

ORDINANCE NO. 1887

AN ORDINANCE OF THE CITY OF SUGAR LAND, TEXAS, PROVIDING FOR A CHANGE OF ZONING FROM PLANNED DEVELOPMENT (PD) DISTRICT-GENERAL DEVELOPMENT PLAN TO PLANNED DEVELOPMENT (PD) DISTRICT-FINAL DEVELOPMENT PLAN FOR APPROXIMATELY 18.104 ACRES OF LAND IN THE TELFAIR LAKEFRONT DISTRICT EAST BUSINESS PARK, LOCATED ON WESTCOTT AVENUE AND BRANFORD PLACE.

WHEREAS, Alan Bauer has requested that approximately 18.104 acres located on Westcott Avenue and Branford Place within the City of Sugar Land (the "City"), be rezoned from Planned Development (PD) District-General Development Plan to Planned Development (PD) District-Final Development Plan, the final phase of a Planned Development District, for the Telfair Lakefront District East Business Park; and

WHEREAS, the City Planning and Zoning Commission forwarded its final report to City Council, recommending approval of the rezoning request; 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 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.

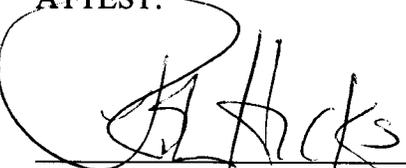
Section 2. That the zoning district classification of approximately 18.104 acres of land described in Exhibit A, attached to and incorporated into this ordinance by reference, is changed from Planned Development (PD) District-General Development Plan to Planned Development (PD) District-Final Development Plan under the comprehensive zoning ordinance of the City of Sugar Land, Texas.

Section 3. That the City's official zoning map be amended to reflect this change in zoning district classification.

READ IN FULL on first consideration on January 15, 2013.

APPROVED upon second consideration on February 05, 2013.


James A. Thompson, Mayor

ATTEST:

Glenda Gundermann, City Secretary

Reviewed for Legal Compliance:



Attachments:	Exhibit A:	Metes & Bounds Description
	Exhibit B:	Final Development Plan
	Exhibit B-1:	Final Site Layout Plan
	Exhibit B-2:	Permitted Uses
	Exhibit B-3:	Flex Reserve Configurations
	Exhibit B-4:	Landscape Plan
	Exhibit B-5:	Plant List
	Exhibit B-6:	Pedestrian Circulation Plan
	Exhibit B-7:	Sign Location
	Exhibit B-8:	Signage Details
	Exhibit B-9:	Buffer Tree Plan

EXHIBIT A

July 11, 2012
Job No. 1800-1024A

**DESCRIPTION OF
18.104 ACRES**

Being 18.104 acres of land located in the Alexander Hodge League, Abstract 32 and the M. M. Battle League, Abstract 9, Fort Bend County, Texas, more particularly being a portion of the residue of a called 1651.239 acre tract conveyed to NNP-Keepsake, L.P., by an instrument of record in File No. 2003149525, Official Public Records of said Fort Bend County, Texas (F.B.C.O.P.R.), said NNP-Keepsake, L.P. now known as NNP-Telfair LLC, by Certificate of Conversion, effective March 22, 2012, said 18.104 acres being more particularly described by metes and bounds as follows (all bearings referenced to the Texas State Plane Coordinate System, South Central Zone, NAD 83, 1993 adjustment);

COMMENCING for reference at a 5/8-inch iron rod with TxDOT aluminum disc previously found marking the southeast corner of said 1651.239 acre tract, same being the southwest corner of that certain called 57.2991 acre tract conveyed to Fort Bend County Levee Improvement District No. 2, by instrument of record in File No. 9574191, Official Records, of said Fort Bend County and on the northerly right-of-way line of U.S. Highway No. 59 (width varies);

Thence, with the common line of said 1651.239 and 57.2991 acre tracts, North 01° 50' 41" West, 573.30 feet to a point, from which point a 5/8-inch iron rod with TxDOT aluminum disc previously found marking the northeast corner of said 1651.239 acre tract bears North 01° 50' 41" West, 6,616.89 feet;

Thence, leaving said common line, South 88° 09' 19" West, 180.00 feet to the POINT OF BEGINNING of the herein described tract;

Thence, South 01° 50' 41" East, 653.13 feet to a point for corner;

Thence, South 52° 31' 04" West, 581.30 feet to a point for corner;

Page 1 of 2

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18.104 Acres

July 11, 2012
Job No. 1800-1024A

Thence, North 37° 28' 56" West, 413.06 feet to a point for corner;

Thence, North 61° 21' 07" West, 457.91 feet to a point for corner, the beginning of a curve;

Thence, 320.41 feet along the arc of a non-tangent curve to the left, having a radius of 1390.00 feet, a central angle of 13° 12' 26" and a chord which bears North 21° 26' 07" East, 319.70 feet to a point for corner;

Thence, North 14° 49' 54" East, 263.77 feet to a point for corner;

Thence, South 75° 03' 01" East, 300.09 feet to a point for corner, the beginning of a curve;

Thence, 241.59 feet along the arc of a non-tangent curve to the left, having a radius of 1043.12 feet, a central angle of 13° 16' 11" and a chord which bears South 83° 17' 11" East, 241.05 feet to a point for corner;

Thence North 88° 09' 19" East, 379.99 feet to the POINT OF BEGINNING and containing 18.104 acres of land.

This description is based on record information only and does not reflect an on the ground survey. Corners were not set at the client's request.

LJA Engineering, Inc.



EXHIBIT A: 18.104 ACRES



The information shown is based on the best information available and is subject to change without notice.

EXHIBIT B
FINAL DEVELOPMENT PLAN
Telfair Lakefront District East 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

B. General Provisions, Definitions, and Exhibits.

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-O (Business Office) zoning district is not contained in this ordinance, all regulations contained in the Development Code applicable to the B-O 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:

Offset means either an abrupt change in the dimension or profile of a building wall, or a horizontal ledge on the face of a wall formed by the diminution of its thickness above.

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.

Telfair Main Lake Reserve means the Telfair Lake greenbelt north of this PD and east of Wescott Avenue, platted as Reserve "F" of Telfair Section 24.

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 B-1: | <i>Final Site Layout Plan</i> |
| Exhibit B-2: | <i>Permitted Uses</i> |
| Exhibit B-3: | <i>Flex Reserve Configurations</i> |
| Exhibit B-4: | <i>Landscape Plan</i> |
| Exhibit B-5: | <i>Plant List</i> |
| Exhibit B-6: | <i>Pedestrian Circulation Plan</i> |

Exhibit B-7:	<i>Sign Location</i>
Exhibit B-8:	<i>Signage Details</i>
Exhibit B-9:	<i>Buffer Tree Plan</i>

4. As shown on Exhibit B-1, *Final Site Layout Plan*, the PD encompasses 18.1 acres as follows:
 - (a) 16.1 acres within development sites designated as Reserves A-G.
 - (b) 0.7 acres designated as Reserve H, Telfair Lake greenbelt addition.
 - (c) 1.3 acres designated as Branford Place, proposed public street.

C. Land Uses.

1. Permitted land uses for Reserves A-G are listed in Exhibit B-2, *Permitted Uses*. All other land uses are prohibited.
2. Certain land uses for Reserves A-G are permitted when developed under specified conditions as established in the Notes section of Exhibit B-2, *Permitted Uses*.
3. As specified in the Notes section of Exhibit B-2, *Permitted Uses*, certain retail and higher-traffic type uses are prohibited for Reserves D, E and F, as shown on Exhibit B-1, or any other reserve taking public-street access solely from the Branford Place cul-de-sac bulb.
4. For Reserve H, the only permitted use shall be parks and recreational facilities, SIC Code 99 (non-classifiable) and utilities. Such facilities shall exclude enclosed buildings.

