruled as superior.
 - Trenches may be left open overnight if properly barricaded to prevent pedestrian access.
 - It shall be the responsibility of the Contractor to file a NOI with the TCEQ and coordinate with City staff.
 - Contractor shall adjust all existing manholes and valve boxes to final grades. There will be no separate pay item for this work.
 - It is the responsibility of the contractor to contact the inspector at least 24 hours prior to beginning construction work.

- TRAFFIC/HANDICAP SIGN INSTALLATION NOTES:**
- All signs shall be posted on 8'-6", 2-1/2" outside diameter Galvanized Steel Pipe Signposts that weigh two (2) pounds per linear foot. These signposts shall be placed a minimum of 2.5 to 3.0 feet into the ground in a dug or drilled one-foot diameter hole. The sign-post shall be placed vertically plumb in the center of the hole and secured with a minimum of two (2) sacks of sackrete. The concrete mix shall be hand tamped as necessary.
 - All traffic signs shall be installed so that the bottom of each sign shall be at least seven (7) feet above the ground at the base of the signpost or above an adjacent travelway. All traffic signposts shall be installed 24" inches from the travelway. Handicapped Parking Signs and Fire Lane Signs shall be installed a minimum of five (5) feet above the ground at the base of the sign, and 12" from the travelway or sidewalk.
 - The hardware used to attach the signs to the signposts shall be the same as that currently used by the City of College Station.

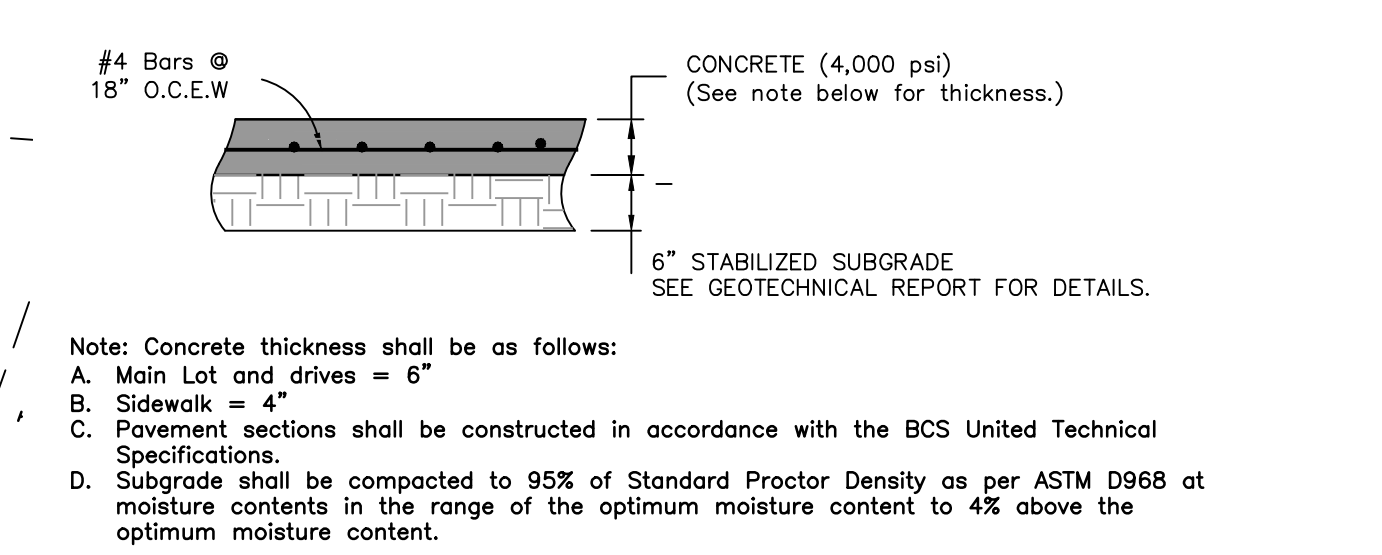
- STRIPING NOTES:**
- Contractor shall be responsible for the layout of the Parking Area striping plan in the field and stripe as shown on this sheet. All markings shall be white.
 - All point, glass beads and application rates shall conform to TxDOT Item 666, ReflectORIZED Pavement Markings, Type II Marking Materials.
 - All Parking Space Limit Lines shall be solid white lines 6" wide.
 - All marking/striping shall conform to current specifications of the Texas Manual on Uniform Traffic Control Devices, the TEXAS ACCESSIBILITY STANDARDS (TAS) of the Architectural Barriers Act [Article 9102, Texas Civil Statutes] from the Texas Department of Licensing and Regulation and Ordinance No. 2159 Chapter 6 Section 1 (B)(4) Subsection 602.6.8 (a) City of College Station Code of Ordinances.
 - Fire Lane curbs shall be marked "FIRE LANE - NO PARKING - TOW AWAY ZONE". Wording may not be spaced more than fifteen feet (15') apart.



