

ORDINANCE NO. 1863

AN ORDINANCE OF THE CITY OF SUGAR LAND, TEXAS, APPROVING A CHANGE IN ZONING FOR 9.78 ACRES NEAR THE INTERSECTION OF STATE HIGHWAY 6 AND UNIVERSITY BOULEVARD IN THE TELFAIR DEVELOPMENT, FROM PLANNED DEVELOPMENT (PD) DISTRICT (GENERAL DEVELOPMENT PLAN) TO PLANNED DEVELOPMENT (PD) DISTRICT (FINAL DEVELOPMENT PLAN - CROSSING AT TELFAIR SECTION 4 PART 1) AND APPROVING A FINAL DEVELOPMENT PLAN FOR THE DISTRICT.

WHEREAS, HWY 6 & 90, LTD. has applied for a change in zoning from Planned Development District (General Development Plan) to Planned Development (Final Development Plan) zoning district classification for 9.78 acres of land located within the Telfair development; and

WHEREAS, the Planning and Zoning Commission recommends approval of the zoning change; and

WHEREAS, the City Council has held a public hearing on the proposed amendment, for which notice was published at least fifteen days prior to the hearing date; and

WHEREAS, the City Council finds that the zoning change complies with the City's comprehensive plan; NOW, THEREFORE;

**BE IT ORDAINED BY THE CITY COUNCIL
OF THE CITY OF SUGAR LAND, TEXAS:**

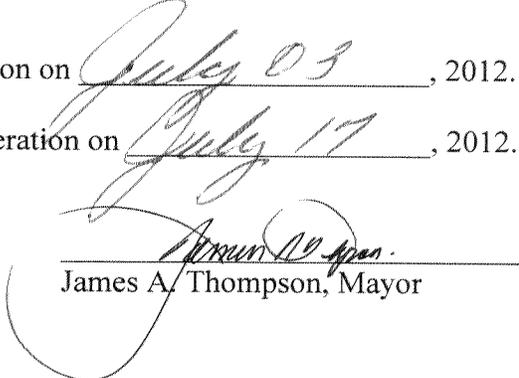
Section 1. That the zoning district classification of the 9.78 acres of land described in Exhibit A, attached to and incorporated into this ordinance by reference, is changed from zoning district classification PD (General Development Plan) to zoning district classification PD (Final Development Plan) under the comprehensive zoning ordinance of the City of Sugar Land, Texas.

Section 2. That the Final Development Plan for the district as shown in Exhibits B, C, D, E, F, G, H, and I (attached to and incorporated into this ordinance by reference) is approved.

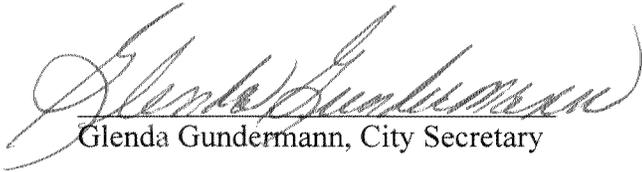
Section 3. That the City's official zoning map is amended to show the change in zoning district classification.

APPROVED on first consideration on July 03, 2012.

ADOPTED upon second consideration on July 17, 2012.


James A. Thompson, Mayor

ATTEST:



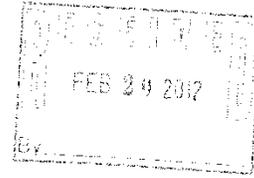
Glenda Gundermann, City Secretary

Reviewed for Legal Compliance:

- Attachments: **Exhibit A Metes and Bounds Description of 9.78 Acres**
Exhibit B Final Development Plan
Exhibit C Permitted Uses
Exhibit D Plant List
Exhibit E Overall Master Plan
Exhibit F Driveway 5 Cross Section
Exhibit G Private Access Easement #1 Cross Section
Exhibit H Private Access Easement #2 Cross Section
Exhibit I Landscape / Pedestrian / Building & Parking Plan

EXHIBIT A: METES & BOUNDS DESCRIPTION

METES AND BOUNDS DESCRIPTION
9.77 ACRES (425,668 SQ. FT.)
M.M. BATTLE LEAGUE, A-9, AND
ALEXANDER HODGE LEAGUE, A-32
FORT BEND COUNTY, TEXAS



Being a tract or parcel of land containing 9.77 acres (425,668 square feet) situated in the Alexander Hodge League, Abstract No. 32, in Fort Bend County, Texas, and being out of that certain tract called 112.736 acres conveyed to Hwy 6 & 90, Ltd., as recorded in Fort Bend County Clerk's File No. 2006031364, of the Official Records of Fort Bend County, Texas, said 9.77 acre tract being more particularly described by metes and bounds as follows (with all bearings referenced to State Plane Coordinates, South Central Zone):

BEGINNING at a 5/8-inch iron rod found for the most northerly corner of Reserve "A", the Crossing at Telfair, Section 3, as recorded in Plat No. 20100173 of the Plat Records of Fort Bend County, in the southwesterly right-of-way line of State Highway No. 6 (width varies), being the northeast corner of the herein described 9.77 acre tract;

THENCE along the northwesterly line of said Reserve "A", the following three courses and distances:

South 33°42'19" West, a distance of 177.33 feet to a 5/8-inch iron rod found for corner of said Reserve "A";

South 55°56'43" East, a distance of 72.39 feet to a 5/8-inch iron rod found for an interior corner of said Reserve "A";

South 33°42'19" West, a distance of 632.16 feet to a 5/8-inch iron rod found in the southwest line of said 112.736 acre tract and the northeast line of that certain tract called 2.449 acre conveyed to Fort Bend County Levee Improvement District No. 17 in Fort Bend County Clerk's File No. 2004077317, for the southeast corner of the herein described parcel;

THENCE along the southerly line of said 112.736 acre tract, being the northerly line of said 2.449 acre tract, the following two courses and distances;

North 56°17'33" West, a distance of 368.00 feet to a 5/8-inch iron rod found for a point of curvature;

In a westerly direction, a distance of 174.86 feet, following the arc of a curve to the left, having a radius of 1265.00 and a central angle of 07°55'12" (Ch=N60°15'09"W, 174.72') to a 5/8-inch iron rod found for the southwest corner of the herein described parcel;

THENCE North 34°03'17" East, a distance of 824.83 feet to a 5/8-inch iron rod set in the

northeasterly line of said 112.736 acre tract, being the southwest right-of-way line of said State Highway No. 6, for the northwest corner of the herein described parcel;

THENCE South 55°56'43" East, a distance of 464.89 feet to the POINT OF BEGINNING and containing 9.77 acres (425,668 square feet) of land, more or less.

TEJAS SURVEYING, INC.
Ph: (281) 240-9099
Job No. 04-1101-TF4-Pt1
February 17, 2012



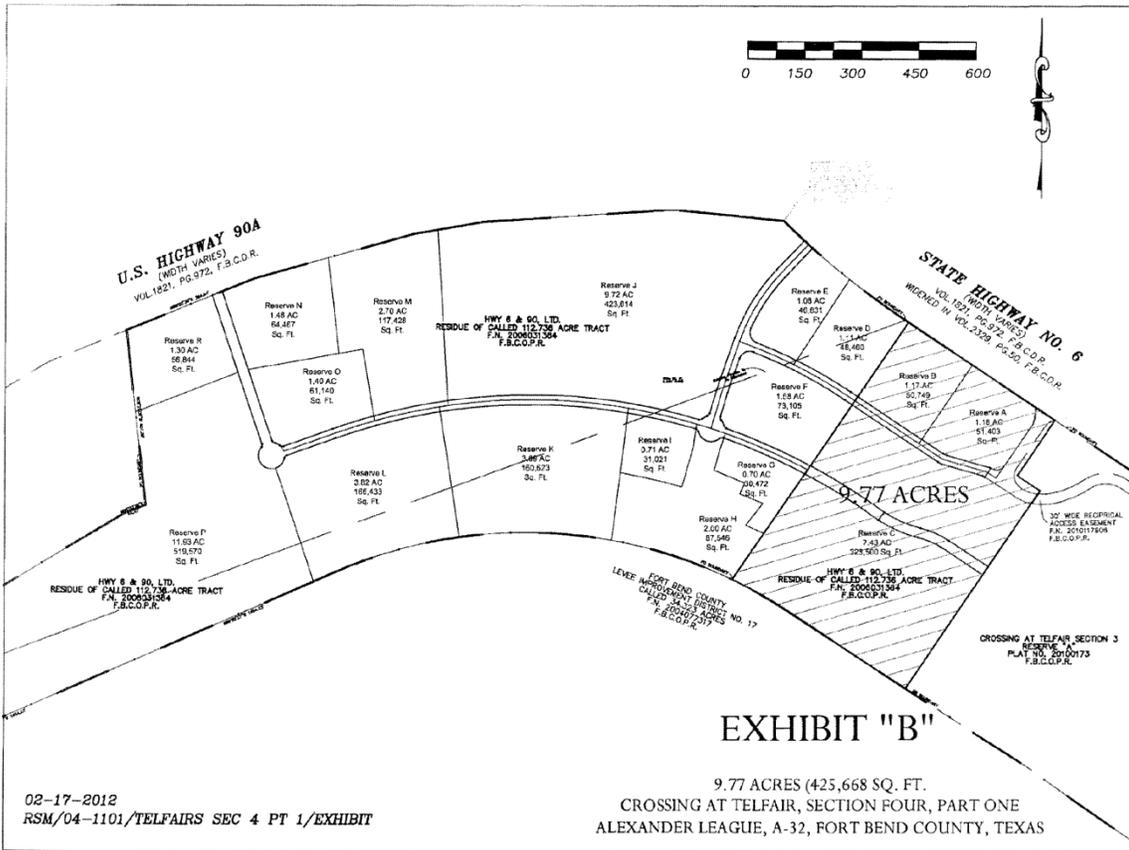
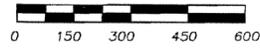


EXHIBIT "B"

9.77 ACRES (425,668 SQ. FT.)
 CROSSING AT TELFAIR, SECTION FOUR, PART ONE
 ALEXANDER LEAGUE, A-32, FORT BEND COUNTY, TEXAS

02-17-2012
 RSM/04-1101/TELFAIRS SEC 4 PT 1/EXHIBIT

**EXHIBIT B: FINAL DEVELOPMENT PLAN
(CROSSING AT TELFAIR SECTION 4 PART 1)**

A. Contents. This final development plan contains the following parts:

1. Contents
2. General Provisions
3. Land Uses
4. Development Regulations
5. Building Regulations
6. Landscape and Pedestrian Circulation Regulations
7. Additional Regulations

B. General Provisions.

1. The PD provided herein shall be constructed, developed, and maintained in compliance with this ordinance and other applicable ordinances of the City. If any provision or regulation of any city ordinance applicable in the B-2 General Business zoning district is not specifically altered or replaced in this ordinance, all regulations of the B-2 zoning district in effect on this effective date of this ordinance apply to this PD.
2. Except as otherwise provided herein, the words used in this final development plan have the meaning established by the City of Sugar Land Development Code:

Open Space means a portion of land contained within the PD that is not covered by buildings, parking lots, driveways, improved pedestrian areas, or other impermeable materials.

