

ORDINANCE NO. 1796

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SUGAR LAND, TEXAS, APPROVING A CHANGE OF ZONING FOR 82.3 ACRES OF LAND LOCATED AT THE SOUTHWEST INTERSECTION OF STATE HIGHWAY 6 AND HIGHWAY 90A WITHIN THE TELFAIR DEVELOPMENT, FROM ZONING DISTRICT CLASSIFICATIONS B-O, M-1, M-2, AND INTERIM R-1 TO ZONING DISTRICT CLASSIFICATION PD (PLANNED DEVELOPMENT), AND APPROVING A GENERAL DEVELOPMENT PLAN FOR THE DISTRICT.

WHEREAS, Hwy 6 & 90, Ltd., has requested a change of zoning from zoning district classifications B-O, M-1, M-2, and Interim R-1 to zoning district classification PD (Planned Development) for 82.3 acres located at the southwest intersection of State Highway 6 and Highway 90A within the Telfair Development; and

WHEREAS, the applicant has submitted a general development plan for the Planned Development which complies with the requirements of the zoning regulations; and

WHEREAS, the Planning and Zoning Commission recommends approval of the zoning change and the general development plan for the Planned Development; and

WHEREAS, the City Council has held a public hearing on the proposed zoning change for which notice was given as required by law; and

WHEREAS, the City Council finds that the zoning change and the general development plan comply with the City's comprehensive plan; NOW, THEREFORE;

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

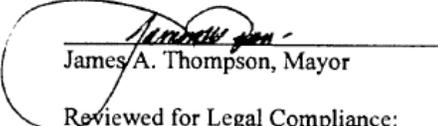
Section 1. That the 82.3 acres of land described in Exhibit A, attached to and incorporated into this ordinance by reference, is changed from zoning district classifications B-O, M-1, M-2, and Interim R-1 to zoning district classification PD (Planned Development) under the comprehensive zoning ordinance of the City of Sugar Land, Texas.

Section 2. That a general development plan, attached to and incorporated into this ordinance by reference as Exhibit B, is approved for the PD.

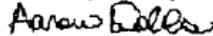
Section 3. That the City's official zoning map is amended to show the change in zoning district classification.

APPROVED on first consideration on September 07, 2010.

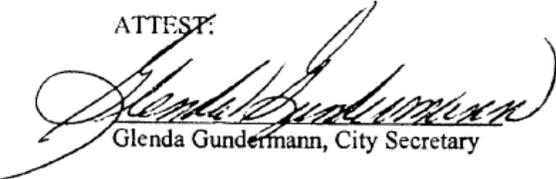
APPROVED upon second consideration on September 21, 2010.


James A. Thompson, Mayor

Reviewed for Legal Compliance:



ATTEST:


Glenda Gundermann, City Secretary

Attachments: Exhibit A: Metes and Bounds Description
Exhibit B: General Development Plan
Exhibit B-1: Site Layout Plan Option A
Exhibit B-2: Site Layout Plan Option B
Exhibit B-3: Cross Section Option A
Exhibit B-4: Cross Section Option B
Exhibit B-5: Permitted Uses
Exhibit B-6: Landscape Plan Option A
Exhibit B-7: Landscape Plan Option B
Exhibit B-8: Plant List
Exhibit B-9: Pedestrian/Circulation Plan Option A
Exhibit B-10: Pedestrian/Circulation Plan Option B

EXHIBIT A
METES AND BOUNDS DESCRIPTION

TRACT ONE
METES AND BOUNDS DESCRIPTION
1.0136 ACRES (44,154 SQ. FT.)
M.M. BATTLE LEAGUE, A-9
FORT BEND COUNTY, TEXAS

Being a tract or parcel of land containing 1.0136 acres (44,154 square feet) situated in the M. M. Battle League, Abstract No. 9, in Fort Bend County, Texas, and being out of that certain tract called 112.736 acres conveyed to Hwy 6 & 90, Ltd., as recorded in Fort Bend County Clerk's File No. 2006031364, of the Official Records of Fort Bend County, Texas, said 1.0136 acre tract being more particularly described by metes and bounds as follows (with all bearings referenced to State Plane Coordinates, South Central Zone):

BEGINNING at a 1-inch galvanized iron pipe rod found for the northwest corner of said 112.736 acre tract, in the southerly right-of-way line of U. S. Highway 90-A (width varies), in the east line of that certain tract called Reserve "B", New Territory Retail Center One, as described in Sl. 1021/A of the Plat Records of Fort Bend County, being also the northwest corner of the herein described 1.0136 acre tract;

THENCE North 65°38'00" East along the north line of said 112.736 acre tract and the south right-of-way line of said U. S. Highway 90-A, a distance of 65.17 feet to a 5/8-inch iron rod found for a point of curvature;

THENCE in a southeasterly direction, a distance of 78.54 feet along the proposed westerly right-of-way line of Easton Avenue, following the arc of a curve to the right, having a radius of 50.00 feet and a central angle of 90°00'00" (Ch=S69°22'00"E, 70.71) to a 5/8-inch iron rod found for a point of tangency;

THENCE in along the proposed westerly right-of-way line of Easton Avenue, the following five courses and distances:

South 24°22'00" East, a distance of 100.00 feet to a 5/8-inch iron rod found for a point of curvature;

In a southeasterly direction, a distance of 18.23 feet , following the arc of a curve to the left, having a radius of 506.50 feet and a central angle of 02°03'45" (Ch=S25°23'53"E, 18.23') to a 5/8-inch iron rod found for a point of tangency;

South 26°25'45" East, a distance of 121.04 feet to a 5/8-inch iron rod found for a point of curvature;

In a southeasterly direction, a distance of 17.55 feet , following the arc of a curve to the right, having a radius of 487.50 feet and a central angle of 02°03'45" (Ch=S25°23'53"E, 17.55') to a 5/8-inch iron rod found for a point of tangency;

South 24°22'00" East, a distance of 45.43 feet to a 5/8-inch iron rod found for an intersect with the south line of said 112.736 acre tract, being the north line of that certain tract called 34.323 acre conveyed to Fort Bend County Levee Improvement District No. 17 in Fort Bend County Clerk's File No. 2004077317 for the southeast corner of the herein described parcel;

THENCE in a westerly direction, a distance of 152.40 feet along the south line of said 112.736 acre tract and the north line of said 34.323 acre tract, following the arc of a curve to the right, having a radius of 2,370.00 feet and a central angle of 03°41'03" (Ch=N84°40'04"W, 152.37") to a 5/8-inch iron rod found for a point of tangency;

THENCE North 82°57'32" West along the south line of said 112.736 acre tract and the north line of said 34.323 acre tract, a distance of 88.43 feet to a 5/8-inch iron rod found for the southwest corner of said 112.736 acre tract and the herein described parcel, in the east line of said New Territory retail Center One;

THENCE North 03°32'21" West along the west line of said 112.736 acre tract and the east line of said New Territory retail Center One, a distance of 14.24 feet to a 5/8-inch iron rod found for the southwest corner of that certain tract called 0.115 acres described in Fort Bend County Clerk's file No. 2007089493;

THENCE South 82°57'41" East, along the south line of said 0.115 acre tract, a distance of 71.21 feet to a 5/8-inch iron rod found for an interior corner;

THENCE North 03°32'21" West along the east line of said 0.115 acre tract, a distance of 78.07 feet to a 5/8-inch iron rod found for an interior corner;

THENCE South 86°27'39" West, along the north line of said 0.115 acre tract, a distance of 70.00 feet to a 5/8-inch iron rod found in the west line of said 112.736 acre tract and the east line of said New Territory retail Center One for a southwesterly corner;

THENCE North 03°32'21" West along the west line of said 112.736 acre tract and the east line of said New Territory retail Center One, a distance of 167.80 feet to the POINT OF BEGINNING and containing 1.0136 acres (44,154 square feet) of land, more or less.

