

ORDINANCE NO. 2055

AN ORDINANCE OF THE CITY OF SUGAR LAND, TEXAS, PROVIDING FOR A CHANGE OF ZONING TO 3.11 ACRES OF LAND IN THE TELFAIR LAKEFRONT BUSINESS PARK LOCATED NORTH OF BRANFORD PLACE AND EAST OF UNIVERSITY BOULEVARD FROM PLANNED DEVELOPMENT (PD) DISTRICT GENERAL DEVELOPMENT PLAN TO PLANNED DEVELOPMENT (PD) DISTRICT FINAL DEVELOPMENT PLAN FOR COMMERCIAL PROPERTY (TELFAIR LAKEFRONT 3.11 ACRE BUSINESS PARK).

WHEREAS, Amir Hassan has applied for a change in zoning to 3.11 acres of land in the Telfair Lakefront Business Park located north of Branford Place and east of University Boulevard from Planned Development (PD) District General Development Plan zoning district classification to Planned Development (PD) District Final Development Plan for commercial property (Telfair Lakefront 3.11 Acre Business Park).

WHEREAS, the City Planning and Zoning Commission forwarded its final report to the City Council, recommending approval of the rezoning request with the modifications reflected in this ordinance; and

WHEREAS, the City Planning and Zoning Commission and the City Council have each conducted, in the time and manner and after notice required by law and applicable ordinances, a public hearing on such requested zoning change; and

WHEREAS, the City Planning and Zoning Commission recommended granting such requested zoning change with modifications and the same is herein incorporated and made a part of this ordinance; and

WHEREAS, the City Council finds that the zoning request complies with the City's comprehensive plan and now deems it appropriate to make such zoning change; NOW, THEREFORE,

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

Section 1. That the facts and recitations set forth in the preamble of the ordinance are hereby declared true and correct.

Section 2. That the zoning district classification of 3.11 acres of land in the Telfair Lakefront Business Park located north Branford Place and east of University Boulevard and described in Exhibit A, attached hereto and incorporated herein by reference into this ordinance, is changed from Planned Development (PD) District General Development Plan to Planned Development (PD) District Final Development Plan zoning district classification under the comprehensive zoning ordinance of the City of Sugar Land, Texas.

Section 3. That the following Exhibits are attached hereto and incorporated herein into this ordinance:

- Exhibit A: Legal Description
- Exhibit B: Final Development Plan
- Exhibit C: General Site Layout

- Exhibit D: Landscape Plan
- Exhibit E.1: Exterior Front and Back Elevations of Building 1
- Exhibit E.1.1: Exterior Left and Right Elevations of Building 1
- Exhibit E.2: Exterior Front and Back Elevations of Building 2
- Exhibit E.2.1: Exterior Left and Right Elevations of Building 2
- Exhibit E.3: Exterior Front and Back Elevations of Building 3
- Exhibit E.3.1: Exterior Left and Right Elevations of Building 3
- Exhibit F: Permitted Uses
- Exhibit G: Plant List

Section 4. That the City's official zoning map be amended to reflect this change in the zoning district classification.

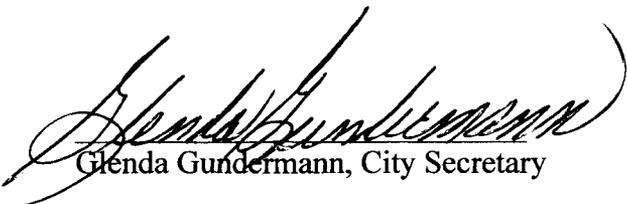
READ IN FULL on first consideration on June 7, 2016.

APPROVED upon second consideration on June 21, 2016.

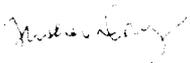


 Joe R. Zimmerman, Mayor

ATTEST:


 Glenda Gundermann, City Secretary

APPROVED AS TO FORM:



Attachments:

- Exhibit A: Legal Description
- Exhibit B: Final Development Plan
- Exhibit C: General Site Layout
- Exhibit D: Landscape Plan
- Exhibit E.1: Exterior Front and Back Elevations of Building 1
- Exhibit E.1.1: Exterior Left and Right Elevations of Building 1
- Exhibit E.2: Exterior Front and Back Elevations of Building 2
- Exhibit E.2.1: Exterior Left and Right Elevations of Building 2
- Exhibit E.3: Exterior Front and Back Elevations of Building 3
- Exhibit E.3.1: Exterior Left and Right Elevations of Building 3
- Exhibit F: Permitted Uses

EXHIBIT A

KELLY R. KALUZA & ASSOCIATES, INC.

Consulting Engineers & Surveyors

Engineering Firm No. F-1339

Surveying Firm No. 10010000

3014 Avenue I, Rosenberg, Texas 77471

(281) 341-0808 ■ FAX (281) 341-6333

July 3, 2015

A FIELD NOTE DESCRIPTION of 3.119 acres of Land overall being a 1.129 acre tract (Fort Bend County Clerk's File No. 2014141092) together with a call 1.990 acre tract (no recording information available), both being portions of the NNP-Keepsake, L.P., call 1651.239 acre tract of Land (Fort Bend County Clerk's File No. 2003149525) being in the Alexander Hodge Survey, Abstract No. 32, City of Sugar Land, Fort Bend County, Texas.

BEGINNING at a five-eighths inch diameter iron rod with plastic cap found for the Southeast corner of said 1.129 acre tract and for the Southwest corner of said call 1.990 acre tract in the Northerly right-of-way line of Branford Place (60' wide – call 2.015 acres; Fort Bend County Plat No. 20120192); Said corner bears South 3 degrees, 47 minutes, 54 seconds East – 175.27 feet from a five-eighths inch diameter iron rod with plastic cap found for the Northeast corner of said 1.129 acre tract and for the most Westerly Northwest corner of said call 1.990 acre tract; Said beginning corner being a point in the Southerly line of this 3.119 acre tract;

THENCE; Westerly, along the Southerly line of said 1.129 acre tract with the Northerly right-of-way of said Branford Place with the following courses and distances:

South 86 degrees, 12 minutes, 6 seconds West - 292.00 feet (reference bearing) to a five-eighths inch diameter iron rod with plastic cap found for corner of this tract;

Northwesterly, along a tangent curve to the right with the following curve data:

Radius:	35.00 feet
Delta:	90 degrees, 00 minutes, 00 seconds
Length:	54.98 feet
Tangent:	35.00 feet
Chord:	North 48 degrees, 47 minutes, 54 seconds West - 49.50 feet to a five-eighths inch diameter iron rod with plastic cap found for corner of this tract; Said corner being the Northwest corner of said Branford Place street dedication;

THENCE; North 3 degrees, 47 minutes, 54 seconds West - 91.41 feet along the Westerly line of said 1.129 acre tract with the Easterly right-of-way line of University Boulevard (120 feet wide; Fort Bend County Plat No. 20060062) to a five-eighths inch diameter iron rod with plastic cap found for the Westmost Northwest corner of this tract; Said corner being the Westmost Northwest corner of said 1.129 acre tract and being the Southwest corner of Reserve "E" of Telfair Section 34 (Fort Bend County Plat No. 20120042);

THENCE; Easterly, along the Northerly line of said 1.129 acre tract with the following courses and distances:

North 86 degrees, 12 minutes, 6 seconds East - 51.47 feet along a Southerly line of a call 86.591 acre tract (Fort Bend County Clerk's File No. 2008014459) to a five-eighths inch diameter iron rod with plastic cap found for angle point corner of this tract; Said corner being a Southeasterly corner of said Reserve "E" and being the Southwest corner of a call 0.005 acre tract (Fort Bend County Clerk's File No. 2015042379);

North 54 degrees, 57 minutes, 41 seconds East - 49.19 feet along the Southeasterly line of said call 0.005 acre tract to a five-eighths inch diameter iron rod with plastic cap found for angle point corner of this tract; Said corner being the Northeast corner of said call 0.005 acre tract;

North 86 degrees, 1 minute, 52 seconds East - 96.63 feet along a Southerly line of said Reserve "E" being a Southerly line of said call 86.591 acre tract to a five-eighths inch diameter iron rod with plastic cap found for angle point corner of this tract; Said corner being a Southeasterly corner of said call 86.591 acre tract and being the most Westerly corner of a call 0.324 acre tract (Fort Bend County Clerk's File No. 2015042379);

North 76 degrees, 38 minutes, 16 seconds East - 138.77 feet continuing along a Southerly line of said Reserve "E" being along the Southerly line of said call 0.324 acre tract to a five-eighths inch diameter iron rod with plastic cap found for a reference corner of this tract; Said corner being the Northeast corner of said 1.129 acre tract and being the most Westerly Northwest corner of said call 1.990 acre tract;

THENCE; Easterly, along the Northerly line of said call 1.990 acre tract and continuing along a Southerly line of said Reserve "E" being along the Southerly line of said call 0.324 acre tract with the following courses and distances:

North 76 degrees, 38 minutes, 16 seconds East - 295.99 feet to a point for interior angle point corner of this tract; Said corner being an angle point corner in a Southerly line of said Reserve "E";

North 4 degrees, 27 minutes, 50 seconds East - 74.93 feet to a point for angle point corner of this tract; Said corner being an interior angle point corner in a Southerly line of said Reserve "E";

North 78 degrees, 26 minutes, 48 seconds East - 144.17 feet to a point for angle point corner of this tract; Said corner being an interior angle point corner in a Southerly line of said Reserve "E" and being the most Easterly corner of said call 0.324 acre tract;

THENCE; South 75 degrees, 5 minutes, 10 seconds East – 169.64 feet continuing along the Northerly line of said call 1.990 acre tract along a Southerly line of said Reserve “E” to a point for the Northeast corner of this tract; Said corner being the Northeast corner of said call 1.990 acre tract and being the Northwest corner of Reserve “B” of Block No. 2 of Telfair Exchange Lofts (Fort Bend County Plat No. 20130027);

THENCE; South 15 degrees, 52 minutes, 47 seconds West – 43.48 feet along the Easterly line of said call 1.990 acre tract to a point for the most Easterly Southeast corner of this tract; Said corner being the most Easterly Southeast corner of said call 1.990 acre tract and being the Southwest corner of said Reserve “B”;

THENCE; Southwesterly, along the Southerly line of said call 1.990 acre tract with the Northerly right-of-way line of said Branford Place with the following courses and distances:

Southwesterly, along a non-tangent curve to the left, the radius point bears South 1 degree, 17 minutes, 59 seconds East, with the following curve data:

Radius: 330.00 feet
Delta: 40 degrees, 05 minutes, 46 seconds
Length: 230.94 feet
Tangent: 120.42 feet
Chord: South 68 degrees, 39 minutes, 08 seconds West – 226.25 feet to a point for corner of this tract;

South 48 degrees, 36 minutes, 15 seconds West – 100.00 feet to a point for corner of this tract;

Along a tangent curve to the right with the following curve data:

Radius: 450.00 feet
Delta: 37 degrees, 35 minutes, 51 seconds
Length: 295.29 feet
Tangent: 290.02 feet
Chord: South 67 degrees, 24 minutes, 11 seconds West – 290.02 feet to a point for corner of this tract;

South 86 degrees, 12 minutes, 6 seconds West – 22.03 feet to the **PLACE OF BEGINNING** and containing 3.119 acres of Land.



