

ORDINANCE NO. 2250

AN ORDINANCE OF THE CITY OF BRYAN, TEXAS, AMENDING CHAPTER 130, ZONING, OF THE CITY OF BRYAN CODE OF ORDINANCES, BY CHANGING THE ZONING CLASSIFICATION FROM A COMBINATION OF AGRICULTURAL OPEN DISTRICT (A-O) AND RETAIL DISTRICT (C-2) TO PLANNED DEVELOPMENT – MIXED USE DISTRICT (PD-M), SUBJECT TO DEVELOPMENT REQUIREMENTS SPECIFIED HEREIN, ON 52.683 ACRES OF LAND OUT OF THE J. W. SCOTT LEAGUE, A-49 AND RICHARD CARTER LEAGUE, A-8, LOCATED AT THE SOUTHEAST CORNER OF BRIARCREST DRIVE (FM 1179) AND BOONVILLE ROAD (FM 158) NORTH OF GREEN VALLEY DRIVE, IN BRYAN, BRAZOS COUNTY, TEXAS; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; FINDING AND DETERMINING THAT THE MEETINGS AT WHICH SAID ORDINANCE IS PASSED ARE OPEN TO THE PUBLIC AS REQUIRED BY LAW; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Bryan has adopted Chapter 130, Zoning, of the City of Bryan Code of Ordinances, as amended, which divides the City of Bryan into various zoning districts; and

WHEREAS, permanent zoning changes made after the date of passage of Chapter 130 are made by adopting ordinances amending Chapter 130 for each particular permanent zoning change; and

WHEREAS, this requested change to Chapter 130 is for 52.683 acres of vacant land out of the J. W. Scott League, A-49 and Richard Carter League, A-8, located at the southeast corner of Briarcrest Drive (FM 1179) and Boonville Road (FM 158) north of Green Valley Drive, in Bryan, Brazos County, Texas, (case no. RZ17-18) was recommended for approval by the Planning and Zoning Commission during a special meeting on October 19, 2017;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BRYAN, TEXAS:

1.

That Chapter 130, Zoning, of the City of Bryan Code of Ordinances be amended by changing the zoning classification from a combination of Agricultural - Open District (A-O) and Retail District (C-2) to Planned Development – Mixed Use District (PD-M), on 52.683 acres of vacant land out of the J. W. Scott League, A-49 and Richard Carter League, A-8, located at the southeast corner of Briarcrest Drive (FM 1179) and Boonville Road (FM 158) north of Green Valley Drive, in Bryan, Brazos County, Texas, and more particularly described on attached Exhibit “A” and subject to development requirements specified in attached Exhibit “B” which are herein fully incorporated by reference for all purposes as if they were set forth in the text of the ordinance.

2.

That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

3.

Should any section, paragraph, sentences, clause, phrase or word of this ordinance be declared unconstitutional or invalid for any purpose by a court of competent jurisdiction, the remainder of this ordinance shall not be affected thereby, and to this end the provisions of this ordinance are declared to be severable.

4.

The Code of the City of Bryan, Texas, as amended, shall remain in full force and effect, save and except as amended by this ordinance.

5.

It is hereby found and determined that the meetings at which this ordinance was passed were open to the public as required by Section 551.001 et seq., Texas Government Code, and that advance public notice of time, place and purpose of said meetings was given.

6.

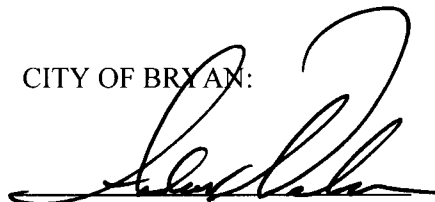
This ordinance shall take effect immediately upon its second and final reading and passage.

PRESENTED AND GIVEN first reading the 14th day of November, 2017 at a regular meeting of the City Council of the City of Bryan, Texas; and given second reading, PASSED AND APPROVED on the 15th day of November, 2017 by a vote of 5 yeases and 0 noes at a special meeting of the City Council of the City of Bryan, Texas.

ATTEST:


Mary Lynne Stratta, City Secretary

CITY OF BRYAN:


Andrew Nelson, Mayor

APPROVED AS TO FORM:



Janis K. Hampton, City Attorney

Exhibit "A":

**METES AND BOUNDS DESCRIPTION
OF A
52.683 ACRE TRACT
J. W. SCOTT LEAGUE, A-49
RICHARD CARTER LEAGUE, A-8
BRYAN, BRAZOS COUNTY, TEXAS**

