

ORDINANCE NO. 1808

AN ORDINANCE OF THE CITY OF SUGAR LAND, TEXAS, PERMANENTLY ZONING THE 57.097 ACRES OF LAND LOCATED NORTHWEST OF THE INTERSECTION OF UNIVERSITY BOULEVARD AND NEW TERRITORY BOULEVARD IN TELFAIR AS ZONING DISTRICT CLASSIFICATION PD (PLANNED DEVELOPMENT), AND APPROVING A FINAL DEVELOPMENT PLAN FOR THE DISTRICT.

WHEREAS, NNP-Telfair LP has requested that the 57.097 acres of land located at the intersection of Telfair Avenue and University Boulevard be permanently zoned as zoning district classification PD (Planned Development); and

WHEREAS, the applicant has submitted a final development plan for the PD zoning district which complies with the requirements of the zoning regulations; and

WHEREAS, the Planning and Zoning Commission recommends approval of the permanent zoning classification and the final development plan for the PD zoning district; and

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

WHEREAS, the City Council finds that the permanent zoning classification and the final 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:**

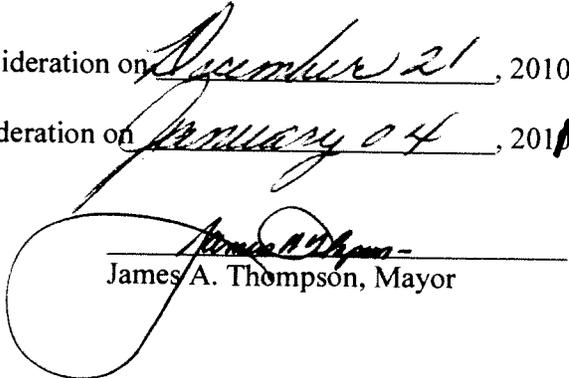
Section 1. That the 57.097 acres of land described in Exhibit A, attached to and incorporated into this ordinance by reference, is permanently zoned as zoning district classification PD (Planned Development).

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

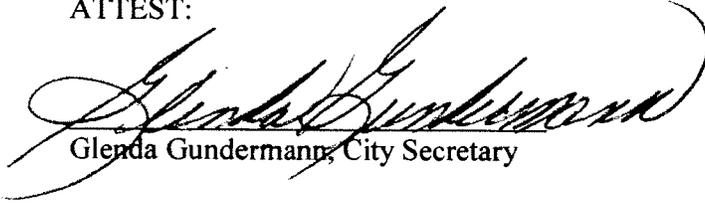
Section 3. That the City's official zoning map is amended to show the permanent zoning district classification.

APPROVED upon first consideration on December 21, 2010.

ADOPTED on second consideration on January 04, 2011.


James A. Thompson, Mayor

ATTEST:



Glenda Gundermann, City Secretary

Reviewed for Legal Compliance:



Attachments: Exhibit A: Metes and Bounds Description
Exhibit B: Final Development Plan

EXHIBIT A
METES AND BOUNDS DESCRIPTION

DESCRIPTION OF
57.097 ACRES

Being 57.097 acres of land located in the Alexander Hodge League, Abstract 32, 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 instrument of record in File No. 2003149525, Official Public Records, of said Fort Bend County (F.B.C.O.P.R.), said NNP-Keepsake, L.P. now known as NNP-Telfair LP, by instrument of record in File No. 2006007940, F.B.C.O.P.R., and being a portion of that certain called 41.832 acre tract conveyed to Fort Bend County Levee Improvement District No. 17, by instrument of record in File No. 2008083024, F.B.C.O.P.R., said 57.097 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);

BEGINNING at the most northerly southeast corner of said 41.832 acre tract, same being on the west right-of-way line of University Boulevard (width varies) as shown on University Boulevard Phase Two Street Dedication, a subdivision of record in Plat No. 20090018, Plat Records, of said Fort Bend County, the beginning of a curve;

Thence, with the west right-of-way line of said University Boulevard, 903.73 feet along the arc of a curve to the left, having a radius of 2960.00 feet, a central angle of 17° 29' 35" and a chord which bears South 04° 46' 36" West, 900.22 feet to a point for corner;

Thence, continuing with said west right-of-way line, South 03° 58' 12" East, 1275.17 feet to a point for corner;

Thence, leaving said west right-of-way line, South 86° 45' 27" West, 777.58 feet to a point for corner, the beginning of a curve;

Thence, 67.02 feet along the arc of a non-tangent curve to the left, having a radius of 50.00 feet, a central angle of 76° 47' 59" and a chord which bears South 86° 45' 27" West, 62.11 feet to a point for corner;

Thence, South 86° 45' 27" West, 432.11 feet to a point for corner on an east line of the aforementioned 41.832 acre tract, the beginning of a curve;

Thence, with the east line of said 41.832 acre tract, the following three (3) courses:

- 1) 84.21 feet along the arc of a non-tangent curve to the right, having a radius of 67.50 feet, a central angle of 71° 28' 58" and a chord which bears North 09° 29' 08" East, 78.86 feet to a point for corner, the beginning of a reverse curve;
- 2) 264.68 feet along the arc of a tangent curve to the left, having a radius of 172.50 feet, a central angle of 87° 54' 46" and a chord which bears North 01° 16' 14" East, 239.47 feet to a point for corner, the beginning of a reverse curve;
- 3) 197.28 feet along the arc of a tangent curve to the left, having a radius of 150.00 feet, a central angle of 75° 21' 22" and a chord which bears North 05° 00' 29" West, 183.37 feet to a point for corner, the beginning of a reverse curve;

Thence, leaving said east line, 19.49 feet along the arc of a tangent curve to the left, having a radius of 50.00 feet, a central angle of 22° 19' 49" and a chord which bears North 21° 30' 18" East, 19.36 feet to a point for corner, the beginning of a reverse curve;

Thence, 68.80 feet along the arc of a tangent curve to the right, having a radius of 110.00 feet, a central angle of 35° 50' 01" and a chord which bears North 28° 15' 24" East, 67.68 feet to a point for corner, the beginning of a reverse curve;

Thence, 32.72 feet along the arc of a tangent curve to the left, having a radius of 50.00 feet, a central angle of 37° 30' 00" and a chord which bears North 27° 25' 24" East, 32.14 feet to a point for corner on the east line of said 41.832 acre tract, the beginning of a compound curve;

Thence, with the east line of said 41.832 acre tract, the following three (3) courses:

- 1) 80.05 feet along the arc of a tangent curve to the left, having a radius of 176.50 feet, a central angle of $25^{\circ} 59' 15''$ and a chord which bears North $04^{\circ} 19' 13''$ West, 79.37 feet to a point for corner, the beginning of a reverse curve;
- 2) 30.33 feet along the arc of a tangent curve to the right, having a radius of 60.00 feet, a central angle of $28^{\circ} 58' 03''$ and a chord which bears North $02^{\circ} 49' 49''$ West, 30.01 feet to a point for corner, the beginning of a compound curve;
- 3) 34.84 feet along the arc of a tangent curve to the right, having a radius of 82.00 feet, a central angle of $24^{\circ} 20' 38''$ and a chord which bears North $23^{\circ} 49' 32''$ East, 34.58 feet to a point for corner, the beginning of a reverse curve;

Thence, leaving the east line of said 41.832 acre tract, 16.62 feet along the arc of a tangent curve to the left, having a radius of 50.00 feet, a central angle of $19^{\circ} 02' 35''$ and a chord which bears North $26^{\circ} 28' 33''$ East, 16.54 feet to a point for corner;

Thence, North $16^{\circ} 57' 16''$ East, 51.75 feet to a point for corner;

Thence, North $42^{\circ} 41' 52''$ East, 47.77 feet to a point for corner, the beginning of a curve;

Thence, 22.90 feet along the arc of a tangent curve to the left, having a radius of 50.00 feet, a central angle of $26^{\circ} 14' 36''$ and a chord which bears North $29^{\circ} 34' 34''$ East, 22.70 feet to a point for corner on the east line of said 41.832 acre tract, the beginning of a compound curve;

