

DEVELOPMENT REQUIREMENTS FOR PLANNED DEVELOPMENT – HOUSING DISTRICT (PD-H)

The purpose of the Gourd Creek Planned Development – Housing District (PD-H), hereinafter referred to as "PD-H", "the District" or "this District," is to comply with the City of Bryan Code of Ordinances while establishing alternate development standards set forth for the mutual benefit of both the property owner and the City of Bryan. This PD-H District establishes development standards for a residential community on approximately 29.71 acres of land generally located along Autumn Lake Drive. The standards established in this plan are to be used to facilitate detached residential development, in the effort to strengthen the area economy and promote the general welfare of the community. The planned layout of the community is established in Exhibit A-1.

SECTION 1: DEFINITIONS

Words, terms and phrases in this Development Plan shall have the meanings ascribed to them in Bryan Code of Ordinances Chapter 130, Zoning.

masonry shall mean stucco, brick, rock and all other materials commonly referred to in the Bryan, Texas area as masonry. Masonry does not include concrete hardy-board siding.

roof pitch shall mean the steepness of a roof expressed as a ratio of inch rise per horizontal foot.

permitted shall mean all uses permitted by right within the zoning classification specified, 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 will be subject to development review procedures of the City of Bryan Zoning Ordinance described for Conditional Use Permits.

Words, terms, and phrases that are not expressly defined in these development requirements and/or in the Bryan Code of Ordinances have their ordinary dictionary meanings, based on the latest edition of Merriam-Webster's Unabridged Dictionary. When not inconsistent within the context, words used in the present tense include the future; words used in the singular number include the plural, and words used in the plural number include the singular.

SECTION 2: LAND USE

The continued use of land permitted within this PD-H District shall be limited to the following uses.

A. Uses permitted by right:

- Accessory structures;
- Detached dwellings with no more than four unrelated persons;
- Essential municipal uses;
- Government (federal or state) owned structures, facilities, and uses;
- Home occupations;
- Open space/HOA-maintained common areas/storm water detention areas;
- Place of worship;

- Real estate sales offices during the development of residential subdivisions, but not to exceed three years;
 - Temporary structures for uses incidental to construction work on the premises, which said buildings shall be removed upon the completion or abandonment of construction work.
- B. Uses permitted only with prior approval of a Conditional Use Permit (CUP) from the Planning and Zoning Commission:
- Accessory dwelling unit;
 - Accessory structure if greater than the standards set forth in Chapter 130;
 - Child care – Class B.
- C. The following additional standards shall apply to development within this PD-H District:
1. No temporary structures, such as recreational vehicles, travel trailers, construction trailers, or mobile homes may be used for on-site dwelling purposes.
 2. Open storage is prohibited except for materials for the resident’s personal use or consumption, i.e., firewood, gardening materials, etc. behind a fence or landscaping.
 3. Modular (industrialized) buildings shall be prohibited.

SECTION 3: PHYSICAL DEVELOPMENT

- A. Physical development in this District shall comply with development standards and limitations of the City of Bryan Code of Ordinances that generally apply to properties zoned Residential District – 5000 (RD-5), subject to the additions, modifications, or exceptions described herein. These development standards and limitations include, but are not limited to, regulations concerning density, building height, building elevations, coverage, parking, access, screening, landscaping, accessory buildings, and signs.
- B. The following development standards shall apply:
1. Lots other than HOA-maintained common areas shall have a minimum lot area of six-thousand (6,000) square feet.
 2. Lots other than HOA-maintained common areas shall be a minimum of fifty (50) feet in width.
 3. Building construction on all lots shall observe a minimum side setback of five (5) feet and rear setback of ten (10) feet.
 4. The front facing exteriors of detached dwellings (exclusive of doors, windows, and similar openings) shall be constructed of at least thirty-five percent (35%) masonry. The remaining exterior areas (exclusive of doors, windows, or similar openings) shall be constructed of James Hardie Board, cemplank, masonry, fiber cement (allura) siding, and/or smart board siding (engineered wood siding).
 5. Buildings with metal exteriors shall be prohibited.