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OF LAND LYING AND BEING SITUATED IN THE J. W. SCOTT LEAGUE, ABSTRACT NO. 49 AND THE RICHARD CARTER LEAGUE, ABSTRACT NO. 8, BRYAN, BRAZOS COUNTY, TEXAS. SAID TRACT BEING A PORTION OF THE REMAINDER OF A CALLED 1580.68 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO M.D. WHEELER, LTD. RECORDED IN VOLUME 3008, PAGE 1 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD FOUND BENT (N:10230357.384, E:3558728.667) ON THE SOUTHWEST LINE OF FM 158 - BOONVILLE ROAD (R.O.W. VARIES) MARKING THE EAST CORNER OF LOT 2R-A, REPLAT OF HANSEN SUBDIVISION ACCORDING TO THE PLAT RECORDED IN VOLUME 3622, PAGE 210 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS. COORDINATES AND BEARING SYSTEM SHOWN HEREIN ARE NAD83 (TEXAS STATE PLANE CENTRAL ZONE GRID NORTH) BASED ON THE PUBLISHED COORDINATES OF THE CITY OF BRYAN CONTROL MONUMENT GPS-121 (N:10230582.075, E:3558378.587) AND AS ESTABLISHED BY GPS OBSERVATION;

THENCE: ALONG THE SOUTHWEST LINE OF FM 158 FOR THE FOLLOWING CALLS:

S 66° 39' 48" E FOR A DISTANCE OF 90.91 FEET (CALLED: S 66° 37' 08" E - 90.92 FEET, PER R.O.W. PLANS) TO A 1/2 INCH IRON ROD SET;

S 52° 37' 12" E FOR A DISTANCE OF 231.02 FEET (CALLED: S 52° 34' 32" E - 231.05 FEET, PER R.O.W. PLANS) TO A 1/2 INCH IRON ROD SET;

S 37° 49' 50" E FOR A DISTANCE OF 227.09 FEET (CALLED: S 37° 47' 10" E - 227.12 FEET, PER R.O.W. PLANS) TO A 1/2 INCH IRON ROD SET;

S 37° 08' 34" E FOR A DISTANCE OF 113.11 FEET (CALLED: S 37° 05' 54" E - 113.12 FEET, PER R.O.W. PLANS) TO A 1/2 INCH IRON ROD SET;

S 39° 57' 37" E FOR A DISTANCE OF 100.11 FEET (CALLED: S 39° 54' 57" E - 100.12 FEET, PER R.O.W. PLANS) TO A 1/2 INCH IRON ROD SET;

S 37° 08' 34" E FOR A DISTANCE OF 108.13 FEET (CALLED: S 37° 05' 54" E - 108.14 FEET, PER R.O.W. PLANS) TO A 1/2 INCH IRON ROD SET;

S 35° 37' 30" E FOR A DISTANCE OF 185.77 FEET (CALLED: S 35° 34' 50" E - 185.79 FEET, PER R.O.W. PLANS) TO A 1/2 INCH IRON ROD SET;

S 37° 22' 33" E FOR A DISTANCE OF 403.02 FEET (CALLED: S 37° 19' 53" E - 403.06 FEET, PER R.O.W. PLANS) TO A 1/2 INCH IRON ROD SET;

S 38° 52' 10" E FOR A DISTANCE OF 335.85 FEET (CALLED: S 38° 49' 30" E - 335.89 FEET, PER R.O.W. PLANS) TO A 1/2 INCH IRON ROD SET;

S 28° 19' 58" E FOR A DISTANCE OF 73.40 FEET (CALLED: S 29° 39' 33" E - 72.90 FEET, PER R.O.W. PLANS) TO A T.X.D.O.T. RIGHT-OF-WAY DISK IN CONCRETE FOUND;

S 47° 46' 30" E FOR A DISTANCE OF 70.91 FEET (CALLED: S 48° 15' 26" E - 70.86 FEET, PER R.O.W. PLANS) TO A 1/2 INCH IRON ROD SET;

S 53° 24' 46" E FOR A DISTANCE OF 141.42 FEET (CALLED: S 53° 10' 06" E – 141.65 FEET, PER R.O.W. PLANS) TO A T.X.D.O.T. RIGHT-OF-WAY DISK IN CONCRETE FOUND;

S 64° 48' 09" E FOR A DISTANCE OF 211.66 FEET (CALLED: S 64° 53' 45" E – 211.62 FEET, PER R.O.W. PLANS) TO A T.X.D.O.T. RIGHT-OF-WAY DISK IN CONCRETE FOUND;

S 70° 08' 52" E FOR A DISTANCE OF 236.92 FEET (CALLED: S 70° 06' 29" E – 236.91 FEET, PER R.O.W. PLANS) TO A 1/2 INCH IRON ROD SET;

N 83° 34' 29" E FOR A DISTANCE OF 63.80 FEET (CALLED: N 83° 39' 18" E – 63.62 FEET, PER R.O.W. PLANS) TO A 1/2 INCH IRON ROD SET MARKING THE NORTH CORNER OF LOT 5, BLOCK 5, WHEELER RIDGE PHASE 1 ACCORDING TO THE PLAT RECORDED IN VOLUME 380, PAGE 337 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: ALONG THE WEST LINE OF SAID BLOCK 5 FOR THE FOLLOWING CALLS:

S 31° 36' 01" W FOR A DISTANCE OF 515.23 FEET (PLAT CALL: S 34° 43' 02" E – 515.36 FEET, 380/337) TO A 1/2 INCH IRON ROD SET MARKING THE NORTHWEST CORNER OF LOT 12 OF SAID BLOCK 5;