Site Plan
SCALE: Hor: 1" = 20'

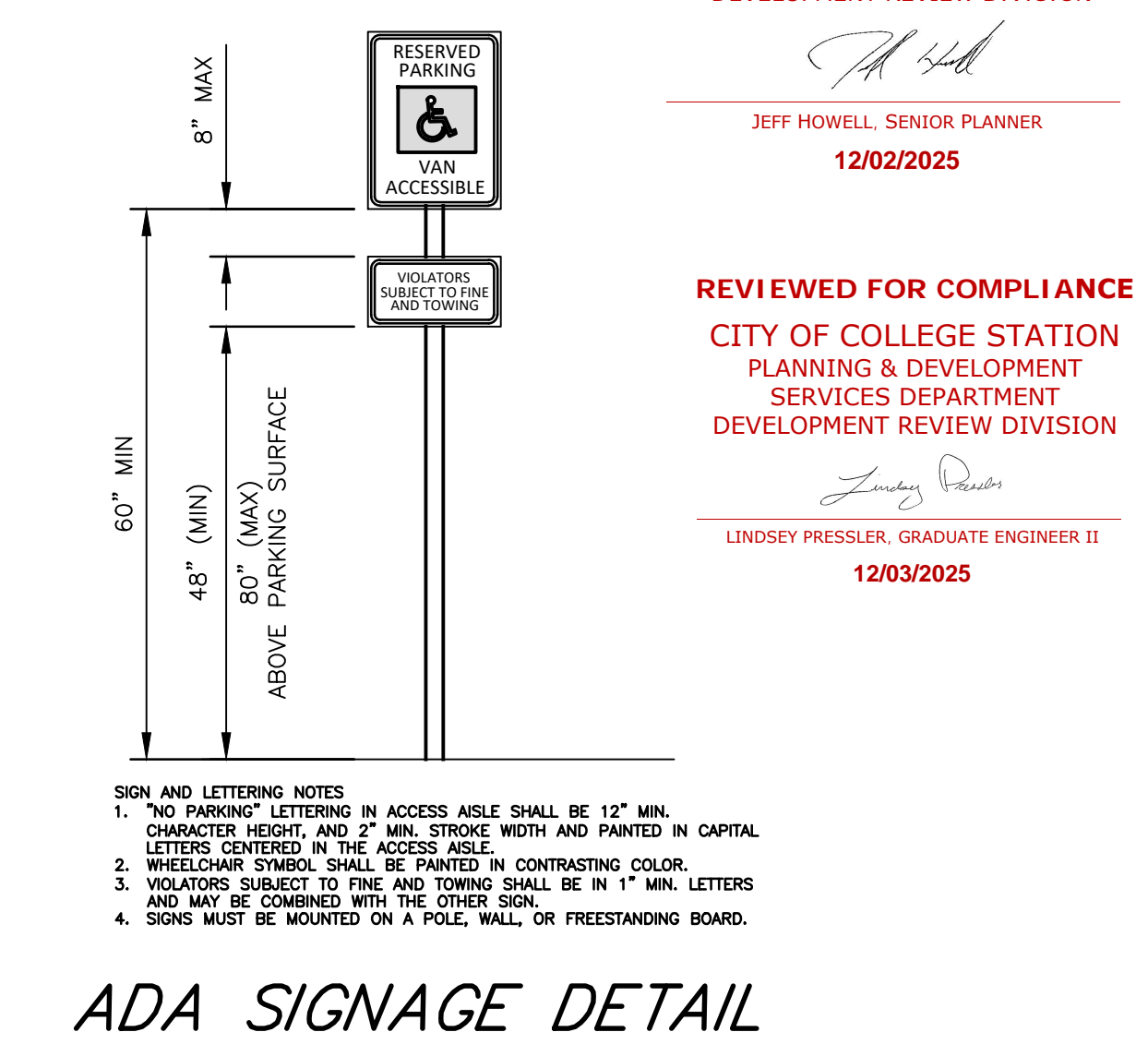


Demo Plan
SCALE: Hor: 1" = 40'