6. Detached dwellings shall have at least one (1) attached two-car garage.
 - a. The façade of each attached two-car garage shall be located behind the façade of the main dwelling.
 - b. The driveway leading to each attached two-car garage shall be designed to fit a minimum of two (2) standard parking spots without encroaching on to the sidewalk.
7. An opaque screening fence shall be maintained along shared borders between this PD and the neighboring Dominion Oaks Subdivision.
8. All lots developed with a detached dwelling shall have at least one (1) canopy tree.
 - a. The tree must be located in the front yard, between the front property line and the front facade of the detached dwelling.
 - b. At the time of Certificate of Occupancy issuance for the detached dwelling on the same lot, the tree must be alive and measure at least two (2) inches in caliper when measured at four-and-a-half (4.5) feet above the soil.
9. A twenty (20) foot wide HOA-maintained common area shall be provided adjacent to the Dominion Oaks Subdivision as shown on Exhibit A.

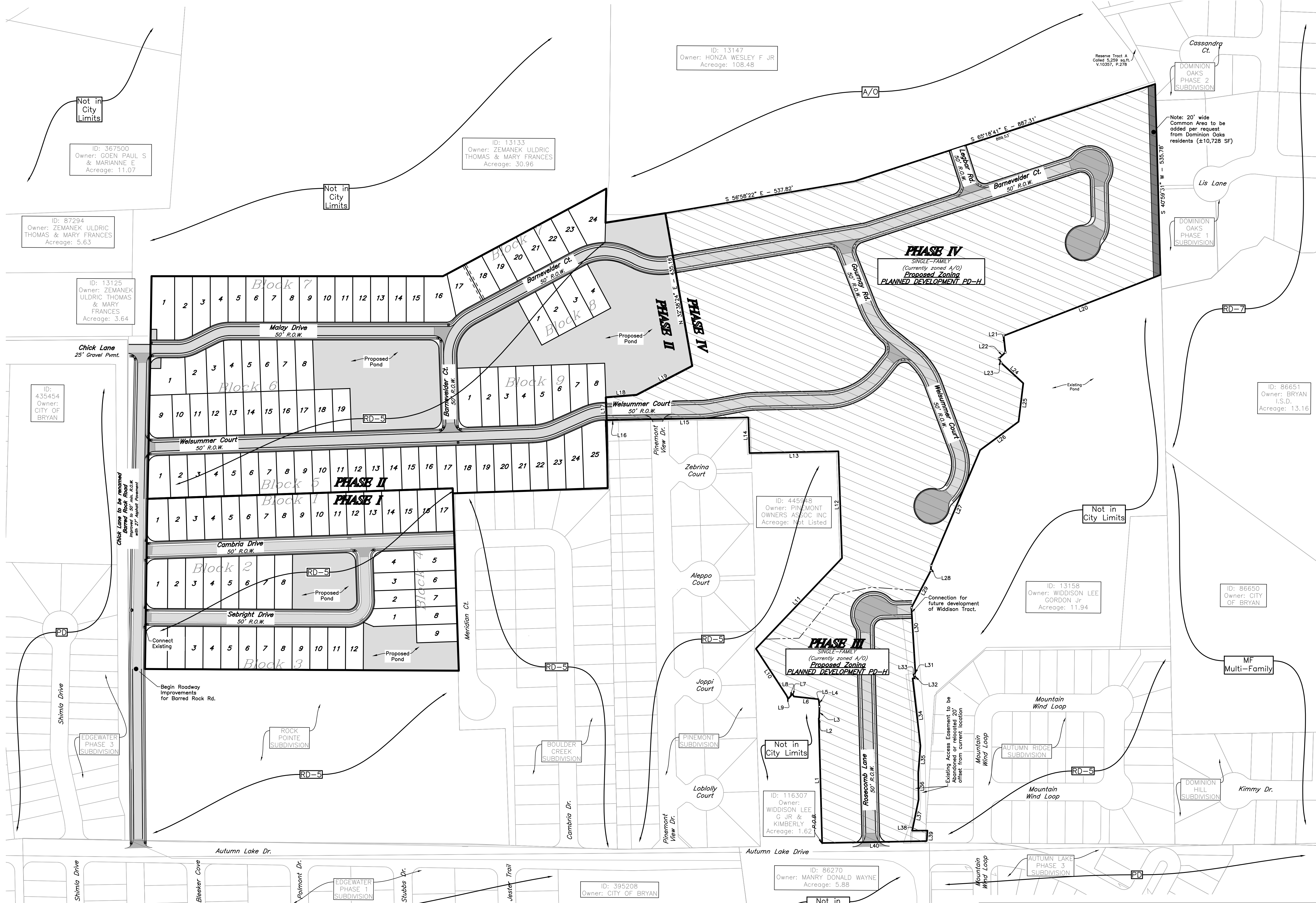
C. Sidewalks:

1. Sidewalks shall meet the City of Bryan's construction requirements for sidewalks as per the Bryan/College Station Unified Design Guideline Manual, Technical Specifications, and Standard Construction Details.