S 12° 50' 32" W, AT 15.40 FEET PASS A 1/2 INCH IRON ROD FOUND MARKING THE SOUTHWEST CORNER OF SAID LOT 12, AT 507.56 FEET PASS A 1/2 INCH IRON ROD FOUND MARKING THE COMMON CORNER OF LOTS 20 AND 21 OF SAID BLOCK 5, CONTINUE ON FOR A TOTAL DISTANCE OF 654.63 FEET (PLAT CALL: S 15° 57' 57" W – 655.27 FEET, 380/337) TO A 1/2 INCH IRON ROD SET ON THE NORTHEAST LINE OF LOT 25 OF SAID BLOCK 5. SAID IRON ROD SET MARKING THE SOUTHWEST CORNER OF LOT 23 OF SAID BLOCK 5;

THENCE: N 48° 30' 25" W ALONG THE NORTHEAST LINE OF SAID BLOCK 5, AT 143.58 FEET PASS A 1/2 INCH IRON ROD FOUND MARKING THE COMMON CORNER OF LOTS 27 AND 28 OF SAID BLOCK 5, CONTINUE ON FOR A TOTAL DISTANCE OF 349.08 FEET (PLAT CALL: N 45° 20' 01" W – 350.00 FEET, 380/337) TO A 1/2 INCH IRON ROD SET ON THE SOUTHEAST LINE OF LOT 1, BLOCK 1, WHEELER RIDGE PHASE 2 ACCORDING TO THE PLAT RECORDED IN VOLUME 398, PAGE 857 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS. SAID IRON ROD SET MARKING THE NORTH CORNER OF LOT 30 OF SAID BLOCK 5;

THENCE: N 41° 29' 35" E ALONG THE SOUTHEAST LINE OF SAID LOT 1 FOR A DISTANCE OF 30.00 FEET (CALLED: N 44° 39' 59" E – 30.00 FEET, 398/857) TO A 1/2 INCH IRON ROD SET MARKING THE EAST CORNER OF SAID LOT 1, BLOCK 1;

THENCE: N 48° 30' 25" W ALONG THE NORTHEAST LINE OF SAID BLOCK 1, AT 727.80 FEET PASS A 1/2 INCH IRON ROD FOUND MARKING THE COMMON CORNER OF LOTS 8 AND 9, CONTINUE ON FOR A TOTAL DISTANCE OF 1105.92 FEET (PLAT CALL: N 45° 20' 01" W – 1106.04 FEET, 398/857) TO A 1/2 INCH IRON ROD SET MARKING THE NORTH CORNER OF LOT 2, BLOCK 2 OF SAID WHEELER RIDGE PHASE 2;

THENCE: ALONG THE NORTHWEST LINE OF SAID BLOCK 2 FOR THE FOLLOWING CALLS:

S 41° 29' 35" W FOR A DISTANCE OF 30.00 FEET (PLAT CALL: S 44° 39' 59" W – 30.00 FEET, 398/857) TO A 1/2 INCH IRON ROD SET;

S 31° 16' 05" W FOR A DISTANCE OF 32.43 FEET (PLAT CALL BEARING: S 34° 26' 29" W, 398/857) TO A 1/2 INCH IRON ROD SET ON THE NORTHEAST LINE OF GREEN VALLEY DRIVE (150' R.O.W. PER PLAT, 1165/523). FOR REFERENCE, A 1/2 INCH IRON ROD FOUND MARKING THE WEST CORNER OF SAID LOT 2 BEARS: S 31° 16' 05" W FOR A DISTANCE OF 69.38 FEET;

THENCE: ALONG THE NORTHEAST LINE OF GREEN VALLEY DRIVE FOR THE FOLLOWING CALLS:

N 36° 44' 28" W FOR A DISTANCE OF 140.39 FEET (PLAT CALL: N 33° 34' 04" W – 140.41 FEET, 1165/523) TO A 1/2 INCH IRON ROD SET;

N 14° 01' 43" W FOR A DISTANCE OF 769.10 FEET (PLAT CALL: N 10° 51' 19" W – 769.19 FEET, 1165/523) TO A 1/2 INCH IRON ROD SET;

N 36° 44' 28" W FOR A DISTANCE OF 405.38 FEET (PLAT CALL: N 33° 34' 04" W – 405.42 FEET, 1165/523) TO A 1/2 INCH IRON ROD SET;

N 68° 24' 25" W FOR A DISTANCE OF 335.10 FEET (PLAT CALL: N 65° 14' 01" W – 335.72 FEET, 1165/523) TO A 1/2 INCH IRON ROD SET ON THE SOUTHEAST LINE OF BRIARCREST DRIVE – FM 1179 MARKING THE BEGINNING OF A COUNTER-CLOCKWISE CURVE HAVING A RADIUS OF 1492.34 FEET;

THENCE: ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 17° 6' 35" 44" FOR AN ARC DISTANCE OF 458.30 FEET (CHORD: N 14° 13' 04" E – 456.50 FEET) TO A 1/2 INCH IRON ROD SET MARKING THE SOUTHWEST CORNER OF LOT 1R-A OF SAID HANSEN SUBDIVISION;