TEJAS SURVEYING, INC.
Ph: (281) 240-9099
Job No. 04-0801-01
February 8, 2008
Revised December 12, 2008



TRACT TWO
METES AND BOUNDS DESCRIPTION
81.276 ACRES (3,540,390 SQ. FT.)
M.M. BATTLE LEAGUE, A-9, AND
ALEXANDER HODGE LEAGUE, A-32
FORT BEND COUNTY, TEXAS

Being a tract or parcel of land containing 81.276 acres (3,540,390 square feet) situated partly in the M. M. Battle League, Abstract No. 9, and partly in the Alexander Hodge League, Abstract No. 32, in Fort Bend County, Texas, and being out of that certain tract called 112.736 acres conveyed to Hwy 6 & 90, Ltd., as recorded in Fort Bend County Clerk's File No. 2006031364, of the Official Records of Fort Bend County, Texas, said 81.276 acre tract being more particularly described by metes and bounds as follows (with all bearings referenced to State Plane Coordinates, South Central Zone):

BEGINNING at a 5/8-inch iron rod found for the most westerly cutback corner at the intersection of the northwesterly right-of-way line of University Boulevard (width varies) as dedicated in Plat No. 20070059 of the Plat Records of Fort Bend County with the southwesterly right-of-way line of State Highway No. 6 (width varies), being the most northerly northeast corner of the herein described 81.276 acre tract;

THENCE along the northwesterly right-of-way line of said University Boulevard, the following six courses and distances:

In a southerly direction, a distance of 47.41 feet, following the arc of a curve to the right, having a radius of 50.00 and a central angle of 54°19'50" (Ch=S25°34'14"E, 45.66') to a 5/8-inch iron rod set for the end of said curve;

South 37°14'07" West, a distance of 6.41 feet to a 5/8-inch iron rod set for a point of curvature;

In a southerly direction, a distance of 21.44 feet, following the arc of a curve to the left, having a radius of 509.50 and a central angle of 02°24'41" (Ch=S36°01'47"W, 21.44') to a 5/8-inch iron rod set for a point of tangency;

South 34°49'26" West, a distance of 214.68 feet to a 5/8-inch iron rod set for a point of curvature;

In a southerly direction, a distance of 19.48 feet, following the arc of a curve to the right, having a radius of 490.50 and a central angle of 02°16'33" (Ch=S35°57'42"W, 19.48') to a 5/8-inch iron rod set for a point of tangency;

South $37^{\circ}05'59''$ West, a distance of 407.06 feet to a 5/8-inch iron rod set for the most easterly corner of that certain tract called 0.1447 acre Reserve "A" of University Boulevard Phase 1 North, as dedicated in Plat No. 20070059 of the Plat Records of Fort Bend County, being the most easterly southern corner of the herein described parcel;

THENCE North $56^{\circ}17'33''$ West along the northeasterly line of said Reserve "A", a distance of 90.33 feet to a 5/8-inch iron rod found for the north corner, being an interior corner of the herein described parcel;

THENCE South $33^{\circ}42'27''$ West along the northwest line of said Reserve "A", a distance of 71.50 feet to a 5/8-inch iron rod found for the westerly corner, being the most westerly southern corner of the herein described parcel, in the southwest line of said 112.736 acre tract and the northeast line of that certain tract called 34.323 acre conveyed to Fort Bend County Levee Improvement District No. 17 in Fort Bend County Clerk's File No. 2004077317;

THENCE along the southerly line of said 112.736 acre tract, being the northerly line of said 34.323 acre tract, the following four courses and distances;

North $56^{\circ}17'33''$ West, a distance of 1095.99 feet to a 5/8-inch iron rod found for a point of curvature;

In a westerly direction, a distance of 1262.89 feet, following the arc of a curve to the left, having a radius of 1265.00 and a central angle of $57^{\circ}12'01''$ (Ch= $N84^{\circ}53'34''W$, 1211.10') to a 5/8-inch iron rod found for a point of tangency;

South $66^{\circ}30'27''$ West, a distance of 1454.23 feet to a 5/8-inch iron rod found for a point of curvature;

In a westerly direction, a distance of 1032.19 feet, following the arc of a curve to the right, having a radius of 2370.00 and a central angle of $24^{\circ}57'13''$ (Ch= $S78^{\circ}59'04''W$, 1024.06') to a 5/8-inch iron rod found for the southwest corner of the herein described parcel;

THENCE in along the proposed easterly right-of-way line of Easton Avenue, the following six courses and distances:

North $24^{\circ}22'00''$ West, a distance of 135.50 feet to a 5/8-inch iron rod found for a point of curvature;

In a northwesterly direction, a distance of 18.27 feet, following the arc of a curve to the right, having a radius of 487.50 feet and a central angle of $02^{\circ}08'52''$ (Ch= $N23^{\circ}17'34''W$, 18.27') to a 5/8-inch iron rod found for a point of tangency;

North 22°13'09" West, a distance of 114.76 feet to a 5/8-inch iron rod found for a point of curvature;

In a northwesterly direction, a distance of 19.04 feet , following the arc of a curve to the left, having a radius of 508.00 feet and a central angle of 02°08'52" (Ch=N23°17'34"W, 19.04') to a 5/8-inch iron rod found for a point of tangency;

North 24°22'00" West, a distance of 50.00 feet to a 5/8-inch iron rod found for a point of curvature;

In a northwesterly direction, a distance of 78.54 feet, following the arc of a curve to the left, having a radius of 50.00 feet and a central angle of 90°00'00" (Ch=N20°38'00"E, 70.71') to a 5/8-inch iron rod found for a point of tangency with the north line of said 112.736 acre tract, being the southeast right-of-way line of U. S. Highway 90-A (width varies) for the most northerly west corner of the herein described parcel;

THENCE along the northwest line of said 112.736 acre tract and the southeast right-of-way line of said U. S. Highway 90-A, the following three courses and distances:

North 65°38'07" East, a distance of 11.36 feet to a 1-inch iron pipe found for a point of curvature;

In a northeasterly direction, a distance of 680.39 feet , following the arc of a curve to the left, having a radius of 6,000.00 feet and a central angle of 06°29'50" (Ch=N62°25'47"E, 680.02') to a 1-inch iron pipe found for a point of tangency;

North 59°11'55" East, a distance of 315.56 feet to a 5/8-inch iron rod found for a northeasterly corner of said 112.736 acre tract and the herein described parcel, on the west side of the Sugar Land Airport runway centerline;

THENCE South 06°21'09" East, a distance of 494.33 feet to a 5/8-inch iron rod found for an interior corner of said 112.736 acre tract and the herein described parcel;

