ORDINANCE NO. 1969

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SUGAR LAND, TEXAS, AMENDING THE BALLPARK DISTRICT, HISTORIC DISTRICT I, BUSINESS PARK DISTRICT 1 AND HIGHWAY 6 DISTRICT OF THE IMPERIAL PD GENERAL DEVELOPMENT PLAN; READOPTING THE IMPERIAL PD GENERAL DEVELOPMENT PLAN; AND REPEALING ORDINANCE NO. 1852.

WHEREAS, by the adoption of Ordinance No. 1852 on April 17, 2012, the City Council approved a change of zoning to create a planned development district for 690.2 acres of land in the proposed Imperial Development, and approved a general development plan for the PD district; and

WHEREAS, Johnson Development is requesting an amendment to the Planned Development District, General Development Plan for the Ball Park District, Historic District I, Business Park District 1 and Highway 6 District; and

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

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

WHEREAS, for convenience of reference, the City Council wishes to adopt a new general development plan for the entire PD, incorporating the amendment; NOW, THEREFORE;

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

Section 1. That the facts and recitations set forth in the preamble of the ordinance are hereby declared true and correct.

Section 2. That the General Development Plan – Amendment No. 1 as shown in Exhibit B is approved.

Section 3. That the following Exhibits are attached to and incorporated into this ordinance:

Exhibit A: Metes and Bounds Legal Description
Exhibit B: General Development Plan Amendment No. 1
Exhibit B-1: General Land Plan
Exhibit B-2: Permitted Uses, Land Use Matrix
Exhibit B-3: Cross Section Reference Plan
Exhibit B-3 (A): Imperial Cross Sections
Exhibit B-4: Imperial Open Space Plan
Exhibit B-5: Imperial Bulk Plane Exhibit
Exhibit B-6: Site Layout Concept – Ballpark District

Exhibit B-7: Site Layout Concept – Historic District
Exhibit B-8: Circulation Plan – Pedestrian – Ballpark/Historic District
Exhibit B-9: Circulation Plan – Possible Internal Shuttle Service
Exhibit B-10: Bicycle Circulation Plan
Exhibit B-11: Imperial PD Sign Regulations
Exhibit B-12: Public Park Land Dedication Bulk Plane
Exhibit B-13: Public Park Land Dedication Bulk Plane
Exhibit B-14: Public Park Land Dedication
Exhibit B-15: Imperial Development Approved Landscape Materials
Exhibit B-16: Imperial View Looking South Across Public Park
Exhibit B-17: Imperial Street View of Public Park Dedication
Exhibit B-18: Imperial Street View from US 90A Looking West
Exhibit B-19: Imperial View Looking Northeast Across US 90A

Section 4. That the City's official zoning map is amended to show the change in zoning district classification.

Section 5. That Ordinance No. 1852 is repealed.

Section 6. That, to the extent this Ordinance conflicts with the regulations established in Ordinances 1886, 1891, and 1935, those ordinances control.

APPROVED on first consideration on September 02, 2014.

ADOPTED on second consideration on September 16, 2014.

James A. Thompson, Mayor

ATTEST:

Glenda Gundermann, City Secretary

Approved as to Form:

Meredith Riedel

Attachments: Exhibit A: Metes and Bounds Legal Description
Exhibit B: General Development Plan Amendment No. 1
Exhibit B-1: General Land Plan

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Exhibit B-3 (A): Imperial Cross Sections
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Exhibit B-15: Imperial Development Approved Landscape Materials
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Exhibit B-19: Imperial View Looking Northeast Across US 90A

EXHIBIT A

Imperial Planned Development (PD) District – General Development Plan

Legal Description (by tract):

Tract A: 12.916 Acres in the S.M. Williams League, Abstract No. 97

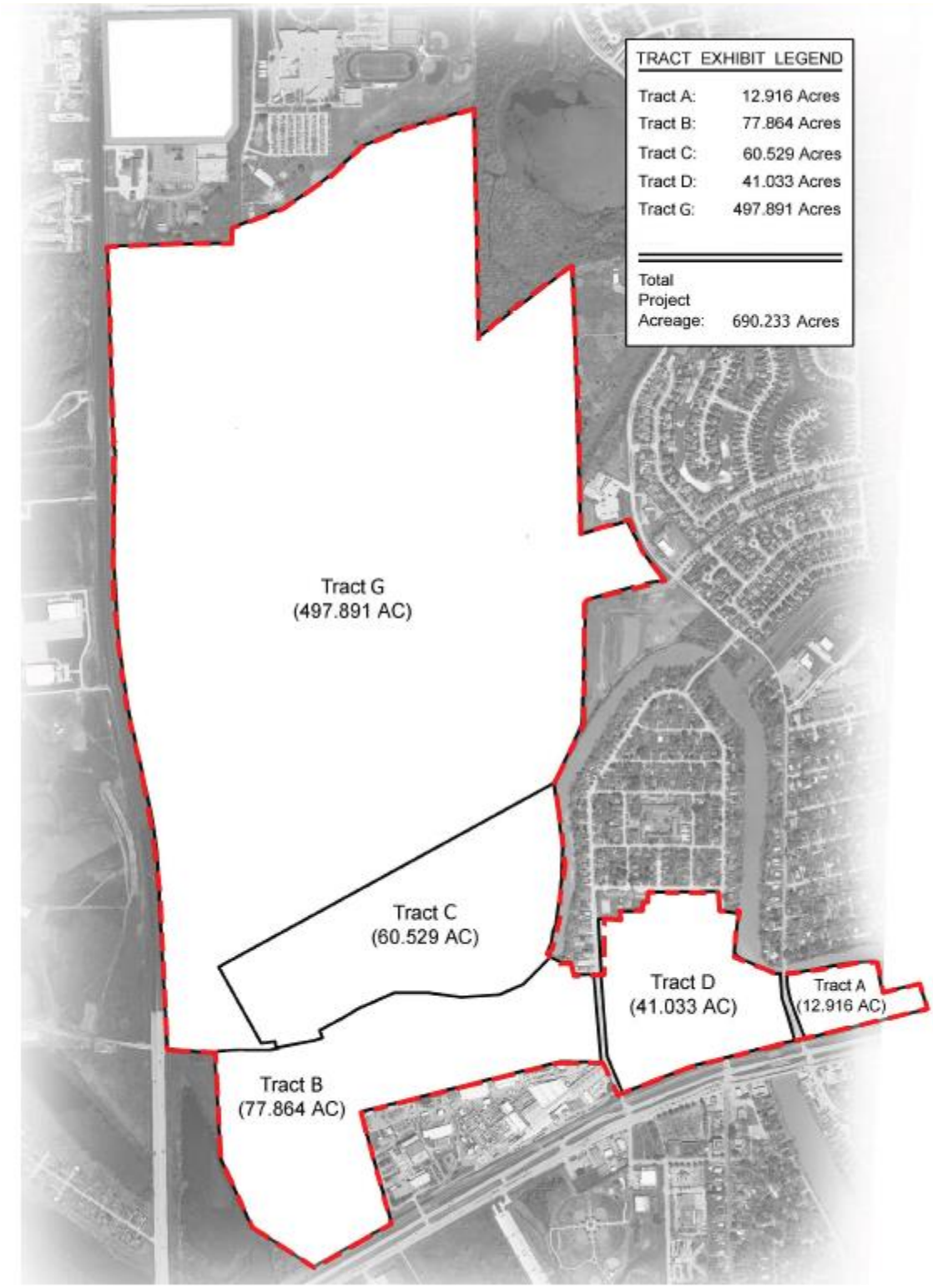
Tract B: 77.864 Acres in the Alexander Hodge League, Abstract No. 32

Tract C: 60.529 Acres in the Alexander Hodge League, Abstract No. 32

Tract D: 41.033 Acres in the S.M. Williams League, Abstract No. 97

Tract G: 497.891 Acres in the Alexander Hodge League, Abstract 32

Legal Description Tract Map:



DESCRIPTION OF
12.916 ACRES
(TRACT A)

Being 12.916 acres of land situated in the S. M. Williams League, Abstract Number 97, City of Sugar Land, Fort Bend County, Texas and being out of that certain called 643.885 acre tract conveyed to the Imperial Sugar Company (Imperial Holly Corporation) by the instrument of record in Volume 135, Page 18 of the Deed Records of Fort Bend County, Texas (F. B. C. D. R.) said 12.916 acres being more particularly described by metes and bounds as follows;

Commencing at a point for the southeast corner of the aforementioned 643.885 acre tract on the northwest right-of-way line of the G. H. & S. A. Railroad (100 feet wide);

Thence, South 78° 02' 00" West, at 1,283.1 feet, pass the common line of the aforementioned S. M. Williams League and the Brown & Belknap League, Abstract Number 15, in all, 3,680.53 feet to a point on the east right-of-way line of School Boulevard (60 feet wide), said point being the southwest corner of the Imperial Holly Corporation 74.6347 acre "Pecan Orchard Tract";

Thence, North 11° 45' 00" West, along said east right-of-way line, 42.00 feet to a point;

Thence, South 78° 02' 00" West, 60.00 feet to the POINT OF BEGINNING and the southeast corner of the herein described tract;

Thence, South 78° 02' 00" West, along a line 30 feet north of and parallel to the concrete paving for Kempner Street, 1,079.29 feet to a point for corner at the intersection with the east right-of-way line of Main Street, a 60 foot wide dedication recorded in Plat Book 12, Page 8 of the Map Records of Fort Bend County, Texas (F.B.C.M.R.), being 30 feet east of the centerline of the concrete paving of Main Street for the southeast corner of the herein described tract;

Thence, Northerly along said east right-of-way line of Main Street, the following three (3) courses and distances;
1. North 20° 46' 30" West, 241.23 feet to a point for corner, the beginning of a tangent curve;
2. 144.79 feet along the arc of said curve, to the right, having a radius of 371.48 feet, a central angle of 22° 19' 57", and a chord that bears North 09° 36' 32" West, 143.88 feet to the point of tangency for corner;
3. North 01° 33' 27" East, 195.99 feet to a point for the northwest corner of the herein described tract, said point also being the southwest corner of a called 2.0 acre tract conveyed to the City of Sugar Land by the instrument of record under Volume 523, Page 465, F. B. C. D. R. and being on the north edge of the Cleveland Lake Canal;

Thence, along said north edge and the south line of said 2.0 acre tract, the following five (5) courses and distances;
1. North 75° 20' 40" East, 176.32 feet to a point for corner;
2. North 77° 12' 00" East, 363.75 feet to a point for corner;
3. North 75° 32' 00" East, 124.51 feet to a point for corner;
4. South 86° 31' 06" East, 141.89 feet to a point for corner;
5. North 84° 27' 46" East, 267.15 feet to a point for the northeast corner of the herein described tract, said point also being the southeast corner of the aforementioned 2.0 acre tract and being on the west right-of-way line of the aforementioned School Boulevard;

Thence, South 11° 45' 00" East, departing said north edge and said south line, along said west right-of-way line, crossing the aforementioned Cleveland Lake, 163.70 feet to a point for corner, said point being the northeast corner of called 1.5 acre tract conveyed to the International Christian Network Church by the instrument of record under File Number 9609068 of the Official Records of Fort Bend County, Texas (F.B.C.O.R.);

Thence, South 78° 10' 19" West, 75.09 feet to a point for corner;
Thence, South 82° 09' 27" West, 59.00 feet to a point for corner;
Thence, North 84° 01' 23" West, 198.51 feet to a point for corner, said point being the northwest corner of the aforementioned 1.5 acre tract;

Thence, South 11° 38' 53" East, 246.18 feet to a point for corner, said point being the southwest corner of said 1.5 acre tract
Thence, North 78° 16' 58" East, 323.47 feet to a point for corner, said point being the southeast corner of said 1.5 acre tract and being on the aforementioned west right-of-way line of School Boulevard;

Thence, South 11° 45' 00" East, along said west line, 178.29 feet to the POINT OF BEGINNING and containing 12.916 acres of land.

This document was prepared under 22 TAC § 663.21, 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 except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

DESCRIPTION OF
77.864 ACRES
(TRACT B)

Being 77.864 acres of land situated in the Alexander Hodge League, Abstract Number 77 and the S. M. Williams League, Abstract Number 32, City of Sugar Land, Fort Bend County, Texas and being out of that certain called 643.885 acre tract conveyed to the Imperial Sugar Company (Imperial Holly Corporation) by the instrument of record in Volume 135, Page 18 of the Deed Records of Fort Bend County, Texas (F. B. C. D. R.), said 77.864 acres being more particularly described by metes and bounds as follows;

Commencing at a point on the northwest right-of-way line of the G. H. & S. A. Railroad (100 feet wide) for the southwest corner of the aforementioned 643.885 acre tract on the northwest right-of-way line of the G. H. & S. A. Railroad (100 feet wide);

Thence North 61° 32' 21" East, 342.03 feet along said northwest right-of-way line to the POINT OF BEGINNING and southwest corner of the herein described tract, said point being the southeast corner of that certain called 2.087 acre tract conveyed to the Fort Bend Water Control & Improvement District Number 1 (F.B.W.C. & I.D. No. 1) by the instrument of record in Volume 895, Page 275, F. B. C. D. R.;

Thence, North 57° 02' 13" West, 606.15 feet to a point for the northwest corner of said 2.087 acre tract and a corner of the herein described tract;

Thence, North 22° 51' 50" West, 627.65 feet to a point for the southeast corner of a called 0.651 acre tract conveyed to said F. B. W. C. & I. D. No. 1 and a corner of this tract;

Thence, North 03° 22' 50" West, 790.87 feet to a point for the southeast corner of that certain called 1.2940 acre easement conveyed to Fort Bend County by the instrument of record in Volume 952, Page 445, F. B. C. D. R. and being the southwest corner of that certain called 1.2590 acre tract conveyed to Imperial Holly Corporation by the instrument of record in Volume 2313, Page 1793 of the Official Records of Fort Bend County, (F. B. C. O. R.);

Thence, North 04° 46' 16" East, 100.15 feet to a point for corner in the abandoned north right-of-way line of the Missouri Pacific Railroad, said point being the northwest corner of said 1.2590 acre tract;

Thence, South 82° 07' 10" East, 111.00 feet to a point for corner, the beginning of a curve;

Thence, along said abandoned north right-of-way and the north line of said 1.2590 acre tract, 251.09 feet along the arc of a curve to the left, having a radius of 992.14 feet, a central angle of 14° 30' 01", and a chord that bears South 89° 22' 11" East, 250.42 feet to the point of tangency for corner;

Thence, North 83° 22' 51" East, at 402.91 feet, pass the northeast corner of said 1.2590 acre tract, in all 448.23 feet to a point for corner, said point being the southerly southeast corner of that certain called 60.529 acre tract conveyed to Imperial Sugar Company by the instrument of record in Volume 601, Page 741, F. B. C. D. R.;
Thence, North 00° 00' 00" East, 53.01 feet to a point for corner at the centerline of Oyster Creek;

Thence, easterly along said centerline with the deed call bearings and distances in said Volume 601, Page 741, the following six (6) courses;

1. North 62° 30' 00" East, 445.10 feet to a point for corner;
2. North 75° 00' 00" East, 275.00 feet to a point for corner;
3. South 86° 30' 00" East, 775.00 feet to a point for corner;
4. North 78° 15' 00" East, 357.00 feet to a point for corner;
5. North 42° 30' 00" East, 308.00 feet to a point for corner;
6. North 08° 00' 00" East, 50.34 feet to a point for corner;

Thence, North 89° 01' 24" East, leaving said centerline, at 59.2 feet pass the southwest corner of that certain called 0.191 acre tract conveyed to Susie Galvan by the instrument of record in Volume 2423, Page 890, F. B. C. O. R., in all 146.00 feet to a point for the northwest corner of a tract of land conveyed to Houston Shell & Concrete Company by the instrument of record in Volume 1902, Page 2, F. B. C. O. R.;

Thence, South 01° 32' 56" East, at 60 feet pass the northwest corner of that certain called 0.241 acre tract conveyed to Rawley M. Outlaw, Jr. by the instrument of record in Volume 1086, Page 717, F. B. C. D. R., in all 120.00 feet to a point for the southwest corner of said 0.241 acre tract and a re-entrant corner of the herein described tract;

Thence, North 88° 54' 38" East, 175.68 feet to a point for the northeast corner of the herein described tract on the west right-of-way line of Ulrich Street (60 feet wide), said corner bears South 01° 40' 24" East, 682.86 feet from the southeast corner of Block

Number 1 of Mayfield Park, Section Two, a subdivision of record in Volume 415, Page 347, F. B. C. D. R.;

Thence, southerly along the said west right-of-way line, the following five (5) courses and distances;

1. South 01° 40' 24" East, 101.68 feet to an angle point for corner;
2. South 03° 30' 44" East, 145.89 feet to an angle point for corner;
3. South 03° 50' 44" East, at 49.67 feet pass the centerline of the Missouri Pacific Railroad (100 feet wide), in all 282.01 feet to an angle point for corner;
4. South 04° 41' 24" East, at 126.01 feet pass the intersection with the north right-of-way line of Imperial Road (50 feet wide), in all 154.86 feet to a point for corner;
5. South 19° 22' 29" East, 22.20 feet to a point for corner at the intersection with the south right-of-way line of said Imperial Road and being the northeast corner of that certain called 30.772 acre tract and original called 2.368 acre tract conveyed to Nalco/Exxon Energy Chemicals, L. P. by the instrument of record in Volume 2694, Page 614, F. B. C. O. R.;

Thence, South 88° 06' 16" West, along the south right-of-way line of said imperial Road, 334.69 feet to a point for corner, the beginning of a curve;

Thence, continuing westerly along said south right-of-way line, 154.72 feet along the arc of a curve to the left, having a radius of 806.69 feet, a central angle of 10° 59' 20", and a chord that bears South 82° 36' 54" West, 154.48 feet to the point of tangency for corner;

Thence, South 77° 07' 14" West, continuing along said south right-of-way line, 1,567.66 feet to a point for the northwest corner of the aforementioned 30.772 acre Nalco/Exxon tract and the northwest corner of that certain called 2.159 are tract recorded in Volume 2694, Page 614, F. B. C. O. R., said point being a re-entrant of the herein described tract;

Thence, South 15° 30' 00" East, at 906.87 feet pass the southwest corner of that certain called 10 acre tract conveyed to Nalco/Exxon Energy Chemicals, L. P. by the instrument of record in Volume 2694, Page 614, F. B. C. O. R., in all 958.45 feet to a point for the southerly southeast corner of he herein described tract;
Thence, South 61° 32' 21" West, along the northwest right-of-way line of the G. H. & S. A. Railroad (100 feet wide), 715.90 feet to the POINT OF BEGINNING and containing 77.864 acres of land.

Save and Except that certain called 0.286 acre tract conveyed to Fort Bend Utilities by the instrument of record in Volume332, Page 568, F. B. C. D. R., and being more particularly described by metes and bounds as follows;

Commencing at a point for intersection of the centerline of the main line of the Missouri Pacific Railroad and the centerline of Ulrich Street (60 feet wide);

Thence, South 83° 23' 00" West, 271.2 feet to a point at the centerline of said Missouri Pacific Railroad;

Thence, North 06° 37' 00" West, 163.75 feet the POINT OF BEGINNING and southeast corner of the herein described tract;

Thence, South 83° 23' 00" West, 100.0 feet to a point for the southwest corner of the herein described tract;

Thence, North 06° 37' 00" East, 125.0 feet to a point for the northwest corner of the herein described tract on the bank of Oyster Creek;

Thence, North 83° 23' 00" East, 100.0 feet to a point for the northeast corner of the herein described tract;

Thence, South 06° 37' 00" East, 125.00 feet to the POINT OF BEGINNING and containing 0.287 acre (12,500 square feet) of land leaving a total acreage of 77.577 acres.

This document was prepared under 22 TAC § 663.21, 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 except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

DESCRIPTION OF
60.529 ACRES
(TRACT C)

Being 60.529 acres of land situated in the Alexander Hodge League, Abstract Number 32, City of Sugar Land, Fort Bend County, Texas and being out of that certain called 60.55 acre tract conveyed to the Imperial Sugar Company by the instrument of record in Volume 601, Page 741 of the Deed Records of Fort Bend County, Texas (F.B.C.D.R.), said 60.529 acres being more particularly described by metes and bounds as follows;

BEGINNING at a point for the southerly southeast corner of the herein described tract on the north right-of-way line of the Missouri Pacific Railroad Main Line (100 feet wide), said point bears South 83° 22' 51" West, 2,351.03 feet from the west right-of-way line of Ulrich Street (60 feet wide) and bears North 09° 03' 59" East, 2,018.94 feet from the southwest corner of the original called 643.885 acre tract conveyed to Imperial Sugar Company by the instrument of record in Volume 135, Page 18, F.B.C.D.R., said southwest corner being on the northwest right-of-way line of the G. H. & S. A. Railroad (100 feet wide);

Thence, South 83° 22' 51" West, along the northwest right-of-way line of said Missouri Pacific Railroad, at 45.32 feet pass the northeast corner of a called 1.2590 acre tract of land conveyed to the Imperial Holly Corporation by the instrument of record in Volume 2313, Page 1793 of the Official Records of Fort Bend County, Texas (F.B.C.O.R.), in all 448.23 feet to a point for the southerly southwest corner of the herein described tract;

Thence, North 07° 38' 10" West, 27.42 feet to a point for corner at the centerline of Oyster Creek and 6.45 feet west of the west edge of a timber bridge;

Thence, North 90° 00' 00" West, 110.00 feet to a point for corner in said Oyster Creek;

Thence, North 24° 35' 30" West, along a line in said Oyster Creek, 482.77 feet to a point for the northwest corner of the herein described tract;

Thence, North 61° 51' 52" East, 3,177.89 feet to a point in said Oyster Creek for the northeast corner of the herein described tract;

Thence, in a southerly and westerly direction along the centerline of said Oyster Creek, the following eight (8) courses and distances;

1. South 16° 44' 59" West, 20.49 feet to a point for corner;
2. South 06° 15' 00" East, 560.00 feet to a point for corner;
3. South 08° 00' 00" West, 762.00 feet to a point for corner;
4. South 42° 30' 00" West, 308.00 feet to a point for corner;
5. South 78° 15' 00" West, 357.00 feet to a point for corner;
6. North 86° 30' 00" West, 775.00 feet to a point for corner;
7. South 75° 00' 00" West, 275.00 feet to a point for corner;
8. South 62° 30' 00" West, 445.10 feet to a point for corner;

Thence, South 00° 00' 00" East, 53.01 feet to the POINT OF BEGINNING and containing 60.529 acres of land.

This document was prepared under 22 TAC § 663.21, 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 except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

DESCRIPTION OF
41.033 ACRES
(TRACT D)

Being 41.033 acres of land situated in the S. M. Williams League Survey, Abstract Number 97, City of Sugar Land, Fort Bend County, Texas and being part of a tract known as the "Refinery Tract" out of that certain called 643.885 acre tract conveyed to the Imperial Sugar Company (Imperial Holly Corporation) by the instrument of record in Volume 135, Page 18 of the Deed Records of Fort Bend County, Texas (F.B.C.D.R.), said 41.033 acres being more particularly described by metes and bounds as follows;

Commencing at the southeast corner of the aforementioned 643.885 acres on the northwest right-of-way line of the G. H. & S. A. Railroad (100 feet wide);

Thence, South 78° 02' 00" West, at 1,283.1 feet, pass the common line of the Brown & Belknap League, Abstract Number 15 and the aforementioned S. M. Williams League, in all 3,680.53 feet to a point on the east right-of-way of School Boulevard (60 feet wide) and being the southwest corner of the Imperial Holly Corporation 74.6347 acre "Pecan Tract", same being the southwest corner of a called 43.9697 acre tract of land conveyed to Wellington Estates, LLC by the instrument of record under File Number 2002134696 in the Official Public Records of Fort Bend County, Texas (F.B.C.O.P.R.);

Thence, North 11° 45' 00" West, 42.00 feet along the east right-of-way line of said School Boulevard to a point;

Thence, South 78° 02' 00" West, 1,139.29 feet to a point on the east right-of-way line of Main Street, a 60 foot wide dedication recorded in Plat Book 12, Page 8 of the Map Records of Fort Bend County, Texas (F.B.C.M.R.);

Thence, South 81° 51' 14" West, crossing said Main Street, 61.49 feet to a point on the west right-of-way line of said Main Street for the POINT OF BEGINNING and southeast corner of the herein described tract;

Thence, South 81° 51' 14" West, 12.88 feet to a point for the southeast corner of a called 0.334 acre tract known as the "Canning Company Tract", said point being 40 feet distant from the centerline of Kempner Street;

Thence, South 77° 59' 00" West, along a line 40 feet north of and parallel to the centerline of the concrete paving on said Kempner Street, 102.60 feet to a point for the southwest corner of said 0.344 acres and being on the east line of a called 36.35 acre easement on Oyster Creek to Brazos Valley Irrigation Company by the instrument of record in Volume 167, Page 289, F.B.C.D.R.;

Thence, South 29° 15' 00" East, along the east line of said easement, 28.52 feet to a point for corner;

Thence, South 78° 02' 00" West, along the north edge of a bridge on said Kempner Street across said Oyster Creek, 119.47 feet to an angle point for corner;

Thence, South 77° 51' 30" West, along the north edge of said bridge and the north back of curb of said Kempner Street, 164.10 feet to an angle point for corner;

Thence, along the north back of curb of said Kempner Street, the following six (6) courses and distances;
1. South 80° 32' 20" West, 220.00 feet, to an angle point for corner;
2. South 74° 39' 00" West, 247.25 feet to an angle point for corner;
3. South 74° 50' 42" West, 312.16 feet to an angle point for corner;
4. South 75° 19' 37" West, 43.05 feet to an angle point for corner;
5. South 12° 54' 20" West, 15.13 feet to an angle point for corner;
6. South 74° 50' 49" West, 122.38 feet to an angle point for corner;

Thence, North 21° 34' 03" West, 10.20 feet to a point for the southeast corner of a called 0.137 acre tract (described as Parcel Two) conveyed to Imperial Sugar Company by the instrument of record in Volume 1249, Page 402 in the Official Records of Fort Bend County, Texas (F.B.C.O.R.);

Thence, South 68° 25' 39" West, along the south line of said Parcel Two and a called 0.23 acre tract (described as Parcel One) in said Volume 1249, Page 402, 160.07 feet to a point for the southwest corner of the herein described tract, said point being the southwest corner of said Parcel One;

Thence, Northerly along the east right-of-way line of Ulrich Street (60 feet wide), the following four (4) courses and distances;
1. North 21° 31' 24" West, 284.84 feet to an angle point for corner;
2. North 04° 41' 24" West, 145.54 feet to an angle point for corner;
3. North 03° 50' 44" West, 281.39 feet to an angle point for corner;
4. North 03° 30' 44" West, 144.75 feet to an angle point for corner;

Thence, North 01° 40' 24" West, at 144.06 feet pass the northwest corner a called 21.09 acre tract conveyed to the City of Sugar Land by the instrument of record in Volume 445, Page 365, F.B.C.D.R., in all 572.89 feet to a point for the southwest corner of a called 1.7492 acre tract conveyed to the City of Sugar Land by the instrument of record under File Number 2002107097, F.B.C.O.P.R., said point being the most westerly northwest corner of the herein described tract;

Thence, North 89° 00' 10" East, along the most southerly line of said 1.7492 acres, 229.35 feet to a point for an interior corner;

Thence, North 02° 15' 55" East, along an easterly line of said 1.7492 acres, 49.43 feet to a point for an interior corner;

Thence, South 84° 11' 17" East, along a southerly line of said 1.7492 acres, 172.73 feet to a point for an interior corner;

Thence, North 01° 00' 45" West, along an easterly line of said 1.7492 acres, 81.53 feet to a point for an interior corner;

Thence, South 88° 19' 47" East, along a southerly line of said 1.7492 acres, 30.00 feet to a point for an interior corner;

Thence, North 00° 26' 54" West, along the most easterly line of said 1.7492 acres, 80.30 feet to a point on the southerly right-of-way line of Avenue "D" (50 feet wide) for the common northerly corner of said 1.7492 acres and the most northerly northwest corner of the herein described tract;

Thence, South 88° 38' 17" East, along said southerly right-of-way line, same being the south line of Mayfield Park Subdivision, Section Two, a subdivision of record in Volume 415, Page 347, F.B.C.D.R., 583.24 feet to a point for corner on the west right-of-way line of Guyer Street (50 feet wide), said point being the most northerly northeast corner of the herein described tract;

Thence, South 01° 21' 43" West, along the said west right-of-way line, 161.23 feet to a point for corner;

Thence, South 88° 38' 17" East, 160.21 feet to a point for a northeast corner of the herein described tract;

Thence, South 04° 28' 55" West, along the west edge of Oyster Creek, 410.98 feet to a point for a northeast corner of the aforementioned 21.09 acres;

Thence, South 73° 07' 30" East, crossing said Oyster Creek, 382.84 feet to a point in said Oyster Creek for the most easterly northeast corner of the herein described tract;

Thence, South 01° 33' 27" West, along the west line of Main Street (60 feet wide), 129.75 feet to a point for corner, the beginning of a curve;

Thence, continuing along said west right-of-way line, 168.18 feet along the arc of said curve, to the left having a radius of 431.48 feet, a central angle of 22° 19' 57" and a chord that bears South 09° 36' 32" East, 167.12 feet to the point of tangency for corner;

Thence, South 20° 46' 30" East, continuing along said west right-of-way line, 227.79 feet to the POINT OF BEGINNING and containing 41.033 acres of land.

