

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 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.

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 Land Use Plan attached.

- 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 common in permitted uses of C-2. 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 between Green Valley Drive, provides for greater flexibility of uses in order to respond to changing market conditions over time. Land uses will include commercial office and retail, 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.

- C. Land Uses for Planning Area 3 (Conservation Area) - Planning Area 4, located in the middle of the development and along Wheeler Ridge subdivision, 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 4. Clearing of trees, brush, vegetation, and groundcover for the construction of these amenities, shall not exceed 50% of the area.

- D. Land Uses for Planning Area 4 (Residential Zone) – Planning Area 4, the most southeastern portion of tract, 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 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 3. Land uses within Planning Area 3 shall be limited to two (2) stories in height within 100’ of Wheeler Ridge Subdivision, and a height restriction of 3 stories within remainder of tract.

Land Use for Tract 1 and 2

- Accessory or incidental uses to the main use (snack or food bars, automatic teller machines, etc.);
- Accessory structures
- Assisted living facilities;
- Automobile service and repair (but a body shop is NOT allowed)
- Automotive (car wash, gas sales)
- Banks, savings and loans or credit union offices;
- Bed and breakfast;
- Boardinghouse (lodging house);
- Business or trade school;
- Charitable uses
- Child care
- Discount Stores
- Commercial amusement (indoor);
- Dance studio;
- Essential municipal uses;
- Farmers Market
- Fitness, Recreational sports, gym, or athletic club center;
- Food service uses such as full-service restaurants, fast food restaurants, quick service restaurants, drive-through establishments, cafeterias, and snack bars, including café seating and sale of liquor for on and off premise consumption
- Fraternal/service organization;
- Fuel Station including gasoline and electric
- Funeral home/mortuary;
- Gaming establishments;
- General office use (professional, administrative);
- Government (federal or state) owned structures, facilities, or uses;
- Grocery Stores
- Hospital;
- Hotels
- Indoor archery and shooting range;
- Kiosk;
- Laboratory (pharmacies, scientific, research, medical, optical);
- laundromats (self-service washateria);
- Medical or dental facilities or clinics;
- Micro-assembly;
- Motel or hotel;
- Multi family dwelling unit and/or condominiums
- Museum/art gallery;
- Nursery (greenhouse);
- Nursing home (retirement home);
- Offices for business, professional, and technical uses such as accountants, architects, lawyers, doctors, public administration, etc;
- Package liquor store;
- Parking lots or garages, commercial;
- Pawnshop that has been licensed to transact business by the state consumer credit commissioner under V.T.C.A., Finance Code ch. 371;
- Personal service shop or custom personal services;
- Pharmacies;
- Photography studio;
- Place of worship;
- Police station;
- Private utility office (no repair or outdoor storage);
- Radio or television broadcasting studio (without tower);
- Reception hall;•Retail services (including incidental uses);
- Recreational/community center;
- Restaurant;
- Retail sales or service including personal service shop or custom personal services including but not limited to: studio or photography studio, drycleaners, laundromats, plant nursery, package liquor stores, and liquor stores for off-premise consumption and all incidental uses
- Schools;
- Studio;
- Tattoo/piercing studio
- Temporary structures for uses incidental to construction work on the premises
- Theater—Indoor
- Upper floor residential uses
- Veterinary services (no outdoor pens or runs).

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.

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) The maximum building height shall not exceed 45 feet from the ground level. In Planning Area 4 land uses shall be limited to two (2) stories in height.
- 4) Outside storage of merchandise associated with a retail use will 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
- 5) Rear setback when adjacent to retail user shall be 25' in width and will include landscaping trees planted at 40' on-center along with the provision of a 12' masonry screening wall. Exhibit attached.

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).
- 3) 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. Raised bay dividers will not be required.
- 4) Striping and marking. All striping for parking stalls shall be a minimum of four inches wide of white, yellow, or blue safety traffic paint designated for such use.