PD means the Planned Development District created by this ordinance.

Pavers means colored interlocking bricks, tiles, stones, blocks, or concrete units.

C. Land Uses. Land Uses for Section 4 Part One shall be limited to those listed in *Exhibit C*.

D. Development Regulations

1. Maximum Height of Structures – 2 stories (25 feet) for Reserve A and Reserve B, 3 stories (35 feet) for Reserve C, exclusive of parapet walls; provided, however, that no building shall exceed the airport height hazard requirements of Chapter IX of the Development Code.
2. Minimum Building Setbacks:

In general: the location of buildings shall be limited to the areas shown in *Exhibit I*.

Reserve A

- i. Abutting Highway 6 – 40 feet from the front property line
- ii. Abutting Driveway 5 – 12 feet from the nearest edge of Driveway 5 (see *Exhibit F*)
- iii. Abutting Private Access Easement #2 – 25 feet from the nearest edge of Private Access Easement # 2 (see *Exhibit H*)
- iv. Abutting Reserve B – 10 feet from the side property line between Reserves A and B

Reserve B

- i. Abutting Highway 6 – 40 feet from the front property line
- ii. Abutting Reserve A – 10 feet from the side property line between Reserves A and B
- iii. Abutting Private Access Easement #2 – 25 feet from the nearest edge of Private Access Easement # 2 (see *Exhibit H*)
- iv. Abutting property to the west – 10 feet from the western side property line (see *Exhibit I*)

Reserve C (Building)

- i. Abutting Telfair Crossing Section 3 – 5 feet from the side property line (see *Exhibit I*)
- ii. Abutting Private Access Easement #1 – 32 feet (see *Exhibit G*)
- iii. Abutting property to the west – 10 feet (see *Exhibit I*)
- iv. Abutting Bullhead Slough – 65 feet from the rear property line

Reserve C (Parking Part 1)

N/A (there will be no buildings located in this portion of Reserve C)

Reserve C (Parking Part 2)

N/A (there will be no buildings located in this portion of Reserve C)

3. Minimum Parking Lot Setbacks:

Reserve A

- i. Abutting Highway 6 – 26 feet from the front property line
- ii. Abutting Driveway 5 – 12 feet from the nearest edge of Driveway 5 (see *Exhibit F*)
- iii. Abutting Private Access Easement #2 – 6 feet from the nearest edge of Private Access Easement # 2 (see *Exhibit H*)
- iv. Abutting Reserve B – 6 feet from the side property line between Reserves A and B (see *Exhibit I*)

Reserve B

- i. Abutting Highway 6 – 26 feet from the front property line

- ii. Abutting Reserve A – 6 feet from the side property line between Reserves A and B (see *Exhibit I*)
- iii. Abutting Private Access Easement #2 – 6 feet from the nearest edge of Private Access Easement # 2 (see *Exhibit H*)
- iv. Abutting property to the west – 10 feet from the western side property line see *Exhibit I*)

Reserve C (Building)

- i. Abutting Telfair Crossing Section 3 - 10 feet measured from the eastern side property line
- ii. Abutting Private Access Easement #1 – 0 feet from the nearest edge of Private Access Easement # 1 (see *Exhibit G*)
- iii. Abutting property to the west – 10 feet from the western side property line (see *Exhibit I*)
- iv. Abutting Bullhead Slough – 34 feet from the rear property line (see *Exhibit I*)

Reserve C (Parking Part 1)

- i. Abutting Driveway 5 - 12 feet measured from the nearest edge of Driveway 5(see *Exhibit F*)
- ii. Abutting Private Access Easement #1 – 15 feet from the nearest edge of Private Access Easement # 1 (see *Exhibit G*)
- iii. Abutting property to the west – 10 feet from the western side property line (see *Exhibit I*)
- iv. Abutting Private Access Easement #2 – 22 feet from the nearest edge of Private Access Easement # 2 (see *Exhibit H*)

Reserve C (Parking Part 2)

- i. Abutting Driveway 5 - 10 feet measured from the nearest edge of Driveway 5 (see *Exhibit I*)
- ii. Abutting Private Access Easement #1 – 15 feet from the nearest edge of Private Access Easement # 1 (see *Exhibit I*)
- iii. Abutting property to the east – 6 feet from the eastern side property line (see *Exhibit I*)
- iv. Abutting property to the north – 10 feet from the northern property line

4. Paving:

- i. All parking spaces, driveways, and vehicle use areas shall be constructed of concrete or set with pavers.
- ii. Paving shall be integrally colored.

E. Building Regulations – Buildings within the PD shall be developed in accordance with the following building regulations:

- 1. Building Finishes –

- i. Building finish standards apply to all exterior walls of a building.
- ii. Primary finishes are limited to brick, stone (natural, cast or cultured-textured), stucco, and glass wall.
- iii. Secondary finishes are limited to exterior insulated finish systems, (EIFS), wood, and ceramic tiles, decorative CMU and fiberglass reinforced cement exterior siding.
- iv. A minimum of 80 percent of the exterior finish shall be of primary finishes, as defined in this section. The remaining shall be of secondary finishes, as defined in this section.
- v. Use of architectural metals is limited to canopies, parapet walls, roof systems, and miscellaneous trim work, and shall meet durability standards of the City of Sugar Land Development Code.
- vi. A single building material shall not cover more than 80 percent of the front of any building.

2. Façades and Exterior Walls:

- i. Facades greater than 100 feet in length shall incorporate plane recesses having a minimum depth of at least three percent of the length of the façade and extending at least 20 percent of the length of the façade. No uninterrupted length of façade shall exceed 100 feet in length.
- ii. Ground floor facades that face public streets, property to the west, or Bullhead Slough shall have storefronts, arcades, display windows, and/or entry areas, along a minimum of 50 percent of their horizontal length. Any building facing Bullhead Slough may also have a loading area along the remaining 50 percent of the horizontal length, but the loading area shall be 100 percent screened from view from property to the west. Screening shall consist of an eight foot masonry wall.
- iii. Stores occupying less than 20,000 square feet shall contain glass between the height of three feet and eight feet above the grade for no less than 40 percent of the horizontal length of the building façade.
- iv. The ratio of glass to wall of the building façade shall not be more than 40 percent except for ground level commercial areas where the standard listed in 2, iii. applies.

3. Fenestration:

- i. Punched-type windows, inset from the face of the building, are required above the first floor.
- ii. Continuous horizontal ribbon windows are prohibited.

- iii. Clear glass is required in all storefronts.
 - iv. Use of reflective glazing shall be limited to second level uses and above.
4. Detail Features: - Building façades shall include a repeating pattern that includes all of the elements listed below. All of the following elements shall repeat at intervals of no more than 50 feet, either horizontally or vertically.
- i. Color change
 - ii. Texture change
 - iii. Material module change
5. Roofs – All flat roofs and roof mounted equipment shall be fully screened from view. Roofs shall have at least one of the following features:
- i. Parapets that are used for screening shall not exceed 15 percent of the height of the supporting wall unless necessary to screen equipment. All parapets shall feature three dimensional cornice treatment and will be solid from all sides if visible at any distance on the ground.
 - ii. Overhanging eaves, no less than three feet past the supporting walls.

F. Landscaping and Pedestrian Circulation (for Section F., see *Exhibit I*)

1. Minimum Landscape Buffers:

Reserve A

- i. Abutting Highway 6 – 26 feet from the front property line
- ii. Abutting Driveway 5 – 12 feet from the nearest edge of Driveway 5 (also see *Exhibit F*)
- iii. Abutting Private Access Easement #2 – 6 feet from the nearest edge of Private Access Easement #2 (also see *Exhibit H*)
- iv. Abutting Reserve B – 6 feet from the property line

Reserve B

- i. Abutting Highway 6 – 26 feet from the front property line
- ii. Abutting Reserve A – 6 feet from the property line between Reserves A and B
- iii. Abutting Private Access Easement #2 – 6 feet (also see *Exhibit H*)
- iv. Abutting property to the west – 10 feet from the western side property line

Reserve C (Building)

- i. Abutting Telfair Crossing Section 3 – 10 feet from the eastern side property line
- ii. Abutting Private Access Easement #1 – 6 feet from the nearest edge of Private Access Easement #1 (also see *Exhibit G*)
- iii. Abutting property to the west – 10 feet from the western side property line
- iv. Abutting Bullhead Slough – 34 feet from the rear property line

Reserve C (Parking Part 1)

- i. Abutting Private Access Easement #1 – 15 feet from the nearest edge of Private Access Easement #1 (also see *Exhibit G*)
- ii. Abutting property to the west – 10 feet from the western side property line
- iii. Abutting Private Access Easement #2 – 22 feet from the nearest edge of Private Access Easement #2 (also see *Exhibit H*)
- iv. Abutting Driveway 5 – 10 feet from the nearest edge of Driveway 5

Reserve C (Parking Part 2)

- i. Abutting Private Access Easement #1 – 15 feet from the nearest edge of Private Access Easement #1 (also see *Exhibit G*)
- ii. Abutting Telfair Section 3 – 6 feet from the eastern side property line
- iii. Abutting property to the north – 10 feet from the northern property line
- iv. Abutting Driveway 5 – 10 feet from the nearest edge of Driveway 5

2. Minimum Open Space: 20 percent

3. Street Trees:

- i. Shall be planted on a 30 foot on center average along Highway 6.
- ii. Shall have a minimum caliper of 4 inches and minimum height of 10 feet as measured at ground level when planted.
- iii. Shall not be planted closer than ten feet from a street lamppost.