THENCE North 59°11'55" East, a distance of 1101.78 feet to a 5/8-inch iron rod set for an angle point;

THENCE North 68°00'36" East, a distance of 64.47 feet to a 5/8-inch iron rod set for an interior corner of said 112.736 acre tract and the herein described parcel;

THENCE North 06°21'09" West, a distance of 467.30 feet to a 5/8-inch iron rod set for a northwesterly corner of said 112.736 acre tract and the herein described parcel, on the east side of the Sugar Land Airport runway centerline, in the south right-of-way line of said U. S. Highway 90-A;

THENCE along the northwest line of said 112.736 acre tract and the southeast right-of-way line of said U. S. Highway 90-A, the following five courses and distances:

North 68°00'36" East, a distance of 364.94 feet to a 5/8-inch iron rod set for an angle point;

North 74°12'22" East, a distance of 439.62 feet to a 5/8-inch iron rod set for an angle point;

North 80°00'58" East, a distance of 190.03 feet to a 5/8-inch iron rod set for an angle point;

North 86°16'15" East, a distance of 499.90 feet to a 5/8-inch iron rod set for an angle point;

South 84°07'01" East, a distance of 296.32 feet to a 5/8-inch iron rod set for an intersection with the southwesterly right-of-way line of State Highway No. 6 and a non-tangent curve;

THENCE along the northeast line of said 112.736 acre tract and the southwest right-of-way line of said State Highway No. 6, the following five courses and distances:

In a southeasterly direction, a distance of 417.34 feet , following the arc of a curve to the left, having a radius of 1,954.86 feet and a central angle of 12°13'55" (Ch=S50°12'50"E, 416.55') to a 5/8-inch iron rod found for a point of tangency;

South 55°56'43" East, a distance of 751.97 feet to a 5/8-inch iron rod found for a point of curvature

In a southeasterly direction, a distance of 116.06 feet , following the arc of a curve to the right, having a radius of 2,844.79 feet and a central angle of 02°20'15" (Ch=S54°48'07"E, 116.05') to a 5/8-inch iron rod found for the end of said curve;

South 48°52'39" East, a distance of 173.99 feet to a 5/8-inch iron rod set for an angle point;

South 52°44'09" East, a distance of 317.24 feet to the POINT OF BEGINNING and containing 81.276 acres (3,540,390 square feet) of land, more or less.

TEJAS SURVEYING, INC.
Ph: (281) 240-9099
Job No. 04-0801-02
February 8, 2008



EXHIBIT B
GENERAL DEVELOPMENT PLAN
(The Crossing at Telfair, Sections 2, 3, & 4)

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

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

B. General Provisions.

1. The PD must be constructed, developed, and maintained in compliance with this ordinance and other applicable ordinances of the City. The provisions of the Development Code applicable to a B-2 zoning district, as those provisions existed immediately before the effective date of this ordinance, apply to this PD. If there is a conflict between a provision in the Development Code applicable to a B-2 zoning district and a provision in this general development plan, the provision in the general development plan controls.
2. Except as otherwise provided in this general development plan, the words used in this plan have the meaning established by the Development Code. In this plan:

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

PD means the planned development district created by this ordinance.

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

Miniwarehouses and/or Self-Storage Units means an establishment containing secure storage space (i.e., rooms, compartments, lockers, or containers) available for rent or lease.

C. Land Uses.

Land uses for consideration in Final Development Plans for all parcels are listed in Exhibit B-5. The land uses detailed in the table below are limited in number as shown.

Use	SIC Code	Section 2	Section 3	Section 4
Mini-Warehouse or Self Storage	4225 except General Warehouse	(See Note 1)	Not permitted	(See Note 1)
Grocery Stores (includes Convenience Stores)	5411	1 (See Notes 2 and 3)	1 (See Notes 2 and 3)	1 (See Notes 2 and 3)
Hotel	7011	Not permitted	1	1
Carwash	7542	1 (See Note 3)	1 (See Note 3)	Not permitted
Auto Repair Service Station	7533,7537, 7538 & 7539	1	Not permitted	1
Hospital	8062 or 8069	Not permitted	1	1
Private Elementary School	8211	1	Not permitted	1
Child Day Care Services	8351	2	(See Note 4)	2

1. A cumulative maximum of 50,000 sq. ft. of Mini-Warehouse or Self Storage may be built between Section 2 and Section 4.
2. A maximum of one (1) Grocery Store (which may include Gasoline, Convenience Store and/or a Car Wash) **or** one (1) Convenience Store (which may include Gasoline and/or a Car Wash) is permitted.
3. Only one (1) Car Wash, whether accessory to a Grocery Store (SIC 5411) or a stand-alone Car Wash (SIC 7542), is permitted per section.
4. Maximum number to be determined in Final Development Plans.

D. Development Regulations.

Sites within the PD shall be developed in accordance with the following development regulations.

1. Maximum height of structures: 8 stories, but not more than 100 feet, exclusive of parapet walls and no building shall exceed the airport height hazard requirements of Chapter IX of the Development Code.

2. Minimum Building Setbacks:

- (a) Section 2
 - i) Abutting Highway 90A: 40 feet
 - ii) Abutting Easton Avenue: 25 feet
 - iii) Abutting Driveways 1 and 2: 10 feet
 - iv) Abutting Private Access Easement: 25 feet
 - v) Abutting the Levee: 34 feet
 - vi) All other: 10 feet

- (b) Section 3
 - i) Abutting Highway 6: 40 feet
 - ii) Abutting University Boulevard: 40 feet
 - iii) Abutting Driveway 5: 10 feet
 - iv) Abutting Private Access Easement:
 - Option A 25 feet
 - Option B 25 feet
 - v) Abutting the Levee: 14 feet
 - vi) All other: 10 feet

- (c) Section 4
 - i) Abutting Highway 6: 40 feet
 - ii) Abutting Highway 90A: 40 feet
 - iii) Abutting Driveway 3: 10 feet
 - iv) Abutting Driveway 4: 10 feet
 - v) Abutting Private Access Easement: 25 feet
 - vi) Abutting the Levee: 34 feet
 - vii) Promenade Area: 10 feet
 - viii) All other: 10 feet

3. Minimum Parking Lot Setbacks:

- (a) Section 2
 - i) Abutting Highway 90A: 26 feet
 - ii) Abutting Easton Avenue: 25 feet
 - iii) Abutting Driveways 1 and 2: 6 feet
 - iv) Abutting Private Access Easement: 22 feet
 - v) Abutting the Levee: 34 feet
 - vi) All other: 6 feet

- (b) Section 3
 - i) Abutting Highway 6: 26 feet
 - ii) Abutting University Boulevard: 40 feet
 - iii) Abutting Driveway 5: 6 feet

- iv) Abutting Private Access Easement:
 - Option A 22 feet
 - Option B 6 feet
- v) Abutting the Levee: 14 feet
- vi) All other: 6 feet

(c) Section 4

- i) Abutting Highway 6: 26 feet
- ii) Abutting Highway 90A: 26 feet
- iii) Abutting Driveway 3: 6 feet
- iv) Abutting Driveway 4: 6 feet
- v) Abutting Private Access Easement: 22 feet
- vi) Abutting the Levee: 34 feet
- vii) Promenade Area: 0 feet
- viii) All other: 6 feet

4. Paving:

- (a) All parking lots, driveways, and vehicle use areas outside of individual building parcels must be constructed of concrete.
- (b) All driveways and streets within individual building parcels may be paved with a concrete surface or interlocking pavers.
- (c) Decorative paving must be used at each entry off a collector.
- (d) Paving must be integrally colored.