Thence, with the east line of said 41.832 acre tract, 256.70 feet along the arc of a tangent curve to the left, having a radius of 310.00 feet, a central angle of $47^{\circ} 26' 44''$ and a chord which bears North $07^{\circ} 16' 06''$ West, 249.43 feet to a point for corner, the beginning of a reverse curve;

Thence, continuing with the east line of said 41.832 acre tract, 166.69 feet along the arc of a tangent curve to the right, having a radius of 301.00 feet, a central angle of $31^{\circ} 43' 46''$ and a chord which bears North $15^{\circ} 07' 34''$ West, 164.57 feet to a point for corner;

Thence, leaving the east line of said 41.832 acre tract, North 20° 46' 13" West, 5.31 feet to a point for corner;

Thence, North 00° 40' 15" East, 64.05 feet to a point for corner;

Thence, North 20° 48' 54" East, 124.95 feet to a point for corner, the beginning of a curve;

Thence, 42.02 feet along the arc of a tangent curve to the left, having a radius of 100.00 feet, a central angle of 24° 04' 31" and a chord which bears North 08° 46' 38" East, 41.71 feet to a point for corner;

Thence, North 03° 15' 38" West, 112.86 feet to a point for corner, the beginning of a curve;

Thence, 14.05 feet along the arc of a tangent curve to the left, having a radius of 50.00 feet, a central angle of 16° 05' 50" and a chord which bears North 11° 18' 32" West, 14.00 feet to a point for corner on the east line of said 41.832 acre tract, the beginning of a reverse curve;

Thence, with the east line of said 41.832 acre tract, the following six (6) courses:

- 1) 86.04 feet along the arc of a tangent curve to the right, having a radius of 90.50 feet, a central angle of 54° 28' 14" and a chord which bears North 07° 52' 40" East, 82.83 feet to a point for corner, the beginning of a reverse curve;
- 2) 387.08 feet along the arc of a tangent curve to the left, having a radius of 350.00 feet, a central angle of 63° 21' 57" and a chord which bears North 03° 25' 48" East, 367.65 feet to a point for corner, the beginning of a reverse curve;
- 3) 141.17 feet along the arc of a tangent curve to the right, having a radius of 67.50 feet, a central angle of 119° 49' 56" and a chord which bears North 31° 39' 48" East, 116.81 feet to a point for corner, the beginning of a reverse curve;

- 4) 209.79 feet along the arc of a tangent curve to the left, having a radius of 275.00 feet, a central angle of $43^{\circ} 42' 37''$ and a chord which bears North $69^{\circ} 43' 28''$ East, 204.74 feet to a point for corner, the beginning of a reverse curve;
- 5) 64.88 feet along the arc of a tangent curve to the right, having a radius of 52.50 feet, a central angle of $70^{\circ} 48' 06''$ and a chord which bears North $83^{\circ} 16' 12''$ East, 60.83 feet to a point for corner, the beginning of a reverse curve;
- 6) 68.41 feet along the arc of a tangent curve to the left, having a radius of 240.00 feet, a central angle of $16^{\circ} 19' 53''$ and a chord which bears South $69^{\circ} 29' 42''$ East, 68.18 feet to a point for corner;

Thence, leaving the east line of said 41.832 acre tract, North $82^{\circ} 08' 03''$ East, 165.78 feet to a point for corner on the east line of said 41.832 acre tract, the beginning of a curve;

Thence, with the east line of said 41.832 acre tract, 59.66 feet along the arc of a non-tangent curve to the left, having a radius of 240.00 feet, a central angle of $14^{\circ} 14' 32''$ and a chord which bears North $54^{\circ} 48' 29''$ East, 59.50 feet to a point for corner;

Thence, leaving the east line of said 41.832 acre tract, East, 208.76 feet to a point for corner OM the east line of said 41.832 acre tract, the beginning of a curve;

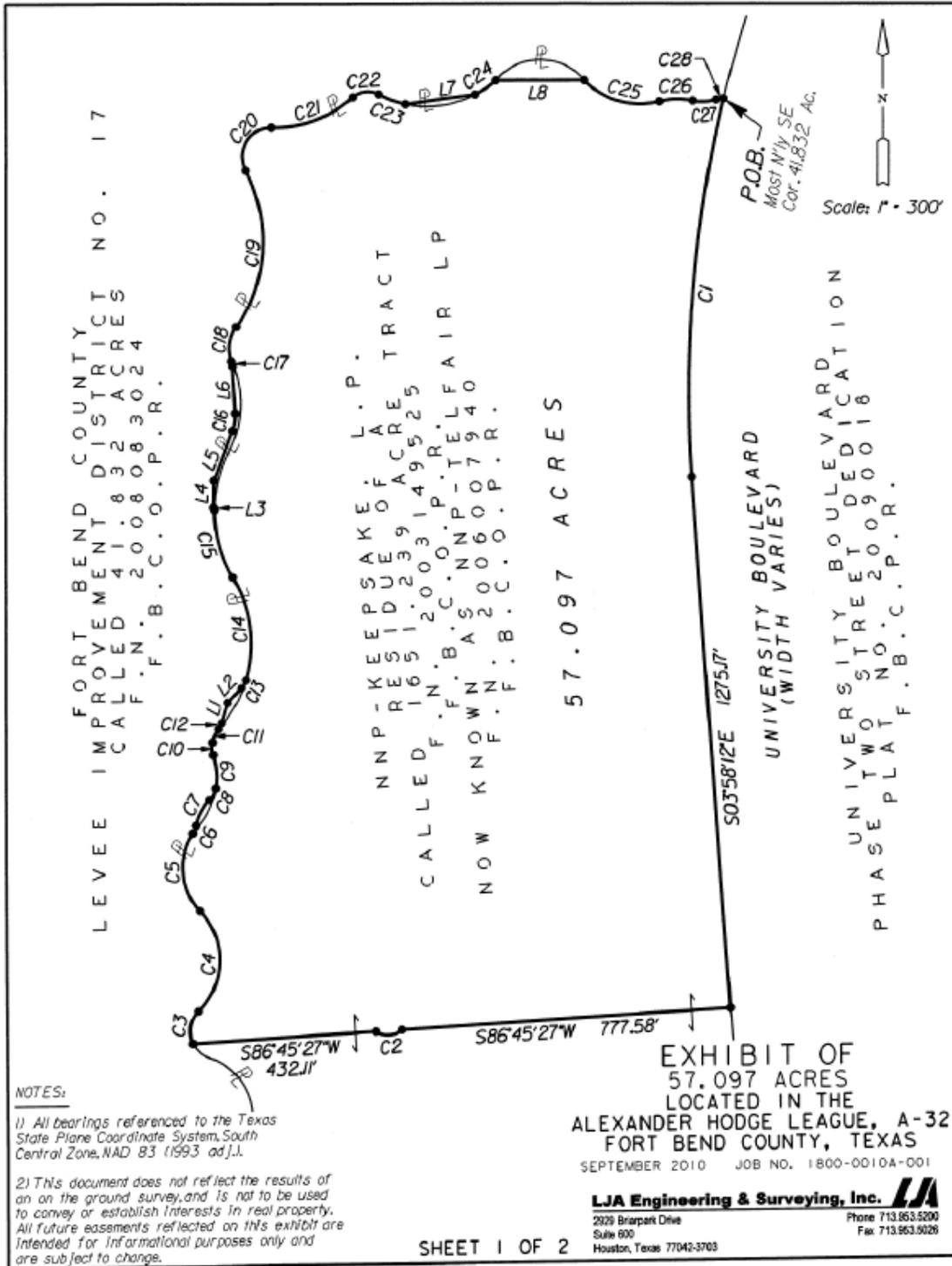
Thence, with the east line of said 41.832 acre tract, the following four (4) courses:

- 1) 193.99 feet along the arc of a non-tangent curve to the left, having a radius of 180.50 feet, a central angle of $61^{\circ} 34' 36''$ and a chord which bears South $73^{\circ} 58' 53''$ East, 184.78 feet to a point for corner, the beginning of a reverse curve;
- 2) 79.28 feet along the arc of a tangent curve to the right, having a radius of 168.00 feet, a central angle of $27^{\circ} 02' 14''$ and a chord which bears North $88^{\circ} 44' 56''$ East, 78.54 feet to a point for corner, the beginning of a reverse curve;

- 3) 55.82 feet along the arc of a tangent curve to the left, having a radius of 106.50 feet, a central angle of $30^{\circ} 01' 47''$ and a chord which bears North $87^{\circ} 15' 10''$ East, 55.18 feet to a point for corner, the beginning of a reverse curve;

- 4) 18.06 feet along the arc of a tangent curve to the right, having a radius of 52.50 feet, a central angle of $19^{\circ} 42' 42''$ and a chord which bears North $82^{\circ} 05' 38''$ East, 17.97 feet to the POINT OF BEGINNING and containing 57.097 acres of land.