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

1. Site orientation and layout:
 - (a) Per Exhibit B-1, *Final Site Layout Plan*, Reserve A will front on Wescott Avenue, Reserve B will front on either Wescott Avenue or Branford Place, and all remaining reserves will front on Branford Place. [See Administrative Amendment No. 1](#)
 - (b) Reserve layout options are shown on Exhibit B-3, *Flex Reserve Configurations*.
 - (c) Reserve acreages may vary from those shown on Exhibit B-1, *Final Site Layout Plan*, but by no more than 25%.
2. Vehicular access:
 - (a) Public street access to Reserve A will be from Wescott Avenue. [See Administrative Amendment No. 1](#)
 - (b) Public street access to all other Reserves will be from Branford Place.
 - (c) No reserve shall take access from U.S. Highway 59.
 - (d) Cross-access shall be provided between adjacent reserves and as required for Fire Department emergency access. Cross-access easements shall be shown on the plat for the property.
3. Minimum building setbacks:

(a) Abutting U.S. Highway 59:	50 feet
(b) Abutting Wescott Avenue	20 feet
(c) Abutting Branford Place:	10 feet

- (d) Abutting all other property lines: 10 feet
- 5. Minimum parking lot setbacks:
 - (a) U.S. Highway 59 right-of-way lines: 50 feet
 - (b) Wescott Avenue right-of-way lines: 15 feet
 - (c) Branford Place: 15 feet
 - (d) Telfair Lake greenbelt reserve lines: 10 feet
 - (e) Ditch H property line: 10 feet
 - (f) All other property lines: 6 feet
- 6. Paving: All parking lots and vehicle use areas must be constructed of concrete. Driveways and access easements may be paved with concrete or interlocking pavers supported by a 6 inch reinforced concrete tray and a sub-grade per City design standards.
- 7. Outside Use: All merchandise must be displayed or stored inside a permanent building.
- 8. Exterior service areas and mechanical equipment to include trash enclosures, compactors and bins, storage tanks and pumps, irrigation controllers and backflow preventers, electrical transformers and control boxes, air-conditioning units, loading zones and truck docks, and shipping and receiving dock doors shall meet the following criteria:
 - (a) Located at least 50 feet from a public right-of-way
 - (b) Screened from public rights-of-way using walls, berms, shrubs and trees.
- 9. Bicycle Parking:
 - (a) Off-street parking for bicycles shall be provided within 50 feet of each building entrance and shall include racks or other structures intended for parking bicycles.
 - (b) Required minimum number of bicycle parking spaces per lot shall be 2 or 10% of the required vehicular parking spaces, whichever is greater. (Fractional numbers shall be rounded up to the nearest whole number.)
- 10. Maximum height of structure: 4 stories, 60 feet, plus 10 feet for parapet.

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

- 1. As shown on Exhibit B-4, *Landscape Plan*, minimum widths for landscape buffers, continuous along:
 - (a) U.S. Highway 59: 50 feet
 - (b) Wescott Avenue 15 feet
 - (c) Branford Place: 15 feet
 - (d) Telfair Main Lake Reserve: 10 feet
 - (e) Ditch H property line: 10 feet
 - (f) All other property lines: 6 feet

2. Landscape buffers may include vehicular driveways, perpendicular to the length of the buffer, freestanding signs and pedestrian walkways. Buffers may also be used for future transit stops.
3. Minimum 15% open space of lot area, inclusive of landscape buffers.
4. Plant species used to satisfy the requirements of the PD shall be those listed on Exhibit B-5, *Plant List*.
5. Shade trees:
 - (a) Along U.S. Highway 59, each lot shall have one shade tree located in the required landscape buffer for each 50 feet, or portion thereof, measured along the lot line. (Such trees are not required in addition to rear yard parking lot landscaping requirements if applicable.)
 - (b) Along Wescott Avenue and Branford Place, each lot shall have one shade tree located in the required landscape buffer for each 30 feet of lot width, or portion thereof, measured along the lot line.
 - (c) Along the north property line of Reserve G, one shade tree shall be required for each 30 feet of frontage on Telfair Main Lake Reserve. At least 1/3 of the required trees shall be planted within the boundary of Reserve G. The remaining trees may be planted between Reserve G and Telfair Main Lake.
 - (d) Required trees along U.S. Highway 59, Wescott Avenue, Branford Place, and the north property line of Reserve G may be clustered or spaced linearly; they need not be placed evenly.
 - (e) Along Reserve H, one shade tree shall be required for each 20 feet of frontage on Branford Place, or portion thereof, measured along the right-of-way line. Trees shall be spaced varying distances but no greater than 25 feet apart as shown on Exhibit B-9, *Buffer Tree Plan*.
 - (f) Required trees along Reserve H and the north property line of Reserve G may be partly located within the adjacent Telfair Main Lake Reserve.
 - (g) Trees required herein shall have a minimum 4-inch caliper and minimum 10-foot height as measured at ground level when planted; however, 1/3rd of the required trees along Reserve H shall have a minimum 6-inch caliper.
6. Sidewalks and pedestrian walkways shall be provided in accordance with Exhibit B-6, *Pedestrian Circulation Plan*.
7. Sidewalks:
 - (a) Continuous sidewalks with a minimum 6-foot width required along all public roadways and internal access easements.
 - (b) Pedestrian access easements with a minimum 14-foot width shall be provided along U.S. Highway 59 for possible future sidewalks. Attendant temporary construction easements may also be required.
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 concrete or other masonry products differentiated from the driveway and parking areas through the use of color, texture, or materials;
- (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) A pedestrian walkway shall connect a building entrance to the front public street sidewalk.
- (c) For uses with parking located between the street and the building, at least one walkway shall be provided to and through its associated parking area to connect a building entrance to a public street sidewalk.

9. Public plazas:

- (a) Public, open space plazas shall be located toward either end of Reserve H as shown on Exhibit B-1, *Final Site Layout Plan* and Exhibit B-6, *Pedestrian Circulation Plan*.
- (b) Each plaza shall have a minimum size of 500 square feet.
- (c) Each plaza shall include a decorative paving pattern.
- (d) Each plaza shall include at least 2 seating areas, 2 shade trees, and 4 bicycle parking spaces.
- (e) Both plazas shall have a similar design but need not be the same design.

F. Freestanding Signs.

1. Fronting on U.S. Highway 59:

- (a) Maximum effective area: 150 square feet
- (b) Maximum height: 12 feet
- (c) Number per feet of frontage: 1 per 250 feet
- (d) Minimum setback: 10 feet from property line

2. Minimum spacing of signs fronting U.S. Highway 59:

- (a) Freestanding signs must not be located within 250 feet of another freestanding sign.
- (b) Freestanding signs must not be located within 50 feet of a property line along Ditch H.
- (c) Freestanding signs shall be located in accordance with Exhibit B-7, *Signage Location Plan*.

3. All information on one supporting structure is counted as one sign for purposes of applying the regulations on the number of freestanding signs allowed on any one property.

4. Signs and their exterior finishes shall be provided in accordance with Exhibit B-8, *Sign Details*.

5. Additional regulations on freestanding signs within the Development Code, Section 4-24 (d) through (h), remain applicable.

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
 - (b) Incorporate architectural details that create shade and cast shadows to provide visual relief.
 - (c) Facades greater than 100 feet in length that face public streets 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.
 - (d) No uninterrupted length of a façade facing a street or Telfair Main Lake Reserve shall exceed 100 feet.
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, stucco, concrete masonry units (indented, hammered, or split face concrete), and fiber cement siding.
 - (c) 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) The Director may approve alternative Primary or Secondary 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 Finish in quality, durability, and appearance and the use thereof will not violate any provision of this article.
 - (e) The following materials shall not be used for a Primary or Secondary Finish:
 - (i) Vinyl siding, wood fiber hardboard siding, oriented strand board siding, corrugated or ribbed metal, plastic, or fiberglass panels;
 - (ii) Galvanized, aluminum coated, zinc-aluminum coated or unpainted exterior metal finishes;
 - (iii) Unfired or underfired clay, sand, or shale brick;
 - (iv) Smooth or untextured concrete finishes;
 - (v) Exterior Insulated Finish Systems (E.I.F.S.).
3. 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.
4. No single building finish material shall cover more than 80% of the front of any building, or more than 80% of the side or rear of any building facing Telfair Main Lake Reserve.
5. All facades of an individual building and the facades 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. On Reserve G, any façade facing Telfair Main Lake Reserve shall be at least 25% transparent, and the 1st floor elevation must be at least 40% transparent, in order to permit visibility between building occupants and outdoor pedestrians within Telfair Main Lake Reserve.
7. 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.

-  LANDSCAPE BUFFER
117, 823 SF = 16%
-  REQUIRED CROSS ACCESS
"INDICATES AT LEAST ONE DRIVEWAY CONNECTION TO/FROM ADJACENT PARKING AREA"
-  LIMITS OF CROSS ACCESS
-  INDICATES LANDSCAPE BUFFER
-  PUBLIC PLAZA (APPROXIMATE LOCATION)
MINIMUM 500 SQ. FT.
-  PROPOSED DRIVEWAY

MAXIMUM SITE COVERAGE INCLUDING BUILDING ENVELOPE AND PARKING = 80%.