Brad L. Schodek, R.P.L.S. No. 6430





Brad Schodek

RESERVE "E"
 (RESTRICTED TO DETENTION/LAKE/RECREATION)
 CALL 17.180 ACRES
 TELFAIR SECTION 34 (F.B.C.P. No. 20120042)

CITY OF
 SUGAR LAND

RESERVE "B"
 BLOCK 2
 TELFAIR EXCHANGE
 LOFTS (F.B.C.P.
 No. 20130027)

FORT BEND COUNTY
 LEVEE IMPROVEMENT
 DISTRICT No. 17
 CALL 0.005 ACRE
 (F.B.C.C.F. No. 2015042379)

FORT BEND COUNTY
 LEVEE IMPROVEMENT
 DISTRICT No. 17
 CALL 0.324 ACRE
 (F.B.C.C.F. No. 2015042379)

FOUND 5/8"
 IRON ROD
 WITH CAP

FOUND 5/8"
 IRON ROD
 WITH CAP

FOUND 5/8"
 IRON ROD
 WITH CAP

PLACE OF
 BEGINNING:
 FOUND 5/8"
 IRON ROD W/ CAP

UNIVERSITY BOULEVARD
 (120' R.O.W.;
 F.B.C.P. No. 20060062)

L1 (REFERENCE BEARING)
BRANFORD PLACE

UNRESTRICTED RESERVE "B"
 THE EXCHANGE
 AT TELFAIR PHASE II
 MINOR PLAT
 (F.B.C.P. No. 20120089)

**3.119 ACRES
 OVERALL**

1.129 ACRE TRACT
 AMAN HASSAN
 (F.B.C.C.F. No.
 2014141092)

CALL 1.990 ACRE TRACT
 NNP-KEEPSAKE, L.P.
 PORTION OF CALL 1651.239 ACRE TRACT
 (F.B.C.C.F. No. 2003149525)

(60' R.O.W.; F.B.C.P.
 No. 20120192)

RESERVE "A"
 BLOCK 1
 TELFAIR EXCHANGE LOFTS
 (F.B.C.P. No. 20130027)

ALEXANDER HODGE
 SURVEY
 ABSTRACT No. 32

VICINITY MAP SHOWING LOCATION OF 3.119 ACRES
 OF LAND OVERALL BEING A 1.129 ACRE TRACT
 (FORT BEND COUNTY CLERK'S FILE

No. 2014141092) TOGETHER WITH A CALL
 1.990 ACRE TRACT, BOTH BEING PORTIONS OF THE
 NNP-KEEPSAKE, L.P., CALL 1651.239 ACRE TRACT
 OF LAND (FORT BEND COUNTY CLERK'S FILE No.
 2003149525) BEING IN THE ALEXANDER HODGE
 SURVEY, ABSTRACT NO. 32, CITY OF SUGAR LAND,
 FORT BEND COUNTY, TEXAS.



0 120'
 SCALE 1" = 120'

PREPARED BY:
KELLY R. KALUZA & ASSOCIATES, INC.
 CONSULTING ENGINEERS AND SURVEYORS
 TEXAS LICENSED SURVEYING FIRM No. 10010000
 3014 AVENUE I
 ROSENBERG, TEXAS 77471
 (281) 341-0808
 BSCHODEK@KELLYKALUZA.COM

NOTE: PREPARED WITHOUT BENEFIT
 OF CURRENT TITLE REPORT.

JULY 3, 2015

LINE	DISTANCE	BEARING
L1	292.00'	S 86°12'06" W
L3	91.41'	N 03°47'54" W
L4	51.47'	N 86°12'06" E
L5	49.19'	N 54°57'41" E
L6	96.63'	N 86°01'52" E
L7	138.77'	N 76°38'16" E
L8	295.99'	N 76°38'16" E
L9	74.93'	N 04°27'50" E
L10	144.17'	N 78°26'48" E
L11	169.64'	S 75°05'10" E
L12	43.48'	S 15°52'47" W
L14	100.00'	S 48°36'15" W
L16	22.03'	S 86°12'06" W
L17	175.27'	N 03°47'54" W

CURVE	RADIUS	DELTA	ARC	TANGENT	BEARING	CHORD
C2	35.00	90°00'00"	54.98	35.00	N 48°47'54" W	49.50
C13	330.00	40°05'46"	230.94	120.42	S 68°39'08" W	226.25
C15	450.00	37°35'51"	295.29	153.18	S 67°24'11" W	290.02

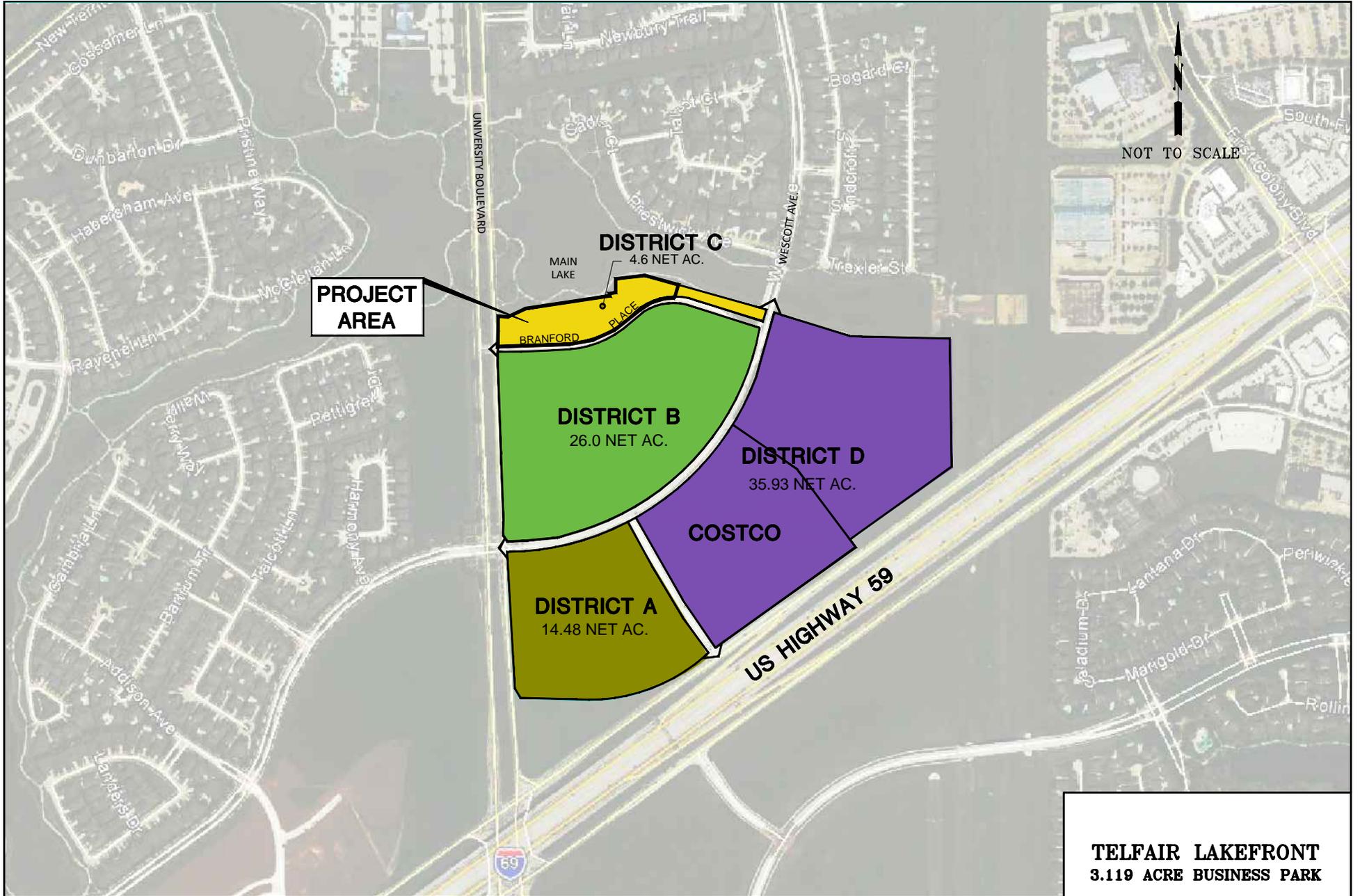


EXHIBIT B

**FINAL DEVELOPMENT PLAN
(Telfair Lakefront 3.119 Acre Business Park)**

A. Contents – This final development plan includes the following sections:

- General Provisions
- Land Uses
- Development Regulations
- Landscape and Pedestrian Circulation Regulations
- Freestanding Signs
- Building Regulations
- Additional Regulations

B. General Provisions:

1. The PD approved herein must 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 a B-1 (Neighborhood Business) zoning district is not contained in this ordinance, all the regulations contained in the Development Code applicable to the B-1 zoning district in effect on the effective date of this ordinance apply to this PD as though written herein, except to the extent the City regulation or provision conflicts with a provision of this ordinance.

2. Except as otherwise provided herein, the words used in this final development plan have the meaning established by the Development Code. In this ordinance:

Open Space means the portion of all land contained within the PD that is not covered by buildings, parking lots, driveways, improved pedestrian areas (outside of publicly accessible plazas), or other impermeable material.

PD means the planned development district created by this ordinance.

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

Retail means a commercial establishment engaged in the selling of goods and merchandise to the general public and rendering services incidental to the sale of such goods.

3. The PD shall be developed in accordance with the following exhibits that are attached to and made part of this Final Development Plan:

Exhibit C:	<i>General Site Layout</i>
Exhibit D:	<i>Landscape Plan</i>
Exhibit E.1:	<i>Exterior Front and Back Elevations of Building 1</i>
Exhibit E.1.1:	<i>Exterior Left and Right Elevations of Building 1</i>
Exhibit E.2:	<i>Exterior Front and Back Elevations of Building 2</i>
Exhibit E.2.1:	<i>Exterior Left and Right Elevations of Building 2</i>
Exhibit E.3:	<i>Exterior Front and Back Elevations of Building 3</i>
Exhibit E.3.1:	<i>Exterior Left and Right Elevations of Building 3</i>
Exhibit F:	<i>Permitted Uses</i>
Exhibit G:	<i>Plant List</i>

C. Land Uses:

1. Permitted land uses for all districts are listed in Exhibit F, *Permitted Uses*. Certain land uses are limited in number or location as noted. All other land uses are prohibited in this district.
2. Permitted land uses may be mixed horizontally on a single property subject to location limitations for certain uses as noted on Exhibit C, *General Site Layout Plan*.
3. Certain land uses are permitted when developed under specified conditions as established in the Notes section of Exhibit F, *Permitted Uses*.
4. The storage of fleet vehicles is strictly prohibited within the PD.
5. Outside storage and other outside uses (outdoor dining, displays, seasonal sales, etc.) are strictly prohibited within the PD.

D. Development Regulations – All sites within the PD shall be developed in accordance with the following development regulations:

1. Maximum height of structures:
 - (a) 35 feet above ground level with an additional 15 feet to allow for roof gables.
2. Minimum building setbacks:
 - (a) Abutting University Boulevard: 40 feet
 - (b) Abutting all other public street lot lines: 20 feet
 - (c) Abutting internal access easements: 10 feet
 - (d) Abutting Telfair Lake greenbelt lot lines: 20 feet
 - (e) Other side and rear yards: None required if adjoining another building, 5 foot minimum if not adjoining.
3. Minimum parking lot setbacks:
 - (a) University Boulevard lot lines: 40 feet
 - (b) All other public street lot lines: 20 feet
 - (c) Abutting internal access easements: 10 feet
 - (d) Telfair Lake greenbelt lot lines: 10 feet
 - (e) All other property lines: 6 feet
4. Paving:
 - (a) Driveways and access easements may be paved with a concrete surface or interlocking pavers supported by a 6 inch reinforced concrete tray and a sub-grade per City design standards.
5. Bicycle Parking: Off-street parking for bicycles shall be provided within 50 feet of each nonresidential building entrance at a 2% of the total number of vehicular parking spaces and shall include racks or other structures intended for parking bicycles.

