

ORDINANCE NO. 1826

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SUGAR LAND, TEXAS, PERMANENTLY ZONING 84.318 ACRES OF LAND LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF U.S. HIGHWAY 59 AND UNIVERSITY BOULEVARD (WITHIN THE TELFAIR DEVELOPMENT), TO A PLANNED DEVELOPMENT ZONING DISTRICT (“PD”), AS A GENERAL DEVELOPMENT PLAN.

WHEREAS, NNP – Telfair, LP, has requested that 84.318 acres of land located at the northeast intersection of US 59 and University Blvd within the Telfair Development be permanently zoned as Zoning District PD, Planned Development Zoning District, as described in Exhibit A; and

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

WHEREAS, the applicant has submitted a general development plan for the PD 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 PD; 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 84.318 acres of land, described in Exhibit A, attached to and incorporated into this ordinance by reference, is permanently zoned as Zoning District PD, Planned Development Zoning District.

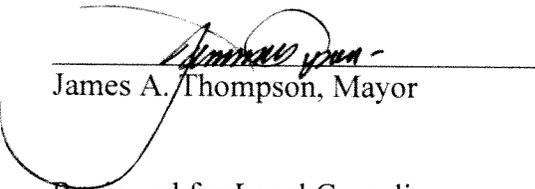
Section 2. That a general development plan (attached as Exhibit B), consisting of the following exhibits, attached to and incorporated by reference, is approved for the PD:

- Exhibit B-1: General Site Layout Plan
- Exhibit B-2: Permitted Uses
- Exhibit B-3: Bulk Plan Diagram
- Exhibit B-4: Pedestrian Circulation Plan
- Exhibit B-5: Signage Location Plan
- Exhibit B-6: Multi-family Site Layout Plan

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

APPROVED on first consideration on August 16, 2011.

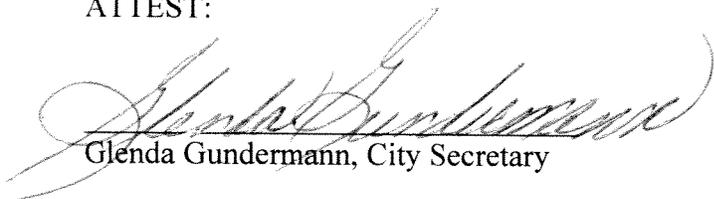
ADOPTED on second consideration on September 20, 2011.


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: General Site Layout Plan
Exhibit B-2: Permitted Uses
Exhibit B-3: Bulk Plan Diagram
Exhibit B-4: Pedestrian Circulation Plan
Exhibit B-5: Signage Location Plan
Exhibit B-6: Multi-family Site Layout Plan

EXHIBIT A
METES AND BOUNDS DESCRIPTION

March 19, 2010
Job No. 1800-0010A-001

DESCRIPTION OF
84.318 ACRES

Being 84.318 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., said 84.318 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 a point marking the southeast corner of University Boulevard Phase One (called 160.04 feet wide at this point), a subdivision of record in Plat No. 20060062, Plat Records, of said Fort Bend County, on a south line of said 1651.239 acre tract and on the northerly right-of-way line of U.S. Highway No. 59 (width varies);

Thence, with the east right-of-way line of said University Boulevard Phase One, the following nine (9) courses:

- 1) North 03° 59' 02" West, 120.00 feet to a point for corner, the beginning of a curve;
- 2) 37.49 feet along the arc of a tangent curve to the left, having a radius of 3000.00 feet, a central angle of 00° 42' 58" and a chord which bears North 04° 20' 31" West, 37.49 feet to a point for corner;
- 3) North 04° 42' 00" West, 484.91 feet to a point for corner, the beginning of a curve;

- 4) 32.42 feet along the arc of a tangent curve to the right, having a radius of 3000.00 feet, a central angle of $00^{\circ} 37' 09''$ and a chord which bears North $04^{\circ} 23' 25''$ West, 32.42 feet to a point for corner, the beginning of a compound curve;
- 5) 78.27 feet along the arc of a tangent curve to the right, having a radius of 50.00 feet, a central angle of $89^{\circ} 41' 29''$ and a chord which bears North $40^{\circ} 45' 54''$ East, 70.52 feet to a point for corner;
- 6) North $04^{\circ} 23' 22''$ West, 90.00 feet to a point for corner, the beginning of a curve;
- 7) 10.48 feet along the arc of a non-tangent curve to the right, having a radius of 1300.00 feet, a central angle of $00^{\circ} 27' 43''$ and a chord which bears South $85^{\circ} 50' 30''$ West, 10.48 feet to a point for corner, the beginning of a compound curve;
- 8) 78.65 feet along the arc of a tangent curve to the right, having a radius of 50.00 feet, a central angle of $90^{\circ} 07' 45''$ and a chord which bears North $48^{\circ} 51' 46''$ West, 70.79 feet to a point for corner;
- 9) North $03^{\circ} 47' 54''$ West, 1091.98 feet to a point for corner on a south line of that certain called 86.591 acre tract conveyed to Fort Bend County Levee Improvement District No. 17, by instrument of record in File No. 2008014459, F.B.C.O.P.R.;

Thence, with the south line of said 86.591 acre tract, North $86^{\circ} 12' 06''$ East, 51.47 feet to a point for corner;

Thence, leaving said south line, North $54^{\circ} 57' 41''$ East, 49.18 feet to a point for corner on the southerly line of said 86.591 acre tract;

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Thence, with the south line of said 86.591 acre tract, North $86^{\circ} 01' 52''$ East, 96.63 feet to a point for corner;

Thence, leaving said south line, North $76^{\circ} 38' 16''$ East, 434.76 feet to a point for corner;

Thence, North $04^{\circ} 27' 50''$ East, 74.93 feet to a point for corner;

Thence, North $78^{\circ} 26' 48''$ East, 144.17 feet to a point for corner on the southerly line of said 86.591 acre tract;

Thence, with the south line of said 86.591 acre tract, South $75^{\circ} 05' 10''$ East, 362.48 feet to a point for corner, the beginning of a curve;

Thence, leaving said south line, 81.17 feet along the arc of a non-tangent curve to the left, having a radius of 383.50 feet, a central angle of $12^{\circ} 07' 38''$ and a chord which bears South $72^{\circ} 51' 13''$ East, 81.02 feet to a point for corner;

Thence, South $76^{\circ} 06' 30''$ East, 124.75 feet to a point for corner, the beginning of a curve;

Thence, 26.01 feet along the arc of a tangent curve to the left having a radius of 724.00 feet, a central angle of $02^{\circ} 03' 29''$, and a chord that bears South $77^{\circ} 08' 14''$ East, 26.00 feet to a point for corner on the southerly line of said 86.591 acre tract;

Thence, with said southerly line of said 86.591 acre tract, the following six (6) courses:

- 1) South $75^{\circ} 05' 10''$ East, 39.27 feet to a point for corner;
- 2) South $75^{\circ} 05' 24''$ East, 0.05 feet to a point for corner;
- 3) South $75^{\circ} 58' 52''$ East, 79.99 feet to a point for corner;

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- 4) South $75^{\circ} 03' 01''$ East, 300.11 feet to a point for corner, the beginning of a curve;
- 5) 241.59 feet along the arc of a non-tangent curve to the left, having a radius of 1043.12 feet, a central angle of $13^{\circ} 16' 11''$ and a chord which bears South $83^{\circ} 17' 11''$ East, 241.05 feet to a point for corner;
- 6) North $88^{\circ} 09' 19''$ East, 379.99 feet to a point for corner, the most easterly, southeast corner of said 86.591 acre tract, same being the northwest corner of that certain called 1.385 acre tract conveyed to Fort Bend County Levee Improvement District No. 17, by instrument of record in File No. 2006126307, F.B.C.O.P.R.;

Thence, with the west line of said 1.385 acre tract, South $01^{\circ} 50' 41''$ East, 653.13 feet to a point for corner;

Thence, leaving said west line and with a line 40 feet northerly of and parallel to the common line of the aforementioned 1651.239 acre tract and the aforementioned U.S. Highway No. 59, South $52^{\circ} 31' 04''$ West, 649.44 feet to a point for corner;

Thence, leaving said parallel line, South $37^{\circ} 28' 56''$ East, 40.00 feet to a point for corner on the common line of said 1651.239 acre tract and said U.S. Highway No. 59;

Thence, with said common line, the following six (6) courses:

- 1) South $52^{\circ} 31' 04''$ West, 198.61 feet to a point for corner;
- 2) South $48^{\circ} 12' 44''$ West, 187.73 feet to a point for corner;
- 3) South $52^{\circ} 31' 18''$ West, 848.89 feet a point for corner;
- 4) South $74^{\circ} 56' 03''$ West, 252.95 feet to a point for corner;

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- 5) South $86^{\circ} 10' 16''$ West, 495.70 feet to a point for corner;
- 6) North $48^{\circ} 52' 00''$ West, 35.28 feet to the POINT OF BEGINNING and containing 84.318 acres of land.

LJA Engineering & Surveying, Inc.