Vicinity Map



0 75' 150' 300'
SCALE: 1" = 150'

Replaced By Administrative Amendment No. 1



EXHIBIT B-1: FINAL SITE LAYOUT PLAN

LAKEFRONT DISTRICT EAST BUSINESS PARK



**EXHIBIT B-2
PERMITTED USES
LAKEFRONT DISTRICT EAST BUSINESS PARK**

USES	SIC CODE	
Office of Veterinarians	742	See Note 1
United States Postal Service	4311	
<u>TRANSPORTATION SERVICES & COMMUNICATIONS:</u>		
Travel Agencies	4724	
Radiotelephone Communications	4812	
Telephone Communications, Except Radiotelephone	4813	
Telegraph and other Message Communications	4822	See Note 2
Cable and Other Pay Television Services	4841	See Note 2
<u>RETAIL TRADE</u>		
Misc. General Merchandise Stores	5399	See Notes 3, 14
Candy, Nut and Confectionary Stores	5441	See Notes 3, 14
Retail Bakeries	5461	See Notes 3, 14
Musical Instrument Stores	5736	See Notes 3, 14
Eating places	5812	See Notes 3, 14
Drug Stores and Proprietary Stores	5912	See Notes 3, 14
<u>FINANCE, INSURANCE, AND REAL ESTATE:</u>		
Commercial Banks	6021-6029	See Notes 4, 14
Savings Institutions	6035-6036	See Note 4
Credit Unions	6061-6062	See Note 4
Foreign Bank and Branches and Agencies	6081-6082	
Functions Related to Depository Banking	6091-6099	
Federal and Federal-Sponsored Credit	6111	
Personal Credit Institutions	6141	
Business Credit Institutions	6153-6159	
Mortgage Bankers and Brokers	6162-6163	
Security and Commodity Brokers	6211-6289	
Insurance Carriers	6311-6399	
Insurance Agents, Brokers and Service	6411	
Operators of Non-residential Buildings	6512	
Operators of Apartment Buildings	6513	See Note 5
Operators of Dwellings other than Apartment Buildings	6514	
Lessors of Real Property (not elsewhere classified)	6519	
Real Estate Agents and Managers	6531	
Title Abstract Offices	6541	
Land Subdividers and Developers (except cemetery)	6552	
Offices of Bank Holding Companies	6712	
Offices of Holding Companies (not elsewhere classified)	6719	
Management Investment Offices, Open-End	6722	

**EXHIBIT B-2
PERMITTED USES
LAKEFRONT DISTRICT EAST BUSINESS PARK**

USES	SIC CODE
Unit Investment Trusts and Face-Amount Certificate Offices	6726
Educational, Religious, and Charitable Trusts	6732
Trusts, except Education, Religious, and Charitable	6733
Oil Royalty Traders	6792
Patent Owners and Lessors	6794
Investors (not elsewhere classified)	6799

SERVICES:

Garment Pressing, and Agents for Laundries and Dry Cleaners	7212	See Note 6
Photographic Studios, Portraits	7221	
Beauty Shop	7231	See Note 14
Barber Shop	7241	See Note 14
Tax Return Preparation Services	7291	
Miscellaneous Personal Services (not elsewhere classified), only as follows:	7299	
Babysitting Bureaus		
Bartering Services for Individuals		
Birth Certificate Agencies		
Car Title and Tag Service		
Clothing Rental, except Industrial Launderers and Linen Supply		
College Clearinghouses		
Computer Photography or Portraits		
Consumer Buying Service		
Costume Rental		
Dating Service		
Debt Counseling or Adjustment Service to Individuals		
Depilatory Salons		
Diet Workshops		
Dress Suit Rental		
Electrolysis (hair removal)		
Genealogical Investigation Service		
Hair Removal (electrolysis)		
Marriage Bureaus		
Porter Service		
Quilting for Individuals		
Scalp Treatment Service		
Shopping Service for Individuals		
Tanning Salons		
Tuxedo Rental		
Valet Parking		
Wardrobe Service, except Theatrical		
Wedding Chapels, Privately Operated		

**EXHIBIT B-2
PERMITTED USES
LAKEFRONT DISTRICT EAST BUSINESS PARK**

USES	SIC CODE	
Advertising Agencies	7311	
Outdoor Advertising Services	7312	
Radio, Television and Publishers' Representatives	7313	
Advertising Services (not elsewhere classified), only as follows:	7319	See Note 7
Aerial Advertising		
Bus Card Advertising		
Circular Distributing Service		
Coupon Distribution		
Display Advertising		
Handbill Distribution Service		
Media Buying Service		
Poster Advertising Service		
Samples (distribution of)		
Shopping News Advertising and Distributing Service		
Sky Writing		
Taxicab Card Advertising		
Transit Advertising		
Credit Reporting and Collection	7322-7323	
Services to Buildings	7342-7349	
Medical Equipment Rental and Leasing	7352	
Equipment Rental & Leasing (not elsewhere classified), only as follows:	7359	
Consumer Electronics, Appliances and Home & Garden Tools		
Office Machinery and Equipment		
Party Supplies including Dishes, Silverware and Tables		
Personal Supply Services	7361-7363	
Computer Programming and Data Processing Services	7371-7378	
Computer Related Services (not elsewhere classified), only as follows:	7379	
Computer Consultants		
Data Base Developers		
Data Processing Consultants		
Disk and Diskette Conversion Services		
Disk and Diskette Recertification Services		
Requirements Analysis (computer hardware)		
Tape Recertification Service		
Miscellaneous Business Services	7381-7384	
Miscellaneous Business Services (not elsewhere classified), only as follows:	7389	
Agents and Brokers for Authors and Nonperforming Artists		
Arbitration and Conciliation Services		
Artists' Agents and Brokers (except performing artists)		
Auctioneering Service on a Commission or Fee Basis		
Authors' Agents and Brokers		
Business Brokers (buying and selling business enterprises)		
Charge Account Service (shopping plates) Collection by Individual		

**EXHIBIT B-2
PERMITTED USES
LAKEFRONT DISTRICT EAST BUSINESS PARK**

USES	SIC CODE
Check Validation Service	
Cloth (cutting to length, bolting, or winding for textile distributors)	
Contractors' Disbursement Control	
Convention Bureaus	
Convention Decorators	
Copyright Protection Service	
Correct Time Service	
Cosmetic Kits (assembling and packaging)	
Credit Card Service (collection by individual firms)	
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 and resolutions)	
Florists' Telegraph Service	
Folding and Refolding Service (textile and apparel)	
Fundraising on a Contract or Fee Basis	
Handwriting Analysis	
Hosiery Pairing 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 and paper hangers)	
Interior Designing Service (except painters and paper hangers)	
Inventory Computing Service	
Laminating of Photographs (coating photographs with plastics)	
Lecture Bureaus	
Lettering Service	
Map Drafting Service	
Mapmaking, Including Aerial	
Message Service (telephone answering except beeper service)	
Meter Readers (remote)	
Microfilm Recording and Developing Service	
Mounting Merchandise on Cards on a Contract or Fee Basis	
Music Distribution Systems (except coin-operated)	
Notaries Public	
Packaging and Labeling 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	

**EXHIBIT B-2
PERMITTED USES
LAKEFRONT DISTRICT EAST BUSINESS PARK**

USES	SIC CODE	
Playwrights' Brokers		
Post Office Contract Stations		
Press Clipping Service		
Printed Circuitry Graphic Layout		
Process Serving Service		
Promoters of Home Shows and Flower Shows		
Radio Broadcasting Music Checkers		
Radio Transcription Service		
Recording Studios on a Contract or Fee Basis		
Restaurant Reservation Service		
Safety Inspection Service (except automotive)		
Shoe Designers		
Showcard Painting		
Speakers' 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)		
Telemarketing (Telephone Marketing) Service on a Contract or Fee Basis		
Telephone Answering (except beeper service)		
Telephone Solicitation Service on a Contract or Fee Basis		
Textile Designers		
Time-share Condominium Exchanges		
Tourist Information Bureaus		
Translation Service		
Welcoming Service		
Passenger Car Rental	7514	See Notes 8, 14
Passenger Car Leasing	7515	See Notes 8, 14
Electrical and Electronic Repair Shops	7622-7629	
Watch, Clock, and Jewelry Repair	7631	
Re-upholstery and Furniture Repair	7641	
Motion Picture Theaters, Except Drive-In	7832	
Video Tape Rental	7841	
Dance Studios, Schools and Halls	7911	See Note 9
Producers, Orchestras and Entertainers	7922-7929	
Physical Fitness Facilities	7991	See Note 14
Membership Sports and Recreation Clubs	7997	See Note 14