This document was prepared under 22 TAC § 663.21, 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 except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

DESCRIPTION OF
497.891 ACRES
(TRACT G)

Being 497.891 acres of land situated in the Alexander Hodge League, Abstract Number 32, Fort Bend County, Texas and being all of the land (described as Tract "F") conveyed to Cherokee Sugar Land, L.P. by the instrument of record under File Number 2007088840, Official Public Records of Fort Bend County (F.B.C.O.P.R.), said 497.891 acre tract being more particularly described by metes and bounds as follows, bearings referenced to the Texas State Plane Coordinate System, South Central Zone Number 4204, NAD83, using Sugar Land RM 012 and RM 015 geodetic monuments:

BEGINNING at a point at the intersection of the easterly right-of-way (R.O.W.) line of State Highway 6 (width varies) with the former northerly R.O.W. line of the Missouri Pacific Railroad (100 feet wide) and being the southwesterly corner of the herein described tract;

Thence, in a northerly direction, along the easterly R.O.W. line of said State Highway 6 the following eleven (11) courses:
1) North 00° 11' 19" East, 761.11 feet to an angle point for corner;
2) North 08° 49' 51" East, 66.80 feet to the point of curvature of a non-tangent curve to the left;
3) An arc distance of 1,243.76 feet along said non-tangent curve to the left, having a central angle of 12° 04' 45", a radius of 5,899.58 feet and a chord which bears North 05° 45' 47" West, 1,241.45 feet to point for corner at the end of said curve;
4) North 11° 59' 43" West, 235.71 feet to an angle point for corner;
5) North 17° 10' 19" West, 101.80 feet to an angle point for corner;
6) North 11° 58' 05" West, 289.05 feet to the point of curvature of a non-tangent curve to the right;
7) An arc distance of 1,166.36 feet along said non-tangent curve to the right, having a central angle of 11° 59' 55", a radius of 5,569.58 feet and a chord which bears North 05° 51' 35" West, 1,164.23 feet to point for the end of said curve;
8) North 00° 05' 20" West, 903.04 feet to an angle point for corner;
9) North 0° 13' 37" West, 239.79 feet to an angle point for corner;
10) North 00° 10' 46" West, 1,465.93 feet to an angle point for corner;
11) North 05° 44' 31" West, 201.04 feet to point for the northwesterly corner of the herein described tract;

Thence, North 89° 52' 18" East, departing said easterly R.O.W. line, 1,021.58 feet to an angle point for corner;

Thence, North 01° 35' 01" West, 128.58 feet to a point for the southwesterly corner of a called 55.8859 acre tract conveyed to the Fort Bend Independent School District by the instrument of record in Volume 1882, Page 113 in the Deed Records of Fort Bend County, Texas (F.B.C.D.R.), said point being an angle point;

Thence, in an easterly direction, along the southerly line of said 55.8859 acre tract the following six (6) courses:
1) North 75° 55' 42" East, 160.28 feet to an angle point for corner;
2) North 64° 19' 11" East, 494.90 feet to an angle point for corner;
3) North 56° 49' 30" East, 400.67 feet to an angle point for corner;
4) North 38° 45' 54" East, 201.45 feet to an angle point for corner;
5) North 65° 40' 49" East, 262.35 feet to an angle point for corner;
6) North 73° 32' 25" East, 721.52 feet East, to a point for the northeasterly corner of the herein described tract;

Thence, South 00° 20' 53" East, 1,934.39 feet to a point in the centerline of Oyster Creek;

Thence, in a northeasterly direction, along the centerline of said Oyster Creek the following three (3) courses:
1) North 53° 21' 17" East, 590.00 feet to an angle point for corner;
2) North 51° 56' 17" East, 200.00 feet to an angle point for corner;

3) North 62° 40’ 17” East, 156.26 feet to a point for the northwesterly corner of a tract of land conveyed to L. A. Wheeler III and Antoinette Wheeler by the instrument of record in Volume 710, Page 263, F.B.C.D.R. said point being an angle point;

Thence, South 00° 04’ 22” East, departing said centerline and along the westerly line of said Wheeler tract, that certain tract conveyed to Leslie A. Wheeler III by the instrument of record in Volume 1474, Page 141, F.B.C.D.R., that certain tract conveyed to Walter C. Hayhurst, Jr. by the instrument of record in Volume 960, Page 712, F.B.C.D.R. and that certain tract conveyed to Paul and Margaret Schumann by the instrument of record in Volume 2643, Page 2255, F.B.C.D.R., 1,644.30 feet to an angle point for corner;

Thence, South 00° 03’ 07” East, along the westerly line of said Schumann tract, 520.77 feet to a point for the southwest corner of said Schumann tract and an interior corner of the herein described tract;

Thence, North 78° 02’ 53” East, along the southerly line of said Schumann tract, 441.14 feet to a point for corner on the westerly R.O.W. line of Burney Road (width varies) and being the southeasterly corner of said Schumann tract and a northeasterly corner of the herein described tract;

Thence, in a southerly direction along the westerly R.O.W. line of said Burney Road the following three (3) courses:
1) South 00° 21’ 56” East, 140.54 feet to an angle point for corner;
2) South 40° 28’ 14” East, 148.64 feet to an angle point for corner;
3) South 46° 58’ 19” East, 319.33 feet to a point for the northeasterly corner of that certain tract conveyed to Alcorn
Land & Improvement Company by the instrument of record in Volume 140, Page 192, F.B.C.D.R. and marking a
southeasterly corner of the herein described tract;

Thence, South 78° 02’ 30” West, along the northerly line of said Alcorn Land & Improvement Company tract, a distance of 773.26 feet to a point for the northwesterly corner of said Alcorn Land & Improvement Company tract and an interior corner of the herein described tract;

Thence, South 00° 42’ 50” East, along the westerly line of said Alcorn Land & Improvement Company tract, a distance of 1,258.67 feet to an angle point in Oyster Creek;

Thence, South 61° 47’ 06” West, 126.75 feet to an angle point for corner in Oyster Creek;
Thence, South 28° 58’ 15” West, 119.14 feet to an angle point for corner in Oyster Creek;

Thence, South 17° 35’ 55” West, 306.37 feet to an angle point for corner in Oyster Creek and for the northeasterly corner of that certain 60.770 acre tract conveyed to Imperial Sugar Company by the instrument of record in Volume 601, Page 741, Fort Bend County Deed Records (F.B.C.D.R.);

Thence, in a westerly and southerly direction along the northerly and westerly line of said 60.770 acre tract the following four (4) courses:
1) South 61° 51’ 52” West, 3,177.89 feet to an angle point for corner in Oyster Creek;
2) South 24° 35’ 30” East, 482.77 feet to an angle point for corner in Oyster Creek;
3) North 90° 00’ 00” East, 110.00 feet to an angle point for corner in Oyster Creek;
4) South 07° 38’ 10” East, 27.42 feet to a point for corner on the former northerly R.O.W. line of the aforementioned
Missouri Pacific Railroad and being the southwesterly corner of said 60.770 acre tract and being the point of curvature of a non-tangent curve to the right;

Thence, in a westerly direction along the former northerly R.O.W. line of said Missouri Pacific Railroad the following three (3) courses:
1) An arc distance of 251.09 feet along said non tangent curve to the right, having a central angle of 14° 30' 01", a radius of 992.14 feet and a chord which bears South 89° 22' 11" West, 250.42 feet to a point for corner at the end of said curve;

2) North 82° 07' 10" West, 421.72 feet to an angle point for corner;
3) North 81° 40' 51" West, 22.23 feet to the POINT OF BEGINNING and containing 497.891 acres of land.

This document was prepared under 22 TAC § 663.21, 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 except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

EXHIBIT B
GENERAL DEVELOPMENT PLAN
(IMPERIAL)

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

- General Provisions
- Land Uses
- Development Regulations
  - Non-residential in the Highway 6 Districts
  - Non-residential and Multi-Family in the Historic Districts
  - Non-residential and Multi-Family in the Ballpark District
  - Business Park District
  - Live/Work Units and Townhome lots in Ballpark and Historic Districts
  - Single Family in the Residential and Historic Districts and Single Family and Patio homes in Ballpark District
- Landscape and Pedestrian Circulation Regulations
- Building Regulations
- Additional Regulations
- Freestanding Signs

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. For each district in the PD, a default primary zoning district is established below. If any provision or regulation of any City ordinance applicable in the following default zoning districts is not contained in this ordinance, all the regulations contained in the Development Code applicable to the default 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:

   (a) *Business Park District*: Restricted Industrial (M-1) district
   (b) *Open Space District*: Brazos River and Conservation (BR) district
   (c) *Residential District and Ballpark District, Tracts C, and F*: Standard Single-Family Residential (R-1) district
   (d) *Ballpark District, Tracts A, B, C, D, and E*: General Business (B-2) district
   (e) *Highway 6 District*: Business Office (B-O) district
   (f) *Historic Districts 1 and 2*: General Business (B-2) district

2. Except as otherwise provided herein, the words used in this General Development Plan have the meaning established by the Development Code. In this ordinance:

   Live/Work Unit is a mixed-use residence with ground and lower level commercial uses connected to an upstairs dwelling space. All or part of only the ground floor may be

devoted to a non-residential use as permitted by this ordinance. The maximum square footage devoted to a permitted non-residential use shall be limited to 1,500 s.f. per structure. The premises must be used as the primary residence of the property owner, which shall also be the same as the business owner / operator. Live/work units may be attached, similar to townhomes, or detached.

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 is 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. As shown on Exhibit B-2, *Permitted Uses* and Land Use Plan, the PD is divided into the following seven districts:

- Ballpark District, comprised of five separate parcels
- Highway 6 District, comprised of four separate parcels
- Residential District
- Business Park District
- Historic District 1
- Historic District 2
- Open Space District

4. The PD shall be developed in accordance with the following exhibits that are attached to and made part of this General Development Plan:

Exhibit B-1:	*General Land Plan*
Exhibit B-2:	*Permitted Uses, Land Use Matrix*
Exhibit B-3:	*Cross Section Reference Plan*
Exhibit B-3 (A):	*Imperial Cross Sections*
Exhibit B-4:	*Imperial Open Space Plan*
Exhibit B-5:	*Imperial Bulk Plane Exhibit*
Exhibit B-6:	*Site Layout Concept – Ballpark District*
Exhibit B-7:	*Site Layout Concept – Historic District*
Exhibit B-8:	*Circulation Plan – Pedestrian – Ballpark/Historic District*
Exhibit B-9:	*Circulation Plan – Possible Internal Shuttle Service*
Exhibit B-10:	*Bicycle Circulation Plan*
Exhibit B-11:	*Imperial PD Sign Regulations*
Exhibit B-12:	*Public Park Land Dedication Bulk Plane*
Exhibit B-13:	*Public Park Land Dedication Bulk Plane*
Exhibit B-14:	*Public Park Land Dedication*
Exhibit B-15:	*Imperial Development Approved Landscape Materials*

Exhibit B-16: *Imperial View Looking South Across Public Park*
Exhibit B-17: *Imperial Street View of Public Park Dedication*
Exhibit B-18: *Imperial Street View from US 90A Looking West*
Exhibit B-19: *Imperial View Looking Northeast Across US 90A*

C. Land Uses.

1. Permitted land uses for all districts are listed in Exhibit B-2, *Permitted Uses*. All other land uses are prohibited in these districts.

2. Permitted land uses may be mixed horizontally or vertically on a single property within a single district in accordance with Exhibit B-2, *Permitted Uses*.

3. Certain land uses are permitted when developed under specific conditions as established in the Notes section of Exhibit B-2, *Permitted Uses*.

4. Multi-family dwelling units are separated into two phases - Phase 1 and Phase 2. Phase 1 refers to the multi-family dwelling units constructed in the Ballpark District (Tract B only) with a maximum of 300 multi-family units. Phase 2 refers to multi-family dwelling units constructed in the Ballpark District (Tract B only) adjacent to Phase 1 or within the Historic District 1 as further defined in Section D.2.
   Final Development Plans for multi-family units in Phase 2 will not be approved by City Council until all Phase 1 multi-family buildings have received Certificates of Occupancy issued by the City. Building permits for multi-family units in Phase 2 will not be issued until a City Multi-family Rental Property License has been obtained under Chapter 4, Article VIII of the Code of Ordinances for all Phase 1 multi-family units, and the Phase 1 project has a minimum occupancy of at least 75 percent. (For the purpose of calculating the minimum occupancy, demonstration units, or model units will not be included in the calculations).

D. Development Regulations.

D.1. Development Regulations for Nonresidential in the Highway 6 District– Nonresidential sites within this PD district shall be developed in accordance with the following development regulations:

1. Maximum height of structures:

   (a) 150 feet above ground level or as limited by airport height restrictions; and
   (b) The maximum height of structures is limited by the bulk plane requirements illustrated on Exhibit B-5, *Imperial Bulk Plane Exhibit*.
      (i) Maximum height of a structure built at the 65 foot building line adjacent to single family residential is limited to a height of 44 feet.
      (ii) Height of the structure may increase at a ratio of 1 feet of height for each 2 feet of distance the structure is set back from the single family lot line up to a maximum distance of 150 feet.

2. Minimum building setbacks:

   (a) 25 feet abutting State Highway 6, Imperial Blvd, and the proposed collector street.
   (b) 65 feet abutting single family residential.
   (c) 15 feet abutting the internal access easement.
   (d) 10 feet abutting Open Space Reserves.
   (e) 6 feet for side and rear yards not abutting the highway, street, access easement or greenbelt.
   (f) Awnings and canopies attached to a building may project up to 5 feet into a required building setback if located at least 8 feet above adjoining sidewalks or pedestrian walkways.

3. Minimum parking lot setbacks:

   (a) 25 feet abutting State Highway 6, Imperial Blvd, and the proposed collector street.
   (b) 25 feet abutting single family residential.
   (c) 10 feet abutting the internal access easement.
   (d) 10 feet abutting Open Space Reserves.
   (e) 10 feet abutting all other lot lines.

4. Minimum open space: 15% of the District area.

5. Paving:

   (a) All parking lots, driveways, and vehicle use areas outside of individual building parcels must be constructed of concrete.
   (b) All driveways and access easements within individual building parcels 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 Retail 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 owned by the owner or lessee of the building.
   (d) 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.
   (e) Merchandise area must be integrated into the architecture of the building and/or must be screened from street view with architectural materials that match the main building.

7. Outdoor Service Areas for Eating Establishments: Eating establishments that provide a place for outdoor services adjacent to the establishment shall adhere to the following:

(a) In any district, shall not encroach into any sidewalk or other pedestrian walkway as required herein.
(b) Shall be delineated within a specific area shown on the Final Development Plan.
(c) Must provide additional off-street parking, under the schedule applicable in the Development Code, for that portion of the outdoor service area that exceeds by more than 25% the square feet of the indoor dining area to which the off-street parking requirements apply.

8. Parking Garages:

(a) Structured parking shall comply with the regulations in Chapter 2, Article XI of the Development Code.
(b) Structured parking serving both residential and nonresidential uses shall include clearly defined separate areas for resident and nonresident parking.

9. Bicycle Parking:

(a) Off-street parking for bicycles shall be provided within 50 feet of the public entrance to each nonresidential building.
(b) Bicycle parking spaces shall not encroach into any sidewalk or other pedestrian walkway as required herein.
(c) Bicycle parking shall include racks, lockers, or other structures intended for parking bicycles with a minimum of 3 spaces in any one location.
(d) Racks shall be designed to support the bicycle upright in two places on the bicycle frame.
(e) Parking garages shall include bicycle parking.

D.2. Development Regulations for Nonresidential and Multi-Family in the Historic Districts - Nonresidential and multi-family sites within these PD districts shall be developed in accordance with the following development regulations:

1. Maximum height of structures:

(a) No building may be constructed taller than the Char House, being 133 feet above ground level, subject to D.2.1.(b-f).
(b) 2 stories, but no more than 35 feet above ground level, within 100 feet of an existing residential zoning district, as shown in Exhibit B-14, *Public Parkland Dedication*.
(c) Any multi-family dwelling building shall not exceed four stories, but no more than 60 feet above ground level, with the exception of any multi-family use located in the historic Char House building.
(d) In order to preserve views to the Char House, only building appurtenances such as covered walkways, awnings, entry vestibules , located within the view corridor Zone A as illustrated on “Figure 1” below, may be constructed to a height no greater than 20 feet. In addition, signage, and landscape improvements such as site furniture, seat walls, paving, irrigation, and tree and other landscape planting will be permitted in Zone A. Except as noted herein, No other Building or Structures are permitted in Zone A.
(e) No Building or Structure within the view corridor Zone B as illustrated on “Figure 1” below, may be constructed to a height greater than 60 feet.

(f) Any portion of a building within 243 feet of a residential zoning district 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, as shown on Exhibit B-5, *Bulk Plane Exhibit*.

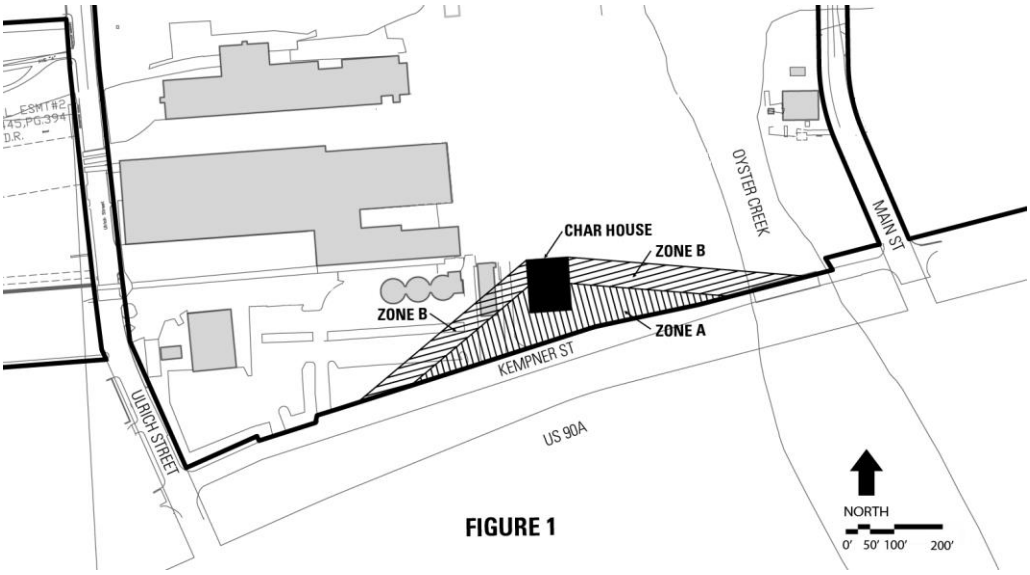


FIGURE 1

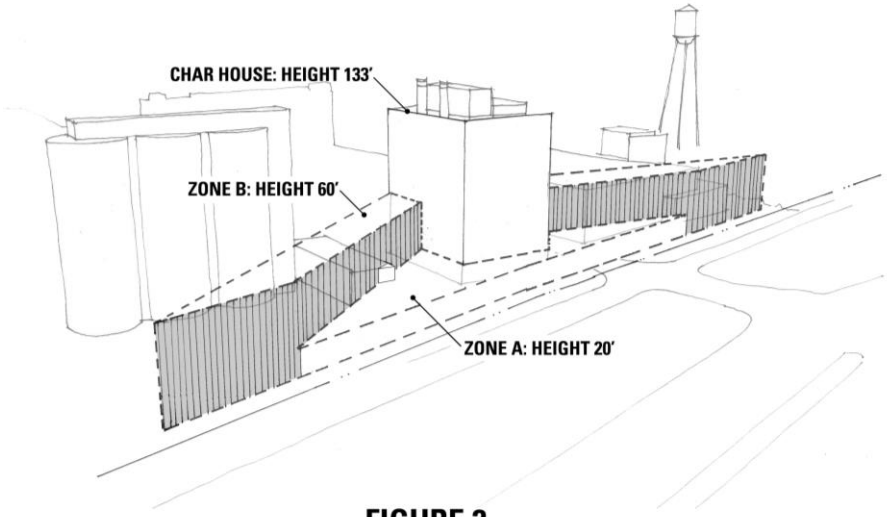


FIGURE 2

2. Minimum building setbacks for new buildings and future additions to existing buildings; existing buildings and structures are "grandfathered" from this setback requirement:

(a) 20 feet abutting Kempner Street, Ulrich Street, and Main Street.
(b) 10 feet abutting all other public street lot lines.
(c) 10 feet abutting internal access easements.
(d) 10 feet abutting Oyster Creek, except where the 25 foot landscape buffer per the General Plan applies.
(e) Side and rear yards not abutting a public right-of-way:
    (i) 25 feet abutting a residential use other than multi-family.
    (ii) 5 feet abutting a nonresidential or multi-family use.
    (iii) None required if adjoining another building.
(f) Awnings and canopies attached to a principal building may project up to 5 feet into a required building setback if located at least 8 feet above adjoining sidewalks, pedestrian walkways, or outdoor service areas for eating and drinking establishments.

3. Minimum parking lot setbacks:

(a) All public street lot lines:	25 feet
(b) Abutting internal access easements:	10 feet
(c) Oyster Creek greenbelt lot lines:	10 feet
(d) All other lot lines:	10 feet

4. Minimum open space: 15% of the District area.

5. Maximum multi-family density:

(a) Maximum of 325 units in the Historic District 1 only and only as Phase 2 as defined in Section C.4.
(b) Multi-family dwelling units are permitted in the northern area of Historic District 1, adjacent to Mayfield Park as shown on Exhibit B-7, *Site Layout Concept – Historic District* and within and as an extension to the historic Char House.
(c) Multi-family units are restricted to one and two bedroom units only.
(d) Final Development Plan for multi-family residential must adhere to principles and basic framework illustrated on Exhibit B-7, *Site Layout Concept – Historic District*.
(e) Maximum unit count does not include Independent Retirement, Senior Living units.

6. Paving:

(a) All parking lots, driveways, and vehicle use areas outside of individual building parcels must be constructed of concrete.
(b) All driveways and access easements within individual building parcels 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.
(c) Drive-thru lanes are prohibited in the Historic District 1.

7. Outside Retail 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 owned by the owner or lessee of the building; and
(d) 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.
(e) Merchandise area must be integrated into the architecture of the building and/or must be screened from street view with architectural materials that match the main building.

8. Outdoor Service Areas for Eating Establishments: Eating establishments that provide a place for outdoor services adjacent to the establishment shall adhere to the following:

(a) Within the Historic District, may extend into public street right-of-ways, but no nearer than 6 feet from back of curb along street unless a sidewalk is maintained with no impediments for public access within the space.
(b) In any district, shall not encroach into any sidewalk or other pedestrian walkway as required herein.
(c) Shall be delineated within a specific area shown on the Final Development Plan.
(d) Must provide additional off-street parking, under the schedule applicable in the Development Code, for that portion of the outdoor service area that exceeds by more than 25% the square feet of the indoor dining area to which the off-street parking requirements apply.

9. Parking Garages:

(a) Structured parking garages are required for the majority of resident parking for any multi-family in the Historic District 1 and are required to be integrated into the building massing of the multi-family residential building in the northern area of the Historic District 1 as shown on Exhibit B-7, *Site Layout Concept – Historic District*.
(b) Structured parking shall comply with the regulations in Chapter 2, Article XI of the Development Code.
(c) Structured parking serving both residential and nonresidential uses shall include clearly defined separate areas for resident and nonresident parking.

10. Bicycle Parking:

(a) Off-street parking for bicycles shall be provided within 50 feet of the public entrance to each nonresidential building or multi-family leasing and management offices.
(b) Bicycle parking spaces shall not encroach into any sidewalk or other pedestrian walkway as required herein.
(c) Bicycle parking shall include racks, lockers, or other structures intended for parking bicycles with a minimum of 3 spaces in any one location.

(d) Racks shall be designed to support the bicycle upright in two places on the bicycle frame.
(e) Parking garages shall include bicycle parking, with separate spaces for garages serving both residential and nonresidential uses.
(f) Bicycle parking for multi-family buildings to be provided on the final Development Plan.

11. General Service Areas:

(a) All service areas and mechanical equipment shall be internal and centralized to a site when adjacent to/abutting a residential use. All service areas will be screened from off-site views with wood or masonry walls. This includes screening of the following:
    (i) Trash compactor and bins
    (ii) Storage tanks and pumps
    (iii) Irrigation controls and backflow preventers
    (iv) Electrical transformers and control boxes
    (v) Air-conditioning units
    (vi) Loading and truck service areas
    (vii) Auxiliary buildings
    (viii) Shipping and receiving dock doors
    (ix) Truck docks and trash bins
    (x) Trash enclosures
    (xi) Ground-mounted mechanical equipment

12. Tree Preservation:

(a) Existing Oak and Pecan Trees located along and within 50 feet of Kempner Street with a caliper greater than 8 inches shall be preserved. Except any tree may be removed, subject to the City's current Tree Preservation regulations (Section 3-10), for the extension or widening of Brooks Street or any other public right-of-way and/or public utility. Existing trees may be relocated on the property with the permission of the Planning Director. Any tree identified by a certified arborist as a hazard, diseased or dead, may be removed with the written authorization of the Planning Director.