5. Conditions for Mini warehouses and/or Self-Storage Units:

- (a) All storage is limited to indoors; no outdoor storage is allowed. This shall include no outside storage of junked vehicles (as defined by the Code of Ordinances) and no overnight parking or storage of recreational vehicles (as defined by the Development Code).
- (b) There shall be no outdoor speakers.
- (c) Solid masonry walls shall be used to screen all mini-storage doors from public view.

6. Conditions for Gasoline Sales:

- (a) There shall be a maximum of six pump stations, with two fuel dispensing areas per pump station.
- (b) Lighting shall be recessed under the pump station canopy and in fixtures throughout the site.
- (c) There shall be no outdoor speakers, except those required by law at pump stations.
- (d) Fueling canopy columns shall be 100% of the following two materials: brick and/or stone.

- (e) Canopy roofs over pump dispensers shall have a pitched or mansard roof and/or parapets concealing flat roofs and rooftop equipment from public view.
- (f) Minimum landscaping buffering shall include:
 - i) Hedges of at least four feet in height at time of planting screening the entire parking lot perimeter.
 - ii) Trees of at least four inches in diameter and ten feet in height at time of planting for every 50 feet of parking lot perimeter, except street trees.

7. Conditions for Auto Repair:

- (a) Orientation of repair bays shall be perpendicular to the street (whether public street or access main easement) and if adjacent to both, then the bays shall be perpendicular to any major collector.
- (b) There shall be no overnight parking or outside storage of damaged, inoperable or junked vehicles (as defined by the Code of Ordinances), and overnight parking of repaired vehicles.
- (c) There shall be no overnight parking or storage of recreational vehicles (as defined by Development Code).
- (d) There shall be no outdoor speakers.
- (e) Minimum landscaping buffering shall include:
 - i) Hedges of at least four feet in height at time of planting screening the entire parking lot perimeter.
 - ii) Trees of at least four inches in diameter and ten feet in height at time of planting for every 50 feet of parking lot perimeter, except street trees.

8. Conditions for Auto / Car Leasing:

- (a) The site shall provide separate areas for customer parking and fleet vehicle parking.
- (b) Minimum landscaping buffering shall include:
 - i) Hedges of at least four feet in height at time of planting screening the entire fleet vehicle parking lot perimeter.
 - ii) Trees of at least four inches in diameter and ten feet in height at time of planting for every 50 feet of parking lot perimeter, except street trees.

9. Conditions for Dry Cleaning Plants:

- (a) Rear doors must be screened by masonry screening walls that are a minimum of 6 feet in height.

10. Conditions for Private Elementary:

- (a) Shall be developed in accordance with an approved traffic circulation plan and traffic study to include only on-site queuing.
- (b) May not exceed a maximum of 250 enrolled students.

- (c) May only include preschool through 5th grades.
- (d) Must provide dedicated outside or inside play areas, and shall not retrofit parking lots for play areas.

11. Conditions for Day-Care Center:

- (a) Shall be developed in accordance with an approved traffic circulation plan and traffic study to include only on-site queing.
- (b) Must provide dedicated outside or inside play areas, and shall not retrofit parking lots for play areas.

12. Conditions for Residential Care. Any Residential Care facility developed within the PD must provide the following:

- (a) Common food service area;
- (b) Weekly housekeeping service;
- (c) 24-hour on-site courtesy office;
- (d) Wellness center;
- (e) Common leisure/activity area; and
- (f) The maximum number of units will be determined at the Final Development Plan.

13. Conditions for Hotels:

- (a) Guest rooms will be accessible only through interior corridors;
- (b) Entrances through exterior doors must be secured and accessible only to guests and employees;
- (c) Hotel or motel management must be on-site 24 hours each day;
- (d) Overnight parking of trucks with more than two axles and recreational vehicles shall be prohibited in the hotel's or motel's parking lot and parking garage. Signs shall be erected in compliance with Chapter 2308 of the Texas Occupations Code stating those vehicles will be towed from the hotel or motel property;
- (e) Except for not more than five percent of the total number of guest rooms in a Full Service Hotel, guest rooms in a hotel or motel may not contain any Cooking Facility; and
- (f) Delivery service areas must be screened from the view of any right-of-way or residential area by masonry walls.
- (g) Hotels must fall into one of the following three categories listed below:
 - i) *Hotel, Boutique* means a hotel with guest rooms offered at nightly rates only, and that contains and offers the following amenities:
 - a. A minimum of 2,000 square feet of dedicated meeting and event facilities;
 - b. A limited food and beverage service area with staff available and accessible through the interior of the hotel;
 - c. Swimming pool; and
 - d. Fitness center.

- ii) *Hotel, Select Service* means a hotel with guest rooms offered at nightly rates only, and that contains and offers the following amenities:
 - a. A minimum of 4,000 square feet of dedicated meeting and event facilities;
 - b. A restaurant accessible through the interior of the hotel that offers made-to-order food and seating for at least 30 patrons during standard dining hours;
 - c. Swimming pool; and
 - d. Fitness center.

- iii) *Hotel, Full Service* means a hotel with guest rooms offered at nightly rates only, and that contains and offers the following amenities:
 - a. A minimum of 10,000 square feet of dedicated meeting and event facilities;
 - b. Full-menu room service;
 - c. Fitness center;
 - d. Swimming pool;
 - e. Restaurant accessible through the interior of the hotel that offers a full-menu, table service, and seating for at least 50 patrons during standard dining hours; and
 - f. Waiting Area

14. Conditions for Outdoor Bazaars and Street Vendors:

- (a) The following list of outdoor uses are only allowed in The Promenade area, and are only allowed in designated areas of The Promenade – which are the green space areas, sidewalks, hardscape plaza, or display areas (these uses are not allowed in the parking lots or parking spaces):
 - i) Outdoor Bazaar (to be further defined by Final Development Plan)
 - ii) Art Shows or Festivals
 - iii) Farmers Markets
 - iv) Car and Model Car Shows
 - v) Petting Zoo
 - vi) Music Concerts
 - vii) Theater Performances
- (b) The seven outdoor uses listed above are only allowed to operate in The Promenade area on the following days:
 - i) Thursdays
 - ii) Fridays
 - iii) Saturdays
 - iv) Sundays
- (c) The following list of outdoor uses and items are not allowed anywhere in the PD at anytime:
 - i) Flea Markets (to be further defined by Final Development Plan)
 - ii) Livestock or farm animals (except for a petting zoo)

- (d) The following list of items is allowed to be sold outdoors in The Promenade area:
 - i) Art work (such as, but not limited to the following: paintings, drawings, sculpture, glass, woodwork, jewelry, pottery, handmade furniture, crafts, home décor, and clothing)
 - ii) Food
 - iii) Drinks
 - iv) Cars or Model Cars
 - v) Music Concert or Theater Tickets (as well as merchandise associated with the performance such as, but not limited to: t-shirts, CDs, DVDs, or posters)

E. Building Regulations.

Buildings within the PD shall be developed in accordance with the following building regulations.