THENCE: S 80° 24' 08" E ALONG THE SOUTH LINE OF SAID LOTS 1R-A AND 2R-A FOR A DISTANCE OF 357.82 FEET (PLAT CALL: S 77° 05' 10" E – 357.22 FEET, 3622/210) TO A 1/2 INCH IRON ROD SET MARKING THE SOUTHEAST CORNER OF SAID LOT 2R-A;

THENCE: N 12° 59' 40" E ALONG THE EAST LINE OF SAID LOT 2R-A FOR A DISTANCE OF 156.61 FEET (PLAT CALL: N 16° 18' 39" E – 156.63 FEET, 3622/210) TO THE **POINT OF BEGINNING** CONTAINING 52.683 ACRES OF LAND, AS SURVEYED ON THE GROUND SEPTEMBER 2016. SEE PLAT PREPARED SEPTEMBER, 2016, FOR MORE DESCRIPTIVE INFORMATION. DISTANCES SHOWN HEREIN ARE GRID DISTANCES. TO DETERMINE SURFACE DISTANCES MULTIPLY BY A COMBINED SCALE FACTOR OF 1.000110807820743 (CALCULATED USING GEOID12A).

BRAD KERR
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 4502

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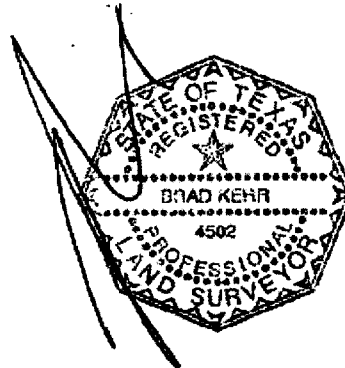


Exhibit "B":
Development Requirements for Planned Development – Mixed Use (PD-M) District

I. Purpose and Intent:

The Trafalgar Planned Development - Mixed Use District ("Trafalgar PD") is intended to guide land use and physical development of the subject property. This development plan is enacted as a means to provide the City and the Developer with an alternate to the standards set forth by the City for their mutual benefit. This Trafalgar PD is intended to improve property utilization by facilitating the highest and best uses, strengthen the area economy, and promote the general welfare of the surrounding community. The proposed PD-M development plan is to allow residential, office, and retail uses on approximately 52.683 acres of land out of the JW Scott League, A-41, being southeast of the intersection of Briarcrest Drive and Boonville Road.

II. Definitions:

Terms that are not expressly defined below shall have the meanings set forth in the City of Bryan Code of Ordinances. Terms not defined in either this Trafalgar PD or the City of Bryan Code of Ordinances shall have their ordinary dictionary meanings, based on the latest edition of Merriam-Webster's Unabridged Dictionary.

- A. Construction Field Office – shall mean a temporary building used as an office for supervisory or administrative functions related to the construction of (1) new residential structures within the subdivision in which the construction field office is located or (2) a new commercial development on the tract on which the construction field office is located. A Construction Field Office shall not be used as a residence and shall not be constructed with sleeping facilities. RVs, motor homes, manufactured homes or mobile homes are not permitted or defined as a Construction Field Office. The temporary building shall only remain at the construction site during the duration of the associated construction.
- B. Neighborhood Amenity Center – shall mean a private facility associated with a specific residential development that provides social gathering areas, recreational facilities, or other types of common space for the exclusive benefit of residents of that residential development. The Neighborhood Amenity Center may also serve as a Real Estate Sales Center or information center during the sales life of the community.
- C. Senior Living - shall mean a facility providing residence, supervision and daily assistance for individuals, generally persons 55 years of age or older, with common dining and recreational areas designed for the needs of the elderly. Services in these establishments may include assistance with routine living functions that are non-medical in nature, such as dressing, grooming, bathing and social and recreational service, such as meal services, transportation, housekeeping, linen, and organized social activities. A senior living facility may include an adult day care as an accessory use.
- D. Trafalgar Commercial Association, Inc. ("Commercial Association") - shall mean the property owners association formed for the purpose of the enforcement and administering of the provisions of the Declaration of Covenants, Conditions and Restrictions for Trafalgar (Commercial Property) to be recorded in the Real Property Records of Brazos County, Texas.
- E. Trafalgar Commercial Guidelines – shall mean the guidelines promulgated by the board of directors of the Commercial Association and recorded in the Real Property Records of Brazos County, Texas, as may be amended and/or supplemented from time to time.

- F. Trafalgar Residential Association, Inc. ("Residential Association") – shall mean the residential homeowner's association formed for the purpose of the enforcement and administering of the provisions of the Declaration of Covenants, Conditions and Restrictions for Trafalgar (Residential Property), to be recorded in the Real Property Records of Brazos County, Texas.
- G. Trafalgar Residential Guidelines – shall mean the guidelines promulgated by the board of directors of the Residential Association and recorded in the Real Property Records of Brazos County, Texas, as may be amended and/or supplemented from time to time.
- H. Twin-home - shall mean a dwelling comprised of two single-family dwelling units on individual fee-ownership lots joined vertically by a party wall at the common property line with each unit having its own front and rear entrances, front and rear yards, and a side yard on one side of the lots.