D.3. Development Regulations for Nonresidential and Multi-Family in the Ballpark District - Nonresidential and multi-family sites within this PD district shall be developed in accordance with the following development regulations:

1. Maximum height of structures:

(a) 150 feet above ground level or as limited by airport height restrictions, subject to D.3.1.(b) and (c).
(b) 2 stories, but no more than 35 feet above ground level, within 100 feet of an existing residential zoning district, as shown in Exhibit B-14, *Public Parkland Dedication*.
(c) Any multi-family dwelling building shall not exceed four stories, and/or not more than 60 feet above ground level.

(d) Any portion of a building within 277 feet of a residential zoning district 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, as shown on Exhibit B-5, *Bulk Plane Exhibit*.

2. Building setbacks:

(a) 10 feet minimum abutting all public street lot lines
(b) 10 feet minimum abutting internal access easements.
(c) Side and rear yards not abutting a public right-of-way:
  (i) 25 feet abutting a residential use other than multi-family.
  (ii) 5 feet abutting a nonresidential or multi-family use.
  (iii) None required if adjoining another building.
(d) Awnings and canopies attached to a principal building may project up to 5 feet into a required building setback if located at least 8 feet above adjoining sidewalks, pedestrian walkways, or outdoor service areas for eating and drinking establishments.
(e) 25 feet maximum for multi-family fronting public street lines. Maximum building setbacks for other uses may be established in Final Development Plans.

3. Minimum parking lot setbacks:

(a)	All public street lot lines:	25 feet
(b)	Abutting internal access easements:	10 feet
(c)	Oyster Creek greenbelt lot lines:	10 feet
(d)	Abutting Open Space District:	10 feet
(e)	All other lot lines:	10 feet

4. Minimum open space: 15% of the District area.

5. Maximum multi-family density:

(a) Maximum of 625 multi-family units permitted within the Ballpark District (Tract B only).
(b) Multi-family units are restricted to one and two bedroom units only.
(c) Final Development Plan for multi-family residential must adhere to principles and basic framework illustrated on Exhibit B-6*, Site Layout Concept – Ballpark District*.
(d) Residential buildings shall have an orientation toward the perimeter streets and Oyster Creek.
(e) Maximum unit count does not include Independent Retirement, Senior Living units.

6. Paving:

(a) All parking lots, driveways, and vehicle use areas outside of individual building parcels must be constructed of concrete.
(b) All driveways and access easements within individual building parcels 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.
(c) Drive thru lanes are prohibited in the Ballpark District Tracts B, C, and F.

7. Outside Retail 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 owned by the owner or lessee of the building; and
   (d) 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.
   (e) Merchandise area must be integrated into the architecture of the building and/or must be screened from street view with architectural materials that match the main building.

8. Outdoor Service Areas for Eating and Drinking Establishments: Eating and drinking establishments that provide a place for outdoor services adjacent to the establishment shall adhere to the following:

   (a) Within the Ballpark District, may extend into public street right-of-ways, but no nearer than 6 feet from back of curb along street unless a sidewalk is maintained with no impediments for public access within the space.
   (b) In any district, shall not encroach into any sidewalk or other pedestrian walkway as required herein.
   (c) Shall be delineated within a specific area shown on the Final Development Plan.
   (d) Must provide additional off-street parking, under the schedule applicable in the Development Code, for that portion of the outdoor service area that exceeds by more than 25% the square feet of the indoor dining area to which the off-street parking requirements apply.

9. Parking Garages:

   (a) Structured parking shall comply with the regulations in Chapter 2, Article XI of the Development Code.
   (b) Structured parking serving both residential and nonresidential uses shall include clearly defined separate areas for resident and nonresident parking.

10. Bicycle Parking:

   (a) Off-street parking for bicycles shall be provided within 50 feet of the public entrance to each nonresidential building or multi-family leasing and management offices.
   (b) Bicycle parking spaces shall not encroach into any sidewalk or other pedestrian walkway as required herein.
   (c) Bicycle parking shall include racks, lockers, or other structures intended for parking bicycles with a minimum of 3 spaces in any one location.
   (d) Racks shall be designed to support the bicycle upright in two places on the bicycle frame.

(e) Parking garages shall include bicycle parking, with separate spaces for garages serving both residential and nonresidential uses.
(f) Bicycle parking for multi-family buildings to be provided on the final Development Plan.

11. General Service Areas:

(a) All service areas and mechanical equipment shall be internal and centralized to a site when adjacent to/abutting a residential use. All service areas will be screened from off-site views with wood or masonry walls. This includes screening of the following:
(i) Trash compactor and bins
(ii) Storage tanks and pumps
(iii) Irrigation controls and backflow preventers
(iv) Electrical transformers and control boxes
(v) Air-conditioning units
(vi) Loading and truck service areas
(vii) Auxiliary buildings
(viii) Shipping and receiving dock doors
(ix) Truck docks and trash bins
(x) Trash enclosures
(xi) Ground-mounted mechanical equipment

E. Development Regulations for Business Park District – Sites within this PD district shall be developed in accordance with the following development regulations:

1. Maximum height of structures:

(a) 150 feet above ground level or as limited by airport height restrictions, subject to E.1.(b)(c).
(b) 2 stories, but no more than 35 feet above ground level, within 100 feet of an existing residential zoning district, as shown in Exhibit B-14, *Public Parkland Dedication*.
(c) Any portion of a building within 277 feet of a residential zoning district 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, as shown on Exhibit B-5, *Bulk Plane Exhibit*.

2. Minimum building setbacks:

(a) 25 feet abutting all public street lot lines.
(b) 10 feet abutting internal access easements.
(c) Side and rear yards not abutting a public right-of-way:
(i) 10 feet typical.
(ii) None required if adjoining another building.

3. Minimum parking lot setbacks:

(a) All public street lot lines:	15 feet
(b) Abutting internal access easements:	10 feet
(c) Oyster Creek greenbelt lot lines:	10 feet
(d) All other lot lines:	10 feet

4. Minimum open space: 20% of district area.

5. Paving:

   (a) All parking lots, driveways, and vehicle use areas outside of individual building parcels must be constructed of concrete.
   (b) All driveways and access easements within individual building parcels 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. Bicycle Parking:

   (a) Off-street parking for bicycles shall be provided within 50 feet of the public entrance to each building.
   (b) Bicycle parking spaces shall not encroach into any sidewalk or other pedestrian walkway as required herein.
   (c) Bicycle parking shall include racks, lockers, or other structures intended for parking bicycles with a minimum of 3 spaces in any one location.
   (d) Racks shall be designed to support the bicycle upright in two places on the bicycle frame.
   (e) Parking garages shall include bicycle parking.

F. Development Regulations for Live/Work Units and Townhome Lots in Ballpark, Historic and Residential Districts – Live/work units and townhome lots in these two PD districts shall be developed in accordance with the following development 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 above ground level

6. Minimum building setbacks:

   (a) Front yard: 10 feet.
   (b) Side yard: 0 feet if attached; 3 feet, but the sum of side yards must be at least 10 feet if unattached or 10 feet abutting a street.
   (c) Rear yard: 8 feet.

7. Required off-street parking: 2 spaces per unit, plus 1 space per 5 units or portion thereof. Additional parking may be required contingent upon a parking plan to be submitted with Final Development Plan.

8. Maximum number of live/work units shall not exceed 40 units.

9. Townhome lots shall not back to any arterial or major thoroughfare street.

G. Development Regulations for Single Family and Patio Homes: – Home sites within this PD district shall be developed in accordance with the following development regulations:

1. Ballpark District and Residential District :

   (a) Minimum lot area: 5,000 square feet

   (b) Minimum lot width: 50 feet; 60 feet for corner lots

   (c) Minimum lot depth: 100 feet

   (d) Maximum lot coverage: 60%

   (e) Maximum height of structures: 2 & 1/2 stories, but no more than 35 feet from ground level

   (f) Minimum building setbacks:

      (i) Front yard: 10 feet
         1. 20 feet for a garage if the garage's main driveway door faces the street.
      (ii) Side yard: 3 feet; sum of side yards must be at least 10 feet
      (iii) Rear yard:
         1. 10 feet, or
         2. 15 feet if adjacent to lot in R-1 Zoning District, or
         3. 25 feet if abutting an arterial street.

   (g) Streets may be private if the subdivision contains no more than 85 single family lots, provided there are a minimum two points of access.

2. Historic District and Ballpark Tract B, Single-family lots with Front Garage Access:

   (a) Vehicular access: Lots shall take access from a public street; no lot shall take access from a shared common driveway.

   (b) Minimum lot area: 3,600 square feet

   (c) Minimum lot width: 36 feet; 41 feet for corner lots

   (d) Minimum lot depth: 100 feet

   (e) Maximum lot coverage: 85%

   (f) Maximum height of structures: 3 stories, but no more than 45 feet from ground level

(g) Minimum front yard building setbacks:

(i) 10 feet for the principal structure
(ii) 20 feet for the garage

(h) Minimum side yard building setbacks:

(i) 3 feet; 6 feet on a shared common driveway side; 10 feet on a street side
(ii) For a garage, 20 feet on a street side.

(i) Minimum rear yard building setback: 10 feet

(j) Front yard fences: Materials will include brick and/or stone with ornamental iron. Less than 50% of the fence face shall be opaque, and the maximum height shall not exceed 32 inches

3. Historic District and Ballpark Tract B, Single-family lots with rear access:

(a) Vehicular Access: Lots shall take access from a shared common driveway; no lot shall take access from a public street.

(b) Minimum lot area: 3,240 square feet

(c) Minimum lot width: 31 feet

(d) Minimum lot depth: 108 feet

(e) Maximum lot coverage: 85%

(f) Maximum height of structures: 3 stories, but no more than 45 feet from ground level

(g) Minimum front yard building setbacks:

(i) 10 feet;
(ii) 25 feet for lots facing Ulrich Street

(h) Minimum side yard setback:

(i) 0 feet;
(ii) 6 feet on a shared common driveway;
(iii) 10 feet on a street side

(i) Minimum rear yard setbacks:

(i) 10 feet for the principal structure
(ii) 20 feet for the garage

(j) Front yard fences: Materials will include brick and/or stone with ornamental iron. Less than 50% of the fence face shall be opaque, and the maximum height shall not exceed 32 inches.

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

1. As shown on Exhibit B-14, *Public Parkland Dedication*, a minimum 25-foot wide perimeter landscape buffer is required in the following locations:

   (a) In the Ballpark District, adjacent Oyster Creek across from the Mayfield Park and Estates of Oyster Creek Subdivisions.
   (b) In Historic District 1, adjacent to the Mayfield Park Subdivision.
   (c) In Historic District 2, along Oyster Creek across from existing single family homes.

2. Minimum widths for landscape buffers, contiguous to lot lines along:

(a) State Highway 6:	25 feet
(b) Adjacent to residential lot lines:	25 feet
(c) Other public streets:	10 feet*
(d) Internal access easements:	10 feet*
(e) Oyster Creek greenbelt:	10 feet
(f) All other property lines:	6 feet

   * landscape buffers are not required within the Historic District

3. Landscape buffers may be used for future transit stops except where adjacent to single family residential areas.

4. In order to create a more urban context, landscape buffers are not required along public streets and internal access easements within the Historic Districts. In lieu of landscape buffers, if the area between the building face and curb is paved, a shade tree located with a tree well must be provided at a minimum spacing of 1 for each 60 feet of lot width, or portion thereof, measured along the street-facing line.

5. Where landscape buffers are provided adjacent to the public street, each premise shall have one shade tree located in the buffer for each 30 feet of lot width, or portion thereof, measured along the street-facing lot line. The trees may be clustered or spaced linearly; they need not be placed evenly.

6. Shade trees shall have a minimum 4-inch caliper and minimum 10-foot height as measured at ground level when planted.

7. A minimum of 500 square feet of publicly-accessible outdoor spaces including parks, squares, or plazas will be provided within each Tract of the Ballpark District and in Historic District 1 and Historic District 2.

8. Sidewalks:

   (a) Minimum 6-foot wide sidewalks within the Historic Districts. Sidewalks are permitted to occupy the full width of the area between the back of curb and the building face in the Historic Districts.
   (b) Except within the Historic District; continuous sidewalks with a minimum 5-foot width required along all public roadways and internal access easements.
   (c) Minimum 6-foot wide sidewalks adjacent to the east/west collector street, as shown on street plans D and E.
   (d) Minimum 8-foot wide sidewalks from the central roundabout to the Historic District as shown on street plan C.
   (e) Minimum 7.5-foot wide sidewalks adjacent to the ballpark as shown on street plan B. Sidewalks are permitted to occupy the full width of the area between the back of curb and the stadium property.
   (f) Minimum 10-foot wide sidewalk along State Highway 6, as shown on

9. Pedestrian walkways:

   (a) A pedestrian walkway shall connect a building entrance to a public street sidewalk.
   (b) For all nonresidential uses, a pedestrian walkway shall connect a building entrance to adjacent retail or residential use.
   (c) For non-residential uses with parking located between the street and the building, at least one walkway shall be provided to and through its associated parking area to connect a building entrance to a public street sidewalk.
   (d) Pedestrian walkway criteria:
      (i) Minimum 8-foot width for the trail connecting the Oyster Creek Trail through the multi-family in Tract B.
      (ii) Minimum 6-foot width for all other pedestrian walkways;
      (iii) Readily visible and free of encroachment by parked vehicles;
      (iv) Paved with concrete or other masonry products differentiated from the driveway and parking areas through the use of color, texture, or materials;
      (v) Predominantly shaded with shade trees at one per 30 linear feet of walkway or building canopies; and
      (vi) Lighted with pedestrian-scaled fixtures.
      (vii) Include “Way finding” signage

10. Pedestrian Access Corridor through Multi-family surface parking lots in Ballpark District criteria:

   (a) Minimum 6-foot width.
   (b) Readily visible and free of encroachment by parked vehicles.
   (c) Paved with concrete or other masonry products differentiated from the driveway and parking areas through the use of color, texture, or materials or landscaping.
   (d) Predominantly shaded with shade trees at one per 30 linear feet of walkway.
   (e) Lighted with pedestrian-scaled fixtures.

11. Ballpark District Trail Corridor:

    (a) A minimum 10-foot wide shared-use Oyster Creek Trail as shown on Exhibit B-4, *Imperial Open Space Plan* in accordance with the City of Sugar Land Hike and Bike Trail Master Plan.

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

1. Historic District 1:

- New buildings in the Historic District shall incorporate design features respective of the architectural elements of the existing historical industrial buildings in the District.

- Development in the Historic District shall complement the existing Historic industrial buildings in design, color, texture and/or other visual qualities.

- New construction should be differentiated from the old, but should be compatible with massing, size, and scale, and include distinctive architectural features, finishes and construction techniques that characterize the property.

- According to The Secretary of the Interior's Standards for the Treatment of Historic Properties, "Changes that create a false sense of historical development…will not be undertaken."

- Re-development of the Imperial Sugar Refinery site will be unique and the intent of the General Development Plan is not to discourage or impede creative design of the site. The following examples are included to help illustrate the intent of the regulations included in this Planned Development.

Architectural features respective of the historic industrial buildings in Imperial may include, but not be limited to the following:

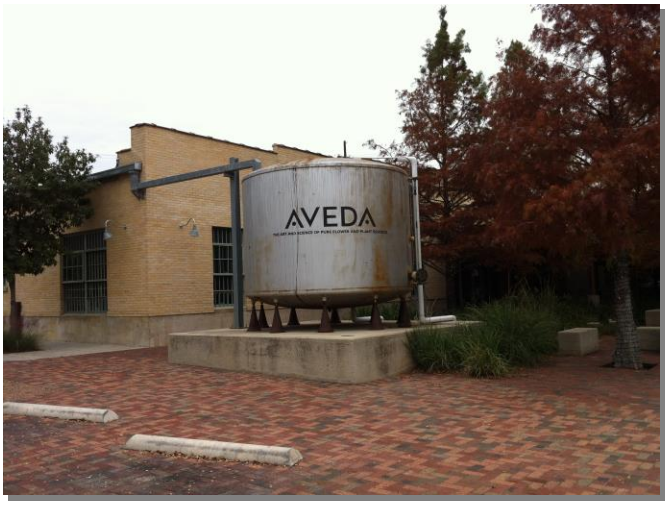
Similar materials, distinctive forms and structures may be used to complement the existing buildings.

Historical signage and artifacts incorporated into the re-development

Similar to the re-development of the Pearl Brewery site in San Antonio:

New construction should feature materials and construction techniques that respect the historic nature of the district and its past industrial uses.

The development should incorporate architectural elements and/or artifacts to communicate the unique sense of place.



(a) Building façade finishes:

(i) Primary finishes include brick, stone (natural, cast, or cultured-textured), textured concrete panels, and glass.
(ii) Other materials respective of the existing historical industrial buildings in the District, including metal, etc., may be considered on the Final Development Plan, contingent on the review and approval of the proposed building elevations.
(iii) Primary finishes shall comprise at least 80% of each façade for multi-family and at least 70% for nonresidential and mixed use buildings.
(iv) Secondary finishes shall include wood, ceramic tiles, concrete masonry units (indented, hammered, or split face concrete), stucco and fiber cement siding, and shall comprise no more than 30% of the façade for any building.
(v) The Director may approve alternative Primary or Secondary Exterior Finishes not specified in this article if the Director determines that the alternative finish is respective of the architectural elements of the existing historical industrial buildings, 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.

(b) Nonresidential and mixed use buildings:

(i) The front façade (the side of the building facing the street) of the first floor of a retail building within 50 feet of public street right-of-way shall be at least 60% transparent in order to permit visibility between building occupants and outdoor pedestrians and motor vehicle drivers.
(ii) Ground floor facades for 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.
(iii) The Director may approve alternative canopy of Façade treatments not specified in this article if the Director determines that the alternative canopy or façade treatment is respectful of the architectural elements of the existing historical industrial buildings, substantially equal to or better than a specified requirement in quality, durability, and appearance and the use thereof will not violate any provision of this article.

(c) No single building finish material shall cover more than 80% of the front of any building.

(d) All facades of an individual building and the facades of multiple buildings within a single development shall be of similar architectural design, color and materials where facing or siding to a public street, internal access easement or pedestrian walkway, except that new buildings in the Historic District shall incorporate façade features respectful of the architectural elements of the existing historical industrial buildings.

(e) Screening walls, wing walls, columns, and similar building extensions and supports shall be of similar architectural design, color and materials as the building or structure to which they are attached.

2. In all other Districts except the Historic District 1:

(a) Buildings, except single family residential, shall be designed in accordance with the following criteria:

(i) Break up the horizontal and vertical building planes through offsets, changes in building materials, colors and textures, or other methods; and
(ii) Incorporate architectural details that create shade and cast shadows to provide visual relief.
(iii) Facades greater than 100 feet in length that face public streets shall incorporate offsets having a minimum depth of at least 2 feet and incorporating at least 20% of the length of the façade.
(iv) No uninterrupted length of a façade shall exceed 100 feet.

(b) Building façade finishes:

(i) Primary finishes are limited to brick, stone (natural, cast, or cultured-textured),textured concrete panels, stucco and glass.
(ii) Primary finishes shall comprise at least 80% of each façade for multi-family and at least 70% for nonresidential and mixed use buildings, and at least 50% for single-family residential buildings.
(iii) Secondary finishes shall include wood, ceramic tiles, concrete masonry units (indented, hammered, or split face concrete), and fiber cement siding, and shall comprise no more than 30% of the façade for any building.
(iv) 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.
(v) For Single-family Residential, fiber cement siding shall be considered a secondary finish.
(vi) 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.

(c) Nonresidential and mixed use buildings:

(i) 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.
(ii) The front façade (the side of the building facing the street) of the first floor of a retail building within 50 feet of public street right-of-way shall be at least 60%

transparent in order to permit visibility between building occupants and outdoor pedestrians and motor vehicle drivers.

(iii) Ground floor facades for 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.

(iv) The Director may approve alternative canopy of Façade treatments not specified in this article if the Director determines that the alternative canopy or façade treatment is substantially equal to or better than a specified requirement in quality, durability, and appearance and the use thereof will not violate any provision of this article.

(d) No single building finish material shall cover more than 80% of the front of any building.

(e) All facades of an individual building and the facades of multiple buildings within a single development shall be of similar architectural design, color and materials where facing or siding to a public street, internal access easement or pedestrian walkway.

(f) Screening walls, wing walls, columns, and similar building extensions and supports shall be of similar architectural design, color and materials as the building or structure to which they are attached.

3. The following building materials shall not be used in an exterior finish:

(a) Vinyl siding, wood fiber hardboard siding, oriented strand board siding, plastic, or fiberglass panels.
(b) Unfired or underfired clay, sand, or shale brick.
(c) Smooth or un-textured concrete surfaces.
(d) Exterior Insulated Finish Systems (E.I.F.S.).

J. Additional Regulations.

1. The layout of townhomes will be defined with the Final Development Plan.

2. 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. References are noted to corresponding regulations within this General Development Plan.
   - Vertical or horizontal mix of uses. (Refer to C.2)
   - Pedestrian-friendly elements beyond code requirements. (Refer to H.8 & 9, I.1.c.i-ii, and I.2.c.i-iv)
   - Streetscape/hardscape enhancements. (Refer to D.1.5, D.2.6, D.3.6, E.5 and Exhibits B3)
   - Connectivity for bicycle and pedestrian traffic. (Refer to D.1.9., D.2.10., D.3.10., E.6, H.8 & 9 and Exhibits B3 & B10)
   - Reserved spaces for future transit nodes and interfaces. (Refer to H.3)
   - Enhanced exterior building finishes. (Refer to Section I)
   - Enhanced landscaping and buffering from existing single-family uses. (Refer to D.2.1.a-f, D.3.1.a-d, H.1, 2, & 10(a) and Exhibits B14,B16,B17)

- 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. (Refer to H.7 & 10)
- Provision for goods and services supporting residential uses within walking distance with pedestrian connectivity. (refer to C.2, and H.8 & 9)

3. Use of outdoor speakers for any use is prohibited within 200 feet of any single-family lot line.

4. Approved fire apparatus access roads shall extend the entire length on one (1) side of buildings three (3) or more stories in height, and shall be located within a minimum of fifteen (15) feet and a maximum of thirty (30) feet.

5. The Highway 6 District is intended to be primarily office use. The Final Development Plans may place additional restrictions on the overall square footage of retail and ancillary uses within the Highway 6 District.

K. Freestanding Signs.

1. Fronting on S.H. 6:

   (a) Maximum effective area: 150 square feet
   (b) Maximum height: 12 feet
   (c) Number per feet of frontage: 1 per 250 feet

2. Fronting on Oyster Creek 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:

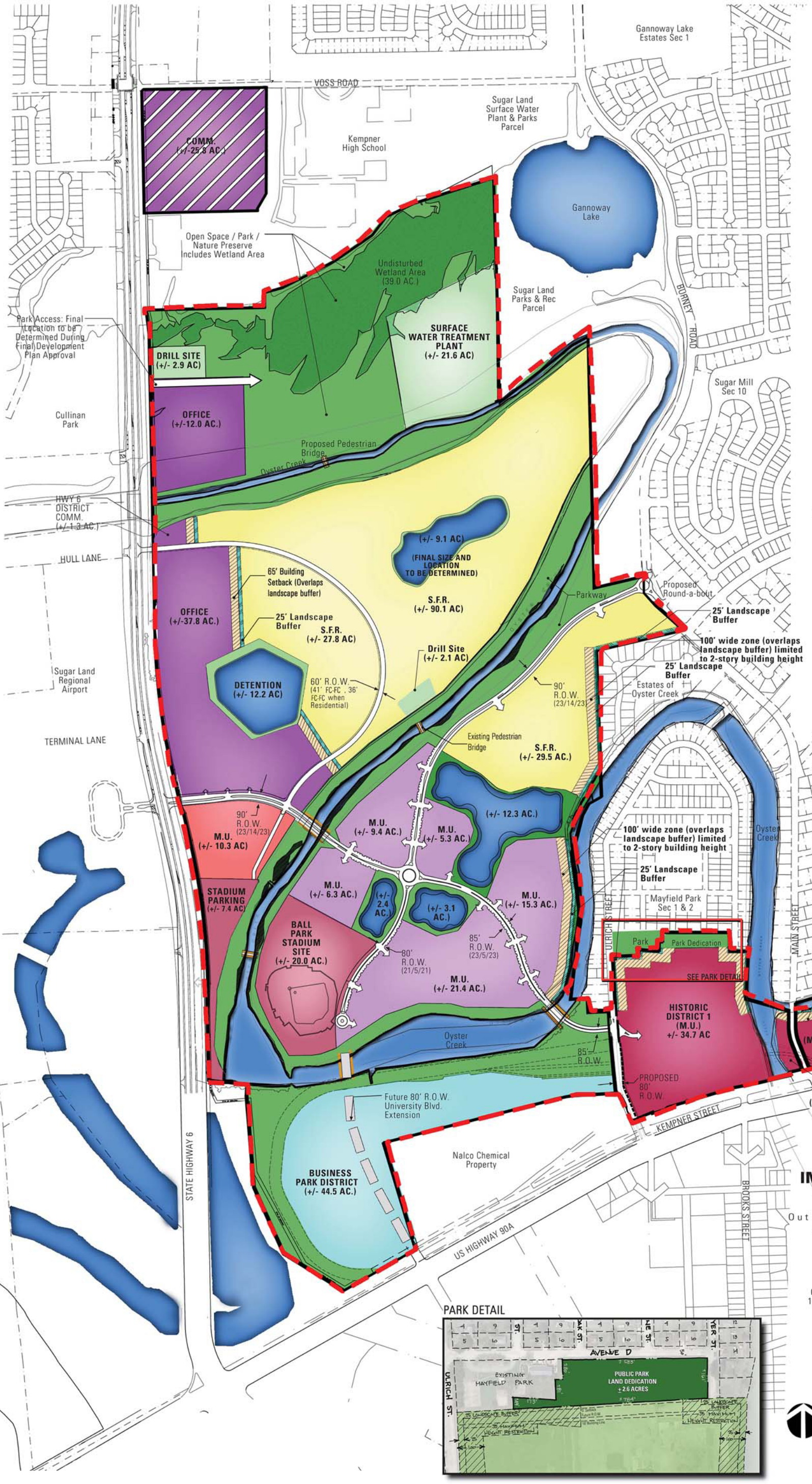
   (a) Freestanding sign must not be located within 250 feet of another freestanding sign on the same premises.
   (b) Freestanding sign must not be located within 50 feet of another freestanding sign on any adjoining premises.

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.