EXHIBIT B
GENERAL DEVELOPMENT PLAN
(Telfair Center Lakefront District)

A. Contents. This general development plan includes the following sections:

- General Provisions
- Land Uses
- Development Regulations for Nonresidential and Multi-Family
- Development Regulations for Townhome Lots
- Landscape and Pedestrian Circulation Regulations
- Freestanding Signs
- Building Regulations
- Additional Regulations for District C
- Additional Regulations

B. General Provisions.

1. The PD approved herein must be constructed, developed, and maintained in compliance with this ordinance and other applicable ordinances of the City. If any provision or regulation of any City ordinance applicable in a B-2 (General Business) zoning district is not contained in this ordinance, all the regulations contained in the Development Code applicable to the B-2 zoning district in effect on the effective date of this ordinance apply to this PD as though written herein, except to the extent the City regulation or provision conflicts with a provision of this ordinance.
2. Except as otherwise provided herein, the words used in this final development plan have the meaning established by the Development Code. In this ordinance:

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

PD means the planned development district created by this ordinance.

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

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

3. The PD is divided into four districts, labeled A – D, as shown on Exhibit B-1, *General Site Layout Plan*.
4. No less than two Final Development Plans shall be submitted for the acreage contained within the General Development Plan.

C. Land Uses.

1. Permitted land uses for all districts are listed in Exhibit B-2, *Permitted Uses*. Certain land uses are limited in number or location as noted. All other land uses are prohibited in these districts.

2. Permitted land uses may be mixed horizontally or vertically on a single property subject to location limitations for certain uses as noted on Exhibit B-1, *General Site Layout Plan*.
3. Certain land uses are permitted when developed under specified conditions as established in the Notes section of Exhibit B-2, *Permitted Uses*.
4. The total cumulative acreage for multi-family residential and townhomes shall not exceed 20 acres, in keeping with Resolution 01-24 which established the principle of a maximum of 70 percent residential component for the Telfair development.

D. Development Regulations for Nonresidential and Multi-Family – Nonresidential and multi-family sites within the PD shall be developed in accordance with the following development regulations:

1. Maximum height of structures:
 - (a) 150 feet above ground level, subject to bulk plane per 1.(b).
 - (b) Any portion of a non-residential building within 500 feet of a single-family residential lot line shall not extend beyond the bulk plane formed by a property line setback of 2 linear feet per 1 foot in height over 24 feet. (see Exhibit B-3, *Bulk Plane Diagram*)
2. Building size: Within Districts B and C, no individual retail use shall have a floor area greater than 40,000 square feet.
3. Minimum building setbacks:
 - (a) Abutting U.S. Highway 59: 50 feet
 - (b) Abutting University Boulevard: 40 feet
 - (c) Abutting all other public street lot lines: 10 feet
 - (d) Abutting internal access easements: 10 feet
 - (e) Abutting Telfair Lake greenbelt lot lines: 10 feet
 - (f) Other side and rear yards: None required if adjoining another building, 5 foot minimum if not adjoining.
4. Minimum parking lot setbacks:
 - (a) U.S. Highway 59 lot lines: 50 feet
 - (b) University Boulevard lot lines: 40 feet
 - (c) All other public street lot lines: 15 feet
 - (d) Abutting internal access easements: 10 feet
 - (e) Telfair Lake greenbelt lot lines: 10 feet
 - (f) All other property lines: 6 feet
5. Paving:
 - (a) Driveways and access easements may be paved with a concrete surface or interlocking pavers supported by a 6 inch reinforced concrete tray and a sub-grade per City design standards.
6. Outside Use: Merchandise may be displayed or stored outside the building on the same premises if the merchandise:
 - (a) Is not located on public property or within a required building setback, parking lot setback, parking space or drive aisle;
 - (b) Is delineated within a specific area shown on the Final Development Plan;
 - (c) Is screened and integrated into the building architecture;

- (d) Is owned by the owner or lessee of the building; and
 - (e) Occupies a contiguous area less than 10% of the ground floor area of the attendant building or tenant space, but no greater than 5,000 square feet. The 10% maximum size restriction does not apply to landscaping materials for retail nurseries or lawn and garden supply stores, if displayed within a fenced area.
7. Bicycle Parking: Off-street parking for bicycles shall be provided within 50 feet of each nonresidential building entrance and shall include racks or other structures intended for parking bicycles. Bicycle parking for multi-family buildings shall be provided on the Final Development Plan.

E. Development Regulations for Townhome Lots – Townhome sites within the PD shall be developed in accordance with the following regulations:

- 1. Minimum lot area: 1,500 square feet
- 2. Minimum lot width: 18 feet; 28 feet for corner lots
- 3. Minimum lot depth: 70 feet
- 4. Maximum lot coverage: 85%
- 5. Maximum height of structures: 3 stories, but no more than 45 feet from ground level
- 6. Minimum building setbacks:
 - (a) Front yard: 10 feet
 - (b) Side yard: 0 feet if attached; 5 feet if unattached, or 10 feet if abutting a street
 - (c) Rear yard: 8 feet, or 25 feet if abutting an arterial street

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

- 1. Minimum widths for landscape buffers, continuous along:

(a) U.S. Highway 59:	50 feet
(b) University Boulevard:	40 feet
(c) Other public streets:	10 feet
(d) Internal access easements:	10 feet
(e) Telfair Lake greenbelt:	10 feet
(f) All other property lines:	6 feet
- 2. Landscape buffers may be used for future transit stops.
- 3. Minimum 15% open space of lot area, inclusive of landscape buffers.
- 4. Each premise shall have, located in the front yard or street side yard landscape buffer, one shade tree for each 30 feet of lot width, or portion thereof, measured along the front or street side lot line. The trees may be clustered or spaced linearly; they need not be placed evenly.
- 5. Shade trees shall have a minimum 4-inch caliper and minimum 10-foot height as measured at ground level when planted.
- 6. In addition to landscape buffers, a minimum of two (2) open space reserves, 500 square feet each, of publicly-accessible outdoor spaces including parks, squares, or plazas shall be provided within each of

the four PD districts. However, no subdivided tract out of a district single tract will be required more than one open space reserve, unless it is the only remaining tract in the District and no other open space reserve has been provided.

7. Trails, sidewalks, and pedestrian walkways shall be provided in accordance with Exhibit B-4, *Pedestrian Circulation Plan*.
8. Sidewalks:
 - (a) Continuous sidewalks with a minimum 5-foot width shall be provided along all public roadways and internal access easements.
 - (b) Sidewalks with a minimum 6-foot width shall be provided along University Boulevard.
 - (c) Pedestrian access easements shall be provided along U.S. Highway 59 for possible future sidewalks. Attendant temporary construction easements may also be required.
9. Pedestrian walkways:
 - (a) Pedestrian walkways required in this section shall meet the following criteria:
 - (i) Minimum 5-foot width;
 - (ii) Readily visible and free of encroachment by parked vehicles;
 - (iii) Paved with concrete or other masonry products differentiated from the driveway and parking areas through the use of color, texture, or materials;
 - (iv) Predominantly shaded with shade trees at one per 30 linear feet of walkway or building canopies; and
 - (v) Lighted with pedestrian-scaled fixtures.
 - (b) For residential and non-residential uses, a pedestrian walkway shall be provided to connect the building entrance to the public street sidewalk. Pedestrian amenities, to be specified in the Final Development Plan, shall be provided at the intersection of the walkway with the sidewalk.
 - (c) For all non-residential uses, a pedestrian walkway shall be provided to connect the building entrance to adjacent retail or residential use.
 - (d) For non-residential uses with parking located between the street and the building, at least one pedestrian walkway shall be provided to and through its associated parking area to connect the building entrance to the public street sidewalk.

G. Freestanding Signs.

1. Fronting on U.S. Highway 59:
 - (a) Maximum effective area: 150 square feet
 - (b) Maximum height: 12 feet
 - (c) Minimum setback: 10 feet
 - (d) Number per feet of frontage: 1 per 250 feet
2. Fronting on Telfair Lake greenbelt:
 - (a) Maximum effective area: 30 square feet
 - (b) Maximum height: 3 feet
 - (c) Minimum setback: 10 feet from trail
 - (d) Number per feet of frontage: 1 per 500 feet
3. Minimum spacing:
 - (a) Freestanding sign must not be located within 250 feet of another freestanding sign on the same premises.

- (b) Freestanding sign must not be located within 50 feet of another freestanding sign on any adjoining premises.
 - (c) Free standing signs shall be located in accordance with Exhibit B-5, *Signage Location Plan*.
4. All information on one supporting structure is counted as one sign for purposes of applying the regulations on the number of freestanding signs allowed on any one property.
 5. Exterior finishes for freestanding signs shall be established in Final Development Plans.
 6. Additional regulations on freestanding signs within the Development Code, Section 4-24 (d) through (h), remain applicable.

