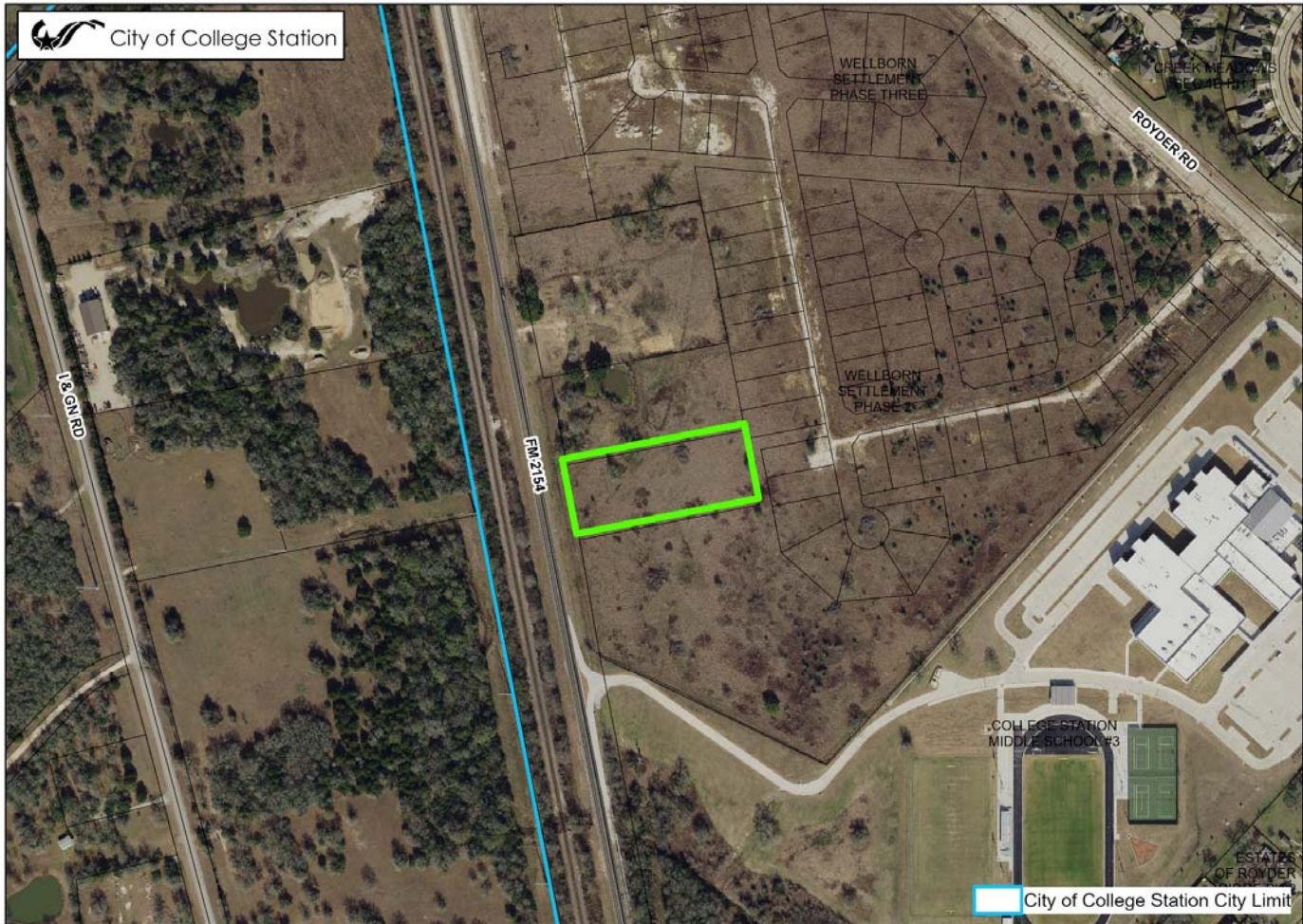


Item 11.1

Wellborn Grocery Store

Rezoning – PDD Planned Development District






WELLBORN ROAD GROCERY STORE

Case:
REZ2023-000066

REZONING

 City of College Station City Limit

EXISTING
Future Land Use

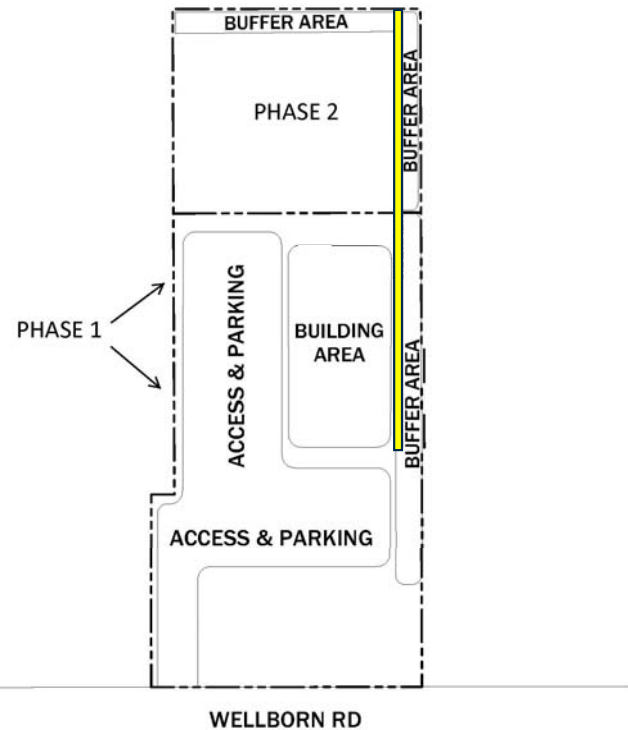


EXISTING
Zoning



PROPOSED
Zoning





Modifications:

- Increase the allowable total gross floor area from 10,000 sq ft to 13,000 sq ft

Benefits:

- Building will be constructed using fiber cement siding that will simulate wood planks using a neutral color palette. All sides of the building will provide architectural relief elements.
- Construct a sidewalk from the store to the adjoining neighborhood
- Provide a 6 ft fencecrete wall that simulates a wooden fence
- Install pedestrian lighting along the sidewalk
- Signage will be limited to external illumination which will be directly pointed at the sign



USE OF MATERIALS ON FRONT ELEVATION			
TOTAL SQUARE FOOTAGE OF THE FRONT ELEVATION: 1,830 S.F.			
MATERIAL	AREA (SQ. FT.)	PERCENTAGE (%)	FINISH
BRICK	1,830	100%	W/
WOOD SHAKES	1,830	100%	W/
GLASS	1,830	100%	W/
