

TRAFALGAR – PLANNED DEVELOPMENT MIXED-USE DISTRICT (PD-M)

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. 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.
- D. 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.
- E. Trafalgar Residential Association, Inc. (“Residential Association”) – shall mean the residential homeowner’s association formed for the purpose of the enforcement and

TRAFALGAR – PLANNED DEVELOPMENT MIXED-USE DISTRICT (PD-M)

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.

- F. 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.
- G. 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.

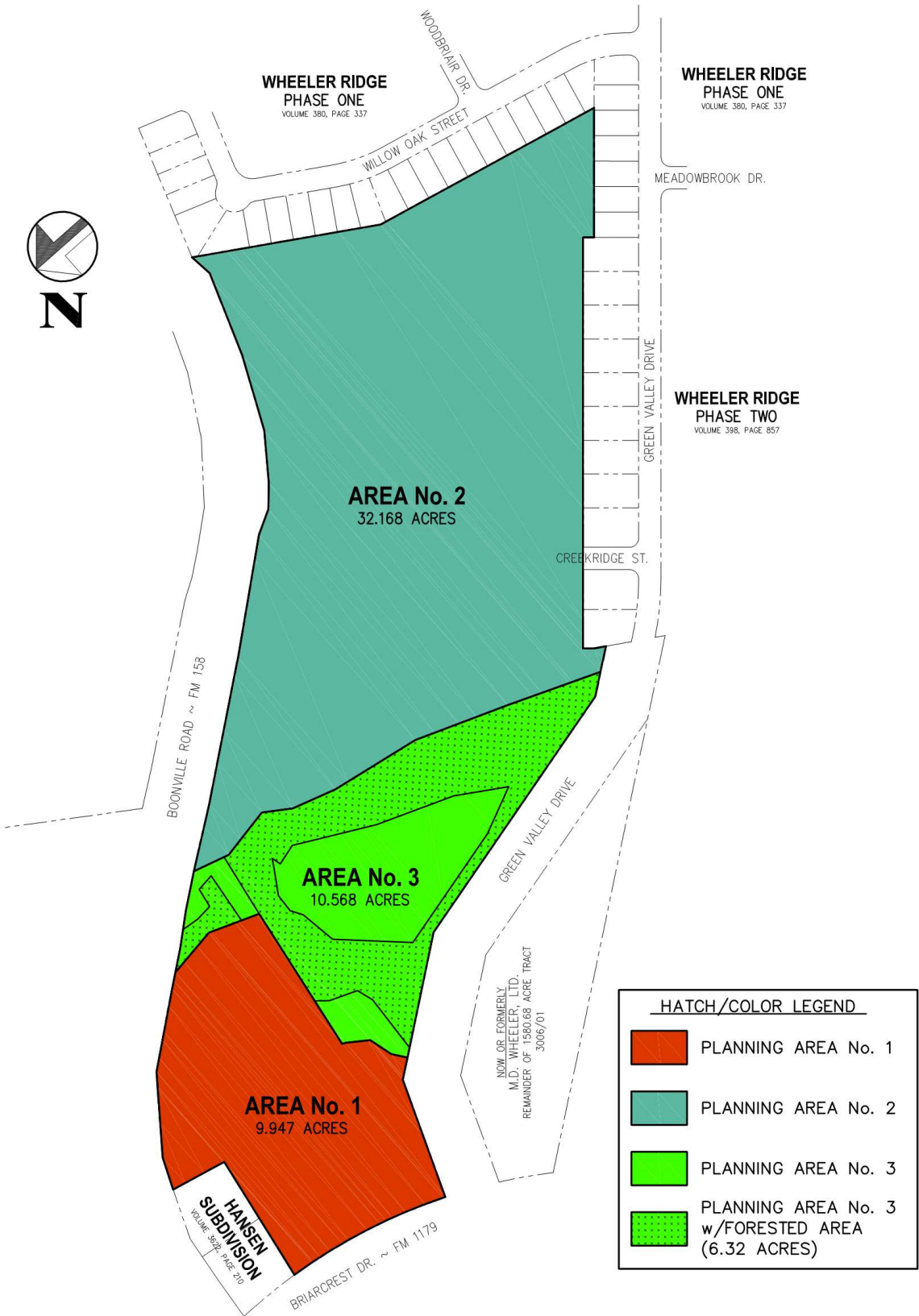
III. Land Use:

The Trafalgar PD provides for three (3) 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 include; 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, 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 60% 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.

TRAFALGAR – PLANNED DEVELOPMENT MIXED-USE DISTRICT (PD-M)

TRAFALGAR – LAND USE PLAN



TRAFALGAR – PLANNED DEVELOPMENT MIXED-USE DISTRICT (PD-M)

Land Use Matrix	PLANNING AREAS			
	Area 1		Area 2	
	Permitted Use	Conditional Use	Permitted Use	Conditional Use
Single Family Residential				
Detached Single-Family Residential			X	
Duplex				X
Gated Neighborhood			X	
Model Homes			X	
Neighborhood Amenity Center			X	
Patio Home			X	
Townhouses			X	
Twin-Homes			X	
Multi-Family Residential				
Condominiums			X	
Multi-Family Residential			X	
Nursing Home (retirement home)			X	
Business				
Assisted Living Facilities	X		X	
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/Adinstrative)	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

TRAFALGAR – PLANNED DEVELOPMENT MIXED-USE DISTRICT (PD-M)

generally apply with single-family, multi-family, office and retail zoning districts. The following additional standards shall apply:

- 1) *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.
- 2) *Screening & Buffers – Planning Area 2*: At the time of development, the land use within the mixed used Planning Area 2 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;

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:

- a) 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,
- b) 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 minimum 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 minimum 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.