EXHIBIT B-1: GENERAL LAND PLAN



LAND USE LEGEND

Ball Park: 27.4 Ac.
- Ball Park Stadium & Parking

Comm: 25.8 Ac.
- State Highway 6 Commercial

Office: 49.8 Ac.
- Office w/ ancillary retail/restaurant uses

Mixed-Use (Res./Retail): 57.7 Ac.
- Mixed Use- Ball Park District

Mixed-Use (Res./Retail): 45.8 Ac.
- MU — Historic Mixed-Use District

Mixed-Use (Retail/Restaurant/Hotel/Office): 10.3 Ac.
- MU — Mixed Use - SH6

Residential: 147.4Ac.
- Single Family

Business Park District : 44.5 Ac.

Open Space: 256.7 Ac.
- Oyster Creek Waterway
- Drainage/Detention/Lakes System
- Detention
- Parks/ Nature Preserve /Open Space/ Floodways

Utilities 26.6 Ac.
- Drill Sites (2) and Surface Water Treatment Plant (1)

Circulation 24.0 Ac. (Proposed ROW)
- Thoroughfares & Collector Streets
- Planned Development District Boundary (PD)

PROJECT TOTAL ACREAGE: 716.0 Ac.

General Plan Notes:

1.) This General Plan does not constitute zoning. All future development, with the exception of the northern 25.8 acre tract at the corner of Voss and Hwy 6, will occur pursuant to an approved Planned Development District (PD) Final Development Plan.

2.) Landowners will preserve at minimum the Char House, the 1929 Warehouse (AKA: Three-Bay Warehouse or Warehouse A, B, C), and the Imperial Sugar Water Tower as well as assure the continuance of a historical theme throughout the development.

3.) Total residential units not to exceed 3 to 4 units per gross developable acre.

4.) Through the (PD) process landscape buffers, appropriate building setbacks, and appropriate height restrictions will be further defined.

PARK DETAIL

REVISED GENERAL LAND PLAN

IMPERIAL SUGAR / TRACT 3

GENERAL LAND PLAN AMENDMENT 2

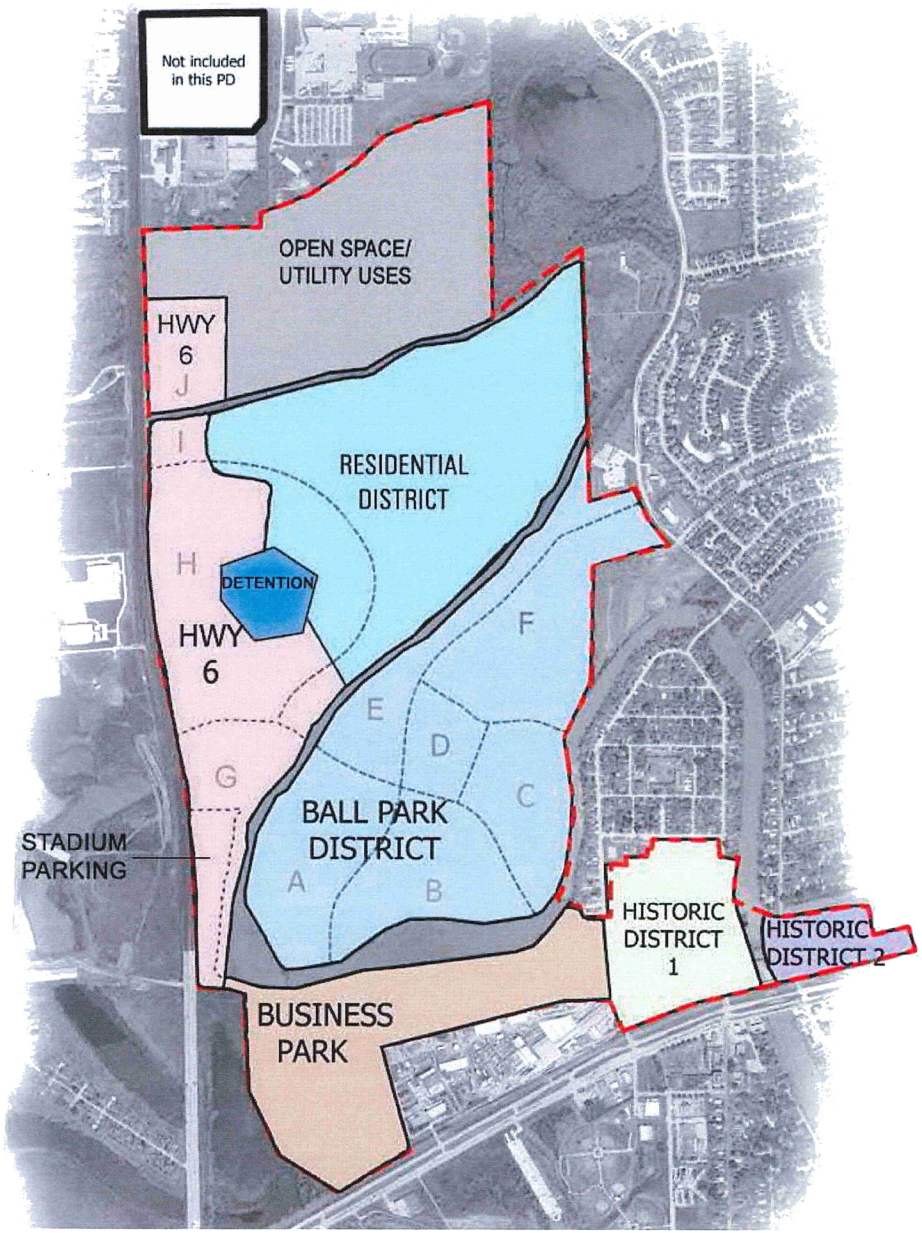
A Subdivison of 716.0 Ac.
Out of the Alexander Hodge Leagu
Abstract 32 & S.M. Williams League,
Abstract 97
CITY OF SUGAR LAND,
FORT BEND CO. TEXAS

Owner: Cherokee Sugar Land, LP. & GLO
198 Kempner St, Sugar Land, TX 77478
281-494-0248

JONES & CARTER, INC.
ENGINEERS • PLANNERS • SURVEYORS

TBG

Exhibit B-2 Permitted Uses



Land Use Plan

Imperial Permitted Uses

Imperial will be a mixed-use environment with a combination of residential, retail, office, civic, and open space. The location of the permitted uses is defined in Exhibit B-2 – Proposed Land Use Matrix. The building functions permitted within Imperial are dependent on where the building is located. For the purpose of this document, seven separate districts have been implemented.

The proposed land use plan, illustrates a collection of cells formed by various constraints associated with the subject property including easements, drainage facilities, and the street system. The seven separate districts are the Residential District, Highway 6 District, Ball Park District, Business Park District, Historical Districts 1 & 2, and the Open Space District.

Only open space and utility uses are permitted in the Open Space District and therefore, it is not included in Exhibit B2 – Proposed Land Use Matrix. All of the uses preceded by condition (22) in the Proposed Land Use Matrix are considered appropriate for and live/work units, which are permitted in the Historic Mixed use districts 1 & 2 and Ball Park District.

General Boundary Description of the Seven Separate Districts

Ball Park Districts: consists of the "South Bend" area being the land north and east of Oyster Creek, North of the Nalco Tract, and extends east to Burney Road. The Ball Park District has been further divided into six "tracts" A-F, limiting certain land uses to specific tracts.

Highway 6 District: consists of the areas immediately adjacent to the highway extending along the most westerly property line to a point approximately 1,000 feet north of Oyster Creek. The Highway 6 District has been further divided into 4 "tracts" G-J, limiting certain land uses to specific districts.

Residential District: consists of the "North Bend" area, being the land south and west of Oyster Creek but excluding the land immediately adjacent to State Highway 6, included in the Highway 6 Districts.

Business Park District: consists of the land immediately north and west of the Nalco Tract, south of Oyster Creek.

Historic District 1: consists of the former Imperial Historic Tracts east of Ulrich Street and west of Main Street.

Historic District 2: consists of the former Imperial Historic Tracts east of Main Street and west of Wood Street.

Open Space District: consists of the most northern tract north of Oyster Creek excluding the land immediately adjacent to State Highway 6, included in the Highway 6 Districts.

Imperial Proposed Land Use Matrix
Exhibit B-2

SIC No.		Description	Ball Park District	Hwy 6 District	Historic District 1	Historic District 2	Residential District	Business Park
	CONSTRUCTION							
15		General Building Contractors (1521 -1542)		**X(5)(11)(13)**				**X (20)**
17		Special Trade Contractors (1711-1799)		**X(5)(11)(13)**				**X (20)**
	MANUFACTURING							
20	Food and Kindred Products							
		Canned, Frozen and Preserved Products (2032-2038)						**X (20)**
		Bakery Products (includes cookies and crackers) (2051-2053)						**X (20)**
		Candy, Chocolate, Gum, Salted & Roasted Nuts/Seeds (2064-2068)						**X (20)**
26	Paper and Allied Products							
		Paperboard Containers and Boxes (2652-2657)						**X (20)**
27	Printing, Publishing, & Allied Industries							
		Newspapers (2711)						**X (20)**
		Periodicals (2721)						**X (20)**
		Books (2731-2732)						**X (20)**
		Miscellaneous Publishing (2741)						**X (20)**
		Commercial Printing (2752 - 2759)						**X (20)**
		Manifold Business Forms (2761)						**X (20)**
		Greeting Cards (2771)						**X (20)**
		Blank Books & Loose - Leaf Binders (2782 - 2789)						**X (20)**
		Service Industries for the Printing Trade (2791 - 2796)						**X (20)**
28	Chemical and Allied Products							
		Medicinal and botanicals (2833)						**X (20)**
		Pharmaceutical Preparations (2834)						**X (20)**
		Diagnostic Substances (2835)						**X (20)**
		Biological Products, Exc Diagnostic (2836)						**X (20)**
31	Leather and Leather Products							
		Boot and Shoe Cut Stock and findings (3131)						**X (20)**
		House slippers (3142)						**X (20)**
		Men's Footwear, Except Athletic (3143)						**X (20)**
		Women's Footwear, Except Athletic (3144)						**X (20)**
		Footwear, Except Rubber, N.E. C. (3149)						**X (20)**
		Leather Gloves and Mittens (3151)						**X (20)**
		Luggage (3161)						**X (20)**
		Women's Handbags and Purses (3171)						**X (20)**
		Personal Leather Goods, Except Women's Handbags and Purses (3172)						**X (20)**
		Leather Goods, N.E.C. (3199)						**X (20)**
34	Fabricated Metal Products							
		Cutlery, Hand Tools and General hardware (3421 - 3429)						**X (20)**
		Heating Equipment (3431 - 3433)						**X (20)**

SIC No.		Description	Ball Park District	Hwy 6 District	Historic District 1	Historic District 2	Residential District	Business Park
		Screw Machine Products, Bolts, Nuts, Rivets, Washers (3451 - 3452)						**X (20)**
		Metal Stamping, NEC (3469)						**X (11)(20)**
35	Industrial & Commercial Machinery & Computer Equipment							
		Computer & Office Equipment (3571 - 3579)						**X (20)**
36	Electronic & Other Electrical Equipment & Components, (Except Computer Equipment)							
		Household Audio and Video Equipment (3651)						**X (20)**
		Audio Recordings (3652)						**X (20)**
		Telephone and Telegraph Apparatus (3661)						**X (20)**
		Radio and Television Broadcasting and Communications Equipment (3663)						**X (20)**
		Communications Equipment, N.E.C. (3669)						**X (20)**
		Electron Tubes (3671)						**X (20)**
		Printed Circuit Boards (3672)						**X (20)**
		Semiconductors and Related Devices (3674)						**X (20)**
		Electronic Capacitors (3675)						**X (20)**
		Electronic Resistors (3676)						**X (20)**
		Electronic Coils, Transformers, and Other Inductors (3677)						**X (20)**
		Electronic Connectors (3678)						**X (20)**
		Electronic Components N.E.C. (3679)						**X (20)**
		Electrical Equipment for Internal Combustion Engines 3694)						**X (20)**
		Magnetic and Optical Recording Media (3695)						**X (20)**
		Electrical Machinery, Equipment, and Supplies, NEC (3699)						**X (20)**
38	Measuring, Analyzing & Controlling Instruments; Photographic, Medical & Optical Goods; Watches & Clocks							
		Search, Detection, Navigation, Guidance, Aeronautical, and Nautical Systems/Instruments (3812)						**X (20)**
		Laboratory Apparatus and Furniture (3821)						**X (20)**
		Automatic Controls for Regulating Residential and Commercial Environments and Appliances (3822)						**X (20)**
		Industrial Instruments for Measurement, Display, and Control of Process Variables (3823)						**X (20)**
		Totalizing Fluid Meters and Counting Devices (3824)						**X (20)**
		Instruments for Measuring and Testing of Electricity and Electrical Signals (3825)						**X (20)**
		Laboratory Analytical Instruments (3826)						**X (20)**
		Optical Instruments and Lenses (3827)						**X (20)**
		Measuring and Controlling Devices, N.E.C. (3829)						**X (20)**
		Surgical and Medical Instruments (3841)						**X (20)**
		Surgical Appliances and Supplies (3842)						**X (20)**

SIC No.		Description	Ball Park District	Hwy 6 District	Historic District 1	Historic District 2	Residential District	Business Park
		Dental Equipment and Supplies (3843)						X (20)
		X-Ray Apparatus and Tubes (3844)						X (20)
		Electromedical Equipment (3845)						X (20)
		Ophthalmic Goods (3851)						X (20)
		Photographic Equip. and Supplies (3861)						X (20)
		Watches, Clocks, Clockwork Devices and Parts (3873)						X (20)
	TRANSPORTATION							
42	**Warehousing**							
		Public Warehousing and Storage (4225)						X (1)(20)
43		U.S. Postal Service (4311)	X (8)	X	X	X		X (20)
47	**Transportation Services**							
		Travel Agencies (4724)	X (8)	X	X	X		X (20)
		Arrangement of Passenger Transportation (4729) NEC		X	X	X		X (20)
		Freight Transportation Arrangement (4731)		X	X	X		X (20)
48	**Communications:**							
		Telephone Communications (4812-4813)		X				X (20)
		Telegraph and other message communications (4822)		X				X (20)
		Radio and television broadcasting (4832-4833)	X (8)	X	X	X		X (20)
		Cable and other pay television services (except equipment repair or bucket trucks in lot (4841)		X				X (20)
		Miscellaneous communications services (except equipment repair, bucket trucks in lot) (4899)		X	X	X		X (20)
50	**WHOLESALE TRADE**	Durable Goods						
		Motor Vehicle Supplies and Parts (5013)						X (20)
		Motor Vehicle parts, Used (5015)						X (20)
		Furniture and home furnishings (5021-5023)						X (20)
		Lumber and Construction Materials (5032-5039)						X (20)
		Professional and Commercial Materials (5041-5049)						X (20)
		Photographic Equip. and Supplies (5043)						X (20)
		Office Equipment (5044)						X (20)
		Computers and Computer Peripheral Equipment and Software (5045)						X (20)
		Commercial Equipment, N.E.C. (5046)						X (20)
		Medical, Dental, and Hospital Equipment and Supplies (5047)						X (20)
		Ophthalmic Goods (5048)						X (20)
		Professional Equipment and Supplies (5049)						X (20)
		Electrical Apparatus and Equipment, Wiring Supplies and Materials (5063)						X (20)
		Electrical Appliances, Televisions and Radio Sets (5064)						X (20)
		Electronic Parts and Equipment, N.E.C. (ex. Capacitors, cassettes, diskettes, resistors) (5065)						X (20)
		Hardware, Plumbing, and Heating Equipment (5072-5099)						X (20)
		Machinery, Equipment and Supplies (5082-5088)						X (20)
		Miscellaneous Durable Goods (5091-5099) (except 5093)						X (20)
51	**WHOLESALE TRADE**	Nondurable Goods						
		Paper and Paper Products (5111-5113)						X (20)

SIC No.		Description	Ball Park District	Hwy 6 District	Historic District 1	Historic District 2	Residential District	Business Park
		Drugs, Drug Proprietaries, and Druggists Sundries (ex. Drugs, medicines, toiletries) (5122)						X (20)
		Apparel, Piece Goods, and Notions (5131-5139)						X (20)
		Groceries and Related Products (5141-5149)						X (20)
		Beer, Wine, and Distilled Beverages (5181-5182)						X (20)
		Farm Supplies (5191)						X (20)
		Books, Periodicals, and Newspapers (5192)						X (20)
		Flowers and Nursery Stock (5193)						X (20)
		not Elsewhere Classified (5199)						X (20)
	RETAIL TRADE							
52	**Building Materials**							
		Lumber and other building materials (5211)		X (5)(13)				
		Paint, glass and wallpaper stores (5231)		X (5)(13)	X (7)(5)	X (5)		
		Hardware stores (5251) and key shops		X (5)(13)	X (7)(5)	X (5)		
		Retail Nurseries (5261)		X (5)(13)	X (5)	X (5)		
		Garden stores (5261)		X (5)(13)	X (7)(5)	X (5)		
		Auto and home supply stores		X (5)(13)	X (7)(5)	X (5)		
		Florist shops (5992)	X (8)	X (5)	X (5)	X (5)		
	General merchandise stores as listed:							
		Department stores (5311)	X (7)(8)	X (7)(14)	X (7)	X		
		Misc. general merchandise stores (5399)	X (7)(8)	X (7)(14)	X (7)	X		
	Food stores as listed:							
		Grocery stores (5411)		X	X (7)	X		
		Convenience stores with gasoline sales (5411)		X (14) (15)		X(15)		
		Meat and fish markets (5421)	X (8)	X (7)(14)	X	X		
		Fruit and vegetable markets (5431)	X (8)	X (7)(14)	X	X		
		Candy, nut, and confectionery stores (5441)	X (8)	X (7)(14)	X	X		
		Dairy products stores (5451)	X (8)	X (7)(14)	X	X		
		Retail bakeries (5461)	X (8)	X (7)(14)	X	X		
		Miscellaneous food stores (5499)	X (8)	X (7)(14)	X	X		
		Farmer's market-type stores	X (8)	X (14)	X	X		
		Auto parts and accessory sales (no auto repair) (5531)		X (5)(7)(14)				
56	**Apparel and accessory stores as listed:**							
		Men's and boy's clothing stores (5611)	X (7)(8)	X (7)(14)	X (7)	X		
		Women's clothing stores (5621)	X (7)(8)	X (7)(14)	X (7)	X		
		Women's accessory and specialty stores (5632)	X (7)(8)	X (7)(14)	X (7)	X		
		Children's and infant's wear stores (5641)	X (7)(8)	X (7)(14)	X (7)	X		
		Family clothing stores (5651)	X (7)(8)	X (7)(14)	X (7)	X		
		Shoe Stores (5661)	X (7)(8)	X (7)(14)	X (7)	X		
		Misc. apparel and accessory stores (5699)	X (7)(8)	X (7)(14)	X (7)	X		
57	**Furniture and home furnishing stores as listed:**							
		Furniture and home furnishing stores (5712-5719)	X (7)(8)	X (7)(14)	X (7)	X		

SIC No.		Description	Ball Park District	Hwy 6 District	Historic District 1	Historic District 2	Residential District	Business Park
		Household appliance stores (5722)	X (7)(8)	X (7)(14)	X (7)	X		
		Radio, television and computer stores (5731-5736)	X (7)(8)	X (7)(14)	X (7)	X		
58	**Eating places:**							
		Eating Places (restaurant, cafes, etc.) (5812)	X (5)(8)	X (5)	X (5)(19)	X (5)		X (5)
		Drinking Places (Alcoholic Beverages)(5813)	X (5)(8)(21)					
59	**Additional retail stores as listed:**							
		Drug stores and proprietary stores (5912)	X (7)(8)	X (7)(14)	X (7)	X		
		Wine and liquor stores (5921)	X (8)	X (7)(14)	X	X		
		Antique stores (5932)	X (7)(8)	X (7)(14)	X (7)	X		
		Sporting Goods Stores and Bicycle Shops (5941)	X (7)(8)	X (7)(14)	X (7)	X		
		New and used book stores (5942)	X (7)(8)	X (7)(14)	X (7)	X		
		Card and stationary stores (5943)	X (7)(8)	X (7)(14)	X (7)	X		
		Jewelry Stores (5944)	X (7)(8)	X (7)(14)	X (7)	X		
		Craft, hobby, toy, and game stores (5945)	X (8)	X (7)(14)	X	X		
		Camera and Photographic Supply Stores (5946)	X (7)(8)	X (7)(14)	X (7)	X		
		Gift, novelty, and souvenir shops (5947)	X (7)(8)	X (7)(14)	X (7)	X		
		Luggage and Leather Goods Stores (5948)	X (7)(8)	X (7)(14)	X (7)	X		
		Sewing and needlework stores (5949)	X (7)(8)	X (7)(14)	X	X		
		Nonstore Retailers (5961-5963)	X (2)		X (2)(7)	X (2)(7)		
		Art supply stores (5999)	X (7)(8)	X (7)(14)	X (7)	X		
		Art dealers (5999)	X (7)(8)	X (7)(14)	X (7)	X		
		Baking and cake decorating supply stores (5999)	X (7)(8)	X (7)(14)	X (7)	X		
		Cosmetic stores (5999)	X (7)(8)	X (7)(14)	X (7)	X		
		Pet shop (no outside runs allowed) (5999)		X (7)(14)	X (7)	X (7)		
	FINANCIAL, INSURANCE, AND REAL ESTATE							
60	**Depository institutions:**							
		Central Reserve Depositories		X (5)	X (5)	X (5)		X (5)
		Commercial banks (6021-6029)	X (5)(8)	X (5)	X (5)	X (5)		X (5)
		Savings institutions (6035-6036)	X (5)(8)	X (5)	X (5)	X (5)		X (5)
		Credit unions (6061-6062)	X (5)(8)	X (5)	X (5)	X (5)		X (5)
		Foreign bank, branches, and agencies (6081-6082)	X (5)(8)	X (5)	X (5)	X (5)		X (5)
		Non-deposit trust facilities (6091) Functions Closely Related to Banking excludes check cashing, credit access businesses, and motor vehicle title loans (as defined in Chapter 393 of the Texas Financial Code)	X (5)(8)	X (5)	X (5)	X (5)		X (5)
		Automated clearinghouses, check clearinghouse associations, clearinghouse associations bank or check, deposit brokers, electronic funds transfer networks including switching, escrow institutions other than real estate, fiduciary agencies, other than real estate or trust, money order issuance, regional clearinghouse association, representative offices of foreign banks excluding agents and branches, safe deposit companies, tax certificate sale and redemption agencies, traveler's check issuance (6099)		X (5)	X (5)	X (5)		X (5)

SIC No.		Description	Ball Park District	Hwy 6 District	Historic District 1	Historic District 2	Residential District	Business Park
61	**Non-depository institutions:**							
		Federal and federal-sponsored credit (6111)		**X (5)**	**X (5)**	**X (5)**		**X (5)**
		Personal credit institutions (6141)		**X (5)**	**X (5)**	**X (5)**		**X (5)**
		Business credit institutions (6153-6159)		**X (5)**	**X (5)**	**X (5)**		**X (5)**
		Mortgage bankers and brokers (6162-6163)		**X (5)**	**X (5)**	**X (5)**		**X (5)**
62	**Security and Commodity Brokers**							
		Security Brokers (6211 - 6289)		**X (5)**	**X (5)**	**X (5)**		**X (5)**
63-64	**Insurance Carriers, Agents, Brokers**							
		Insurance carriers (6311-6399)		**X (5)**	**X (5)**	**X (5)**		**X (5)**
		Insurance agents, brokers and service (6411)	**X (22)**	**X (5)**	**X (5)(22)**	**X (5) (22)**		**X (5)**
65	**Real Estate:**							
		Operators of non-residential buildings (6512)		**X**	**X**	**X**		**X**
		Operators of apartment buildings (off-site management only) (6513)		**X**	**X**	**X**		**X**
		Operators of dwellings other than apartment buildings (6514)		**X**	**X**	**X**		**X**
		Real estate agents and managers (6531)		**X**	**X**	**X**		**X**
		Title abstract offices (6541)		**X**	**X**	**X**		**X**
67	**Holding and other investment offices:**							
		Holding and other investment offices, open-end (6722, 6723-6799)		**X**	**X**	**X**		**X**
		Management investment offices, open-end (6722, 6723-6799)		**X**	**X**	**X**		**X**
	SERVICES							
70	**Hotels and other lodging places:**							
		Hotels (7011)	**X (3)(5)(8)**	**X (3)(5)**	**X (3)(5)**	**X (3)(5)**		**X (3)(5)**
72	**Personal services:**							
		Garment pressing (laundries and dry cleaners) (7212)	**X (8)**	**X(14)**	**X**	**X**		
		Photographic studies, portrait (7221)	**X (8)**	**X(14)**	**X**	**X**		**X**
		Beauty shops (7231)	**X (8)**	**X(14)**	**X**	**X**		**X**
		Barber shops (7241)	**X (8)**	**X(14)**	**X**	**X**		**X**
		Shoe repair and shoeshine parlors (7251)	**X (8)**	**X(14)**	**X**	**X**		**X**
		Funeral Service and Crematories (7261)		**X(14)**				
		Tax Preparation Services (7291)	**X (8)**	**X(14)**	**X**	**X**		**X**
		Formal Wear and Costume Rental (7299)	**X (8)**	**X(14)**	**X**	**X**		**X**
		Professional, Scientific, and Technical Services including consumer credit and debt counseling services (7299)		**X(14)**				**X**
		Employment Placement Agencies (7299)		**X(14)**				**X**
		Other support services including consumer bartering services (7299)		**X (5)(14)**				**X**
		Diet and Weight Reducing Centers (7299)	**X (8)**	**X(14)**	**X**	**X**		**X**

SIC No.		Description	Ball Park District	Hwy 6 District	Historic District 1	Historic District 2	Residential District	Business Park
		Personal Care Services including personal caregivers, companions, personal attendants, home care aides and direct support professionals (7299)		X(14)	X	X		X
73	**Business services:**							
		Advertising agencies (7311)	X (22)	X	X (22)	X (22)		X
		Outdoor advertising services (7312)	X (22)	X	X (22)	X (22)		X
		Radio, television, and publishers' representatives (7313)	X (22)	X	X (22)	X (22)		X
		Advertising services (7319)	X (22)	X (4)	X (4) (22)	X (4) (22)		X
		Credit reporting and collection (7322-7323)		X	X	X		X
		Mailing, reproduction, stenographic (7331-7338)	X (22)	X	X (22)	X (22)		X
		Equipment Rental and Leasing, N.E.C. (7359) but limited to; Party Supplies Rental and Leasing, Electronic Equipment except Medical and Computer.		X (4)(5)	X (4)(5)	X (4)(5)		
		Personal supply services (7361-7363)	X (8) (22)	X	X (22)	X (22)		X
		Computer programming services (7371)	X (22)	X	X (22)	X (22)		X
		Computer and data processing (7371-7379)	X (22)	X	X (22)	X (22)		X
		Sound Recording Studios and other sound recording industries (7389)	X (22)	X	X (22)	X (22)		X
		Data Processing, Hosting, and Related services (7389)	X (22)	X	X (22)	X (22)		X
		Other information services including press clipping services and stock photo agencies (7389)	X (22)	X	X (22)	X (22)		X
		Financial Transactions Processing, Reserve and Clearinghouse activities (7389)	X (22)	X	X (22)	X (22)		X
		Other legal services including process services, patent agents, notaries public and paralegal services (7389)	X (22)	X	X (22)	X (22)		X
		Drafting Services (7389)	X (22)	X	X (22)	X (22)		X
		Building Inspection Services (7389)	X (22)	X	X (22)	X (22)		X
		Surveying and Mapping (except Geophysical) Services (7389)	X (22)	X	X (22)	X (22)		X
		Interior Design Services (7389)	X (22)	X	X (22)	X (22)		X
		Industrial Design Services (7389)	X (22)	X	X (22)	X (22)		X
		Other Specialized Design Services (7389)	X (22)	X	X (22)	X (22)		X
		Advertising Material Distribution Services (7389)	X (22)	X	X (22)	X (22)		X
		Translation and Interpretation Services (7389)	X (22)	X	X (22)	X (22)		X
		Document Preparation Services (7389)	X (22)	X	X (22)	X (22)		X
		Telephone Answering Services (7389)	X (22)	X	X (22)	X (22)		X
75	**Services and parking:**							
		Passenger car rental (7514)		X (5)(16)		X (5)(16)		X (5)(16)
		Passenger car leasing (7515)		X (5)(16)		X (5)(16)		X (5)(16)
		Car washes (7542)		X (5)(15)				
76	**Miscellaneous repair services:**							
		Electrical repair shops (7622-7629)		X(14)	X	X		X
		Electrical and electronic repair shops (7629)		X(14)	X	X		X
		Watch, clock and jewelry repair (7631)		X(14)	X	X		X

