ORDINANCE NO. 1967

AN ORDINANCE OF THE CITY OF SUGAR LAND, TEXAS, PROVIDING FOR A CHANGE OF ZONING FROM PLANNED DEVELOPMENT DISTRICT (PD) GENERAL DEVELOPMENT PLAN AND GENERAL INDUSTRIAL (M2) DISTRICT TO PLANNED DEVELOPMENT DISTRICT (PD) FINAL DEVELOPMENT PLAN (NALCO TRACT) FOR APPROXIMATELY 19.38 ACRES OF LAND AT THE INTERSECTION OF ULRICH STREET AND OLD IMPERIAL ROAD.

WHEREAS, Nalco Company has applied for a change in zoning from Planned Development District (PD) General Development Plan zoning district classification and General Industrial (M2) zoning district classification to Planned Development District (PD) Final Development Plan (Nalco Tract) zoning district classification for 19.38 acres of land located at the intersection of Ulrich Street and Old Imperial Road; and

WHEREAS, the City Planning and Zoning Commission forwarded its final report to the City Council, recommending approval of the rezoning request with the modifications reflected in this ordinance; 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 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 19.38 acres of land located at the intersection of Ulrich Street and Old Imperial Road and described in Exhibit A, attached to and incorporated into this ordinance by reference, is changed from Planned Development District (PD) General Development Plan and General Industrial (M2) District to Planned Development District (PD) Final Development Plan (Nalco Tract) under the comprehensive zoning ordinance of the City of Sugar Land, Texas.

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

Exhibit A – Legal description survey of 19.38 acres
Exhibit B – Final Development Plan
Exhibit B-1 – Zoning Map
Exhibit B-2 – Final Site Layout Plan
Exhibit B-3 – Landscape & Pedestrian Circulation Plan
Exhibit B-4 – Plant List

Section 4. That the City's official zoning map be amended to reflect this change in zoning district classification.

READ IN FULL on first consideration on August 18, 2014.

APPROVED upon second consideration on September 02, 2014.

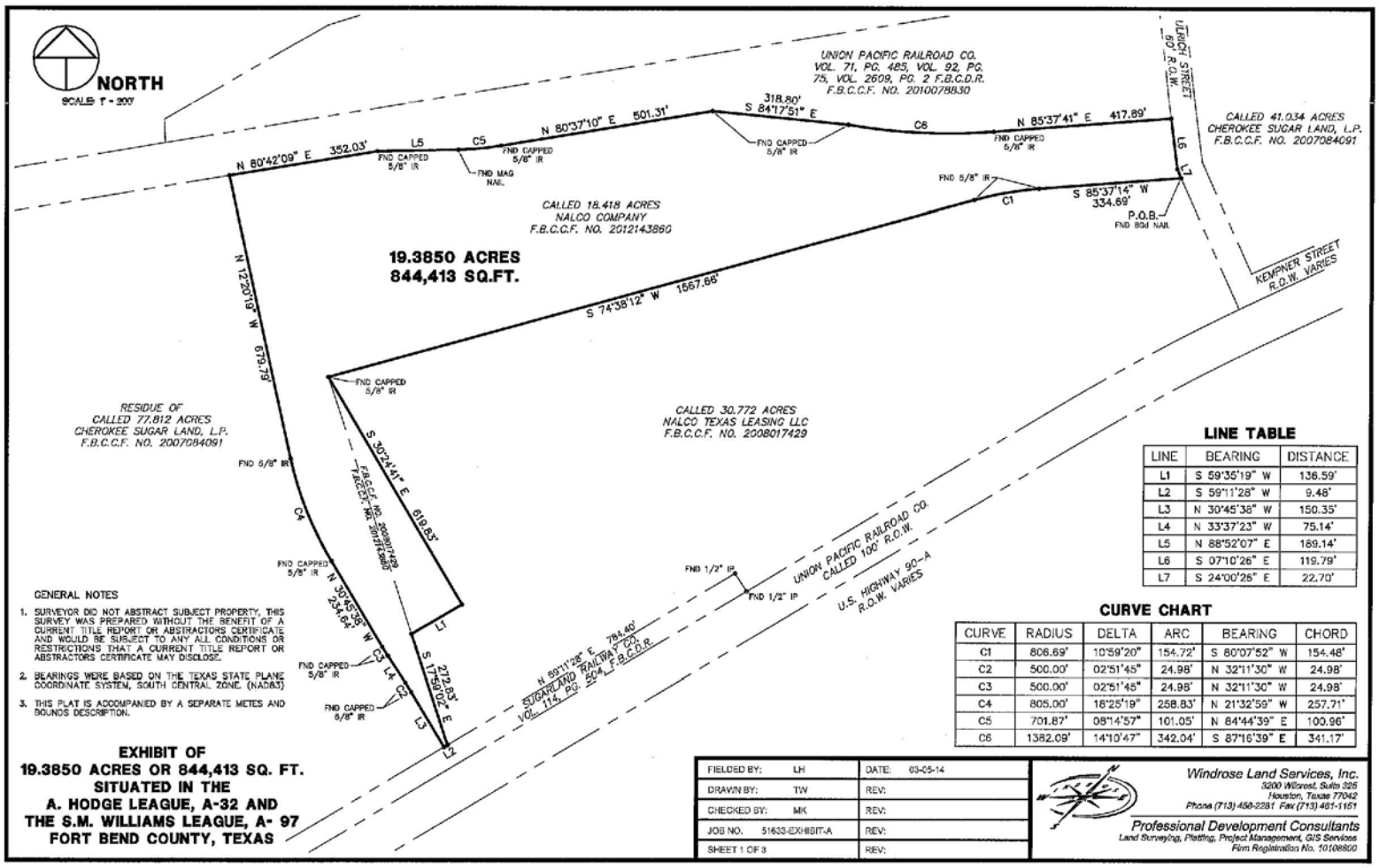
James A. Thompson, Mayor

ATTEST:

Glenda Gundermann, City Secretary

APPROVED AS TO FORM:

Meredith Reede



GENERAL NOTES

1. SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT OR ABSTRACTORS CERTIFICATE AND WOULD BE SUBJECT TO ANY ALL CONDITIONS OR RESTRICTIONS THAT A CURRENT TITLE REPORT OR ABSTRACTORS CERTIFICATE MAY DISCLOSE.
2. BEARINGS WERE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE. (NAD83)
3. THIS PLAT IS ACCOMPANIED BY A SEPARATE METES AND BOUNDS DESCRIPTION.