LJA Engineering & Surveying, Inc.



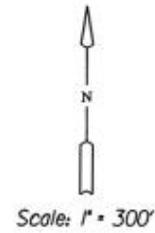
NOTES:

1) All bearings referenced to the Texas State Plane Coordinate System, South Central Zone, NAD 83 (1993 adj.).

2) This document does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property. All future easements reflected on this exhibit are intended for informational purposes only and are subject to change.

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LINE TABLE		
Line	Bearing	Distance
1	N16° 57' 16" E	51.75'
2	N42° 41' 52" E	47.77'
3	N20° 46' 13" W	5.31'
4	N00° 40' 15" E	64.05'
5	N20° 48' 54" E	124.95'
6	N03° 15' 38" W	112.86'
7	N82° 08' 03" E	165.78'
8	EAST	208.76'



CURVE TABLE						
Curve	Radius	Tangent	Chord	Arc	Delta	Chord Bearing
1	2960.00'	455.41'	900.22'	903.73'	17° 29' 35"	S04° 46' 36" W
2	50.00'	39.63'	62.11'	67.02'	76° 47' 59"	S86° 45' 27" W
3	67.50'	48.58'	78.86'	84.21'	71° 28' 58"	N09° 29' 08" E
4	172.50'	166.33'	239.47'	264.68'	87° 54' 46"	N01° 16' 14" E
5	150.00'	115.84'	183.37'	197.28'	75° 21' 22"	N05° 00' 29" W
6	50.00'	9.87'	19.36'	19.49'	22° 19' 49"	N21° 30' 18" E
7	110.00'	35.56'	67.68'	68.80'	35° 50' 01"	N28° 15' 24" E
8	50.00'	16.97'	32.14'	32.72'	37° 30' 00"	N27° 25' 24" E
9	176.50'	40.73'	79.37'	80.05'	25° 59' 15"	N04° 19' 13" W
10	60.00'	15.50'	30.01'	30.33'	28° 58' 03"	N02° 49' 49" W
11	82.00'	17.69'	34.58'	34.84'	24° 20' 38"	N23° 49' 32" E
12	50.00'	8.39'	16.54'	16.62'	19° 02' 35"	N26° 28' 33" E
13	50.00'	11.66'	22.70'	22.90'	26° 14' 36"	N29° 34' 34" E
14	310.00'	136.23'	249.43'	256.70'	47° 26' 44"	N07° 16' 06" W
15	301.00'	85.54'	164.57'	166.69'	31° 43' 46"	N15° 07' 34" W
16	100.00'	21.32'	41.71'	42.02'	24° 04' 31"	N08° 46' 38" E
17	50.00'	7.07'	14.00'	14.05'	16° 05' 50"	N11° 18' 32" W
18	90.50'	46.58'	82.83'	86.04'	54° 28' 14"	N07° 52' 40" E
19	350.00'	216.02'	367.65'	387.08'	63° 21' 57"	N03° 25' 48" E
20	67.50'	116.52'	116.81'	141.17'	119° 49' 56"	N31° 39' 48" E
21	275.00'	110.30'	204.74'	209.79'	43° 42' 37"	N69° 43' 28" E
22	52.50'	37.31'	60.83'	64.88'	70° 48' 06"	N83° 16' 12" E
23	240.00'	34.44'	68.18'	68.41'	16° 19' 53"	S69° 29' 42" E
24	240.00'	29.98'	59.50'	59.66'	14° 14' 32"	N54° 48' 29" E
25	180.50'	107.55'	184.78'	193.99'	61° 34' 36"	S73° 58' 53" E
26	168.00'	40.39'	78.54'	79.28'	27° 02' 14"	N88° 44' 56" E
27	106.50'	28.57'	55.18'	55.82'	30° 01' 47"	N87° 15' 10" E
28	52.50'	9.12'	17.97'	18.06'	19° 42' 42"	N82° 05' 38" E

NOTES:

1) All bearings referenced to the Texas State Plane Coordinate System, South Central Zone, NAD 83 (1993 ad J).

2) This document does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property. All future easements reflected on this exhibit are intended for informational purposes only and are subject to change.

EXHIBIT OF
57.097 ACRES
LOCATED IN THE
ALEXANDER HODGE LEAGUE, A-32
FORT BEND COUNTY, TEXAS
SEPTEMBER 2010 JOB NO. 1800-0010A-001

LJA Engineering & Surveying, Inc.
2529 Briarpark Drive
Suite 600
Houston, Texas 77042-3703
Phone 713.953.5200
Fax 713.953.5026

SHEET 2 OF 2

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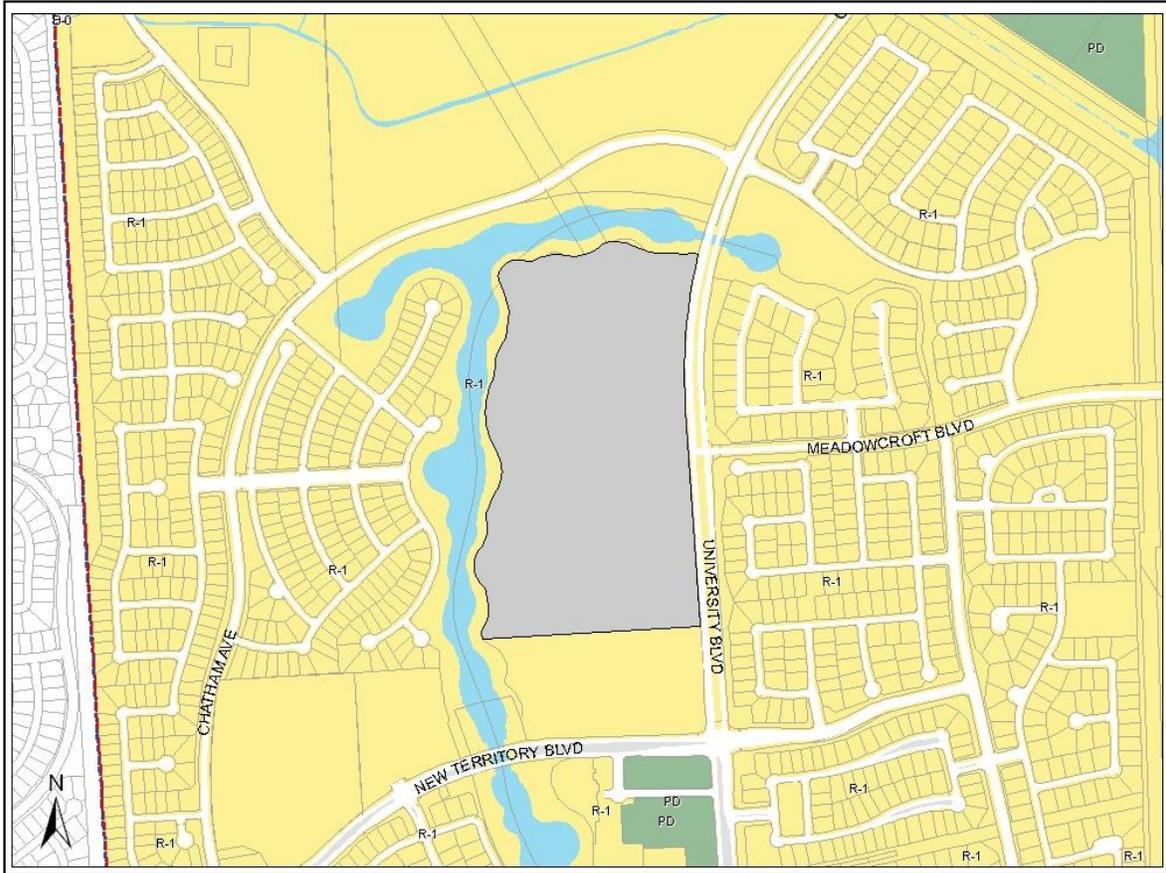