SIC No.		Description	Ball Park District	Hwy 6 District	Historic District 1	Historic District 2	Residential District	Business Park
		Reupholstery and furniture repair (7641)		X (6)(14)	X (6)	X (6)		
		Motion picture theaters (no drive-in) (7832)	X (8)	X(14)	X	X		
		Video tape rental (7841)	X (8)	X(14)				
79	**Amusement and recreation services:**							
		Producers, orchestras and entertainers (7922-7929)	X (8)	X	X	X		X
		Bowling centers (7933)	X (8)	X	X	X		
		Professional Sports Clubs & Promoters (7941)	X (8)	X	X	X		
		Physical fitness facilities (7991)	X (8)	X	X	X		
		Amusement Parks (7996)	X (8)	X				
		Membership sports and recreation clubs (7997)	X (8)	X	X	X		
		Amusement and recreation services not otherwise classified (7999) but limited to: Baseball instruction, Bridge club (non-membership), Bridge instruction, Day camps, Fishing piers and lakes, operation,**Gymnastics instruction, Handball courts (non-membership), Lifeguard service, Miniature golf courses, operation, Racquetball courts (non-membership), Rental of bicycles, rowboats and canoes, Schools and camps, baseball instruction, sports instructional, Scuba and skin-diving instruction, Swimming instruction, Swimming pools (non-membership), Tennis clubs (non-membership),Tennis courts, indoor and outdoor operation (non-membership), Waterpark w/hotel, Resturant w/arcade	X (8)	X	X			
		Yoga instruction and studios	X (8) (22)	X	X (22)	X (22)		X
		Art and music instruction and studios	X (8) (22)	X	X (22)	X (22)		X
		Dance studios, schools, and halls (7911)	X (8)	X	X	X		X
		Martial arts (judo, karate, etc.) instruction	X (8)	X	X	X		X
80	**Health services:**							
		Offices & clinics of medical doctors (8011)	X (8)	X	X	X		X
		Offices & clinics of dentists (8021)	X (8)	X	X	X		X
		Offices of osteopathic physicians (8031)	X (8)	X	X	X		X
		Offices of other health practitioners (8041-8049)	X (8)	X	X	X		X
		Offices of veterinarians (no outdoor runs or livestock permitted) (0742)	X (8)	X	X	X		X
		Health and Allied Services, NEC (8092-8099) Includes massage establishments (as defined by Chapter 454 of the Texas Occupation Code)	X (8)	X	X	X		X
		Nursing and other personal care facilities (8051-8059)	X (8)	X (5)	X (5)	X (5)		X
		Hospitals (8062-8069)		X	X	X		X
		Medical and Dental Laboratories (8071-8072)		X	X	X		X
		Home Health Care Services (8082)	X (8)	X	X	X		X
		Health and Allied Services, NEC (8092-8099)	X (8)	X	X	X		X
81	**Legal Services:**							
		Legal services (8111)		X	X	X		X
82	**Educational services:**							
		Elementary and secondary schools (8211)	X (5)(8)(17)	X (5)(17)		X (5)(17)		X (5)(17)
		Colleges and Universities (8221-8222)	X (5)(8)	X (5)	X (5)	X (5)		X (5)

SIC No.		Description	Ball Park District	Hwy 6 District	Historic District 1	Historic District 2	Residential District	Business Park
		Libraries (8231)	X (5)(8)	X (5)	X (5)	X (5)		X (5)
		Vocational Schools (8243-8249)		X (5)	X (5)	X (5)		X (5)
		Schools and Educational Services, NEC (8299)	X (8)	X (5)	X (5)	X (5)		X (5)
83	**Social services:**							
		Individual and family services (8322) but limited to; Adoption Services, Adult Day Care Centers, Family Counseling Services, Marriage Counseling Services, Telephone Consulting Services, Traveler's Aid Centers		X	X	X		X
		Child day care services (8351)	X (5)(8)(17)	X (5)(17)	X (5)(17)	X (5)(17)		X (5)(17)
		Residential care (8361); but limited to the following two types of residential care: Homes for the aged, with health care incidental and rest homes, with health care incidental	X (5)(8)(18)	X (5)(18)	X (5)(18)	X (5)(18)		X (5)(18)
84	**Museums, botanical gardens:**							
		Museums and art galleries (8412)	X (8) (22)	X	X (22)	X (22)		X
		Botanical and zoological gardens (8422)	X (8)		X	X		X
86	**Membership organizations:**							
		Business associations (8611)		X	X	X		X
		Professional organizations (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		
		Misc. membership organization (8699)		X	X	X		X
87	**Engineering, accounting, research, management, and related services:**							
		Engineering services (8711)	X (22)	X	X (22)	X (22)		X (20)
		Architectural services (8712)	X (22)	X	X (22)	X (22)		X (20)
		Surveying services (8713)	X (22)	X	X (22)	X (22)		X (20)

SIC No.		Description	Ball Park District	Hwy 6 District	Historic District 1	Historic District 2	Residential District	Business Park
		Accounting, auditing, and bookkeeping services (8721)	X (22)	X	X (22)	X (22)		X (20)
		Research and testing services (8731-8734)	X (22)	X	X (22)	X (22)		X (20)
		Management consulting services (8742)	X (22)	X	X (22)	X (22)		X (20)
		Public relation services (8743)	X (8) (22)	X	X (22)	X (22)		X (20)
		Misc. business consulting services (8748)	X (22)	X	X (22)	X (22)		X (20)
89	**Service, not elsewhere classified:**							
		Service, NEC (8999)		X	X	X		X (20)
91	**Executive, legislative, and general:**							
		Public Administration (9111-9119)		X	X	X		X
92	**Justice, public order, and safety:**							
		Courts (9211)		X				X
		Police protection (9221)	X (8)	X	X	X		X
		Legal counsel and prosecution (9222)	X (8)	X	X	X		X
		Fire protection (9224)	X (8)	X	X	X		X
		Public order and safety (9229)	X (8)	X	X	X		X
93	**Finance, taxation, and monetary policy:**							
		Finance, taxation, and monetary policy (9311)		X	X	X		X
94	**Administration of human resources:**							
		Administration of human resources (9411-9451)		X	X	X		X
95	**Environmental quality and housing (no outdoor storage/ display)(9511-9532)**			X				
96	**Administration of economic programs (9611-9661)**			X	X	X		X
99	**ESTABLISHMENTS**	Adult day care (99)		X		X		
		Dwellings – single family (99)	X (10)		X		X	
		Dwellings – single family attached (townhomes) (99)	X		X	X		
		Dwellings – multifamily (99)	X (9)		X			
		Parks/recreational facilities, public or private (99)	X	X	X	X	X	X
		Residential cleaning services (99)		X	X	X		X (20)
		Corporate professional offices, not retail (99)		X	X	X		X (20)

Imperial Proposed Land Use Matrix
Conditions
Exhibit B-2

1. Conditions for Public Storage: (SIC 4225)

    - 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).
    - There shall be no outdoor speakers.
    - Solid masonry walls shall be used to screen all mini-storage doors from public view.
    - 80% Primary Finish as defined in PD or Dev. Code for exterior walls

2. To permit uses like kiosk, bazaars, temporary stands, street vendors within public and semi-public spaces, or plazas for sales including produce, flowers, coffee, newspapers, etc.

3. Limited to full service or select service hotels only.

4. Limited to office with no outdoor storage on site or overnight parking.

5. Subject to additional minimum landscape buffer requirements:

    - Hedges at least three feet in height at the time of planting, screening the parking areas from Public Street view.

6. Limited to antique repair and restoration

7. Subject to a maximum of 20,000 square feet gross leasable area.

8. Use only permitted in Tracts A, B, D & E, and Tract C as applicable to Live/Work units only.

9. Use only permitted in Tract B.

10. Use only permitted in Tracts B, C, E & F.

11. Use limited to enclosed building with no outdoor storage.

12. Use limited to 30% of total square footage of building area.

13. Use only permitted in Tracts H & I.

14. Use only permitted in Tract I.

15. Conditions for Convenience Stores with Gasoline Sales and Car Washes

- Maximum of two within the PD.
- Lighting shall be recessed under any canopy and in fixtures throughout the site.
- Maximum of 5 pump islands per site, with a maximum of 10 pumps, and two fuel dispensing positions per pump , for a total of 20 fuel dispensing stations.
- No outdoor speakers, except those required by law at pump stations.
- Canopy column facades shall be 100% brick and/or stone.
- Canopies shall have a pitched roof.
- Minimum landscape buffer shall include:
    - Hedges at least three feet in height at the time of planting, screening the parking lot perimeter.
    - One additional tree planted for every 50' of parking lot perimeter. Trees shall have a minimum 4-inch caliper, and a minimum 10- height as measured from the ground when planted.

16. Conditions for Passenger Car Rental and Leasing (SIC 7514-7515)

- Site shall provide separate areas for customer parking and fleet vehicle parking
- Minimum landscape buffer shall include:
    - Hedges at least three feet in height at the time of planting, screening the parking lot perimeter
    - One additional tree planted for every 50' of parking lot perimeter. Trees shall have a minimum 4-inch caliper, and a minimum 10- height as measured from the ground when planted.

17. Conditions for Elementary and Secondary Schools (SIC 8211) and Child Care Services (SIC 8351)

- Shall be developed in accordance with an approved traffic circulation plan and traffic study to include on-site queuing.
- Must provide dedicated outside or inside recreation areas, and shall not retrofit parking lots for recreational areas.

18. Residential Care Facilities and Rest Homes shall provide the following: (SIC 8361)

- Common food service area
- Weekly housekeeping service

19. Drive thru lanes are prohibited in the Historic District 1, and Ballpark District, Tracts B, C, D, and F.

20. Conditions for Outside Use in the Business Park District:

- Materials or equipment not offered for sale or rent but used in the business may be stored outside of a permanent Building if the materials and equipment do not occupy a contiguous area greater than 20% of the ground floor area of the Building or tenant space of the business that stores the materials or equipment
- Merchandise may be displayed or stored outside a permanent Building if not located on public property or within a required parking space or landscape buffer and the merchandise does not occupy a contiguous area in excess of 10% of the ground floor area of the building or tenant space of the business displaying or storing the merchandise. The 10% restriction does not apply to landscaping materials for nurseries or lawn and garden supply stores, if displayed within a fenced area, or to trailers and other motorized machinery and equipment offered for sale or rent if displayed on a paved surface.

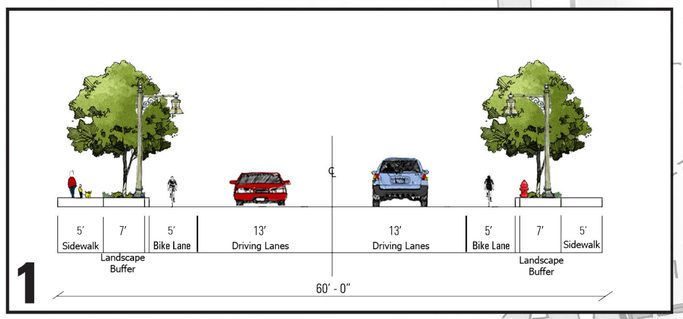
21. Conditions for Drinking Places: (SIC 5813)

- Use not permitted within 300' of any single family lot line.
- No building space greater than 7,000 square feet per place.
- No outdoor speakers or exterior sound systems.

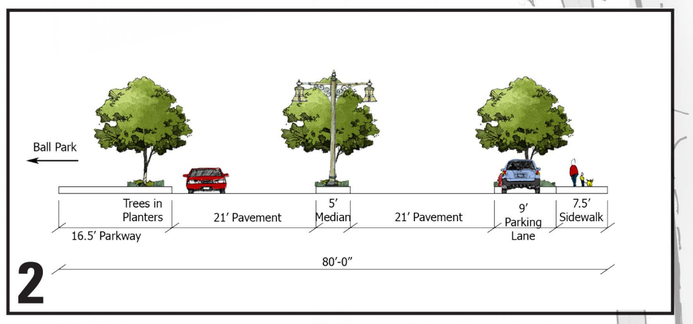
22. Considered appropriate for any Live/Work units, which are permitted in the Ballpark and Historic Mixed Use Districts 1 & 2.

- All or part of only the ground floor may be devoted to a non-residential use as listed above. The maximum square footage devoted to a business shall be limited to 1,500 s.f. per structure, and the premises must be used as the primary residence of the property owner, which shall also be the same as the business owner / operator.
- Maximum number of Live/Work Units shall not exceed 40 units.