EXHIBIT OF
19.3850 ACRES OR 844,413 SQ. FT.
SITUATED IN THE
A. HODGE LEAGUE, A-32 AND
THE S.M. WILLIAMS LEAGUE, A- 97
FORT BEND COUNTY, TEXAS

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 59°35'19" W	136.59'
L2	S 59°11'28" W	9.48'
L3	N 30°45'38" W	150.35'
L4	N 33°37'23" W	75.14'
L5	N 88°52'07" E	189.14'
L6	S 07°10'26" E	119.79'
L7	S 24°00'26" E	22.70'

CURVE CHART

CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	806.69'	10°59'20"	154.72'	S 80°07'52" W	154.48'
C2	500.00'	02°51'45"	24.98'	N 32°11'30" W	24.98'
C3	500.00'	02°51'45"	24.98'	N 32°11'30" W	24.98'
C4	805.00'	18°25'19"	258.83'	N 21°32'59" W	257.71'
C5	701.87'	08°14'57"	101.05'	N 84°44'39" E	100.96'
C6	1382.09'	14°10'47"	342.04'	S 87°16'39" E	341.17'

FIELDED BY:	LH	DATE:	03-05-14
DRAWN BY:	TW	REV:	
CHECKED BY:	MK	REV:	
JOB NO.	51633-EXHIBIT-A	REV:	
SHEET 1 OF 3		REV:	

Windrose Land Services, Inc.
3200 Wilcrest, Suite 325
Houston, Texas 77042
Phone (713) 458-2281 Fax (713) 461-1151
Professional Development Consultants
Land Surveying, Platting, Project Management, GIS Services
Firm Registration No. 10108800

Exhibit A

Windrose Land Services, Inc
3200 Wilcrest, Suite 325
Houston, Texas 77042
Phone (713) 458-2281 Fax (713) 461-1151

Professional Development Consultants
Land Surveying, Platting, Project Management and GIS Services
Firm Registration No. 10108800

DESCRIPTION OF
19.3850 ACRES OR 844,413 SQ. FT.

A TRACT OR PARCEL CONTAINING 19.3850 ACRES OR 844,413 SQUARE FEET OF LAND SITUATED IN THE A. HODGE LEAGUE, ABSTRACT NO. 32 AND THE S.M. WILLIAMS LEAGUE, ABSTRACT NO. 97, FORT BEND COUNTY, TEXAS, BEING A PORTION OF A CALLED 18.418 ACRE TRACT OF LAND CONVEYED TO NALCO COMPANY AS RECORDED UNDER FORT BEND COUNTY CLERKS FILE NO. 2012143860 AND A PORTION OF A CALLED 30.772 ACRE TRACT OF LAND CONVEYED TO NALCO TEXAS LEASING LLC AS RECORDED UNDER FORT BEND COUNTY CLERKS FILE NO. 2008017429, WITH SAID 19.3850 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83):

BEGINNING AT AN 80d NAIL FOUND ON THE WESTERLY RIGHT-OF-WAY LINE OF ULRICH STREET (60' WIDTH) MARKING THE COMMON EASTERLY CORNER OF SAID 18.418 ACRE TRACT AND SAID 30.772 ACRE TRACT, FOR THE MOST EASTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 85 DEG. 37 MIN. 14 SEC. WEST ALONG THE COMMON LINE OF SAID 18.418 ACRE TRACT AND SAID 30.772 ACRE TRACT, A DISTANCE OF 334.69 FEET TO A 5/8" IRON ROD FOUND MARKING A POINT OF CURVATURE;

THENCE CONTINUING ALONG THE COMMON LINE OF SAID 18.418 ACRE TRACT AND SAID 30.772 ACRE TRACT, WITH A CURVE TO THE LEFT, HAVING A RADIUS OF 806.69 FEET, A CENTRAL ANGLE OF 10 DEG. 59 MIN. 20 SEC., AN ARC LENGTH OF 154.72 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 80 DEG. 07 MIN. 52 SEC. WEST – 154.48 FEET TO A 5/8" IRON ROD FOUND MARKING A POINT OF TANGENCY;

THENCE SOUTH 74 DEG. 38 MIN. 12 SEC. WEST CONTINUING ALONG THE COMMON LINE OF SAID 18.418 ACRE TRACT AND SAID 30.772 ACRE TRACT, A DISTANCE OF 1567.66 FEET TO A CAPPED 5/8" IRON ROD FOUND MARKING A COMMON CORNER OF SAID 18.418 ACRE TRACT AND SAID 30.772 ACRE TRACT;

THENCE SOUTH 30 DEG. 24 MIN. 41 SEC. EAST, A DISTANCE OF 619.83 FEET TO A POINT FOR CORNER;

THENCE SOUTH 59 DEG. 35 MIN. 19 SEC. WEST, A DISTANCE OF 136.59 FEET TO A POINT FOR CORNER ON THE COMMON LINE OF SAID 18.418 ACRE TRACT AND SAID 30.772 ACRE TRACT;

