

**ORDINANCE NO. 1676**

**AN ORDINANCE OF THE CITY OF SUGAR LAND, TEXAS, AMENDING THE SUGAR LAND TOWN SQUARE PLANNED DEVELOPMENT DISTRICT BY ADOPTING A NEW FINAL DEVELOPMENT PLAN.**

WHEREAS, by the adoption of Ordinance No. 1116 on May 5, 1998, the City Council approved a change of zoning to create a planned development district for 31.8 acres of land within Recorded Plat No.'s 2464B, 2465A, and 2465B, located at the intersection of U.S. Highway 59 and State Highway 6 and approved a general development plan for the PD district known as Sugar Land Town Square; and

WHEREAS, Planned Community Developers, Inc. is requesting amendments to the final development plan for the Sugar Land Town Square Planned Development District by revising and clarifying Exhibits for Site A and;

WHEREAS, the Planning and Zoning Commission recommends approval of the amendment; and

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

WHEREAS, for convenience of reference, the City Council wishes to adopt a new final development plan incorporating the amendments; NOW THEREFORE,

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

**Section 1.** That the final development plan is adopted to read as follows:

**Sugar Land Town Square Final Development Plan**

Section 1. Definitions.

(a) In this ordinance:

“Building Appurtenances” means canopies, awnings, porte cocheres, entry covers, porticos, pergolas, arbors and other unairconditioned, unoccupied spaces attached to the building. (See Exhibit G-1 and G-2).

“Building Protrusions” means air conditioned entries, bay windows, and architectural projections with fenestration or similar design elements up to 12 stories in height that are within 5 feet of the building face and extend no more than 30% of the front width of the building. (See Exhibit G-1 and G-2).

“Building Setback” means the required open space that lies between a building and the abutting right-of-way line of a public street.

“Development Code” means the Sugar Land Development Code, as amended.

“PD” means the planned development district created by Ordinance No. 1116.

“Parking” means a designated improved space used for the parking of vehicles.

“Parking Setback” means the required open space that lies between a parking space and the abutting right-of-way line of a public street.

“Private Drive” means a way not dedicated to public use that is used to provide vehicular access to real property.

(b) Except as otherwise provided for in this ordinance, the words used herein have the meaning established by the Development Code unless the Director determines that that meaning was not intended to apply in the context used in this ordinance.

**Section 2. Final Development Plan.** That a final development plan, consisting of the following exhibits, attached to and incorporated by reference into this ordinance, is approved for the PD:

- Exhibit A: Planned Development Criteria
- Exhibit B: Allowable Land Uses Classified by SIC
- Exhibit C: Land Use Plan
- Exhibit C-1: Site A (Layout Plan)
- Exhibit D: Pedestrian Open Space Plan
- Exhibit E: General Landscape Plan
- Exhibit F: Parking Setbacks and Building Setbacks
- Exhibit G-1: Typical Street Section - City Walk
- Exhibit G-2: Typical Street Section – Lone Star Dr. and Town Square Place

**Section 3. Planned Development Criteria.** That Exhibit A establishes the maximum square footage for each nonresidential land use for each block and building, the maximum number of multi-family residential and hotel units for each block and building, and the maximum height allowed for each building within the PD, the approximate locations of which blocks and buildings are shown in Exhibit C.

**Section 4. Land Uses.** That Exhibits A and C show the proposed land uses that are permitted in each block and building. Exhibit B establishes the list of non-residential uses permitted in the PD, classified by Standard Industrial Code (SIC), as referenced in Section 2-55 of the Development Code. The non-residential permitted uses classified in Exhibit B may be located within any block or building of the PD, so long as the designated primary use (i.e., office, retail, etc.) of that block or building complies with the Planned Development Criteria, designated in Exhibit A and the Land Use Plan designated in Exhibit C, as determined by the Director. Restaurants with drive-through lanes are prohibited in the PD.

**Section 5. Parking.** That the following parking regulations apply to the PD:

(a) For each of the permitted land uses, there shall be provided the number of the parking spaces required for that land use under section 2-215 of the Development Code. The required number of

parking spaces for each land use may be provided by using on-street parking located within the PD. In calculating the required number of parking spaces for each land use, the Director may give credit for shared parking by utilizing the Shared Parking criteria published by the Urban Land Institute.