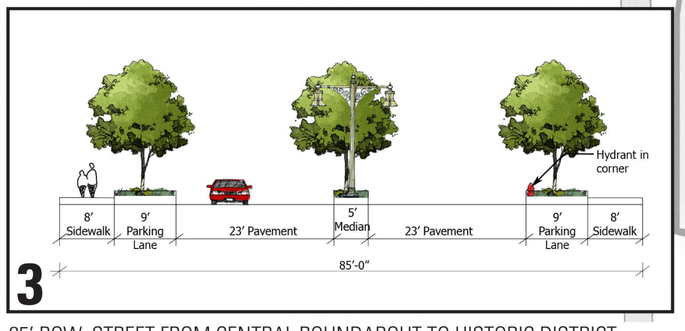
CROSS SECTION REFERENCE PLAN



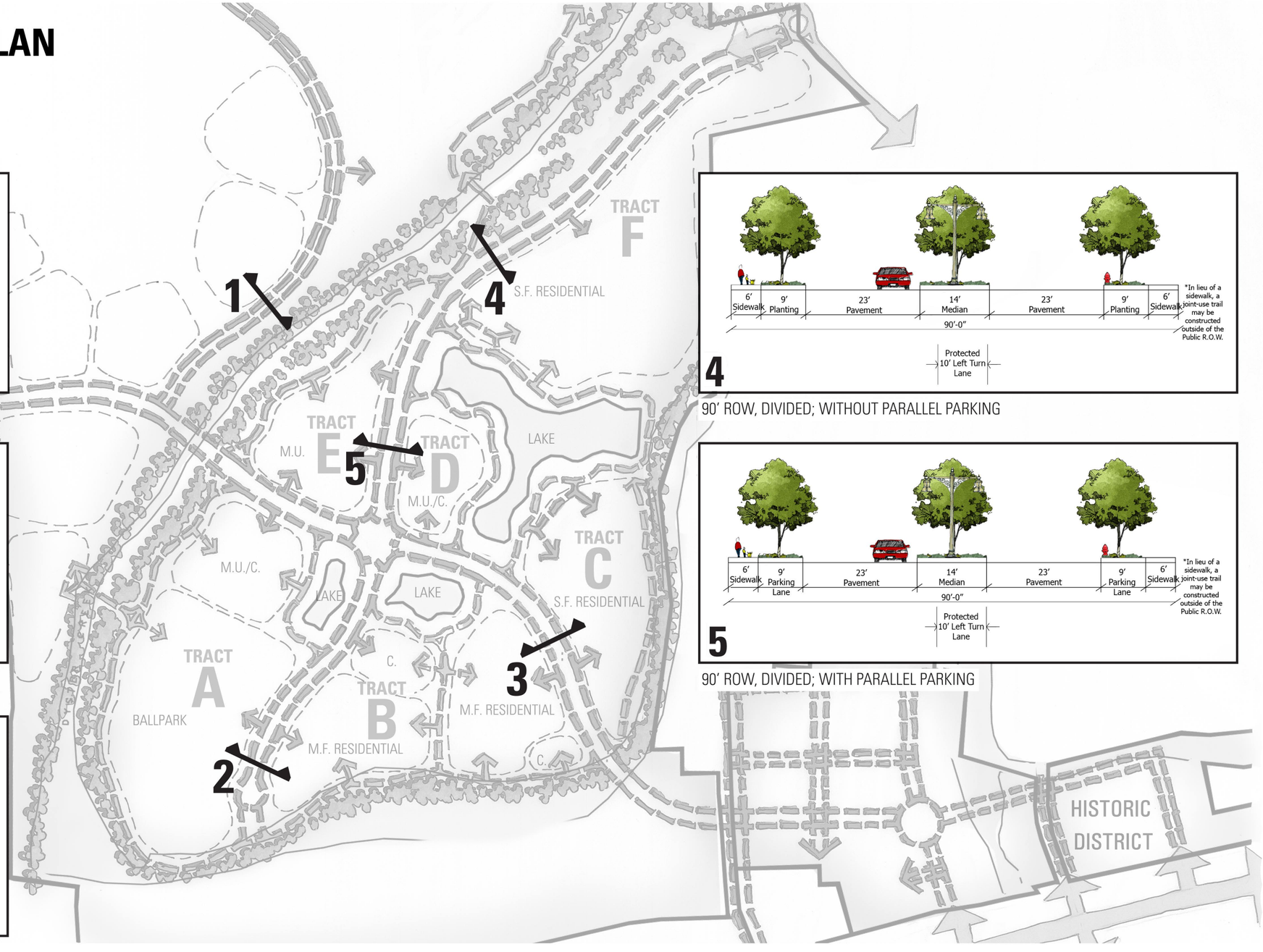
60' ROW; CITY OF SUGAR LAND STANDARD C2U ROADWAY



80' ROW, DIVIDED; STREET ADJACENT TO BALL PARK



85' ROW; STREET FROM CENTRAL ROUNDABOUT TO HISTORIC DISTRICT



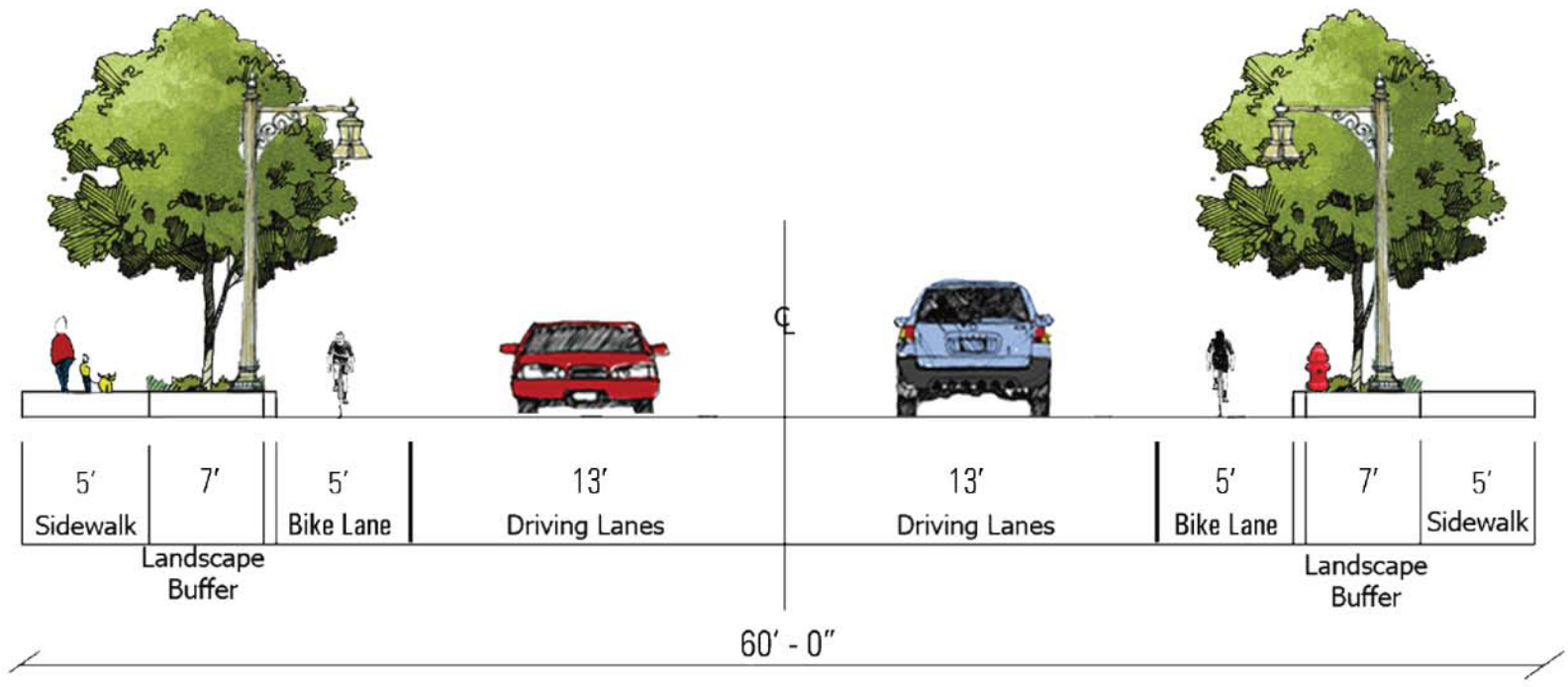
90' ROW, DIVIDED; WITHOUT PARALLEL PARKING

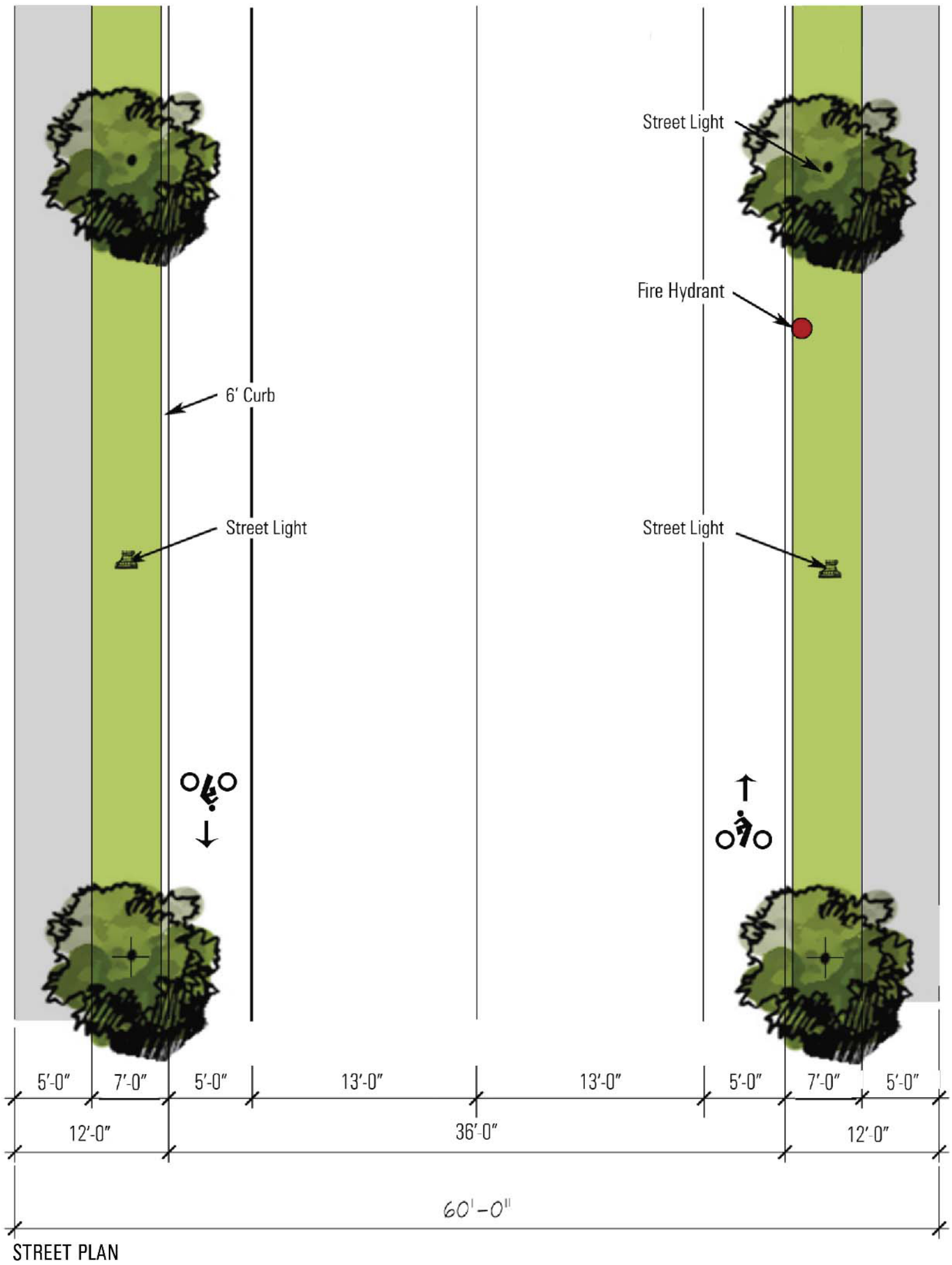
90' ROW, DIVIDED; WITH PARALLEL PARKING

Imperial Cross Sections

Exhibit B-3 A

TBG



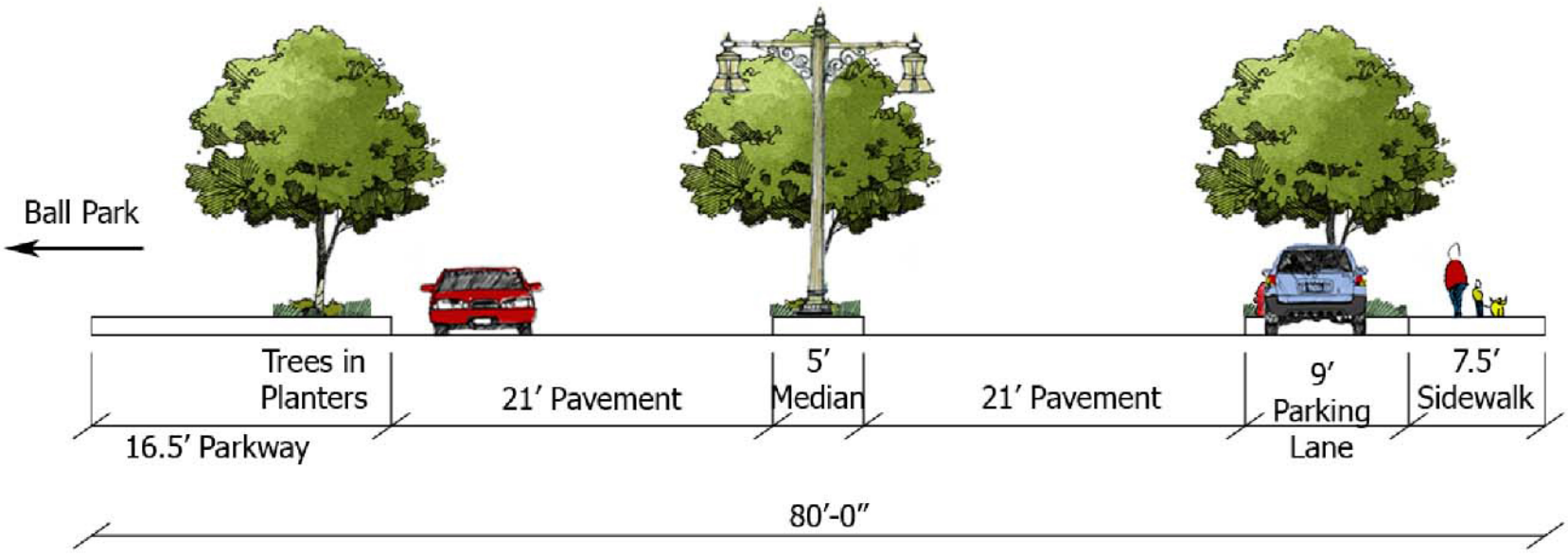


STREET PLAN

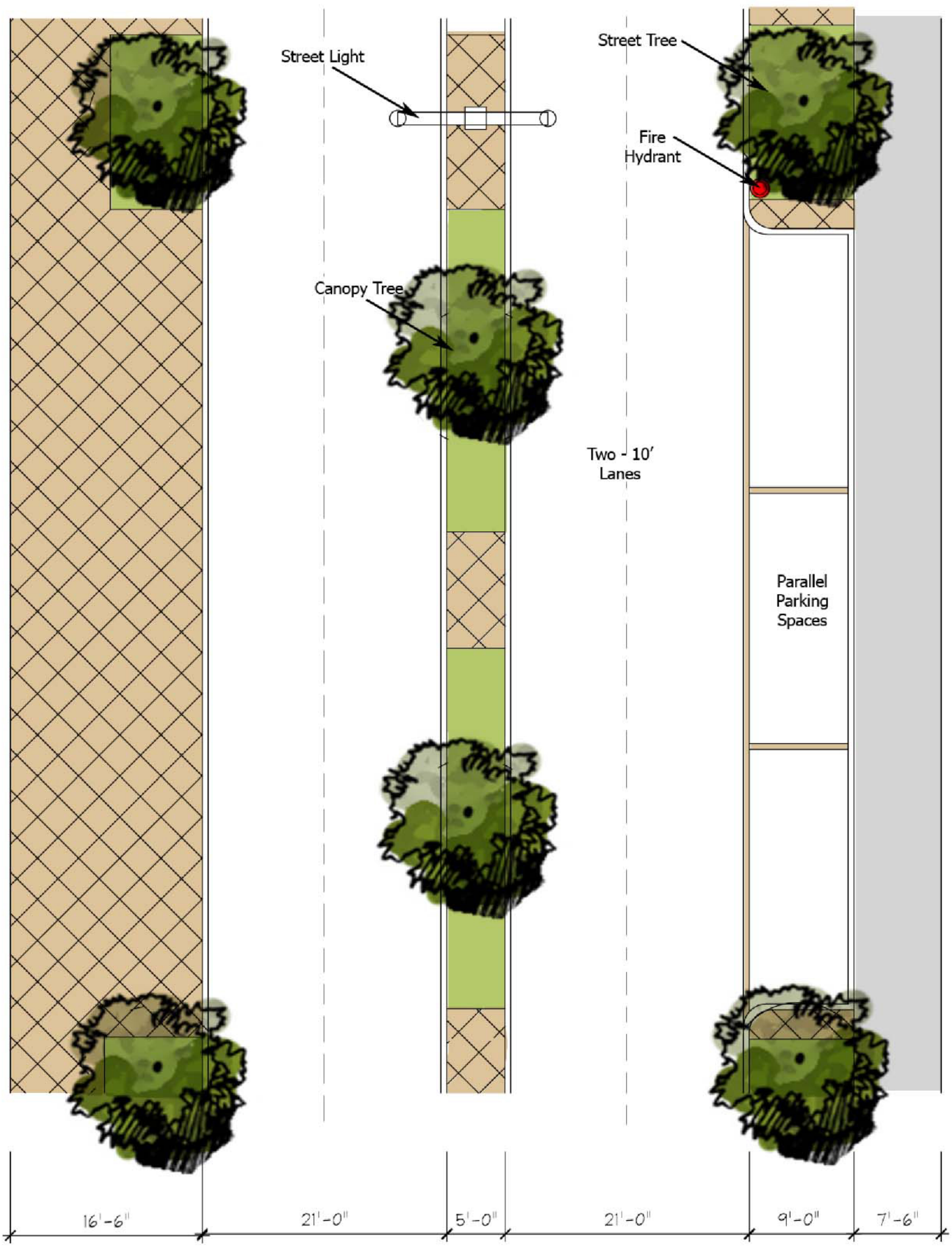
NOTE: CROSS SECTIONS SHOWN ARE THE MINIMUM REQUIRED. ADDITIONAL RIGHT-OF-WAY OR PAVEMENT MAY BE REQUIRED AT OR NEAR INTERSECTIONS TO ACCOMMODATE TURNING MOVEMENTS.

1. 60' R.O.W.
City of Sugar Land Standard C2U Roadway

0 1' 5' 10' 20'
SCALE: 1"=10'



Street Section

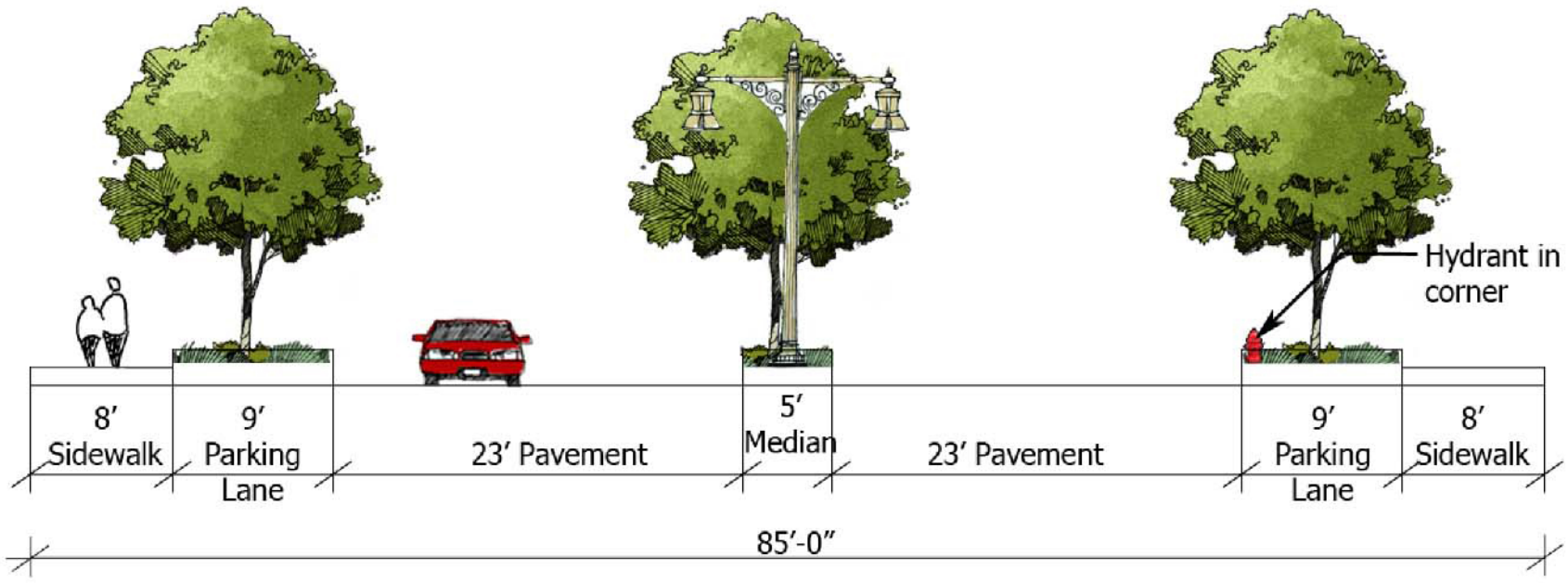


Street Plan

2. 80' ROW, Divided
Street Adjacent to Ball Park

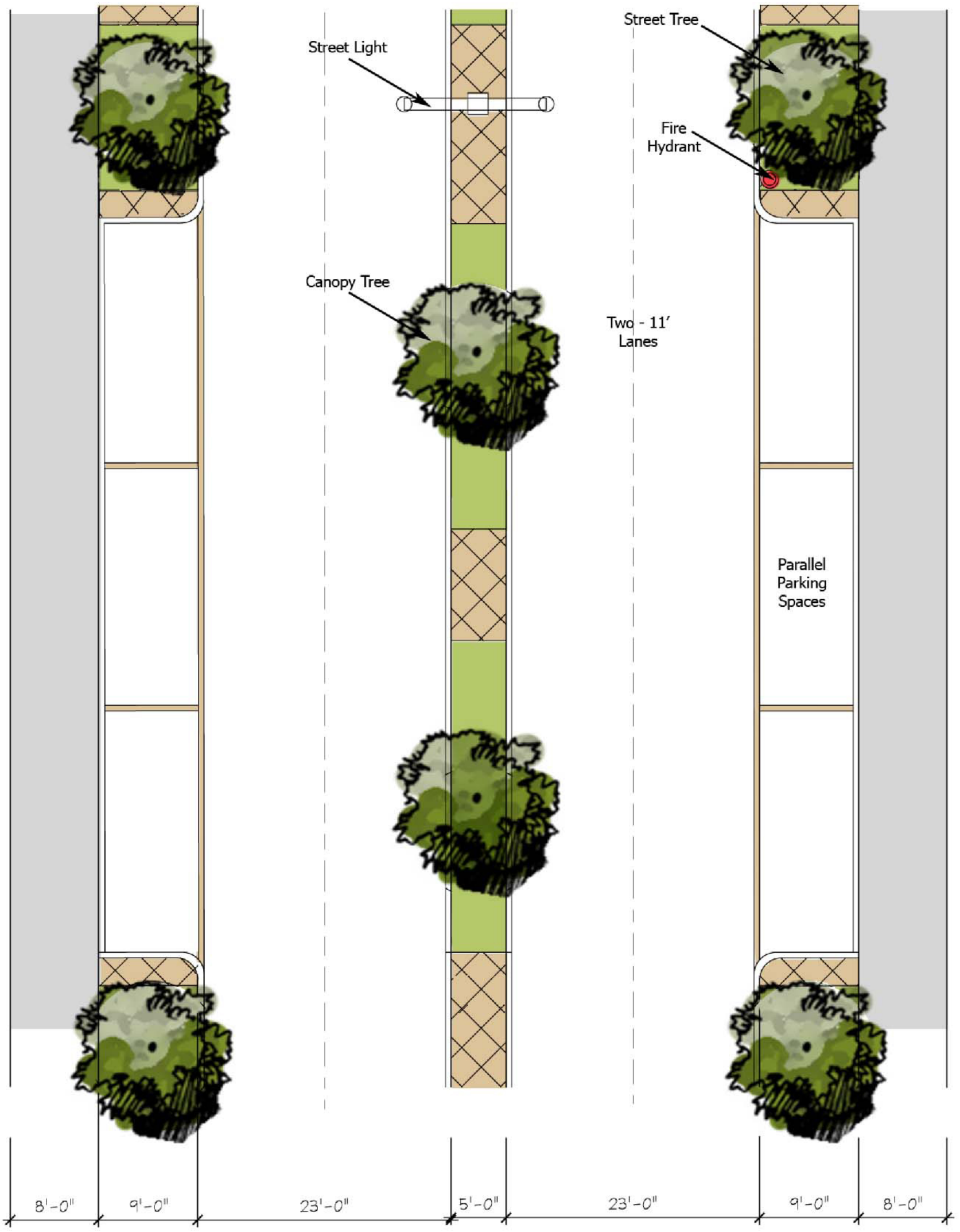
NOTE: CROSS SECTIONS SHOWN ARE THE MINIMUM REQUIRED. ADDITIONAL RIGHT-OF-WAY OR PAVEMENT MAY BE REQUIRED AT OR NEAR INTERSECTIONS TO ACCOMMODATE TURNING MOVEMENTS.

0 1' 5' 10' 20'
SCALE: 1"=10'



Scale: 1" = 10'

Street Section



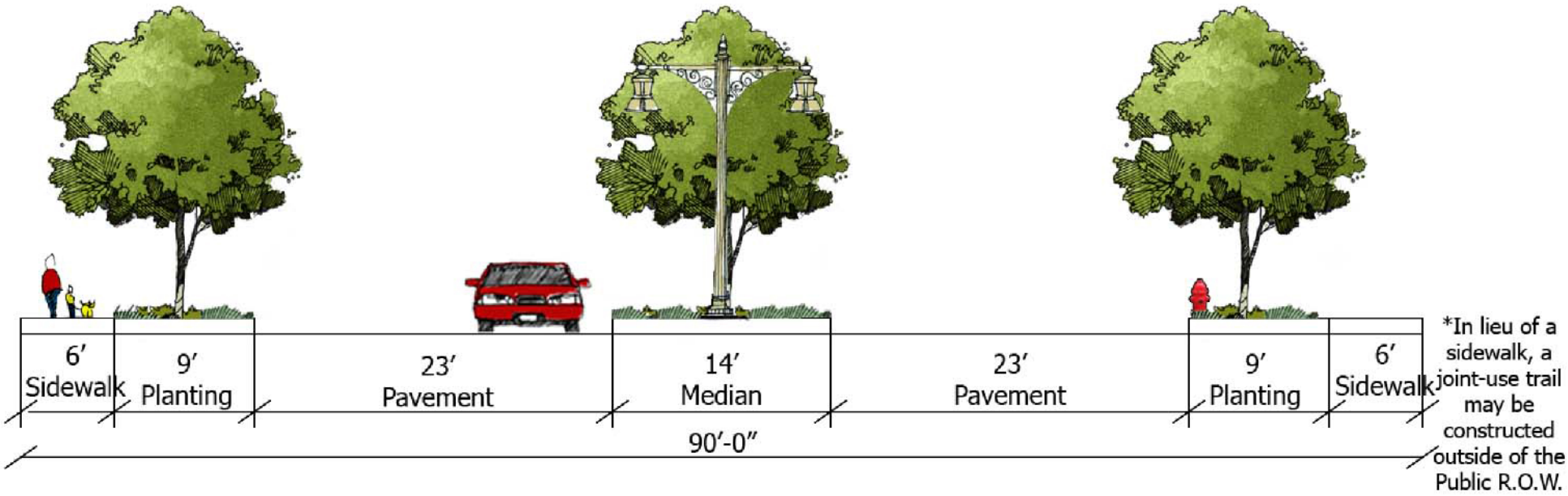
Street Plan

NOTE: CROSS SECTIONS SHOWN ARE THE MINIMUM REQUIRED. ADDITIONAL RIGHT-OF-WAY OR PAVEMENT MAY BE REQUIRED AT OR NEAR INTERSECTIONS TO ACCOMMODATE TURNING MOVEMENTS.

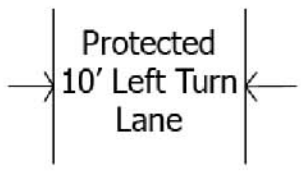
3. 85′ ROW

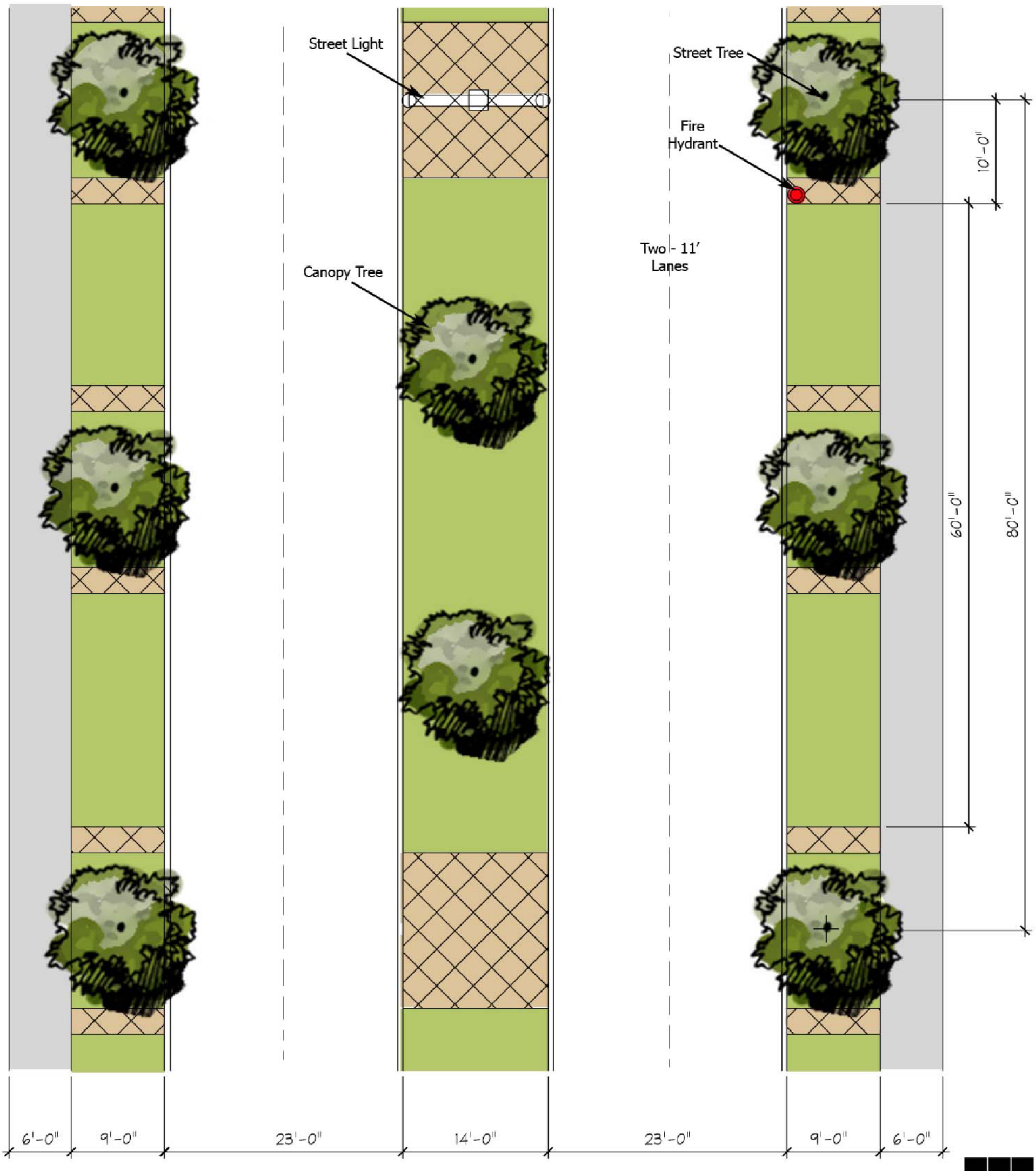
Street from Central Roundabout to Historic District

0 1' 5' 10' 20'
SCALE: 1"=10'



Street Section





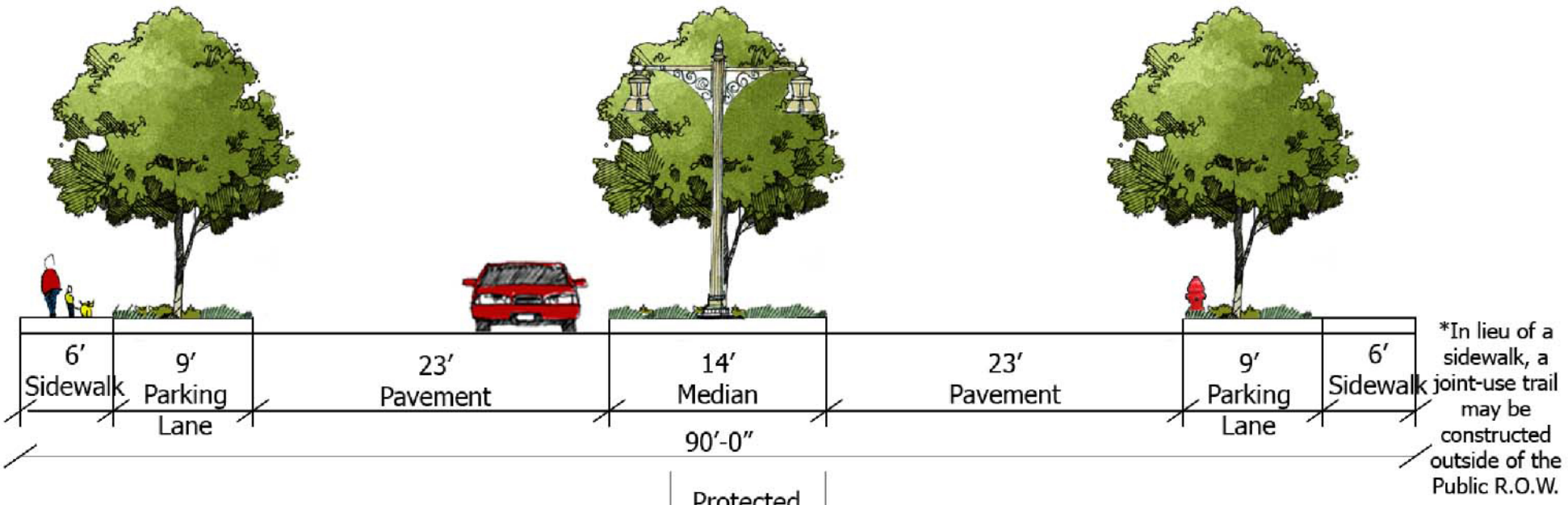
Street Plan

4. 90′ ROW, Divided, Without Parallel Parking

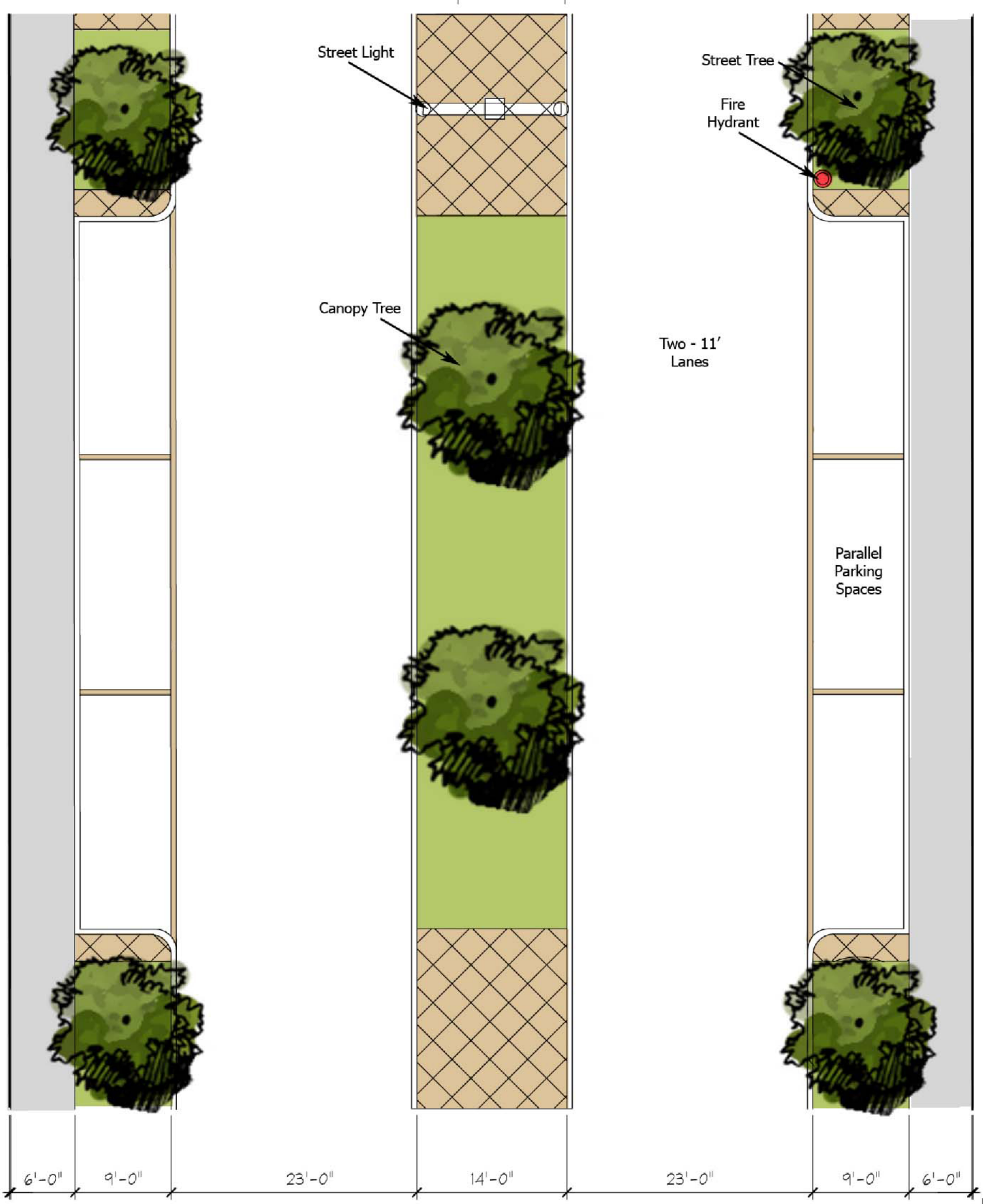
NOTE: CROSS SECTIONS SHOWN ARE THE MINIMUM REQUIRED. ADDITIONAL RIGHT-OF-WAY OR PAVEMENT MAY BE REQUIRED AT OR NEAR INTERSECTIONS TO ACCOMMODATE TURNING MOVEMENTS.