**EXHIBIT B-2
PERMITTED USES
LAKEFRONT DISTRICT EAST BUSINESS PARK**

USES	SIC CODE	
Amusement and Recreation Services (not elsewhere classified), on as follows:	7999	See Note 10
Art and Music Instruction and Studios		
Gymnastics Instruction		
Handball Courts (non-membership)		
Lifeguard Service		
Martial Arts (Judo, Karate, etc.) Instruction		
Miniature Golf Courses, Operation		
Racquetball Courts (non-membership)		
Rental of Bicycles, Rowboats and Canoes		
Schools and Camps, Sports Instructional		
Scuba and Skin-Diving Instruction		
Swimming Instruction		
Swimming Pools (non-membership)		
Tennis Clubs, Indoor and Outdoor Operation (non-membership)		
Yoga Instruction and Studios		
Offices and Clinics of Medical Doctors	8011	
Offices and Clinics of Dentists	8021	
Offices of Osteopathic Physicians	8031	
Offices of Other Practitioners	8041-8049	
Nursing and Personal Care Facilities	8051-8059	
General Medical and Surgical Hospitals	8062	
Medical and Dental Laboratories	8071-8072	
Home Health Care Laboratories	8082	
Kidney Dialysis Centers	8092	
Specialty Outpatient Facilities (not elsewhere classified)	8093	
Health and Allied Services (not elsewhere classified)	8099	
Legal Services	8111	
Elementary and Secondary Schools	8211	See Note 11
Colleges, Universities, Professional Schools and Junior Colleges	8221-8222	
Libraries	8231	
Vocational Schools	8243-8249	
Schools and Educational Services (not elsewhere classified), only as follows:	8299	
Art Schools (except commercial)		
Automobile Driving instruction		
Baton Instruction		
Bible Schools (not operated by churches)		
Ceramics Schools		
Charm Schools		
Civil Service Schools		
Continuing Education Programs		
Cooking Schools		
Curriculum Development (educational)		
Diction Schools		

**EXHIBIT B-2
PERMITTED USES
LAKEFRONT DISTRICT EAST BUSINESS PARK**

USES	SIC CODE
Drama Schools	
Finishing Schools (charm and modeling)	
Flying Instruction	
Hypnosis Schools	
Language Schools	
Modeling School (clothes)	
Music Schools	
Personal Development Schools	
Public Speaking Schools	
Reading Schools	
Speed Reading Courses	
Student Exchange Programs	
Survival Schools	
Tutoring	
Vocational Counseling (except rehabilitation counseling)	
Individual and Family Services	8322
Job Training and Related Services	8331
Child Day Care Services	8351
Residential Care limited to Homes for the Aged, and Rest Homes	8361
Miscellaneous Social Services	8399
Museums and Art Galleries	8412
Botanical and Zoological Gardens	8422
Business Associations	8611
Professional Associations	8621
Labor Organizations	8631
Civic and Social Organizations	8641
Political Organizations	8651
Religious Organizations	8661
Miscellaneous Membership Organizations	8699
Engineering Services	8711
Architectural Services	8712
Surveying Services	8713
Accounting, Auditing and Bookkeeping Services	8721
Research and Testing Services	8731-8734
Management Services	8741
Management Consulting Services	8742
Public Relation Services	8743
Miscellaneous Business Consulting Services	8748

**EXHIBIT B-2
PERMITTED USES
LAKEFRONT DISTRICT EAST BUSINESS PARK**

USES	SIC CODE	
Services (not elsewhere classified), including:	8999	
Actuaries (consulting)		
Advertising Copy (writers of)		
Announcers (radio and television service)		
Art Restoration		
Artificial Nucleation (could seeding)		
Artist's Studios (except commercial and medical)		
Authors' Agents and Brokers		
Chemists (consulting)		
Christian Science lectures		
Consultants (nuclear)		
Entomologists (consulting)		
Geologists (consulting)		
Ghost Writing		
Greeting Cards (hand painting of)		
Inventors		
Lecturers		
Music Arrangers		
Newspaper Columnists		
Physicists (consulting)		
Psychologists (industrial)		
Radio Commentators		
Sculptors' Studios		
Song Writers		
Stained Glass Artists		
Weather Forecasters		
Writers		
<u>PUBLIC ADMINISTRATION:</u>		
Police Protection	9221	
Legal Counsel and Prosecution	9222	
Fire Protection	9224	
Public Order and Safety	9229	
Finance, Taxation and Monetary Policy	9311	
Administration of Human Resources	9411-9451	
Environmental Quality and Housing	9511-9532	See Note 13
Administration of Economic Programs	9611-9661	
<u>NON-CLASSIFIABLE ESTABLISHMENTS:</u>		
Adult Day Care	99	
Corporate Professional Offices (not retail)	99	
Parks and Recreational Facilities, Public or Private	99	

**EXHIBIT B-2
PERMITTED USES
LAKEFRONT DISTRICT EAST BUSINESS PARK**

NOTES

1. Office of Veterinarians (SIC 742) is limited to small animals only, with no surgery, no overnight boarding, no livestock, and no outdoor runs.
2. Towers are not permitted for the following uses:
 - a. Telegraph and other Message Communications (SIC 4822)
 - b. Cable and other Pay Television Stations (SIC 4841)
3. The following uses shall not be greater than 3,000 square feet per establishment:
 - a. Miscellaneous General Merchandise Stores (SIC 5399)
 - b. Candy, Nut and Confectionary Stores (SIC 5441)
 - c. Retail Bakeries (SIC 5461)
 - d. Eating Places (SIC 5812) - No more than two allowed in the Planned Development
 - e. Drug Stores and Proprietary Stores (SIC 5912)
4. The following uses shall have no outside communication devices within 150 feet of a residential use or zone:
 - a. Commercial Banks (SIC 6021-6029)
 - b. Savings Institutions (SIC 6035-6036)
 - c. Credit Unions (SIC 6061-6062)
5. Operators of Apartment Buildings (SIC 6513) shall refer to off-site management only.
6. Garment Pressing, and Agents for Laundries and Dry Cleaners (SIC 7212) are limited to pressing and pickup/drop off only. No more than one dry cleaner in District.
 - a. Rear doors must be screened by masonry screening walls that are a minimum 6 feet in height.
7. Advertising Services (SIC 7319) are limited to office only with no outdoor storage.
8. Conditions for Passenger Car Rental and Leasing (SIC 7414-7415):
 - a. Use not permitted within 300 feet of Telfair Lake greenbelt.
 - b. Site shall provide separate areas for customer parking and fleet vehicle parking.
 - c. Minimum landscape buffer shall include:
 - i. Hedges at least 3 feet in height at the time of planting, screening the entire fleet vehicle parking
 - ii. In addition to minimum required street trees, one additional tree shall be planted for every 50 feet of parking lot perimeter. Trees shall have a minimum 4 in caliper and a minimum 10 foot height as measured from ground level when planted.
9. Dance Studios, Schools and Halls (SIC 7911) shall not be greater than 10,000 square feet each.
10. Amusement and Recreation Services (SIC 7999) shall not be greater than 10,000 square feet each or have outdoor speakers within 150 feet of a residential use or zone.

**EXHIBIT B-2
PERMITTED USES
LAKEFRONT DISTRICT EAST BUSINESS PARK**

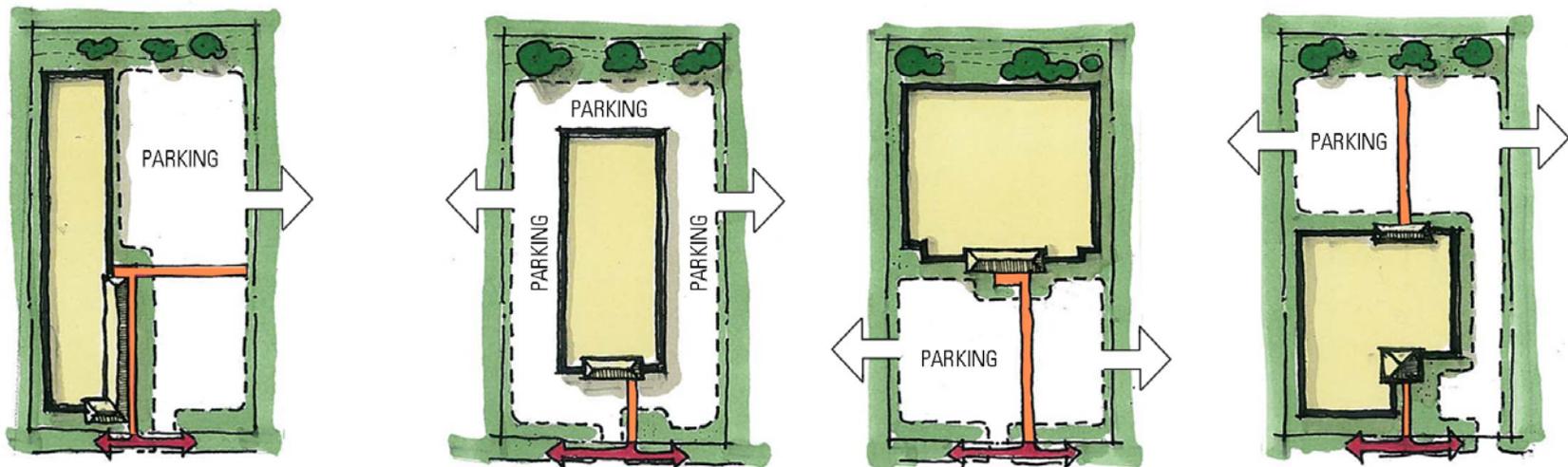
NOTES

11. Conditions for Elementary and Secondary Schools (SIC 8211) and Child Day Care Services (SIC 8351):
 - a. Shall be developed in accordance with an approved traffic circulation plan and traffic study to include on-site queuing
 - b. Must provide dedicated outside or inside recreational areas, and shall not retrofit parking lots for recreational areas
 - c. No more than one school or one child day care center in Planned Development.