THENCE SOUTH 17 DEG. 59 MIN. 02 SEC. EAST ALONG THE COMMON LINE OF SAID 18.418 ACRE TRACT AND SAID 30.772 ACRE TRACT, A DISTANCE OF 272.83 FEET TO A POINT ON THE NORTHWESTERLY LINE OF A TRACT OF LAND CONVEYED TO SUGARLAND RAILWAY COMPANY AS RECORDED UNDER VOLUME 114, PAGE 504 OF THE FORT BEND COUNTY DEED RECORDS, SAID POINT BEING THE SOUTHWESTERLY CORNER OF SAID 30.772 ACRE TRACT, FROM WHICH A 1/2" IRON PIPE FOUND MARKING AN INTERIOR CORNER OF SAID 30.772 ACRE TRACT BEARS NORTH 59 DEG. 11 MIN. 28 SEC. EAST – 784.40 FEET;

THENCE SOUTH 59 DEG. 11 MIN. 28 SEC. WEST ALONG THE NORTHWESTERLY LINE OF SAID SUGARLAND RAILWAY COMPANY TRACT, A DISTANCE OF 9.48 FEET TO A POINT ON THE WESTERLY LINE OF SAID 18.418 ACRE TRACT, FOR THE MOST SOUTHERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE ALONG THE WESTERLY LINE OF SAID 18.418 ACRE TRACT THE FOLLOWING SEVEN (7) COURSES:

> NORTH 30 DEG. 45 MIN. 38 SEC. WEST, A DISTANCE OF 150.35 FEET TO A CAPPED 5/8" IRON ROD FOUND MARKING A POINT OF CURVATURE;
>
> WITH A CURVE TO THE LEFT, HAVING A RADIUS OF 500.00 FEET, A CENTRAL ANGLE OF 02 DEG. 51 MIN. 45 SEC., AN ARC LENGTH OF 24.98 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 32 DEG. 11 MIN. 30 SEC. WEST – 24.98 FEET TO A CAPPED 5/8" IRON ROD FOUND MARKING A POINT OF TANGENCY;
>
> NORTH 33 DEG. 37 MIN. 23 SEC. WEST, A DISTANCE OF 75.14 FEET TO A CAPPED 5/8" IRON ROD FOUND MARKING A POINT OF CURVATURE;

Windrose Land Services, Inc
3200 Wilcrest, Suite 325
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Firm Registration No. 10108800

WITH A CURVE TO THE RIGHT, HAVING A RADIUS OF 500.00 FEET, A CENTRAL ANGLE OF 02 DEG. 51 MIN. 45 SEC., AN ARC LENGTH OF 24.98 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 32 DEG. 11 MIN. 30 SEC. WEST – 24.98 FEET TO A CAPPED 5/8" IRON ROD FOUND MARKING A POINT OF TANGENCY;

NORTH 30 DEG. 45 MIN. 38 SEC. WEST, A DISTANCE OF 234.64 FEET TO A CAPPED 5/8" IRON ROD FOUND MARKING A POINT OF CURVATURE;

WITH A CURVE TO THE RIGHT, HAVING A RADIUS OF 805.00 FEET, A CENTRAL ANGLE OF 18 DEG. 25 MIN. 19 SEC., AN ARC LENGTH OF 258.83 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 21 DEG. 32 MIN. 59 SEC. WEST – 257.71 FEET TO A 5/8" IRON ROD FOUND MARKING A POINT OF TANGENCY;

NORTH 12 DEG. 20 MIN. 19 SEC. WEST, A DISTANCE OF 679.79 FEET TO A POINT FOR THE NORTHWESTERLY CORNER OF SAID 18.418 ACRE AND HEREIN DESCRIBED TRACT;

THENCE ALONG THE NORTHERLY LINE OF SAID 18.418 ACRE TRACT THE FOLLOWING SEVEN (7) COURSES:

NORTH 80 DEG. 42 MIN. 09 SEC. EAST, A DISTANCE OF 352.03 FEET TO A CAPPED 5/8" IRON ROD FOUND MARKING AN ANGLE POINT;

NORTH 88 DEG. 52 MIN. 07 SEC. EAST, A DISTANCE OF 189.14 FEET TO A MAG NAIL FOUND MARKING A POINT OF CURVATURE;

WITH A CURVE TO THE LEFT, HAVING A RADIUS OF 701.87 FEET, A CENTRAL ANGLE OF 08 DEG. 14 MIN. 57 SEC., AN ARC LENGTH OF 101.05 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 84 DEG. 44 MIN. 39 SEC. EAST – 100.96 FEET TO A CAPPED 5/8" IRON ROD FOUND MARKING A POINT OF TANGENCY;

NORTH 80 DEG. 37 MIN. 10 SEC. EAST, A DISTANCE OF 501.31 FEET TO A CAPPED 5/8" IRON ROD FOUND MARKING AN ANGLE POINT;

SOUTH 84 DEG. 17 MIN. 51 SEC. EAST, A DISTANCE OF 318.80 FEET TO A CAPPED 5/8" IRON ROD FOUND MARKING A POINT OF CURVATURE;

WITH A CURVE TO THE LEFT, HAVING A RADIUS OF 1382.09 FEET, A CENTRAL ANGLE OF 14 DEG. 10 MIN. 47 SEC., AN ARC LENGTH OF 342.04 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 87 DEG. 16 MIN. 39 SEC. EAST – 341.17 FEET TO A CAPPED 5/8" IRON ROD FOUND MARKING A POINT OF TANGENCY;

NORTH 85 DEG. 37 MIN. 41 SEC. EAST, A DISTANCE OF 417.89 FEET TO A POINT ON SAID WESTERLY RIGHT-OF-WAY LINE OF ULRICH STREET, FOR THE NORTHEASTERLY CORNER OF SAID 18.418 ACRE AND HEREIN DESCRIBED TRACT;

THENCE SOUTH 07 DEG. 10 MIN. 26 SEC. EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF ULRICH STREET, A DISTANCE OF 119.79 FEET TO AN ANGLE POINT;

THENCE SOUTH 24 DEG. 00 MIN. 26 SEC. EAST CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF ULRICH STREET, A DISTANCE OF 22.70 FEET TO THE PLACE OF BEGINNING AND CONTAINING 19.3850 ACRES OR 844,413 SQUARE FEET OF LAND, AS SHOWN ON JOB NO. 51633-EXHIBIT-A, PREPARED BY WINDROSE LAND SERVICES INC.