4. Sidewalks:

- i. Private sidewalks shall be installed in accordance with *Exhibit I*.
- ii. Private sidewalks shall be a minimum of 8 feet in width along Private Access Easement #1.
- iii. A continuous public sidewalk at a minimum of 5 feet in width shall be installed along Highway 6. Private sidewalks shall be in compliance with *Exhibit I*.
- iv. The concrete private sidewalk along Bullhead Slough shall be 5 feet minimum in width.

5. Landscape Plan:

- i. A preliminary, site perimeter landscape plan is included in *Exhibit I*.
- ii. Final landscape plans that meet the City of Sugar Land Development Code and that are in accordance with the PD plan shown in *Exhibits F, G, H, and I* shall be submitted with site plan submittal for each of the three reserves.
- iii. Landscaping for each reserve shall be installed in accordance with the approved final landscape plan prior to issuance of a Certificate of Occupancy.
- iv. There shall be a minimum of one tree for every 30 linear feet of perimeter landscaping installed within the areas labeled as Landscape Buffer on *Exhibits F, G, and H*.
- v. Within the Landscape Buffers on *Exhibits F, G, and H* (where labeled "Hedge/ Shrub Row), a hedge or shrub row shall be installed along the perimeter of the parking areas to shield vehicles from the street view along Private Access Easement #1 and Private Access Easement #2. Hedges or shrubs shall be 2.5 feet in height at planting, and shall reach 3 to 8 feet at full growth. If shrubs are used, they must be planted with triangular centers and not be separated by more than three feet. Whenever hedges are used, the plants must be planted and maintained so as to form a

continuous, unbroken, solid, visual screen within one year of planting. Trees, additional shrubs, flower planter beds, benches or other decorative features may also be placed within the Landscape Buffer. Pedestrian amenities, such as trees contained in tree wells, planting beds, benches and pavestone walkways, may be placed within the "Pedestrian Amenity Area" on Exhibit G.

- vi. Plant list – plants shown on final landscape plan and installed prior to issuance of a Certificate of Occupancy for each of the three reserves shall be in accordance with *Exhibit D*.

G. Sign Regulations

1. “A-frame-sandwich style” outdoor signs shall be permitted to be placed in the sidewalk area within Reserve C – Building. A maximum of one sign per tenant will be permitted to be placed in front of the respective tenant lease space. The A-frame signs shall be limited to 8 square feet for each sign face and shall be no more than 4 feet in height. Each sign shall be designed to incorporate a non-permanent type of anchor system such as “L” bracket feet to prevent the sign from being dislodged or blown over during high winds.
2. In addition to the standard building fascia signage typically found within shopping centers, the business name of each tenant will be permitted to be placed on the horizontal surface of any awning constructed above the front entrance to each lease space in Reserve C – Buildings. The following limitations shall apply:
 - i. Fabric Awning: The height of the business name applied to the vertical surface of the awning shall not exceed 75% of the vertical surface height of that awning.
 - ii. Non-Fabric Awning: The height of the business name affixed to the surface of the Non-Fabric Awning shall be subject to maximum allowable signage area contained within The City of Sugar Land signage regulations.
3. Directional signage depicting the location of tenants, for example a kiosk, will be permitted to be constructed in the sidewalk area within Reserve C – Building. The directional kiosk(s) shall total no more than two and shall not exceed dimensions of 4’x4’x10’ if the kiosk contains four sides. If the kiosk is cylindrical in shape, the total diameter of the kiosk(s) shall not exceed 5’ and be no more than 10’ in height.
4. Holiday signs are permitted to be attached to those street light poles located along and on either side of Private Access Easement #1. Each street light pole shall be designed to accommodate two (2) holiday signs, and each individual sign shall not exceed 12 square feet. Content of said holiday signs shall be as defined by the Development Code of the City of Sugar Land.

H. Additional Regulations

1. Outside display of merchandise is prohibited.
2. All accessory buildings shall be located internal to each reserve and shall not abut Driveway 5, Private Access Easement #1, Private Access Easement #2, nor Bullhead Slough.
3. All ground equipment, meters, and other visible utility connections shall be screened from view of the public right-of-way, property to the west, Driveway 5, Private Access Easement #1, Private Access Easement #2, and Bullhead Slough.
4. Fleet vehicle storage is prohibited, except as permitted for Passenger Car Rental (SIC 7514) and Passenger Car Leasing (SIC 7515).
5. Water features are prohibited, except that fountains and detention ponds that hold water only during storm events are permitted.
6. The PD shall be developed in accordance with the Sugar Land Regional Airport Runway Protection Zone (RPZ).

**EXHIBIT C
PERMITTED USES**

<u>USES</u>	<u>SIC CODE</u>	<u>NOTES</u>
Parks and Recreation	99	
Corporate Offices (not retail)	99	
Travel Agencies	4724	
<u>RETAIL</u>		
Lumber and Other Building Materials	5211	
Paint, Glass, and Wallpaper Stores	5231	
Hardware Stores	5251	
Retail Nurseries, Lawn and Garden Supply Stores	5261	
Department Stores	5311	
Variety Stores	5331	
Misc. General Merchandise Stores	5399	
Grocery Stores, maximum of 10,000 square feet	5411	
Meat and Fish Markets	5421	
Fruit and Vegetable Markets	5431	
Candy, Nut, and Confectionary Stores	5441	
Dairy Products Stores	5451	
Retail Bakeries	5461	
Misc. Food Stores	5499	
Auto and Home Supply Stores	5531	
Men's and Boy's Clothing Stores	5611	
Women's Clothing Stores	5621	
Women's Accessory & Specialty Stores	5632	
Children's and Infant's Wear Stores	5641	
Family Clothing Stores	5651	
Shoe Stores	5661	
Misc. Apparel & Accessory Stores	5699	
Furniture Stores	5712	
Floor Covering Stores	5713	
Drapery, Curtain, and Upholstery Stores	5714	
Miscellaneous Home furnishings Stores	5719	
Household Appliance Stores	5722	
Radio, Television & Consumer Electronic Stores	5731	
Computer and Computer Software Stores	5734	
Musical Instrument Stores	5736	
Eating Places	5812	
Drinking Places (with alcoholic beverages)	5813	
Drug Stores and Proprietary Stores	5912	
Liquor Stores	5921	
Used Merchandise Stores	5932	
Sporting Goods Stores and Bicycle Shops (Including gun sales & repair)	5941	
Book Stores	5942	

Stationery Stores	5943	
Jewelry Stores	5944	
Hobby, Toy, and Game Shops	5945	
Camera and Photographic Supply Stores	5946	
Gift, Novelty, and Souvenir Shops	5947	
Luggage and Leather Good Stores	5948	
Sewing, Needlework, and Piece Goods Stores	5949	
Florists	5992	
Optical Goods Stores	5995	
Miscellaneous Retail Stores	5999	
Cosmetic Stores		
Hearing Aid and Artificial Limb Stores		
Pets and Pet Supply Stores		
Art Dealers		
Telephone and Typewriter Stores		
Other Miscellaneous Retail Stores		
<u>FINANCE, INSURANCE, AND REAL ESTATE</u>		
National Commercial Banks	6021	
State Commercial Banks	6022	
Commercial Banks	6029	
Savings Institutions, Federally Chartered	6035	
Savings Institutions, Not Federally Chartered	6036	
Credit Unions, Federally Chartered	6061	
Credit Unions, Not Federally Chartered	6062	
Federal and Federally Sponsored Credit Agencies	6111	
Personal Credit Institutions	6141	
Short-Term Business Credit Institutions	6153	
Miscellaneous Business Credit Institutions	6159	
Mortgage Bankers and Loan Correspondents	6162	
Loan Brokers	6163	
Investment Advice	6282	
Life Insurance	6311	
Accident and Health Insurance	6321	
Hospital and Medical Service Plans	6324	
Fire, Marine and Casualty Insurance	6331	
Surety Insurance	6351	
Title Insurance	6361	
Pension, Health and Welfare Funds	6371	
Insurance Carriers, NEC	6399	
Insurance Agents, Brokers, and Service	6411	
Real Estate Agents and Managers	6531	
Title Abstract Offices	6541	
Land Subdividers and Developers	6552	
Offices of Bank Holdings Companies	6712	
Offices of Holding Companies, NEC	6719	
Management Investment Offices, Open-End	6722	
Education, Religious, and Charitable Trusts	6732	
Trusts, Except Educational, Religious, and Charitable Managers	6733	