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

1. Buildings shall be designed in accordance with the following criteria:
 - (a) Break up the horizontal and vertical building planes through offsets, changes in building materials, colors and textures, or other methods; and
 - (b) Incorporate architectural details that create shade and cast shadows to provide visual relief.
 - (c) Facades greater than 100 feet in length that face public streets shall incorporate offsets having a minimum depth of at least 5 feet, and extending at least 20% of the length of the façade.
 - (d) No uninterrupted length of a street-facing façade shall exceed 100 feet.
2. Building finishes:
 - (a) Primary Finish means an Exterior Finish consisting of brick, stone (natural, cast, or cultured-textured), textured concrete panels, stucco and glass.
 - (b) Secondary Finish means an exterior finish consisting of wood, ceramic tiles, concrete masonry units (indented, hammered, or split face concrete), and fiber cement siding. In District D, architectural metals which meet the durability standards of the Development Code shall also be considered a Secondary Finish.
 - (c) For nonresidential and mixed use buildings, Primary Finishes shall comprise at least 70% of each façade. For residential buildings, Primary Finishes shall comprise at least 85% of each façade. The remaining portion of an Exterior Wall that is not required to be constructed of a Primary Finish must be constructed of a Secondary Finish.
 - (d) In Districts A, B, and C, use of architectural metals is limited to canopies, parapet walls, roof systems, and miscellaneous trim work, and such use shall meet the durability standards of the Development Code.
 - (e) The Director may approve alternative Primary or Secondary Exterior Finishes not specified in this article if the Director determines that the alternative finish is substantially equal to or better than a specified Primary or Secondary Exterior Finish in quality, durability, and appearance and the use thereof will not violate any provision of this article.
 - (f) The following building materials shall not be used as an Exterior Finish:
 - (i) Vinyl siding, wood fiber hardboard siding, oriented strand board siding, plastic, or fiberglass panels.
 - (ii) Unfired or underfired clay, sand, or shale brick.
 - (iii) Smooth or untextured surfaces.
 - (iv) Exterior Insulated Finish Systems (E.I.F.S.).
3. Nonresidential and mixed use buildings:
 - (a) Canopies shall be provided at all street-facing building entrances intended for pedestrians. Canopies may be structural extensions of the building or constructed of fabric attached to the building. An individual canopy shall cover a ground area of at least 20 square feet.

- (b) Any street-facing façade (front or street side) of a retail building within 50 feet of public street right-of-way shall be at least 25% transparent in order to permit visibility between building occupants and outdoor pedestrians and motor vehicle drivers.
 - (c) Ground floor facades for multi-tenant retail buildings that face public streets shall have storefronts, canopies, arcades, display windows, entry areas, awnings or other features along at least 50% of their horizontal length.
4. No single building finish material shall cover more than 80% of the front of any building.
 5. All facades of an individual building and the facades of multiple buildings within a single development shall be of complementary architectural design, color and materials where facing or siding to a public street, internal access easement or pedestrian walkway.
 6. Screening walls, wing walls, columns, and similar building extensions and supports shall be of complementary architectural design, color and materials as the building or structure to which they are attached.

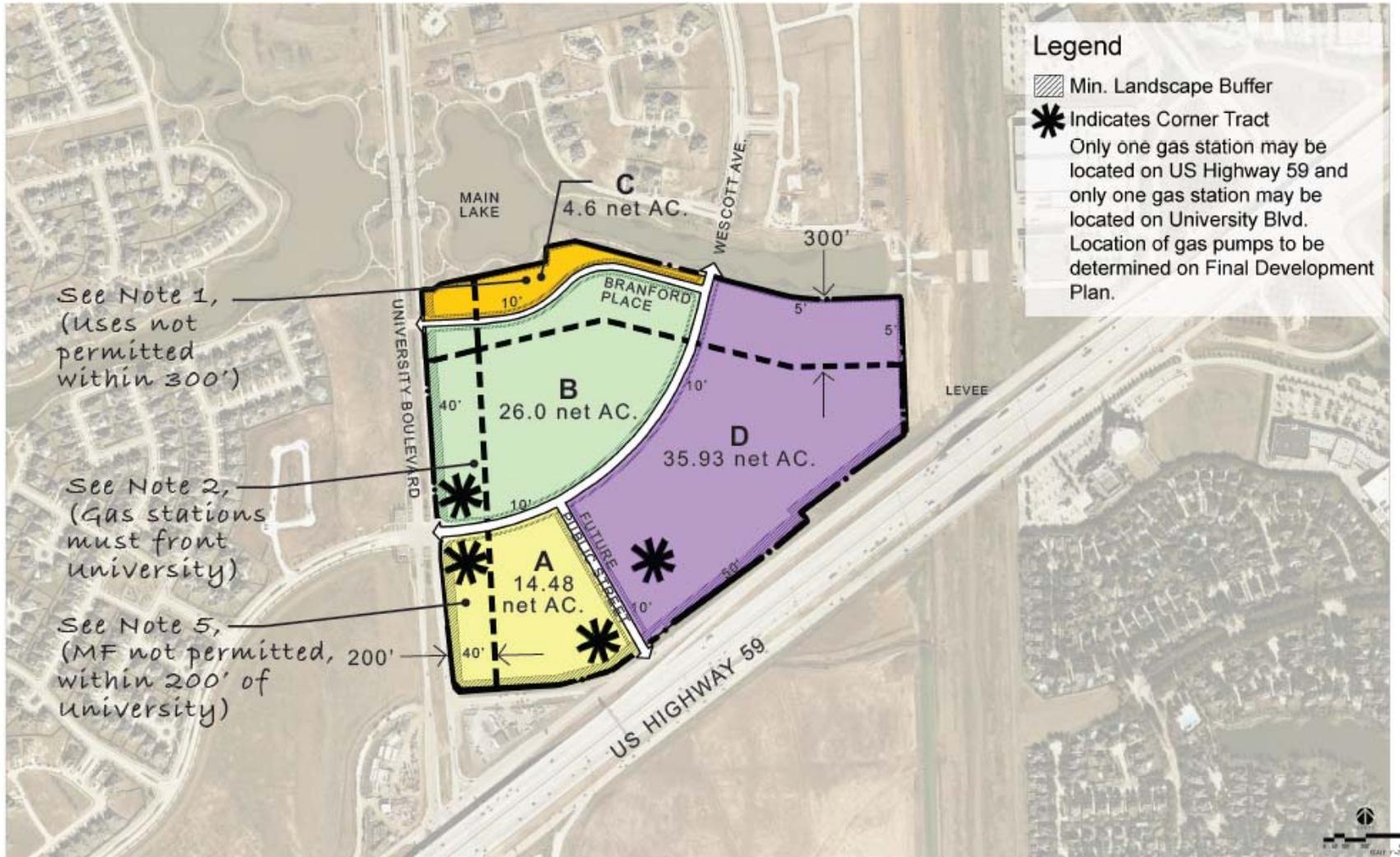
I. Additional Regulations for District C.

1. Parking spaces are prohibited between a building and Telfair Lake greenbelt.
2. Required spaces may be provided in District B within 300 feet of attendant use in District C.
3. Structured parking is prohibited.
4. Drive-thru lanes are prohibited in District C.

J. Additional Regulations.

1. In District D, repair bays may be oriented in any direction provided they are located a minimum of fifty feet (50') from the adjacent public right-of-way and are screened from offsite views.
2. The layout of townhomes will be defined with the Final Development Plan.
3. Multi-family sites are limited to district B and shall be developed in accordance with site layout plan (Exhibit B-6)
4. Per *Resolution 10-21*, adopted by City Council on April 20, 2010, Final Development Plans with multi-family and non-conventional single-family uses such as townhomes shall consider the features listed below.
 - Vertical or horizontal mix of uses.
 - Pedestrian-friendly elements beyond code requirements.
 - Streetscape/hardscape enhancements.
 - Connectivity for bicycle and pedestrian traffic.
 - Reserved spaces for future transit nodes and interfaces.
 - Enhanced exterior building finishes.
 - Enhanced landscaping and buffering from existing single-family uses.
 - Incentives for owner occupancy – increased density, etc.
 - “Green building” incentives beyond code requirements for structures and site development
 - Integrated parking – structured parking, etc.
 - Allowance for shared common space between different uses.
 - Provision for goods and services supporting residential uses within walking distance with pedestrian connectivity.

