



RECEIVED
 JAN 12 2010

Development &
 Engineering Services



Confidential Information
 City of Bryan, Texas
 Planning and Development Department
 1000 West 10th Street
 Bryan, Texas 77801

ZONING
 ZONING EXHIBIT
 PD-M
 PD-M

**HIGHLAND HILLS
 STATE HIGHWAY 6 BYPASS &
 BRIARCREST DRIVE
 BRYAN, TEXAS**


Civil & Environmental Consultants, Inc.
 1 North Pennsylvania Street - Suite 1105 - Fort Worth, TX 76102
 817-335-7777 817-740-0748
 www.cec.com



Exhibit “B” Project Proposal Narrative

HIGHLAND HILLS ZONE CHANGE

Introduction

Highland Hills is a planned mixed-use commercial and residential development to be constructed on the 40.57-acre property located at the northeast corner of Briarcrest Drive and the Texas State Highway 6 (Highway 6) bypass frontage road.

Project Intent

The project will provide high quality, market-driven development complementing and harmonizing with the uses, quality and design aesthetic of the adjacent Bryan Towne Center development, serving as a catalyst for elevated design and quality along the Highway 6 bypass corridor.

Uses and Pedestrian Orientation

A variety of land uses, including pad and convenience retail, sit down restaurants, office, flex office, medical office, and multi-family will be included in the project area. Building, landscape, and hardscape improvements within the project will promote enhanced pedestrian experiences through intra-site connectivity, pedestrian scale, and amenity.

Phasing

The project is a three-phased effort, with the Phase One occurring immediately after approval, and buildout of Phases Two and Three sequenced with market demand, balancing infrastructure costs with project revenues.

Zoning, Subdivision, Development Standards And Design Guidelines

This request asks to rezone the entire project area to a PD-M zone. The designation provides the standards and flexibility needed for the project.

In addition to the uses and development standards provided by the new PD-M zone, the owner has prepared design guidelines to deliver each project improvement in a manner consistent with the intended project vision, direction, and quality. A design review committee will use the guidelines to review proposals. These guidelines will compel proposed developments to meet or exceed the elevated quality and design standards of the adjacent Bryan Towne Center (Target Center) project - the current standard for high quality and well designed development on the Highway 6 bypass.

Other specific measures proposed for Highland Hills echo those approved for the Bryan Towne Center Project:

- Minimum building setbacks will not be required along lot lines not fronting public streets and abutting similarly zoned property.
- Landscape island and parking area dimensions follow those approved for Bryan Towne Center.

Vehicular access easements will provide access for properties without direct frontage on public rights-of way.

Proposed Product Types

PD-M (Planned Development Mixed Use) zoning allows for the broad mix of uses and design flexibility needed for the project. Descriptions of anticipated land uses follow:

Office and Medical Office:

Office and Medical Office Buildings (MOB) may be one, two, or three levels, and may contain general or medical office tenants. Services are anticipated to range from conventional office uses, to patient examination and treatment rooms, medical supply/equipment rooms, and medical staff office.

Flex:

Flex Buildings generally measure between one and two stories in height, housing general office, and/or light manufacturing, warehouse, storage, and light assembly.

Restaurant and Retail Pads:

Restaurant and Retail Pad products typically appear as one story stand-alone buildings containing restaurants and/or retail establishments.

Retail Buildings:

Retail Building products are commonly single story buildings containing one or more retail tenants. Such buildings generally situate parking fronting the entrance, with services located on the sides or rear of the building (although in some cases, deliveries, and services may be provided via the front doors after hours). Screening is generally provided in locations visible to the general public.

Multi-Family:

Multi-Family product types include residential uses with a minimum product density of approx. 15 units per acre or more. Building typologies may range in height of between 1- 5 stories (with a maximum building height of 75').

Buffering of residential from commercial uses will be considered on a case-by-case basis, as some current commercial uses are complementary to residential uses.

Mixed use:

Mixed-use refers to the combining of retail/commercial and/or service use with residential or office use in the same building or on the same site in a variety of ways:

Vertical Mixed-use. A single structure with elevated floors used for residential or office, and/or retail/commercial or service uses (such as live-work products).

Horizontal Mixed-use - Attached. A single structure, which provides retail/commercial or service, with attached residential or office use behind this.

Horizontal Mixed-use - Detached. Two or more structures on one site which provide retail/commercial or service use in a structure (or structures) and residential or office use in another separate structure (or structures).

Product Locations

Although the project is market based, the likely layout of the project uses will be as follows:

Pad retail and restaurants fronting the Highway 6 bypass, office and flex related uses on internal sites, and sites fronting Boonville Road. A multifamily component is anticipated on the northern portion of the site.

Signage Standards

Zoning for the project will include additional specifics relative to signage within the project. These changes are summarized below.