1. Building Finish Standards:

- (a) Building Finish Standards apply to all exterior walls of a building.
- (b) Primary Finishes are limited to brick, stone (natural, cast, or cultured –textured), stucco, and glass wall.
- (c) Secondary Finishes are limited to exterior insulated finish system (EIFS), wood, and ceramic tiles, decorative CMU and fiberglass reinforced cement exterior siding.
- (d) A minimum of eighty percent (80%) of the exterior finish must be of Primary Finishes, as defined by this development plan. The remaining must be of Secondary Finishes, as defined by this development plan.
- (e) Use of architectural metals is limited to canopies, parapet walls, roof systems, and miscellaneous trim work and must meet the durability standards of the City of Sugar Land Development Code.
- (f) A single building material may not cover more than eighty percent (80%) of the front of any building.

2. Facades & Exterior Walls:

- (a) Facades greater than 100 feet in length shall incorporate plane recesses having a minimum depth of at least 3 percent of the length of the facade and extending at least 20 percent of the length of the facade. No uninterrupted length of a façade shall exceed 100 feet in length.
- (b) Ground floor facades that face public streets shall have storefronts, arcades, display windows, entry areas, awnings or other features along no less than 50 percent of their horizontal length.
- (c) Stores occupying less than 20,000 square feet must contain glass between the height of 3 feet and 8 feet above the sidewalk grade for no less than forty percent of the horizontal length of the building façade.

(d) The ratio of glass to wall of the building façade must not be more than forty percent except for ground level commercial areas where the standard listed in 2(c) applies.

3. Fenestration:

- (a) Punched-type windows, inset from the face of the building, are required above the first floor.
- (b) Continuous horizontal ribbon windows are prohibited.
- (c) Clear glass is required in all retail storefronts.
- (d) Use of reflective glazing shall be limited to second level uses and above.

4. Detail Features:

- (a) Building facades must include a repeating pattern that includes no less than three of the elements listed below. All elements shall repeat at intervals of no more than fifty feet, either horizontally or vertically.
 - Color Change
 - Texture Change
 - Material Module Change

5. Roofs:

- (a) Roofs will have at least one of the following features:
 - Parapets concealing flat roofs and rooftop equipment from public view. The average height will not exceed 15% of the height of the supporting wall unless necessary to screen rooftop equipment. All parapets will feature three dimensional cornice treatments and will be solid from all sides if visible at any distance from the ground.
 - Overhanging eaves, extending no less than 3 feet past the supporting walls.

F. Landscape & Pedestrian Circulation Regulations.

Sites within the PD shall be developed in accordance with the following landscape and pedestrian circulation regulations.

1. Minimum landscape buffers shall be provided as follows:

- (a) Section 2
 - i) Abutting Highway 90A: 26 feet
 - ii) Abutting Easton Avenue: 25 feet
 - iii) Abutting Driveways 1 and 2: 6 feet
 - iv) Abutting Private Access Easement: 22 feet
 - v) Abutting the Levee: 34 feet
 - vi) All other: 6 feet

- (b) Section 3
 - i) Abutting Highway 6: 26 feet
 - ii) Abutting University Boulevard: 40 feet
 - iii) Abutting Driveway 5: 6 feet
 - iv) Abutting Private Access Easement:
 - Option A 22 feet
 - Option B 6 feet (non-contiguous)
 - v) Abutting the Levee: 14 feet
 - vi) All other: 6 feet

- (c) Section 4
 - i) Abutting Highway 6: 26 feet
 - ii) Abutting Highway 90A: 26 feet
 - iii) Abutting Driveway 3: 6 feet
 - iv) Abutting Driveway 4: 6 feet
 - v) Abutting Private Access Easement: 22 feet
 - vi) Abutting the Levee: 34 feet
 - vii) Promenade Area: 6 feet
 - viii) All other: 6 feet

2. Minimum Open Space: 20%.

3. Street Trees:

- (a) Must be planted on a thirty foot on center average.
- (b) Must have a minimum caliper of 4" as measured at ground level when planted.
- (c) Must not be located closer than ten feet from a street lamppost.

4. Sidewalks:

- (a) Sidewalks are required to be five (5) feet wide.
- (b) Continuous sidewalks are required along all public roadways.
- (c) Sidewalks are required along both sides of Driveways 1, 2, 3, 4, and 5 and along both sides of access easements unless as shown in Exhibits B-2, B-4, B-7 and B-10.
- (d) Sidewalks are required along both sides of the AZ02 tract and along both sides of The Promenade area.
- (e) All sidewalks shall be built six (6) feet from the back of curb, within the right-of-way or access easement or as shown on Exhibit B-10.
- (f) The proposed concrete trail along Bullhead Slough shall be five (5) feet wide.

5. The PD shall be developed in accordance with the Landscape Plan (Exhibits B-6 and B-7).

6. Plants used to satisfy the requirements of the PD shall be those on the Plant List (Exhibit B-8)
7. The PD shall be developed in accordance with the Pedestrian & Circulation Plan (Exhibits B-9 and B-10).

G. Additional Regulations.

1. Outside display of merchandise is not permitted, except within:
 - (a) The Promenade area (see above - Section D. Development Regulations, 14. Conditions for Outdoor Bazaars and Street Vendors)
 - (b) Section 3 Option B- Outdoor display of merchandise will be permitted along the front of the building in an area not exceeding 5000 sf in the aggregate, provided that such outdoor merchandising areas will be integrated into the building architecture. (May not be located in a parking space, drive aisle, or block sidewalks)
2. All accessory buildings must be located internal to the tract and not on or abutting public or private streets.
3. Fleet vehicle storage is not permitted in the PD for any of the allowed uses, with the exception of SIC 7515 Passenger Car Leasing.
4. There shall be no water features (except fountains) in the PD to minimize bird attractants.
5. The PD shall be developed in accordance with the Sugar Land Regional Airport Runway Protection Zone (RPZ).