EXHIBIT B-1 GENERAL SITE LAYOUT PLAN



**EXHIBIT B -2
PERMITTED USES**

USES	SIC CODE	A	B	C	D	See note:
United States Postal Service	4311	X	X	X	X	
<u>RETAIL:</u>						
Travel Agencies	4724	X	X	X	X	
Radiotelephone Communications	4812	X	X		X	
Telephone Communications, Except Radiotelephone	4813	X	X		X	
Telegraph and other Message Communications	4822	X	X		X	
Cable and Other Pay Television Services	4841	X	X		X	
Miscellaneous Communications Service (except equipment repair or bucket trucks on site)	4899	X	X		X	
Paint, Glass and Wallpaper Stores	5231	X ¹	X ¹		X ¹	1
Hardware Stores	5251	X	X		X	
Retail Nurseries and Garden Stores	5261	X			X	
Department Stores	5311	X			X	
Variety Stores	5331	X			X	
Miscellaneous General Merchandise, only as follows: Catalog Showrooms, General Merchandise; Except Catalog Country General Stores – Retail General Merchandise Stores – Retail General Stores - Retail	5399	X			X	
Grocery Stores	5411	X	X ¹		X ¹	1
Convenience Stores with Gas Stations	5411	X ⁶	X ⁶		X ⁶	6
Meat and Fish (Seafood) Markets	5421	X	X ¹	X	X ¹	1
Fruit and Vegetable Markets	5431	X	X ¹	X	X ¹	1
Candy, Nut and Confectionery Stores	5441	X	X	X	X	
Dairy Products Stores	5451	X	X	X	X	
Retail Bakeries	5461	X	X	X	X	
Miscellaneous Food Stores (includes farmers' market-type stores)	5499	X	X ¹		X ¹	1
Auto Parts and Accessory Sales (no auto repair)	5531	X ¹	X ¹		X ¹	1
Men's and Boy's Clothing Stores	5611	X	X ¹		X ¹	1
Women's Clothing Stores	5621	X	X ¹		X ¹	1

**EXHIBIT B -2
PERMITTED USES**

Women's Accessory & Specialty Stores	5632	X	X ¹		X ¹	1
Children's and Infants' Wear Stores	5641	X	X ¹		X ¹	1
Family Clothing Stores	5651	X	X ¹		X ¹	1
Shoe Stores	5661	X	X ¹		X ¹	1
Misc. Apparel & Accessory Stores	5699	X	X ¹		X ¹	1
Furniture and Home Furnishings Stores	5712-5719	X	X ¹		X ¹	1
Household Appliance Store	5722	X	X ¹		X ¹	1
Radio, Television, & Computer Stores	5731-5736	X	X ¹		X ¹	1
Eating and Drinking Places	5812-5813	X	X	X ¹²	X	12
Drug Stores and Proprietary Stores (with or without drive-thru)	5912	X	X		X	
Wine and Liquor Stores	5921	X	X ¹		X ¹	1
Used Merchandise Stores, only as follows:	5932	X	X	X	X	
Antique Stores – Retail						
Book Stores, Secondhand – Retail						
Building Materials, Used – Retail						
Furniture Stores, Secondhand – Retail						
Furniture, Antique – Retail						
Glassware, Antique – Retail						
Home Furnishings, Antique – Retail						
Manuscripts, Rare – Retail						
Musical Instrument Stores, Secondhand – Retail						
Objects of Art, Antique – Retail						
Phonograph and Phonograph Record Stores, Secondhand – Retail						
Sporting Goods Stores and Bicycle Shops	5941	X	X	X	X	
Book Stores	5942	X	X	X	X	
Card and Stationery Stores	5943	X	X	X	X	
Jewelry Stores	5944	X	X	X	X	
Craft, Hobby, Toy and Game Shops	5945	X	X	X	X	
Camera and Photographic Supply Stores	5946	X	X	X	X	
Gift, Novelty and Souvenir Shops	5947	X	X	X	X	
Luggage and Leather Goods	5948	X	X	X	X	
Sewing, Needlework, and Piece Goods Stores	5949	X	X	X	X	
Catalog and Mail-Order Houses	5961	X	X		X	
Direct Selling Establishments	5963	X	X		X	

EXHIBIT B -2
PERMITTED USES

Florists	5992	X	X	X	X
Tobacco Stores and Stands	5993	X	X		X
News Dealers and Newsstands	5994	X	X		X
Optical Goods Stores	5995	X	X	X	X
Miscellaneous Retail Stores (not elsewhere classified), only as follows:	5999	X	X	X	X
Architectural Supplies					
Art Dealers					
Artificial Flowers					
Artists' Supply and material Stores					
Autograph and Philatelist Supply Stores					
Baby Carriages					
Banner Shops					
Candle Shops					
Coin Shops (except mail-order)					
Cosmetics Stores					
Electric Razor Shops					
Flag Shops					
Gem Stones (rough)					
Hearing Aids					
Orthopedic and Artificial Limb Stores					
Pet Food Stores					
Pet Shops (no outdoor runs allowed)					
Picture Frames (ready-made)					
Police Supply Stores					
Religious Goods Stores (other than books)					
Rock and Stone Specimens					
Rubber Stamp Stores					
Stamps, Philatelist (except mail-order)					
Stones, Crystalline (rough)					
Telephone Stores					
Telescopes					
Trophy Shops					
Typewriter Stores					

**EXHIBIT B -2
PERMITTED USES**

<u>FINANCE, INSURANCE, AND REAL ESTATE:</u>					
Commercial Banks	6021-6029	X	X		X
Savings Institutions	6035-6036	X	X		X
Credit Unions	6061-6062	X	X		X
Foreign Bank and Branches and Agencies	6081-6082	X	X		X
Functions Related to Depository Banking	6091-6099	X	X		X
Federal and Federal-Sponsored Credit	6111	X	X		X
Personal Credit Institutions	6141	X	X		X
Business Credit Institutions	6153-6159	X	X		X
Mortgage Bankers and Brokers	6162-6163	X	X	X	X
Security and Commodity Brokers	6211-6289	X	X	X	X
Insurance Carriers	6311-6399	X	X	X	X
Insurance Agents, Brokers and Service	6411	X	X	X	X
Operators of Non-residential Buildings	6512	X	X		X
Operators of Apartment Buildings (off-site management only)	6513	X	X		X
Operators of Dwellings other than Apartment Buildings	6514	X	X		X
Lessors of Real Property (not elsewhere classified)	6519	X	X	X	X
Real Estate Agents and Managers	6531	X	X	X	X
Title Abstract Offices	6541	X	X	X	X
Land Subdividers and Developers (except cemetery)	6552	X	X	X	X
Offices of Bank Holding Companies	6712	X	X	X	X
Offices of Holding Companies (not elsewhere classified)	6719	X	X	X	X
Management Investment Offices, Open-End	6722	X	X	X	X
Unit Investment Trusts and Face-Amount Certificate Offices	6726	X	X	X	X
Educational, Religious, and Charitable Trusts	6732	X	X	X	X
Trusts, except Educational, Religious, and Charitable	6733	X	X	X	X
Oil Royalty Traders	6792	X	X	X	X
Patent Owners and Lessors	6794	X	X	X	X
Investors (not elsewhere classified)	6799	X	X	X	X
<u>SERVICES:</u>					
Hotels	7011	X ⁷			X ⁷ 7
Garment Pressing, and Agents for Laundries and Dry Cleaners - (Pressing and Pickup-Drop off Only)	7212	X ^{13,14}	X ^{13,14}		X ^{13,14} 13, 14

**EXHIBIT B -2
PERMITTED USES**

Photographic Studios, Portraits	7221	X	X	X	X
Beauty Shop	7231	X	X		X
Shoe Repair Shop and Shoeshine Parlors	7251	X	X		X
Tax Return Preparation Services	7291	X	X	X	X
Miscellaneous Personal Services (not elsewhere classified), only as follows:	7299	X	X		X
Babysitting Bureaus					
Bartering Services for Individuals					
Birth Certificate Agencies					
Car Title and Tag Service					
Clothing Rental, except Industrial Launderers and Linen Supply					
College Clearinghouses					
Computer Photography or Portraits					
Consumer Buying Service					
Costume Rental					
Dating Service					
Debt Counseling or Adjustment Service to Individuals					
Depilatory Salons					
Diet Workshops					
Dress Suit Rental					
Electrolysis (hair removal)					
Genealogical Investigation Service					
Hair Removal (electrolysis)					
Marriage Bureaus					
Porter Service					
Quilting for Individuals					
Scalp Treatment Service					
Shopping Service for Individuals					
Steam Baths					
Tanning Salons					
Tuxedo Rental					
Valet Parking					
Wardrobe Service, except Theatrical					
Wedding Chapels, Privately Operated					
Advertising Agencies	7311	X	X	X	X

**EXHIBIT B -2
PERMITTED USES**

Photographic Studios, Portraits	7221	X	X	X	X
Beauty Shop	7231	X	X		X
Shoe Repair Shop and Shoeshine Parlors	7251	X	X		X
Tax Return Preparation Services	7291	X	X	X	X
Miscellaneous Personal Services (not elsewhere classified), only as follows:	7299	X	X		X
Babysitting Bureaus					
Bartering Services for Individuals					
Birth Certificate Agencies					
Car Title and Tag Service					
Clothing Rental, except Industrial Launderers and Linen Supply					
College Clearinghouses					
Computer Photography or Portraits					
Consumer Buying Service					
Costume Rental					
Dating Service					
Debt Counseling or Adjustment Service to Individuals					
Depilatory Salons					
Diet Workshops					
Dress Suit Rental					
Electrolysis (hair removal)					
Genealogical Investigation Service					
Hair Removal (electrolysis)					
Marriage Bureaus					
Porter Service					
Quilting for Individuals					
Scalp Treatment Service					
Shopping Service for Individuals					
Steam Baths					
Tanning Salons					
Tuxedo Rental					
Valet Parking					
Wardrobe Service, except Theatrical					
Wedding Chapels, Privately Operated					
Advertising Agencies	7311	X	X	X	X