EXHIBIT B

FINAL DEVELOPMENT PLAN TELFAIR CENTRAL RESIDENTIAL

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

1. Contents
2. General Provisions, Definitions, and Exhibits
3. Land Uses
4. Lot Development Regulations
5. Streets and Alleys
6. Parking Regulations
7. Landscape, Open Space, and Trails Regulations.
8. Building Materials Standards
9. Conflicts and Omissions

B. General Provisions, Definitions, and Exhibits.

1. In accordance with Section 2-176, the planned development must be constructed, developed, and maintained in accordance with this Final Development Plan.
2. Unless otherwise stated herein, the current requirements of the R-1 zoning district shall apply.
3. Except as otherwise provided for in this Final Development Plan, the words used in this plan have the same meaning established by the Development Code. In this ordinance:

Build-To Line means a line with which the exterior wall of the building on a lot is required to coincide. Minor deviations from the build-to line are permitted for such architectural features as recesses, niches, ornamental projections, entrance bays, or other articulations of the façade.

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

Mews means designated parkland or open space within the PD that has frontage on a public street and provides paved pedestrian access from the street to adjoining lots.

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.

Porch means the front entrance to a residential building, at least partly covered, that is constructed integral with the building.

Shared/Common Driveway means a privately owned and maintained vehicular access way that provides access from a public street to one or more single-family residential lots.

4. Exhibits. The following exhibits are attached to and made part of the Final Development Plan for the Telfair Central Residential PD. Development shall be substantially in compliance with the following Exhibits:

- Exhibit B-1: *Overall Site Layout Plan*
- Exhibit B-2: *Lot Configurations*
- Exhibit B-3: *Front Setbacks Plan*
- Exhibit B-4: *Street Hierarchy Plan*
- Exhibit B-5: *Street, Alley, Fire Lane & Shared/Common Driveway Cross-Sections*
- Exhibit B-6: *Parking Plan*
- Exhibit B-7: *Landscape, Open Space & Trails Plan*
- Exhibit B-8: *Plant List*

C. Land Uses.

Listed below are land uses permitted in the Telfair Central Residential PD. All other land uses are prohibited.

<u>Use</u>	<u>SIC Code</u>
Private Household Services	8811
Dwellings – Single Family	99 – Non-classifiable
Parks, Recreation Facilities, Public or Private	99 – Non-classifiable
Residential Sales Office (temporary)	

D. Lot Development Regulations.

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

1. Lot orientation and layouts:
 - (a) Per Exhibit B-1, *Overall Site Layout Plan*, lots may front a public street or mews.
 - (b) Lots fronting a mews will have vehicular access via a rear alley or fire lane.
 - (c) Typical lot layouts are shown on Exhibit B-2, *Lot Configurations*
2. Minimum lot area: 6,000 square feet
3. Minimum lot width:
 - (a) 50 feet for interior lot
 - (b) 60 feet for corner lot
 - (c) 60 feet for at least 50% of all lots within the PD
4. Minimum lot depth:
 - (a) 90 feet
 - (b) 120 feet for at least 50% of all lots within the PD
5. Maximum lot coverage: 65%
6. Maximum height of structures: 2½ stories, but no more than 35 feet above ground level
7. Minimum building setbacks from lot lines:
 - (a) Front yard, per exhibit B-3, *Front Setbacks Plan*:
 - (1) 5 foot build-to line, fronting a mews
 - (2) 10 feet fronting a public street, with rear yard adjacent to an alley, fire lane or shared/common driveway
 - (3) 15 feet fronting a public street with no rear lot access
 - (4) 20 feet for a garage if the garage’s main driveway door faces the street

- (5) 5 feet greater for the garage portion than the occupied portion of the building
 - (b) Side yard: 5 feet
 - (c) Street side yard: 10 feet
 - (d) Rear yard:
 - (1) 7 feet
 - (2) 5 feet if adjacent to alley, fire lane or shared/common driveway
 - (3) 20 feet for a garage if the garage's main driveway door faces an alley, fire lane or shared/common driveway
8. Maximum Front Yard Building Setback from Lot Lines: no more than five feet greater than the minimum required setback.
 9. Porches:
 - (a) Porches may encroach the front yard setback by a maximum of 5 feet, except where fronting a mews.
 - (b) At least 70 residential structures will include a porch. Homes with porches are required on 1 of every 3 lots at a minimum.
 - (c) Minimum Dimensions:
 - (1) 25% of front façade width
 - (2) 8' depth

E. Streets and Alleys.

1. All public rights-of-way within the PD shall be developed in accordance with Exhibits B-4, *Street Hierarchy Plan* and B-5, *Street, Alley & Fire Lane Cross-Sections*.
2. Street "A", as shown on Exhibit B-4, *Street Hierarchy Plan*, shall have a minimum 100 foot median length in order to provide full access to intersecting alleys.
3. The minimum block length shall be 110 feet in order to provide a more pedestrian friendly neighborhood.
4. A shared/common driveway, either side of and parallel to Street "A", as shown on Exhibit B-4, *Street Hierarchy Plan*, will be less than 200 feet in length and serve no more than 8 lots.
5. Overhead power/utility lines are prohibited in the alleys, shared/common driveways, and firelanes.
6. A round-a-bout will be constructed at the southern entrance to the neighborhood with the intent to help buffer the residential lots from the mixed use development. The round-a-bout will include landscape features around the perimeter of the round-a-bout and the center island. The paving of the round-a-bout must include decorative pavers with contrasting color, texture and shape.
7. All "entry" streets intersecting University Boulevard will include a change in pavement color, texture or paving pattern to promote traffic calming and the identification of the planned development area.

F. Parking Regulations.

1. Designated parking lanes for parallel parking will be provided along Streets "A" and "E" as shown on Exhibit B-6, *Parking Plan*.
2. On-street parallel parking will be prohibited and signage indicating "no parking" shall be installed along one or both sides of specific streets as indicated on Exhibit B-6, *Parking Plan*.

3. Parking will be prohibited and signage indicating “no parking” shall be installed along designated alleys, shared/common driveways, and fire lanes as shown on Exhibit B-6, *Parking Plan*.

G. Landscape, Open Space, and Trails Regulations.

1. Minimum widths for landscape buffers, continuous along:
 - (a) University Boulevard: 20 feet
 - (b) North side of Street “B” adjoining commercial zoning to south: 10 feet
2. Minimum 15% open space to be distributed approximately as shown on Exhibit B-7, *Landscape, Open Space & Trails Plan*.
3. Shade trees required per Section 3-4 (Residential Front Yard Landscaping Requirements) of the Development Code may be located within public street right-of-way or common open space.
4. In addition to shade trees required per Section 3-4 of the Development Code, one shade tree shall be provided within 15 feet of a street-side lot line per 50 feet of lot depth or portion thereof and may be located within public street right-of-way.
5. Street trees within medians shall be provided at one tree per 30 linear feet of median or portion thereof.
6. Approved plant materials are shown in Exhibit B-8, *Plant List*
7. Mews Development Regulations:
 - (a) Minimum setbacks from lot lines and rights-of-way:
 - (1) 10 feet for structures, such as gazebos
 - (2) 1 foot for landscape architectural features such as a trellis
 - (b) Maximum height of structures: 1 story, but no more than 15 feet above ground level.
 - (c) No enclosed buildings are allowed within the mews area, only open structures such as gazebos and shade structures are allowed.
8. Sidewalks/Trails:
 - (a) Minimum 6 foot width along University Boulevard
 - (b) Minimum 5 foot width within mews
 - (c) Minimum 6 foot width for connections to Telfair Lake trail as shown on Exhibit B-7, *Landscape, Open Space & Trails Plan*.
 - (d) Minimum 5 foot wide sidewalks along both sides of all public streets as shown on street cross-sections, Exhibit 6.
9. Any lighting used to illuminate sidewalks, trails, landscape buffers or parks and recreation areas must be arranged, located, or screen to direct light away from any nearby lot used for residential use.