EXHIBIT B-1 SITE LAYOUT PLAN OPTION A



EXHIBIT B-2 SITE LAYOUT PLAN OPTION B



EXHIBIT B-3
CROSS SECTION
OPTION A &
OPTION B SECTIONS 2 & 4

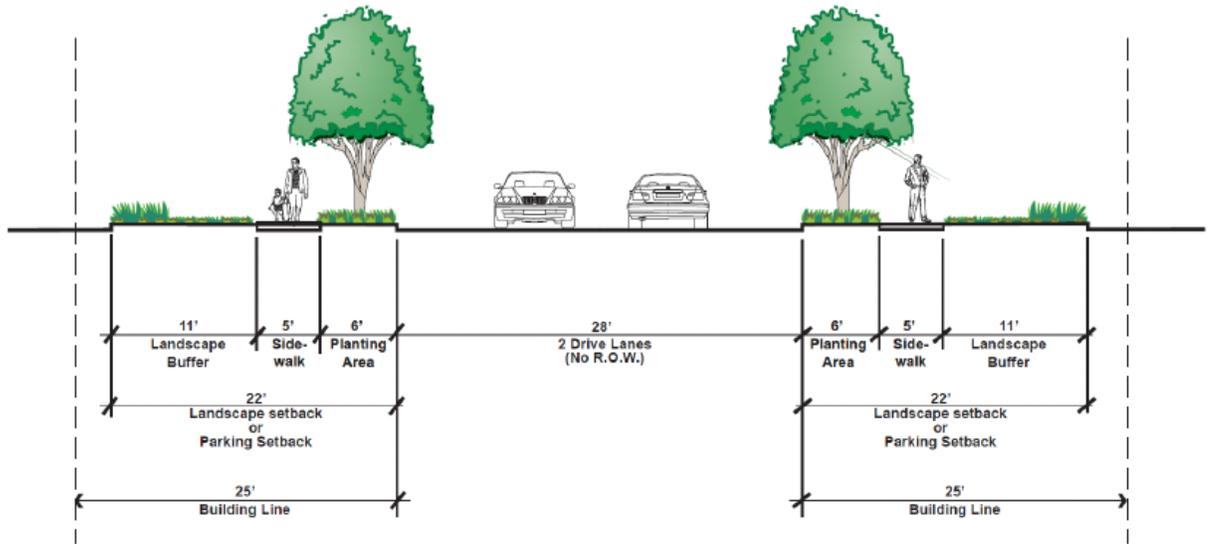
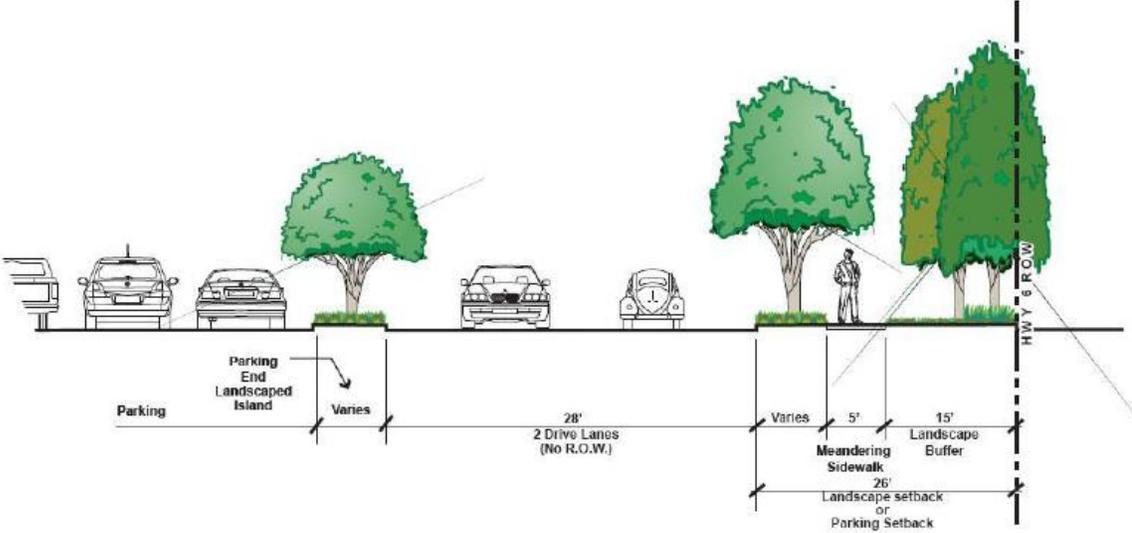


EXHIBIT B-4
CROSS SECTION
OPTION B
SECTION 3 ONLY



**EXHIBIT B-5
LAND USES**

✓ = allowed
-- = not allowed

<u>USES</u>	<u>SIC CODE</u>	<u>SECTIONS</u>		
		<u>2</u>	<u>3</u>	<u>4</u>
Parks and Recreation	99	✓	✓	✓
Corporate Offices (not retail)	99	✓	✓	✓
<u>TRANSPORATION & WAREHOUSING</u>				
General Warehousing and Storage, only as follows:	4225	✓	--	✓
Mini warehouses and Self-Storage Units				
Travel Agencies	4724	✓	✓	✓
<u>RETAIL</u>				
Lumber and Other Building Materials	5211	--	✓	✓
Paint, Glass, and Wallpaper Stores	5231	✓	✓	✓
Hardware Stores	5251	✓	✓	✓
Retail Nurseries, Lawn and Garden Supply Stores	5261	--	✓	✓
Department Stores	5311	✓	✓	✓
Variety Stores	5331	✓	✓	✓
Misc. General Merchandise Stores	5399	✓	✓	✓
Grocery Stores	5411	✓	✓	✓
Convenience Stores with Gas				
Supermarkets and Grocery Stores with Little General Merchandise				
Supermarkets and Grocery Stores with Substantial General Merchandise				
Convenience Stores without Gas				
Meat and Fish Markets	5421	✓	✓	✓
Fruit and Vegetable Markets	5431	✓	✓	✓
Candy, Nut, and Confectionary Stores	5441	✓	✓	✓
Dairy Products Stores	5451	✓	✓	✓
Retail Bakeries	5461	✓	✓	✓
Misc. Food Stores	5499	✓	✓	✓
Auto and Home Supply Stores	5531	✓	✓	✓
Men's and Boy's Clothing Stores	5611	✓	✓	✓
Women's Clothing Stores	5621	✓	✓	✓
Women's Accessory & Specialty Stores	5632	✓	✓	✓
Children's and Infant's Wear Stores	5641	✓	✓	✓
Family Clothing Stores	5651	✓	✓	✓
Shoe Stores	5661	✓	✓	✓
Misc. Apparel & Accessory Stores	5699	✓	✓	✓
Furniture Stores	5712	✓	✓	✓
Floor Covering Stores	5713	✓	✓	✓

<u>USES</u>	<u>SIC CODE</u>	<u>SECTIONS</u>		
		<u>2</u>	<u>3</u>	<u>4</u>
Drapery, Curtain, and Upholstery Stores	5714	✓	✓	✓
Miscellaneous Home furnishings Stores	5719	✓	✓	✓
Household Appliance Stores	5722	✓	✓	✓
Radio, Television & Consumer Electronic Stores	5731	✓	✓	✓
Computer and Computer Software Stores	5734	✓	✓	✓
Musical Instrument Stores	5736	✓	✓	✓
Eating Places	5812	✓	✓	✓
Drinking Places (with alcoholic beverages)	5813	--	✓	✓
Drug Stores and Proprietary Stores	5912	✓	✓	✓
Liquor Stores	5921	✓	✓	✓
Used Merchandise Stores	5932	✓	✓	✓
Sporting Goods Stores and Bicycle Shops (Including gun sales & repair)	5941	✓	✓	✓
Book Stores	5942	✓	✓	✓
Stationery Stores	5943	✓	✓	✓
Jewelry Stores	5944	✓	✓	✓
Hobby, Toy, and Game Shops	5945	✓	✓	✓
Camera and Photographic Supply Stores	5946	✓	✓	✓
Gift, Novelty, and Souvenir Shops	5947	✓	✓	✓
Luggage and Leather Good Stores	5948	✓	✓	✓
Sewing, Needlework, and Piece Goods Stores	5949	✓	✓	✓
Florists	5992	✓	✓	✓
Optical Goods Stores	5995	✓	✓	✓
Miscellaneous Retail Stores	5999	✓	✓	✓
Cosmetic Stores				
Hearing Aid and Artificial Limb Stores				
Pets and Pet Supply Stores				
Art Dealers				
Telephone and Typewriter Stores				
 <u>FINANCE, INSURANCE, AND REAL ESTATE</u>				
National Commercial Banks	6021	✓	✓	✓
State Commercial Banks	6022	✓	✓	✓
Commercial Banks	6029	✓	✓	✓
Savings Institutions, Federally Chartered	6035	✓	✓	✓
Savings Institutions, Not Federally Chartered	6036	✓	✓	✓
Credit Unions, Federally Chartered	6061	✓	✓	✓
Credit Unions, Not Federally Chartered	6062	✓	✓	✓
Federal and Federally Sponsored Credit Agencies	6111	✓	✓	✓
Personal Credit Institutions	6141	✓	✓	✓
Short-Term Business Credit Institutions	6153	✓	✓	✓
Miscellaneous Business Credit Institutions	6159	✓	✓	✓
Mortgage Bankers and Loan Correspondents	6162	✓	✓	✓