STONE	1,830	100%	W/
PAINT	1,830	100%	W/

USE OF MATERIALS ON REAR ELEVATION			
TOTAL SQUARE FOOTAGE OF THE REAR ELEVATION: 1,830 S.F.			
MATERIAL	AREA (SQ. FT.)	PERCENTAGE (%)	FINISH
BRICK	1,830	100%	W/
WOOD SHAKES	1,830	100%	W/
GLASS	1,830	100%	W/
STONE	1,830	100%	W/
PAINT	1,830	100%	W/

 SANDSTONE
 BRONZE
 WARM STONE

EXTERIOR FINISHES			
FINISH	FINISH	FINISH	FINISH
GUTTERS			
WOOD SHAKES			
BRICK			
GLASS			
STONE			
PAINT			
WOOD SHAKES			
BRICK			
GLASS			
STONE			
PAINT			



1 FRONT ELEVATION
AS1 SCALE: 1/8" = 1'-0"



2 REAR ELEVATION
AS1 SCALE: 1/8" = 1'-0"



3 RIGHT ELEVATION
AS1 SCALE: 1/8" = 1'-0"

USE OF MATERIALS ON RIGHT ELEVATION			
TOTAL SQUARE FOOTAGE OF THE RIGHT ELEVATION: 2,300 S.F.			
MATERIAL	AREA (SQ. FT.)	PERCENTAGE (%)	FINISH
BRICK	2,300	100%	W/
WOOD SHAKES	2,300	100%	W/
GLASS	2,300	100%	W/
STONE	2,300	100%	W/
PAINT	2,300	100%	W/



4 LEFT ELEVATION

USE OF MATERIALS ON LEFT ELEVATION			
TOTAL SQUARE FOOTAGE OF THE LEFT ELEVATION: 2,300 S.F.			
MATERIAL	AREA (SQ. FT.)	PERCENTAGE (%)	FINISH
BRICK	2,300	100%	W/
WOOD SHAKES	2,300	100%	W/
GLASS	2,300	100%	W/
STONE	2,300	100%	W/
PAINT	2,300	100%	W/