12. Residential Care facility and Rest Homes (SIC 8361) shall provide the following:
 - a. Common food service
 - b. Weekly housekeeping service
 - c. Twenty-four (24) hour on-site courtesy office
 - d. Wellness center
 - e. Common leisure/activity center
 - f. Residential health care only
 - g. Not greater than 10,000 square feet

13. Environmental Quality and Housing (SIC 9511-9532) shall have no outdoor storage or displays.

14. The following uses are prohibited in Reserves D, E and F, as shown on Exhibit B-1.
 - a. Miscellaneous General Merchandise Stores (SIC 5399)
 - b. Candy, Nut and Confectionary Stores (SIC 5441)
 - c. Retail Bakeries (SIC 5461)
 - d. Eating Places (SIC 5812) - No more than two allowed in the Planned Development
 - e. Drug Stores and Proprietary Stores (SIC 5912)
 - f. Beauty Shop (SIC 7231)
 - g. Barber Shop (SIC 7241)
 - h. Passenger Car Rental & Leasing (SIC 7514 & 7515)
 - i. Physical Fitness Facilities (SIC 7991)
 - j. Membership Sports & Recreation Clubs (SIC 7997)



← PROPOSED PUBLIC STREET →

PEDESTRIAN WALKWAY

SIDEWALK

⇨ - INDICATES CROSS-ACCESS

NOTE: CROSS-ACCESS WILL BE PROVIDED BETWEEN EACH RESERVE

EXHIBIT B-3: FLEX RESERVE CONFIGURATIONS

LAKEFRONT DISTRICT EAST BUSINESS PARK



- SHADE TREE
(MINIMUM 4-IN CAPILER AND MINIMUM 10-FOOT HEIGHT)
- LANDSCAPE BUFFER
- BUILDING ENVELOPE (INCLUDES PARKING)
- L.B. - INDICATES LANDSCAPE BUFR



Vicinity Map



B.E.5 (b): Along Wescott Avenue and Branford Place, each reserve shall have one shade tree located in the required landscape buffer for each 30 feet of reserve width, or portion thereof, measured along the reserve line.
±1935 LF / 30 FT = 65 TREES (TYPICAL)

B.E.3: Minimum 15% open space of reserve area, inclusive of landscape buffers.

B.E.5 (e): Within the Telfair Lake greenbelt addition, along Reserve H, one shade tree for every 20' of street frontage on Branford Place.
+500 LF / 20 FT = 25 TREES (TYPICAL)

B.E.5 (c): Along the north property line of Reserve G, one shade tree for every 30' of frontage on Telfair Main Lake Reserve
+425 LF / 30 FT = 15 TREES (TYPICAL)

B.E.5 (a): Along U.S. Highway 59, each reserve shall have one shade tree located in the required landscape buffer for each 50 feet, or portion thereof, measured along the reserve line. (Such trees are not required in addition to rear yard parking lot landscaping requirements if applicable.)
±581 LF / 50 FT = 12 TREES (TYPICAL)

EXHIBIT B-4: LANDSCAPE PLAN

LAKEFRONT DISTRICT EAST BUSINESS PARK



EXHIBIT B-5
PLANT LIST for LAKEFRONT DISTRICT EAST 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*
Sweetgum – *Liquidambar styraciflua*
Water Oak – *Quercus nigra*

Ornamental Trees

American Holly – *Ilex opaca*
Bradford Pear – *Pyrus calleryana* ‘Bradford’
Crape Myrtle – *Lagerstroemia* sp.
Redbud – *Cercis canadensis*
Yaupon Holly – *Ilex vomitoria*
Evergreen Chinese Elm – *Ulmus parvifolia*

Shrubs for Screening and Buffering

Hollies – *Hollies* sp.
Magnolia – *Magnolia* sp.
Oleander – *Oleander* sp.
Pittosporum – *Pittosporum tobira*
Southern Wax Myrtle – *Myrica cerifera*
Texas Silverleaf Sage – *Leucophyllum* sp.

Shrubs as a Single Specimen or for Mass Plantings

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.

Shrubs - continued

Pigmy Date Palm – *Phoenix roebelenii*

Pindo Palm – *Butia capitata*
Rosemary – *Rosmarinus officinalis*
Sago Palm – *Cycas revoluta*
Variegated Pittosporum – *Pittosporum tobira variegata*

Vines

Algerian Ivy – *Hedera canariensis*
Carolina Jessamine – *Gelsemium sempervirens*
Climbing Fig – *Ficus pumila*
Confederate Star Jasmine – *Trachelospermum jasminoides*
English Ivy – *Hedera helix*
Honeysuckle – *Lonicera sp.*
Trumpet Creeper – *Campsis radicans*
Wisteria – *Wisteria sp.*

Groundcovers

Ajuga – *Ajuga reptans*
Algerian Ivy – *Hedera canariensis*
Asian Jasmine – *Trachelospermum asiaticum*
Boston Fern – *Nephrolepis exaltata*
Daylily – *Hemerocallis sp.*
English Ivy – *Hedera helix*
Holly Fern – *Cyrtomium falcatum*
Honeysuckle – *Lonicera sp.*
Katie Ruellia – *Ruellia brittoniana 'Katie'*
Knockout Rose – *Rosa sp.*
Lamb's Ear – *Stachys byzantina*
Liriope/Variegated Liriope – *Liriope muscari/'variegata'*
Monkey Grass – *Ophiopogon japonica*
New Gold Lantana – *Lantana sp.*
Society Garlic – *Tulbaghia violacea*
Wood Fern – *Dryopteris sp.*

-  EXISTING LAKE TRAIL
-  FUTURE PUBLIC TRAIL
-  FUTURE SIDEWALK
-  PROPOSED 6' SIDEWALK
-  PEDESTRIAN ACCESS EASEMENT
-  CROSSWALKS
-  BICYCLE PARKING (APPROXIMATE LOCATION)
-  PUBLIC PLAZA (APPROXIMATE LOCATION)
-  PEDESTRIAN WALKWAY

E.8. (a): MINIMUM 5-FOOT WIDTH;
 READILY VISIBLE AND FREE OF ENCROACHMENT BY
 PARKED VEHICLES;
 PAVED WITH CONCRETE OR OTHER MASONRY PRODUCTS
 DIFFERENTIATED FROM THE DRIVEWAY AND PARKING AREAS
 THROUGH THE USE OF COLOR, TEXTURE, OR MATERIAL;
 PREDOMINANTLY SHADED WITH SHADE TREES AT ONE PER
 30 LINEAR FEET OF WALKWAY OR BUILDING CANOPIES;
 LIGHTED WITH PEDESTRIAN-SCALED FIXTURES.



Vicinity Map



0 75' 150' 300'
 SCALE: 1" = 150'

NOTES:

1. "PROPOSED" SIDEWALKS AND TRAILS WILL BE CONSTRUCTED WITH THIS P.D.
2. "FUTURE" SIDEWALKS AND TRAILS WILL BE INCLUDED WITH FUTURE DEVELOPMENT.



EXHIBIT B-6: PEDESTRIAN CIRCULATION PLAN

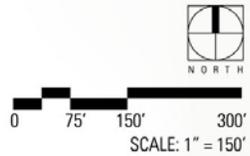
LAKEFRONT DISTRICT EAST BUSINESS PARK



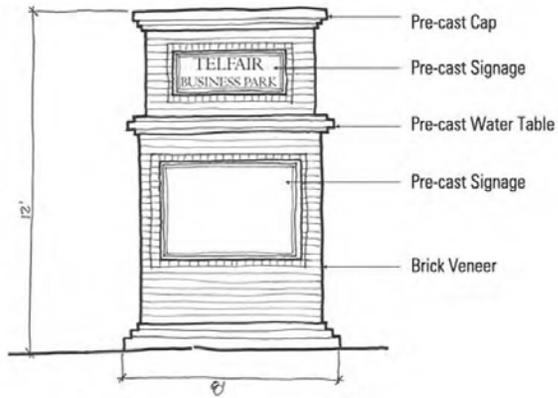
-  FREESTANDING SIGN
- B.F.1: LOCATIONS FRONTING ON US HIGHWAY 59
- 150 SQUARE FEET MAXIMUM EFFECTIVE AREA
- 12 FEET MAXIMUM HEIGHT
- 250' MINIMUM BETWEEN SIGNS
- 50' MINIMUM SET BACK FROM DITCH H PROPERTY LINE
- MAXIMUM 3 SIGNS PERMITTED ALONG U.S. 59