(b) The Director shall determine and establish the parking requirements for each building in the PD as part of the building permit issued for each building, in accordance with the requirements of this section.

**Section 6. Open Space.** That the PD shall contain open space in the approximate locations and dimensions shown in Exhibit D.

**Section 7. Parking Setbacks and Building Setbacks.** That the following Parking and Building Setbacks apply to the PD:

(a) Exhibit F establishes the minimum required Parking and Building Setbacks from each public and Private Drive in and adjacent to the PD. Building Setbacks from public streets shall be measured from the street right-of-way line to the nearest part of the building, excluding Building Protrusions and Building Appurtenances. Building Setbacks from Private Drives shall be measured from the back of the curb of the Private Drive to the nearest part of the building, excluding Building Protrusions and Building Appurtenances.

(b) Within a required setback, there may be located any Building Protrusions, Building Appurtenances, or any of the items or structures listed in section 2-186 and 2-187 of the Development Code. Awnings for primary entries may extend within the street right-of-way to the back of curb.

(c) The Building Setbacks along City Walk, Lone Star Drive, and Town Square Place streets may contain sidewalks (which may extend from back of curb to building face), outdoor furniture, and designated outdoor dining areas.

**Section 8. Street and Sidewalk Design.** That Exhibit G-1 and G-2 provide for the typical street right-of-way and allows sidewalks to occupy up to 100% of the area from 5 feet inside the street right-of-way to the building face. Pavers may be used for sidewalks and as supplemental material for the street pavement.

**Section 9. Building Finish Standards.** The following building finish standards apply to buildings located on site A and site G. A minimum of 70% of each building wall must be of a primary material as follows: brick, thin brick, natural all weather stone, cut stone, dimensioned stone, or manufactured stone products, glass, concrete finish and pre-cast concrete panels, or cementitious stucco. Concrete finish and pre-cast concrete panels must be profiled, sculpted, fluted, exposed aggregate or other architectural concrete finish. Glass walls may include Glass Curtain Walls or glass block construction. No E.I.F.S. can be used at any height within six feet of the grade level in any area accessible to pedestrians, vehicles, or otherwise subject to damage.

**Section 10. Conflicts and Omissions.** That the provisions of this ordinance relating to the development of the PD shall govern over any conflicting provision of any other City ordinance relating to development of real property within the PD. Notwithstanding the provision of section 2-176 of the Development Code, the zoning regulations applicable to the primary zoning districts as set forth in article II of the Development Code, are omitted from and do not apply the PD, except to the extent such regulations are specified in this ordinance.

Section 2. That Ordinance No.1624 is repealed.

APPROVED on first consideration on March 04, 2008.

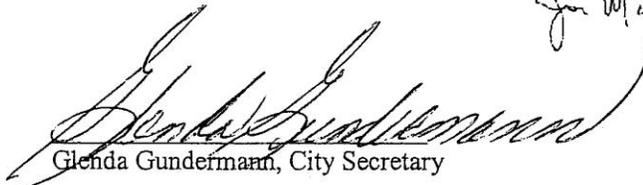
ADOPTED upon second consideration on March 18, 2008.



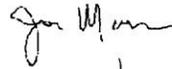
David G. Wallace, Mayor

ATTEST:

Reviewed for Legal Compliance:



Glenda Gundermann, City Secretary



**EXHIBIT A – PLANNED DEVELOPMENT CRITERIA/SUGAR LAND TOWN SQUARE**

<i>Bldg. ID</i>	<b>Allowable Land Use</b>	<b>Maximum Square Ft.</b>	<b>Maximum Res./Hotel Units</b>	<b>Maximum Floors/Levels</b>
A ***	Hotel	N/A	225	Airport Ht. Max. Level
A ***	or Residential Condominium	N/A	88	Airport Ht. Max. Level
A ***	Retail, Restaurant, Theatre, or Office	200,000		Airport Ht. Max. Level
B	Office	150,000		6
B*	Retail or Restaurant	20,000		1
C-1	City Hall or Office	88,000		4
E	Professional Office	75,000		4
E**	Retail or Restaurant	25,000		1
F-1, F-2, F-3	Parking Garage	N/A		9
F-3**	Retail	20,000		1
R-1, R-2	Multifamily Residential	N/A	200	5
R-1**	Retail or Restaurant	25,000		1
T	Parking Garage	N/A		6
G	Retail, Restaurant, or Office	25,000		2
H	Office	250,000		10
H*	Retail or Restaurant	20,000		1
J	Professional Office	30,000		2
J*	Retail or Restaurant	40,000		1
K	Parking Garage	N/A		8
K	Retail	12,000		1
L-1, L-2	Hotel	N/A	400	10
L-2**	Retail or Restaurant	10,000		1
L-1*	Hotel Support	30,000		1
M	Conference Center	60,000		2
N-1	Retail or Restaurant	10,000		1
N-2, N-3	Professional Office	60,000		4
N-2, N-3**	Retail or Restaurant	25,000		1
O	Parking Garage	N/A		6
P	Professional Office or Retail or Restaurant	22,000		1
Q-1	Professional Office or Retail or Restaurant	35,000		1
Q-2	Retail or Restaurant	10,000		

\* Included in the maximum square footage and maximum building height in the line above.

\*\* Included in the maximum building height in the line above.

\*\*\* Allowable land uses may not exceed airport height hazard requirements per Ch. 9 of Development Code

## EXHIBIT B: Allowable Land Uses Classified by SIC Code

### **Exhibit B** **Allowable Land Uses Classified By Standard Industrial Code, Major Group** **For Sugar Land Town Square**

Major Group 27, Printing and Publishing  
Major Group 41, Local & Interurban Passenger Transit  
Major Group 43, US Postal Service  
SIC Code # 472, Arrangement of Passenger Transportation  
SIC Code # 473, Arrangement of Transportation of Freight and Cargo  
Major Group 48, Communications  
Major Group 49, Electric, Gas, and Sanitary Services  
SIC Code # 523, Paint, Glass, and Wallpaper Stores  
SIC Code # 525, Hardware Stores  
Major Group 53, General Merchandise Stores  
Major Group 54, Food Stores  
Major Group 56, Apparel and Accessory Stores  
Major Group 57, Furniture and Home Furnishings Stores  
Major Group 58, Eating and Drinking Places  
Major Group 59, Miscellaneous Retail  
Major Group 60, Depository Institutions  
Major Group 61, Non Depository Institutions  
Major Group 62, Security and Commodity Brokers  
Major Group 63, Insurance Carriers  
Major Group 64, Insurance Agents, Brokers, & Services  
Major Group 65, Real Estate  
Major Group 67, Holding and other Investment Offices  
Major Group 70, Hotels and other Lodging Places  
Major Group 72, Personal Services  
Major Group 73, Business Services  
SIC Code # 7514, Passenger Car Rental  
SIC Code # 7515, Passenger Car Leasing  
SIC Code # 763, Watch, Clock, and Jewelry Repair  
SIC Code # 764, Reupholstry and Furniture Repair  
SIC Code # 7699, Repair Shops and Related Services, Not elsewhere Classified  
Major Group 78, Motion Pictures  
Major Group 79, Amusement & Recreation Services  
Major Group 80, Health Services  
Major Group 81, Legal Services  
Major Group 82, Educational Services  
Major Group 83, Social Services  
Major Group 84, Museums, Botanical Gardens  
Major Group 85, Membership organizations  
Major Group 87, Engineering & Management Services  
Major Group 89, Services, NEC  
Major Group 91, Executive, Legislative, and General  
Major Group 92, Justice, Public Order and Safety  
Major Group 93, Finance, Taxation, and Monetary Policy  
Major Group 94, Administration of Human Resources  
Major Group 95, Environmental Quality and Housing  
Major Group 96, Administration of Economic Programs  
Major Group 99, Nonclassifiable Establishments