- D. A homeowner's association (HOA) shall be established with direct responsibility to, and controlled by, the property owners involved to provide for operation, repair and maintenance of all open space and storm water detention areas in this PD-H District.

SECTION 4: SUBDIVISION OF LAND

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



Not in City Limits

ID: 367500
Owner: GOEN PAUL S & MARIANNE E
Acreage: 11.07

ID: 13133
Owner: ZEMANEK-ULDRIC THOMAS & MARY FRANCES
Acreage: 30.96

ID: 13147
Owner: HONZA WESLEY F JR
Acreage: 108.48

ID: 87294
Owner: ZEMANEK ULDRIC THOMAS & MARY FRANCES
Acreage: 5.63

ID: 13125
Owner: ZEMANEK ULDRIC THOMAS & MARY FRANCES
Acreage: 3.64

ID: 435454
Owner: CITY OF BRYAN

ID: 86651
Owner: BRYAN I.S.D.
Acreage: 13.16

ID: 445948
Owner: PINMONT OWNERS ASSOC INC
Acreage: Not Listed

ID: 13158
Owner: WIDDISON LEE GORDON Jr
Acreage: 11.94

ID: 86650
Owner: CITY OF BRYAN

ID: 116307
Owner: WIDDISON LEE G JR & KIMBERLY
Acreage: 1.62

ID: 395208
Owner: CITY OF BRYAN

ID: 86270
Owner: MANRY DONALD WAYNE
Acreage: 5.88

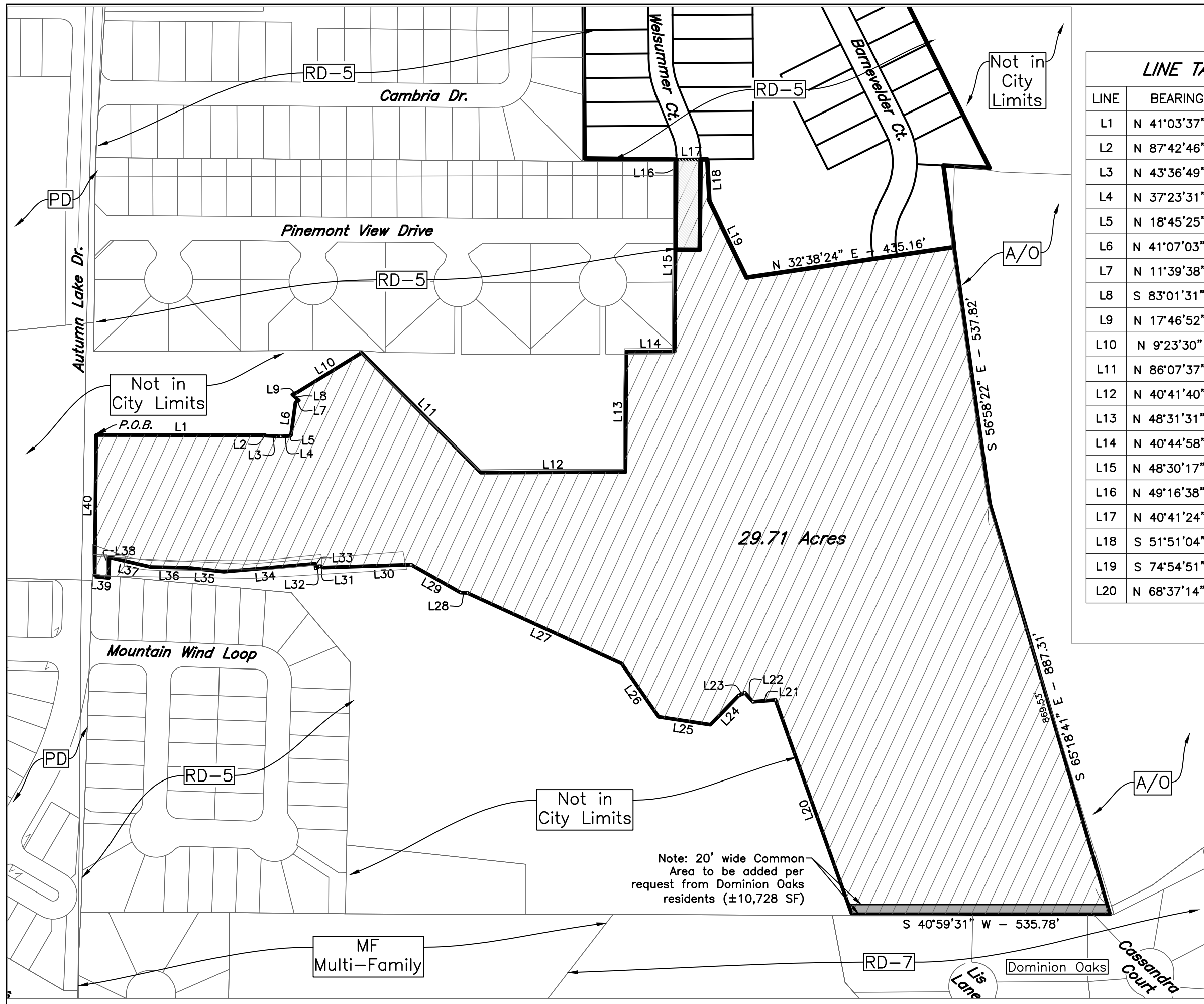
Gourd Creek Phases 3 and 4 Re-Zoning Map