Patent Owners and Lessors	6794	
Real Estate Investment Trusts	6798	
Investors, NEC	6799	
<u>SERVICES</u>		
Drycleaners (drop-off only)	7212	
Photographic Studies, Portrait	7221	
Beauty Shops	7231	
Barber Shops	7241	
Shoe Repair Shops and Shoeshine Parlors	7251	
Tax Return Preparation Services	7291	
Miscellaneous Personal Services	7299	
Babysitting Bureaus		
Diet and Weight Reducing Services		
Formal Wear and Costume Rental		
Personal Care Services		
Advertising Agencies	7311	
Radio, Television & Publishers' Representatives	7313	
Advertising, NEC	7319	
Adjustment and Collection Services	7322	
Credit Reporting Services	7323	
Photocopying and Duplicating Services	7334	
Commercial Photography	7335	
Commercial Art and Graphic Design	7336	
Secretarial and Court Reporting	7338	
Medical Equipment Rental and Leasing	7352	
Employment Agencies	7361	
Help Supply Services	7363	
Computer Programming Services	7371	
Prepackaged Software	7372	
Computer Integrated Systems Design	7373	
Computer Processing & Data Preparation and Processing Services	7374	
Information Retrieval Services	7375	
Computer Facilities Management Services	7376	
Computer Rental and Leasing	7377	
Computer Maintenance & Repair	7378	
Computer Related Services, NEC	7379	
Security Systems Services	7382	
Photofinishing Laboratories	7384	
Business Services, NEC	7389	
Passenger Car Rental	7514	1
Passenger Car Leasing	7515	1
Radio and Television Repair Shops	7622	
Electrical and Electronic Repair Shops, NEC	7629	
Watch, Clock, and Jewelry Repair	7631	
Reupholstery and Furniture Repair	7641	
Motion Picture and Video Tape Production	7812	
Motion Picture Theaters, Except Drive-In	7832	
Video Tape Rental	7841	

Dance Studios, Schools, and Halls	7911	
Theatrical Producers (Except Motion Picture) & Misc. Theatrical Services	7922	
Bands, Orchestras, Actors, and Other Entertainers and Groups	7929	
Bowling Centers	7933	
Professional Sports Clubs and Promoters	7941	
Physical Fitness Facilities	7991	
Membership Sports and Recreation Clubs	7997	
Amusement and Recreation Services	7999	
Amusement concessions		
Amusement rides		
Baseball instruction schools		
Basketball instruction schools		
Billiard parlors		
Bowling instruction		
Bridge club, non-membership		
Bridge instruction		
Concession operators, amusement devices and rides		
Go-cart raceway operation		
Go-cart rentals		
Golf courses, miniature operation of		
Golf, pitch-n-putt		
Gymnastics instruction		
Ice skating rink operation		
Judo instruction		
Karate instruction		
Pack trains for amusement		
Ping pong parlors		
Pool parlors		
Roller skating rink operation		
Scenic railroads for amusement		
Schools and camps, sports instructional		
Scuba and skin diving instruction		
Skating instruction, ice or roller		
Ski instruction		
Slot-car racetracks		
Sports instructors, professional: golf, skiing, swimming, etc.		
Sports professionals		
Swimming instruction		
Swimming pools, except membership		
Tennis courts, outdoor and indoor operation of, non-membership		
Tennis professionals		
Ticket sales offices for sporting events, contract		
Trampoline operation		
Waterslides, operation of		
Wave pools, operation of		
Wax figure exhibitions		
Yoga instruction		
Offices and Clinics of Doctors of Medicine	8011	
Offices and Clinics of Dentists	8021	

Offices and Clinics of Doctors of Osteopathy	8031	
Offices and Clinics of Chiropractors	8041	
Offices and Clinics of Optometrists	8042	
Offices and Clinics of Podiatrists	8043	
Offices and Clinics of Health Practitioners, NEC	8049	
Skilled Nursing and Care Facilities	8051	
Intermediate Care Facilities	8052	
Nursing and Personal Care Facilities, NEC	8059	
Medical Laboratories	8071	
Dental Laboratories	8072	
Home Health Care Services	8082	
Kidney Dialysis Centers	8092	
Specialty Outpatient Facilities	8093	
Family Planning Centers		
Outpatient Mental Health Facilities		
Health and Allied Services, NEC	8099	
Legal Services	8111	
Colleges, Universities, and Professional Schools	8221	
Junior Colleges and Technical Institutes	8222	
Libraries	8231	
Data Processing Schools	8243	
Business and Secretarial Schools	8244	
Vocational Schools, NEC	8249	
Schools and Educational Services, NEC	8299	
Individual and Family Social Services	8322	
Job Training and Vocational Rehabilitation Services	8331	
Residential Care (a common food service area is required)	8361	2
Homes for the Elderly		
Other Residential Care		
Social Services, NEC	8399	
Museums and Art Galleries	8412	
Business Associations	8611	
Professional Membership Organizations	8621	
Civic, Social, and Fraternal Associations	8641	
Political Organizations	8651	
Religious Organizations	8661	
Membership Organizations, NEC	8699	
Engineering Services	8711	
Architectural Services	8712	
Surveying Services	8713	
Accounting, Auditing & Bookkeeping Services	8721	
Management Services	8741	
Management Consulting Services	8742	
Public Relations Services	8743	
Facilities Support Management Services	8744	
Business Consulting Services, NEC	8748	
Services, NEC	8999	
Public Finance, Taxation & Monetary Policy	9311	
Administration of Educational Programs	9411	

Administration of Public Health Programs	9431	
Administration of Social, Human Resources & Income Maintenance Programs	9441	
Administration of Veterans' Affairs, Except Health Insurance	9451	

Notes:

1. Conditions for Auto/Car Leasing
 - a. The site shall provide separate areas for customer parking and fleet vehicle parking.
 - b. Minimum landscaping buffering shall include:
 - i. Hedge of at least 4 feet in height at time of planting screening the entire fleet vehicle parking lot perimeter.
 - ii. Trees of at least 4 inches in diameter and 10 feet in height at time of planting for every 50 feet of parking lot perimeter, except street trees.

2. Conditions for Residential Care. Any Residential Care Facility developed within the PD must provide the following:
 - a. Common food service area.
 - b. Weekly housekeeping service.
 - c. 24-hour on-site courtesy office.
 - d. Wellness Center.
 - e. Common leisure/activity area.
 - f. The maximum number of units will be 150.

EXHIBIT D: PLANT LIST

The following is a list of plant material. If the property owners request plants that are not contained in this list, the Director may approve them if they are determined to be of a similar hardiness.

Street Trees:

Nellie R. Stevens Holly – *Ilex allida* ‘Nellie R. Stevens’
Savannah Holly – *Ilex attenuate* ‘Savannah’
Southern Magnolia – *Magnolia grandiflora* ‘DD Blanchard’
Sycamore – ‘*Platanus occidentalis*’
Water Oak – *Quercus nigra*
Live Oak – *Quercus virginiana*
Bald Cypress – *Taxodium distichum*
Bosque or Drake Elm – *Ulmus parvifolia* ‘Bosque’ or ‘Drake’

Small & Ornamental Trees:

European Fan Palm – *Chamaerops humilis*
Loquat – *Eryobotrya japonica*
Foster Holly – *Ilex allidat* ‘Fosterii’
Yaupon Holly – *Ilex vomitoria*
Columnar Juniper – *Juniporus* spp.
Crape Myrtle – *Lagerstroemia indica* ‘Basham’s Pink’, ‘Natchez’ ‘Muschogee’
Little Gem Magnolia – *Magnolia grandiflora* ‘Little Gem’
Treeform (MT) Ligustrum – *Ligustrum japonicum*
Sweetbay Magnolia – *Magnolia virginiana*
Tree Wax Myrtle – *Myrica cerifica*
Cherry Laurel – *Prunus caroliniana*
Mexican Plum – *Prunus allida*
Texas Sable Palm – *Sabal texana*
Windmill Palm – *Trachycarpus allida*
California Fan Palm – *Washingtonia filifera*

Shrubs:

Encore Azalea – *Azalea* hybrid ‘Autumn Sweetheart’, ‘Autumn Twist’, ‘Autumn Rouge’, ‘Autumn Bravo’
Indica Azalea – *Azalea indica* ‘Sweet Forgiveness’, ‘Geo. Taber’, ‘GG Gerbing’, ‘Formosa’
Abelia – *Abelia x grandiflora* ‘Prostrata’, ‘Sherwoodi’, Edward Goucher’
Boxwood – *Buxus* spp.
Dwarf Bottlebrush – *Callistemon citrinus* ‘Australflora’, ‘Firebrand’, ‘Little John’, and ‘Splendens’
Camellia – *Camellia* spp.
Japanese Cleyera – *Ternstroemia gymnathera*
Sago Palm – *Cycas allida*
Umbrella Plant – *Cyperus alternifolius*
Butterfly Iris – *Diets iridioides*
Elaeagnus Ebbingei – *Elaeagnus macrophylla*
Silverberry – *Elaeagnus fruilandi*
Gardenia – *Gardenia* spp.

Dwarf Burford Holly – *Ilex cornuta* ‘Burfordii Nana’
Pittosporum – *Pittosporum tobira*
Variegated Pittosporum – *Pittosporum tobira* variegated
Barbados Cherry – *Malpighia glabra*
Fatsia – *Fatsia japonica*
Chinese Holly – *Ilex cornuta* ‘Rotunda’
Dwarf Yaupon – *Ilex vomitoria* ‘Nana’
Louisiana Iris – *Iris allida*
Dwarf Crape Myrtle – *Lagerstroemia indica* ‘Nana’
Ligustrum – *Ligustrum japonicum*
Waxleaf Glossy Pruet – *Ligustrum lucidum*
Fringe Flower Razzleberry – *Loropetalum allida* ‘Monraz’
Maiden Grass – *Miscanthus sinensis* var.
Dwarf Wax Myrtle – *Myrica pusilla*
Nandina – *Nandina domestica*
Purple Fountain Grass – *Pennisetum setaceum*
Indian Hawthorn – *Raphiolepis indica* ‘Clara’
Shrub Rose – *Rosa* spp. ‘Knockout’, ‘The Fairy’, ‘Bonica’
Society Garlic – *Tulbaghia violacea*
Sweet Viburnum – *Viburnum* spp.
Bridal Wreath Spirea – *Spirea prunifolia*
Feijoa – *Feijoa sellowiana*
Oleander – *Nerium oleander*
Dwarf Oleander – *Nerium oleander* ‘Petite Pink’
Plumbago – *Plumbago auriculata*
Dwarf Pomegranate – *Punica granatum* ‘Nana’
Kumquat – *Fortunella* spp.
Muhly Grass – *Meuhlenbergia lindheimeri*
Dwarf Maiden Grass – *Miscanthus sinensis* ‘Morning Light’