# EXHIBIT C – LAND USE PLAN (SEPTEMBER 14, 2007)

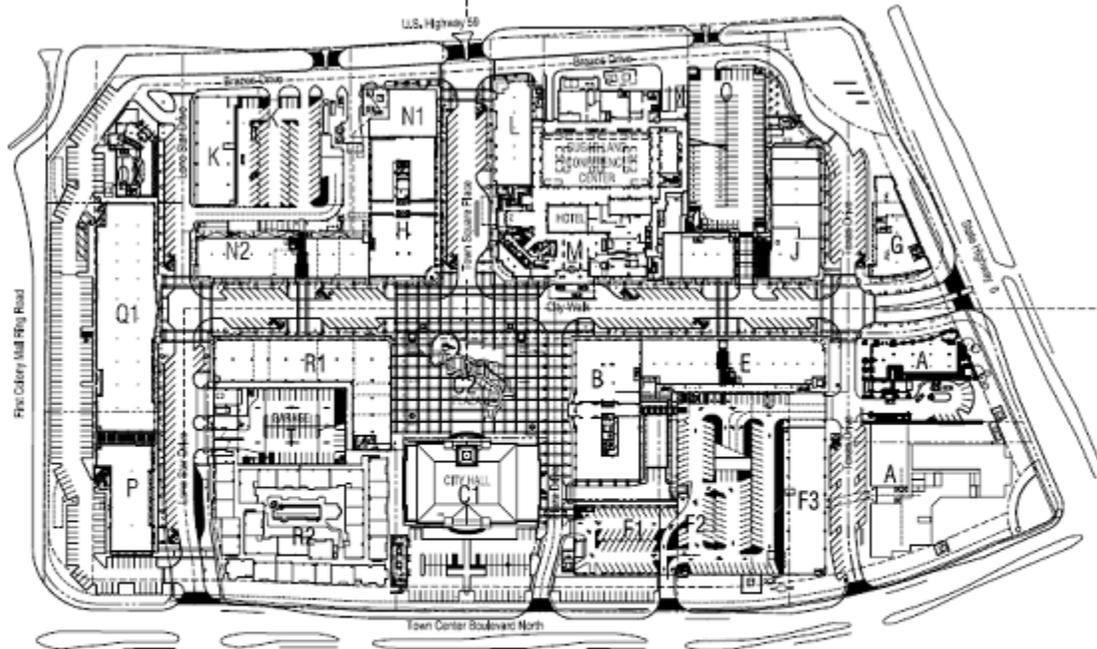


Exhibit C - Land Use Plan

Developed by  
**Planned Community Developers**  
Sugar Land, Texas

September 14, 2007

SUGAR LAND  
**TOWN SQUARE**



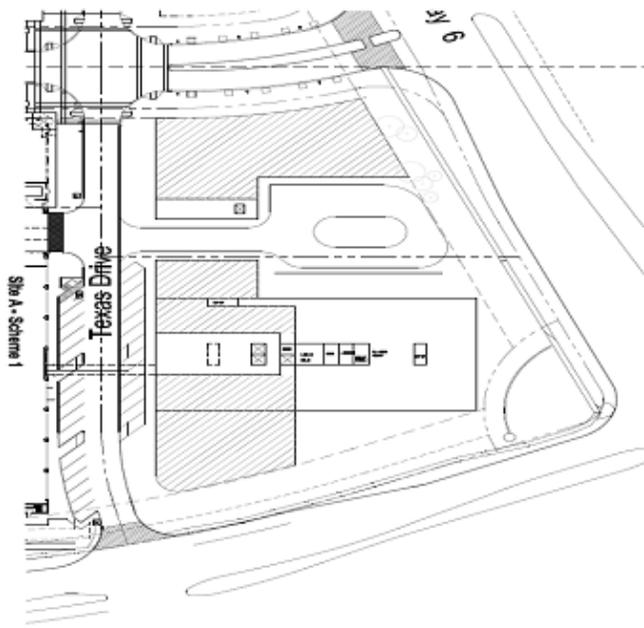
SLA Studio Land, Inc.  
*Urban Planners/Landscape Architects*