H. Building Materials Standards.

1. For each residential building in the PD, at least 50% of the area of each exterior wall must be constructed of masonry, glass, or fiber cement siding. In this ordinance, masonry also includes cementitious stucco.
2. The following construction materials shall not be used on the exterior wall of a residential building:

- (a) Vinyl siding, wood fiber hardboard siding, oriented strand board siding, plastic, or fiberglass panels.
 - (b) Smooth or untextured concrete surfaces.
 - (c) Exterior Insulated Finish Systems (E.I.F.S.)
 - (d) Galvanized, aluminum coated, zinc-aluminum coated, or unpainted metal finishes.
3. Possible retaining walls, as shown in Exhibit B-5, *Street, Alley, Fire Lane & Shared/Common Driveway Cross-Sections*, shall be less than 2 feet in height and constructed of masonry.

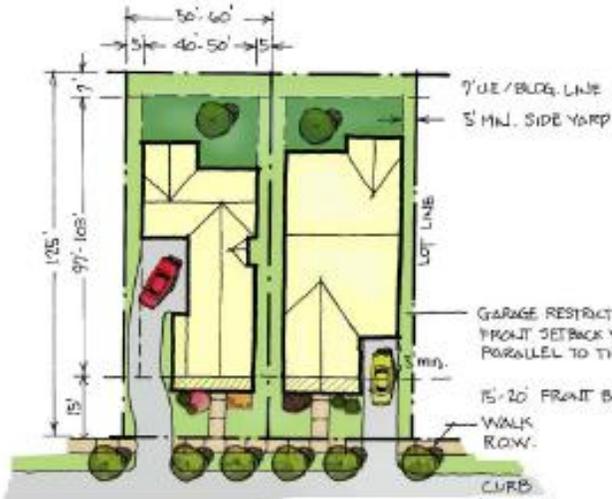
I. Conflicts and Omissions.

The provisions of this ordinance regulating development of real property within the PD govern over any conflicting provision of any other City ordinance relating to the PD.

EXHIBIT B-1
OVERALL SITE LAYOUT PLAN

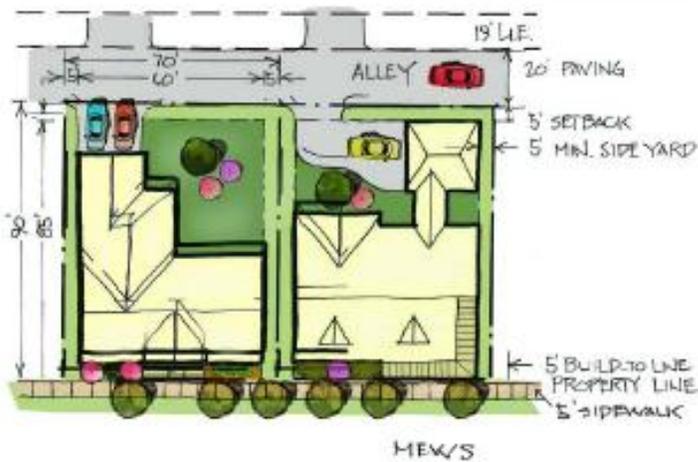
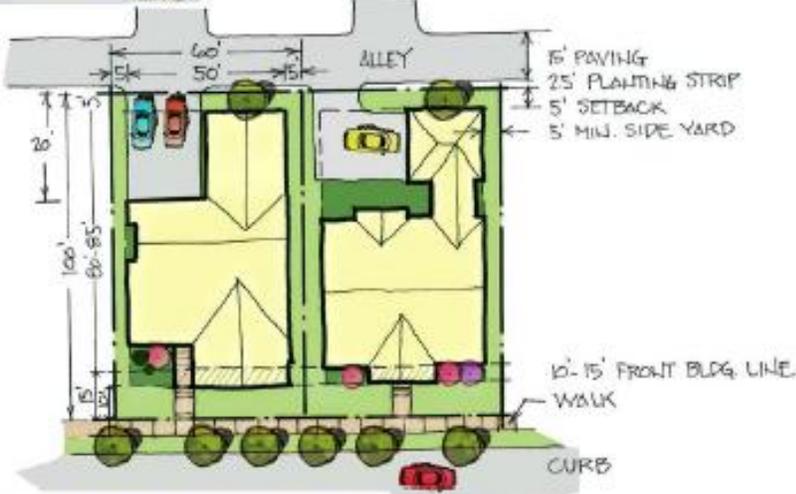