<u>USES</u>	<u>SIC CODE</u>	<u>SECTIONS</u>		
		<u>2</u>	<u>3</u>	<u>4</u>
Loan Brokers	6163	✓	✓	✓
Investment Advice	6282	✓	✓	✓
Life Insurance	6311	✓	✓	✓
Accident and Health Insurance	6321	✓	✓	✓
Hospital and Medical Service Plans	6324	✓	✓	✓
Fire, Marine and Casualty Insurance	6331	✓	✓	✓
Surety Insurance	6351	✓	✓	✓
Title Insurance	6361	✓	✓	✓
Pension, Health and Welfare Funds	6371	✓	✓	✓
Insurance Carriers, NEC	6399	✓	✓	✓
Insurance Agents, Brokers, and Service	6411	✓	✓	✓
Real Estate Agents and Managers	6531	✓	✓	✓
Title Abstract Offices	6541	✓	✓	✓
Land Subdividers and Developers	6552	✓	✓	✓
Offices of Bank Holdings Companies	6712	✓	✓	✓
Offices of Holding Companies, NEC	6719	✓	✓	✓
Management Investment Offices, Open-End	6722	✓	✓	✓
Education, Religious, and Charitable Trusts	6732	✓	✓	✓
Trusts, Except Educational, Religious, and Charitable Managers	6733	✓	✓	✓
Patent Owners and Lessors	6794	✓	✓	✓
Real Estate Investment Trusts	6798	✓	✓	✓
Investors, NEC	6799	✓	✓	✓
 <u>SERVICES</u>				
Hotels and Motels	7011	--	✓	✓
Garment Pressing, and Agents for Laundries and Drycleaners (pressing and pickup-dropoff only)	7212	✓	✓	✓
Drycleaning Plants, Except Rug Cleaning	7216	✓	✓	✓
Photographic Studies, Portrait	7221	✓	✓	✓
Beauty Shops	7231	✓	✓	✓
Barber Shops	7241	✓	✓	✓
Shoe Repair Shops and Shoeshine Parlors	7251	✓	✓	✓
Tax Return Preparation Services	7291	✓	✓	✓
Miscellaneous Personal Services	7299	✓	✓	✓
Babysitting Bureaus				
Diet and Weight Reducing Services				
Formal Wear and Costume Rental				
Personal Care Services				
Advertising Agencies	7311	✓	✓	✓
Radio, Television & Publishers' Representatives	7313	✓	✓	✓
Advertising, NEC	7319	✓	✓	✓
Adjustment and Collection Services	7322	✓	✓	✓
Credit Reporting Services	7323	✓	✓	✓

<u>USES</u>	<u>SIC CODE</u>	<u>SECTIONS</u>		
		<u>2</u>	<u>3</u>	<u>4</u>
Photocopying and Duplicating Services	7334	✓	✓	✓
Commercial Photography	7335	✓	✓	✓
Commercial Art and Graphic Design	7336	✓	✓	✓
Secretarial and Court Reporting	7338	✓	✓	✓
Medical Equipment Rental and Leasing	7352	✓	✓	✓
Employment Agencies	7361	✓	✓	✓
Help Supply Services	7363	✓	✓	✓
Computer Programming Services	7371	✓	✓	✓
Prepackaged Software	7372	✓	✓	✓
Computer Integrated Systems Design	7373	✓	✓	✓
Computer Processing & Data Preparation and Processing Services	7374	✓	✓	✓
Information Retrieval Services	7375	✓	✓	✓
Computer Facilities Management Services	7376	✓	✓	✓
Computer Rental and Leasing	7377	✓	✓	✓
Computer Maintenance & Repair	7378	✓	✓	✓
Computer Related Services, NEC	7379	✓	✓	✓
Security Systems Services	7382	✓	✓	✓
Photofinishing Laboratories	7384	✓	✓	✓
Business Services, NEC	7389	✓	✓	✓
Passenger Car Rental	7514	✓	✓	✓
Passenger Car Leasing	7515	✓	✓	✓
Automotive Exhaust System Repair Shops	7533	✓	--	✓
Automotive Transmission Repair Shops	7537	✓	--	✓
General Automotive Repair Shops	7538	✓	--	✓
Automotive Repair Shops, NEC	7539	✓	--	✓
Carwashes	7542	✓	✓	--
Radio and Television Repair Shops	7622	✓	✓	✓
Electrical and Electronic Repair Shops, NEC	7629	✓	✓	✓
Watch, Clock, and Jewelry Repair	7631	✓	✓	✓
Re-upholstery and Furniture Repair	7641	✓	✓	✓
Motion Picture and Video Tape Production	7812	✓	✓	✓
Motion Picture Theaters, Except Drive-In	7832	✓	✓	✓
Video Tape Rental	7841	✓	✓	✓
Dance Studios, Schools, and Halls	7911	✓	✓	✓
Theatrical Producers (Except Motion Picture)				
& Misc. Theatrical Services	7922	✓	✓	✓
Bands, Orchestras, Actors, and Other Entertainers and Groups	7929	✓	✓	✓
Bowling Centers	7933	✓	✓	✓
Professional Sports Clubs and Promoters	7941	✓	✓	✓
Physical Fitness Facilities	7991	✓	✓	✓
Membership Sports and Recreation Clubs	7997	✓	✓	✓
Amusement and Recreation Services (including)	7999	✓	✓	✓
Amusement concessions				
Amusement rides				