STATE OF TEXAS
REGISTERED
MIKE KURKOWSKI
5101
PROFESSIONAL
LAND SURVEYOR

MIKE KURKOWSKI
R.P.L.S. NO. 5101
STATE OF TEXAS

03-05-14
DATE

EXHIBIT B
FINAL DEVELOPMENT PLAN
Nalco Champion

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

- General Provisions
- Land Uses
- Development Regulations
- Landscape Regulations
- Pedestrian Circulation Regulations
- Building Regulations
- Triggers for Site Improvements

B. General Provisions, Definitions, and Exhibits.

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 M-1 (Restricted Industrial) zoning district is not contained in this ordinance, all the regulations contained in the Development Code applicable to the M-1 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:

   LEED means Leadership in Energy & Environmental Design.

   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, 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.

   USGBC means United States Green Building Council.

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

   Exhibit B-1: *Zoning Map*
   Exhibit B-2: *Final Site Layout Plan*
   Exhibit B-3: *Landscape and Pedestrian Circulation Plan*
   Exhibit B-4: *Plant List*

4. As shown on Exhibit B-1, *Zoning Map*, the PD encompasses 19.385 acres north of U.S Highway 90A between Ulrich Street and proposed University Boulevard. The PD acreage includes 18.418 acres within the Business Park District 2 of the Imperial PD and 0.967 acres previously zoned M-2 (General Industrial).

C. Land Uses.

1. Permitted land uses are listed below. All other land uses are prohibited in the PD.

Use	SIC Code
General Warehousing and Storage	4225
Freight Transportation Arrangement	4731
Drafting Services, Industrial Design Services, Surveying and Mapping Services	7389
Business Associations	8611
Professional Organizations	8621
Labor Organizations	8631
Engineering Services	8711
Architectural Services	8712
Research and Testing	8731-8734
Management Consulting Services	8742
Miscellaneous Business Consulting Services	8748
Services, not elsewhere classified	8999
Corporate professional offices, not retail	99

2. Buildings used for General Warehousing and Storage (SIC 4225) and Freight Transportation Arrangement (SIC 4731) shall be located at least 300 feet from University Boulevard or Ulrich Street rights-of-way.

3. 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 that stores the material or equipment. Outside storage shall be set back at least 300 feet from University Boulevard and 100 feet from Ulrich Street.

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

1. Maximum height of structures shall be 150 feet above ground level and limited by airport height restrictions.

2. Minimum building setbacks:

(a) Abutting University Boulevard and Ulrich Street:	25 feet (300 feet for specific uses per Section C.2 herein)
(b) Abutting other property lines:	10 feet
(c) If adjoining another building:	0 feet

3. Minimum parking lot setbacks:

(a) University Boulevard and Ulrich Street lot lines:	15 feet
(b) All other property lines:	10 feet

4. Vehicular access and surface areas:

   (a) Major vehicular access points to University Boulevard and Ulrich Street are shown on Exhibit B-2, *Final Site layout Plan*. Additional points of access to University Boulevard may occur in accordance with City Design Standards.
   (b) All driveways, vehicle maneuvering areas, drive aisles, truck queuing areas and parking areas shall 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.

5. Bicycle accommodations:

   (a) Off-street parking for bicycles shall be provided within 50 feet of one public entrance to each office building located within the office building area shown on Exhibit B-2, *Final Site Layout Plan*.
   (b) Per USGBC/LEED standards, required minimum number of bicycle parking spaces shall be at least 5% of the maximum building occupancy. (Fractional numbers shall be rounded up to the nearest whole number.) Information on building occupancy shall be provided with the Site Plan.
   (c) Bicycle spaces shall not encroach into any sidewalk or other pedestrian walkway as required herein.
   (d) Bicycle parking spaces shall include racks, lockers, or other structures intended for parking bicycles with a minimum of 3 spaces in any one location.
   (e) Racks shall be designed to support the bicycle upright in two places on the bicycle frame.

6. On-premise signs shall comply with Chapter 4 of the Development Code.

E. **Landscape Regulations** – The PD shall be developed as shown on Exhibit B-3, *Landscape and Pedestrian Circulation Plan*, and in accordance with the following landscape regulations:

1. Minimum widths for landscape buffers, continuous along:

   (a) University Boulevard and Ulrich Street: 15 feet
   (b) North property line/rail yard: 10 feet
   (c) All other property lines: 6 feet

2. Landscape buffers may include freestanding signs, sidepaths, sidewalks, pedestrian walkways and security fencing. Buffers along public streets may also be used for future transit stops. Driveways may cross the landscape buffer but shall not be counted as part of the buffer open space.

3. Open space:

   (a) Minimum open space shall be 20% of reserve area, inclusive of landscape buffers.
   (b) To control dust and erosion, open space shall have groundcover with landscape turf or other plant materials. At the discretion of the Director, alternative materials including crushed stone and landscape mulch may be used for mechanical, utility and rail service areas.