E. Landscape and Pedestrian Circulation Regulations – All sites within the PD shall be developed in accordance with the following landscape and pedestrian circulation regulations:

1. Minimum widths for landscape buffers, continuous along:
 - (a) University Boulevard: 40 feet
 - (b) Other public streets: 20 feet
 - (c) Internal access easements: 10 feet

- (d) Telfair Lake greenbelt: 10 feet
- (e) All other property lines: 6 feet

2. Landscape buffers may be used for future transit stops.
3. Minimum 15% open space of lot area, inclusive of landscape buffers.
4. Each premise shall have, located in the front yard and street side yard landscape buffer, one shade tree for each 30 feet of lot width, or portion thereof, measured along the front or street side lot line. The trees may be clustered or spaced linearly; they need not be placed evenly.
5. Shade trees shall have a minimum 4-inch caliper and minimum 10-foot height as measured at ground level when planted. Along the north property line of the Telfair Main Lake Reserve, one shade tree shall be required for each 30 feet of Telfair Main Lake Reserve. In addition, all required internal parking lot trees, triggered by Chapter 2 Article XV Landscaping and Screening Regulations, are required to have minimum 4-inch caliper and a minimum 10-foot height with the exception of no required trees along the aerial easement between the two reserves.
6. Shrubs for screening and buffering shall be planted in a double row of 36 inches tall at the time of planting and planted triangularly spaced 36 inches on center.
7. Sidewalks:
 - (a) Continuous sidewalks with a minimum 6-foot width shall be provided along all public roadways and internal access easements.
8. Pedestrian walkways:
 - (a) Pedestrian walkways required in this section shall meet the following criteria:
 - (i) Minimum 5-foot width;
 - (ii) Readily visible and free of encroachment by parked vehicles;
 - (iii) Paved with stamped concrete or pavers differentiated from the driveway and parking areas through the use of color, texture, or material.
 - (iv) Predominantly shaded with shade trees at one per 30 linear feet of walkway or building canopies; and
 - (v) Lighted with pedestrian-scaled fixtures.
 - (b) For non-residential uses, a pedestrian walkway shall be provided to connect the building entrance to the public street sidewalk. Pedestrian amenities shall be provided at the intersection of the walkway with the sidewalk. Typical pedestrian amenities include benches, bike racks, and trash receptacles.
 - (c) For all non-residential uses, a pedestrian walkway shall be provided to connect the building entrance to adjacent retail or residential use.
 - (d) For non-residential uses with parking located between the street and the building, at least one pedestrian walkway shall be provided to and through its associated parking area to connect the building entrance to the public street sidewalk.

F. Freestanding Signs:

1. All signage shall comply with Chapter 4 of the Development Code, except that Freestanding Signs within this PD may not be located within 250 feet of another Freestanding Sign. In no case shall there be more than three freestanding signs along Branford Place.

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

1. Buildings shall be designed in accordance with the following criteria:
 - (a) Break up the horizontal and vertical building planes through offsets, changes in building materials, colors and textures, or other methods; and

- (b) Incorporate architectural details that create shade and cast shadows to provide visual relief.
 - (c) No uninterrupted length of a façade facing the street or Telfair Main Lake Reserve shall exceed 100 feet. Façade greater than 100 feet in length that face public street or Telfair Main Lake Reserve shall incorporate offsets having a minimum depth of at least 5 feet, and extending at least 20% of the length of the façade.
2. Building finishes:
- (a) Primary Finish means an Exterior Finish consisting of brick, stone (natural, cast, or cultured-textured), and glass.
 - (b) Secondary Finish means an exterior finish consisting of wood, ceramic tiles, concrete masonry units (indented, hammered, or split face concrete), textured concrete panels, stucco and fiber cement siding.
 - (c) For buildings, Primary Finishes shall comprise at least 85% of each façade. The remaining portion of an Exterior Wall that is not required to be constructed of a Primary Finish must be constructed of a Secondary Finish.
 - (d) Use of Architectural metals is limited to canopies, parapet walls, roof systems, and miscellaneous trim work, and such use shall meet the durability standards of the Development Code.
 - (e) The Director may approve alternative Primary or Secondary Exterior Finishes not specified in this article if the Director determines that the alternative finish is substantially equal to or better than a specified Primary or Secondary Exterior Finish in quality, durability, and appearance and the use thereof will not violate any provision of this article.
 - (f) The following building materials shall not be used as an Exterior Finish:
 - (i) Vinyl siding, wood fiber hardboard siding, oriented strand board siding, plastic, or fiberglass panels.
 - (ii) Unfired or underfired clay, sand, or shale brick.
 - (iii) Smooth or untextured surfaces.
 - (iv) Exterior Insulated Finish Systems (E.I.F.S.).
3. Buildings:
- (a) Canopies shall be provided at all street-facing building entrances intended for pedestrians. Canopies may be structural extensions of the building or constructed of fabric attached to the building. An individual canopy shall cover a ground area of at least 20 square feet.
 - (b) Any street-facing façade (front or street side) of a retail building within 50 feet of public street right-of-way shall be at least 25% transparent in order to permit visibility between building occupants and outdoor pedestrians and motor vehicle drivers.
 - (c) Ground floor facades for multi-tenant retail buildings that face public streets shall have storefronts, canopies, arcades, display windows, entry areas, awnings or other features along at least 50% of their horizontal length.
 - (d) Any façade facing Telfair Main Lake Reserve shall be 40% transparent, in order to permit visibility between building occupants and outdoor pedestrians within Telfair Main Lake Reserve.
4. No single building finish material shall cover more than 80% of the front of any building.
5. All façades of an individual building and the façades of multiple buildings within a single development shall be of complementary architectural design, color and materials where facing or siding to a public street, internal access easement or pedestrian walkway.

6. Screening walls, wing walls, columns, and similar building extensions and supports shall be of complementary architectural design, color and materials as the building or structure to which they are attached.

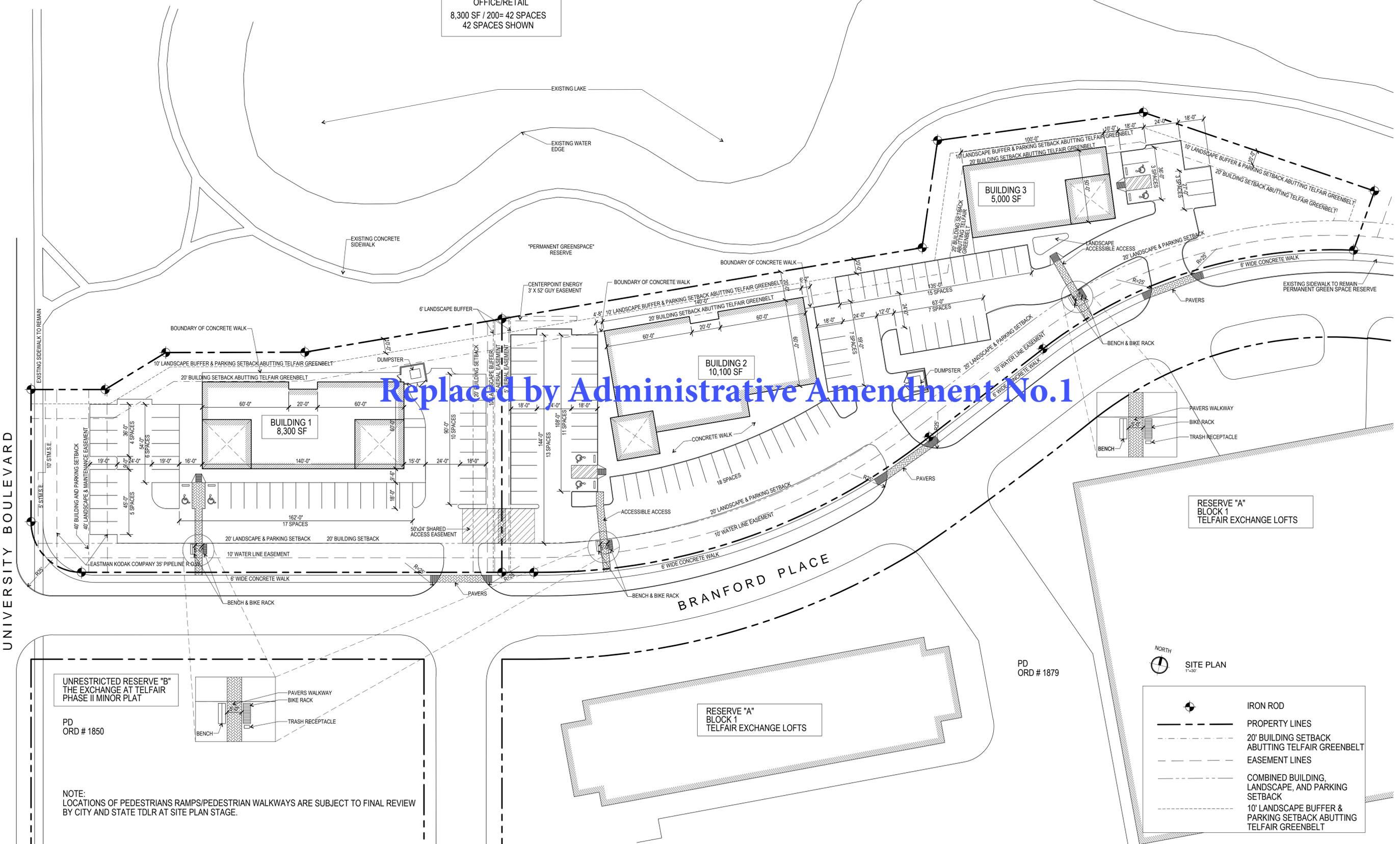
H. Additional Regulations:

1. Parking spaces are prohibited between a building and Telfair Lake greenbelt.
2. Structured parking is prohibited.
3. Drive-thru lanes are prohibited.
4. Outside speakers are prohibited.

JOB NUMBER :
1545
DATE :
Jan 18, 2016
REVISIONS :
Apr 06, 2016
REVISION Δ

PARKING ANALYSIS
TELFAIR - BRANFORD PL.
OFFICE/RETAIL
15,100 SF / 200= 76 SPACES
5/1000 PARKING RATIO
77 SPACES SHOWN

TELFAIR - BRANFORD PL.
OFFICE/RETAIL
8,300 SF / 200= 42 SPACES
42 SPACES SHOWN



Replaced by Administrative Amendment No.1

UNIVERSITY BOULEVARD

BRANFORD PLACE

A New Building for:
TELFAIR LAKEFRONT 3.119 ACRE BUSINESS PARK

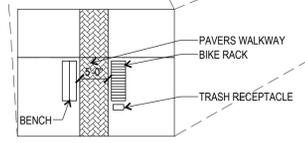
Sugar Land, Texas 77479

Branford Place

UNRESTRICTED RESERVE "B"
THE EXCHANGE AT TELFAIR
PHASE II MINOR PLAT

PD
ORD # 1850

NOTE:
LOCATIONS OF PEDESTRIANS RAMPS/PEDESTRIAN WALKWAYS ARE SUBJECT TO FINAL REVIEW
BY CITY AND STATE TDLR AT SITE PLAN STAGE.