<u>USES</u>	<u>SIC CODE</u>	<u>SECTIONS</u>		
		<u>2</u>	<u>3</u>	<u>4</u>
Baseball instruction schools				
Basketball instruction schools				
Billiard parlors				
Bowling instruction				
Bridge club, non-membership				
Bridge instruction				
Concession operators, amusement devices and rides				
Go-cart raceway operation				
Go-cart rentals				
Golf courses, miniature operation of				
Golf, pitch-n-putt				
Gymnastics instruction				
Ice skating rink operation				
Judo instruction				
Karate instruction				
Pack trains for amusement				
Ping pong parlors				
Pool parlors				
Roller skating rink operation				
Scenic railroads for amusement				
Schools and camps, sports instructional				
Scuba and skin diving instruction				
Skating instruction, ice or roller				
Ski instruction				
Slot-car racetracks				
Sports instructors, professional: golf, skiing, swimming, etc.				
Sports professionals				
Swimming instruction				
Swimming pools, except membership				
Tennis courts, outdoor and indoor operation of, non-membership				
Tennis professionals				
Ticket sales offices for sporting events, contract				
Trampoline operation				
Waterslides, operation of				
Wave pools, operation of				
Wax figure exhibitions				
Yoga instruction				
Offices and Clinics of Doctors of Medicine	8011	✓	✓	✓
Offices and Clinics of Dentists	8021	✓	✓	✓
Offices and Clinics of Doctors of Osteopathy	8031	✓	✓	✓
Offices and Clinics of Chiropractors	8041	✓	✓	✓
Offices and Clinics of Optometrists	8042	✓	✓	✓
Offices and Clinics of Podiatrists	8043	✓	✓	✓
Offices and Clinics of Health Practitioners, NEC	8049	✓	✓	✓

<u>USES</u>	<u>SIC CODE</u>	<u>SECTIONS</u>		
		<u>2</u>	<u>3</u>	<u>4</u>
Skilled Nursing and Care Facilities	8051	--	✓	✓
Intermediate Care Facilities	8052	--	✓	✓
Nursing and Personal Care Facilities, NEC	8059	--	✓	✓
General Medical and Surgical Hospitals	8062	--	✓	✓
Specialty Hospitals, Except Psychiatric (No alcoholism or drug rehabilitation hospitals are allowed)	8069	--	✓	✓
Medical Laboratories	8071	✓	✓	✓
Dental Laboratories	8072	✓	✓	✓
Home Health Care Services	8082	✓	✓	✓
Kidney Dialysis Centers	8092	✓	✓	✓
Specialty Outpatient Facilities	8093	✓	✓	✓
Family Planning Centers				
Outpatient Mental Health Facilities				
Health and Allied Services, NEC	8099	✓	✓	✓
Legal Services	8111	✓	✓	✓
Elementary Schools (no secondary schools & no public schools)	8211	✓	--	✓
Colleges, Universities, and Professional Schools	8221	--	✓	✓
Junior Colleges and Technical Institutes	8222	--	✓	✓
Libraries	8231	--	✓	✓
Data Processing Schools	8243	--	✓	✓
Business and Secretarial Schools	8244	--	✓	✓
Vocational Schools, NEC	8249	--	✓	✓
Schools and Educational Services, NEC	8299	--	✓	✓
Individual and Family Social Services	8322	--	✓	✓
Job Training and Vocational Rehabilitation Services	8331	--	✓	✓
Child Day Care Services	8351	✓	✓	✓
Residential Care	8361	--	✓	✓
Homes for the Elderly				
Other Residential Care				
Social Services, NEC	8399	--	✓	✓
Museums and Art Galleries	8412	✓	✓	✓
Business Associations	8611	✓	✓	✓
Professional Membership Organizations	8621	✓	✓	✓
Civic, Social, and Fraternal Associations	8641	--	✓	✓
Political Organizations	8651	✓	✓	✓
Religious Organizations	8661	✓	✓	✓
Membership Organizations, NEC	8699	✓	✓	✓
Engineering Services	8711	✓	✓	✓
Architectural Services	8712	✓	✓	✓
Surveying Services	8713	✓	✓	✓
Accounting, Auditing & Bookkeeping Services	8721	✓	✓	✓
Management Services	8741	✓	✓	✓
Management Consulting Services	8742	✓	✓	✓
Public Relations Services	8743	✓	✓	✓

<u>USES</u>	<u>SIC CODE</u>	<u>SECTIONS</u>		
		<u>2</u>	<u>3</u>	<u>4</u>
Facilities Support Management Services	8744	✓	✓	✓
Business Consulting Services, NEC	8748	✓	✓	✓
Services, NEC	8999	✓	✓	✓
Public Finance, Taxation & Monetary Policy	9311	✓	✓	✓
Administration of Educational Programs	9411	✓	✓	✓
Administration of Public Health Programs	9431	✓	✓	✓
Administration of Social, Human Resources & Income Maintenance Programs	9441	✓	✓	✓
Administration of Veterans' Affairs, Except Health Insurance	9451	✓	✓	✓

EXHIBIT B-6
LANDSCAPE PLAN
OPTION A



EXHIBIT B-7
 LANDSCAPE PLAN
 OPTION B



LEGEND

- LANDSCAPE AREAS
- CIRCULATION



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VERBIN + ASSOCIATES
 LAND PLANNING URBAN DESIGN & ARCHITECTURE
 14875.3610

EXHIBIT B-8

PLANT LIST

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

Street Trees:

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

Small & Ornamental Trees:

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

Shrubs:

Encore Azalea - *Azalea* hybrid 'Autumn Sweetheart', 'Autumn Twist', 'Autumn Rouge', 'Autumn Bravo'
Indica Azalea - *Azalea indica* 'Sweet Forgiveness', 'Geo. Taber', 'GG Gerbing', 'Formosa'
Abelia - *Abelia x grandiflora* 'Prostrata', 'Sherwoodi', Edward Goucher'
Boxwood - *Buxus* spp.
Dwarf Bottlebrush - *Callistemon citrinus* 'Austraflora', 'Firebrand', 'Little John', and 'Splendens'
Camellia - *Camellia* spp.
Japanese Cleystera - *Ternstroemia gymnathera*
Sago Palm - *Cycas revoluta*
Umbrella Plant - *Cyperus alternifolius*
Butterfly Iris - *Dietes iridioides*
Elaeagnus Ebbingei - *Elaeagnus macrophylla*

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

Groundcovers & Vines:

Carpet Bugle - *Ajuga reptans*
 Coral Vine - *Antigonon leptopus*
 Asparagus Fern - *Asparagus sprengeri*
 Crossvine - *Bignonia capreolata*
 Trumpet Creeper - *Campsis radicans*
 Mexican Heather - *Cuphea hyssopifolia*
 Wood Fern - *Dryopteris normalis*
 Carolina Jasmine - *Gelsimium sempervirens*
 English Ivy - *Hedera helix*
 Daylily - *Hemerocallis* 'Evergreen Yellow Supreme', 'Ming Toy', 'Stella D'oro'.
 Coral Honeysuckle - *Lonicera sempervirens*
 Big Blue Liriope - *Liriope muscari* 'Big Blue'
 Evergreen Wisteria - *Millettia reticulata*
 Variegated Giant Liriope - *Ophiopogon jaburan*
 Monkey Grass - *Ophiopogon japonica*

Katie Ruellia - *Ruellia brittonia* 'Katy'
Virginia Creeper - *Parthenocissus quinquefolia*
Star Jasmine - *Trachelospermum jasminoides*
Purple Queen - *Setcreasea pallida*
Lantana - *Lantana sellowiana*
Fig Ivy - *Ficus pumila*
Bougainvillea - *Bougainvillea* spp.

Arborvitae, yucca, cactus, and bamboo are prohibited.

**EXHIBIT B-9
PEDESTRIAN/CIRCULATION PLAN
OPTION A**



**EXHIBIT B-10
PEDESTRIAN/CIRCULATION PLAN
OPTION B**

