

ORDINANCE NO. 1905

AN ORDINANCE OF THE CITY OF SUGAR LAND, TEXAS, APPROVING A CHANGE OF ZONING FOR 50.309 ACRES OF LAND LOCATED AT THE SOUTHEAST CORNER OF UNIVERSITY BOULEVARD AND LEXINGTON BOULEVARD, FROM ZONING DISTRICT CLASSIFICATION INTERIM R-1 TO PLANNED DEVELOPMENT DISTRICT (PD) GENERAL DEVELOPMENT PLAN AND APPROVING A GENERAL DEVELOPMENT PLAN FOR THE DISTRICT.

WHEREAS, NNP-Telfair LP has requested that approximately 50.309 acres of land located within the City of Sugar Land (the "City") be rezoned from Interim Standard Single Family District (R-1-I) to Planned Development District (PD) General Development Plan, located at the southeast corner of University Boulevard and Lexington Boulevard, and

WHEREAS, the City Planning and Zoning Commission forwarded its final report to the City Council; and

WHEREAS, the City Planning and Zoning Commission and the City Council have each conducted in the time and manner and after notice required by law and applicable ordinances, a public hearing on such requested zoning change; and

WHEREAS, the City Planning and Zoning Commission recommended granting such requested zoning change with modifications and the same is herein incorporated and made a part of this ordinance; and

WHEREAS, the City Council finds that the zoning request complies with the City's comprehensive plan and now deems it appropriate to make such zoning change; 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.

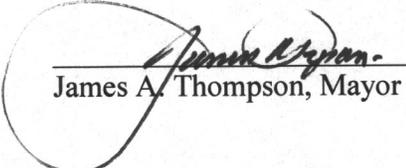
Section 2. That the zoning district classification of approximately 50.309 acres of land described in Exhibit A, attached to and incorporated into this ordinance by reference, is changed from Interim Single Family Residential zoning district classification (R-1-I) to Planned Development District (PD) General Development Plan, under the comprehensive zoning ordinance of the City of Sugar Land, Texas.

Section 3. That the City's official zoning map be amended to reflect this change in zoning district classification.

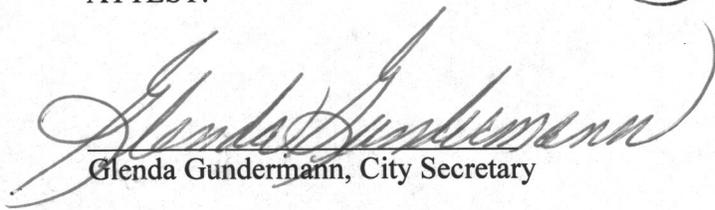
Section 4. That this PD General Development Plan shall expire in six years from the date of adoption or until a PD Final Development Plan is approved.

READ IN FULL on first consideration on May 07, 2013.

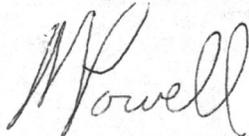
APPROVED upon second consideration on May 21, 2013.


James A. Thompson, Mayor

ATTEST:


Glenda Gundermann, City Secretary

APPROVED AS TO FORM:



Attachments: Exhibit A – Metes and Bounds Description
Exhibit B – General Development Plan
Exhibit B-1 – Site Plan
Exhibit B-2 – Permitted Uses
Exhibit B-3 – Bulk Plane Diagram
Exhibit B-4 – Plant List
Exhibit B-5 – Pedestrian Circulation Plan

EXHIBIT A

Revised: August 24, 2012
August 9, 2012
Job No. 1800-0128A

DESCRIPTION OF 50.309 ACRES

Being 50.309 acres of land located in the Alexander Hodge League, Abstract 32, Fort Bend County, Texas, more particularly being a portion of the residue of a called 326.826 acre tract conveyed to NNP-Keepsake, L.P., by an instrument of record in File No. 2003149525, Official Public Records of said Fort Bend County, Texas (F.B.C.O.P.R.), said NNP-Keepsake, L.P. now known as NNP-Telfair LLC, by Certificate of Conversion, effective March 22, 2012, and being a portion of Tract 5, Part 5 as shown on the State of Texas Department of Transportation Partition Plat, a subdivision of record in Slide No. 1655B and 1656A, of the Plat Records, of said Fort Bend County, (F.B.C.P.R.) said 50.309 acres being more particularly described by metes and bounds as follows (all bearings referenced to the Texas State Plane Coordinate System, South Central Zone, NAD 83, 1993 adjustment);

COMMENCING for reference at a 5/8-inch iron rod with cap stamped "LJA ENG" previously found on the north line of said 326.826 acre tract, same being the northwest corner of that certain called 18.688 acre tract conveyed to Fort Bend County Levee Improvement District No. 17, by an instrument of record in File No. 2007115781, F.B.C.O.P.R., and on the southerly right-of-way line of U.S. Highway No. 59 (width varies);

Thence, South 01° 50' 41" East, with the west line of said 18.688 acre tract, 3,044.38 feet to a point;

Thence, South 88° 09' 19" West, departing said west line, 103.00 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" set for the POINT OF BEGINNING of the herein described tract;

Thence, South 01° 50' 41" East, 331.23 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" set for corner, the beginning of a curve;

Page 1 of 3

I:\Projdsk1\SURVEY\1800\0128A\Docs\50-309ac-Telfair-Comm-Tract.doc

50.309 acres

Revised: August 24, 2012
August 9, 2012
Job No. 1800-0128A

Thence, 94.85 feet along the arc of a tangent curve to the right having a radius of 200.50 feet, a central angle of $27^{\circ} 06' 16''$ and a chord which bears South $11^{\circ} 42' 27''$ West, 93.97 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" set for corner;

Thence, South $25^{\circ} 15' 36''$ West, 734.46 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" set for corner, the beginning of a curve;

Thence, 259.31 feet along the arc of a tangent curve to the right having a radius of 215.50 feet, a central angle of $68^{\circ} 56' 36''$ and a chord which bears South $59^{\circ} 43' 54''$ West, 243.95 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" set for corner;

Thence, North $85^{\circ} 47' 48''$ West, 746.19 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" set for corner, the beginning of a curve;

Thence, 236.63 feet along the arc of a non-tangent curve to the right having a radius of 622.50 feet, a central angle of $21^{\circ} 46' 47''$ and a chord which bears South $50^{\circ} 42' 05''$ West, 235.21 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" set for corner;