RESERVE "A"
BLOCK 1
TELFAIR EXCHANGE LOFTS

PD
ORD # 1879

NORTH
SITE PLAN
1"=30'

- IRON ROD
- PROPERTY LINES
- 20' BUILDING SETBACK ABUTTING TELFAIR GREENBELT
- EASEMENT LINES
- COMBINED BUILDING, LANDSCAPE, AND PARKING SETBACK
- 10' LANDSCAPE BUFFER & PARKING SETBACK ABUTTING TELFAIR GREENBELT

JIM LAWLESS, AIA
Architects & Planners
931 Pheasant Valley
Suite 220
Missouri City, Texas
77489
(281) 240-6101

SITE PLAN

EXHIBIT :

C

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JIM LAWLESS, AIA

JOB NUMBER :
1545
DATE :
Jan 18, 2016
REVISIONS :
Apr 06, 2016
REVISION Δ

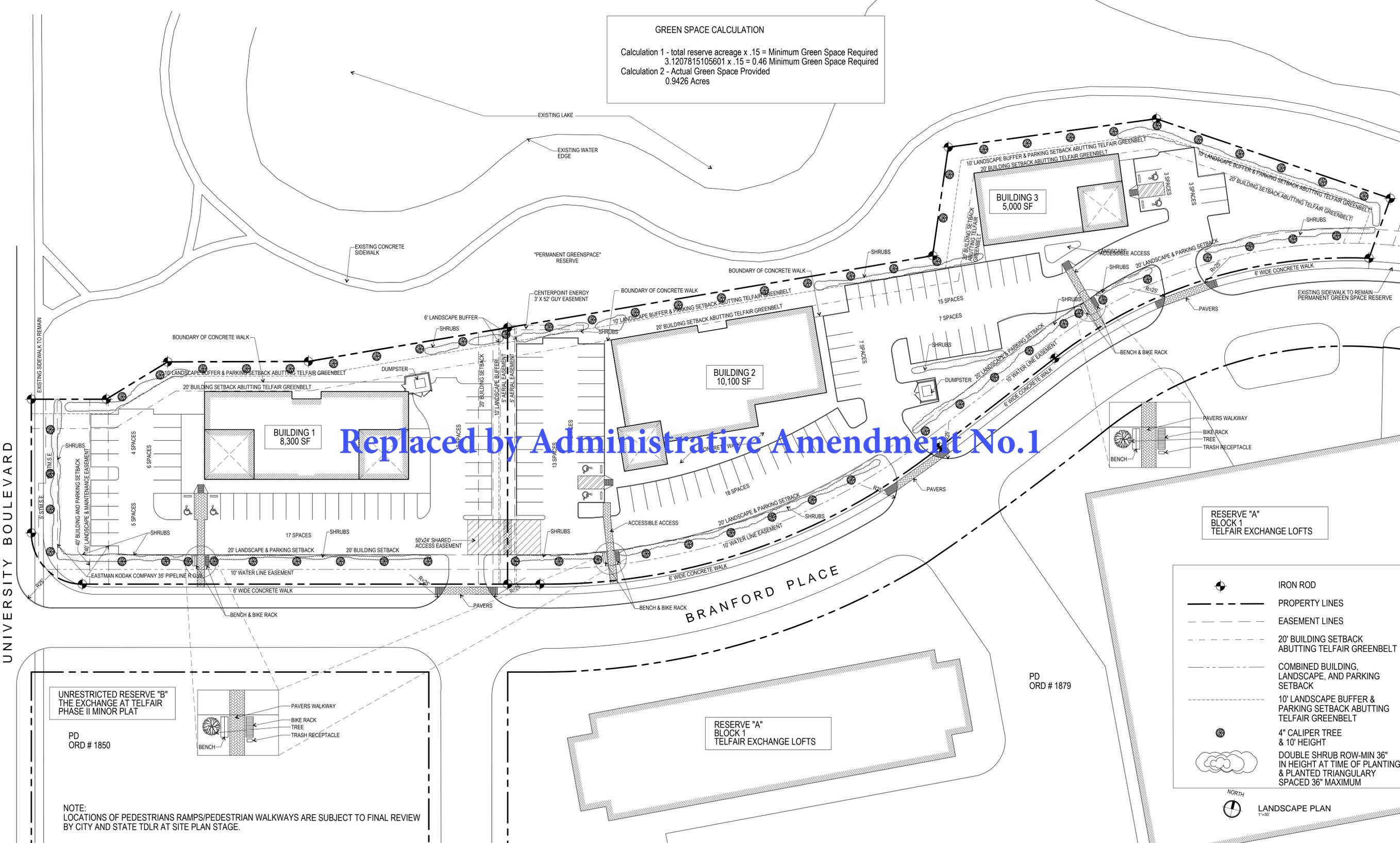
A New Building for:
TELFAIR LAKEFRONT 3.119 ACRE BUSINESS PARK

Sugar Land, Texas 77479

Branford Place

GREEN SPACE CALCULATION
Calculation 1 - total reserve acreage x .15 = Minimum Green Space Required
3.1207815105601 x .15 = 0.46 Minimum Green Space Required
Calculation 2 - Actual Green Space Provided
0.9426 Acres

Replaced by Administrative Amendment No.1



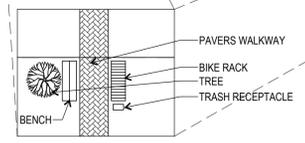
- IRON ROD
- PROPERTY LINES
- EASEMENT LINES
- 20' BUILDING SETBACK ABUTTING TELFAIR GREENBELT
- COMBINED BUILDING, LANDSCAPE, AND PARKING SETBACK
- 10' LANDSCAPE BUFFER & PARKING SETBACK ABUTTING TELFAIR GREENBELT
- 4" CALIPER TREE & 10' HEIGHT
- DOUBLE SHRUB ROW-MIN 36" IN HEIGHT AT TIME OF PLANTING & PLANTED TRIANGULARY SPACED 36" MAXIMUM



LANDSCAPE PLAN
1"=30'

UNRESTRICTED RESERVE "B"
THE EXCHANGE AT TELFAIR
PHASE II MINOR PLAT

PD
ORD # 1850



NOTE:
LOCATIONS OF PEDESTRIANS RAMPS/PEDESTRIAN WALKWAYS ARE SUBJECT TO FINAL REVIEW BY CITY AND STATE TDLR AT SITE PLAN STAGE.

RESERVE "A"
BLOCK 1
TELFAIR EXCHANGE LOFTS

PD
ORD # 1879

JIM LAWLESS, AIA
Architects & Planners
931 Pheasant Valley
Suite 220
Missouri City, Texas
77489
(281) 240-6101

LANDSCAPE PLAN

EXHIBIT :

D

JOB NUMBER :
1545
DATE :
Jan 18, 2016
REVISIONS :
Apr 06, 2016
REVISION Δ 1

A New Building for:
TELFAIR LAKEFRONT 3.119 ACRE BUSINESS PARK

Sugar Land, Texas 77479

Branford Place

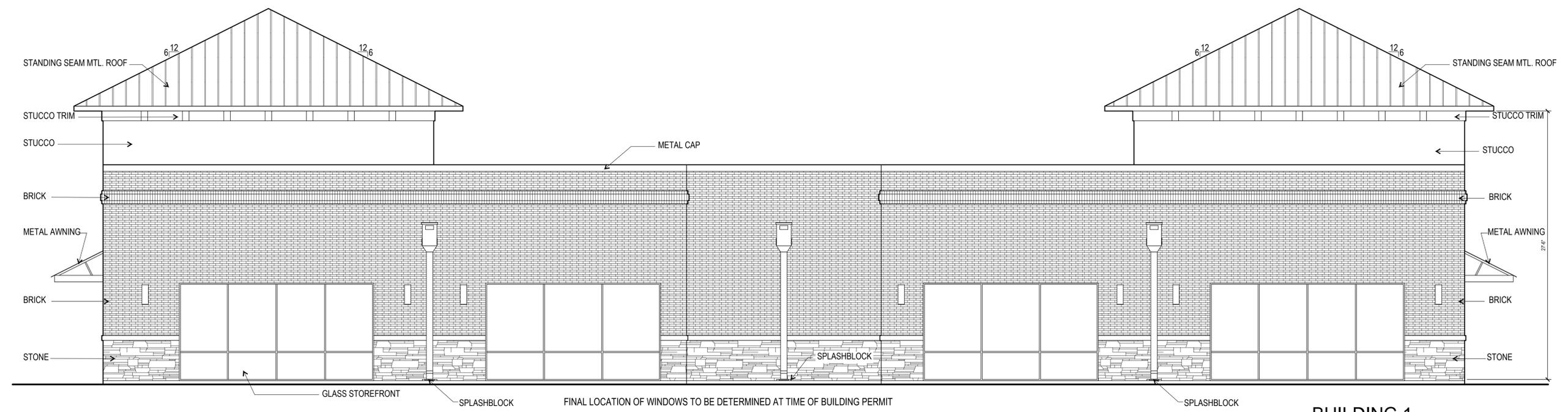
JIM LAWLESS, AIA
Architects & Planners
931 Pheasant Valley
Suite 220
Missouri City, Texas 77489
(281) 240-6101

EXTERIOR ELEVATIONS

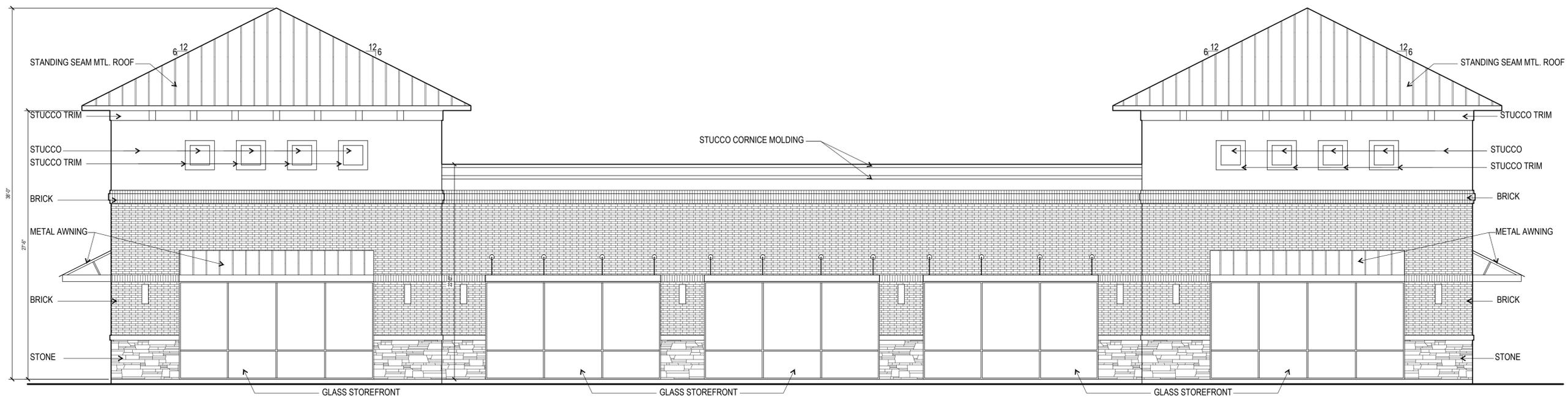
EXHIBIT :

E.1

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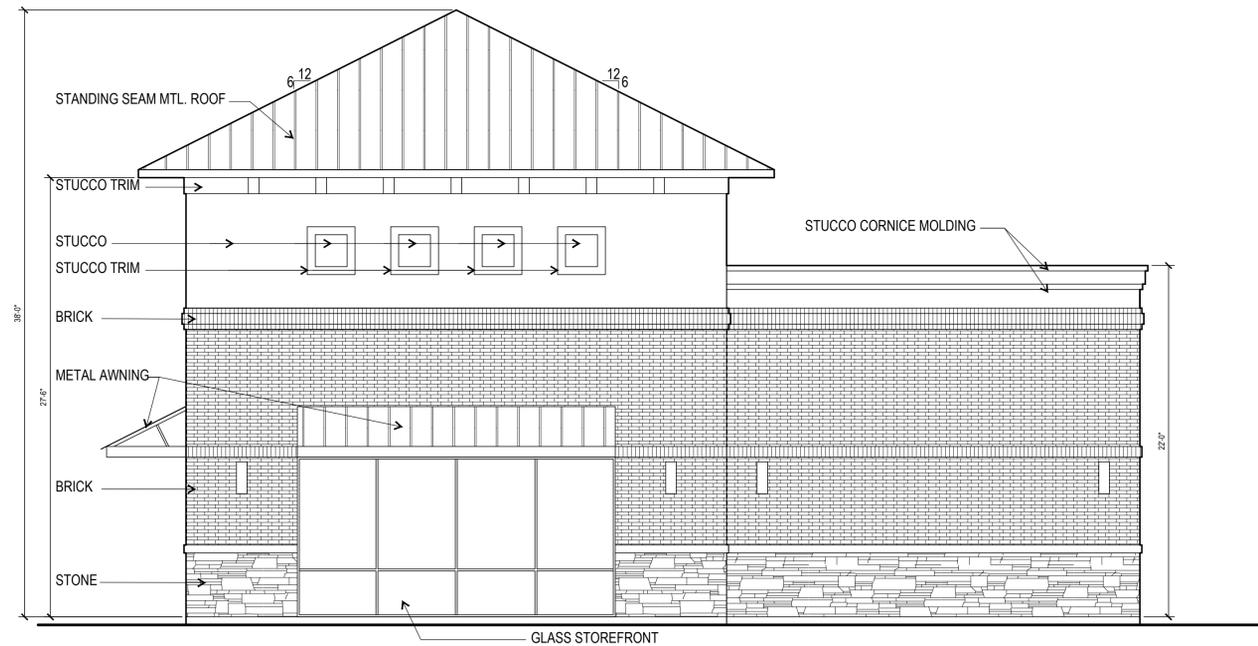