4. Plant species used to satisfy the requirements of the PD shall be those listed on Exhibit B-4, *Plant List*.

5. Street and shade trees:

   (a) Along University Boulevard and Ulrich Street, one street tree shall be required within the landscape buffer for each 30 feet of street frontage, or portion thereof, measured along the right-of-way line.
   (b) An additional 20 street or shade trees shall be located within 100 feet of the right-of-way for University Boulevard or Ulrich Street.
   (c) Required trees may be clustered or spaced linearly; they need not be placed evenly.
   (d) Street and shade trees shall have a minimum 4-inch caliper and minimum 10-foot height as measured at ground level when planted.

6. Perimeter security fencing:

   (a) Security fencing will be located along the perimeter of the PD as shown on Exhibit B-3, *Landscape and Pedestrian Circulation Plan*.
   (b) Fencing shall have a minimum 6-foot height as measured at ground level.
   (c) Fencing along University Boulevard and Ulrich Street and within at least 150 feet of each street right-of-way shall be constructed of a decorative metal.
   (d) To further buffer the property, landscape shrubs, a minimum of 3 feet in height, shall be placed along the fence where located along each street right-of-way.
   (e) Along University Boulevard, the decorative metal fence and shrubs may discontinue at a point where the proposed roadway will be elevated at least 8 feet above ground level.
   (f) Fencing along University Boulevard and Ulrich Street may be located within the 15-foot minimum landscape buffer but shall be set back at least 10 feet from the right-of-way line.
   (g) Concertina wire is prohibited.

F. **Pedestrian Circulation Regulations** – The PD shall be developed as shown on Exhibit B-3, *Landscape and Pedestrian Circulation Plan*, and in accordance with the following pedestrian circulation regulations:

1. A continuous sidepath with a minimum 10-foot width shall be required along University Boulevard, if not constructed with the street paving for University Boulevard.

2. A continuous sidewalk with a minimum 5-foot width shall be required along Ulrich Street.

3. Pedestrian walkways:

   (a) A pedestrian walkway shall connect an office building entrance to the adjacent public street sidewalk or sidepath.
   (b) Where parking is located between the street and office 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.
   (c) Pedestrian walkway 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 either shade trees at one per 30 linear feet of walkway, or building arcades and canopies; and
      v. Lighted with pedestrian-scaled fixtures.
      vi. Include "Way-Finding" signage

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

1. Design criteria for buildings within 500 feet of University Boulevard or Ulrich Street:

   (a) Break up the horizontal and vertical building planes through offsets, changes in building materials, colors and textures, or other methods.
   (b) Provide 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 2 feet, and extending at least 20% of the length of the façade.
   (d) No uninterrupted length of a façade shall exceed 100 feet.

2. Building finishes:

   (a) Primary Finish means an exterior finish consisting of brick, stone (natural, cast, or cultured-textured), concrete panels or tilt-up walls, and glass.
   (b) Secondary Finish means an exterior finish consisting of wood, stucco, concrete masonry units (indented, hammered, or split face concrete), fiber cement siding, and architectural finished metal panels similar to aluminum composite materials or anodized metals.
   (c) Primary Finishes shall comprise at least 70% 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 within 500 feet of University Boulevard or Ulrich Street.
   (e) Use of metal other than architectural finished metal panels is limited to canopies, parapet walls, roof systems, and miscellaneous trim work, and such use shall meet the durability standards of the Development Code.
   (f) 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.
   (g) 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.
      (iii) Unfired or underfired clay, sand, or shale brick.
      (iv) Smooth, uncolored concrete surfaces.
      (v) Exterior Insulated Finish Systems (E.I.F.S.).
      (vi) Galvanized, zinc-coated, and unfinished metals.

3. 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.

4. 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.

5. Building canopies:

   (a) Canopies shall be provided at all street-facing building entrances intended for pedestrians.
   (b) Canopies may be structural extensions of the building or constructed of fabric attached to the building.
   (c) An individual canopy shall cover a ground area of at least 20 square feet.
   (d) The Director may approve an alternative canopy not specified in this Article if the Director determines that the alternative canopy 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.