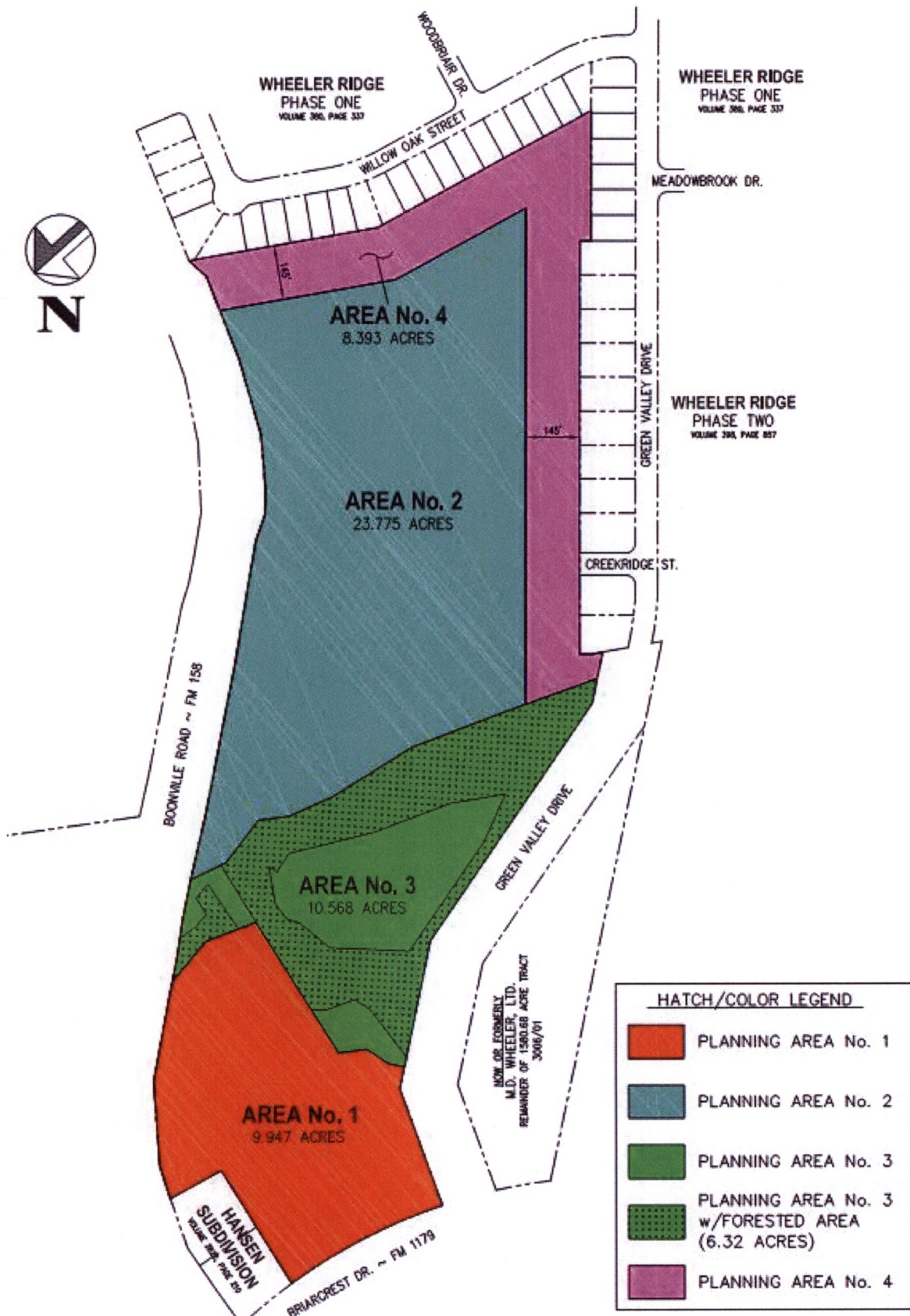
III. Land Use:

The Trafalgar PD provides for four (4) different planning areas designed to respect and respond to existing conditions at the property boundaries. Please refer to the Trafalgar Land Use Plan and Use Matrix below.

- A. Land Uses for Planning Area 1 (Business Zone) - Planning Area 1, generally located at the intersection of Briarcrest Drive and Boonville Road, provides for typical business uses that are desirable along high visible locations and "hard" corners. Uses would including; office, retail, and other business uses as identified in the Land Use Matrix below. Other auxiliary uses (open spaces, drainage facilities, common areas, and other supporting facilities to the proposed developments) are also permitted as needed for the appropriate development of Planning Area 1.
- B. Land Uses for Planning Area 2 (Mixed Use Zone) - Planning Area 2, generally along Boonville Road and located along the southern portion of the community, provides for greater flexibility of uses in order to respond to changing market conditions over time. Land uses will include commercial office and retail, single-family (attached or detached, Garden Homes, Patio Homes, Townhouses, Twin-homes), and multi-family residential districts as permitted by right on lots specified for such use with an approved plat or site plan. Other auxiliary uses (open spaces, drainage facilities, common areas, private/public streets, and other supporting facilities to the proposed developments) are also permitted as needed for the appropriate development of Planning Area 2. Non-residential areas shall not exceed 80% of the total area.
- C. Land Uses for Planning Area 3 (Creekridge Conservation Area) - Planning Area 3, located in the middle of the development, will be a reserved area. Uses would include retention (i.e. water features), detention or extended detention (i.e. utilizing natural topography), park, trails, walks, wetlands, enhanced wetlands, and necessary ancillary parking and/or building facilities that support the aforementioned items contained within Planning Area 3. Clearing of trees, brush, vegetation, and groundcover for the construction of these amenities, shall not exceed 20% of the existing forested area. The existing forested area is quantified on the attached Land Use Plan.
- D. Land Uses for Planning Area 4 (Residential Zone) – Planning Area 4, generally along the perimeter of the Wheeler Ridge Subdivision, provides for various types of residential uses. These residential uses will include single-family (attached or detached, Garden Homes, Patio Homes, Townhouses, Twin-Homes) and multi-family (Senior Living only) uses as permitted by right on lots specified for such use with an approved plat or site plan. Other auxiliary uses (open spaces, drainage facilities, common areas, private/public streets, and other supporting facilities to the