TRAFALGAR – PLANNED DEVELOPMENT MIXED-USE DISTRICT (PD-M)

Buffer Area Matrix					
Minimum Width of Buffer¹					
Land Use	Wheeler Ridge²	Undeveloped³	SR	MF	B
SR	0	5	0	15	30
MF	25	10	15	0	25
B	40	15	30	25	0

Buffer Area Matrix					
Minimum Width of Buffer to be Landscaped¹					
Land Use	Wheeler Ridge²	Undeveloped³	SR	MF	B
SR	0	0	0	10	20
MF	15	5	10	0	15
B	20	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.

A. 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).

B. 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

TRAFALGAR – PLANNED DEVELOPMENT MIXED-USE DISTRICT (PD-M)

Boonville Road, Creekridge Street, or appropriate private streets. Monument signs will be designed within the constraints outlined below:

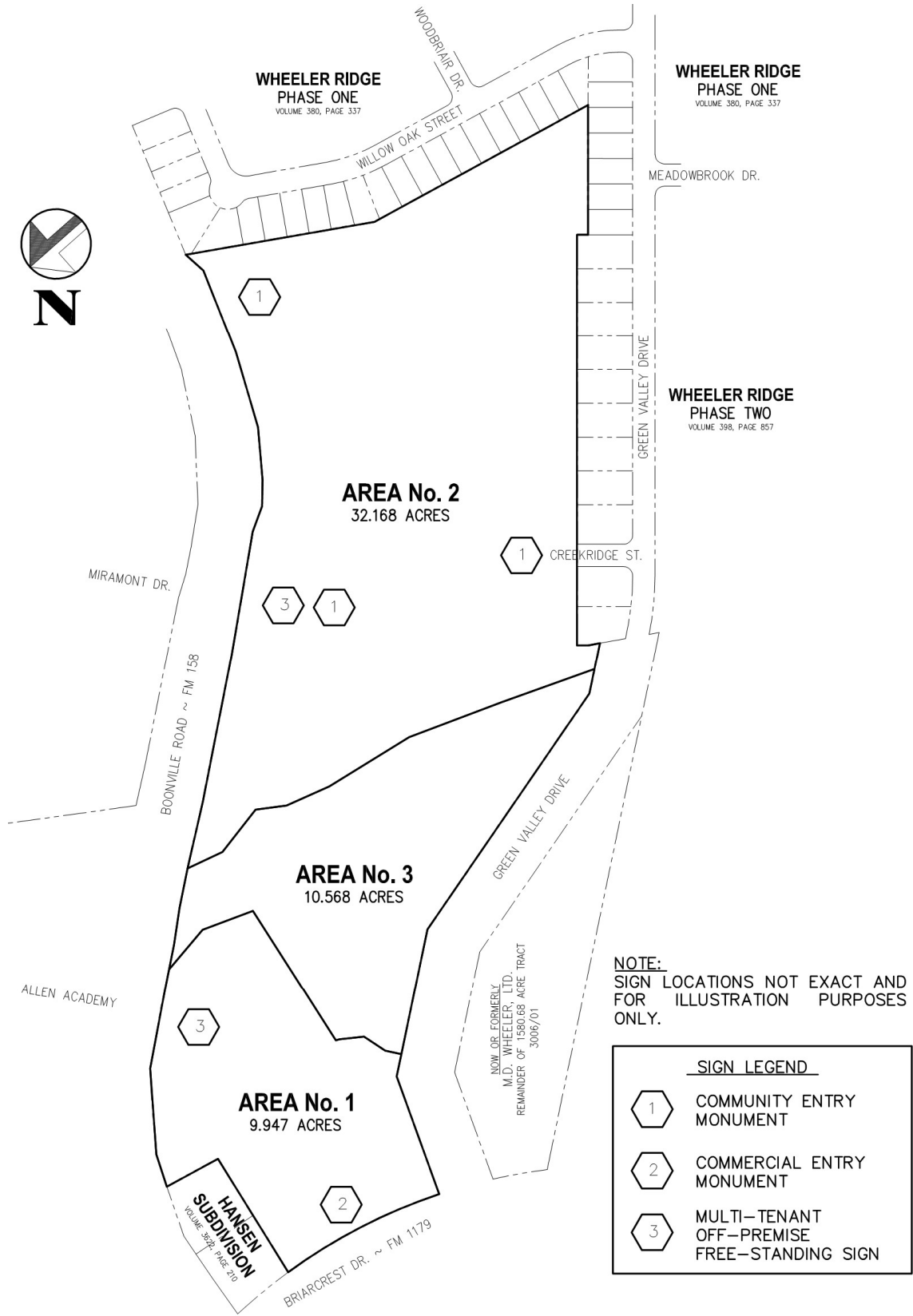
- a) Quantity – Planning Area 2 will be allowed a maximum of three monument signs.
 - b) Height & Setback – The overall height of the structure will not exceed eight feet (8'). Height will be as measured from the adjacent grade or top of curb, whichever is applicable. Monuments adjacent to Boonville 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.

TRAFALGAR – PLANNED DEVELOPMENT MIXED-USE DISTRICT (PD-M)

- 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.

TRAFALGAR – PLANNED DEVELOPMENT MIXED-USE DISTRICT (PD-M)

TRAFALGAR – SIGN PLAN



TRAFALGAR – PLANNED DEVELOPMENT MIXED-USE DISTRICT (PD-M)

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.

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