Ambrose, McEnany and House, Architects  
*Architects*

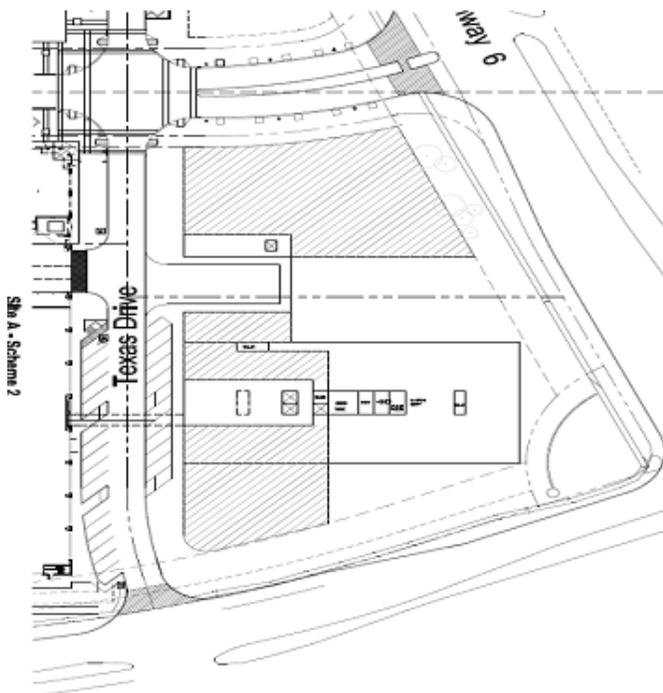
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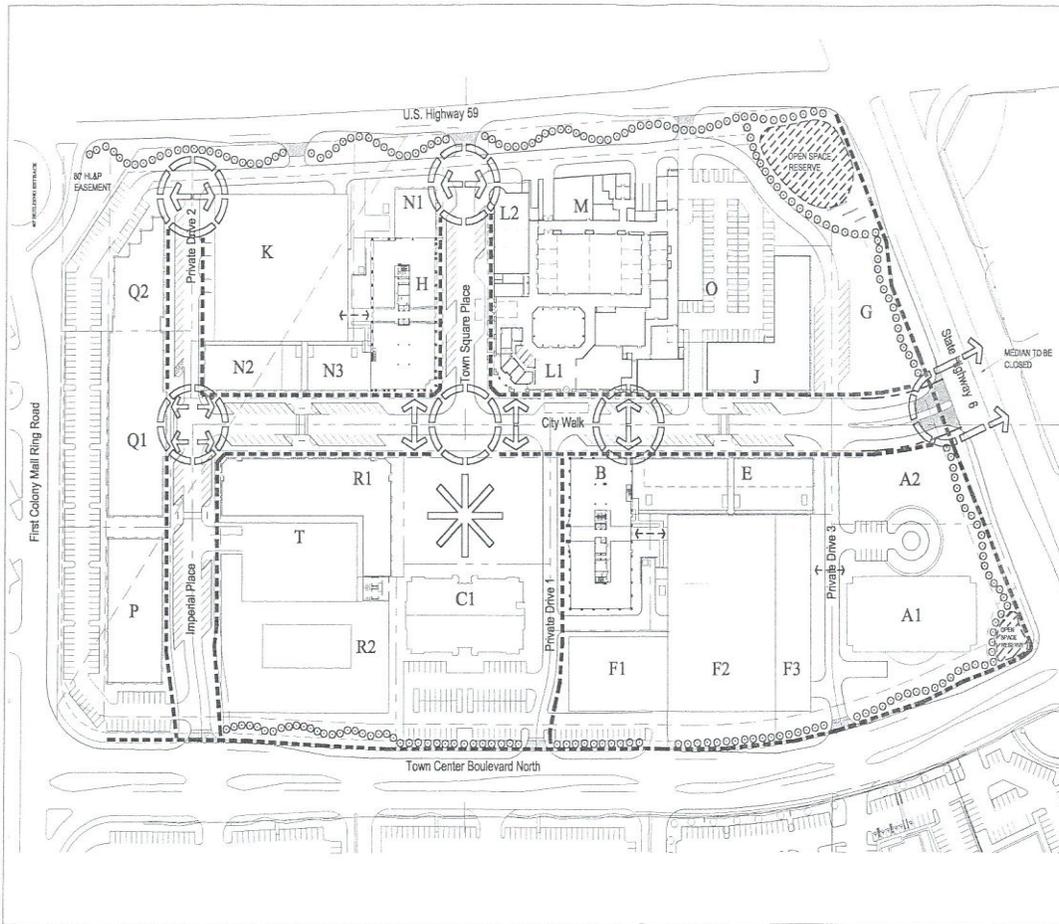
**EXHIBIT C-1 – SITE A LAYOUT PLAN**  
**Site A (Layout 1)**