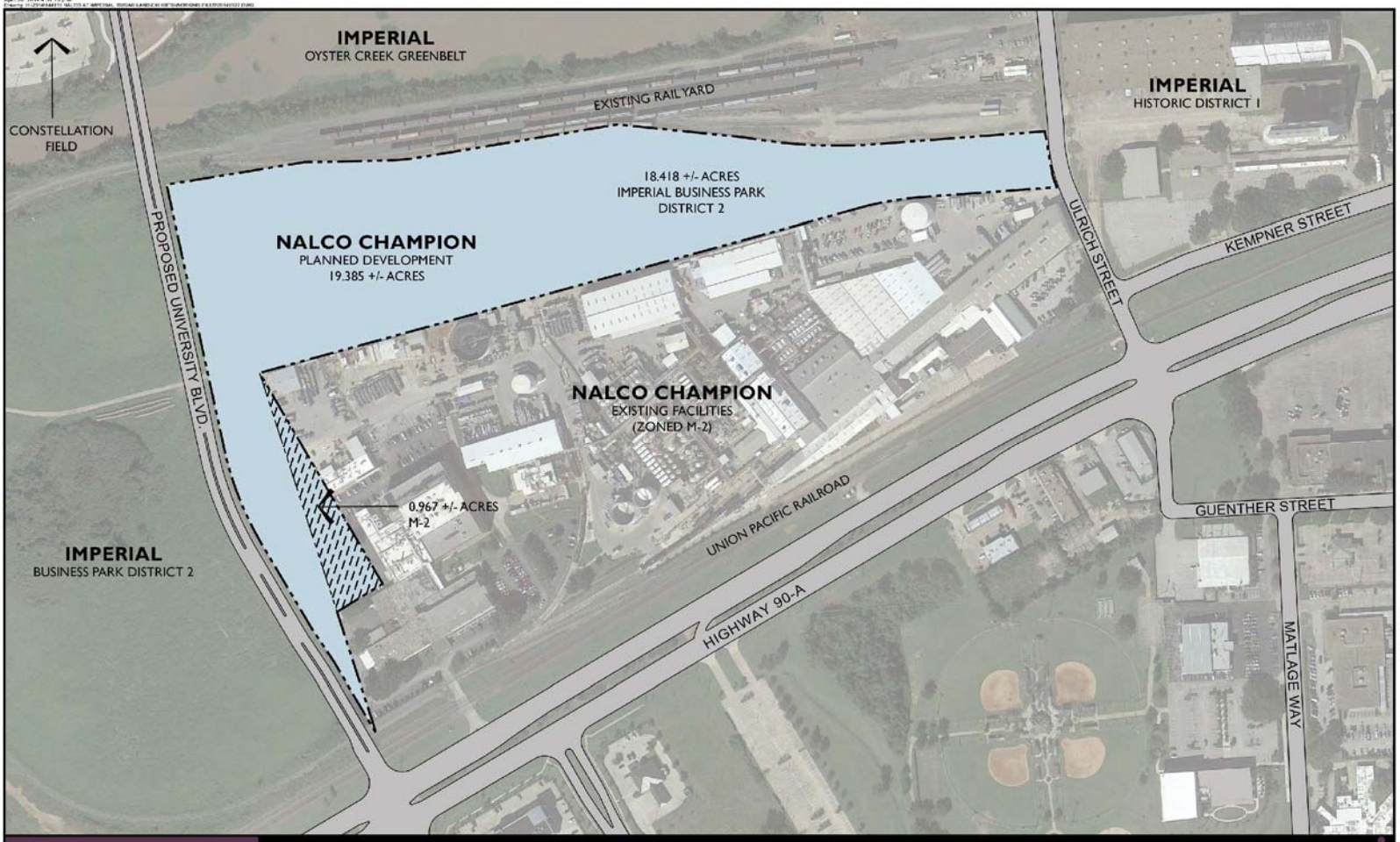
H. Triggers for Site Improvements.

1. Prior to issuance of a Certificate of Occupancy for the "Office Building Area" at the western side of the 19.3 acre property as shown on Exhibit B-2, *Final Site Layout Plan*, the following improvements will be installed as specified in the PD:

   (a) Street trees, shrubs, and decorative metal fencing within the landscape buffer along University Boulevard.
   (b) Street trees within the landscape buffer along Ulrich Street.
   (c) Within 100 feet of University Boulevard, majority of 20 additional trees required per Section E.5.(b) herein.
   (d) Concrete vehicular parking and maneuvering areas to serve the office building, including parking lot landscaping.

2. Prior to issuance of a Certificate of Occupancy for a wholesale distribution building located within the "Wholesale Distribution Area" at the center of the 19.3 acre property, or the internal private access drive along the northern edge of the property, as shown on Exhibit B-2, *Final Site Layout Plan*, the following improvements will be installed as specified in the PD:

   (a) Shrubs and decorative metal fencing within the landscape buffer along Ulrich Street.
   (b) Within 100 feet of Ulrich Street, the balance of 20 additional trees required per Section E.5.(b) herein.
   (c) Remaining concrete paving within the 19.3 acre property for all vehicular parking and maneuvering areas.
   (d) Remaining open space landscaping within the 19.3 acre property as required per Section E.3 herein.