proposed developments) are also permitted as needed for the appropriate development of Planning Area 4. Land uses within Planning Area 4 shall be limited to two (2) stories in height.

TRAFALGAR – LAND USE PLAN



Land Use Matrix	PLANNING AREAS					
	Area 1		Area 2		Area 4	
	Permitted Use	Conditional Use	Permitted Use	Conditional Use	Permitted Use	Conditional Use
Single Family Residential						
Detached Single-Family Residential			X		X	
Duplex				X		X
Gated Neighborhood			X		X	
Model Homes			X		X	
Neighborhood Amenity Center			X		X	
Patio Home			X		X	
Townhouses			X		X	
Twin-Homes			X		X	
Multi-Family Residential						
Condominiums			X			
Multi-Family Residential			X			
Senior Living			X		X	
Business						
Banks, Savings & Loans or Credit Unions	X		X			
Bed & Breakfast		X		X		
Business or Trade School	X		X			
Charitable Uses	X		X			
Child Care (Class B or C)	X		X			
Construction Field Office	X		X			
Commerical Amusement (indoor)		X		X		
Dance Studio	X		X			
Fitness Center	X		X			
Funeral Home/Mortuary	X		X			
General Office Use (Professional/Administrative)	X		X			
Indoor Archery & Shooting Range		X		X		
Laundromats (self-service washateria)	X		X			
Medical Facilities or Clinics	X		X			
Motel or Hotel	X		X			
Package Liquor Store	X		X			
Pharmacies	X		X			
Reception Hall or Community Center	X		X			
Retail Services (including incidental uses)	X		X			
Restaurant or Cafeteria	X		X			
School or Educational Support Facilities	X		X			
Studio	X		X			
Theater (indoor)		X		X		
Heating or Air Conditioning						
Sales/Service		X				

IV. Physical Development:

Unless stated otherwise, the physical development in this PD-M district shall comply with development standards and limitations of the City of Bryan Code of Ordinances that generally apply with single-family, multi-family, office and retail zoning districts. The following additional standards shall apply:

- A. Traffic Calming – Traffic calming techniques will be included in the geometric design of the streets within the Trafalgar PD. At least one traffic calming feature (i.e. widening of sidewalks/narrowing of streets, drive neck-downs/medians, roundabouts, and surface treatments) shall be implemented into each plat or site development.
- B. Screening & Buffers – Planning Area 2 & 4: At the time of development, the land use within the mixed used Planning Area 2 & 4 shall be designated and illustrated on the approved City of Bryan site plans or plats. Designated land uses shall correspond with the uses defined by this ordinance on the Land Use Matrix.

When it is determined that a zoning usage area abuts a non-compatible zoning usage area along a mutual side or rear property line, screening and buffer areas shall be established. A non-compatible zoning use shall exist when two differing categories abut. No screening and buffering shall be required along Planning Area No. 3.

The three (3) general use categories designated in this PD-M are as follows.

SR – Single-Family residential as defined by the Land Use Matrix within this PD-M District;

MF – Multiple-Family residential as defined by the Land Use Matrix within this PD-M District; or condo uses;

B – Business, as defined by the Land Use Matrix within this PD-M District.

Screening and buffering requirements for abutting non-compatible uses are as follows:

- 1) Solid wood or masonry fence (a minimum of 6 feet high) as approved by the City of Bryan during site plan or plat approval for all developments abutting non-compatible usage including adjacent undeveloped property; and,
- 2) Buffer area requirements are described below in the Buffer Area Matrix. This matrix describes the minimum buffer area between incompatible uses and shall be no less than the stated buffer width. The portion of the buffer area required to be landscaped shall be the stated number (width) multiplied by the linear foot of lot line adjacent to the incompatible use. This landscaping shall be placed in the buffer area and shall not count toward the development landscaping requirements. No improvements will be allowed within the buffer area except for the required screening, landscaping, permitted stormwater drainage and detention facilities, pedestrian walkways, and utility easements crossing the buffer area. The buffer setback is measured from the property line.
- 3) In Planning Area 4 land uses shall be limited to two (2) stories in height.