Thence, South $61^{\circ} 35' 28''$ West, 168.26 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" set for corner;

Thence, North $28^{\circ} 24' 32''$ West, 246.61 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" set for corner, the beginning of a curve;

Thence, 1,164.98 feet along the arc of a non-tangent curve to the right having a radius of 2,891.80 feet, a central angle of $23^{\circ} 04' 55''$ and a chord which bears North $16^{\circ} 47' 06''$ West, 1,157.12 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" set for corner, the beginning of a compound curve;

50.309 acres

Revised: August 24, 2012
August 9, 2012
Job No. 1800-0128A

Thence, 81.57 feet along the arc of a tangent curve to the right having a radius of 50.00 feet, a central angle of $93^{\circ} 28' 23''$ and a chord which bears North $41^{\circ} 29' 33''$ East, 72.82 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" set for corner;

Thence, North $88^{\circ} 13' 45''$ East, 984.44 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" set for corner, the beginning of a curve;

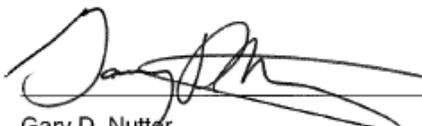
Thence, 54.93 feet along the arc of a tangent curve to the right having a radius of 35.00 feet, a central angle of $89^{\circ} 55' 33''$ and a chord which bears South $46^{\circ} 48' 29''$ East, 49.47 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" set for corner;

Thence, North $88^{\circ} 09' 18''$ East, 82.00 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" set for corner;

Thence, South $01^{\circ} 50' 42''$ East, 23.13 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" set for corner;

Thence, North $88^{\circ} 09' 19''$ East, 907.67 feet to the POINT OF BEGINNING and containing 50.309 acres of land.

This description prepared from a survey and plat prepared by the undersigned dated August 24, 2012.


Gary D. Nutter
Registered Professional Land Surveyor
Texas Registration No. 5659
LJA Engineering, Inc.



Vicinity Map for Legal Description:

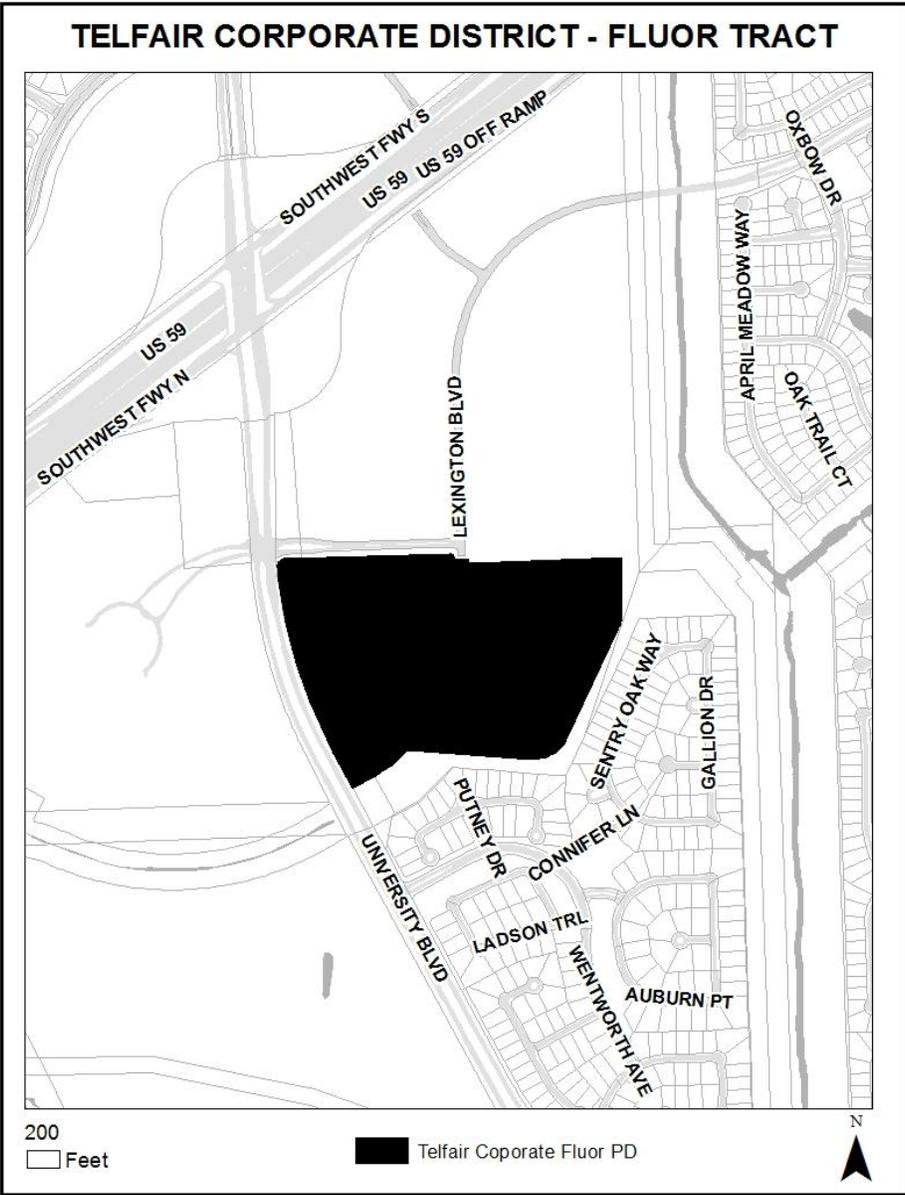


EXHIBIT B
GENERAL DEVELOPMENT PLAN
Telfair Corporate District – Fluor Tract

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

- General Provisions
- Land Uses
- Development Regulations
- Landscape Regulations
- Pedestrian Circulation Regulations
- Building Regulations

B. General Provisions.

1. The PD approved herein must be constructed, developed, and maintained in compliance with this ordinance and other applicable ordinances of the City. If any provision or regulation of any City ordinance applicable in a B-O (Business Office) zoning district is not contained in this ordinance, all the regulations contained in the Development Code applicable to the B-O zoning district in effect on the effective date of this ordinance apply to this PD as though written herein, except to the extent the City regulation or provision conflicts with a provision of this ordinance.