**BUILDING 1
REAR ELEVATION**
3/16"=1'-0"

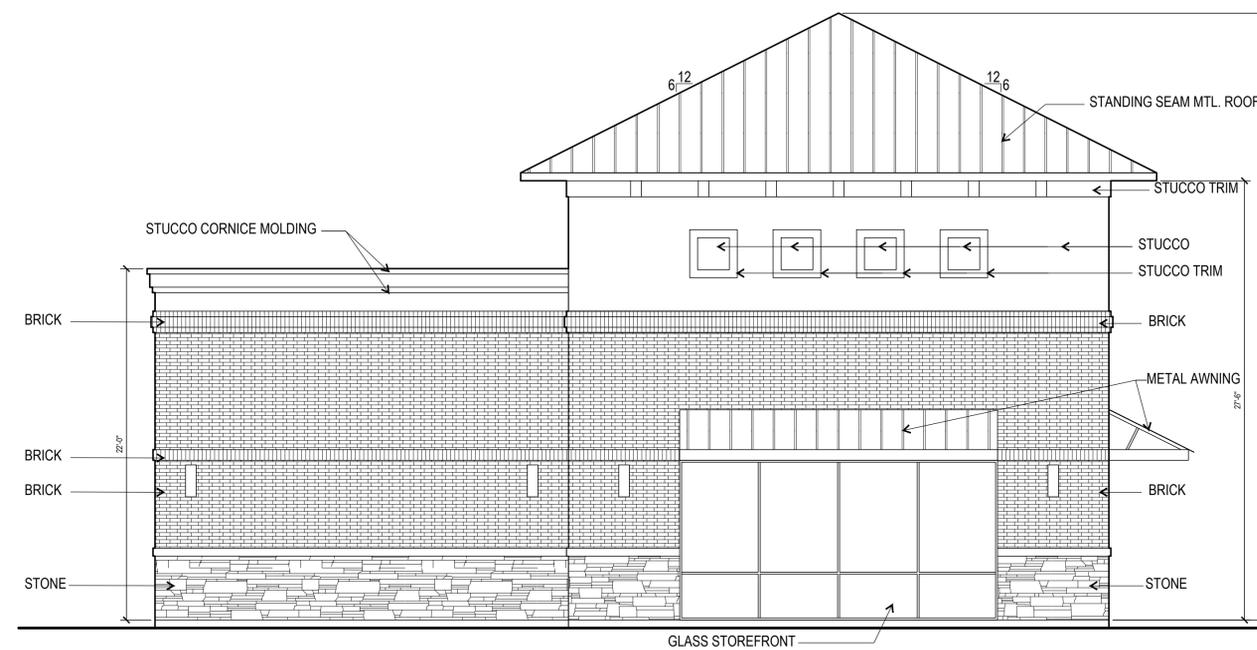


**BUILDING 1
FRONT ELEVATION**
3/16"=1'-0"

JOB NUMBER :
1545
DATE :
Jan 18, 2016
REVISIONS :
Apr 06, 2016
REVISION Δ



**BUILDING 1
RIGHT ELEVATION**
3/16"=1'-0"



**BUILDING 1
LEFT ELEVATION**
3/16"=1'-0"

A New Building for:
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Sugar Land, Texas 77479

Branford Place

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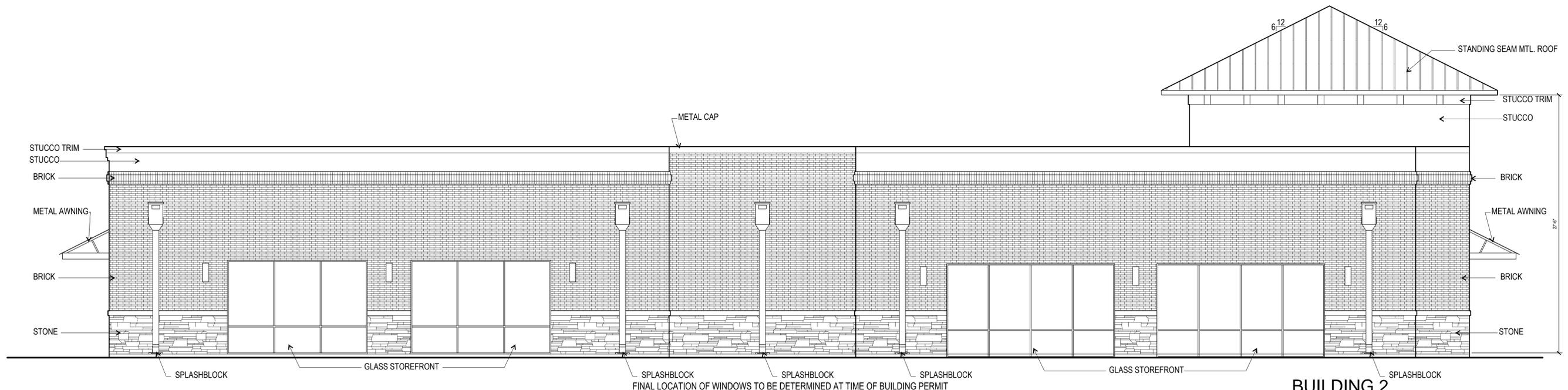
EXTERIOR
ELEVATIONS

EXHIBIT :

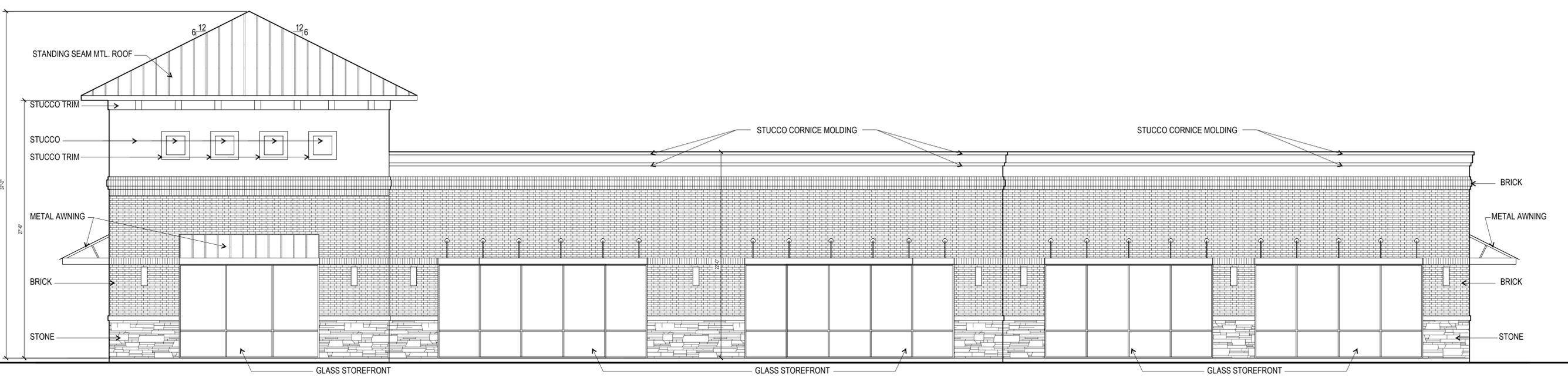
E.1.1

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1545
DATE :
Jan 18, 2016
REVISIONS :
Apr 06, 2016
REVISION Δ



**BUILDING 2
REAR ELEVATION**
3/16"=1'-0"



**BUILDING 2
FRONT ELEVATION**
3/16"=1'-0"

A New Building for:
TELFAIR LAKEFRONT 3.119 ACRE BUSINESS PARK

Sugar Land, Texas 77479

Branford Place

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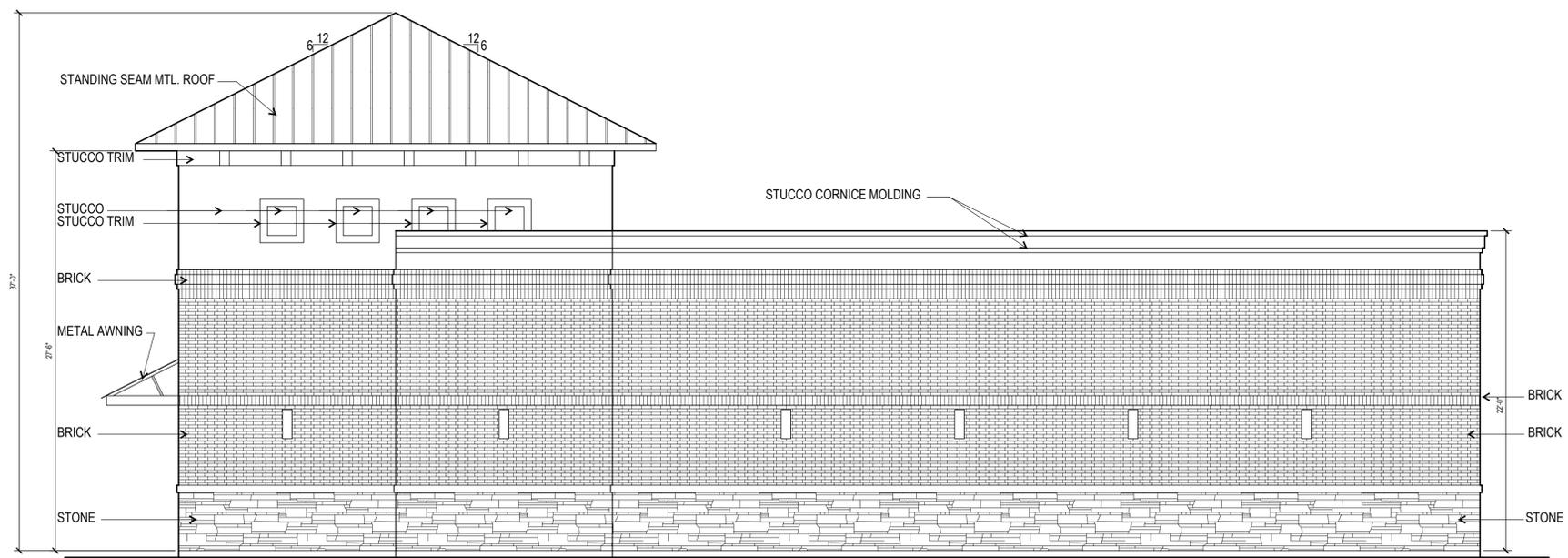
EXTERIOR
ELEVATIONS

EXHIBIT :

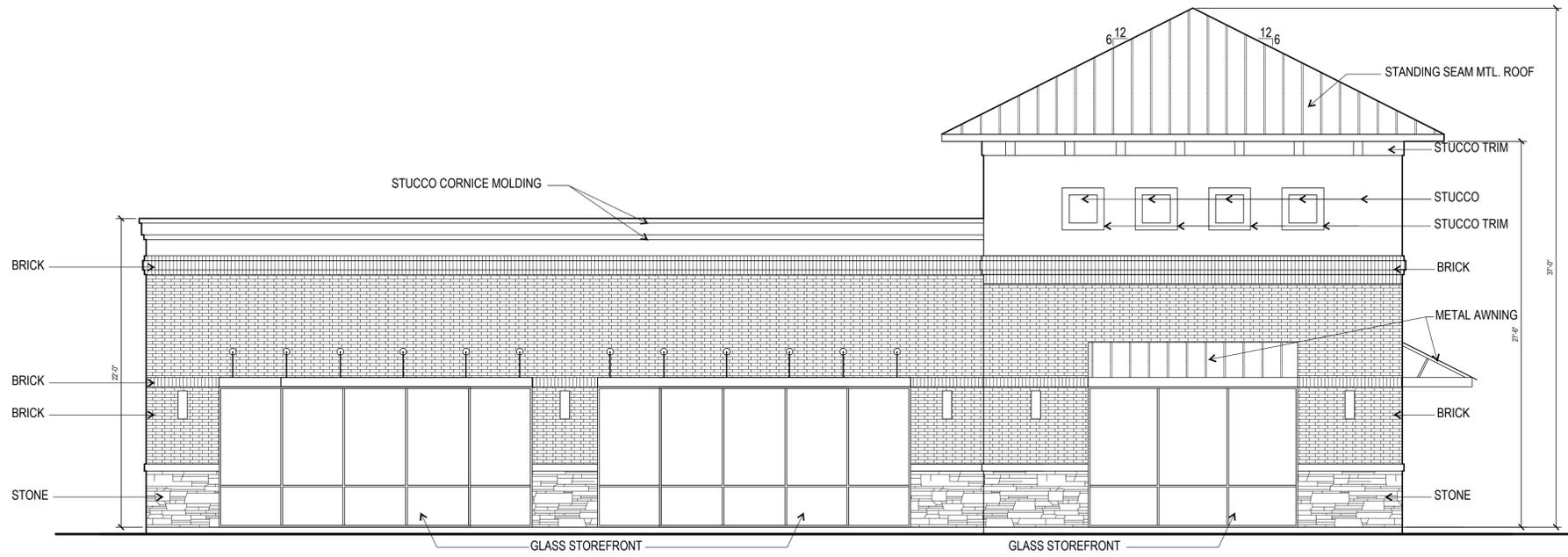
E.2

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1545
DATE :
Jan 18, 2016
REVISIONS :
Apr 06, 2016
REVISION Δ 1