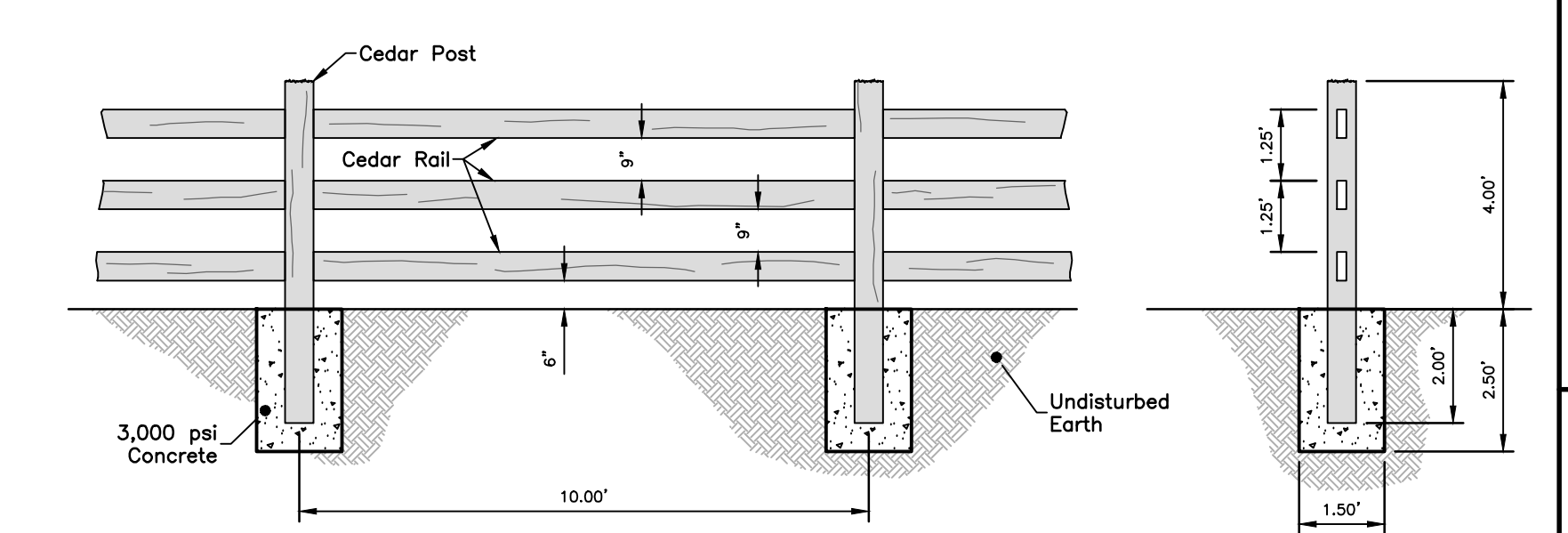


- PAVEMENT SECTION**
- Legend
- - 1/2" Iron Rod Set
 - - 1/2" Iron Rod Found
 - ⊙ - 5/8" Iron Rod Found
 - 8" — Existing Sewer Line w/ size
 - 8" — Existing Water Line w/ size
 - 8" — Proposed Sewer Line w/ size
 - 8" — Proposed Water Line w/ size
 - 6" — Existing Gas Line w/ size
 - 6" — Existing Overhead Electric Line
 - — Guy Anchor
 - ▭ — Paved Pathway
 - ▭ — Water Feature
 - ▭ — Miniature Golf Hole
 - ▭ — Drainage Flow Direction
- Abbreviations**
- D.E. Drainage Easement
 - D.D.F.E. Drainage Detention Facility Easement
 - D.R. Brazos County Deed Records
 - E.A.E. Emergency Access Easement
 - F.H. Fire Hydrant
 - O.R. Brazos County Official Records
 - P.A.E. Public Access Easement
 - P.R. Brazos County Plat Records
 - P.U.E. Public Utility Easement
 - R.O.W. Right-of-Way
 - P.U.E. Utility Easement
 - SD. Storm Drain
 - Pr.L.E. Private Landscape Easement
 - FDC. Fire Department Connection

- DEMOLITION NOTES:**
- The contractor shall dispose of all materials in accordance with all local, state, and federal regulations.
 - Any pavement damaged on site by construction activities shall be repaired in kind.



ADA SIGNAGE DETAIL



CEDAR RAIL FENCE DETAIL

REVIEWED FOR COMPLIANCE
CITY OF COLLEGE STATION
PLANNING & DEVELOPMENT SERVICES
DEVELOPMENT REVIEW DIVISION

JEFF HOWELL, SENIOR PLANNER
12/02/2025

REVIEWED FOR COMPLIANCE
CITY OF COLLEGE STATION
PLANNING & DEVELOPMENT SERVICES
DEVELOPMENT REVIEW DIVISION

LINDSEY PRESSLER, GRADUATE ENGINEER II
12/03/2025

Overall Plan
Kraken's Revenge Mini Golf
508 Earl Rudder Freeway S., College Station, Tx 77845

SHEET NO.