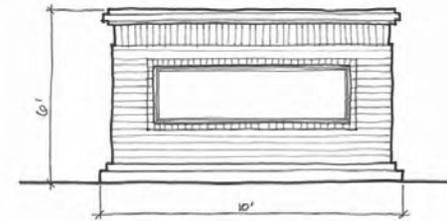
Vicinity Map



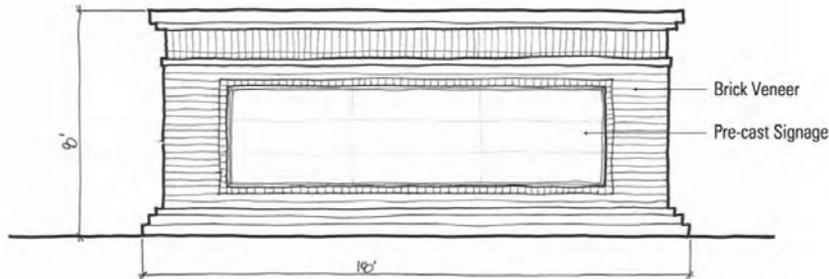
Replaced By Administrative Amendment No. 1



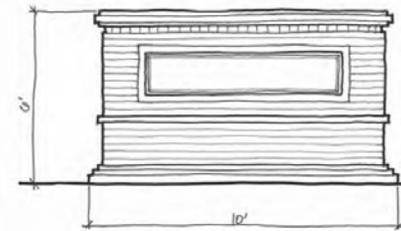
MULTI-TENANT SIGN OPTION A



SINGLE-TENANT SIGN OPTION A



MULTI-TENANT SIGN OPTION B



SINGLE-TENANT SIGN OPTION B

NOTE: All brick, cast stone, and pre-cast concrete are consistent with materials used throughout Telfair.

EXHIBIT B-8: SIGNAGE DETAILS

LAKEFRONT DISTRICT EAST BUSINESS PARK

T B G

The information shown is based on the best information available and is subject to change without notice.

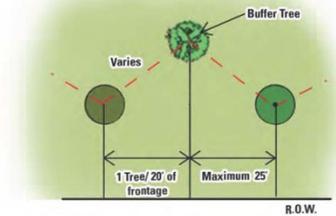
REQUIREMENTS FOR RESERVE H

500' OF FRONTAGE / 20' = 25 TREES MINIMUM

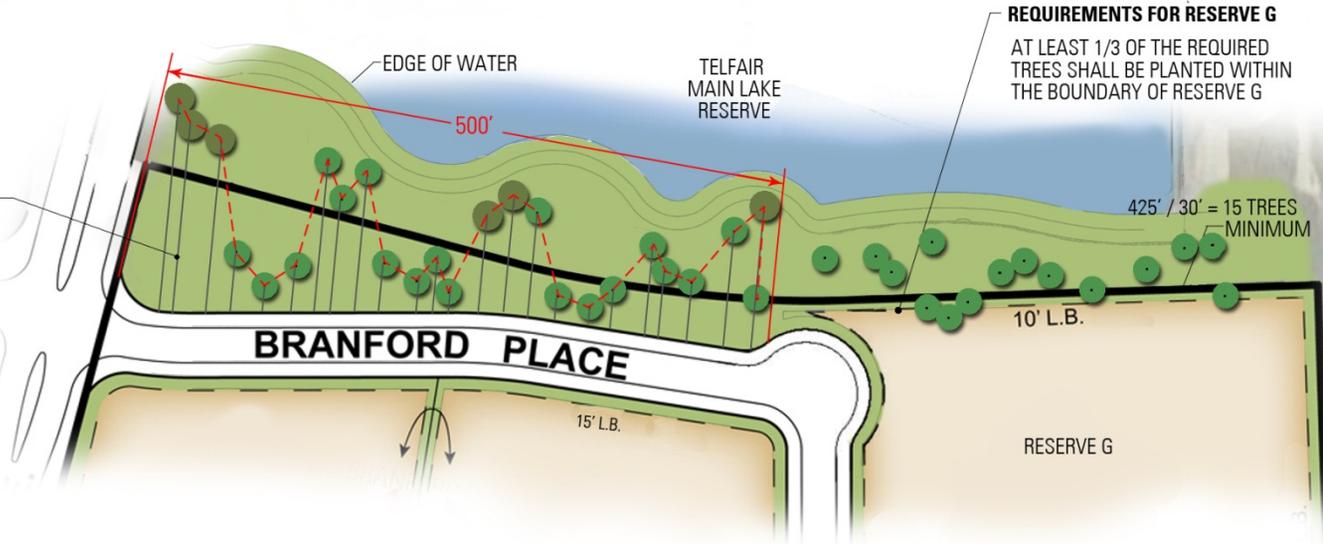
BUFFER TREES SHALL CONSIST OF EXISTING TREES AND SUPPLEMENTAL SHADE TREES WITH A MINIMUM 4" CALIPER, 10' TALL WITHIN RESERVE H AND TELFAIR MAIN LAKE RESERVE. AT LEAST 1/3 OF THE REQUIRED TREES WITHIN OR ADJACENT TO RESERVE H SHALL HAVE A MINIMUM 6 INCH- CALIPER.

-  PROPOSED BUFFER TREE
-  EXISTING TREE

TREE SPACING DIAGRAM ON BRANFORD PLACE



Vicinity Map



ALONG THE TELFAIR LAKE GREENBELT ADDITION, RESERVE H, ONE SHADE TREE SHALL BE REQUIRED FOR EACH 20' OF FRONTAGE ON BRANFORD PLACE. SHADE TREES SHALL BE ASPACED A MINIMUM OF 25' AS MEASURED ALONG THE STREET RIGHTOF WAY. BUFFER TREES WILL BE SPACED VARYING DISTANCES APART AND GROUPED WITH ORNAMENTAL TREE PLANTINGS TO MIMIC EXISTING PLANTING.

DISCLAIMER: THE LANDSCAPE PLAN SHOWN HERE HAS NOT BEEN FINALIZED AND MAY BE SUBJECT TO CHANGE WITHIN THE PARAMETERS SET FORTH ON THIS EXHIBIT.



EXHIBIT B-9: BUFFER TREE PLAN

LAKEFRONT DISTRICT EAST BUSINESS PARK





PLANNED DEVELOPMENT (PD) DISTRICT ADMINISTRATIVE AMENDMENT CERTIFICATE

DISTRICT:

TELFAIR BUSINESS PARK EAST - FINAL DEVELOPMENT PLAN (FDP)

COUNCIL ORDINANCE NUMBER & DATE:

Ordinance No. 1887 on February 5, 2013

AMENDMENT RECORD:

First Administrative Amendment of FDP

CHANGES TO PD DISTRICT FDP:

Amendment to Planned Development (PD) revising Exhibit Sections D.1.(a) and D.2.(a), and replacing Exhibit B-1, B-4, B-6, & B-7 to combine two commercial reserves (A and B) along Wescott Avenue into one reserve (A/B).

DIRECTOR:

A handwritten signature in black ink, appearing to read "Douglas P. Schomburg".

Douglas P. Schomburg, AICP
City Planner- Development
PLANNING DEPARTMENT

DATE:

May 23, 2014

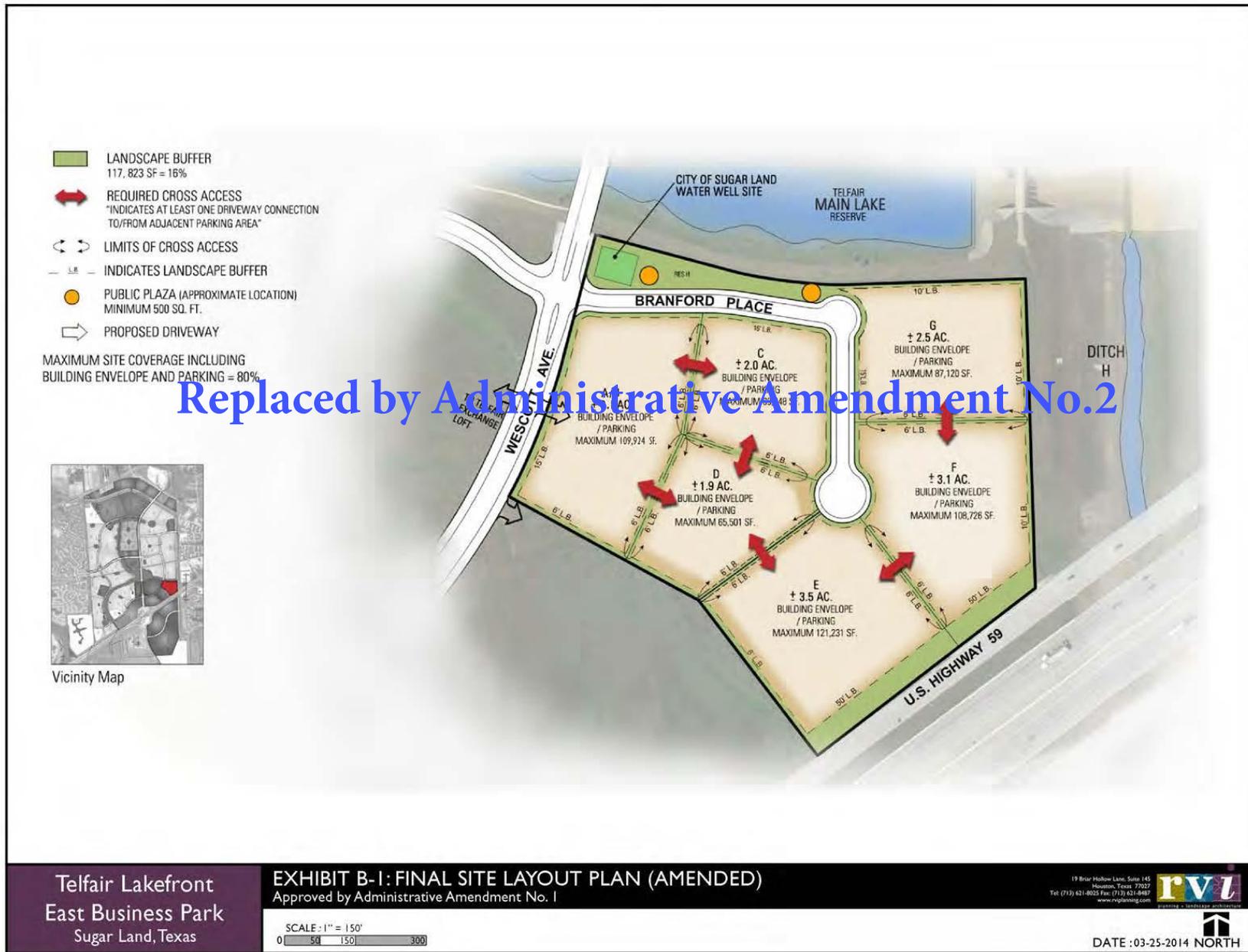
Authority: Development Code, Chapter 2, Article II, Part 16 (Planned Development Districts)

Exhibit B Final Development Plan (Text Change):

D. Development Regulations

- 1) Site orientation and layout:
 - a) Per Exhibit B-1, *Final Site Layout Plan*, Reserve A/B will front on Wescott Avenue and Branford Place, and all remaining reserves will front solely on Branford Place.
- 2) Vehicular access:
 - a) Public street access to Reserve A/B will be from Wescott Avenue and Branford Place.

Exhibit B-1:



H:\2014\1144127 Telfair Lakefront East Business Park\Exhibits

Exhibit B-4:

H:\2014\14127 Telfair Lakefront East Business Park\Exhibits

-  SHADE TREE (MINIMUM 4-IN CAPLER AND MINIMUM 10-FOOT HEIGHT)
-  LANDSCAPE BUFFER
-  BUILDING ENVELOPE (INCLUDES PARKING)
- L.B. - INDICATES LANDSCAPE BUFR



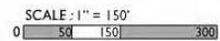
Vicinity Map

Replaced by Administrative Amendment No.2



Telfair Lakefront
East Business Park
Sugar Land, Texas

EXHIBIT B-4: LANDSCAPE PLAN (AMENDED)
Approved by Administrative Amendment No. 1



19 Briar Hollow Lane, Suite 155
Houston, Texas 77025
Tel: (713) 421-8025 Fax: (713) 421-9467
www.rpvplanning.com



DATE : 03-25-2014 NORTH

Exhibit B-6:

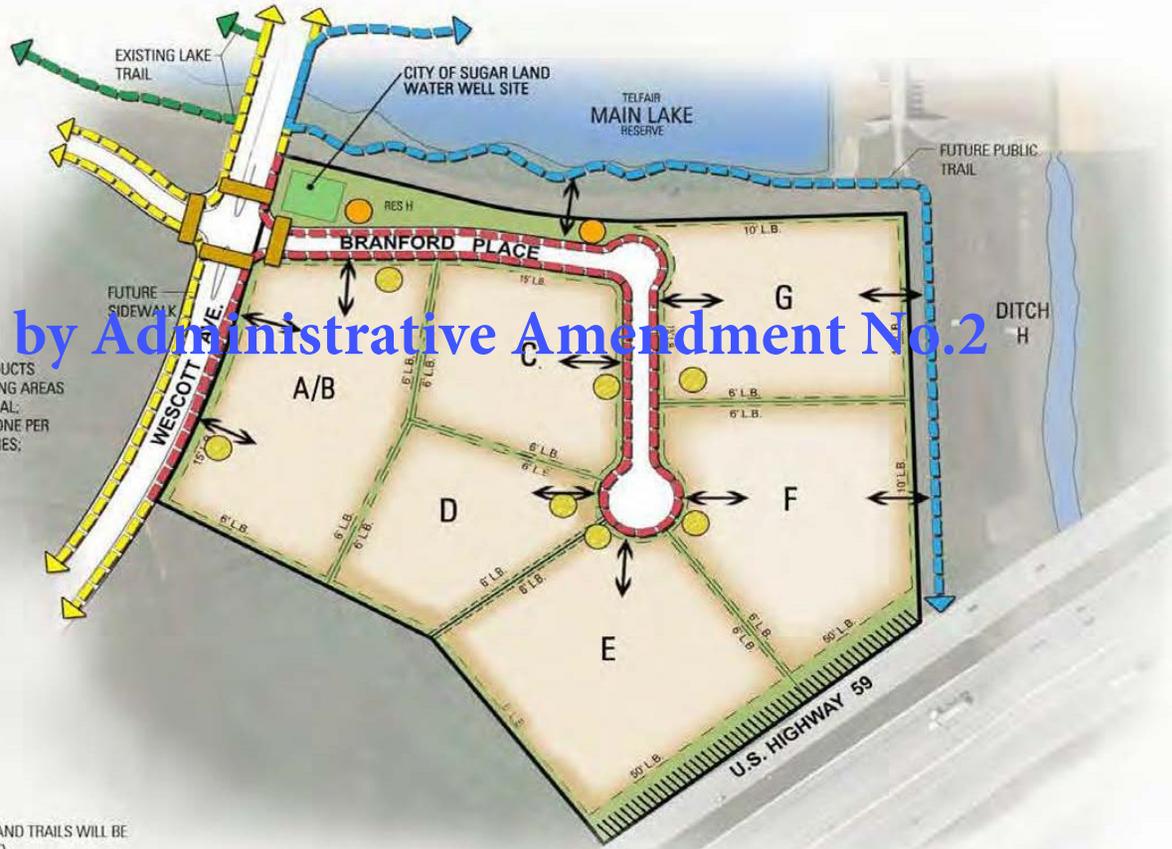
H:\2014\144127 Telfair Lakefront East Business Park\Exhibits

- EXISTING LAKE TRAIL
- FUTURE PUBLIC TRAIL
- FUTURE SIDEWALK
- PROPOSED 6' SIDEWALK
- PEDESTRIAN ACCESS EASEMENT
- CROSSWALKS
- BICYCLE PARKING (APPROXIMATE LOCATION)
- PUBLIC PLAZA (APPROXIMATE LOCATION)
- PEDESTRIAN WALKWAY

E.8. (a): MINIMUM 5-FOOT WIDTH;
 READILY VISIBLE AND EASY ENDOACHMENT TO
 PARKED VEHICLES.
 PAVED WITH CONCRETE OR OTHER MASONRY PRODUCTS
 DIFFERENTIATED FROM THE DRIVEWAY AND PARKING AREAS
 THROUGH THE USE OF COLOR, TEXTURE, OR MATERIAL.
 PREDOMINANTLY SHADED WITH SHADE TREES AT ONE PER
 30 LINEAR FEET OF WALKWAY OR BUILDING CANOPIES;
 LIGHTED WITH PEDESTRIAN-SCALED FIXTURES.



Vicinity Map

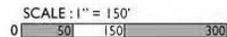


NOTES:

1. "PROPOSED" SIDEWALKS AND TRAILS WILL BE CONSTRUCTED WITH THIS P.D.
2. "FUTURE" SIDEWALKS AND TRAILS WILL BE INCLUDED WITH FUTURE DEVELOPMENT.

