The purpose of the Union Hill Planned Development—Business District ( PD-B), hereinafter referred to as " Union Hill PD" or " this District," is to establish alternate development standards for the mutual benefit of both the property owner and the City of Bryan. The Union Hill PD establishes development opportunities for a master-planned infill development allowing for a combination of retail uses on approximately 2.1 acres of land adjoining the southwest corner of the S. College Ave and Old College Road Intersection, Currently addressed as 3600 and 3710 Old College Road. This PD-B District is believed to be the best conduit to facilitate context appropriate infill development by utilizing site specific design elements allowed through variations from ordinary standards, but which in return provides additional standards for interface between pedestrian and automotive oriented design that meets the intent of Bryan' s zoning regulations.

1. **Definitions**

The following words, terms and phrases shall have the meanings ascribed to them in Bryan Code of Ordinances Chapter 130, Zoning, except where the context clearly indicates a different meaning Words and terms that are not expressly defined in this chapter or in Chapter 62 have their ordinary dictionary meanings, based on the latest edition of Merriam-Webster’s Unabridged Dictionary. When not inconsistent with 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.

1. Within this district the term “Outdoor Display & Sales” shall specifically include Christmas trees, farm produced crops (produce), landscape plants, BBQ pits, outdoor furniture, seasonal and holiday decorations.
2. **Base development regulations**
3. With the exception of items hereafter modified, all development within the Union Hill PD shall comply with the standards in the Bryan Code of Ordinances regulating properties zoned Midtown Corridor District.
4. **Land Use**. The following land uses shall be permitted by right in this District:

**Office and Retail Uses**

* Brewery/Microbrewery/Beer Garden With Outdoor Seating
* Farmer's market
* Finance, Insurance, and Real Estate establishments including banks, credit unions, real estate, and property management services
* Food Service Uses such as full-service restaurants, cafeterias, and snack bars, including outdoor café seating within a public or private sidewalk area with no obstruction of pedestrian circulation
* Offices for business, professional, and technical uses such as accountants, architects, lawyers, doctors, etc.
* Retail Sales or Service including personal service shop or custom personal services, studio or photography studio, laundromats, produce sales, plant nursey, package liquor stores, and all incidental uses. Excluded from this category are retail sales and services establishments geared towards the automobile, including motor fuel sales.

**Arts, Entertainment, and Recreation Uses**

* Fitness, recreational sports, gym, or athletic club
* Museums and other special purpose recreational institutions
* Parks, greens, plazas, squares, and playgrounds
* Tavern/Nightclub with Outdoor and Rooftop Seating Areas less than 10,000 Square Feet.
* Theater—Indoor
* Outdoor Event Areas

**Educational, Public Administration and Other Institutional Uses**

* Essential municipal uses
* Religious Institutions
* Schools, libraries, and community halls

**Other Uses**

* Hotels
* Parking, structured
* Parking, surface

1. **Site Standards**
2. **Parking**
3. 30 percent of the total overall required off-street parking within this district may be located between the primary structure and the public right of way of Old College Road.
4. Any vehicle parking or maneuvering areas located within 75 feet of the public right of way of Old College Road shall be screened from view by a permanent screening barrier, e.g. a combination of evergreen landscaping, limestone blocks, masonry wall, minimum of 3 feet above the highest grade of the parking or maneuvering area within 30 feet of the adjacent public right of way. The use of living landscape materials shall not exceed 30 percent of the linear distance of the required screening barrier. Upon prior approval by the City Manager or designee, such barrier may partially or entirely exist within the public right of way.
5. **Outdoor display, sales and storage**
6. Outdoor display and storage shall comply with the standards outlined in the Bryan Code of Ordinances, Special and supplementary regulations, with the following exception:
7. Limited outdoor storage shall be permitted within this district upon prior site plan approval by SDRC
8. **Signage**
9. Signs shall be permitted as specified within the Bryan Code of Ordinances, Sign regulations in Midtown Districts, with the following modification:
10. Notwithstanding any other regulation, one roof sign shall be permitted on the primary structure within this district. The allowed roof sign may project as far as six (6) feet above the highest point of the roof and may have a maximum overall length of 18 feet.