Groundcovers & Vines:

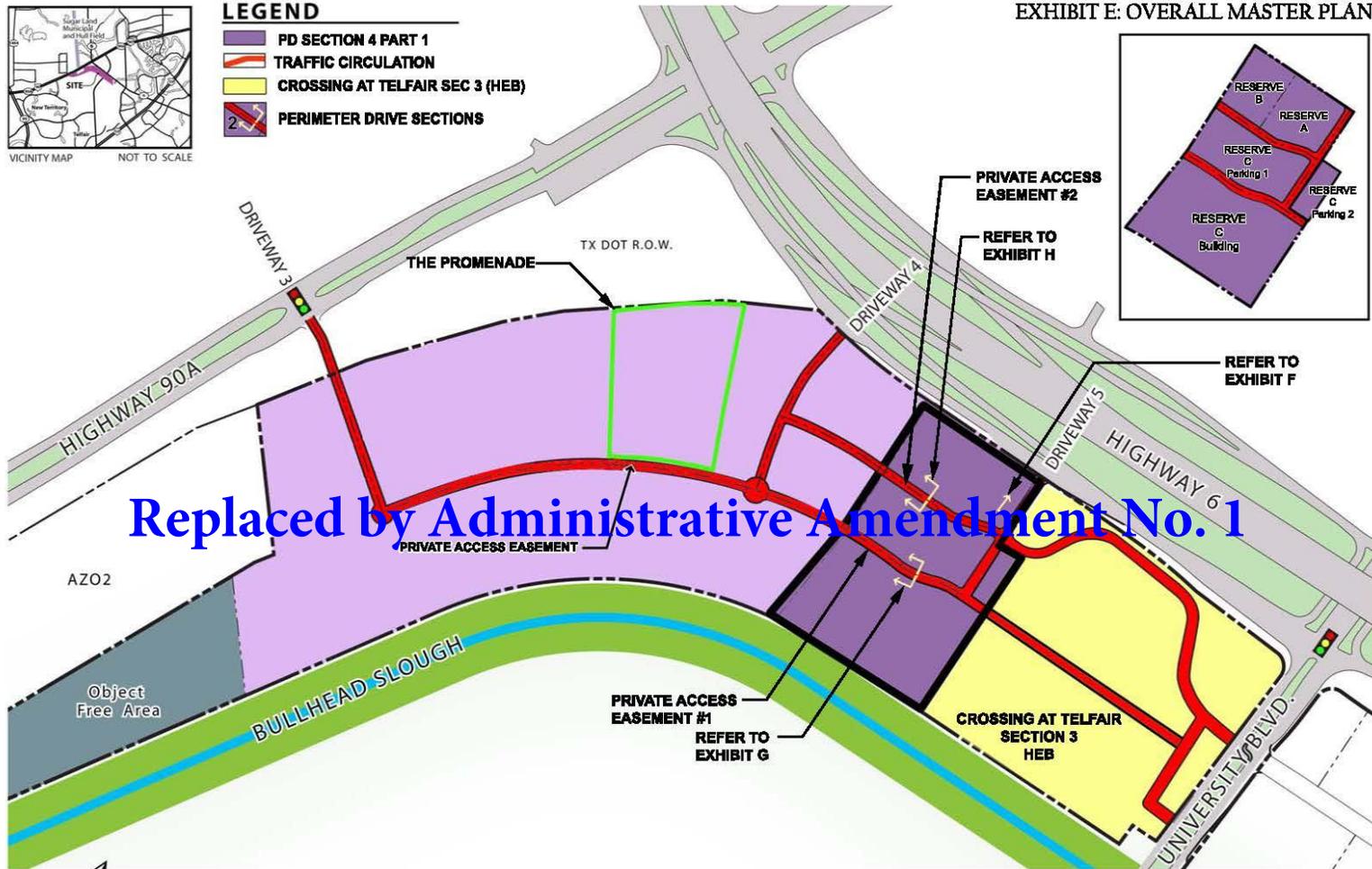
Carpet Bugle – *Ajuga reptans*
Coral Vine – *Antigonon leptopus*
Asparagus Fern – *Asparagus sprengeri*
Crossvine – *Bignonia capreolata*
Trumpet Creeper – *Campsis radicans*
Mexican Heather – *Cuphea hyssopifolia*
Wood Fern – *Dryopteris normalis*
Carolina Jasmine – *Gelsimum sempervirens*
English Ivy – *Hedera helix*
Daylily – *Hemerocallis* ‘Evergreen Yellow Supreme’, ‘Ming Toy’, ‘Stella D’oro’.
Coral Honeysuckle – *Lonicera sempervirens*
Big Blue Liriope – *Liriope muscari* ‘Big Blue’
Evergreen Wisteria – *Millettia allida*
Variegated Giant Liriope – *Ophiopogon jaburan*
Monkey Grass – *Ophiopogon japonica*
Katie Ruellia – *Ruellia brittonia* ‘Katy’
Virginia Creeper – *Parthenocissus quinquefolia*
Star Jasmine – *Trachelospermum jasminoides*
Purple Queen – *Setcreasea allida*
Lantana – *Lantana sellowiana*

Fig Ivy – *Ficus pumila*
Bouganvillea – *Bouganvillea* spp.

Arborvitae, yucca, cactus, and bamboo are prohibited.



- LEGEND**
- PD SECTION 4 PART 1
 - TRAFFIC CIRCULATION
 - CROSSING AT TELFAIR SEC 3 (HEB)
 - PERIMETER DRIVE SECTIONS



Replaced by Administrative Amendment No. 1



EXHIBIT E
PD SECTION FOUR - PART I
THE CROSSING AT TELFAIR



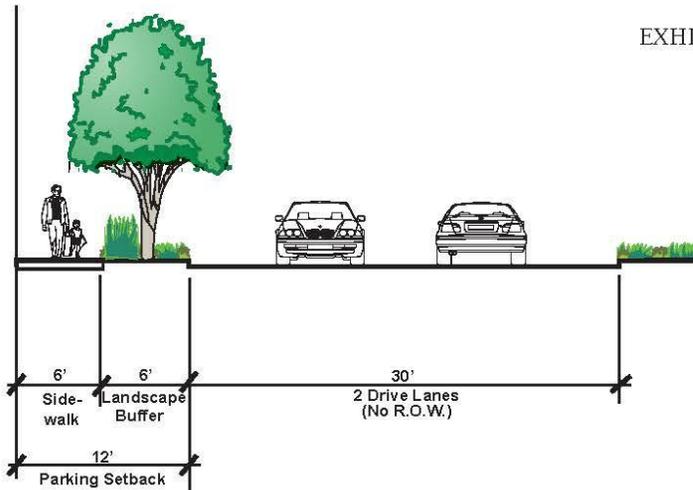
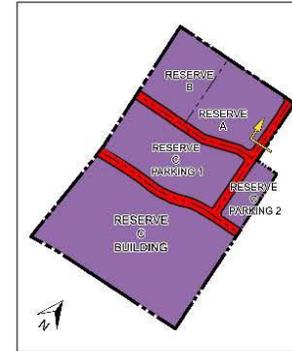


EXHIBIT F: DRIVEWAY 5 CROSS SECTION



Replaced by Administrative Amendment No. 1

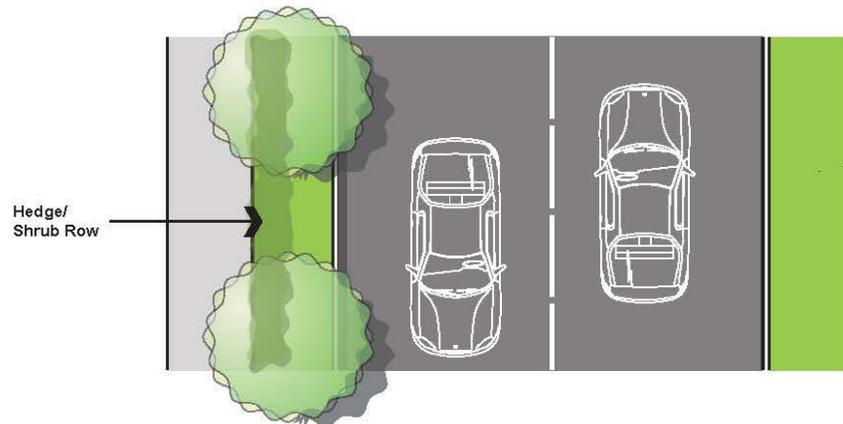
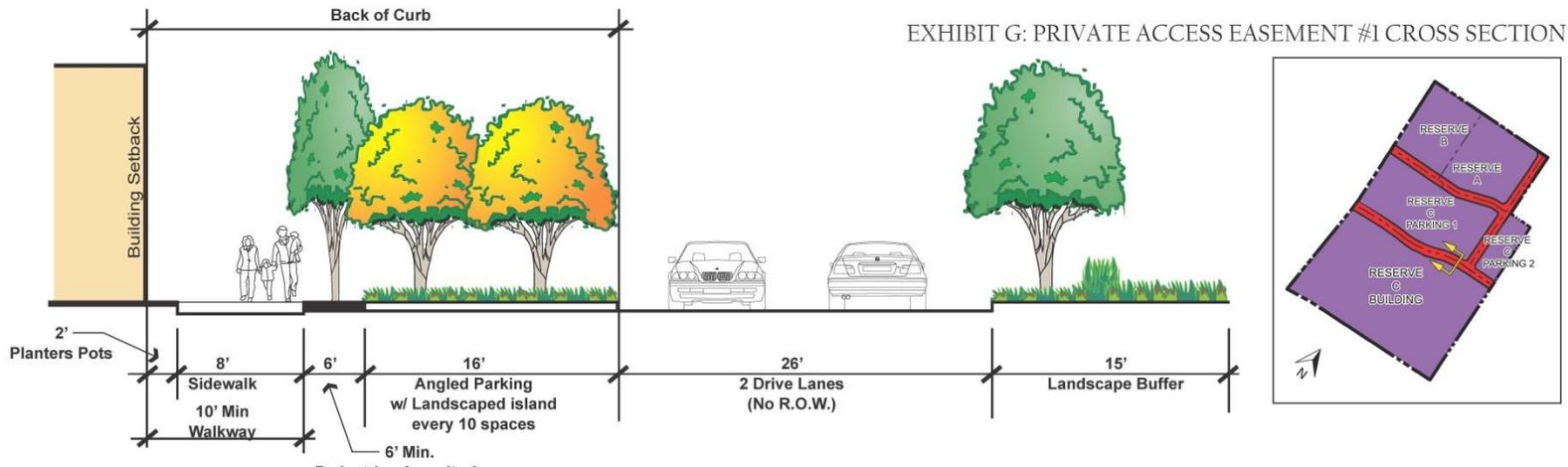