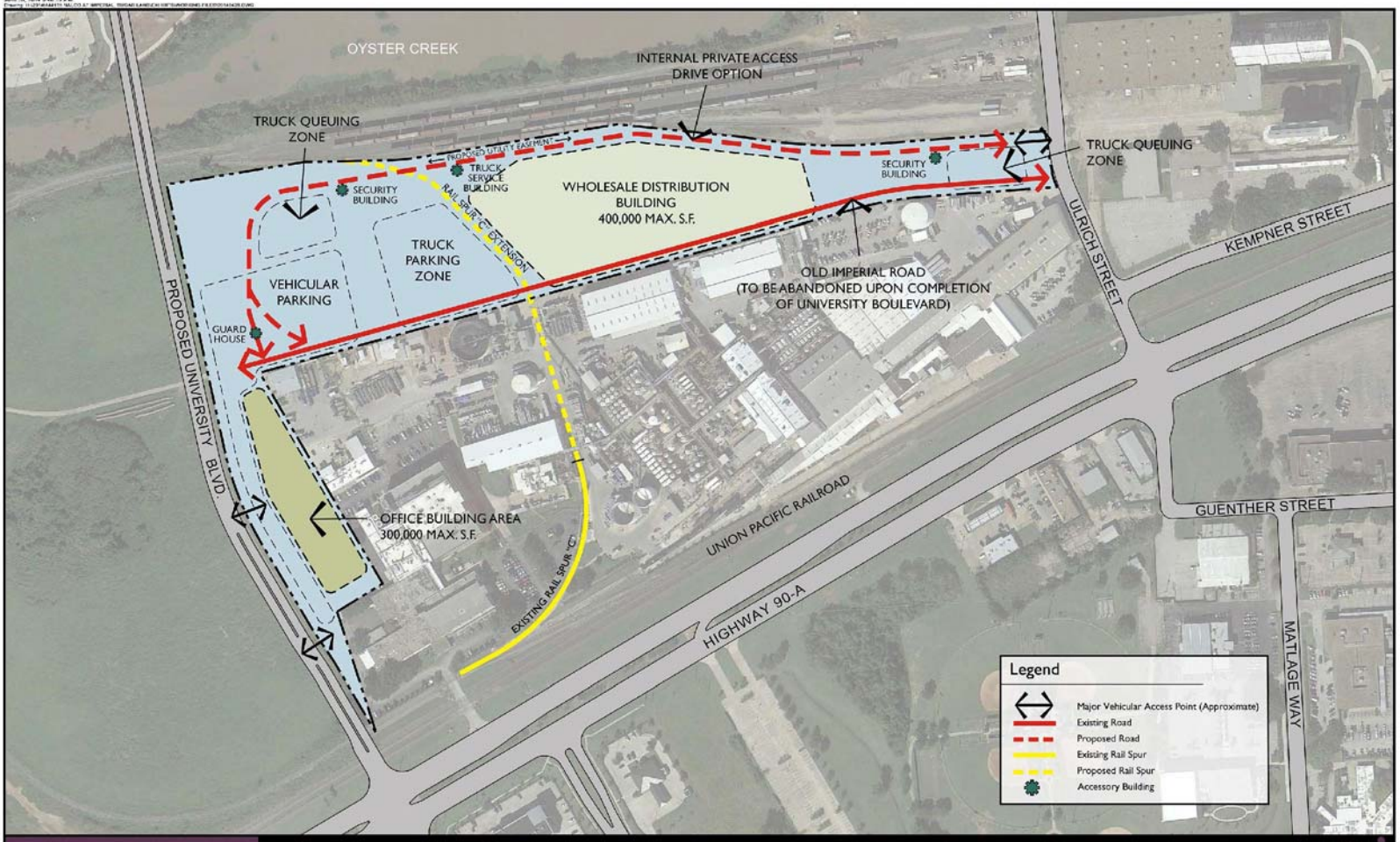
Nalco Champion
Sugar Land, TX

EXHIBIT B-1, ZONING MAP

SCALE : 1" = 100'
0 50 100 200

NORTH

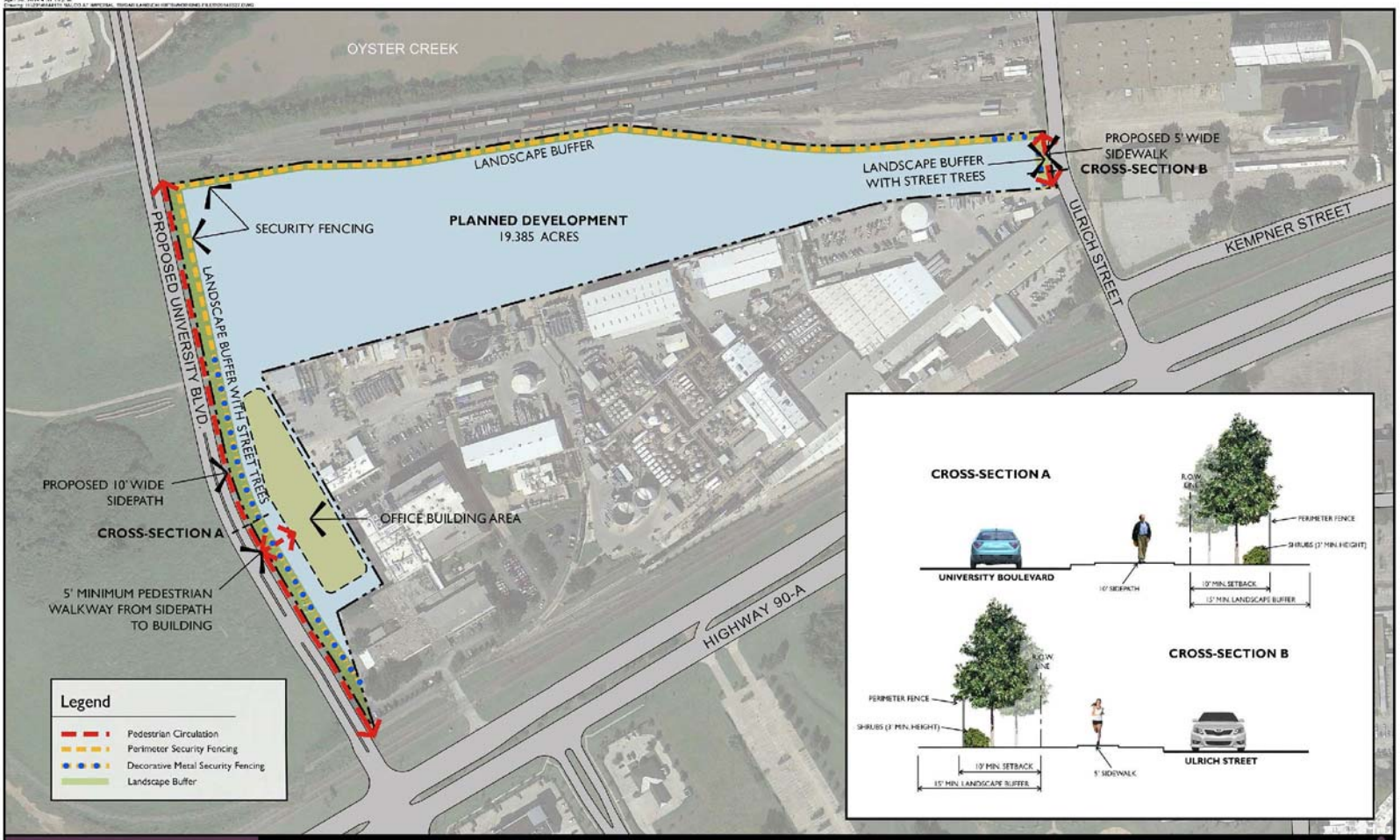
DATE : 04-28-2014



Nalco Champion
Sugar Land, TX

EXHIBIT B-2, FINAL SITE LAYOUT PLAN

SCALE : 1" = 100'
0 50 100 200
NORTH
DATE : 06-30-2014



Nalco Champion

Sugar Land, TX

EXHIBIT B-3, LANDSCAPE & PEDESTRIAN CIRCULATION PLAN

SCALE : 1" = 100'

0 50 100 200

NORTH

DATE : 04-28-2014

EXHIBIT B-4
PLANT LIST
Nalco Champion

The following is a list of acceptable 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.