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

Offset means either an abrupt change in the dimension or profile of a building wall, or a horizontal ledge on the face of a wall formed by the diminution of its thickness above.

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

PD means the planned development district created by this ordinance.

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

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

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

- Exhibit B-1: *Site Plan*
- Exhibit B-2: *Permitted Uses*
- Exhibit B-3: *Bulk Plane Diagram*
- Exhibit B-4: *Plant List*
- Exhibit B-5: *Pedestrian Circulation Plan*

4. A single Final Development Plan shall be submitted for the entire PD per the metes and bounds in Exhibit A. The Final Development Plan shall also include the proposed subdivision of land within the PD.
5. Per the Development Code (Ch.2, Article II, Part 16, Section 2-175), City approval of a general development plan does not give the owner any development rights in the premises; it only gives the owner the right to proceed with the submission of a final development plan.

C. Land Uses.

1. Permitted land uses are listed in *Exhibit B-2, Permitted Uses*. All other land uses are prohibited.
2. Permitted land uses may be mixed horizontally or vertically on a single lot.
3. Certain land uses are permitted when developed under specified conditions as established in the Notes section of *Exhibit B-2, Permitted Uses*.
4. Internal, ancillary cafeterias within office buildings are not classified as *Eating Places* per SIC 5812, and are not subject to the specified conditions for *Eating Places*.
5. In order to ensure an integrated office campus, a 300-foot minimum distance is required from University Boulevard for any use other than corporate office (SIC 99), unless the use (other than corporate office) occupies a building within that 300-foot area along University Boulevard that is not less than 85% corporate office use square footage, and the ancillary use is internal within the corporate office building.

D. Development Regulations – All sites within the PD shall be developed in accordance with the following development regulations:

1. Maximum height of structures:
 - (a) 150 feet above ground level, subject to bulk plane along the east and south boundaries of the PD, per 1.(b).
 - (b) Any portion of a non-residential building within 500 feet of a residential lot line shall not extend beyond the bulk plane formed by a setback of 2 linear feet per 1 foot in height over 24 feet, as measured from the property line of the perimeter drainage channel. (See *Exhibit B-3, Bulk Plane Diagram*)
2. Square footage restrictions:
 - (a) No individual retail use per establishment, other than *Eating and Drinking Places* (SIC 5812-5813), shall have a floor area greater than 5,000 square feet.
 - (b) As noted in *Exhibit B-2, Permitted Uses*, certain specified uses or a combination of those uses shall not exceed 15% of the total interior building square footage within the PD, or 50,000 square feet, whichever is less. (Office building cafeterias are excluded from the square footage limits.)
 - (c) Square footage of all interior building uses within the PD will range between a minimum 150,000 square feet and a maximum 1,000,000 square feet. (Interior building uses specifically exclude parking garages.)

3. Minimum building setbacks:
 - (a) Abutting University Boulevard: 40 feet
 - (b) Abutting perimeter drainage channel: 20 feet
 - (c) Abutting Lexington Boulevard: 15 feet
 - (d) Abutting internal access easements: 10 feet
 - (e) Other side and rear yards: None required if adjoining another building; 6 foot minimum if not adjoining.

4. Minimum parking lot setbacks:
 - (a) University Boulevard lot lines: 40 feet
 - (b) Perimeter drainage channel lot lines: 20 feet
 - (c) Lexington Boulevard lot lines: 15 feet
 - (d) Abutting internal access easements: 10 feet
 - (e) All other property lines: None required if parking lots adjoin and share use; 6 foot minimum if not adjoining.

5. Paving:
 - (a) All parking lots, driveways, and vehicle use areas must be constructed of concrete.
 - (b) Driveways and access easements may be paved with a concrete surface or interlocking pavers supported by a 6 inch reinforced concrete tray and a sub-grade per City design standards.

6. Vehicular Parking: In computing the number of parking spaces required for a mixed use development, shared parking may be permitted and the mechanism for which shared parking may be permitted will be determined with the Final Development Plan.

7. Bicycle Parking: Off-street parking for bicycles shall be provided within 50 feet of each building entrance and shall include racks or other structures intended for parking bicycles.

8. Outside display or storage of merchandise is not permitted.

9. All service areas and mechanical equipment shall be internal and centralized, located a minimum of fifty (50') feet from adjacent public rights-of-way or the property line of the perimeter drainage channel, and screened from off-site views using walls, berms, shrubs and trees. Service areas and mechanical equipment include the following:
 - (a) Trash compactors and bins
 - (b) Storage tanks and pumps
 - (c) TV, microwave, radio, and cell phone antennas (maximum height of 20 feet)
 - (d) Irrigation controllers and backflow preventers
 - (e) Electrical transformers and control boxes
 - (f) Air-conditioning units
 - (g) Loading and truck service areas
 - (h) Auxiliary buildings
 - (i) Shipping and receiving dock doors
 - (j) Truck dock and trash bins
 - (k) Trash enclosures
 - (l) Ground-mounted mechanical equipment.

10. Signage shall comply with Chapter 4 of the Development Code.

E. Landscape Regulations – All sites within the PD shall be developed in accordance with the following landscape regulations:

1. Minimum widths for landscape buffers, continuous along:
 - (a) University Boulevard: 40 feet
 - (b) Perimeter drainage channel: 20 feet
 - (c) Lexington Boulevard: 15 feet
 - (d) Internal access easements: 10 feet
 - (e) All other property lines: None required where buildings or parking lots adjoin; 6 foot minimum where not adjoining.
2. Landscape buffers may include vehicular driveways, perpendicular to the length of the buffer, freestanding signs and pedestrian walkways. Buffers may also be used for future transit stops.
3. Minimum 15% open space of lot area, inclusive of landscape buffers.
4. Plant species used to satisfy the requirements of the PD shall be those listed on [Exhibit B-4, Plant List](#).
5. Shade trees along University Boulevard and Lexington Boulevard:
 - (a) Along both streets, each premise shall have one shade tree located in the required landscape buffer for each 30 feet of lot width, or portion thereof, measured along the street lot line.
 - (b) Required trees may be clustered or spaced linearly; they need not be placed evenly.
 - (c) Trees shall have a minimum 4-inch caliper and minimum 10-foot height as measured at ground level when planted.
6. Shade trees along perimeter drainage channel:
 - (a) Within the required landscape buffer along the perimeter drainage channel, each premise shall have one shade tree for each 25 feet of lot width, or portion thereof, measured along the drainage channel property line.
 - (b) Required trees may be spaced varying distances but no greater than 40 feet apart.
 - (c) At least 50% of the required trees shall have a minimum 4-inch caliper and minimum 10-foot height as measured at ground level when planted.
 - (d) No more than 50% of the required trees shall have a minimum 2-inch caliper and minimum 7-foot height as measured at ground level when planted.
 - (e) Landscape plans showing the required shade tree location, spacing and size will be included in the Final Development Plan.
 - (f) Required trees shall be in place prior to issuance of a building permit for a structure within the PD.