TBG

0 1′ 5′ 10′ 20′
SCALE: 1"=10'



Street Section



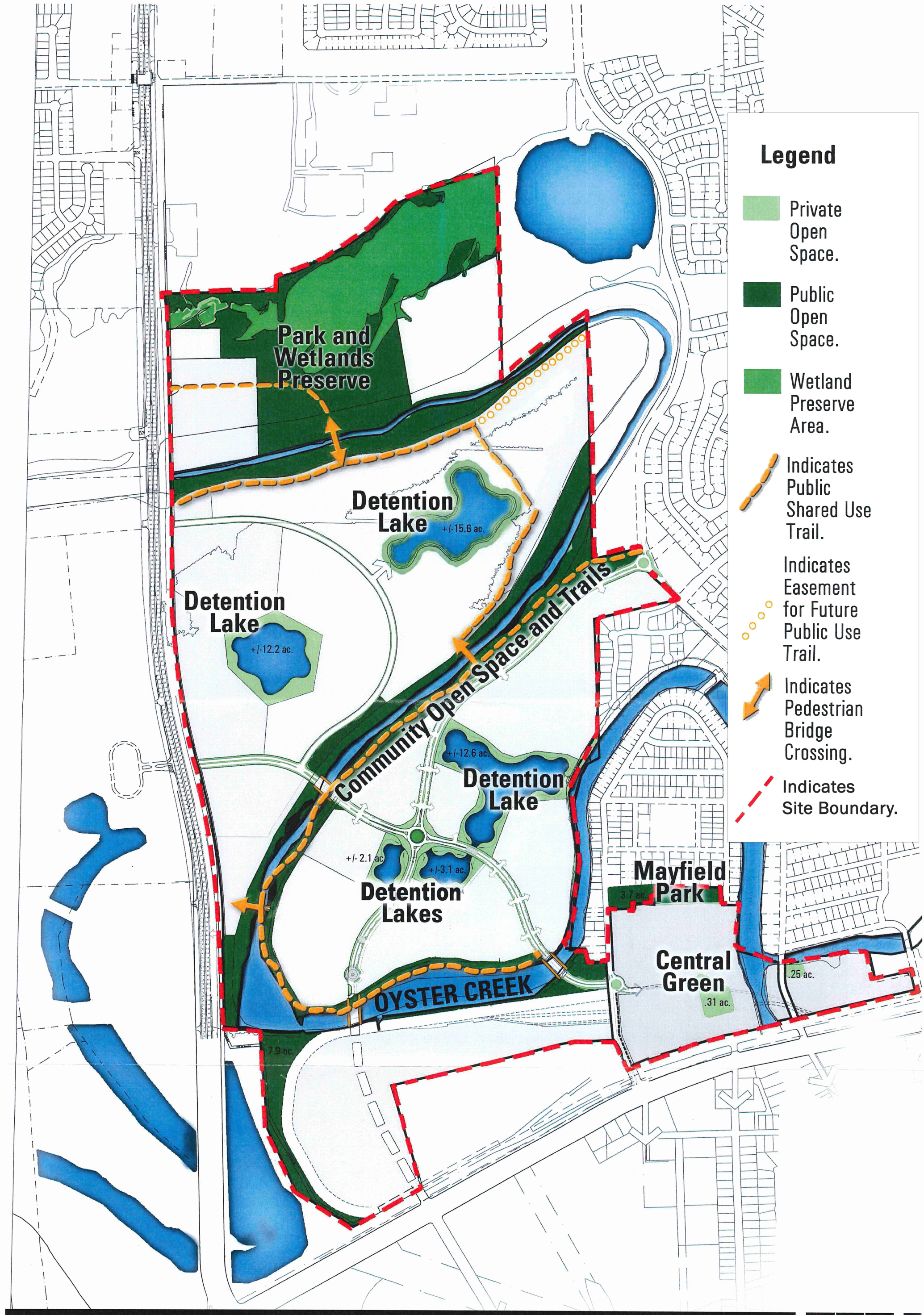
Street Plan

NOTE: CROSS SECTIONS SHOWN ARE THE MINIMUM REQUIRED. ADDITIONAL RIGHT-OF-WAY OR PAVEMENT MAY BE REQUIRED AT OR NEAR INTERSECTIONS TO ACCOMMODATE TURNING MOVEMENTS.

5. 90′ ROW, Divided With Parallel Parking

TBG

0 1' 5' 10' 20'
SCALE: 1"=10'

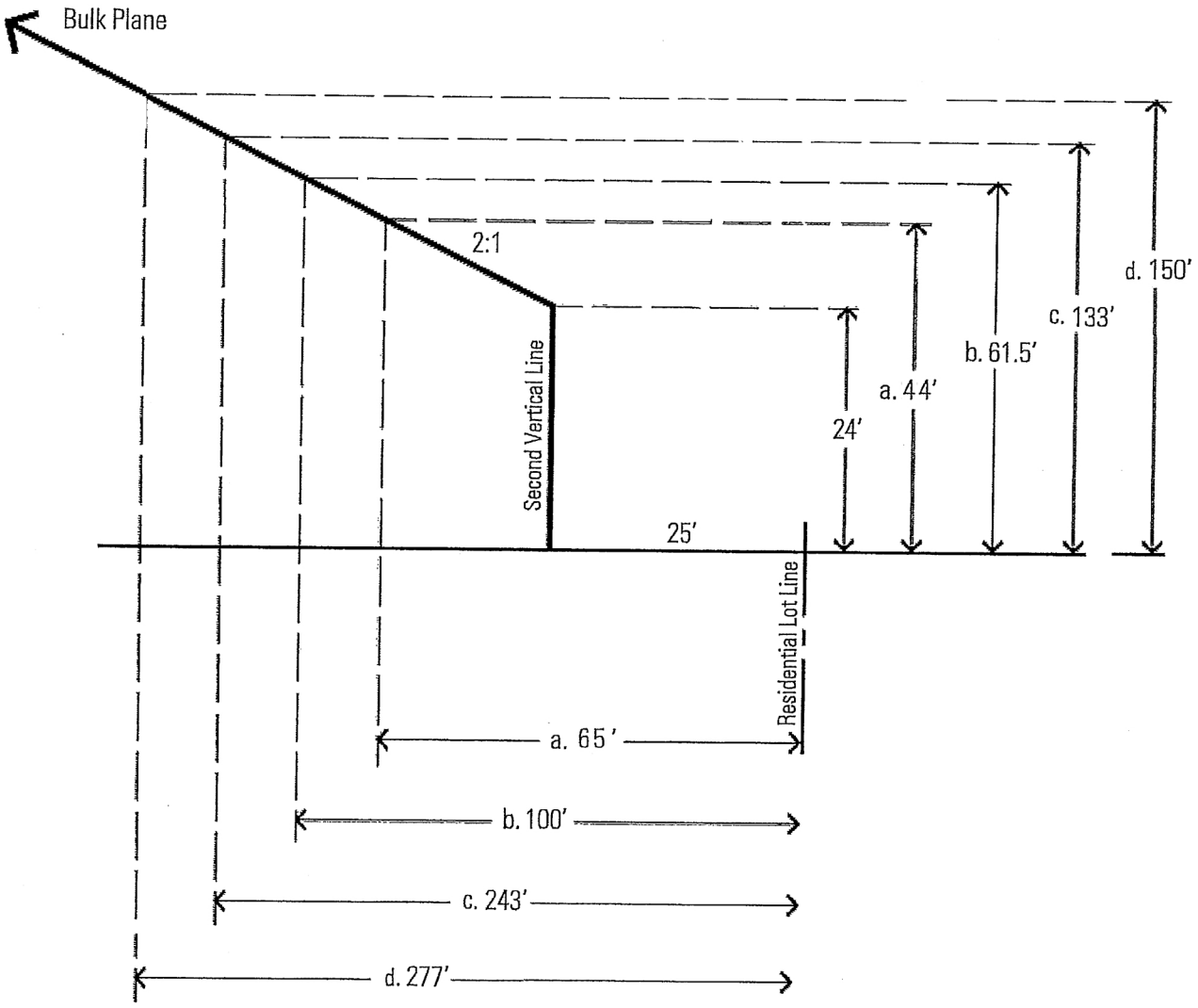


Imperial Open Space Plan
Exhibit B-4

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

TBG

Imperial
Bulk Plane
Exhibit B-5



a. 65 − 25 = 40 ÷ 2 = 20 + 24 = 44

b. 61.5 − 24 = 37.5 x 2 = 75 + 25 = 100

c. 133 − 24 = 109 x 2 = 218 + 25 = 243

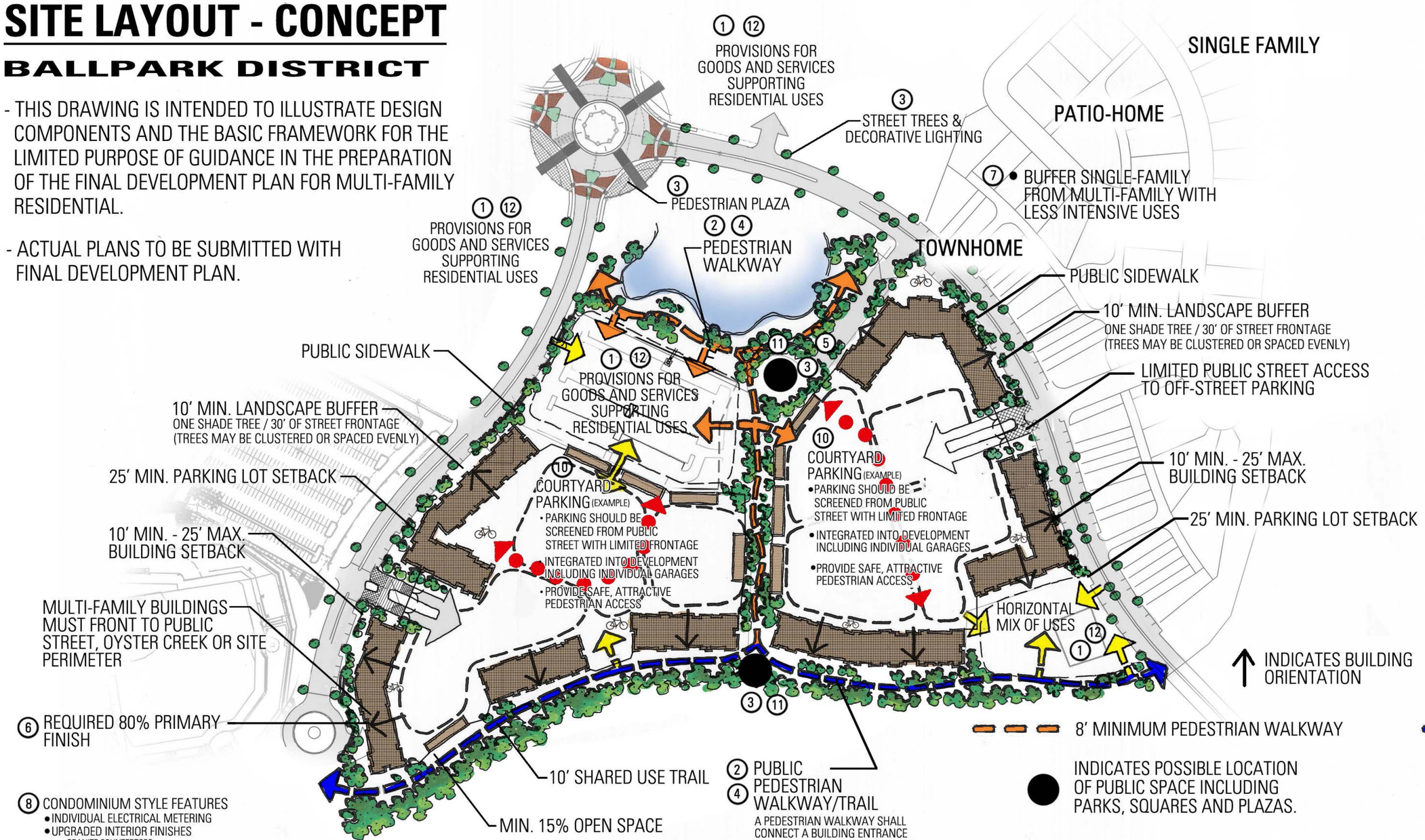
d. 150 − 24 = 126 x 2 = 252 + 25 = 277

SITE LAYOUT - CONCEPT

BALLPARK DISTRICT

- THIS DRAWING IS INTENDED TO ILLUSTRATE DESIGN COMPONENTS AND THE BASIC FRAMEWORK FOR THE LIMITED PURPOSE OF GUIDANCE IN THE PREPARATION OF THE FINAL DEVELOPMENT PLAN FOR MULTI-FAMILY RESIDENTIAL.

- ACTUAL PLANS TO BE SUBMITTED WITH FINAL DEVELOPMENT PLAN.



PRINCIPLES OF RESOLUTION 10-21

(1) VERTICAL OR HORIZONTAL MIX OF USES. (REFER TO C.2)

(2) PEDESTRIAN-FRIENDLY ELEMENTS BEYOND CODE REQUIREMENTS. (REFER TO H.8 & 9)

(3) STREETSCAPE/HARDSCAPE ENHANCEMENTS. (REFER TO D.6)

(4) CONNECTIVITY FOR BICYCLE AND PEDESTRIAN TRAFFIC. (REFER TO D.8, D.10, AND H.8 & 9)

(5) RESERVED SPACES FOR FUTURE TRANSIT NODES AND INTERFACES. (REFER TO H.3)

(6) ENHANCED EXTERIOR BUILDING FINISHES. (REFER TO SECTION I)

(7) ENHANCED LANDSCAPING AND BUFFERING FROM EXISTING SINGLE-FAMILY USES. (REFER TO D.1(b), AND H.1,2 & 10(a))

(8) INCENTIVES FOR OWNER OCCUPANCY - INCREASED DENSITY.

(9) "GREEN BUILDING" INCENTIVES BEYOND CODE REQUIREMENTS FOR STRUCTURES AND SITE DEVELOPMENT.

(10) INTEGRATED PARKING/STRUCTURED PARKING, ETC. (REFER TO D.9)

(11) ALLOWANCE FOR SHARED COMMON SPACE BETWEEN DIFFERENT USES. (REFER TO H.7 & 10(a))

(12) PROVISIONS FOR GOODS AND SERVICES SUPPORTING RESIDENTIAL USES WITHIN WALKING DISTANCE WITH PEDESTRIAN CONNECTION. (REFER TO C.2 & H.9)

EXHIBIT B-6

TBG

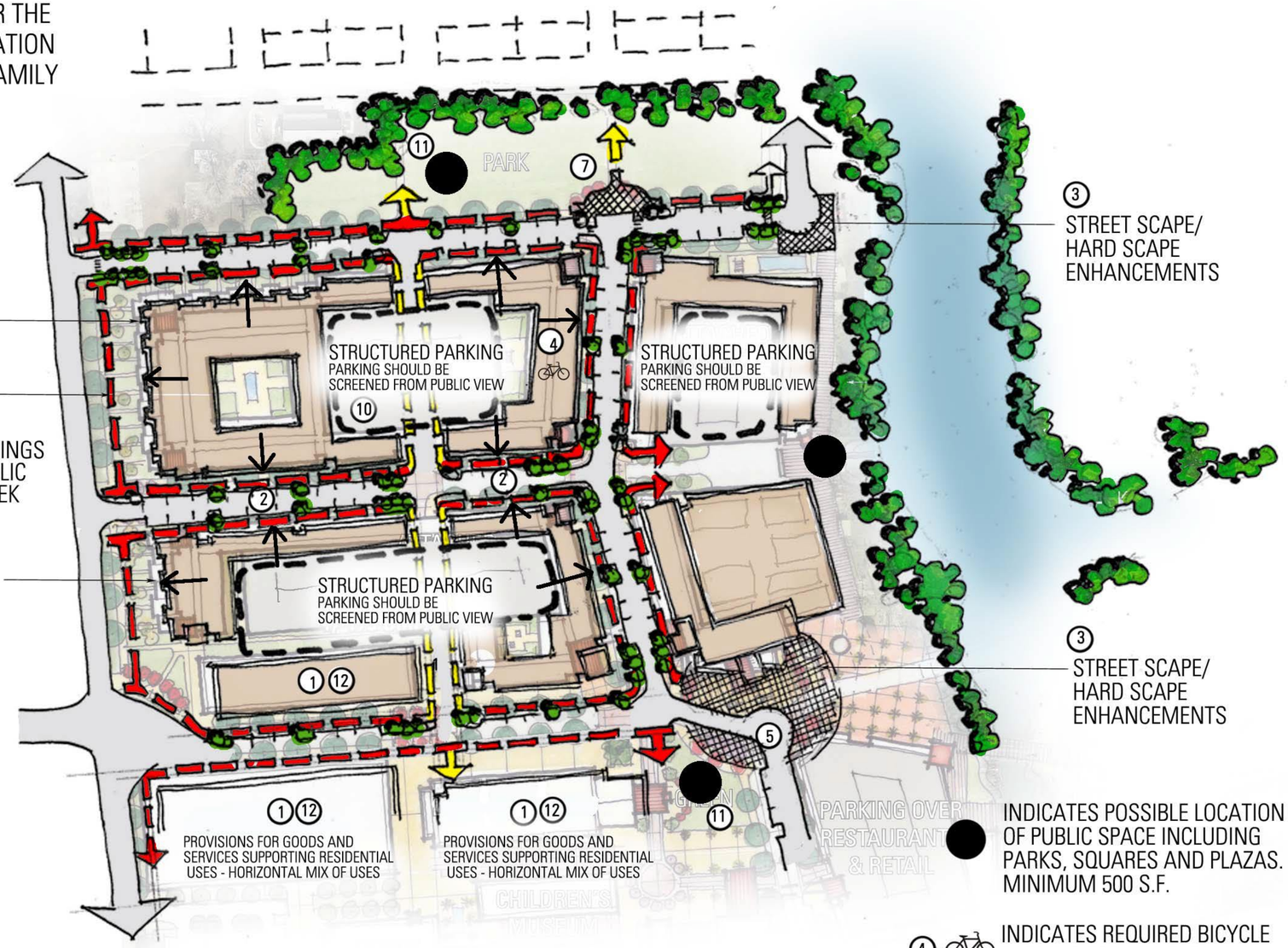
The information shown is based on the best information available and is subject to change without notice

SITE LAYOUT - CONCEPT

HISTORIC DISTRICT

- THIS DRAWING IS INTENDED TO ILLUSTRATE DESIGN COMPONENTS AND THE BASIC FRAMEWORK FOR THE LIMITED PURPOSE OF GUIDANCE IN THE PREPARATION OF THE FINAL DEVELOPMENT PLAN FOR MULTI-FAMILY RESIDENTIAL.

- ACTUAL PLANS TO BE SUBMITTED WITH FINAL DEVELOPMENT PLAN.



POSSIBLE MULTI-FAMILY LAYOUT

PUBLIC SIDEWALK

MULTI-FAMILY BUILDINGS MUST FRONT TO PUBLIC STREET, OYSTER CREEK OR SITE PERIMETER

INDICATES BUILDING ORIENTATION

⑦ 25' LANDSCAPE BUFFER
100' LIMITED TO 2-STORY BUILDING HEIGHT AS ON THE GENERAL PLAN.

⑥ REQUIRED 80% PRIMARY FINISH

⑧ CONDOMINIUM STYLE FEATURES
- INDIVIDUAL ELECTRICAL METERING
- UPGRADED INTERIOR FINISHES
  - GRANITE COUNTERTOPS
  - STAINLESS STEEL APPLIANCES
  - ENHANCED CEILING HEIGHTS
  - CUSTOM INTERIOR LIGHTING
  - HARDWOOD FLOORS
- STATE OF THE ART HOME SECURITY
- TELECOMMUNICATIONS/INTERNET SYSTEMS
- UPGRADED SOUND ATTENUATION
- ⑨ GREEN ENERGY CONSERVATION/WATER EFFICIENCY

PRINCIPLES OF RESOLUTION 10-21

1. VERTICAL OR HORIZONTAL MIX OF USES. (REFER TO C.2)
2. PEDESTRIAN-FRIENDLY ELEMENTS BEYOND CODE REQUIREMENTS. (REFER TO H.8 & 9)
3. STREETSCAPE/HARDSCAPE ENHANCEMENTS. (REFER TO D.6)
4. CONNECTIVITY FOR BICYCLE AND PEDESTRIAN TRAFFIC. (REFER TO D.8, D.10, AND H.8 & 9)
5. RESERVED SPACES FOR FUTURE TRANSIT NODES AND INTERFACES. (REFER TO H.3)
6. ENHANCED EXTERIOR BUILDING FINISHES. (REFER TO SECTION I)
7. ENHANCED LANDSCAPING AND BUFFERING FROM EXISTING SINGLE-FAMILY USES. (REFER TO D.1(b), AND H.1,2 & 10(a))
8. INCENTIVES FOR OWNER OCCUPANCY/ INCREASED DENSITY.
9. "GREEN BUILDING" INCENTIVES BEYOND CODE REQUIREMENTS FOR STRUCTURES AND SITE DEVELOPMENT.
10. INTEGRATED PARKING/STRUCTURED PARKING, ETC. (REFER TO D.9)
11. ALLOWANCE FOR SHARED COMMON SPACE BETWEEN DIFFERENT USERS. (REFER TO H.7 & 10(a))
12. PROVISIONS FOR GOODS AND SERVICES SUPPORTING RESIDENTIAL USES WITHIN WALKING DISTANCE WITH PEDESTRIAN CONNECTION. (REFER TO C.2 & H.9)

● INDICATES POSSIBLE LOCATION OF PUBLIC SPACE INCLUDING PARKS, SQUARES AND PLAZAS. MINIMUM 500 S.F.

④ INDICATES REQUIRED BICYCLE PARKING FOR MULTI-FAMILY. TO BE IDENTIFIED ON FINAL PLAN.

⑤ LANDSCAPE BUFFERS MAY BE USED FOR FUTURE TRANSIT STOPS.

INDICATES CONCEPTUAL LOCATION FOR PEDESTRIAN WALKWAYS

INDICATES PUBLIC SIDEWALKS

(#) INDICATES REFERENCE TO TWELVE PRINCIPLES OF RESOLUTION 10-21.

EXHIBIT B-7

TBG

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

CIRCULATION PLAN- PEDESTRIAN

BALLPARK/ HISTORIC DISTRICT

FOR NON-RESIDENTIAL USES WITH PARKING LOCATED BETWEEN THE STREET AND THE BUILDING, A WALKWAY SHALL BE PROVIDED THROUGH THE PARKING AREA TO CONNECT A BUILDING ENTRANCE TO A PUBLIC STREET SIDEWALK

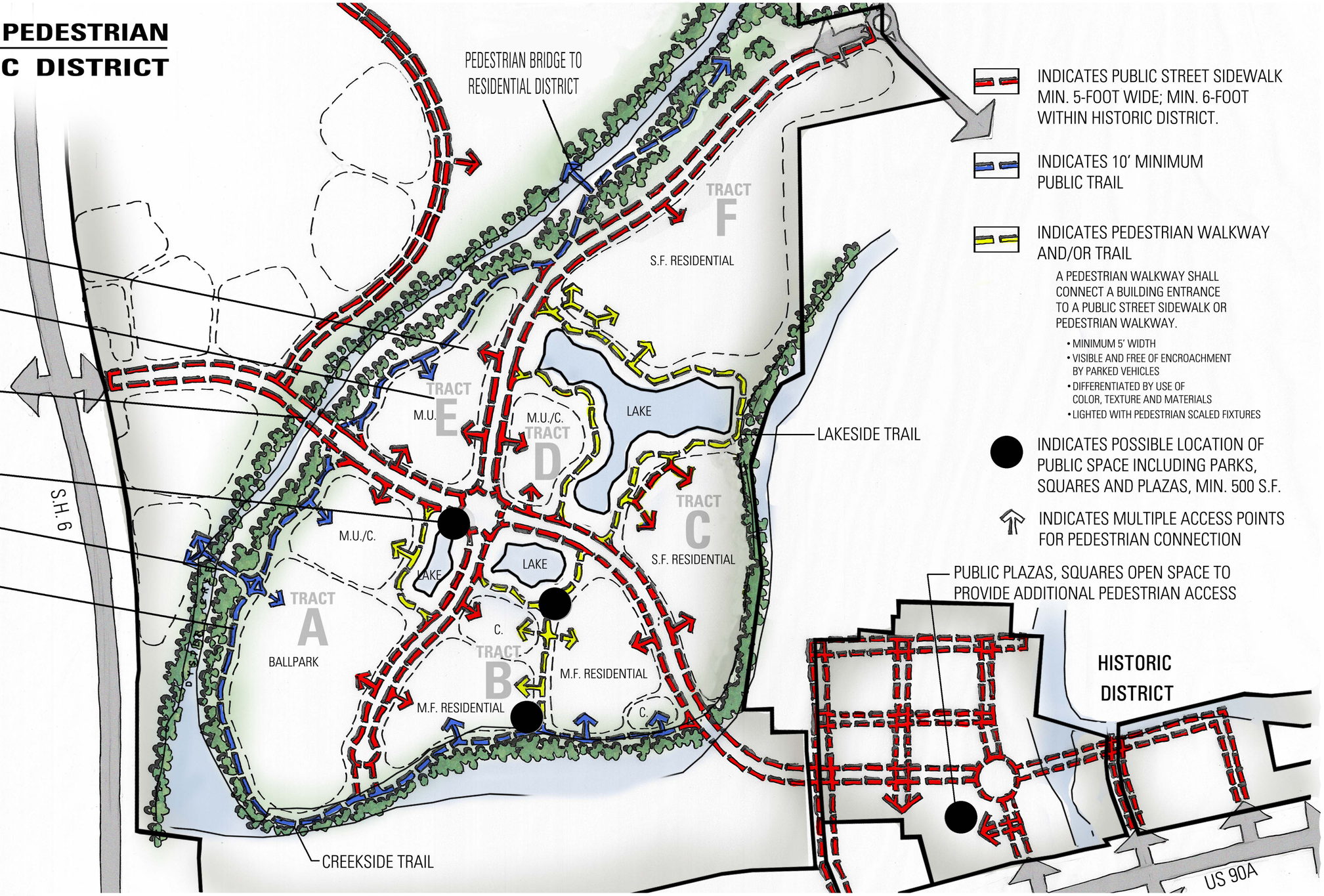
PEDESTRIAN WALKWAY SHALL CONNECT A BUILDING ENTRANCE TO A PUBLIC SIDEWALK

GRADE CROSSING PEDESTRIAN TRAIL UNDER BRIDGE

TYPICAL PEDESTRIAN PLAZA

PEDESTRIAN BRIDGE TO PARKING AREA

PEDESTRIAN WALKWAY SHALL CONNECT A BUILDING ENTRANCE TO ADJACENT RETAIL OR RESIDENTIAL USE.



INDICATES PUBLIC STREET SIDEWALK MIN. 5-FOOT WIDE; MIN. 6-FOOT WITHIN HISTORIC DISTRICT.

INDICATES 10' MINIMUM PUBLIC TRAIL

INDICATES PEDESTRIAN WALKWAY AND/OR TRAIL

A PEDESTRIAN WALKWAY SHALL CONNECT A BUILDING ENTRANCE TO A PUBLIC STREET SIDEWALK OR PEDESTRIAN WALKWAY.