Buffer Area Matrix Minimum Width of Buffer					
Land Use	Wheeler Ridge ¹	Undeveloped ²	SR	MF	B
SR	0	5	0	15	30
MF	25	10	15	0	25
B	n/a	15	30	25	0

Buffer Area Matrix Minimum Width of Buffer to be Landscaped					
Land Use	Wheeler Ridge ¹	Undeveloped ²	SR	MF	B
SR	0	0	0	10	20
MF	15	5	10	0	15
B	n/a	5	20	15	0

Footnotes:

- (1) When non-compatible development is proposed adjacent to an existing development, the difference of the minimum buffer width and landscaping requirements shall be met on the tract developing second.
- (2) The Buffer Area may include the existing easements adjacent to the Wheeler Ridge subdivision that are located on this property.
- (3) Buffers created when developments abut undeveloped property will be permitted the additional use of vehicular access if the neighboring property develops as a compatible use.

C. Design Criteria - The 52+ acre tract, as defined by this PD-M district, shall adhere to the FM 158 Corridor Overlay District Guidelines as prescribed by the Bryan Code of Ordinances unless otherwise stated. Design criteria not addressed in the Trafalgar Guidelines shall comply with the development standards and limitations of the City of Bryan Code of Ordinances, Ordinance 62-528: FM 158 Corridor Overlay District, and as follows:

- 1) *Multi-family Residential* – The physical development of Multi-family Residential shall comply with the development standards and limitations of the City of Bryan Code of Ordinances that apply to properties zoned Multiple-Family District (MF).
- 2) *Non-residential* – The physical development of non-residential uses shall comply with the development standards and limitations of the City of Bryan Code of Ordinances and the Commercial Design Guidelines that apply to properties zoned Office District (C-1).

D. Community Signage System – All permanent signs and hardscape elements will be located entirely on private property. Permanent signage, free-standing, wall, or monument signs will conform to the requirements listed in Chapter 98 – Signs of City of Bryan Code of Ordinances with the exceptions stated below. Sign locations and types shall generally comply with the Sign Plan attached. All sign locations illustrated on the Sign Plan are approximate only. Locations shall be permitted on a case-by-case basis.

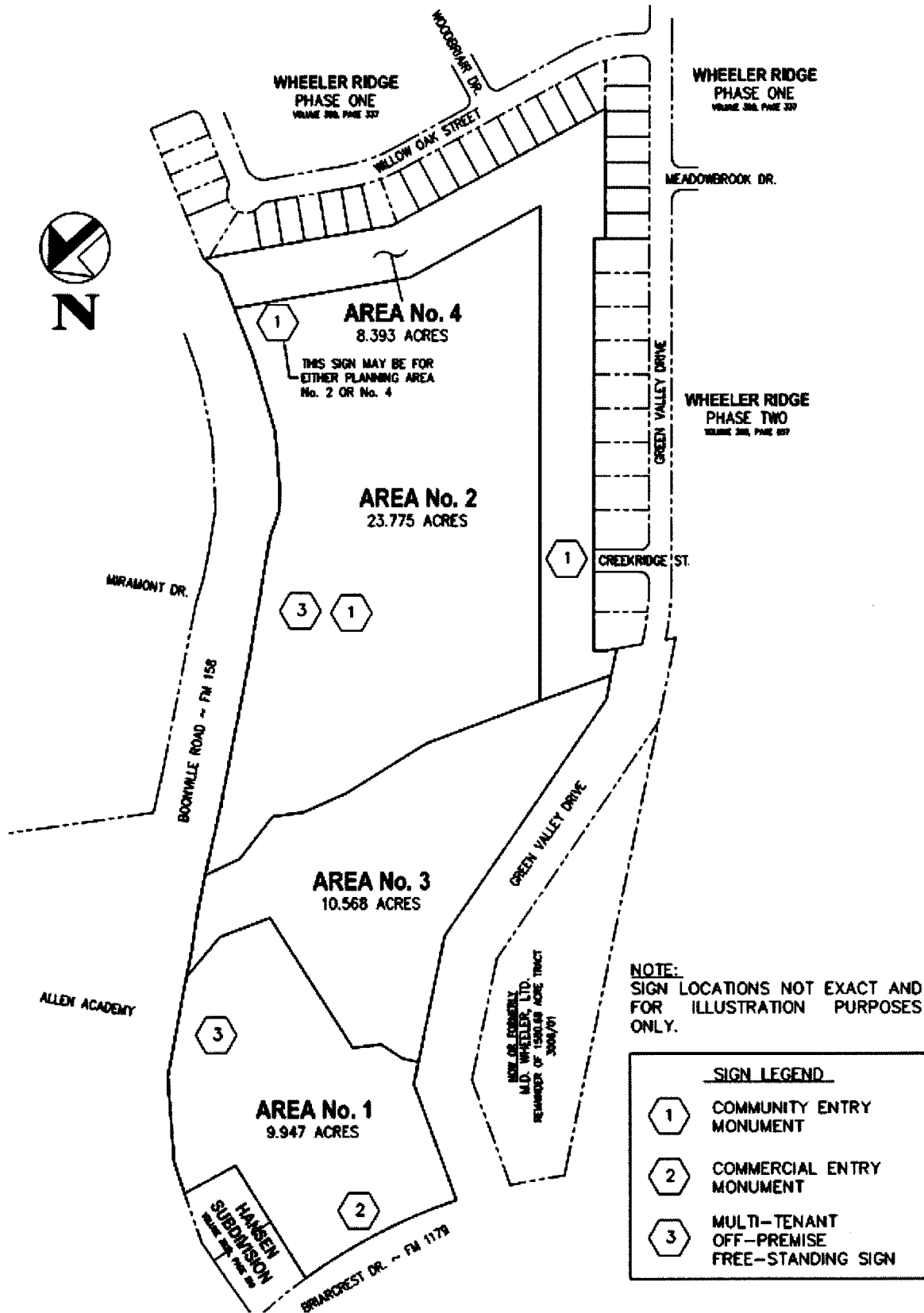
- 1) *Community Entry Monuments (Multi-family or Single-family Residential Uses)* – Off-Premise community monuments may be used at community entrances on Boonville Road, Creekridge Street, or appropriate private streets. Monument signs will be designed within the constraints outlined below:
 - a) Quantity – Planning Area 2 & 4 combined will be allowed a total of three monument signs.