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

1. Sidepaths, sidewalks and pedestrian walkways shall be provided in accordance with [Exhibit B-5, Pedestrian Circulation Plan](#).
2. A continuous sidepath with a minimum 8-foot width shall be required along University Boulevard.
3. Continuous sidepaths with a minimum 8-foot width shall be required along Lexington Boulevard.
4. Pedestrian walkways:
 - (a) Pedestrian walkways required in this section shall meet the following criteria:
 - i. Minimum 5-foot width;
 - ii. Readily visible and free of encroachment by parked vehicles;
 - iii. Paved with concrete or other masonry products differentiated from the driveway and parking areas through the use of color, texture, or materials;
 - iv. Predominantly shaded with shade trees at one per 30 linear feet of walkway or building canopies; and
 - v. Lighted with pedestrian-scaled fixtures.
 - (b) A pedestrian walkway shall be provided to connect the primary building entrance to the public street sidewalk. Pedestrian amenities, to be specified in the Final Development Plan, shall be provided at the intersection of the walkway with the sidewalk.
 - (c) A pedestrian walkway shall be provided to connect a building entrance to adjacent retail use.
 - (d) Where parking is located between the street and the building, at least one walkway shall connect a building entrance to a public street sidewalk through its associated parking area.
 - (e) As shown on [Exhibit B-5, Pedestrian Circulation Plan](#), a pedestrian walkway shall connect one or more building entrances within the PD to the boundary of the adjacent property owned by the City of Sugar Land.
 - (f) As shown on [Exhibit B-5, Pedestrian Circulation Plan](#), at least two pedestrian walkways shall connect the University Boulevard sidepath to site development within the PD.
5. Public Plazas, as shown on [Exhibit B-1, Site Plan](#), and [Exhibit B-5, Pedestrian Circulation Plan](#):
 - (a) At least two plazas shall be provided, one near Lexington Boulevard and one near University Boulevard.
 - (b) Each plaza shall have a minimum of 500 square feet.
 - (c) Each plaza shall include a decorative paving pattern.
 - (d) Each plaza shall include at least 2 benches, 2 shade trees and 4 bicycle parking spaces.

G. Building Regulations – All buildings within the PD shall be developed in accordance with the following building regulations:

1. Buildings shall be designed in accordance with the following criteria:
 - (a) Break up the horizontal and vertical building planes through offsets, changes in building materials, colors and textures, or other methods; and
 - (b) Incorporate architectural details that create shade and cast shadows to provide visual relief.

- (c) Facades greater than 100 feet in length that face public streets shall incorporate offsets having a minimum depth of at least 5 feet, and extending at least 20% of the length of the façade.
 - (d) No uninterrupted length of a street-facing façade shall exceed 100 feet.
2. Building finishes:
- (a) Primary Finish means an exterior finish consisting of brick, stone (natural, cast, or cultured-textured), textured concrete panels, and glass.
 - (b) Secondary Finish means an exterior finish consisting of wood, ceramic tiles, concrete masonry units (indented, hammered, or split face concrete), and fiber cement siding.
 - (c) Primary Finishes shall comprise at least 85% of each façade. The remaining portion of an exterior wall that is not required to be constructed of a Primary Finish must be constructed of a Secondary Finish.
 - (d) No single Primary Finish material shall cover more than 80% of the front of any building.
 - (e) The Director may approve alternative Primary or Secondary 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 Finish in quality, durability, and appearance and the use thereof will not violate any provision of this article.
 - (f) The following materials shall not be used for a Primary or Secondary Finish:
 - (i) Vinyl siding, wood fiber hardboard siding, oriented strand board siding, plastic, or fiberglass panels.
 - (ii) Unfired or underfired clay, sand, or shale brick.
 - (iii) Smooth or untextured concrete surfaces.
 - (iv) Exterior Insulated Finish Systems (E.I.F.S.).
3. Building features:
- (a) Canopies shall be provided at all street-facing building entrances intended for pedestrians. Canopies may be structural extensions of the building or constructed of fabric attached to the building. An individual canopy shall cover a ground area of at least 20 square feet.
 - (b) Any street-facing façade (front or side street) of a retail use within 50 feet of public street right-of-way shall be at least 25% transparent in order to permit visibility between building occupants and outdoor pedestrians and motor vehicle drivers.
4. All facades of an individual building and the facades of multiple buildings within a single development shall be of complementary architectural design, color and materials where facing or siding to a public street, internal access easement or pedestrian walkway.
5. Screening walls, wing walls, columns, and similar building extensions and supports shall be of complementary architectural design, color and materials as the building or structure to which they are attached.