EXHIBIT F
PD SECTION FOUR - PART 1
THE CROSSING AT TELFAIR



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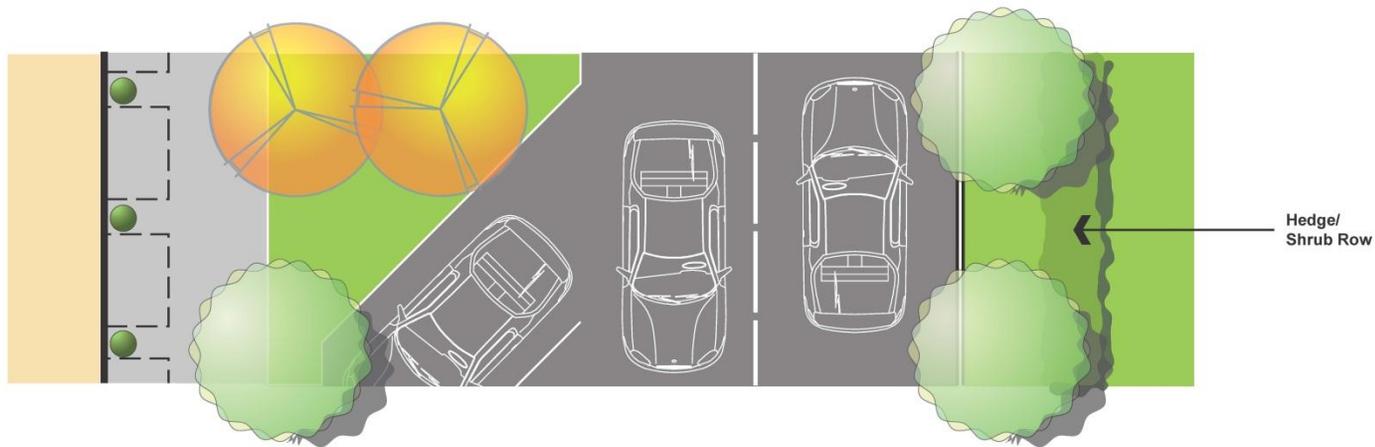


EXHIBIT G
PD SECTION FOUR - PART I
THE CROSSING AT TELFAIR

EXHIBIT H: PRIVATE ACCESS EASEMENT #2 CROSS SECTION

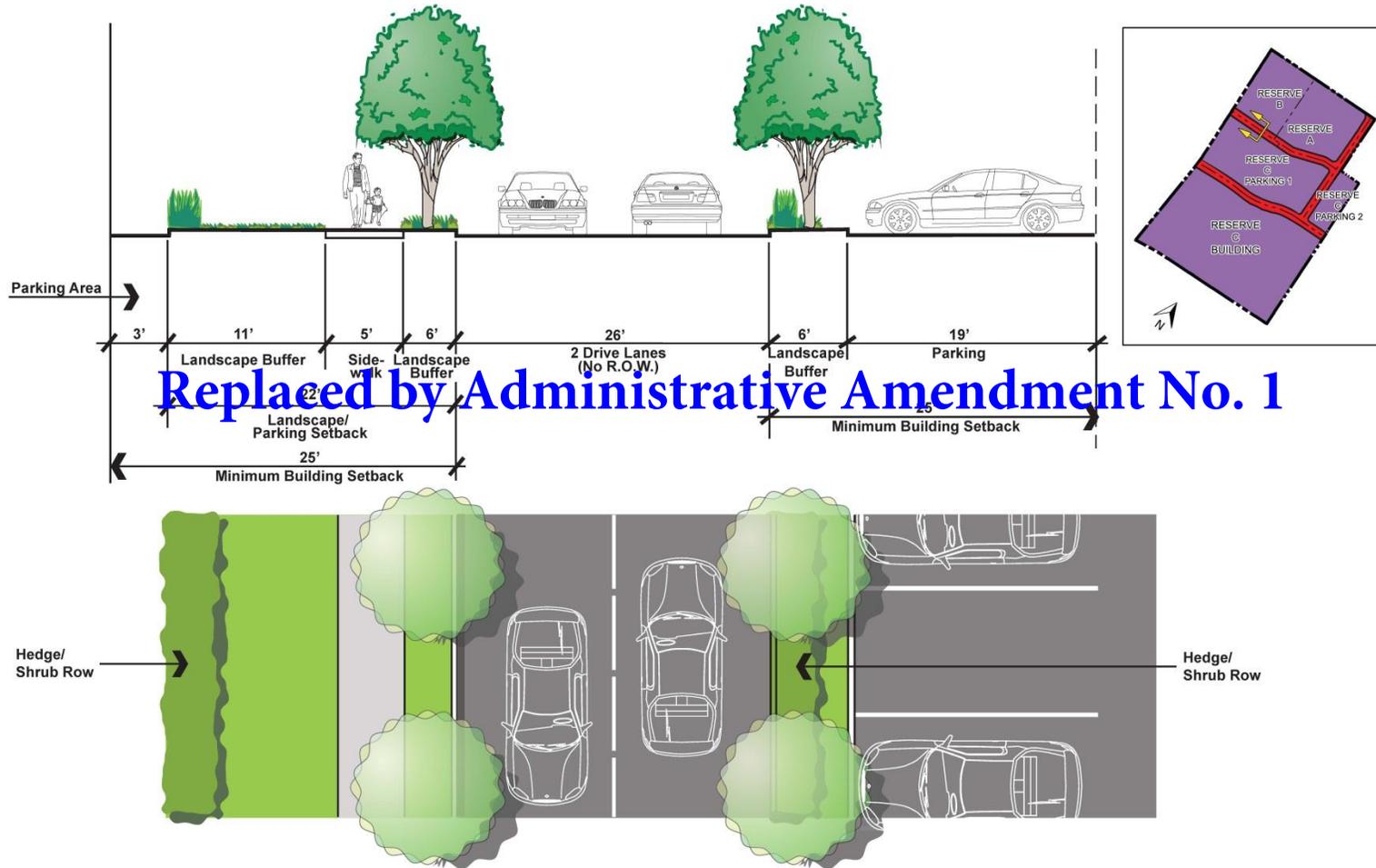
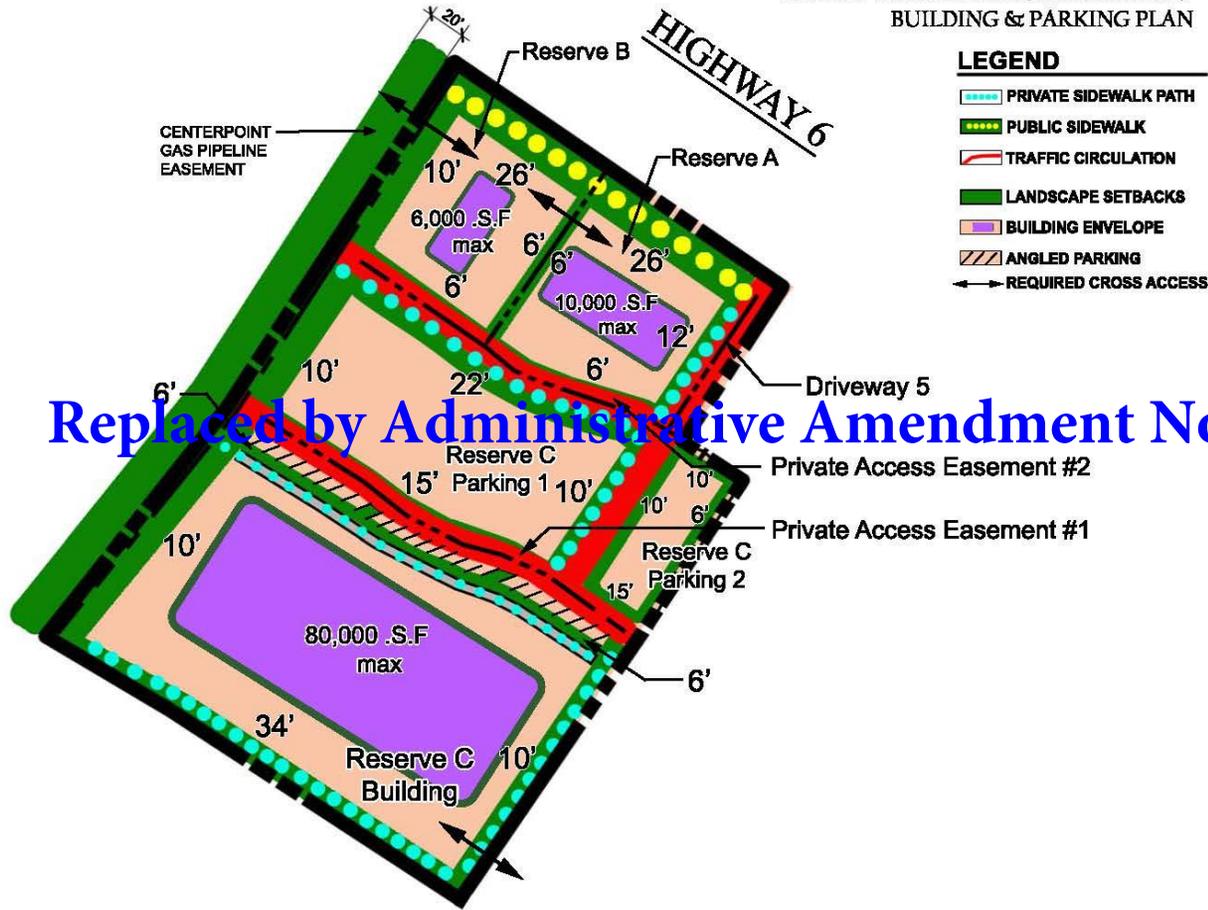