Telfair Lakefront
 East Business Park
 Sugar Land, Texas

EXHIBIT B-6: PEDESTRIAN CIRCULATION PLAN (AMENDED)
 Approved by Administrative Amendment No. 1



19 Briar Hollow Lane, Suite 115
 Houston, Texas 77027
 Tel: (713) 621-8025 Fax: (713) 621-9487
 www.rvlplanning.com



DATE :03-25-2014 NORTH



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 District East Business Park Final Development Plan
PD Ordinance Number	Ordinance No. 1887
Date of Ordinance Adoption:	February 05, 2013
Classification	Administrative Amendment No. 2
Purpose of Administrative Amendment	1. Amend Exhibits (B-1, B-4, B-6, and B-7) to adjust lot line between Reserve "C" and Reserve "D".
Initiated by:	Property Owner
Affected Ordinance Exhibits	Exhibits: B-1, B-4, B-6, and B-7
Planning Case No.	12 21000009 & 16 75000008

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

Lisa Kocich-Meyer, AICP
Director of Planning

October 21, 2016

Attachments:

Exhibit B-1, B-4, B-6, and B-7

- LANDSCAPE BUFFER
117,823 SF = 16%
- REQUIRED CROSS ACCESS
"INDICATES AT LEAST ONE DRIVEWAY CONNECTION TO/FROM ADJACENT PARKING AREA"
- LIMITS OF CROSS ACCESS
- INDICATES LANDSCAPE BUFFER
- PUBLIC PLAZA (APPROXIMATE LOCATION)
MINIMUM 500 SQ. FT.
- PROPOSED DRIVEWAY

MAXIMUM SITE COVERAGE INCLUDING BUILDING ENVELOPE AND PARKING = 80%.

Replaced by Administrative Amendment No.3



Vicinity Map



Telfair Lakefront
East Business Park
Sugar Land, Texas

EXHIBIT B-1: FINAL SITE LAYOUT PLAN (AMENDED)
Amendment No. 2

SCALE: 1" = 150'
0 50 150 300

19 Briner Hollow Lane, Suite 145
Houston, Texas 77027
Tel: (713) 621-8025 Fax: (713) 621-8487
www.rvlplanning.com



DATE : 09-20-2016 NORTH

H:\2014\144127 Telfair Lakefront East Business Park\Exhibits

- SHADE TREE
(MINIMUM 4-IN CAPLER AND MINIMUM 10-FOOT HEIGHT)
- LANDSCAPE BUFFER
- BUILDING ENVELOPE (INCLUDES PARKING)
- L.B. - INDICATES LANDSCAPE BUFR



Vicinity Map

Replaced by Administrative Amendment No.3



Telfair Lakefront
East Business Park
Sugar Land, Texas

EXHIBIT B-4: LANDSCAPE PLAN (AMENDED)
Amendment No. 2

SCALE: 1" = 150'
0 50 150 300

19 Bran Hollow Lane, Suite 145
Houston, Texas 77027
Tel: (713) 621-8925 Fax: (713) 621-8487
www.rvlplanning.com



planning & landscape architecture

DATE : 09-20-2016 NORTH

- EXISTING LAKE TRAIL
- FUTURE PUBLIC TRAIL
- FUTURE SIDEWALK
- PROPOSED 6' SIDEWALK
- PEDESTRIAN ACCESS EASEMENT
- CROSSWALKS
- BICYCLE PARKING (APPROXIMATE LOCATION)
- PUBLIC PLAZA (APPROXIMATE LOCATION)
- PEDESTRIAN WALKWAY

E.B. (a): MINIMUM 5-FOOT WIDTH;
 READILY VISIBLE AND FREELY ACCESSIBLE TO ALL PEDESTRIANS;
 PARKED VEHICLES;
 PAVED WITH CONCRETE OR OTHER MASONRY PRODUCTS
 DIFFERENTIATED FROM THE DRIVEWAY AND PARKING AREAS
 THROUGH THE USE OF COLOR, TEXTURE, OR MATERIAL;
 PREDOMINANTLY SHADED WITH SHADE TREES AT ONE PER
 30 LINEAR FEET OF WALKWAY OR BUILDING CANOPIES;
 LIGHTED WITH PEDESTRIAN-SCALED FIXTURES.



Vicinity Map

Replaced by Administrative Amendment No.3



- NOTES:**
1. "PROPOSED" SIDEWALKS AND TRAILS WILL BE CONSTRUCTED WITH THIS P.D.
 2. "FUTURE" SIDEWALKS AND TRAILS WILL BE INCLUDED WITH FUTURE DEVELOPMENT

Telfair Lakefront
 East Business Park
 Sugar Land, Texas

EXHIBIT B-6: PEDESTRIAN CIRCULATION PLAN (AMENDED)
 Amendment No. 2

SCALE: 1" = 150'
 0 50 150 300

19 Briar Hollow Lane, Suite 145
 Houston, Texas 77027
 Tel: (713) 621-8022 Fax: (713) 621-8463
 www.rvt.com

DATE : 09-20-2016 NORTH

-  FREESTANDING SIGN
- B.F.1: LOCATIONS FRONTING ON US HIGHWAY 59**
- 150 SQUARE FEET MAXIMUM EFFECTIVE AREA
- 12 FEET MAXIMUM HEIGHT
- 250' MINIMUM BETWEEN SIGNS
- 50' MINIMUM SET BACK FROM DITCH H PROPERTY LINE
- MAXIMUM 3 SIGNS PERMITTED ALONG U.S. 59



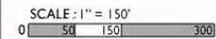
Vicinity Map

Replaced by Administrative Amendment No.3



Telfair Lakefront
East Business Park
Sugar Land, Texas

EXHIBIT B-7: SIGN LOCATION (AMENDED)
Amendment No. 2



19 Briar Hollow Lane, Suite 145
Houston, Texas 77027
Tel: (713) 621-8025 Fax: (713) 621-8487
www.rivl.com



DATE : 09-20-2016 NORTH

H:\2014\144127 Telfair Lakefront East Business Park\Exhibits



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 District East Business Park Final Development Plan
PD Ordinance Number	Ordinance No. 1887
Date of Ordinance Adoption:	February 05, 2013
Classification	Administrative Amendment No. 3
Purpose of Administrative Amendment	<ol style="list-style-type: none">1. Amend Exhibits (B-1, B-4, B-6, and B-7) to adjust lot line between Reserve "D" and Reserve "E" and increase the acreage size of Reserve "D" from +/-2.4 to +/-2.8 acres (the property owner of Reserve "D" will purchase additional land for to provide supplemental parking for the proposed project).2. Reserve E will not have direct access to Branford Place, only through the shared access drive with Reserve D.
Initiated by:	Property Owner
Affected Ordinance Exhibits	Exhibits: B-1, B-4, B-6, and B-7
Planning Case No.	12 21000009 & 17 75000002

Lisa Kocich-Meyer, AICP
Director of Planning

June 13, 2017

Attachments:

Exhibit B-1, B-4, B-6, and B-7

NOTE:

RESERVE E SHALL NOT HAVE DIRECT ACCESS TO BRANFORD PLACE. RESERVE E WILL OBTAIN ACCESS TO BRANFORD PLACE THROUGH THE SHARED ACCESS DRIVE WITH RESERVE D.

-  LANDSCAPE BUFFER
117,823 SF = 16%
-  REQUIRED CROSS ACCESS
"INDICATES AT LEAST ONE DRIVEWAY CONNECTION TO/FROM ADJACENT PARKING AREA"
-  LIMITS OF CROSS ACCESS
-  INDICATES LANDSCAPE BUFFER
-  PUBLIC PLAZA (APPROXIMATE LOCATION)
MINIMUM 500 SQ. FT.
-  PROPOSED DRIVEWAY

MAXIMUM SITE COVERAGE INCLUDING BUILDING ENVELOPE AND PARKING = 80%.



Vicinity Map



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Telfair Lakefront
East Business Park
Sugar Land, Texas

EXHIBIT B-1: FINAL SITE LAYOUT PLAN (AMENDED)
Amendment No. 3

SCALE: 1" = 150'
0 50 150 300

19 Briar Hollow Lane, Suite 145
Houston, Texas 77027
Tel: (713) 621-8025 Fax: (713) 621-8487
www.rvlplanning.com



DATE: 05-12-2017 NORTH



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Telfair Lakefront
East Business Park
Sugar Land, Texas

EXHIBIT B-6: PEDESTRIAN CIRCULATION PLAN (AMENDED)
Amendment No. 3

SCALE: 1" = 150'
0 50 150 300

RVU
19 River Station, Suite 300-111
Houston, Texas 77057
Tel: (281) 431-8000
www.rvu.com

DATE: 05-01-2017 NORTH

-  FREESTANDING SIGN
- B.F.1: LOCATIONS FRONTING ON US HIGHWAY 59
- 150 SQUARE FEET MAXIMUM EFFECTIVE AREA
- 12 FEET MAXIMUM HEIGHT
- 250' MINIMUM BETWEEN SIGNS
- 50' MINIMUM SET BACK FROM DITCH H PROPERTY LINE
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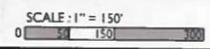


Vicinity Map



Telfair Lakefront
East Business Park
Sugar Land, Texas

EXHIBIT B-7: SIGN LOCATION (AMENDED)
Amendment No. 3



rvu
14800 Hillside Lane, Suite 114
Houston, Texas 77060
Tel: (281) 421-3025 Fax: (281) 421-8482
www.rvu-engineering.com

DATE: 05-01-2017 NORTH

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