**EXHIBIT B -2
PERMITTED USES**

Outdoor Advertising Services	7312	X	X	X	X
Radio, Television and Publishers' Representatives	7313	X	X	X	X
Advertising Services (not elsewhere classified), only as follows:	7319	X	X	X	X
Aerial Advertising					
Bus Card Advertising					
Circular Distributing Service					
Coupon Distribution					
Display Advertising (except outdoor)					
Handbill Distribution Service					
Media Buying Service					
Poster Advertising Service (except outdoor)					
Samples (distribution of)					
Shopping News Advertising and Distributing Service					
Sky Writing					
Taxicab Card Advertising					
Transit Advertising					
Credit Reporting and Collection	7322-7323	X	X	X	X
Mailing, Reproduction, Stenographic	7331-7338	X	X	X	X
Services to Buildings	7342-7349	X	X	X	X
Medical Equipment Rental and Leasing	7352	X	X	X	X
Equipment Rental and Leasing (not elsewhere classified), only as follows:	7359	X	X	X	X
Consumer Electronics, Appliances and Home & Garden Tools					
Office Machinery and Equipment					
Party Supplies including Dishes, Silverware and Tables					
Personal Supply Services	7361-7363	X	X	X	X
Computer Programming and Data Processing Services	7371-7378	X	X	X	X
Computer Related Services (not elsewhere classified), only as follows:	7379	X	X	X	X
Computer Consultants					
Data Base Developers					
Data Processing Consultants					
Disk and Diskette Conversion Services					
Disk and Diskette Recertification Services					
Requirements Analysis (computer hardware)					
Tape Recertification Service					

**EXHIBIT B -2
PERMITTED USES**

Miscellaneous Business Services	7381-7384	X	X		X
Miscellaneous Business Services (not elsewhere classified), only as follows:	7389	X	X	X	X
Agents and Brokers for Authors and Nonperforming Artists					
Appraisers (except real estate appraisers)					
Arbitration and Conciliation Services					
Artists' Agents and Brokers (except performing artists)					
Auctioneering Service on a Commission or Fee Basis					
Authors' Agents and Brokers					
Business Brokers (buying and selling business enterprises)					
Charge Account Service (shopping plates) Collection by Individual					
Check Validation Service					
Cloth (cutting to length, bolting, or winding for textile distributors)					
Contractors' Disbursement Control					
Convention Bureaus					
Convention Decorators					
Copyright Protection Service					
Correct Time Service					
Cosmetic Kits (assembling and packaging)					
Credit Card Service (collection by individual firms)					
Directories, Telephone (distribution on a contract or fee basis)					
Drafting Service (except temporary help)					
Drawback Service, Customs					
Embroidering of Advertising on Shirts, etc.					
Engrossing (e.g. diplomas and resolutions)					
Florists' Telegraph Service					
Folding and Refolding Service (textile and apparel)					
Fundraising on a Contract or Fee Basis					
Handwriting Analysis					
Hosiery Pairing on a Contract or Fee Basis					
Hotel Reservation Service					
Identification Engraving Service					
Inspection of Commodities (not connected with transportation)					
Interior Decorating Consulting Service (except painters and paper)					
Interior Designing Service (except painters and paper hangers)					

**EXHIBIT B -2
PERMITTED USES**

Inventory Computing Service
Laminating of Photographs (coating photographs with plastics)
Lecture Bureaus
Lettering Service
Map Drafting Service
Mapmaking, Including Aerial
Message Service (telephone answering except beeper service)
Meter Readers (remote)
Microfilm Recording and Developing Service
Mounting Merchandise on Cards on a Contract or Fee Basis
Music Distribution Systems (except coin-operated)
Notaries Public
Packaging and Labeling Service (not packing and crating)
Paralegal Service
Parcel Packing Service (packaging)
Patent Brokers
Photogrammetric Mapping Service (not professional engineers)
Photographic Library Service, Still
Photography Brokers
Playwrights' Brokers
Post Office Contract Stations
Press Clipping Service
Printed Circuitry Graphic Layout
Process Serving Service
Promoters of Home Shows and Flower Shows
Radio Broadcasting Music Checkers
Radio Transcription Service
Recording Studios on a Contract or Fee Basis
Restaurant Reservation Service
Safety Inspection Service (except automotive)
Shoe Designers
Showcard Painting
Speakers' Bureaus
Styling of Fashions, Apparel, Furniture and Textiles



**EXHIBIT B -2
PERMITTED USES**

Styling of Wigs for the Trade					
Switchboard Operation of Private Branch Exchanges					
Tax Collection Agencies (collecting for a city, county or State)					
Tax Title Dealers (agencies for city, county or State)					
Telemarketing (Telephone Marketing) Service on a Contract or Fee Basis					
Telephone Answering (except beeper service)					
Telephone Solicitation Service on a Contract or Fee Basis					
Textile Designers					
Time-share Condominium Exchanges					
Tourist Information Bureaus					
Translation Service					
Welcoming Service					
Passenger Car Rental	7514	X ⁸			X ^{1,8} 1, 8
Passenger Car Leasing	7515	X ⁸			X ^{1,8} 1, 8
Automotive Repair Shops	7532-7539	X			X ^{1,9} 1, 9
Car Washes (with or without fuel services)	7542	X ⁶	X		X ^{1,6} 1, 6
Electrical and Electronic Repair Shops	7622-7629	X	X		X
Watch, Clock, and Jewelry Repair	7631	X	X		X
Re-upholstery and Furniture Repair	7641	X	X		X
Miscellaneous Repair Shops	7692-7699	X			X
Motion Picture Theaters (no drive-in)	7832	X	X		X
Video Tape Rental	7841	X	X		X
Dance Studios, Schools and Halls	7911	X	X	X	X
Producers, Orchestras and Entertainers	7922-7929	X	X	X	X
Bowling Centers	7933	X			X
Physical Fitness Facilities	7991	X	X		X
Membership Sports and Recreation Clubs	7997	X	X		X
Amusement and Recreation Services (not elsewhere classified), only as follows:	7999	X	X		X
Art and Music Instruction and Studios					
Gymnastics Instruction					
Handball Courts (non-membership)					
Lifeguard Service					
Martial Arts (Judo, Karate, etc.) Instruction					
Miniature Golf Courses, Operation					

**EXHIBIT B -2
PERMITTED USES**

Racquetball Courts (non-membership)					
Rental of Bicycles, Rowboats and Canoes					
Schools and Camps, Sports Instructional					
Scuba and Skin-Diving Instruction					
Swimming Instruction					
Swimming Pools (non-membership)					
Tennis Clubs, Indoor and Outdoor Operation (non-membership)					
Yoga Instruction and Studios					
Offices and Clinics of Medical Doctors	8011	X	X	X	X
Offices and Clinics of Dentists	8021	X	X	X	X
Offices of Osteopathic Physicians	8031	X	X	X	X
Offices of Other Practitioners	8041-8049	X	X	X	X
Nursing and Personal Care Facilities	8051-8059	X	X	X	X
General Medical and Surgical Hospitals	8062	X	X	X	X
Medical and Dental Laboratories	8071-8072	X	X	X	X
Home Health Care Laboratories	8082	X	X	X	X
Kidney Dialysis Centers	8092	X	X		X
Specialty Outpatient Facilities (not elsewhere classified)	8093	X	X	X	X
Office of Veterinarians (no outdoor runs or livestock permitted)	742	X	X	X	X
Health and Allied Services (not elsewhere classified)	8099	X	X	X	X
Legal Services	8111	X	X	X	X
Elementary and Secondary Schools	8211	X ¹⁰	X ¹⁰		X ¹⁰
Colleges, Universities, Professional Schools and Junior Colleges	8221-8222		X		X
Libraries	8231		X		X
Vocational Schools	8243-8249		X		X
Schools and Educational Services (not elsewhere classified), only as follows:	8299		X		X
Art Schools (except commercial)					
Automobile Driving Instruction					
Baton Instruction					
Bible Schools (not operated by churches)					
Ceramic Schools					
Charm Schools					
Civil Service Schools					
Continuing Education Programs					

**EXHIBIT B -2
PERMITTED USES**

Cooking Schools						
Curriculum Development (educational)						
Diction Schools						
Drama Schools						
Finishing Schools (charm and modeling)						
Flying Instruction						
Hypnosis Schools						
Language Schools						
Modeling Schools (clothes)						
Music Schools						
Personal Development Schools						
Public Speaking Schools						
Reading Schools						
Speed Reading Courses						
Student Exchange Programs						
Survival Schools						
Tutoring						
Vocational Counseling (except rehabilitation counseling)						
Individual and Family Services	8322	X	X	X	X	
Job Training and Related Services	8331	X	X	X	X	
Child Day Care Services	8351	X ^{10, 13}	X ^{10,13}		X ^{10, 13}	10, 13
Residential Care limited to Homes for the Aged, and Rest Homes	8361		X ¹¹	X ¹¹	X ¹¹	11
Miscellaneous Social Services	8399	X	X	X	X	
Museums and Art Galleries	8412	X	X	X	X	
Botanical and Zoological Gardens	8422	X	X	X	X	
Business Associations	8611	X	X	X	X	
Professional Associations	8621	X	X	X	X	
Labor Organizations	8631	X	X	X	X	
Civic and Social Organizations	8641	X	X	X	X	
Political Organizations	8651	X	X	X	X	
Religious Organizations	8661	X	X	X	X	
Miscellaneous Membership Organizations	8699	X	X	X	X	
Engineering Services	8711	X	X	X	X	
Architectural Services	8712	X	X	X	X	