EXHIBIT H
 PD SECTION FOUR - PART I
 THE CROSSING AT TELFAIR

EXHIBIT I: LANDSCAPE / PEDESTRIAN /
BUILDING & PARKING PLAN



Replaced by Administrative Amendment No. 1



EXHIBIT I
PD SECTION FOUR - PART 1
THE CROSSING AT TELFAIR





**Administrative Amendment to a Planned Development District
Authorized Under Development Code, Chapter 2, Article II, Part 5, Section 2-135**

PD Amendment Information:	
PD Name	Crossing at Telfair Section 4 Part 1 Final Development Plan
PD Ordinance Number	Ordinance No. 1863
Date of Ordinance Adoption:	July 17, 2012
Classification	Administrative Amendment No. 1
Purpose of Administrative Amendment	1. Add revised exhibits to accurately depict the modification of Private Access Easement #1 and Driveway 5.
Initiated by:	Property Owner
Affected Ordinance Exhibits	Exhibits E, F, G, H, and I.
Planning Case No.	12 21000004 & 16 75000001

A handwritten signature in cursive script, appearing to read "Lisa Kocich-Meyer".

**Lisa Kocich-Meyer, AICP
Director of Planning**

March 1, 2016

Attachments:

Revised Exhibits: E, F, G, H, and I

Exhibit E: Over All Master Plan

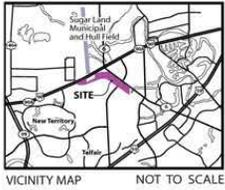
Exhibit F: Driveway 5 Cross Section

Exhibit G: Private Access Easement #1 Cross Section

Exhibit H: Private Access Easement #2 Cross Section

Exhibit I: Landscape/ Pedestrian/Building & Parking Plan

File No. 21432



LEGEND

- PD SECTION 4 PART 1
- TRAFFIC CIRCULATION
- CROSSING AT TELFAIR SEC 3 (HEB)
- PERIMETER DRIVE SECTIONS

EXHIBIT E: OVERALL MASTER PLAN

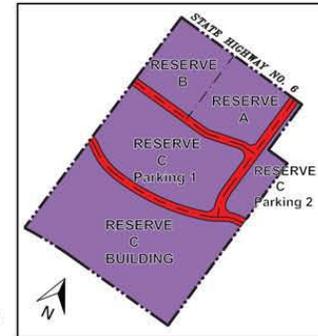
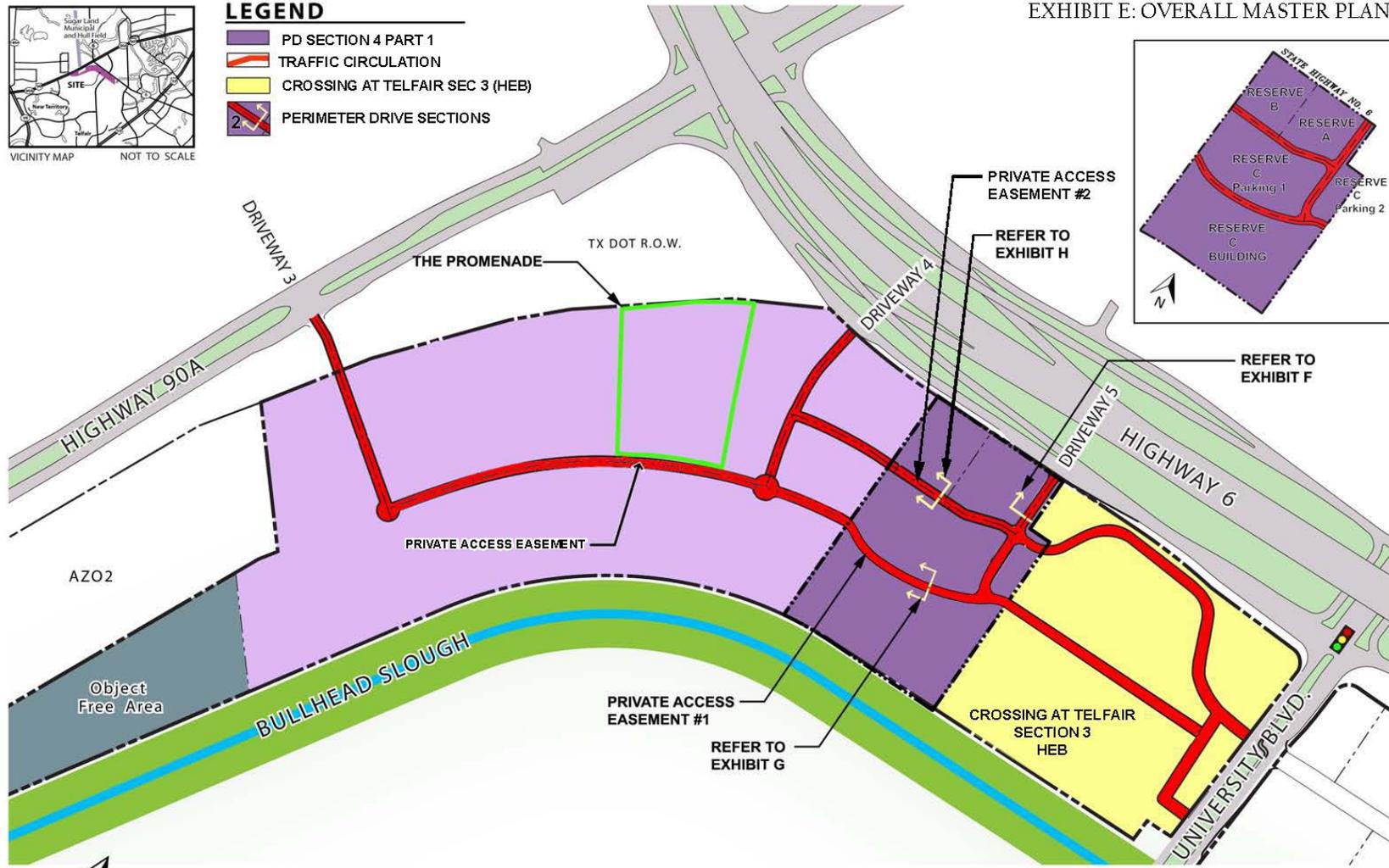


EXHIBIT E
PD SECTION FOUR - PART 1
THE CROSSING AT TELFAIR



EXHIBIT F: DRIVEWAY 5 CROSS SECTION

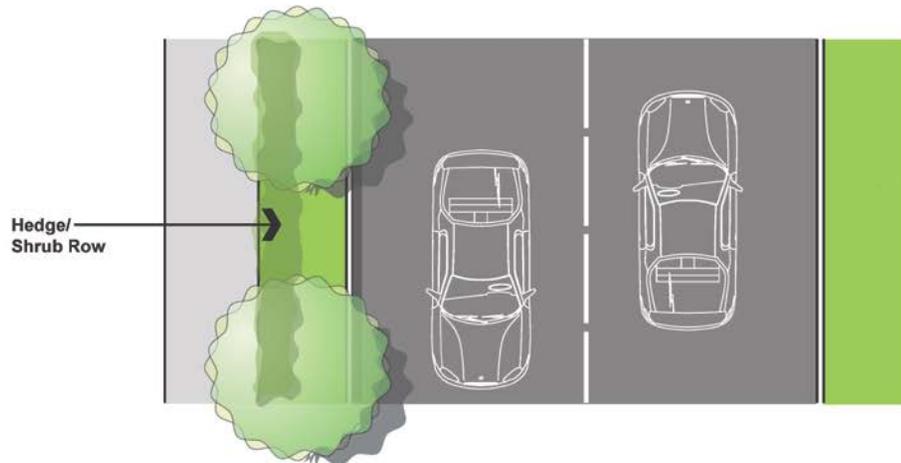
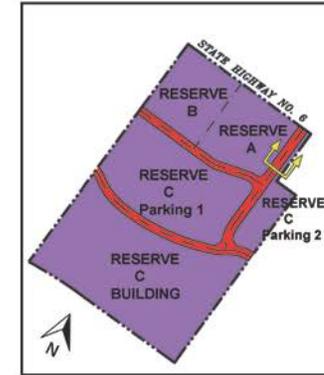
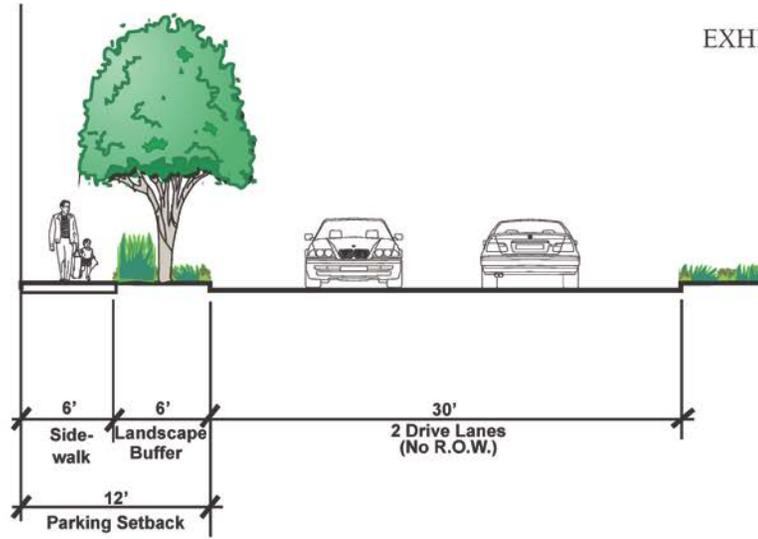