Street Trees
Bald Cypress – *Taxodium distichum*
Bosque or Drake Elm – *Ulmus parvifolia 'Bosque' or 'Drake'*
California Fan Palm – *Washingtonia filifera*
Cedar Elm – *Ulmus crassifolia*
Date Palm – *Phoenix dactylifera 'Medjool' or'Zahidi'*
Live Oak – *Quercus virginiana*
Mexican Fan Palm – *Washingtonia robusta*
Shummard Oak – *Quercus shumardii*
Texas Pistache - *Pistacia texana*

Shade Trees
Bald Cypress – *Taxodium distichum*
Bosque or Drake Elm – *Ulmus parvifolia 'Bosque' or 'Drake'*
Bur Oak – *Quercus macrocarpa*
Cedar Elm – *Ulmus crassifolia*
Chinkapin Oak – *Quercus muehlenbergii*
Live Oak – *Quercus virginiana*
Loblolly Pine – *Pinus taeda*
Monterrey Oak – *Quercus polymorpha*
Pecan – *Carya illinoinensis*
Pond Cypress – *Taxodium ascendens*
Shumard Oak – *Quercus shumardii*
Southern Magnolia – *Magnolia grandiflora*
Sycamore – *Platunus occidentalis*
Water Oak – *Quercus nigra*

Ornamental Trees and Tall Shrubs
Chaste Tree – *Vitex agnus-castus*
Columnar Juniper – *Juniporus spp.*
Crape Myrtle – *Lagerstroemia indica 'Basham's Pink', 'Natchez', 'Muskogee'*
Desert Willow – *Chilopsis linearis*
European Fan Palm – *Chamaerops humilis*
Foster Holly – *Ilex x attenuata 'Fosteri'*
Japanese Blueberry - *Elaeocarpus decipiens*
Little Gem Magnolia – *Magnolia grandiflora 'Little Gem'*
Loquat – *Eryobotrya japonica*
Mexican Plum – *Prunus mexicana*
Nellie R. Stevens Holly – *Ilex x attenuata 'Nellie R. Stevens'*
Possumhaw Holly – *Ilex decidua*
Saucer Magnolia – *Magnolia x soulangeana*

Savannah Holly – *Ilex attenuate 'Savannah'*
Smokebush – *Cotinus obovatus*
Sweetbay Magnolia – *Magnolia virginiana*
Texas Mountain Laurel – *Sophora secundiflora*
Texas Redbud – *Cercis canadensis 'var. texensis'*
Texas Sable Palm – *Sabal texana*
Treeform (MT) Ligustrum *Ligustrum japonicum*
Tree Wax Myrtle – *Myrica cerifica*
Windmill Palm – *Trachycarpus fortunei*
Yaupon Holly – *Ilex vomitoria*

Shrubs as a Single Specimen or for Mass Plantings

Abelia – *Abelia x grandiflora ' Prostrata', 'Sherwoodi', Edward Goucher'*
African/Butterfly Iris – *Dietes iridioides, Dietes bicolor*
Barbados Cherry – *Malpighia Glabra*
Bridal Wreath Spirea – *Spirea prunifolia*
Chinese Holly – *Ilex cornuta 'Rotunda'*
Dwarf Bottlebrush – *Callistemon citrinus 'Austraflora','Firebrand','Little John', and 'Splendens'*
Dwarf Burford Holly – *Ilex cornuta 'Burfordii Nana'*
Dwarf Crape Myrtle – *Lagerstroemia indica 'Nana'*
Dwarf Maiden Grass – *Miscanthus sinensis 'Morning Light'*
Dwarf Oleander– *Nerium oleander 'Petite Pink', 'Little Red'*
Dwarf Pomegranate – *Punica granatum 'Nana'*
Dwarf Wax Myrtle – *Myrica pusilla*
Dwarf Yaupon – *Ilex vomitoria 'Nana'*
Elaeagnus Ebbingei – *Elaeagnus macrophylla*
Fatsia – *Fatsia japonica*
Fringe Flower – *Loropetalum chinense*
Indian Hawthorn – *Raphiolepis indica 'Clara'*
Japanese Cleyera – *Ternstroemia gymnathera*
Kumquat – *Fortunella spp.*
Ligustrum – *Ligustrum japonicum*
Louisiana Iris – *Iris louisiana*
Maiden Grass – *Miscanthus sinensis var.*
Muhly Grass – *Meuhlenbergia lindheimeri*
Nandina – *Nandina domestica*
Oleander – *Nerium oleander*
Pineapple Guava – *Feijoa sellowiana*
Plumbago – *Plumbago auriculata*
Purple Fountain Grass – *Pennisetum setaceum*
Red Yucca – *Hesperaloe parviflora*
Sago Palm – *Cycas revoluta*
Shrub Rose – *Rosa spp. 'Knockout','The Fairy', 'Bonica', 'Carefree Wonder'*
Silverberry – *Elaeagnus fruilandi*
Society Garlic – *Tulbaghia violacea*
Sweet Viburnum – *Viburnum spp.*
Umbrella Plant – *Cyperus alternifolius*
Waxleaf Glossy Privet – *Ligustrum lucidum*