**BUILDING 2
RIGHT ELEVATION**
3/16"=1'-0"



**BUILDING 2
LEFT ELEVATION**
3/16"=1'-0"

A New Building for:
TELFAIR LAKEFRONT 3.119 ACRE BUSINESS PARK

Sugar Land, Texas 77479

Branford Place

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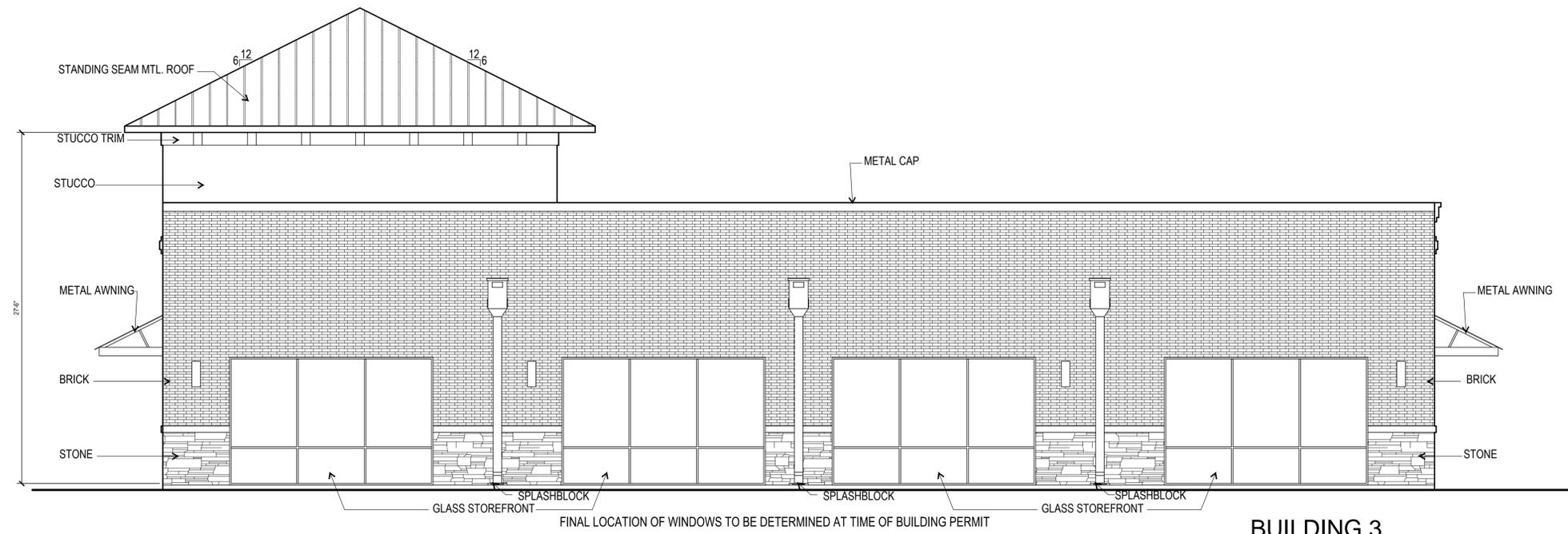
EXTERIOR
ELEVATIONS

EXHIBIT :

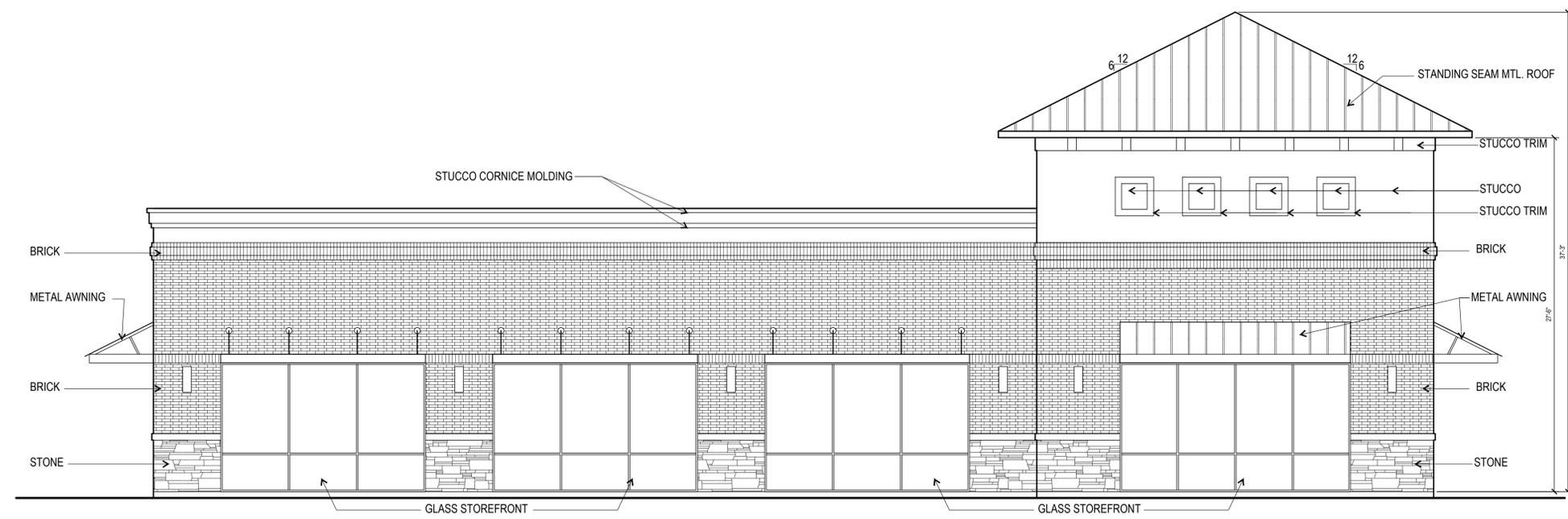
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1545
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Jan 18, 2016
REVISIONS :
Apr 06, 2016
REVISION Δ



**BUILDING 3
REAR ELEVATION**
3/16"=1'-0"



**BUILDING 3
FRONT ELEVATION**
3/16"=1'-0"

A New Building for:
TELFAIR LAKEFRONT 3.119 ACRE BUSINESS PARK

Sugar Land, Texas 77479

Branford Place

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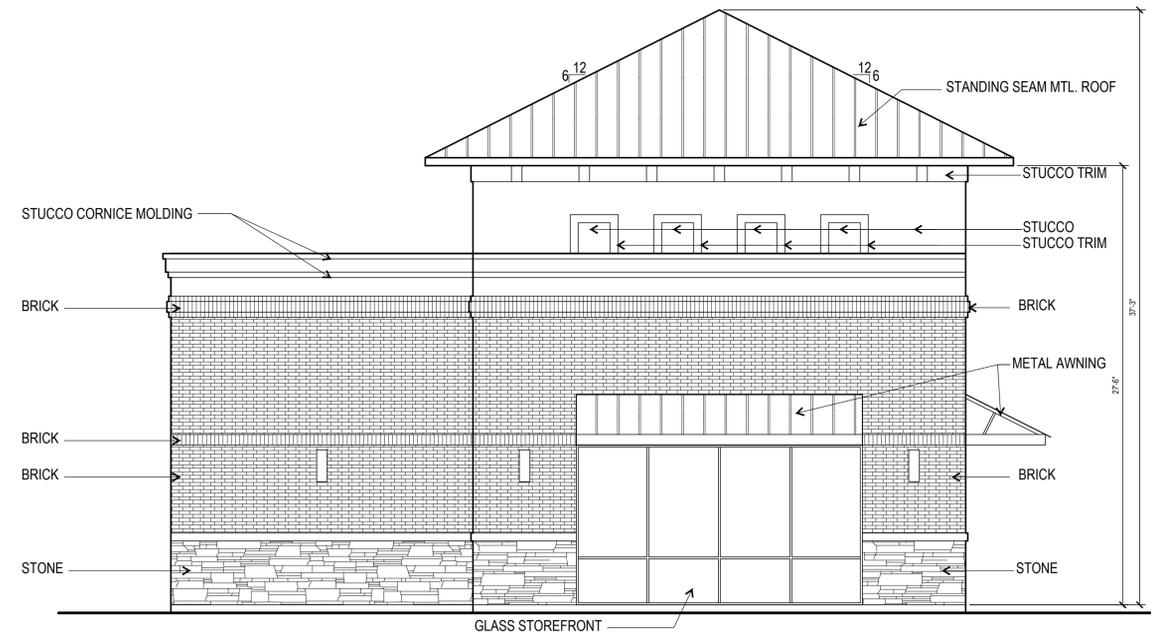
EXTERIOR
ELEVATIONS

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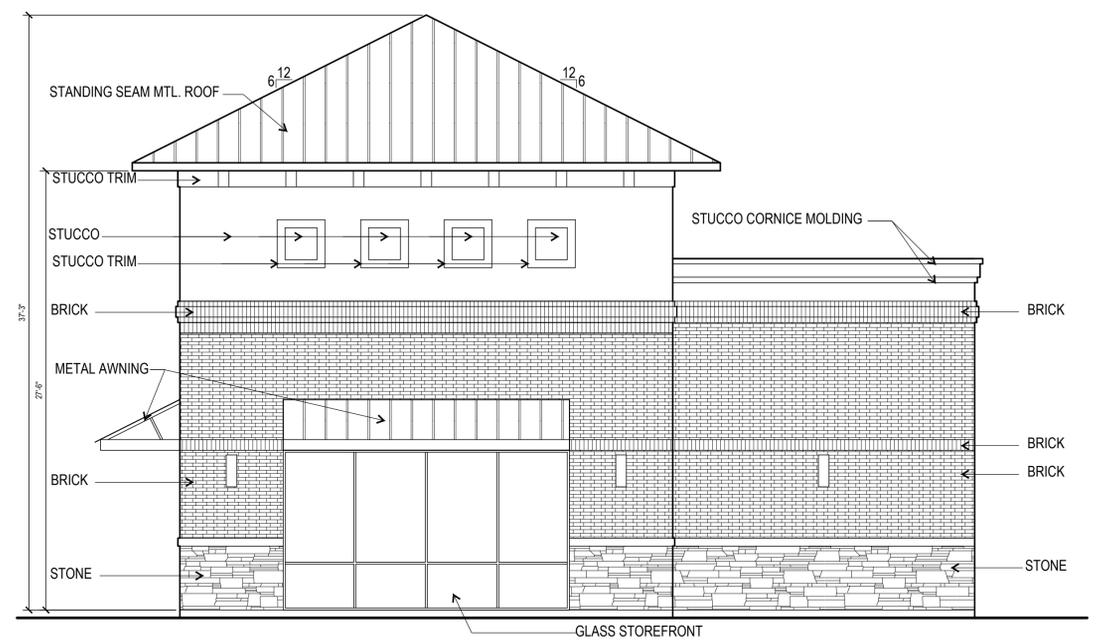
E.3