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:

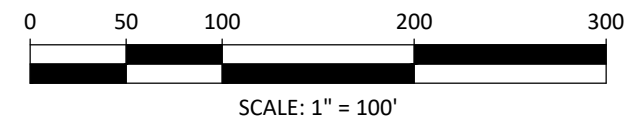
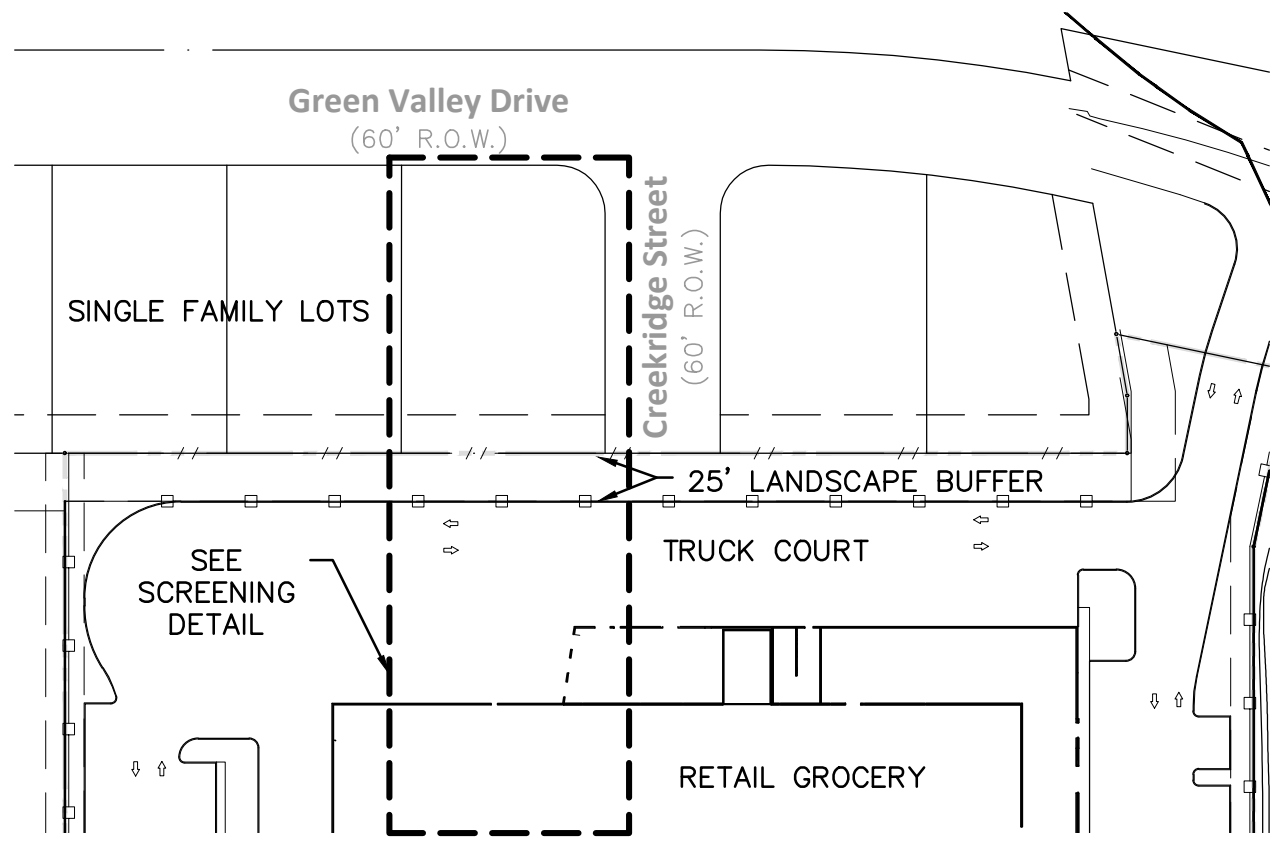
- a) Quantity – Planning Area 1 will be allowed one Commercial Entry sign along Briarcrest Drive near the corner of Green Valley Drive.
 - b) Height & Setback – The overall height of the structure will not exceed eight feet (8’). Height will be as measured from the adjacent grade or top of curb, whichever 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 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. All on premise freestanding signs shall be a maximum of 15 feet in height. Off Premise Free-standing signs will be designed within the constraints outlined below:
- a) Quantity – Up to two off premise signs shall be permitted. Any such off-premises sign shall be located on land embraced by this Planned Development District.
 - b) Height – The sign located along Briarcrest shall be no more than sixty feet (60’) in height. The sign along Booneville Drive shall be no more than thirty five (35’) feet in height.
 - c) Setback – Both signs shall be located at a minimum of 25 feet from the property line. Setback is measured from the curb.
 - d) Size – The sign located along Briarcrest shall be no more no more than 500 total square feet. The sign along Booneville Drive shall be no more than 200 total 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 obtain 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) Two wall signs per occupancy, one sign not to exceed 10 feet in height and up to a maximum of 500 square feet, the remaining not to exceed 8 feet in height up to a maximum of 300 SF.