**EXHIBIT B-2
LOT CONFIGURATIONS**



Traditional Style Lot Configuration

Alley-Served Lot Configuration

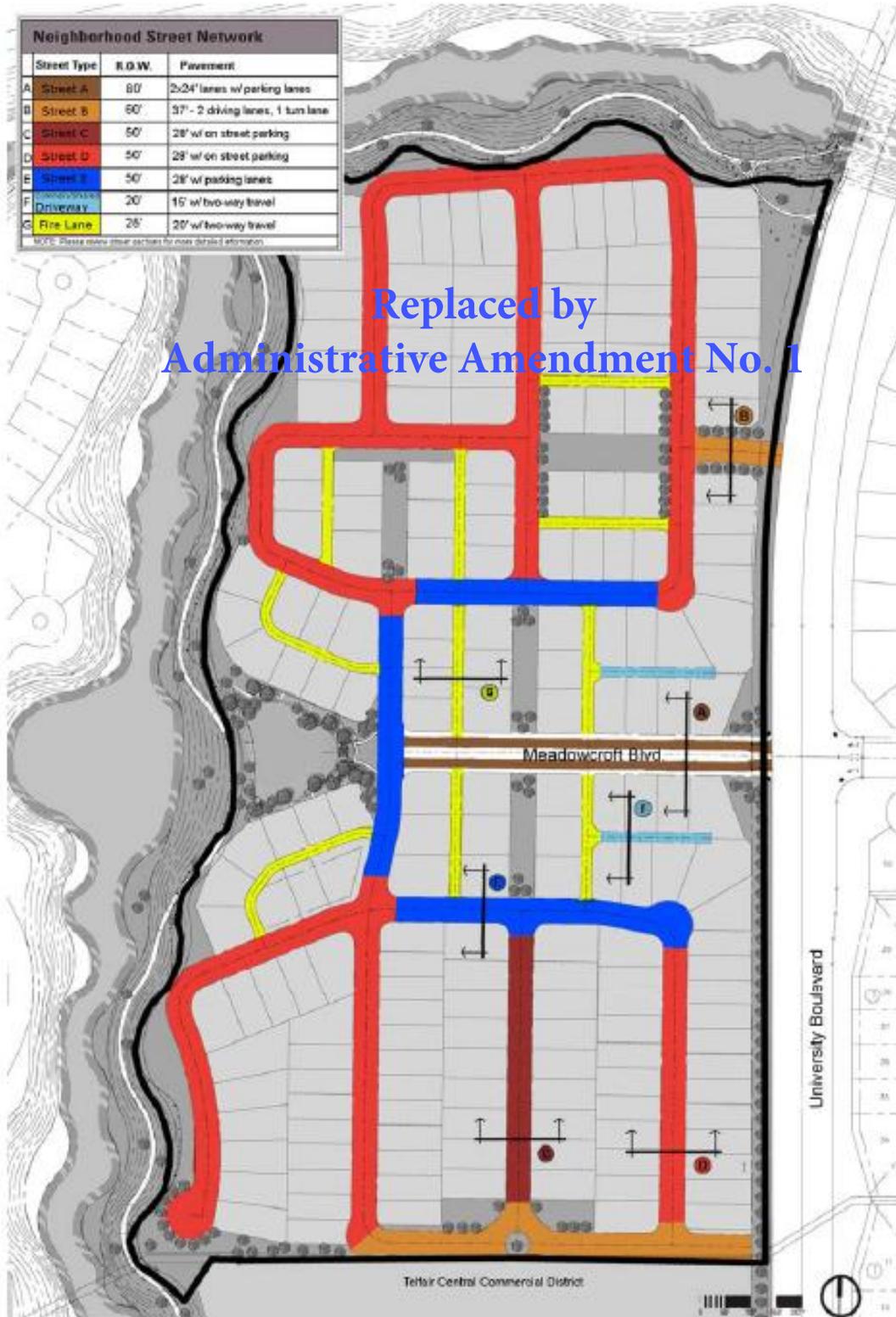


Mews Lot Configuration

EXHIBIT B-3
FRONT SETBACK PLAN



**EXHIBIT B-4
STREET HIERARCHY PLAN**



**EXHIBIT B-5
CROSS SECTIONS FOR
STREETS, ALLEYS, FIRELANES, & SHARED/COMMON DRIVEWAYS**

Street A: 80' right-of-way, 2 x 24' Lanes



Street B: 60' right-of-way, 37' Paving Section

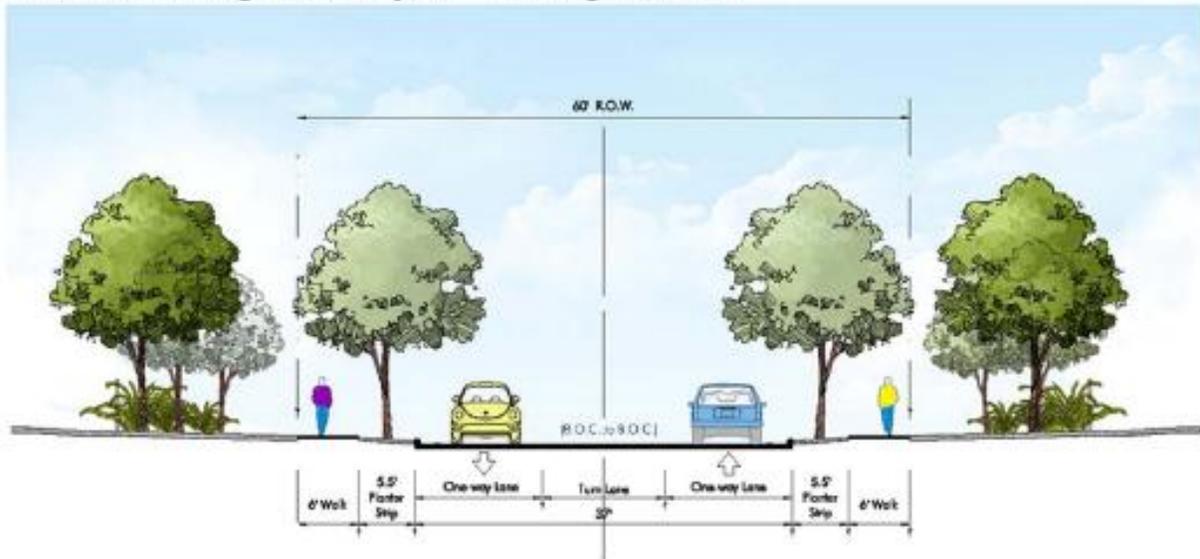
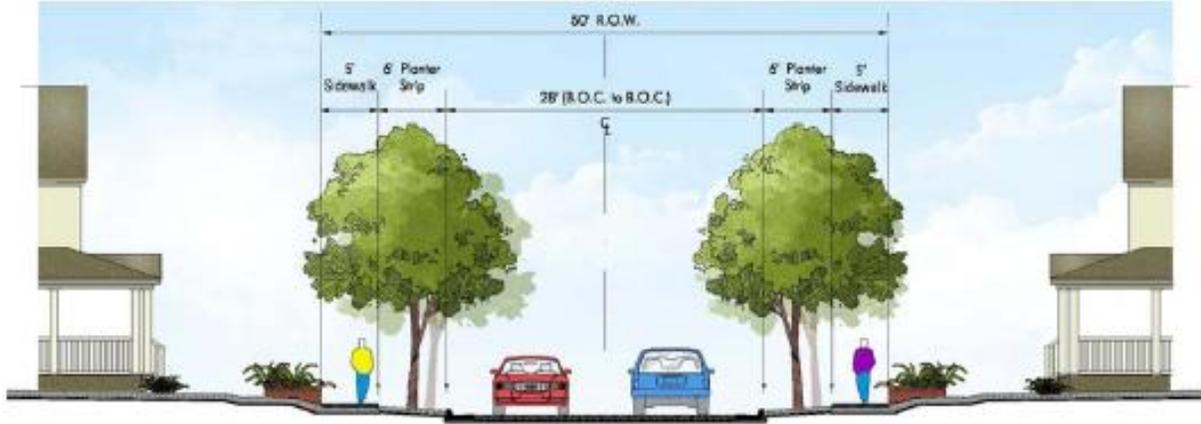


EXHIBIT B-5 (continued)
CROSS SECTIONS FOR
STREETS, ALLEYS, FIRELANES, & SHARED/COMMON DRIVEWAYS

Street C: 50' right-of-way, 28' Paving Section



Street D: 50' right-of-way, 28' Paving

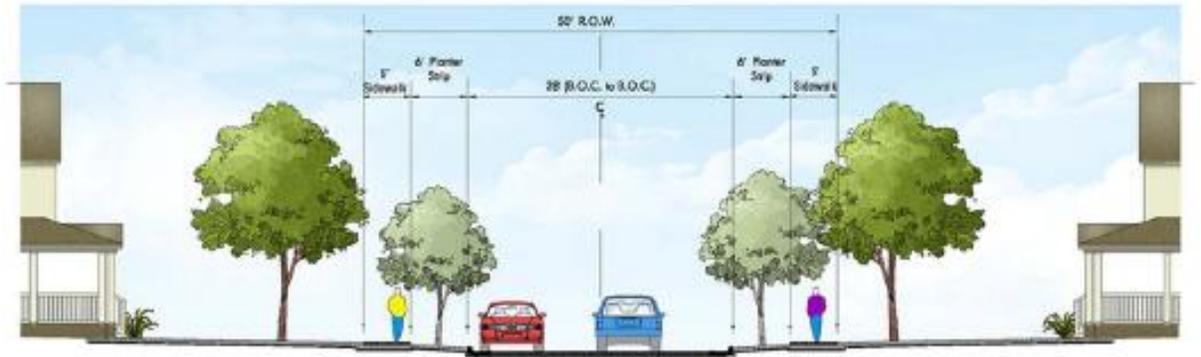
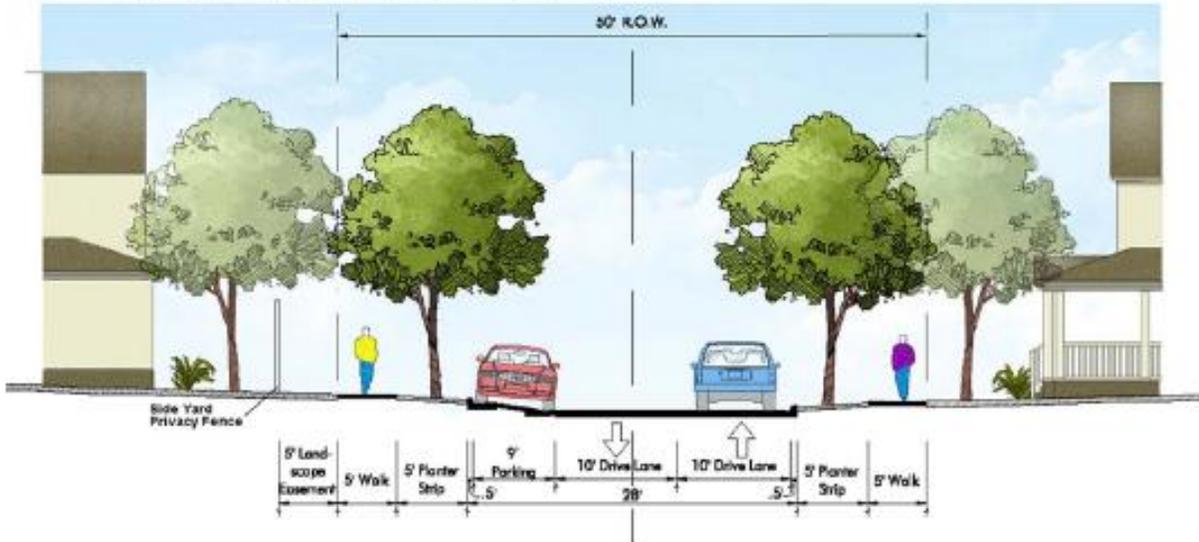