**Site A (Layout 2)**



# EXHIBIT D: Pedestrian Open Space Plan



**SUGAR LAND TOWN SQUARE**  
 PLANNED DEVELOPMENT  
 DISTRICT (PD)  
 PEDESTRIAN OPEN SPACE PLAN  
 A 32.8276 ACRE TRACT

## EXHIBIT D

### LEGEND

- MAJOR ENTRY
- PEDESTRIAN CROSSING
- PLAZA STREET CROSSING
- GARAGE ACCESS
- LANDSCAPE EDGE BUFFER
- SIDEWALKS
- TOWN SQUARE
- OPEN SPACE RESERVE

Developer  
 Sugarland Properties, Inc.  
 4685 Sweetwater Blvd. Suite 100  
 Sugar Land, Texas 77479-3000  
 281-242-2000  
 c/o Les Newton

Planner  
 S.L. A Studio Land, Inc.  
 10665 Richmond Ave. Suite 100  
 Houston, Texas 77042  
 713-787-0719  
 c/o David Smith

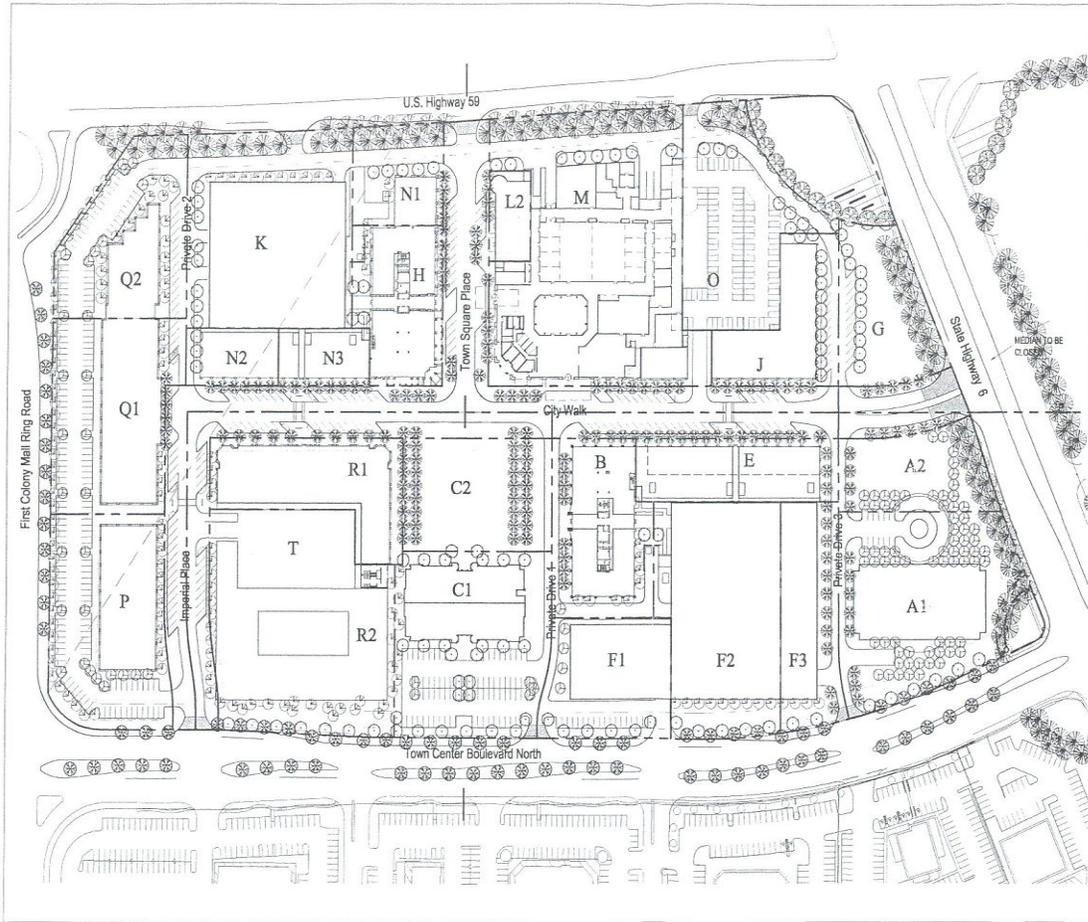
Architect  
 Ambrose, McEnany and House, Architects  
 2323 S. Shepherd Suite 1014  
 Houston, Texas 77019  
 713-522-0815  
 c/o Glenn House