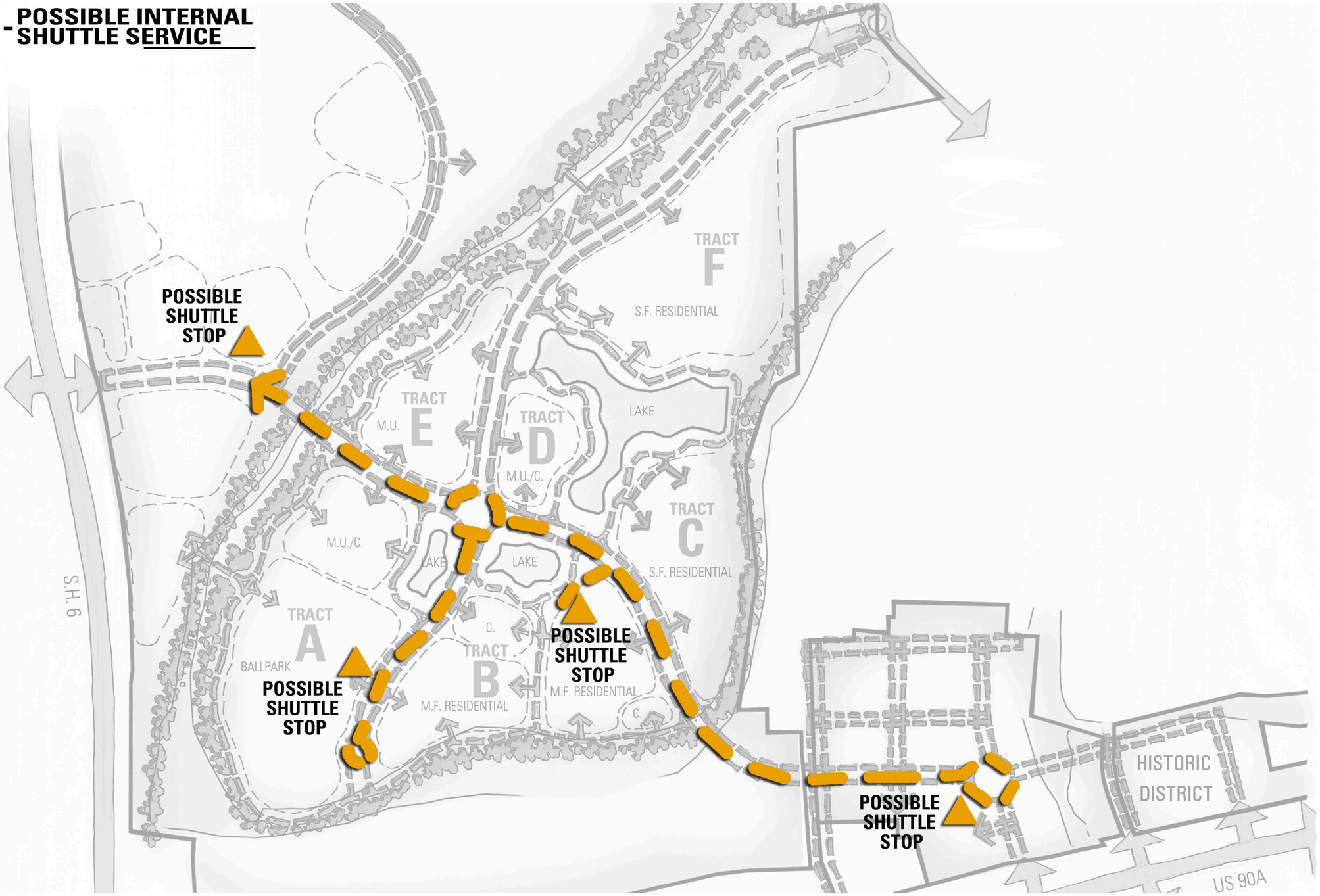
- MINIMUM 5' WIDTH
- VISIBLE AND FREE OF ENCROACHMENT BY PARKED VEHICLES
- DIFFERENTIATED BY USE OF COLOR, TEXTURE AND MATERIALS
- LIGHTED WITH PEDESTRIAN SCALED FIXTURES

INDICATES POSSIBLE LOCATION OF PUBLIC SPACE INCLUDING PARKS, SQUARES AND PLAZAS, MIN. 500 S.F.

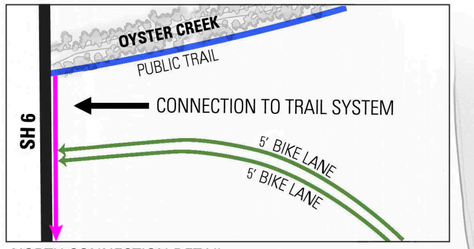
INDICATES MULTIPLE ACCESS POINTS FOR PEDESTRIAN CONNECTION

TBG

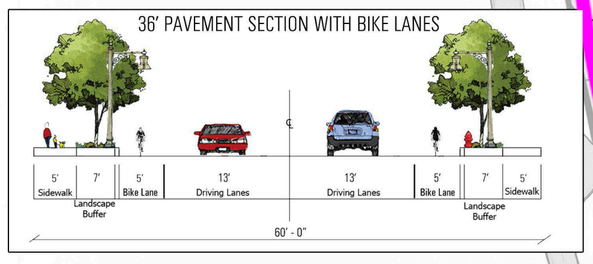
CIRCULATION PLAN - POSSIBLE INTERNAL SHUTTLE SERVICE

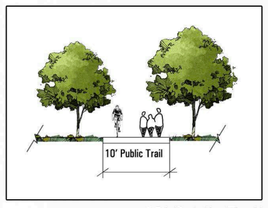


BICYCLE CIRCULATION PLAN



NORTH CONNECTION DETAIL





10' Public Trail

INDICATES 10' PUBLIC SIDEWALK/TRAIL

INDICATES 8' SIDEWALK

INDICATES 5' BIKE LANE

INDICATES CONNECTION FROM EXISTING INFRASTRUCTURE TO PUBLIC TRAILL SYSTEM

INDICATES 10' SIDE-PATH

SEE DETAIL OF NORTH CONNECTION

8' MIN.TRAIL

OYSTER CREEK

PUBLIC TRAIL

CONNECTION FROM EXISTING INFRASTRUCTURE TO PUBLIC TRAIL SYSTEM

CONNECTION FROM EXISTING INFRASTRUCTURE TO PUBLIC TRAIL SYSTEM

8' MINIMUM SIDEWALK

8' MINIMUM SIDEWALK

10' Public Trail

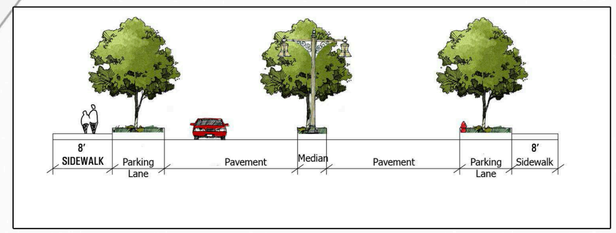
CROSS-WALK

8' MIN.TRAIL

CONNECTION FROM EXISTING INFRASTRUCTURE TO PUBLIC TRAIL SYSTEM W/ BIKE PARKING

PUBLIC TRAIL

BIKE PARKING



TRACT F
S.F. RESIDENTIAL
TRACT E
M.U.
TRACT D
M.U./C.
LAKE
TRACT C
S.F. RESIDENTIAL
M.U./C.
LAKE
LAKE
TRACT A
BALLPARK
C.
TRACT B
M.F. RESIDENTIAL
M.F. RESIDENTIAL
C.
S.H. 6
LAKESIDE TRAIL
HISTORIC DISTRICT

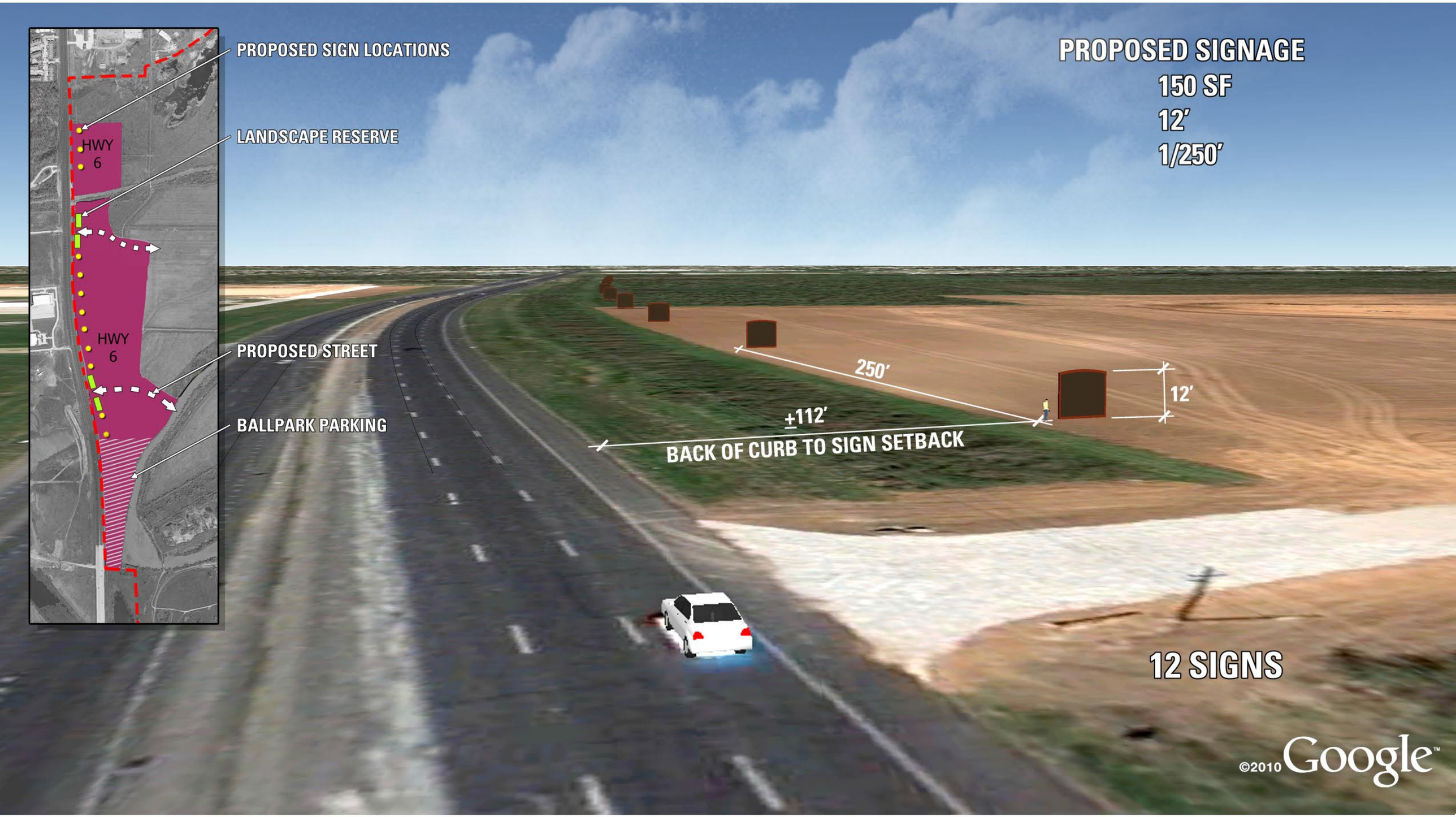
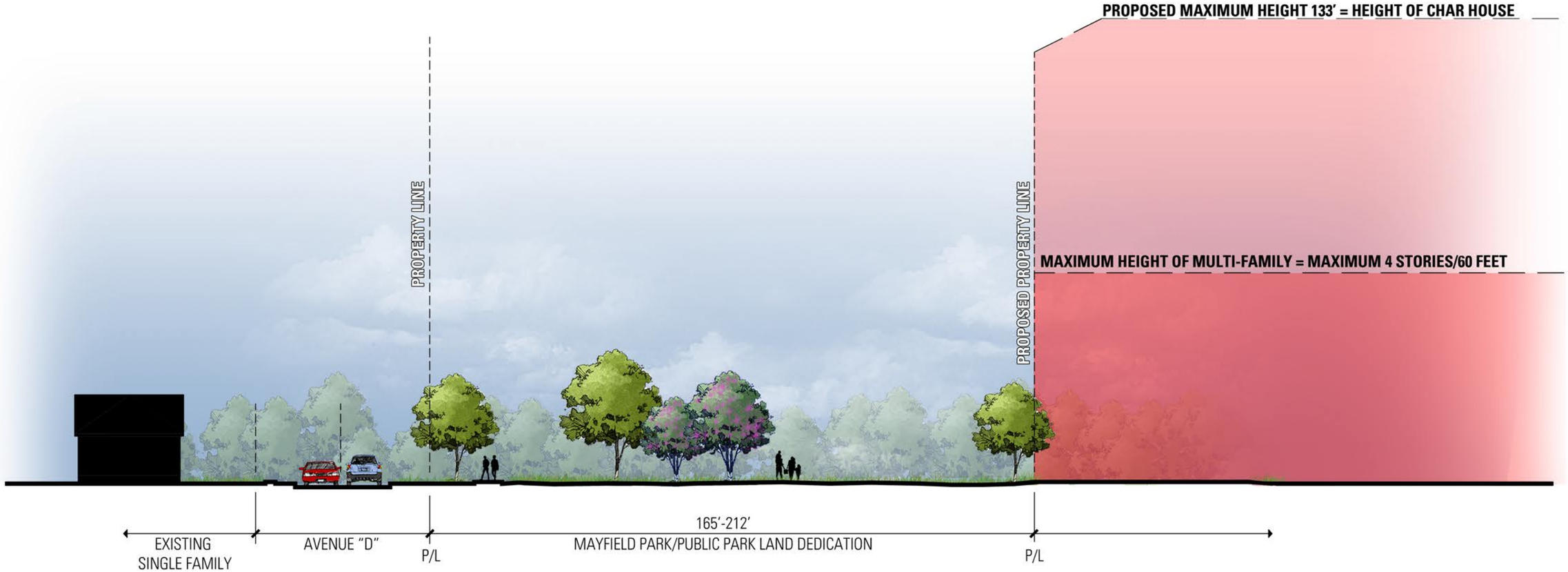


EXHIBIT B-11
IMPERIAL PD SIGN REGULATIONS

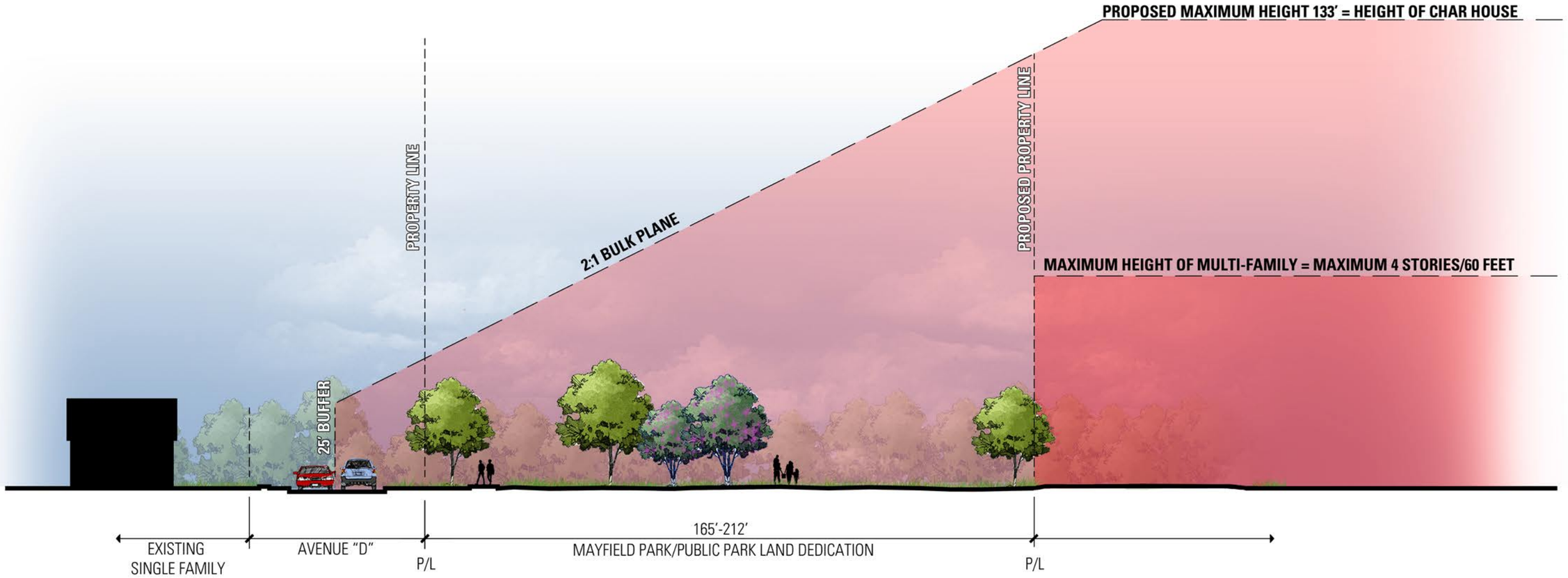
TBG



0′ 15′ 30′
Scale 1″=30′

EXHIBIT B-12
PUBLIC PARK LAND DEDICATION BULK PLANE

TBG



0' 15' 30'
Scale 1"=30'

EXHIBIT B-13
PUBLIC PARK LAND DEDICATION BULK PLANE

TBG

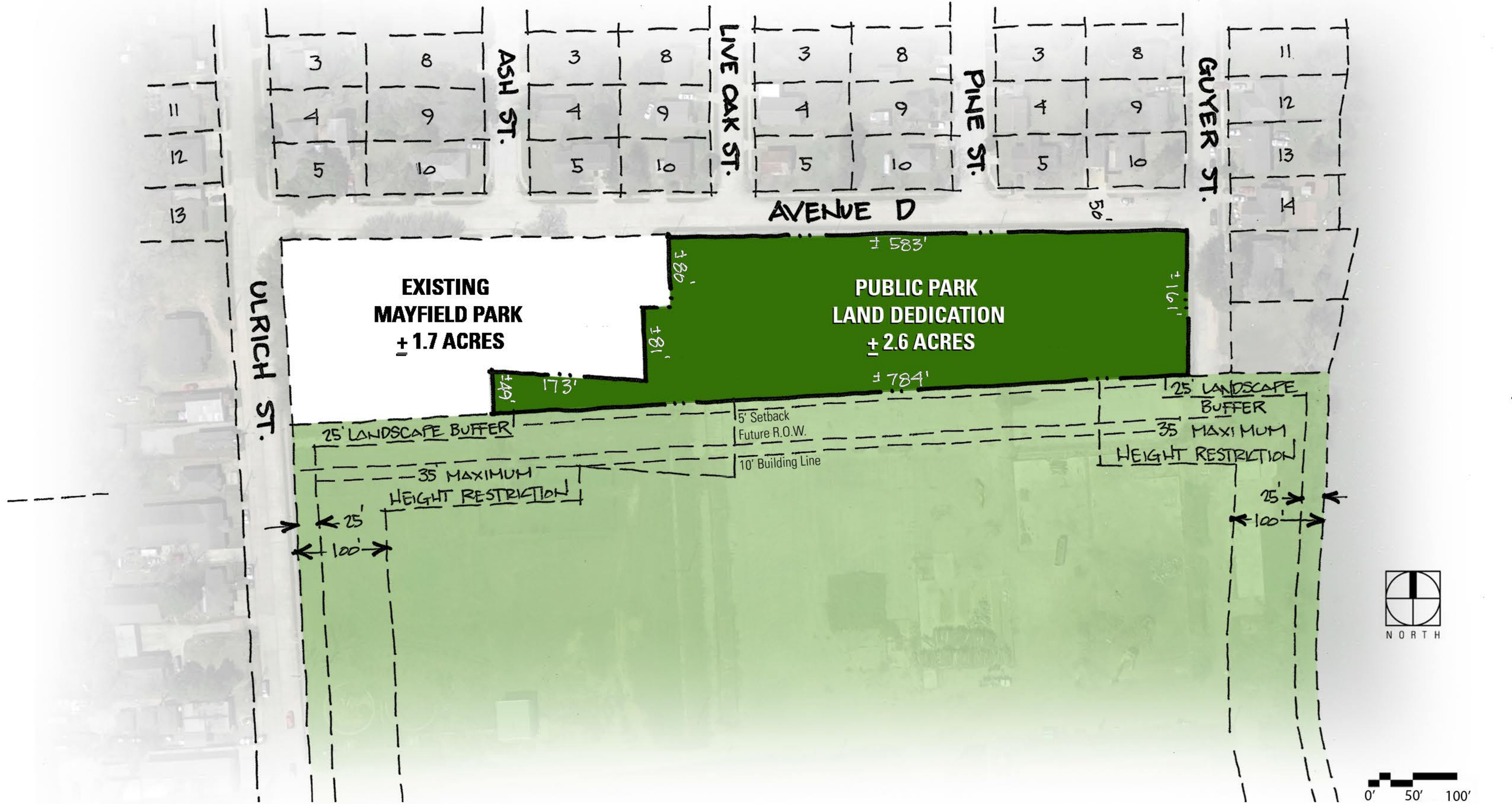


EXHIBIT B-14
PUBLIC PARK LAND DEDICATION

TBG

Exhibit B-15: Imperial Development
Approved Landscape Materials

To meet landscaping standards include, but not specifically limited the following. The Director may approve alternative landscape materials not specified in this article if the Director determines that an alternative is substantially equal to or better than a specified material and the use thereof will not violate any provision of this article:

Trees:

River Birch	(*Betula nigraz 'Dura Heat')*
Pecan	*(Carya illinoinensis)*
Fringe Tree	*(Chionanthus virginicus)*
Japanese Blueberry	*(Elaeocarpus decipiens)*
Nellie R. Stevens Holly	(*Ilex x attenuata 'Nellie R. Stevens')*
Savannah Holly	(*Ilex attenuate 'Savannah')*
Southern Magnolia	*(Magnolia grandiflora)*
Date Palm	*(Phoenix dactylifera 'Medjool' or'Zahidi')*
Loblolly Pine	*(Pinus taeda)*
Texas Pistache	*(Pistacia texana)*
Sycamore	*(Platunus occidentalis')*
Bur Oak	*(Quercus macrocarpa*
Chinkapin Oak	*(Quercus muehlenbergii)*
Monterey Oak	*(Quercus polymorpha)*
Water Oak	*(Quercus nigra)*
Live Oak	*(Quercus virginiana)*
Shumard Oak	*(Quercus shumardii)*
Bald Cypress	*(Taxodium distichum)*
Pond Cypress	*(Taxodium ascendens)*
Cedar Elm	*(Ulmus crassifolia)*
Bosque or Drake Elm	*(Ulmus parvifolia 'Bosque' or 'Drake')*
California Fan Palm	(*Washingtonia filifera)*
Mexican Fan Palm	*(Washingtonia robusta)*

Small & Ornamental Trees:

Texas Redbud	*(Cercis canadensis 'var. texensis')*
European Fan Palm	*(Chamaerops humilis)*
Desert Willow	*(Chilopsis linearis)*
Smokebush	*(Cotinus obovatus)*
Loquat	*(Eryobotrya japonica)*
Foster Holly	*(Ilex x attenuata 'Fosterii')*
Possumhaw Holly	*(Ilex decidua)*
Yaupon Holly	(*Ilex vomitoria)*
Columnar Juniper	*(Juniporus spp.)*
Crape Myrtle	*(Lagerstroemia indica 'Basham's Pink', 'Natchez', 'Muskogee')*
Little Gem Magnolia	*(Magnolia grandiflora 'Little Gem')*
Treeform (MT) Ligustrum	(*Ligustrum japonicum)*
Saucer Magnolia	*(Magnolia x soulangeana)*

Sweetbay Magnolia	*(Magnolia virginiana)*
Tree Wax Myrtle	*(Myrica cerifica)*
Mexican Plum	*(Prunus mexicana)*
Texas Sable Palm	*(Sabal texana)*
Texas Mountain Laurel	*(Sophora secundiflora)*
Windmill Palm	*(Trachycarpus fortunei)*
Chaste Tree	*(Vitex agnus-castus)*

Shrubs:

Abelia	*(Abelia x grandiflora ' Prostrata', 'Sherwoodi', Edward Goucher')*
Dwarf Bottlebrush	*(Callistemon citrinus 'Austraflora','Firebrand','Little John', and 'Splendens')*
Japanese Cleyera	(*Ternstroemia gymnathera)*
Sago Palm	*(Cycas revoluta)*
Umbrella Plant	*(Cyperus alternifolius)*
African/Butterfly Iris	*(Dietes iridioides, Dietes bicolor)*
Elaeagnus Ebbingei	*(Elaeagnus macrophylla)*
Silverberry	*(Elaeagnus fruilandi)*
Pineapple Guava	*(Feijoa sellowiana)*
Red Yucca	*(Hesperaloe parviflora)*
Barbados Cherry	*(Malpighia Glabra)*
Fatsia	*(Fatsia japonica)*
Dwarf Burford Holly	*(Ilex cornuta 'Burfordii Nana')*
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 Privet	*(Ligustrum lucidum)*
Fringe Flower	*(Loropetalum chinense)*
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', 'Carefree Wonder')*
Society Garlic	*(Tulbaghia violacea)*
Sweet Viburnum	*(Viburnum spp.)*
Bridal Wreath Spirea	*(Spirea prunifolia)*
Oleander	*(Nerium oleander)*
Dwarf Oleander	*(Nerium oleander 'Petite Pink', 'Little Red')*
Plumbago	*(Plumbago auriculata)*
Dwarf Pomegranate	*(Punica granatum 'Nana')*
Kumquat	*(Fortunella spp.)*
Muhly Grass	*(Meuhlenbergia lindheimeri)*
Dwarf Maiden Grass	*(Miscanthus sinensis 'Morning Light')*

IMPERIAL
EST. 1843

Gensler

THIS DRAWING IS INTENDED FOR THE LIMITED PURPOSE OF ILLUSTRATING THE BUFFER BETWEEN MULTI-FAMILY DEVELOPMENT AND EXISTING SINGLE FAMILY. BUILDING DESIGN AND LOCATION IS SUBJECT TO CHANGE.

Exhibit B-16

IMPERIAL
VIEW LOOKING SOUTH ACROSS PUBLIC PARK

TBG

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

THIS DRAWING IS INTENDED FOR THE LIMITED PURPOSE OF ILLUSTRATING THE BUFFER BETWEEN MULTI-FAMILY DEVELOPMENT AND EXISTING SINGLE FAMILY. BUILDING DESIGN AND LOCATION IS SUBJECT TO CHANGE.

Exhibit B-17

IMPERIAL
STREET VIEW OF PUBLIC PARK DEDICATION

TBG

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

IMPERIAL
EST. 1843

Gensler

THIS DRAWING IS INTENDED FOR THE LIMITED PURPOSE OF ILLUSTRATING
BUILDING MASS AND HEIGHT WITHIN THE VIEW CORRIDOR ZONES A & B
IN THE HISTORIC DISTRICT. BUILDING DESIGN AND LOCATION IS SUBJECT TO CHANGE.

Exhibit B-18

IMPERIAL
STREET VIEW FROM US 90A LOOKING WEST

TBG

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

IMPERIAL
EST. 1843

Gensler

THIS DRAWING IS INTENDED FOR THE LIMITED PURPOSE OF ILLUSTRATING
BUILDING MASS AND HEIGHT WITHIN THE VIEW CORRIDOR ZONES A & B
IN THE HISTORIC DISTRICT. BUILDING DESIGN AND LOCATION IS SUBJECT TO CHANGE.

Exhibit B-19

IMPERIAL
VIEW LOOKING NORTHEAST ACROSS US 90A

TBG

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