Pylon and Other Freestanding Signage

City staff voiced concerns with multiple freestanding signs, and sign clutter, particularly along the Highway 6 and Briarcrest Drive frontages. The current sign ordinance permits one freestanding sign per street frontage. Staff indicated a desire to curtail the number and height of freestanding signs permitted on the Highland Hills site beyond that allowed by the current zoning ordinance.*

To address these concerns, The draft sign regulations included in Exhibit B would limit Pylon Sign heights to 45 feet, and monument signage heights would be limited to 10 feet. In addition, A single pylon site per lot would be permitted for lots abutting the Highway 6 Frontage road, or Briarcrest Drive

**Note that Highland Hills' ownership is concerned that additional regulation of signage on the site may put the project at a competitive disadvantage to other sites along the Highway 6 bypass corridor.*

Off-Premise Signage

As a further concession to staff concerns, and to address sign clutter, Off-Premise signage will not be permitted throughout the development.

Exhibit "C" Proposed Zoning Language

Development Plan for Planned Development District allowing certain office, retail, commercial and residential uses on 40.57 acres of land adjoining the northeast corner of Texas State Highway 6 bypass and Briarcrest Drive.

SECTION 1: Definitions

In this specific context, the term "permitted" shall mean all uses permitted by right within the zoning classification specified, plus any additional uses specifically mentioned as being permitted by right, as well as other uses defined and described in the Zoning Ordinance of the City of Bryan as being permitted with approval of a Conditional Use Permit. Said uses permitted with approval of a Conditional Use Permit shall (unless specifically mentioned as being permitted by right) be subject to development review procedures of the Zoning Ordinance described for Conditional Use Permits.

SECTION 2: Land Use

The permitted uses in the PD-M shall include any permitted uses described in C-1 Office District, C-2 Retail District and C-3 Commercial District; and the PD-M shall further include the following as permitted uses: Multi-Family Dwelling, Townhouse, Apartments and Condominiums. The following uses shall also be permitted by right:

1. commercial bakery;
2. farm equipment sales and service;
3. ice company (sales);
4. commercial laundry;
5. lumberyard;
6. nightclub or tavern;
7. overnight delivery company; and
8. motorcycle/ATV/UTV/boat sales and service.

Notwithstanding the foregoing, the following uses shall not be permitted in the PD-M, either by right or by conditional use permit:

1. funeral home/mortuary;
2. heliport or helistop;
3. boarding/lodging house;
4. gaming establishments;
5. commercial parking lots or garages;
6. tattoo/piercing studio;
7. wholesale ice company sales;
8. moving company;
9. pawn shop;
10. recycling collection point;
11. trailer rental;
12. truck rental;
13. bus terminal/station;
14. fraternity/sorority house;
15. landscape service;
16. manufactured home display and sales;
17. paper/chemical supplier;
18. portable/small commercial structure - permanent and seasonal;
19. recreational vehicle park;
20. tool and machinery rental;
21. truck repair/truck stop;
22. cemetery;
23. flea market;
24. refuse system;
25. rodeo grounds;
26. commercial stable

SECTION 3: Physical Development

Physical development in this Planned Development District shall comply with development standards and limitations of the City of Bryan Code of Ordinances that generally apply to properties zoned "PD-M" subject to any limitations specified herein. These development standards and limitations include, but are not limited to, regulations concerning density, lot area, lot width, lot depth, yard depth and widths, building height, building elevations, coverage, floor area ratio, parking, access, screening, landscaping, accessory buildings, signs, lighting as well as project phasing or scheduling.

The following additional standards shall be applicable to the physical development within this Planned Development District:

1. On all lots created by means of a subdivision plat in accordance with Chapter 110 of the Bryan Code of Ordinances, no minimum building setbacks shall be required from property lines that (a.) do not adjoin a public street; and (b.) do not adjoin abutting land that is not embraced by this Planned Development District.
2. Raised landscape islands, 180 square feet for a single parking row and 360 square feet for a double parking row, will be placed every 20 parking spaces or 180 feet. The landscape island may be reduced to 160 square feet for a single parking row and 320 square feet for a double parking row when the depth of the parking space is less than 20 feet. Raised bay dividers will not be required every other parking row.
3. All on-premise freestanding Pylon signs shall be a maximum of 45 feet in height. All other on-premise freestanding signs shall be a maximum of 10 feet in height.
4. A maximum of one pylon site per lot shall only be permitted for lots abutting the Highway 6 Frontage road, or Briarcrest Drive.
5. No off-premise signs shall be permitted within the development.
6. Outside storage of merchandise associated with a retail use shall be permitted. Such outside storage must (a.) not be visible from the public right-of-way or (b.) be adequately screened from the public right-of-way utilizing screening materials in accordance with Section 130 of the Zoning Ordinance. In addition, the allowed outside storage is not permitted to be placed within any minimum building setbacks.
7. The maximum building height shall not exceed 75 feet from the ground level.
8. The parking area design may be modified to allow for a parking space depth of 18 or more feet. For every foot (less than the minimum required 20 feet) the parking space is reduced in depth, an additional 1 foot of width will be required on the adjacent drive aisle.
9. Buffering requirements for properties within the project area as well as for locations where this project area abuts areas outside the project area shall be considered on a case-by-case basis. and may be reduced, or eliminated depending upon compatibility of adjacent uses, project design, or the provision of additional amenities located adjacent to the abutting area.

SECTION 4: Subdivision of Land

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

The following additional standards shall be applicable to the subdivision of land within this Planned Development District:

1. Vehicular access easements will be permitted to provide access for properties which do not have direct frontage on public rights-of way.

Exhibit "D"

Site Plan with Designated Uses