EXHIBIT F
PD SECTION FOUR - PART 1
THE CROSSING AT TELFAIR



EXHIBIT G: PRIVATE ACCESS EASEMENT #1 CROSS SECTION

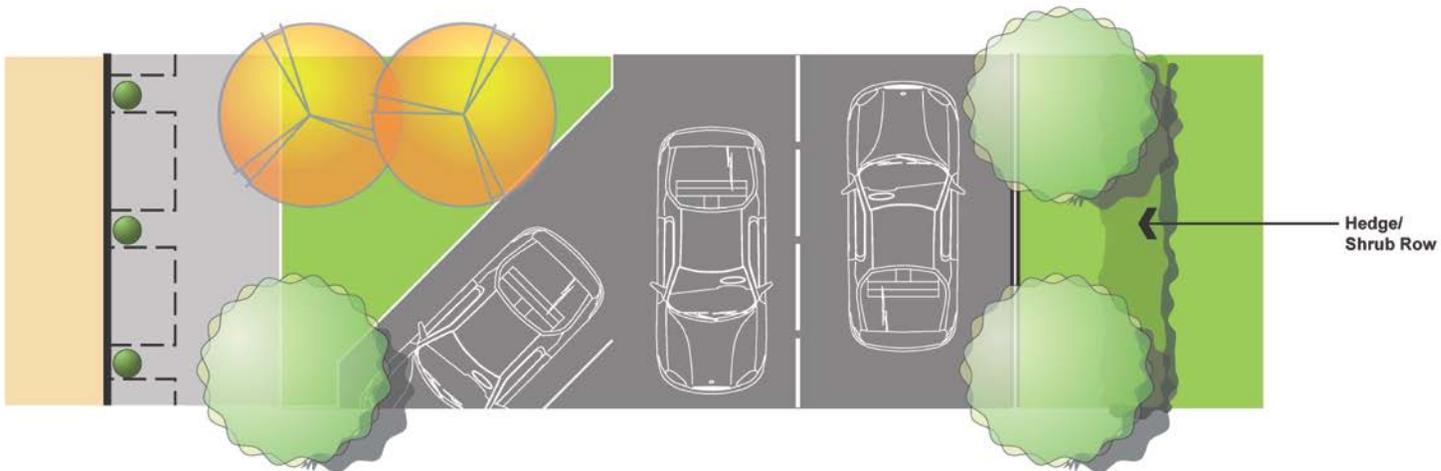
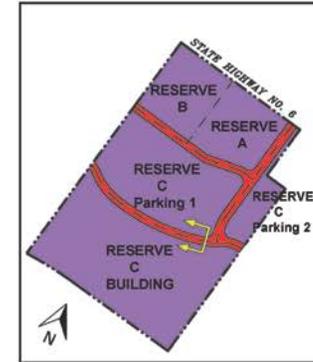
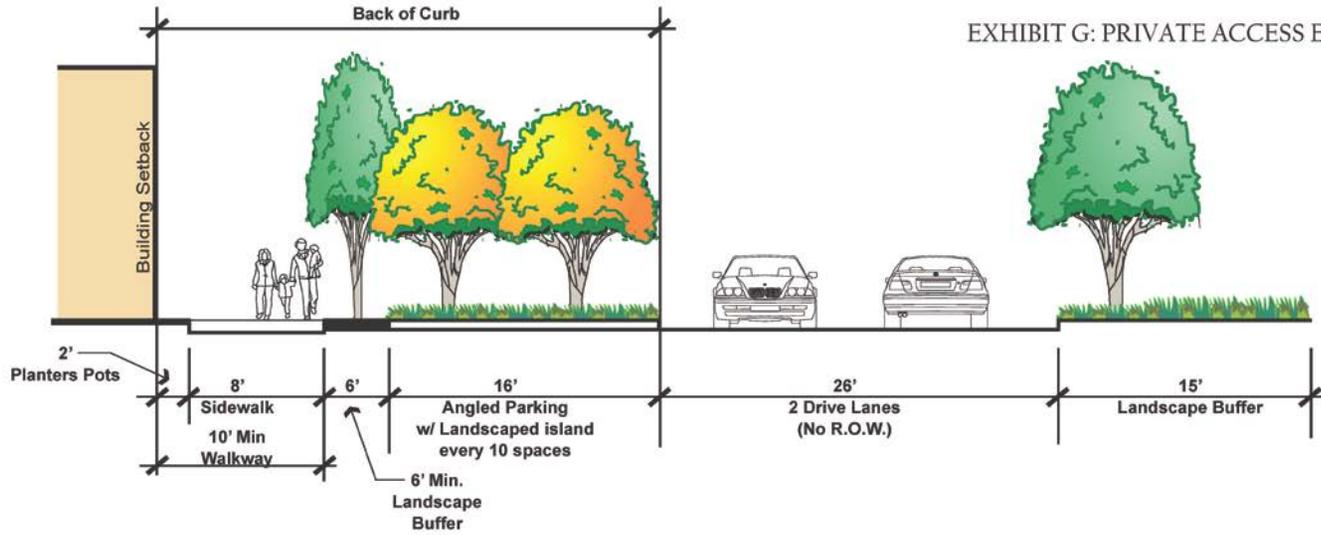


EXHIBIT G
 PD SECTION FOUR - PART 1
 THE CROSSING AT TELFAIR



EXHIBIT H: PRIVATE ACCESS EASEMENT #2 CROSS SECTION

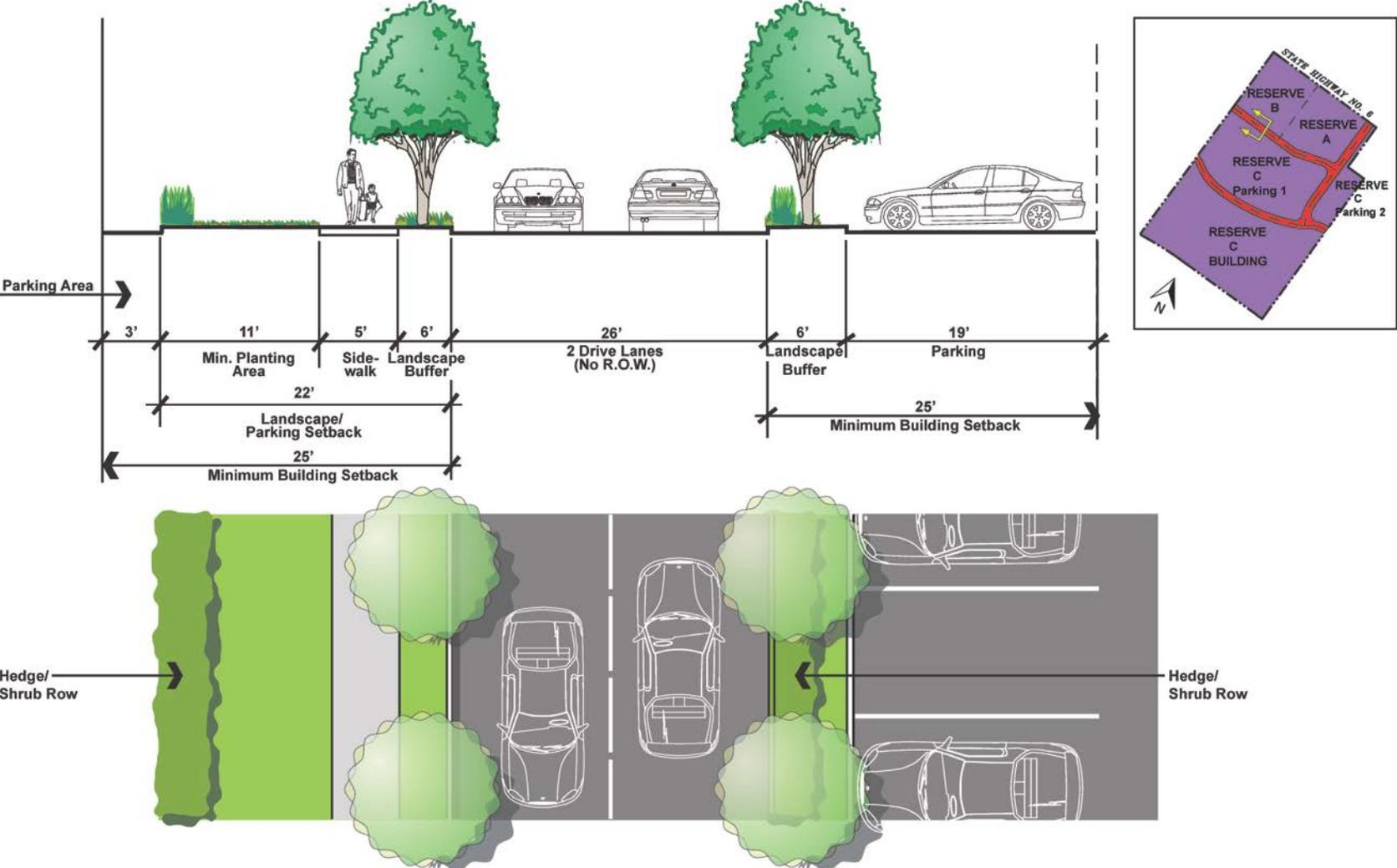


EXHIBIT H
 PD SECTION FOUR - PART 1
 THE CROSSING AT TELFAIR



EXHIBIT I: LANDSCAPE / PEDESTRIAN /
BUILDING & PARKING PLAN



EXHIBIT I
PD SECTION FOUR - PART 1
THE CROSSING AT TELFAIR