EXHIBIT B-2
PERMITTED USES
Telfair Corporate District - Fluor Tract

USES	SIC CODE	NOTES
TRANSPORTATION SERVICES & COMMUNICATIONS:		
Travel Agencies	4724	Note #5
Radiotelephone Communications (towers not permitted)	4812	Note #5
Telephone Communications, Except Radiotelephone (towers not permitted)	4813	Note #5
Telegraph and other Message Communications (towers not permitted)	4822	Note #5
Cable and Other Pay Television Services (towers not permitted)	4841	Note #5
Miscellaneous Communications Services (except equipment repair or bucket trucks on site)	4899	Note #5
RETAIL TRADE:		
Variety Stores	5331	Note #5, 6
Miscellaneous General Merchandise, only as follows: Catalog Showrooms, General Merchandise; Except Catalog Country General Stores – Retail General Merchandise Stores – Retail General Stores - Retail	5399	Note #5, 6
Fruit and Vegetable Markets	5431	Note #5, 6
Candy, Nut and Confectionery Stores	5441	Note #5, 6
Dairy Products Stores	5451	Note #5, 6
Retail Bakeries	5461	Note #5, 6
Miscellaneous Food Stores (includes farmers' market-type stores)	5499	Note #5, 6
Shoe Stores	5661	Note #5, 6
Misc. Apparel & Accessory Stores	5699	Note #5, 6
Furniture and Home Furnishings Stores	5712-5719	Note #5, 6
Household Appliance Store	5722	Note #5, 6
Radio, Television, Computer & Musical Instrument Stores	5731-5736	Note #5, 6
Eating and Drinking Places	5812-5813	Note #5, 7
Drug Stores and Proprietary Stores (without drive-thru)	5912	Note #5, 6
Used Merchandise Stores, only as follows: Antique Stores – Retail Book Stores, Secondhand – Retail Furniture Stores, Secondhand – Retail Furniture, Antique – Retail Glassware, Antique – Retail Home Furnishings, Antique – Retail Manuscripts, Rare – Retail Musical Instrument Stores, Secondhand – Retail Objects of Art, Antique – Retail Phonograph and Phonograph Record Stores, Secondhand – Retail	5932	Note #5, 6
Sporting Goods Stores and Bicycle Shops	5941	Note #5, 6
Book Stores	5942	Note #5, 6
Card and Stationery Stores	5943	Note #5, 6
Jewelry Stores	5944	Note #5, 6
Craft, Hobby, Toy and Game Shops	5945	Note #5, 6
Camera and Photographic Supply Stores	5946	Note #5, 6
Gift, Novelty and Souvenir Shops	5947	Note #5, 6
Luggage and Leather Goods	5948	Note #5, 6
Sewing, Needlework, and Piece Goods Stores	5949	Note #5, 6
Catalog and Mail-Order Houses	5961	Note #5, 6
Direct Selling Establishments	5963	Note #5, 6

**EXHIBIT B-2
PERMITTED USES
Telfair Corporate District - Fluor Tract**

USES	SIC CODE	NOTES
Florists	5992	Note #5, 6
Tobacco Stores and Stands	5993	Note #5, 6
News Dealers and Newsstands	5994	Note #5, 6
Optical Goods Stores	5995	Note #5, 6
Miscellaneous Retail Stores (not elsewhere classified), only as follows:	5999	Note #5, 6
Architectural Supplies		
Art Dealers		
Artificial Flowers		
Artists' Supply and material Stores		
Autograph and Philatelist Supply Stores		
Baby Carriages		
Banner Shops		
Cake Decorating Supplies		
Candle Shops		
Coin Shops (except mail-order)		
Cosmetics Stores		
Electric Razor Shops		
Flag Shops		
Gem Stones (rough)		
Hearing Aids		
Orthopedic and Artificial Limb Stores		
Pet Food Stores		
Pet Shops (no outdoor runs allowed)		
Picture Frames (ready-made)		
Religious Goods Stores (other than books)		
Rock and Stone Specimens		
Rubber Stamp Stores		
Stamps, Philatelist (except mail-order)		
Stones, Crystalline (rough)		
Telephone Stores		
Telescopes		
Trophy Shops		
Typewriter Stores		
<u>FINANCE, INSURANCE, AND REAL ESTATE:</u>		
Commercial Banks	6021-6029	Note # 1
Savings Institutions	6035-6036	Note # 1
Credit Unions	6061-6062	Note # 1
Foreign Bank and Branches and Agencies	6081-6082	
Functions Related to Depository Banking	6091-6099	Note # 2
Federal and Federal-Sponsored Credit	6111	
Personal Credit Institutions	6141	Note # 8
Business Credit Institutions	6153-6159	
Mortgage Bankers and Brokers	6162-6163	
Security and Commodity Brokers	6211-6289	
Insurance Carriers	6311-6399	
Insurance Agents, Brokers and Service	6411	
Operators of Non-residential Buildings	6512	
Operators of Apartment Buildings (off-site management only)	6513	
Operators of Dwellings other than Apartment Buildings	6514	
Real Estate Agents and Managers	6531	

EXHIBIT B-2
PERMITTED USES
Telfair Corporate District - Fluor Tract

USES	SIC CODE	NOTES
Title Abstract Offices	6541	
Land Subdividers and Developers (except cemetery)	6712	
Offices of Bank Holding Companies	6719	
Offices of Holding Companies (not elsewhere classified)	6722	
Management Investment Offices, Open-End	6726	
Unit Investment Trusts and Face-Amount Certificate Offices	6732	
Educational, Religious, and Charitable Trusts	6733	
Trusts, except Educational, Religious, and Charitable	6792	
Oil Royalty Traders	6794	
Patent Owners and Lessors	6799	
<u>SERVICES:</u>		
Photographic Studios, Portraits	7221	Note #5
Beauty Shop	7231	Note #5
Barber Shop	7241	Note #5
Shoe Repair Shop and Shoeshine Parlors	7251	Note #5
Tax Return Preparation Services	7291	Note #5
Advertising Agencies	7311	Note #5
Outdoor Advertising Services	7312	Note #5
Radio, Television and Publishers' Representatives	7313	Note #5
Advertising Services (not elsewhere classified), only as follows:	7319	Note # 3, 5
Aerial Advertising		
Bus Card Advertising		
Circular Distributing Service		
Coupon Distribution		
Display Advertising (except outdoor)		
Handbill Distribution Service		
Media Buying Service		
Poster Advertising Service (except outdoor)		
Samples (distribution of)		
Shopping News Advertising and Distributing Service		
Sky Writing		
Taxicab Card Advertising		
Transit Advertising		
Credit Reporting and Collection	7322-7323	Note #5
Mailing, Reproduction, Stenographic	7331-7338	Note #5
Services to Buildings	7342-7349	Note #5
Medical Equipment Rental and Leasing	7352	Note #5
Equipment Rental and Leasing (not elsewhere classified), only as follows:	7359	Note #5
Consumer Electronics, Appliances and Home & Garden Tools		
Office Machinery and Equipment		
Party Supplies including Dishes, Silverware and Tables		
Personal Supply Services	7361-7363	Note #5
Computer Programming and Data Processing Services	7371-7378	
Computer Related Services (not elsewhere classified), only as follows:	7379	
Computer Consultants		
Data Base Developers		
Data Processing Consultants		
Disk and Diskette Conversion Services		
Disk and Diskette Recertification Services		