**EXHIBIT B -2
PERMITTED USES**

Surveying Services	8713	X	X		X
Accounting, Auditing and Bookkeeping Services	8721	X	X	X	X
Research and Testing Services	8731-8734	X	X	X	X
Management Services	8741	X	X	X	X
Management Consulting Services	8742	X	X	X	X
Public Relation Services	8743	X	X	X	X
Miscellaneous Business Consulting Services	8748	X	X	X	X
Services (not elsewhere classified), including:	8999	X	X	X	X
Actuaries (consulting)					
Advertising Copy (writers of)					
Announcers (radio and television service)					
Art Restoration					
Artificial Nucleation (cloud seeding)					
Artist's Studios (except commercial and medical)					
Authors					
Chemists (consulting)					
Christian Science lectures					
Consultants (nuclear)					
Entomologists (consulting)					
Geologists (consulting)					
Ghost Writing					
Greeting Cards (hand painting of)					
Inventors					
Lecturers					
Music Arrangers					
Newspaper Columnists					
Physicists (consulting)					
Psychologists (industrial)					
Radio Commentators					
Sculptors' Studios					
Song Writers					
Stained Glass Artists					
Weather Forecasters					
Writers					

**EXHIBIT B -2
PERMITTED USES**

<u>PUBLIC ADMINISTRATION:</u>					
Courts	9211	X	X		X
Police Protection	9221	X	X		X
Legal Counsel and Prosecution	9222	X	X	X	X
Fire Protection	9224	X	X		X
Public Order and Safety	9229	X	X	X	X
Finance, Taxation and Monetary Policy	9311	X	X	X	X
Administration of Human Resources	9411-9451	X	X	X	X
Environmental Quality and Housing	9511-9532	X	X	X	X
Administration of Economic Programs	9611-9661	X	X	X	X
<u>NON-CLASSIFIABLE ESTABLISHMENTS:</u>					
Adult Day Care	99	X	X	X	X
Dwellings – Single Family Attached; Townhomes	99		X ³		3
Dwellings – Multi-Family	99		X ^{4,5}		4, 5
Parks and Recreational Facilities, Public or Private	99	X	X	X	X

NOTES:

1. Use not permitted within 300 feet of Telfair Lake greenbelt.
2. Use permitted only on University Boulevard and at least 300 feet from Telfair Lake greenbelt.
3. Use not permitted within 300 feet of U.S. Highway 59.
4. Use not permitted within 200 feet of University Boulevard.
5. Use limited to integrated style of development to be defined in the Final Development Plan.
6. Conditions for Convenience Stores with Gas Stations (SIC 5411) and Car Washes (SIC 7542):
 - a. Permitted only at those street intersection corners identified on Exhibit B-1, General Site Plan
 - b. Maximum of two within the PD, with only one site oriented to University Boulevard and one site oriented to US 59.
 - c. Lighting shall be recessed under any canopy and in fixtures throughout the site.
 - d. Maximum 5 pump islands per site, with a maximum 10 pumps, and two fuel dispensing positions per pump, for a total 20 fuel dispensing stations.
 - e. No outdoor speakers, except those required by law at pump stations.
 - f. Canopy column facades shall be 100% brick and/or stone.
 - g. Canopies shall have a pitched roof.

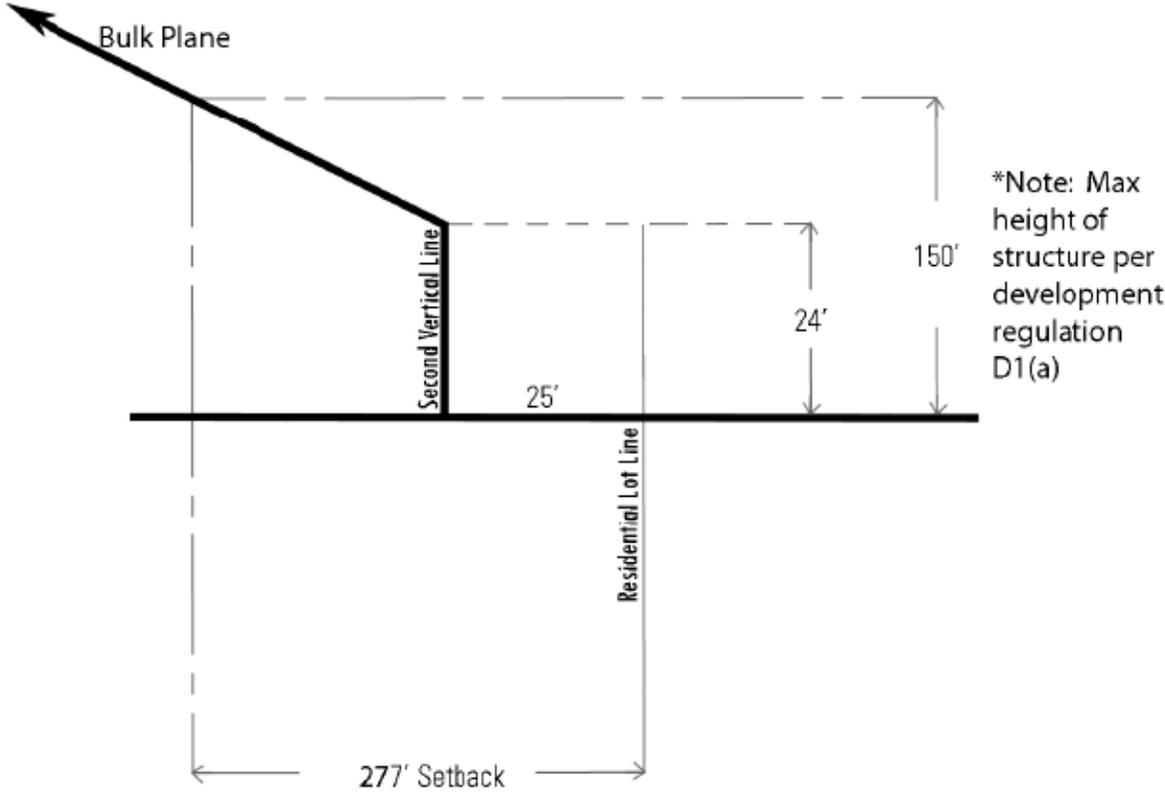
EXHIBIT B -2 PERMITTED USES

- h. Minimum landscape buffer shall include:
 - i. Hedges at least three feet in height at time of planting screening the entire parking lot perimeter.
 - ii. In addition to minimum required street tress, one additional tree shall be planted for every 50 feet of parking lot perimeter. Trees shall have a minimum 4-inch caliper, and a minimum 10- foot height as measured from the ground level when planted.
- 7. Hotels limited to full service or select service, per Development Code, Chapter 2, Article XIV, and Chapter 10 – Definitions.
- 8. Conditions for Passenger Car Rental and Leasing (SIC 7414-7415):
 - a. Site shall provide separate areas for customer parking and fleet vehicle parking.
 - b. Minimum landscape buffer shall include:
 - i. Hedges at least three feet in height at time of planting, screening the entire fleet vehicle parking lot perimeter.
 - ii. In addition to minimum required street tress, one additional tree shall be planted for every 50 feet of parking lot perimeter. Trees shall have a minimum 4-inch caliper, and a minimum 10- foot height as measured from the ground level when planted.
- 9. Conditions for Auto Repair Shops (SIC 7532-7539):
 - a. Repair bays shall be oriented perpendicular to the public street or access easement, and if adjacent to both, shall be perpendicular to the public street. In District D, repair bays may be oriented in any direction provided they are located a minimum of fifty feet from the adjacent public right-of-way and are screened from offsite views.
 - b. No overnight parking or outside storage of damaged, inoperable or junked vehicles, as defined by the Code of Ordinances, is permitted.
 - c. No outside, overnight parking of repaired vehicles is permitted.
 - d. No outside parking or storage of recreational vehicles, as defined by the Development Code, is permitted.
 - e. No outdoor speakers are permitted.
 - f. Minimum landscape buffer shall include:
 - i. Hedges at least three feet in height at time of planting, screening the entire fleet vehicle parking lot perimeter.
 - ii. In addition to minimum required street tress, one additional tree shall be planted for every 50 feet of parking lot perimeter. Trees shall have a minimum 4-inch caliper, and a minimum 10- foot height as measured from the ground level when planted.
- 10. Conditions for Elementary and Secondary Schools (SIC 8211) and Child Day Care Services (SIC 8351):
 - a. Shall be developed in accordance with an approved traffic circulation plan and traffic study to include on-site queuing.
 - b. Must provide dedicated outside or inside recreational areas, and shall not retrofit parking lots for recreational areas.
- 11. Residential Care facilities and Rest Homes shall provide the following:
 - a. Common food service area
 - b. Weekly housekeeping service

EXHIBIT B -2
PERMITTED USES

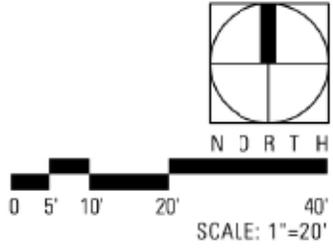
- c. 24-hour on-site courtesy office
 - d. Wellness center
 - e. Common leisure/activity area
 - f. Incidental health care only
 - g. A maximum number of units to be determined with the Final Development Plan.
12. Conditions for eating and drinking places (SIC 5812-5813) within District C:
- a. Permitted only within 850 feet of University Blvd.
 - b. No building space greater than 10,000 square feet per place.
 - c. No outdoor speakers or exterior sound systems.
13. No more than one dry cleaner (SIC 7212) or Child Day Care Center (SIC 8351) per District A, B and D.
14. For dry cleaners, rear doors must be screened by masonry screening walls that are a minimum of 6 feet in height.