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.

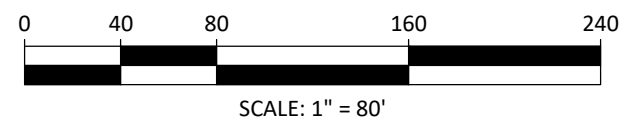
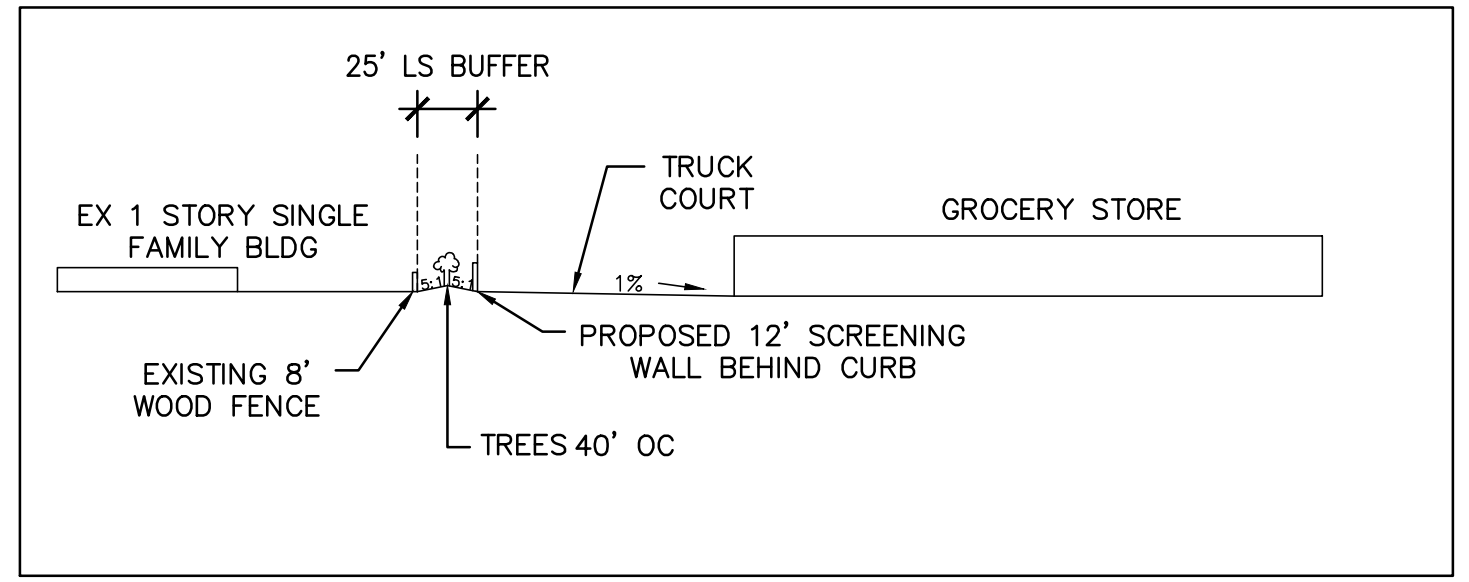
Subdivision of Land:

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.



RESIDENTIAL SCREENING DETAIL



Texas Board of Professional Engineers and Land Surveyors Reg. No. F-23290
4350 Lockhill-Selma Road, Suite 100 • San Antonio, Texas 78249 • 210.494.5511

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RETAIL GROCERY
BRYAN, TEXAS
RESIDENTIAL SCREENING EXHIBIT

09/26/2022

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