EXHIBIT B-2
PERMITTED USES
Telfair Corporate District - Fluor Tract

USES	SIC CODE	NOTES
Requirements Analysis (computer hardware)		
Tape Recertification Service		
Miscellaneous Business Services	7382-7384	
Miscellaneous Business Services (not elsewhere classified), only as follows:	7389	
Agents and Brokers for Authors and Nonperforming Artists		
Apparel Pressing Service for the Trade		
Appraisers (except real estate appraisers)		
Arbitration and Conciliation Services		
Artists' Agents and Brokers (except performing artists)		
Auctioneering Service on a Commission or Fee Basis		
Authors' Agents and Brokers		
Business Brokers (buying and selling business enterprises)		
Charge Account Service (shopping plates) Collection by Individual		
Check Validation Service		
Cloth (cutting to length, bolting, or winding for textile distributors)		
Contractors' Disbursement Control		
Convention Bureaus		
Convention Decorators		
Copyright Protection Service		
Correct Time Service		
Cosmetic Kits (assembling and packaging)		
Credit Card Service (collection by individual firms)		
Decorating Services for Special Events		
Directories, Telephone (distribution on a contract or fee basis)		
Drafting Service (except temporary help)		
Drawback Service, Customs		
Embroidering of Advertising on Shirts, etc.		
Engrossing (e.g. diplomas and resolutions)		
Florists' Telegraph Service		
Folding and Refolding Service (textile and apparel)		
Fundraising on a Contract or Fee Basis		
Handwriting Analysis		
Hosiery Pairing on a Contract or Fee Basis		
Hotel Reservation Service		
Identification Engraving Service		
Inspection of Commodities (not connected with transportation)		
Interior Decorating Consulting Service (except painters and paper)		
Interior Designing Service (except painters and paper hangers)		
Inventory Computing Service		
Laminating of Photographs (coating photographs with plastics)		
Lecture Bureaus		
Lettering Service		
Map Drafting Service		
Mapmaking, Including Aerial		
Message Service (telephone answering except beeper service)		
Meter Readers (remote)		
Microfilm Recording and Developing Service		
Mounting Merchandise on Cards on a Contract or Fee Basis		
Music Distribution Systems (except coin-operated)		
Notaries Public		
Packaging and Labeling Service (not packing and crating)		

EXHIBIT B-2
PERMITTED USES
Telfair Corporate District - Fluor Tract

USES	SIC CODE	NOTES
Paralegal Service		
Parcel Packing Service (packaging)		
Patent Brokers		
Photogrammetric Mapping Service (not professional engineers)		
Photographic Library Service, Still		
Photography Brokers		
Playwrights' Brokers		
Post Office Contract Stations		
Press Clipping Service		
Printed Circuitry Graphic Layout		
Process Serving Service		
Promoters of Home Shows and Flower Shows		
Radio Broadcasting Music Checkers		
Radio Transcription Service		
Recording Studios on a Contract or Fee Basis		
Restaurant Reservation Service		
Safety Inspection Service (except automotive)		
Shoe Designers		
Showcard Painting		
Speakers' Bureaus		
Styling of Fashions, Apparel, Furniture and Textiles		
Styling of Wigs for the Trade		
Switchboard Operation of Private Branch Exchanges		
Tax Collection Agencies (collecting for a city, county or State)		
Tax Title Dealers (agencies for city, county or State)		
Telemarketing (Telephone Marketing) Service on a Contract or Fee Basis		
Telephone Answering (except beeper service)		
Telephone Solicitation Service on a Contract or Fee Basis		
Textile Designers		
Time-share Condominium Exchanges		
Tourist Information Bureaus		
Translation Service		
Electrical and Electronic Repair Shops	7622-7629	Note #5
Watch, Clock, and Jewelry Repair	7631	Note #5
Miscellaneous Repair Shops	7692-7699	Note #5
Physical Fitness Facilities	7991	Note #5
Membership Sports and Recreation Clubs	7997	Note #5
Offices and Clinics of Medical Doctors	8011	
Offices and Clinics of Dentists	8021	
Offices of Osteopathic Physicians	8031	
Offices of Other Practitioners	8041-8049	
Legal Services	8111	
Libraries	8231	
Individual and Family Services	8322	
Job Training and Related Services	8331	
Child Day Care Services	8351	Note # 4, 5
Miscellaneous Social Services	8399	Note #5
Museums and Art Galleries	8412	
Botanical and Zoological Gardens	8422	
Business Associations	8611	

**EXHIBIT B-2
PERMITTED USES
Telfair Corporate District - Fluor Tract**

USES	SIC CODE	NOTES
Professional Associations	8621	
Labor Organizations	8631	
Civic and Social Organizations	8641	
Political Organizations	8651	
Religious Organizations	8661	
Miscellaneous Membership Organizations	8699	
Engineering Services	8711	
Architectural Services	8712	
Surveying Services	8713	
Accounting, Auditing and Bookkeeping Services	8721	
Research and Testing Services	8731-8734	
Management Services	8741	
Management Consulting Services	8742	
Public Relation Services	8743	
Miscellaneous Business Consulting Services	8748	
Services (not elsewhere classified), including:	8999	
Actuaries (consulting)		
Advertising Copy (writers of)		
Announcers (radio and television service)		
Art Restoration		
Artificial Nucleation (cloud seeding)		
Artist's Studios (except commercial and medical)		
Authors		
Chemists (consulting)		
Christian Science lectures		
Consultants (nuclear)		
Entomologists (consulting)		
Geologists (consulting)		
Ghost Writing		
Greeting Cards (hand painting of)		
Inventors		
Lecturers		
Music Arrangers		
Newspaper Columnists		
Physicists (consulting)		
Psychologists (industrial)		
Radio Commentators		
Sculptors' Studios		
Song Writers		
Stained Glass Artists		
Weather Forecasters		
Writers		
<u>NON-CLASSIFIABLE ESTABLISHMENTS:</u>		
Adult Day Care	99	
Parks and Recreational Facilities, Public or Private	99	
Corporate Professional Offices (not retail)	99	