**EXHIBIT B-3
BULK PLANE DIAGRAM**



$$\left(\begin{array}{r} 150 \\ -24 \\ 126 \times 2 = 252' \\ + 25' \\ \hline 277' \end{array} \right)$$

*Note: Bulk Plane does not reach Freeway/Lakefront property line within 277' from the residential lot lines across Telfair Lake.



**EXHIBIT B-4
PEDESTRIAN CIRCULATION PLAN**



EXHIBIT B-5 SIGNAGE LOCATION PLAN

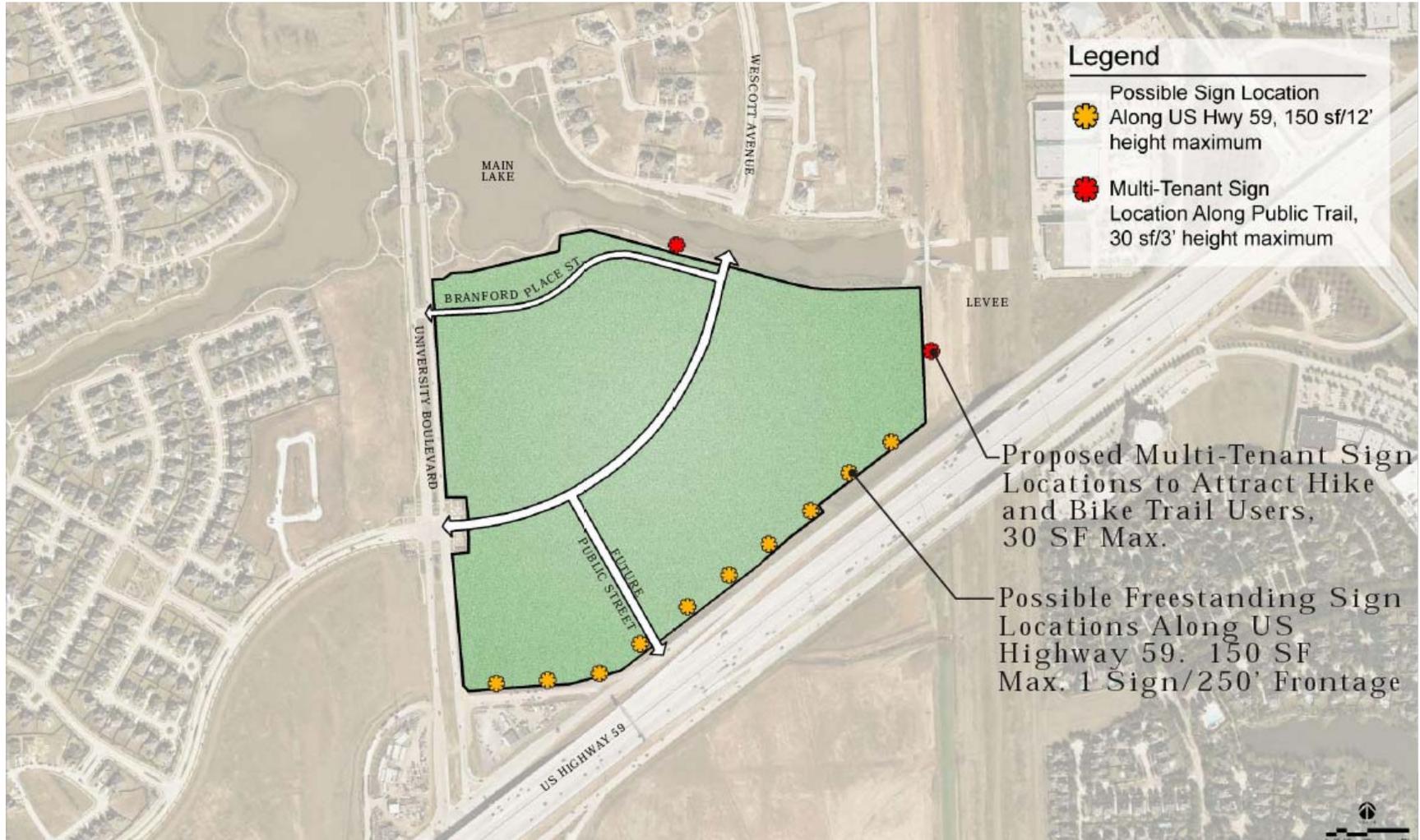
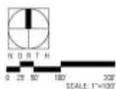
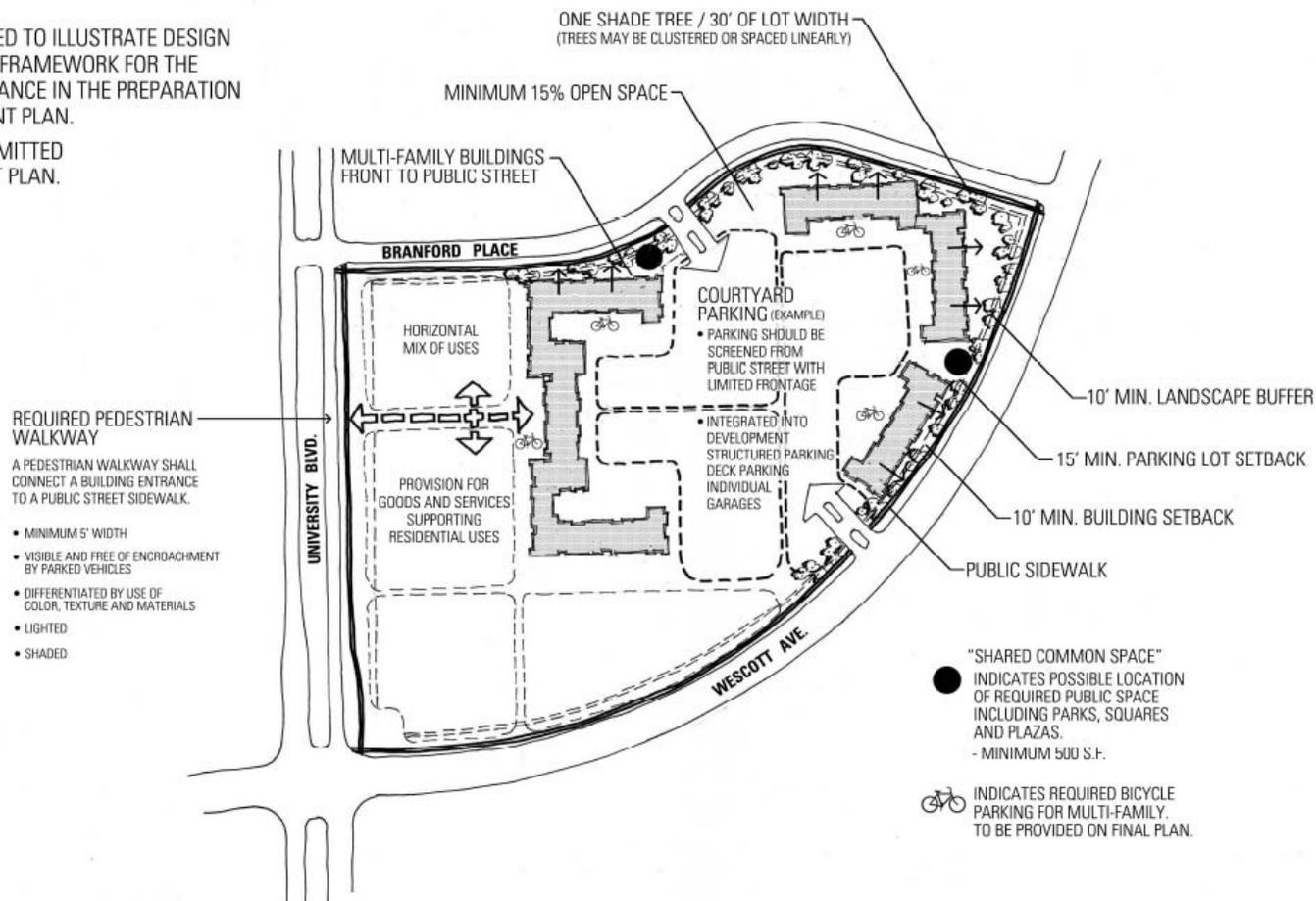