EXHIBIT B-5 (continued)
CROSS SECTIONS FOR
STREETS, ALLEYS, FIRELANES, & SHARED/Common DRIVEWAYS

Street E: 50' right-of-way, 28' Paving



Street F: Common/Shared Driveway, 15' Paving

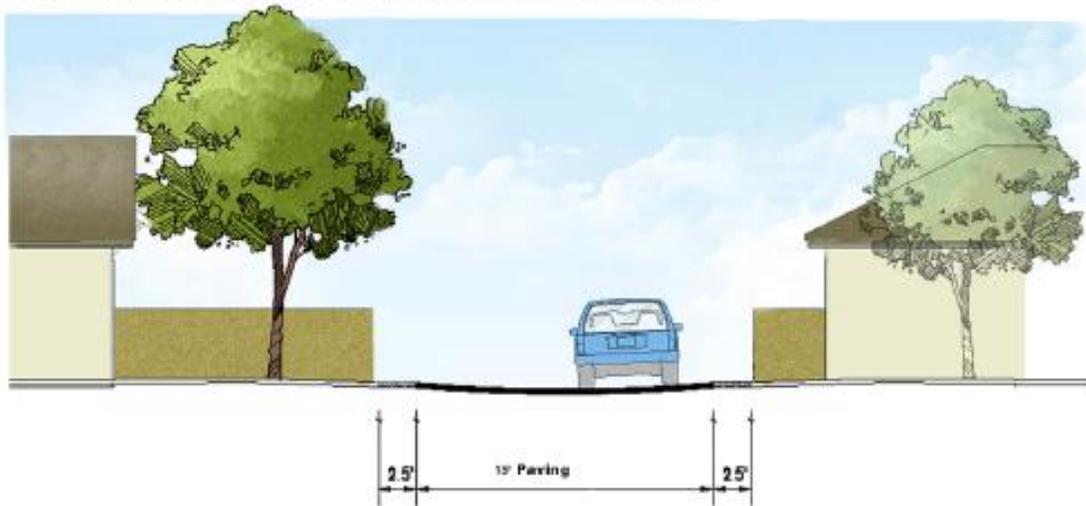


EXHIBIT B-5 (continued)
CROSS SECTIONS FOR
STREETS, ALLEYS, FIRELANES, & SHARED/COMMON DRIVEWAYS

Street G: Fire Lane, 20' Paving

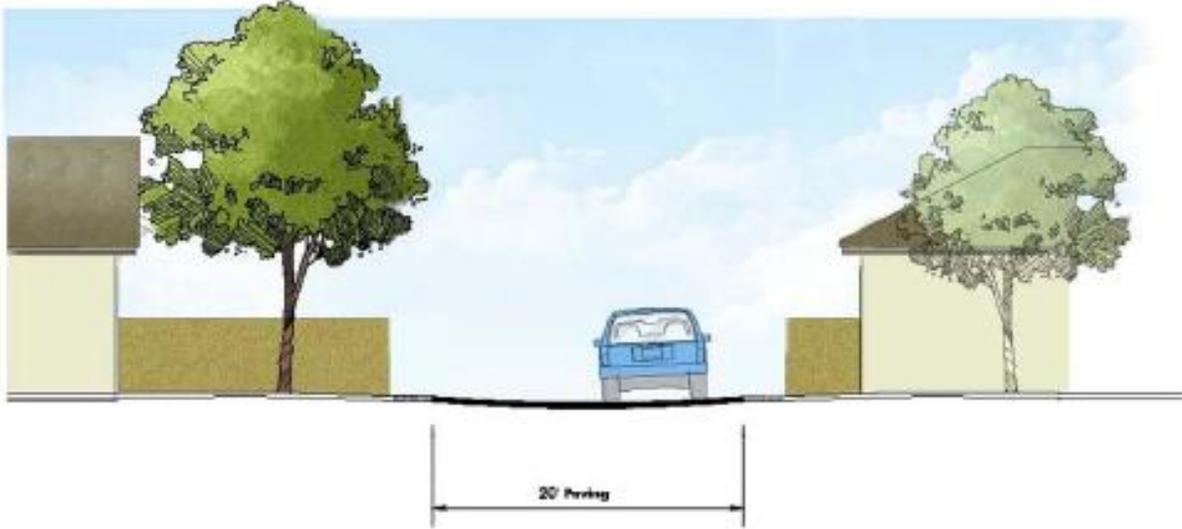
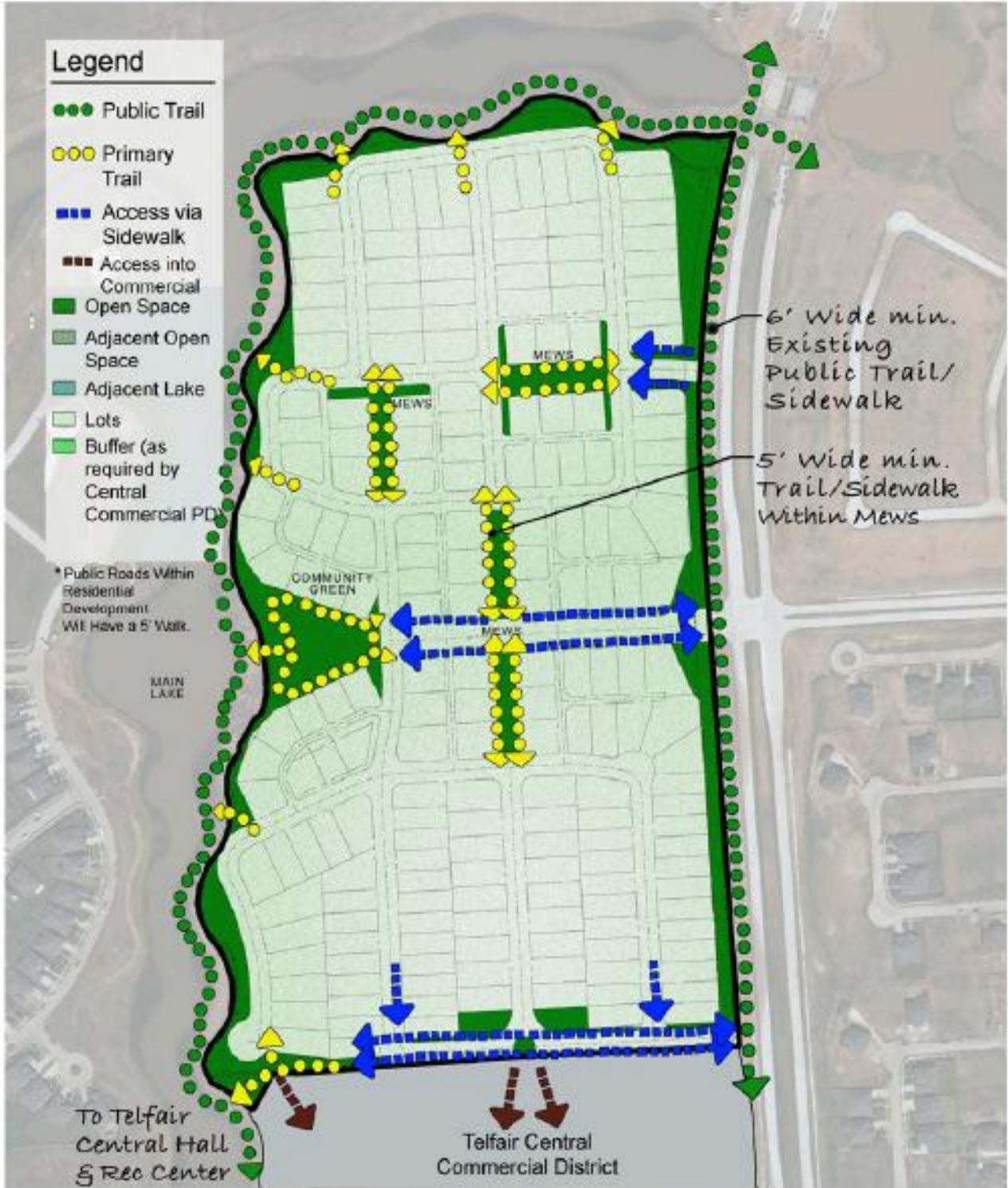