TRUE NORTH    PLAN NORTH    MARCH 1, 2001



# EXHIBIT E: General Landscape Plan



**SUGAR LAND TOWN SQUARE**  
 PLANNED DEVELOPMENT  
 DISTRICT (PD)  
 A GENERAL LANDSCAPE PLAN  
 A 32.8275 ACRE TRACT

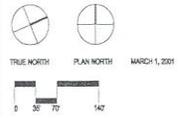
## EXHIBIT E

- TREE TYPES**
-  PECAN
  -  LIVE OAK
  -  EVERGREEN CANOPY
  -  DECIDUOUS UPRIGHT
  -  DECIDUOUS CANOPY
  -  DECIDUOUS COLUMNAR
  -  ORNAMENTAL SHRUBS

Developer  
 Sugarland Properties, Inc.  
 4665 Sweetwater Blvd. Suite 100  
 Sugar Land, Texas 77479-3000  
 281-242-2000  
 c/o Les Newton

Planner  
 S L A Studio Land, Inc.  
 10665 Richmond Ave. Suite 100  
 Houston, Texas 77042  
 713-787-0719  
 c/o David Smith

Architect  
 Ambrose, McEnany and House, Architects  
 2323 S. Shepherd Suite 1014  
 Houston, Texas 77019  
 713-522-0815  
 c/o Glenn House



**EXHIBIT F**  
**Parking Setbacks and Building Setbacks**  
**For Sugar Land Town Square**

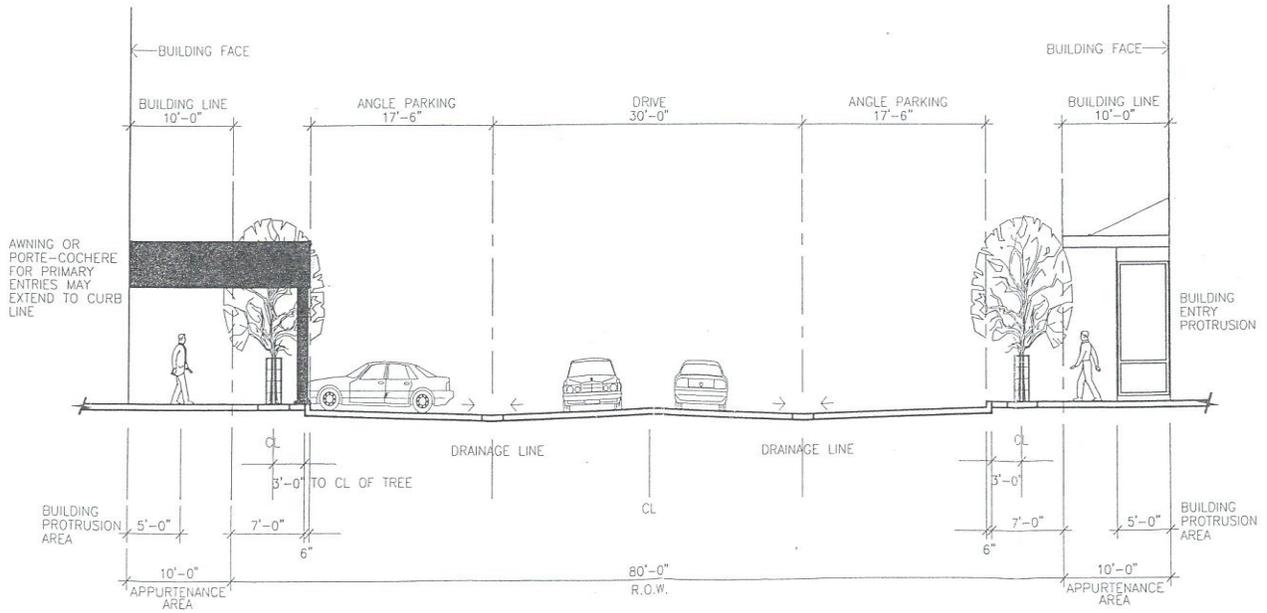
	<b><u>Minimum Parking Setback</u></b>	<b><u>Minimum Building Setback</u></b>
<b><u>PUBLIC STREETS:</u></b>		
U.S. Highway 59	35 feet	50 feet
State Highway 6	35 feet	50 feet
Town Center North Blvd.	15 feet	40 feet
City Walk	N/A	10 feet
Lone Star Dr. - West Side	N/A	10 feet
Lone Star Dr. – East Side	N/A	0 feet (1) Or 10 feet
Town Square Place	N/A	10 feet
<b><u>PRIVATE DRIVES:</u></b>		
Mall Ring Road	10	N/A (2)
Private Drive 1	N/A	10 feet
Private Drive 2	N/A	10 feet
Private Drive 3	N/A	10 feet
Other Private Drives	N/A	10 feet