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1545
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Jan 18, 2016
REVISIONS :
Apr 06, 2016
REVISION Δ 1



**BUILDING 3
LEFT ELEVATION**
3/16"=1'-0"



**BUILDING 3
RIGHT ELEVATION**
3/16"=1'-0"

A New Building for:
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Sugar Land, Texas 77479
Branford Place

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EXTERIOR
ELEVATIONS

EXHIBIT :

E.3.1

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**EXHIBIT F
PERMITTED USES**

USES	SIC CODE	SEE NOTE
United States Postal Service	4311	X
<u>RETAIL:</u>		
Travel Agencies	4724	X
Meat and Fish (Seafood Markets)	5421	X
Fruit and Vegetable Markets	5431	X
Candy, Nut, and Confectionery Stores	5441	X
Dairy Products Stores	5451	X
Retail Bakeries	5461	X
Miscellaneous Food Stores (includes farmer's market-type stores) as follows: Coffee Stores, Health Food Stores, Spices and Herb Stores, Tea Stores, and Vitamin Food Stores	5499	X
Eating Places	5812	X 1
Wine and Liquor Stores	5921	X 2
Sporting Goods Stores and Bicycle Shops	5941	X
Book Stores	5942	X
Card and Stationery Stores	5943	X
Jewelry Stores	5944	X
Craft, Hobby, Toy, and Game Shops	5945	X
Camera and Photographic Supply Stores	5946	X
Gift, Novelty, and Souvenir Shops	5947	X
Luggage and Leather Goods	5948	X
Sewing, Needlework, and Piece Goods Stores	5949	X
Florists	5992	X
Optical Goods Stores	5995	X
Miscellaneous Retail Stores (not elsewhere classified), only as follows:	5999	X
Architectural Supplies, Art Dealers, Artificial Flowers, Artists' Supply & Material Stores, Autograph Supply Stores, Baby Carriages, Banner Shops, Candle Shops, Coin Shops (except mail-order), Cosmetics Stores, Electric Razor Shops, Flag Shops, Gem Stones (rough), Hearing Aids, Orthopedic & Artificial Limb Stores, Pet Food Stores, Picture Frames (ready-made), Police Supply Stores, Religious Goods Stores (other than books), Rock & Stone Specimens, Rubber Stamp Stores, Stamps, Philatelist (except mail-order) Stones Crystalline (rough), Telephone Stores, Telescopes, Trophy Shops, Typewriter Stores		

**EXHIBIT F
PERMITTED USES**

FINANCE, INSURANCE, AND REAL ESTATE:

Mortgage Bankers and Brokers	6162-6163	X
Security and Commodity Brokers	6211-6289	X
Insurance Carriers	6311-6399	X
Insurance Agents, Brokers, and Services	6411	X
Lessors of Real Property (not elsewhere classified)	6519	X
Real Estate Agents and Managers	6531	X
Title Abstract Offices	6541	X
Land Subdividers and Developers (except cemetery)	6552	X
Office of Bank Holding Companies	6712	X
Offices of Holding Companies (not elsewhere classified)	6719	X
Management Investment Offices, Open-End	6722	X
Unit Investment Trusts and Face-Amount Certificate Offices	6726	X
Educational, Religious, and Charitable	6732	X
Trusts, except Educational, Religious, and Charitable	6733	X
Oil Royalty Traders	6792	X
Patent Owners and Lessors	6794	X
Investors (not elsewhere classified)	6799	X

SERVICES:

Photographic Studios, Portraits	7221	X
Tax Return Preparation Services	7291	X
Advertising Agencies	7311	X
Outdoor Advertising Services	7312	X
Radio, Television, and Publisher's Representatives	7313	X
Advertising Services (not elsewhere classified), only as follows:	7319	X
Aerial Advertising, Bus Card Advertising, Circular Distributing Service, Coupon Distribution, Display Advertising (except outdoor), Handbill Distribution Service, Media Buying Service, Poster Advertising Service (except outdoor), Samples (distribution of), Shopping News Advertising & Distributing Service, Sky Writing, Taxicab Card Advertising, Transit Advertising		
Credit Reporting and Collection	7322-7323	X
Mailing, Reproduction, Stenographic	7331-7338	X
Services to Buildings	7342-7349	X
Medical Equipment Rental and Leasing	7352	X
Computer Programming and Data Processing Services	7371-7378	X

**EXHIBIT F
PERMITTED USES**

SERVICES (CONTINUED):

Computer Related Services (not elsewhere classified), only as follows:	7379	X
Computer Consultants, Data Base Developers, Data Processing Consultants, Disk & Diskette Conversion Services, Disk & Diskette Recertification Services, Requirements Analysis (hardware), Tape Recertification Service		
Miscellaneous Business Services	7381-7384	X
Miscellaneous Business Services (not elsewhere classified), only as follows:	7389	X
Agents & Brokers for Authors & Nonperforming Artists, Appraisers (except real estate appraisers), Arbitration & Conciliation Services, Artists' Agents & Brokers (except performing artists), Auctioneering Service on a Commission or Fee Basis, Author's Agents & Brokers, Business Brokers (buying & selling business enterprises), Charge Account Service (shopping plates) Collection by Individual, Convention Bureaus, Convention Decorators, Copyright Protection Service, Correct Time Service, Directories Telephone (distribution on a contract or fee basis), Drafting Service (except temporary help), Drawback Service, Customs, Embroidering of Advertising on shirts, etc., Engrossing (e.g. diplomas & resolutions), Florists' Telegraph Service, Fundraising on a Contract or Fee Basis, Handwriting Analysis, Hosiery Paring on a Contract or Fee Basis, Hotel Reservation Service, Identification Engraving Service, Inspection of Commodities (not connected with transportation), Interior Decorating Consulting Service (except painters & paper hangers), Interior Designing Service (except painters & paper hangers), Inventory Computing Service, Laminating of Photographs (coating photographs with plastics),Lecture Bureaus, Letter Service, Map Drafting Service, Mapmaking, including Aerial Message Service (telephone answering except beeper service), Microfilm Recording & Developing Service, Mounting Merchandise on Cards on a Contract or Fee Basis, Music Distribution System (except coin-operated), Notaries Public, Packaging & Label Service (not packing and crating), Paralegal Service, Parcel Packing Service (packaging), Patent Brokers, Photogrammetric Mapping Service (not professional engineers), Photographic Library Service, still, Photography Brokers, Playwrights' Brokers, Post Office Contract Stations, Press Clipping Service, Printed Circuitry Graphic Layout, Process Serving Service, Promoters of Home Shows & Flower Shows, Radio Broadcasting Music Checkers, Radio Transcription Service, Recording Studios on a Contract or Fee Basis, Restaurant Reservation Service, Shoe Designers, Showcard Painting, Speaker's Bureaus, Styling of Fashions, Apparel, Furniture, and Textiles, Styling of Wigs for the Trade, Switchboard Operation of Private Branch Exchanges, Tax Collection Agencies (collecting for a city, county, or State), Tax Title Dealers (agencies for city, county, or State), Textile Designers, Time-share Condominium Exchanges, Tourist Information Bureaus, Translation Service, Welcoming Service		

**EXHIBIT F
PERMITTED USES**

SERVICES:(CONTINUED)

Dance Studios and Schools	7911	X	3
Producers, Orchestras, and Entertainers	7922-7929	X	
Offices and Clinics of Medical Doctors	8011	X	
Offices and Clinics of Dentists	8021	X	
Offices of Osteopathic Physicians	8031	X	
Offices of Other Practitioners	8041-8049	X	
Medical and Dental Laboratories	8071-8072	X	
Home Health Care Services	8082	X	
Health and Allied Services (not elsewhere classified)	8099	X	
Legal Services	8111	X	
Individual and Family Social Services as follows: Adoption Services, Elderly Activity Centers, Family Counseling, Marriage Counseling and Senior Citizen Centers	8322	X	4
Miscellaneous Social Services	8399	X	
Museums and Art Galleries	8412	X	
Business Associations	8611	X	
Professional Associations	8621	X	
Labor Organizations	8631	X	
Civic and Social Organizations	8641	X	
Political Organizations	8651	X	
Miscellaneous Membership Organizations	8699	X	
Engineering Services	8711	X	
Architectural Services	8712	X	
Accounting, Auditing, and Bookkeeping Services	8721	X	
Research	8731-8733	X	
Management Services	8741	X	
Management Consulting Services	8742	X	
Public Relation Services	8743	X	
Miscellaneous Business Consulting Services	8748	X	
Services (not elsewhere classified), including:	8999	X	

Actuaries (consulting), Advertising Copy (writers of), Announcers (radio & television service), Art Restoration, Artificial Nucleation (cloud seeding), Artist's Studios (except commercial & medical), Authors, Chemists (consulting), Christian Science lectures, Consultants (nuclear), Entomologists (consulting), Geologists (consulting), Ghost Writing, Greeting Card (hand painting), Inventors, Lecturers, Music Arrangers, Newspaper Columnists, Physicists (consulting), Psychologists (industrial), Radio Commentators, Sculptors' Studios, Song Writers, Stained Glass Artists, Weather Forecasters, Writers

**EXHIBIT F
PERMITTED USES**

PUBLIC ADMINISTRATION:

Legal Counsel and Prosecution	9222	X
Public Order and Safety	9229	X
Finance, Taxation, and Monetary Policy	9311	X
Administration of Human Resources	9411-9451	X
Environmental Quality and Housing	9511-9532	X
Administration of Economic Programs	9611-9661	X

Notes:

1. SIC Code 5812 Eating Places: No outdoor patios, outdoor eating or outdoor drinking allowed.
2. SIC Code 5921 Wine and Liquor Stores are subject to maximum 2,000 square feet gross leasable area.
3. SIC Code 7911 Dance Studios and Schools are subject to maximum 5,000 square feet gross leasable area.
4. SIC Code 8322 Individual and Family Social Services as follows: Adoption Services, elderly Activity Center, Family Counseling, Marriage Counseling and Senior Citizen Centers are subject to maximum 5,000 square feet gross leasable area.

EXHIBIT G

PLANT LIST

(Telfair Lakefront 3.119 Acre Business Park)

The following is a list of plant materials. If the property owner requests plants that are not contained in this list, the Planning Director may approve them if they are determined to be similarly hardy.