SCALE: Hor: 1" = 120'
0 60' 120' 240'

LEGEND
Area to be Rezoned

Engineer:
McClure & Browne Engineering/Surveying, Inc.
100B Woodcreek Dr., Suite 103
College Station, Texas 77845
(979) 693-3838
Date: 10/16/2024 Firm Reg. No. F-458





LINE TABLE

LINE	BEARING	DISTANCE
L1	N 41°03'37" E	350.11'
L2	N 87°42'46" E	1.69'
L3	N 43°36'49" E	31.70'
L4	N 37°23'31" E	17.68'
L5	N 18°45'25" E	3.65'
L6	N 41°07'03" W	68.92'
L7	N 11°39'38" E	8.16'
L8	S 83°01'31" W	18.33'
L9	N 17°46'52" E	10.63'
L10	N 9°23'30" E	157.00'
L11	N 86°07'37" E	350.78'
L12	N 40°41'40" E	299.92'
L13	N 48°31'31" W	249.59'
L14	N 40°44'58" E	99.98'
L15	N 48°30'17" W	358.07'
L16	N 49°16'38" W	39.83'
L17	N 40°41'24" E	64.72'
L18	S 51°51'04" E	86.33'
L19	S 74°54'51" E	176.37'
L20	N 68°37'14" W	472.22'

LINE TABLE

LINE	BEARING	DISTANCE
L21	S 36°42'31" W	46.57'
L22	S 88°22'40" W	24.78'
L23	S 17°34'45" W	13.96'
L24	S 4°50'42" E	84.27'
L25	S 49°34'49" W	108.66'
L26	N 83°50'09" W	134.45'
L27	S 65°36'12" W	352.19'
L28	S 44°30'35" W	13.80'
L29	S 70°19'03" W	117.78'
L30	S 39°06'18" W	181.45'
L31	S 61°38'50" W	8.50'
L32	S 13°13'56" W	9.51'
L33	N 53°08'22" W	9.52'
L34	S 35°59'38" W	190.76'
L35	S 47°17'59" W	75.82'
L36	S 41°54'13" W	75.23'
L37	S 54°11'10" W	88.93'
L38	S 47°43'17" E	42.77'
L39	S 46°31'12" W	29.56'
L40	N 48°26'59" W	293.62'



Drawn By: JF
Date: 10/16/24

Re-Zoning
Gourd Creek
Phases 3-4
29.71 ACRES
 OUT OF
 ZENO PHILLIPS SURVEY, A-45
 BRAZOS COUNTY, TEXAS

OCTOBER, 2024
 SCALE: 1" = 200'

Owner:
Cao's Home, LLC (Shian Cao)
2136 Chestnut Oak Circle
College Station, TX 77845

Engineer: Texas Firm Registration No. F-458
McClure & Browne Engineering/Surveying, Inc.
1008 Woodcreek Dr., Suite 103
College Station, Texas 77845
(979) 693-3838

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