C1.1

KRAKEN'S REVENGE MINIATURE GOLF

OVERVIEW MAP



ATTRACTION NOTES:

- Multiple Picture Op Features
 - Pirates in Prison @ #1
Players can pose giving the keys to the pirates or holding them away.
 - Skull Rock @ #18
Players can pose at the end of their memorable round at the Skull Rock Wall
 - Kraken Mister @ #9
Players can cool off and take a social media worthy pic at the same time!
- Multiple other smaller Set Pieces around the course
- Central Lagoon with playable wrecked Pirate Ship being attacked by the Kraken
- Small Business Pirates are setting up shop around the area, everything from Sharky's Used Boards to Pillory Picture Op Pirates
- Multiple Mistig Stations including Kraken Tentacles, Pirate Boat Hut, and Bone Pile Misters

KRAKEN'S REVENGE MINIATURE GOLF

ENTRANCE - POINT OF SALE





KRAKEN'S REVENGE MINIATURE GOLF

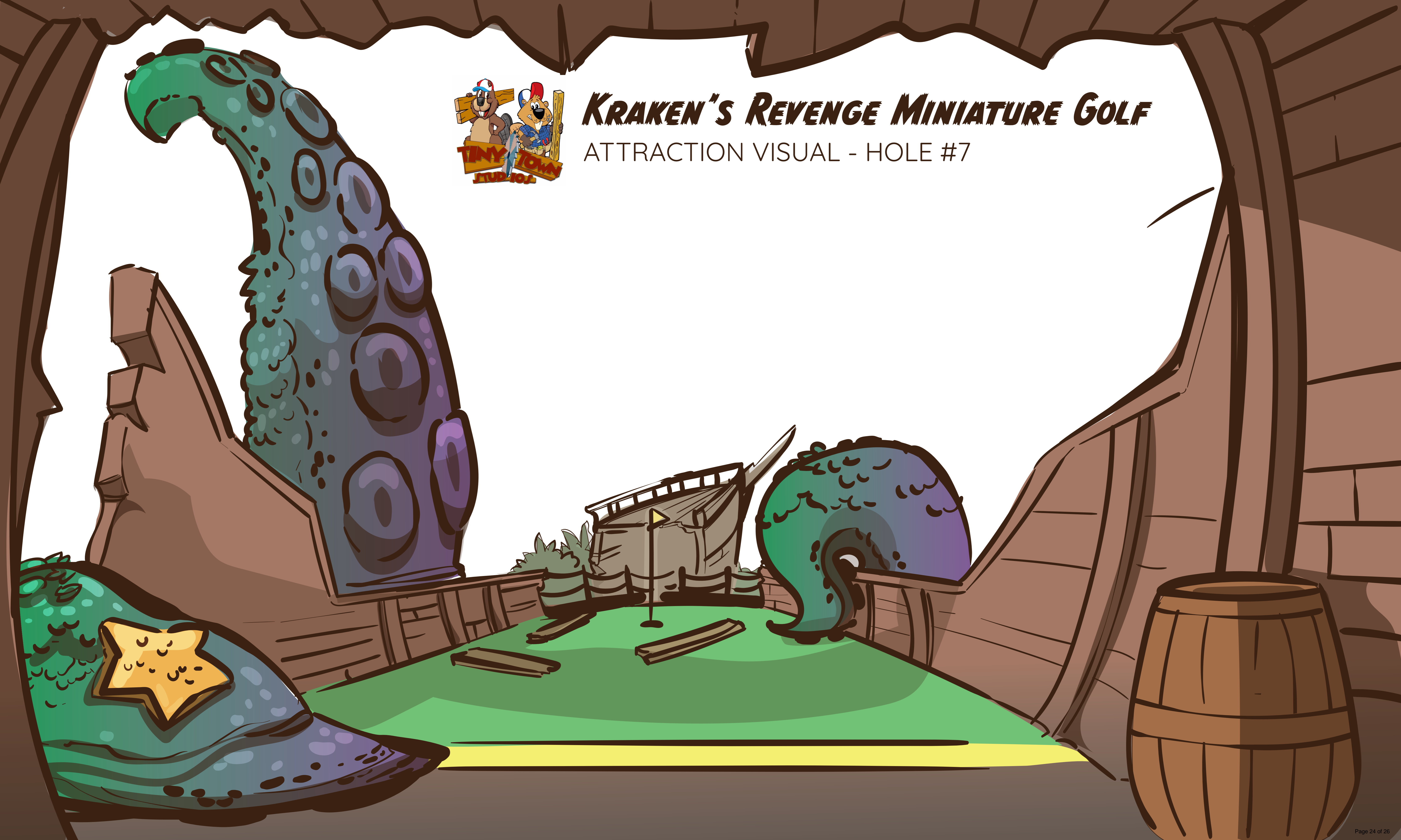
ENTRANCE - RESTROOMS





KRAKEN'S REVENGE MINIATURE GOLF

ATTRACTION VISUAL - HOLE #7





KRAKEN'S REVENGE MINIATURE GOLF ATTRACTION VISUAL - HOLE #8





KRAKEN'S REVENGE MINIATURE GOLF

ATTRACTION VISUAL - KRAKEN MISTER