Shade Trees

Bald Cypress – *Taxodium distichum*
Bosque Elm – *Ulmus parvifolia* ‘Bosque’
Bur Oak – *Quercus macrocarpa*
Cedar Elm – *Ulmus crassifolia*
Drake Elm – *Ulmus parvifolia* ‘Drake’
Live Oak – *Quercus virginiana*
Shumard Oak – *Quercus shumardii*
Magnolia – *Magnolia sp.*
Monterrey Oak – *Quercus polymorpha*
Pecan – *Carya illinoensis*
Water Oak – *Quercus nigra*

Ornamental Trees

American Holly – *Ilex opaca*
Crape Myrtle – *Lagerstroemia sp.*
Redbud – *Cercis canadensis*
Yaupon Holly – *Ilex vomitoria*
Evergreen Chinese Elm – *Ulmus parvifolia*

Shrubs for Screening and Buffering

Azalea – *Rhododendron sp.*
Abelia – *Abelia x grandiflora*
Barberry – *Berberis thunbergii* ‘atropurpurea’
Butterfly Iris – *Dietes grandiflora*
Dwarf Wax Myrtle – *Myrica cerifera* var. *pumila*
Dwarf Pittosporum – *Pittosporum tobira wheeleri*
Fatsia – *Fatsia japonica*
Fringe Flower – *Loropetalum chinense*
Hollies – *Hollies sp.*
Indian Hawthorne – *Raphiolepis indica*
Muhly Grass – *Muhlenbergia sp.*
Nandina – *Nandina sp.*
Oleander – *Oleander sp.*
Pigmy Date Palm – *Phoenix roebelenii*
Pindo Palm – *Butia capitata*
Pittosporum – *Pittosporum tobira* Southern
Rosemary – *Rosmarinus officinalis*
Sago Palm – *Cycas revoluta*
Texas Silverleaf Sage – *Leucophyllum sp.*
Variegated Pittosporum – *Pittosporum tobira variegata*
Wax Myrtle – *Myrica cerifera*



**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	Telfair Lakefront 3.119 Acre Business Park Final Development Plan
PD Ordinance Number	Ordinance No. 2055
Date of Ordinance Adoption:	June 21, 2016
Classification	Administrative Amendment No. 1
Purpose of Administrative Amendment	1. Amend Exhibits C & D to relocate the accessible walk and pedestrian connection to the building from the sidewalk along Branford Place to the sidewalk along University Blvd for building one. The relocation of the accessible walk and pedestrian connection is a safer design that allows more clearance between the end of the accessible curb ramp and front of the building.
Initiated by:	Property Owner
Affected Ordinance Exhibits	Exhibits: C & D
Planning Case No.	15 60000005 & 16 75000010

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

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

December 13, 2016

Attachments:
Exhibits C & D

JOB NUMBER :
1545
DATE :
Jan 18, 2016
REVISIONS :
Apr 06, 2016
REVISION Δ 1
Nov 23, 2016
REVISION Δ 2

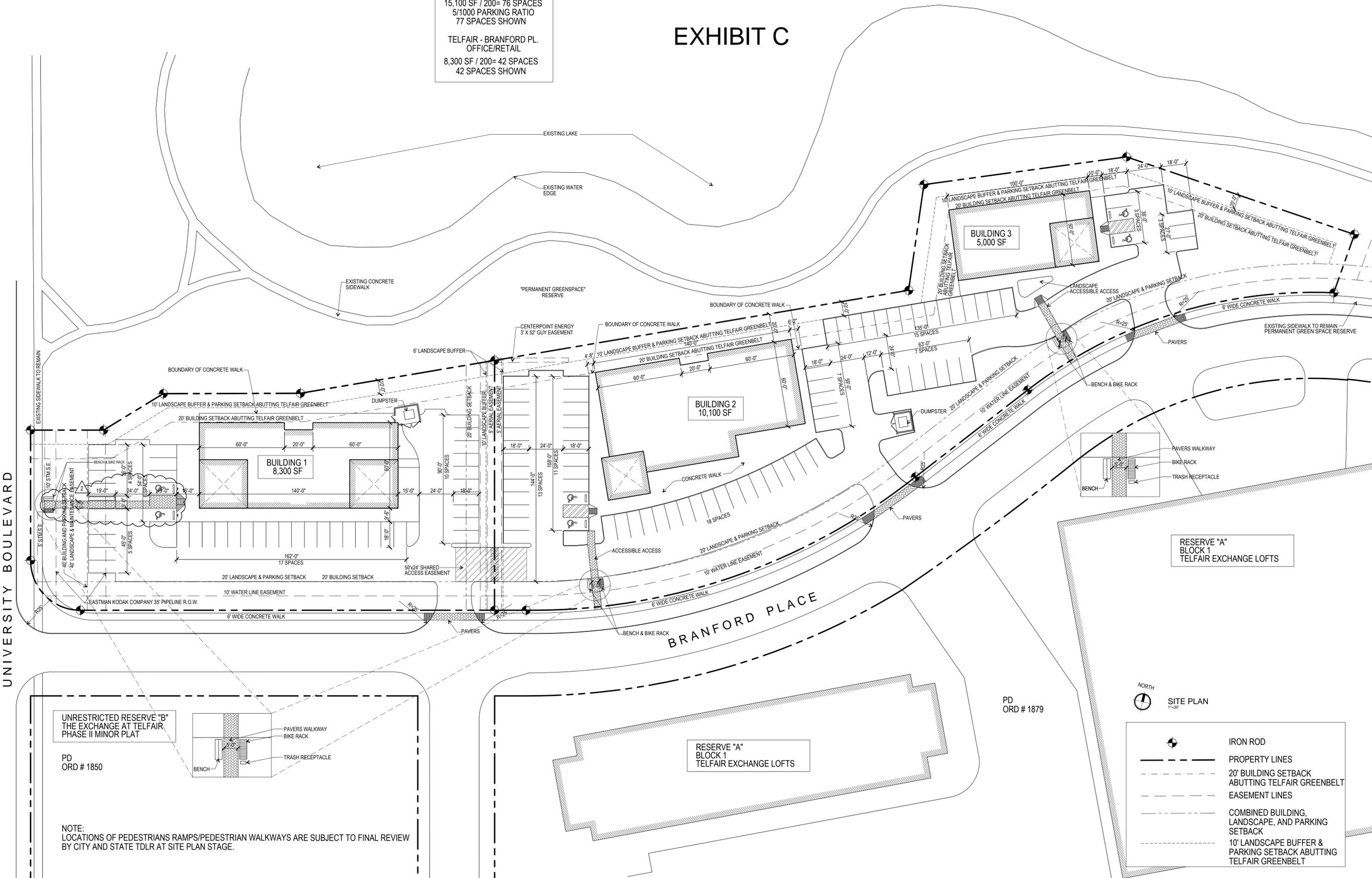
A New Building for:
TELFAIR LAKEFRONT 3.119 ACRE BUSINESS PARK

Sugar Land, Texas 77479

Branford Place

PARKING ANALYSIS
TELFAIR - BRANFORD PL.
OFFICE/RETAIL
15,100 SF / 200= 76 SPACES
5/1000 PARKING RATIO
77 SPACES SHOWN
TELFAIR - BRANFORD PL.
OFFICE/RETAIL
8,300 SF / 200= 42 SPACES
42 SPACES SHOWN

EXHIBIT C



UNRESTRICTED RESERVE "B"
THE EXCHANGE AT TELFAIR
PHASE II MINOR PLAT
PD
ORD # 1850

NOTE:
LOCATIONS OF PEDESTRIANS RAMPS/PEDESTRIAN WALKWAYS ARE SUBJECT TO FINAL REVIEW
BY CITY AND STATE TDLR AT SITE PLAN STAGE.

RESERVE "A"
BLOCK 1
TELFAIR EXCHANGE LOFTS

PD
ORD # 1879

SITE PLAN
1"=30'

- IRON ROD
- - - PROPERTY LINES
- - - 20' BUILDING SETBACK
- - - ABUTTING TELFAIR GREENBELT
- - - EASEMENT LINES
- - - COMBINED BUILDING,
LANDSCAPE, AND PARKING
SETBACK
- - - 10' LANDSCAPE BUFFER &
PARKING SETBACK ABUTTING
TELFAIR GREENBELT

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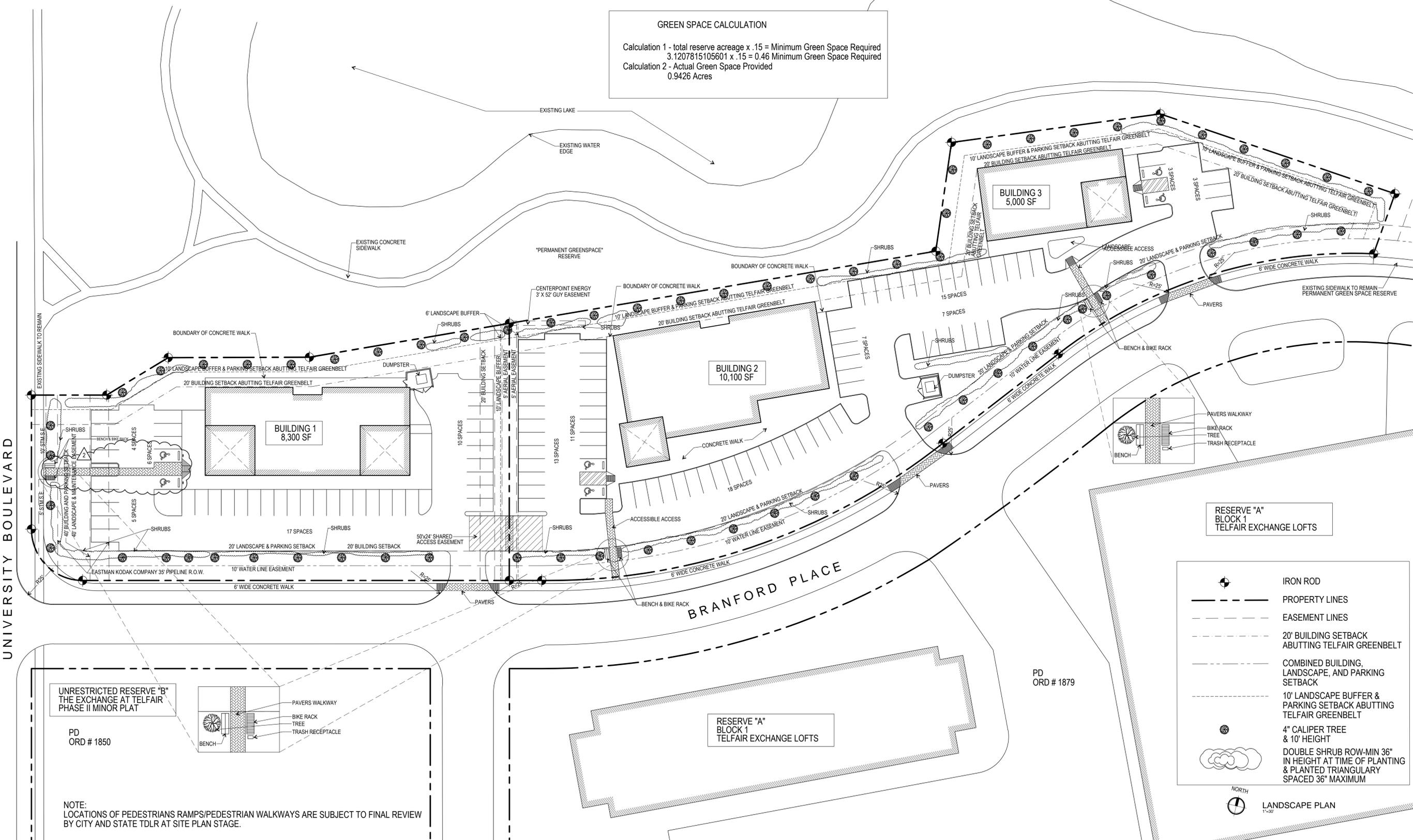
SITE PLAN

EXHIBIT :

JOB NUMBER :
1545
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Jan 18, 2016
REVISIONS :
Apr 06, 2016
REVISION Δ 1
Nov 23, 2016
REVISION Δ 2

EXHIBIT D

GREEN SPACE CALCULATION
 Calculation 1 - total reserve acreage x .15 = Minimum Green Space Required
 3.1207815105601 x .15 = 0.46 Minimum Green Space Required
 Calculation 2 - Actual Green Space Provided
 0.9426 Acres



RESERVE "A" BLOCK 1 TELFAIR EXCHANGE LOFTS

- IRON ROD
- PROPERTY LINES
- EASEMENT LINES
- 20' BUILDING SETBACK ABUTTING TELFAIR GREENBELT
- COMBINED BUILDING, LANDSCAPE, AND PARKING SETBACK
- 10' LANDSCAPE BUFFER & PARKING SETBACK ABUTTING TELFAIR GREENBELT
- 4" CALIPER TREE & 10' HEIGHT
- DOUBLE SHRUB ROW-MIN 36" IN HEIGHT AT TIME OF PLANTING & PLANTED TRIANGULARY SPACED 36" MAXIMUM

LANDSCAPE PLAN
1"=30'

NORTH

UNRESTRICTED RESERVE "B" THE EXCHANGE AT TELFAIR PHASE II MINOR PLAT
PD ORD # 1850

NOTE:
LOCATIONS OF PEDESTRIANS RAMPS/PEDESTRIAN WALKWAYS ARE SUBJECT TO FINAL REVIEW BY CITY AND STATE TDLR AT SITE PLAN STAGE.

PAVERS WALKWAY
BIKE RACK
TREE
TRASH RECEPTACLE
BENCH

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 Sugar Land, Texas 77479
 Branford Place

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LANDSCAPE PLAN
EXHIBIT :