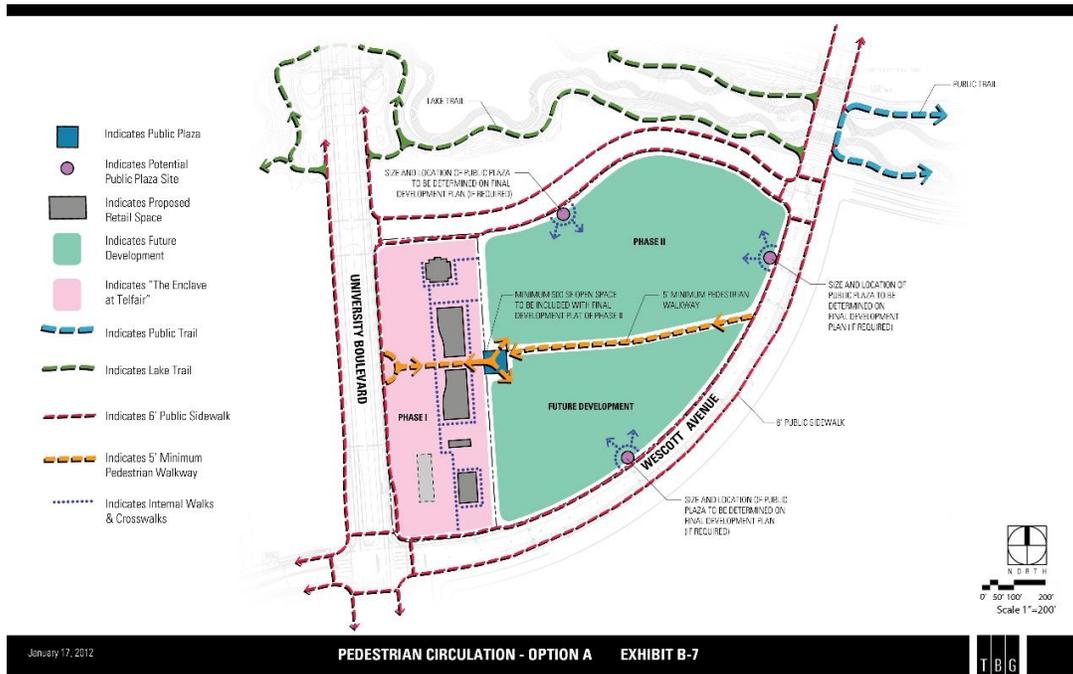
EXHIBIT B-6 MULTI-FAMILY SITE LAYOUT PLAN

MULTI-FAMILY SITE LAYOUT PLAN

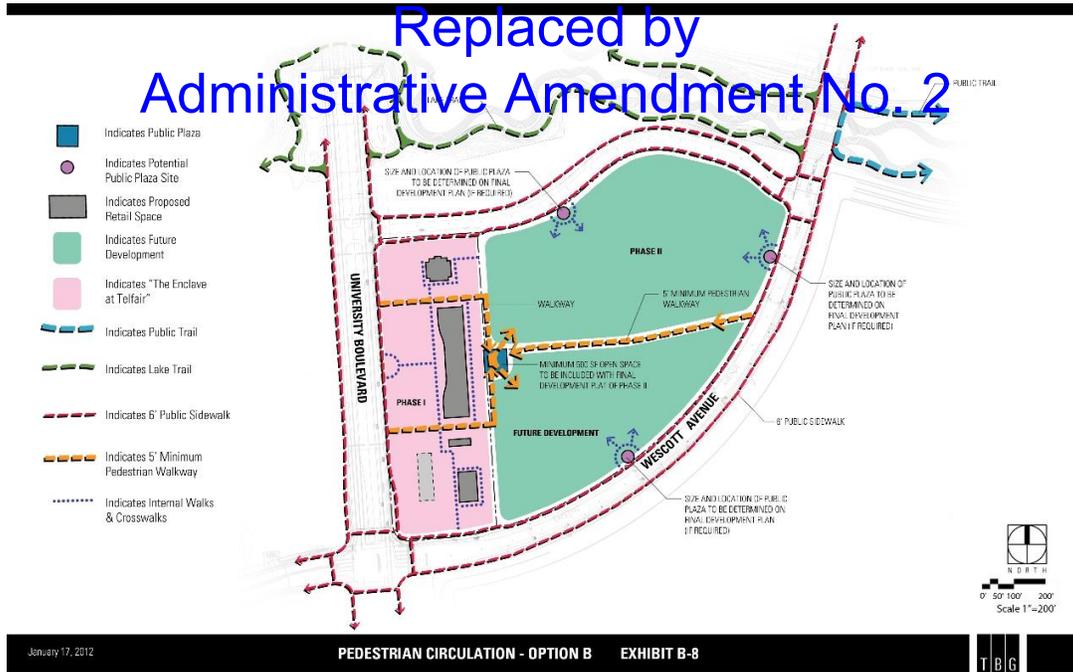
- THIS DRAWING IS INTENDED TO ILLUSTRATE DESIGN COMPONENTS AND BASIC FRAMEWORK FOR THE LIMITED PURPOSE OF GUIDANCE IN THE PREPARATION OF THE FINAL DEVELOPMENT PLAN.
- ACTUAL PLANS TO BE SUBMITTED WITH FINAL DEVELOPMENT PLAN.



DIRECTOR-APPROVED PLANNED DEVELOPMENT (PD) DISTRICT AMENDMENT No. 1
 TELFAIR LAKEFRONT 84 ACRES (GENERAL DEVELOPMENT PLAN)



Replaced by
 Administrative Amendment No. 2



Amendment to Planned Development (PD) District Ordinance No. 1826 from September 20, 2011 replacing Exhibit B-4 Pedestrian Circulation Plan, providing for the specific location of a pedestrian plaza and an east-west pedestrian connector through the site.

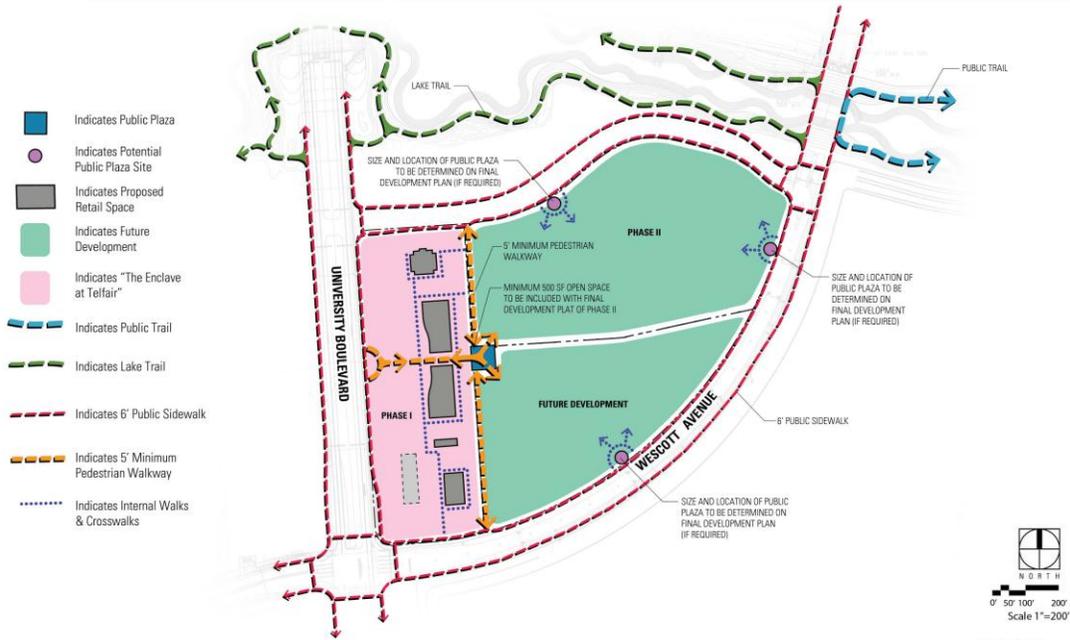
Authorized Under Development Code, Chapter 2, Article II, Part 16, Section 2-177

Douglas P. Schomburg

Douglas P. Schomburg, AICP
 Director of Planning & Environmental Services

PLANNING & ENVIRONMENTAL
 SERVICES DEPARTMENT
 CITY OF SUGAR LAND
 Date: 2/1/12

DIRECTOR-APPROVED PLANNED DEVELOPMENT (PD) DISTRICT AMENDMENT No. 2
 TELFAIR LAKEFRONT 84 ACRES (GENERAL DEVELOPMENT PLAN) [Supersedes Amend. No. 1]



PEDESTRIAN CIRCULATION - OPTION A EXHIBIT B-7



PEDESTRIAN CIRCULATION - OPTION B EXHIBIT B-8



Amendment to Planned Development (PD) District Ordinance No. 1826 from September 20, 2011 replacing Exhibit "PD Pedestrian Circulation Opt. A & B" adjusting location of pedestrian paths to north/south connectivity. Authorized Under Development Code, Chapter 2, Article II, Part 16, Section 2-177

Douglas P. Schomburg

Douglas P. Schomburg, AICP
 Director of Planning & Environmental Services

PLANNING & ENVIRONMENTAL
 SERVICES DEPARTMENT
 CITY OF SUGAR LAND
 Date: 9/20/12