- b) Height & Setback – The overall height of the structure will not exceed eight feet (8'). Height will be as measured from the adjacent grade or top of curb, whichever is applicable. Monuments adjacent to Boonville Road shall have a minimum setback of twenty feet (20'). Setback is measured from the Boonville Road curb.
 - c) Size – Font size will not exceed one foot (1'), and the overall graphic portion of the monument will not exceed 60 square feet.
 - d) Lighting – Signage may be illuminated using an indirect lighting source.
- 2) *Commercial Entry Sign (Business Uses)* – Signs installed adjacent to non-residential uses will comply with both the Trafalgar Commercial Guidelines and the City of Bryan sign regulations. Sign approval must be obtained from both the Architectural Control Committee (ACC) of the Commercial Association and the City of Bryan. Commercial monument signs will be designed within the constraints outlined below:
- a) Quantity – Planning Area 1 will be allowed one Commercial Entry sign along Briarcrest Drive near the corner of Green Valley Drive.
 - b) Height & Setback – The overall height of the structure will not exceed eight feet (8'). Height will be as measured from the adjacent grade or top of curb, whichever is applicable. The minimum setback from Briarcrest Drive shall be twenty feet (20'). Setback is measured from the Briarcrest Drive curb.
 - c) Size – Font size will not exceed one foot (1'), and the overall graphic portion of the monument will not exceed 100 square feet.
 - d) Lighting – Signage may be illuminated using an indirect lighting source.
- 3) *Multi-Tenant Off-Premise Free-standing Signage (Business Uses)* – Signs installed adjacent to non-residential uses will comply with both the Trafalgar Commercial Guidelines and the City of Bryan sign regulations. Sign approval must be obtained from both the Architectural Control Committee (ACC) of the Commercial Association and the City of Bryan. Free-standing signs will be designed within the constraints outlined below:
- a) Quantity – Both Planning Area 1 and Planning Area 2 will be allowed one (1) free-standing sign per each planning area. Planning Area 1 free-standing sign will be located along Boonville Road.
 - b) Height – The overall height of the structure will not exceed twenty-five feet (25'). Height will be measured from the adjacent grade or top of curb, whichever is applicable.
 - c) Setback – Hardscape elements will be set back from Boonville Road a minimum of forty feet (40') and from all other interior roadways a minimum of fifteen feet (15'). Setback is measured from the curb.
 - d) Size – The overall graphic portion of any one free-standing sign will not exceed 300 square feet.
- 4) *Wall Signage (Business Uses)* – Wall signs installed with non-residential uses will comply with both the Trafalgar Commercial Guidelines and the City of Bryan sign regulations. Sign approval must be obtained from both the Architectural Control Committee (ACC) of the Commercial Association and the City of Bryan. Wall signs will be designed within the constraints outlined below:

- a) Size – 1 to 1 ratio of square-footage of wall sign size to linear footage of building frontage.

E. Traffic Impact Analysis – All development shall be in conformance with the TIA (prepared by Binkley-Barfield – dated 7/5/17) and updated accordingly with each new site plan or plat.

TRAFALGAR – SIGN PLAN



V. Subdivision of Land:

The subdivision of land within this Planned Development District shall be in accordance with Chapter 110 – Subdivisions of the City of Bryan Code of Ordinances.

- A. Planning Area 1: Shall be in accordance with subdivision standards for properties in the Retail (C-2) zoning district;
- B. Planning Area 2: Shall be in accordance with subdivision standards for properties in the Residential District - 5000 (RD-5), Multiple-Family Residential (MF), and Retail (C-2) zoning districts as applicable.
- C. Planning Area 3: No further subdivision shall be permitted.
- D. Planning Area 4: Shall be in accordance with subdivision standards for properties in the Residential District – 5000 (RD-5) and Multiple-Family Residential (MF) zoning districts as applicable.