- (1) Applies only where there is no on-street angled parking in the right of way adjacent to the building.  
(2) Existing 80 ft. electrical power easement precludes building development within 80 feet of the Mall Ring road.

NOTE: Setbacks for public streets are measured from the right of way line to the back of curb for parking setbacks or to the building face (excluding building appurtenances and protrusions) for building setbacks. Setbacks for private drives are measured from the back of curb of the drive.

**EXHIBIT G 1:**

**SUGAR LAND TOWN SQUARE TYPICAL STREET SECTION**



**Exhibit G-1**

Prepared by: S L A Studio Land Inc.

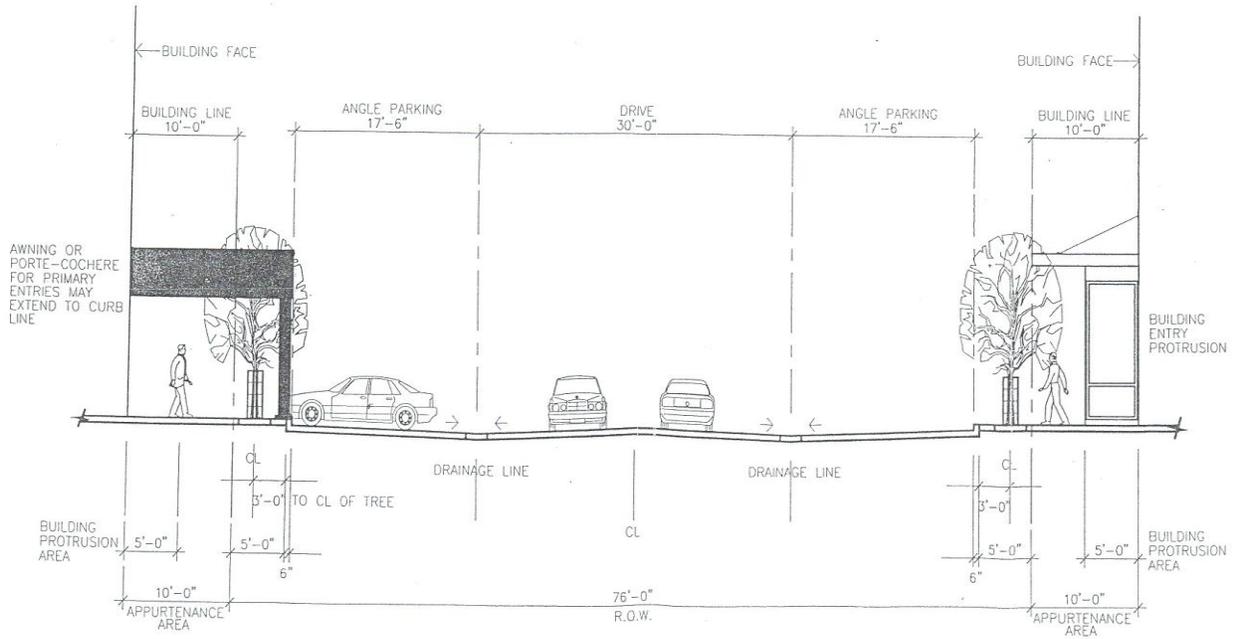
**City Walk**



11/05/98  
REV. 8/28/00

**EXHIBIT G 2:** (Imperial renamed "Lone Star Drive" by Ord. No.1392 on 1/21/03)

**SUGAR LAND TOWN SQUARE TYPICAL STREET SECTION**



**Exhibit G-2**

**Imperial and Town Square Place**

Prepared by: S L A Studio Land Inc.



11/05/98  
REV. 8/28/00