EXHIBIT B-6
PARKING PLAN



EXHIBIT B-7
 LANDSCAPING, OPEN SPACE, & TRAILS PLAN



**EXHIBIT B-8
PLANT LIST**

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* spp.
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* spp.
Redbud – *Cercis canadensis*
Yaupon Holly – *Ilex vomitoria*
Evergreen Chinese Elm – *Ulmus parvifolia*

Shrubs

Azalea – *Rhododendron* spp.
Abelia – *Abelia x grandiflora*
Barberry – *Berberis thunbergii* 'atropurpurea'
Butterfly Iris - *Iris grandiflora*
Dwarf Wax Myrtle – *Myrica cerifera* var. *pumila*
Dwarf Pittosporum – *Pittosporum tobira wheeleri*
Fatsia – *Fatsia japonica*
Fringe Flower - *Loropetalum chinense*
Indian Hawthorne - *Raphiolepis indica*
Muhly Grass - *Muhlenbergia* spp.
Nandina – *Nandina* spp.
Oleander – *Oleander* spp.
Pigmy Date Palm - *Phoenix roebelenii*
Pindo Palm - *Butia capitata*
Pittosporum – *Pittosporum tobira*
Possumhaw – *Ilex decidua*
Rosemary - *Rosmarinus officinalis*

EXHIBIT B-8 (continued)
PLANT LIST

Sago Palm - *Cycas revoluta*
Texas Silverleaf Sage - *Leucophyllum* spp.
Variegated Pittosporum - *Pittosporum tobira variegata*

Groundcover & Vines

Ajuga – *Ajuga reptans*
Algerian Ivy - *Hedera canariensis*
Boston Fern - *Nephrolepis exaltata*
Carolina Jasmine - *Gelsemium sempervirens*
Chinese Star Jessamine - *Trachelospermum jasminoides*
Climbing Fig - *Ficus pumila*
Daylily - *Hemerocallis* spp.
English Ivy – *Hedera helix*
Holly Fern - *Cyrtomium falcatum*
Honeysuckle – *Lonicera* spp.
Japanese Star Jasmine - *Trachelospermum asiaticum*
Katie Ruellia - *Ruellia brittoniana 'Katie'*
Knockout Rose – *Rosa* spp.
Lamb's Ear - *Stachys byzantina*
Liriope/Variegated Liriope – *Liriope muscari/'variegata'*
Monkey Grass - *Ophiopogon japonica*
New Gold Lantana – *Lantana* spp.
Society Garlic - *Tulbaghia violacea*
Trumpet Creeper – *Campsis radicans*
Wisteria – *Wisteria* spp.
Wood Fern – *Dryopteris* spp.

Annuals & Bulbs

Spring & Summer

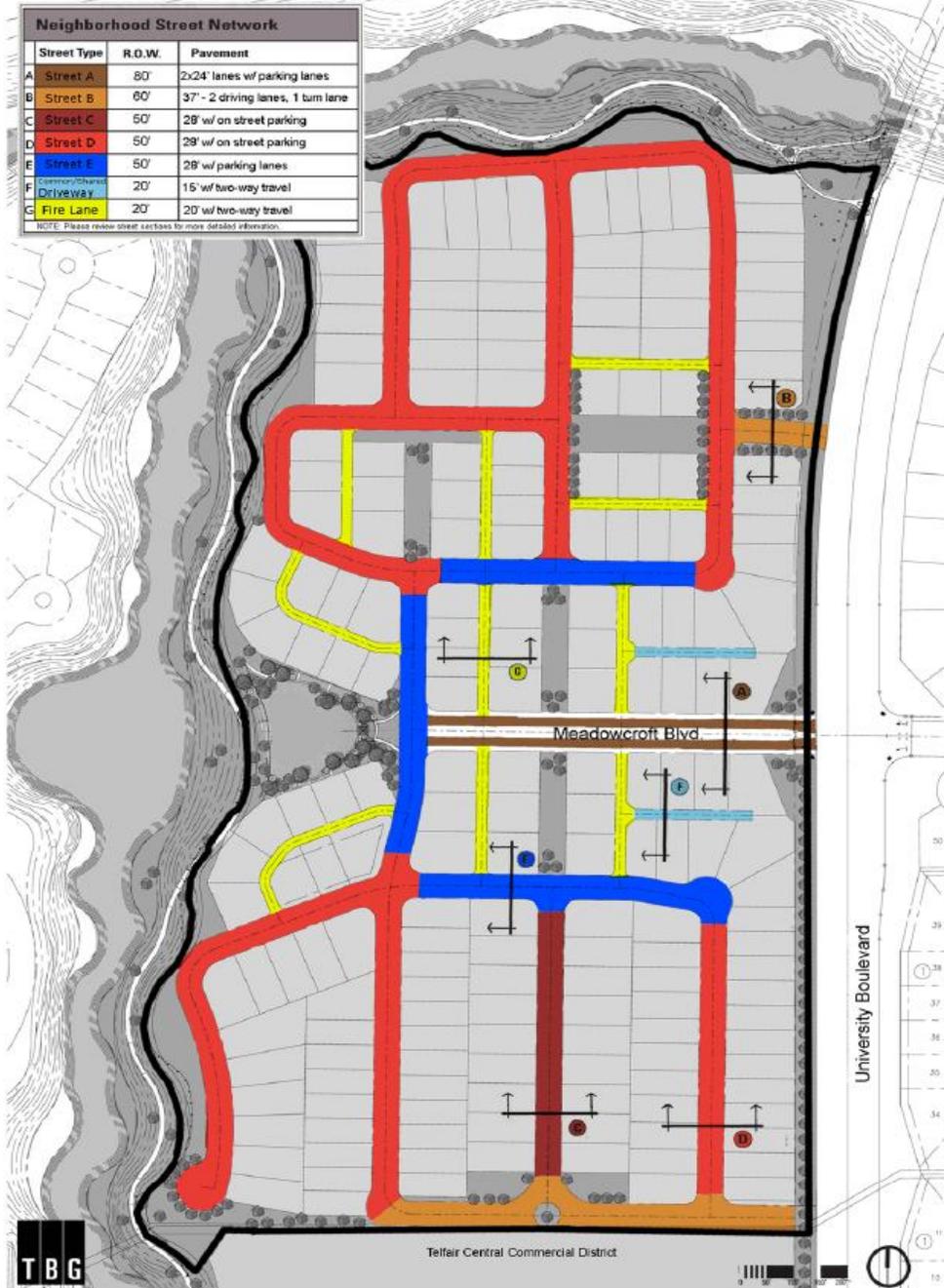
Amaryllis – *Amaryllis* spp.
Begonia – *Begonia* spp.
Daylily – *Hemerocallis* spp.
Dusty Miller - *Senecio cineraria*
Impatiens – *Impatiens* spp.
Lily of the Nile – *Agapanthus* spp.
Marigold – *Tagetes* spp.
Periwinkle – *Vinca* spp.
Petunia – *Petunia* spp.
Portulaca – *Portulaca* spp.
Rain Lily - *Zephyranthes grandiflora*
Salvia – *Salvia* spp.
Verbena – *Verbena* spp.

Fall & Winter

Chrysanthemum – *Chrysanthemum* spp.
Daffodil - *Narcissus* spp.
Pansy – *Viola* spp.
Tulip – *Tulipa* spp.

EXHIBIT B-4

STREET HIERARCHY PLAN



Amendment to Planned Development (PD) District Ordinance No. 1808 replacing Exhibit B-4 Authorized Under Development Code, Chapter 2, Article II, Part 16, Section 2-177

Douglas P. Schomburg
 Douglas P. Schomburg, AICP
 City Planner

PLANNING DEPARTMENT
 CITY OF SUGAR LAND

Date: 4/26/11