**EXHIBIT B-2
PERMITTED USES
Telfair Corporate District - Fluor Tract**

USES	SIC CODE	NOTES
NOTES:		
1. Conditions for Commercial Banks (SIC 6021-6029), Savings Institutions (SIC 6035-6036), and Credit Unions (SIC 6061-6062):		<ul style="list-style-type: none"> a. No drive-thru lanes within 200 feet of the Perimeter Drainage Channel property line. b. Within 300 feet of the Perimeter Drainage Channel property line, no outdoor speakers shall be orientated toward any residential lot across the Drainage Channel.
2. No check cashing business except as accessory use related to Commercial Banks (SIC 6021-6029), Savings Institutions (SIC 6035-6036), or Credit Unions (SIC 6061-6062).		
3. Advertising Services (SIC 7319) are limited to office with no outdoor storage.		
4. Conditions for Child Day Care Services (SIC 8351):		<ul style="list-style-type: none"> a. No more than one child day care center in Planned Development b. Shall be developed in accordance with an approved traffic circulation plan and traffic study to include on-site queuing c. Must provide dedicated outside or inside recreational areas, and shall not retrofit parking lots for recreational areas.
5. No individual use or group of noted uses shall exceed 15% of the total interior building square footage within the PD, or 50,000 square feet, whichever is less.		
6. Maximum 5,000 square feet per establishment.		
7. Conditions for Eating and Drinking Places (SIC 5812-5813):		<ul style="list-style-type: none"> a. Not permitted within 200 feet of the Perimeter Drainage Channel property line. b. No drive-thru lanes. c. Within 300 feet of the Perimeter Drainage Channel property line, no outdoor speakers shall be orientated toward any residential lot across the Drainage Channel.
8. Personal credit institutions (SIC 6141) exclude Auto Title Loans and Payday Loans.		

EXHIBIT B-3: BULK PLANE DIAGRAM

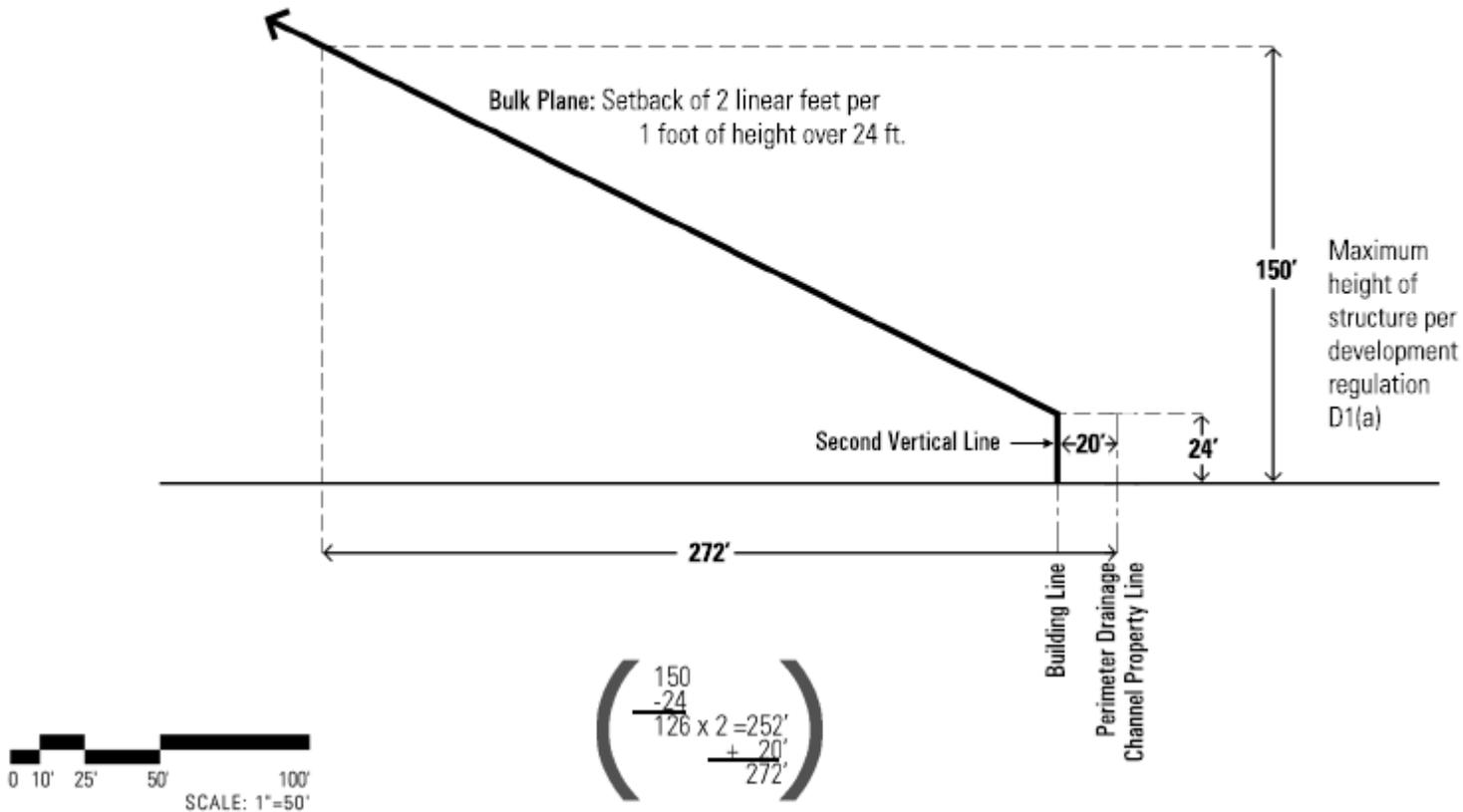


EXHIBIT B-3: TELFAIR CORPORATE DISTRICT - FLUOR TRACT



EXHIBIT B-4 – PLANT LIST
Telfair Corporate District –Fluor Tract

The following is a list of plant materials. If the property owner requests plants that are not contained in this list, the Planning Director may approve them if they are determined to be similarly hardy.

Shade Trees

Bald Cypress – *Taxodium distichum*
Bosque Elm – *Ulmus parvifolia* ‘Bosque’
Bur Oak – *Quercus macrocarpa*
Cedar Elm – *Ulmus crassifolia*
Drake Elm – *Ulmus parvifolia* ‘Drake’
Live Oak – *Quercus virginiana*
Shumard Oak – *Quercus shumardii*
Magnolia – *Magnolia sp.*
Monterrey Oak – *Quercus polymorpha*
Pecan – *Carya illinoensis*
Sweetgum – *Liquidambar styraciflua*
Water Oak – *Quercus nigra*

Ornamental Trees

American Holly – *Ilex opaca*
Bradford Pear – *Pyrus calleryana* ‘Bradford’
Crape Myrtle – *Lagerstroemia sp.*
Redbud – *Cercis canadensis*
Yaupon Holly – *Ilex vomitoria*
Evergreen Chinese Elm – *Ulmus parvifolia*

Shrubs for Screening and Buffering

Hollies – *Hollies sp.*
Magnolia – *Magnolia sp.*
Oleander – *Oleander sp.*
Pittosporum – *Pittosporum tobira*
Southern Wax Myrtle – *Myrica cerifera*
Texas Silverleaf Sage – *Leucophyllum sp.*

Shrubs as a Single Specimen or for Mass Plantings

Azalea – *Rhododendron sp.*
Abelia – *Abelia x grandiflora*
Barberry – *Berberis thunbergii* ‘atropurpurea’
Butterfly Iris – *Dietes grandiflora*
Dwarf Wax Myrtle – *Myrica cerifera var. pumila*
Dwarf Pittosporum – *Pittosporum tobira wheeleri*
Fatsia – *Fatsia japonica*
Fringe Flower – *Loropetalum chinense*
Hollies – *Hollies sp.*
Indian Hawthorne – *Raphiolepis indica*
Muhly Grass – *Muhlenbergia sp.*
Nandina – *Nandina sp.*

Shrubs - continued

Pigmy Date Palm – *Phoenix roebelenii*

Pindo Palm – *Butia capitata*
Rosemary – *Rosmarinus officinalis*
Sago Palm – *Cycas revoluta*
Variegated Pittosporum – *Pittosporum tobira variegata*

Vines

Algerian Ivy – *Hedera canariensis*
Carolina Jessamine – *Gelsemium sempervirens*
Climbing Fig – *Ficus pumila*
Confederate Star Jasmine – *Trachelospermum jasminoides*
English Ivy – *Hedera helix*
Honeysuckle – *Lonicera sp.*
Trumpet Creeper – *Campsis radicans*
Wisteria – *Wisteria sp.*

Groundcovers

Ajuga – *Ajuga reptans*
Algerian Ivy – *Hedera canariensis*
Asian Jasmine – *Trachelospermum asiaticum*
Boston Fern – *Nephrolepis exaltata*
Daylily – *Hemerocallis sp.*
English Ivy – *Hedera helix*
Holly Fern – *Cyrtomium falcatum*
Honeysuckle – *Lonicera sp.*
Katie Ruellia – *Ruellia brittoniana 'Katie'*
Knockout Rose – *Rosa sp.*
Lamb's Ear – *Stachys byzantina*
Liriope/Variegated Liriope – *Liriope muscari/'variegata'*
Monkey Grass – *Ophiopogon japonica*
New Gold Lantana – *Lantana sp.*
Society Garlic – *Tulbaghia violacea*
Wood Fern – *Dryopteris sp.*

EXHIBIT B-5: PEDESTRIAN CIRCULATION PLAN

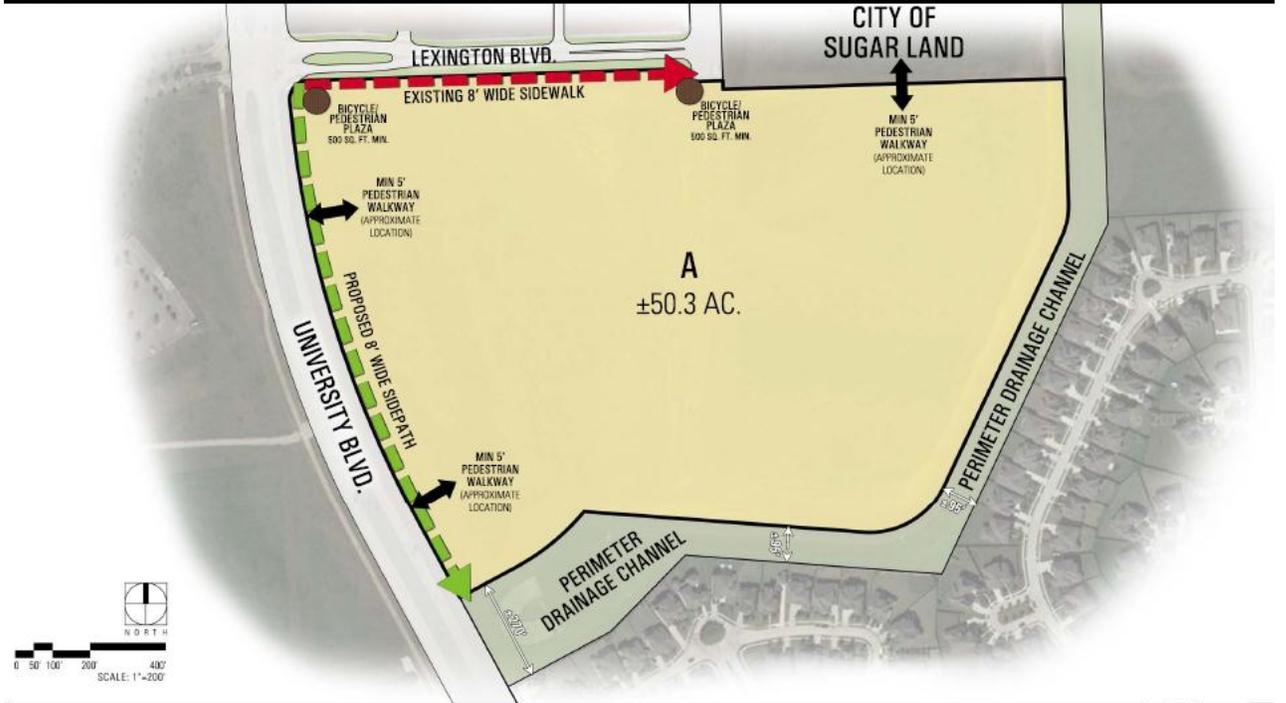


EXHIBIT B-5: TELFAIR CORPORATE DISTRICT - FLUOR TRACT

