

ORDINANCE NO. 1842

AN ORDINANCE OF THE CITY OF SUGAR LAND, TEXAS, PERMANENTLY ZONING 13.89 ACRES OF LAND (CROSSING AT TELFAIR, SECTION 2), LOCATED AT THE INTERSECTION U.S. HIGHWAY 90A AND EASTON AVENUE WITHIN THE TELFAIR DEVELOPMENT, AS PLANNED DEVELOPMENT ZONING DISTRICT (“PD”), AND APPROVING A FINAL DEVELOPMENT PLAN FOR THE DISTRICT.

WHEREAS, Hwy 6 & 90, Ltd., has requested that 13.89 acres of land located at the intersection of U. S. Highway 90A and Easton Avenue, within the Telfair Development, be permanently zoned as Planned Development Zoning District (“PD District”), as described in Exhibit A; and

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

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

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

WHEREAS, the City Council finds that the zoning change and the final development plan comply with the City’s comprehensive plan; NOW, THEREFORE;

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

Section 1. That the 13.89 acres of land, described in Exhibit A, attached to and incorporated into this ordinance by reference, is permanently zoned as, Planned Development Zoning District (“PD District”).

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

- Exhibit B-1: Permitted Uses
- Exhibit B-2: Site & Circulation Plan
- Exhibit B-3: Access Easement Cross Section (A & A’)
- Exhibit B-4: Driveway Cross Section (B & B’)
- Exhibit B-5: Landscape Plan
- Exhibit B-6: Plant List
- Exhibit B-7: Pedestrian Plan
- Exhibit B-8: Building Envelope Plan
- Exhibit B-9: 65 DNL Area
- Exhibit B-10: Fuel Pump Station Canopy Example (Mansard/Sloped Roof)

Exhibit B-11 Fuel Pump Station Criteria (Under Canopy Detail)

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

APPROVED on first consideration on December 16, 2011.

ADOPTED upon second consideration on December 20, 2011.


James A. Thompson, Mayor

Reviewed for Legal Compliance:



ATTEST:


Glenda Gundermann, City Secretary

- Attachments:
- Exhibit A: Metes and Bounds Description-Section 2
 - Exhibit B: Final Development Plan
 - Exhibit B-1: Permitted Uses
 - Exhibit B-2: Site & Circulation Plan
 - Exhibit B-3: Access Easement Cross Section (A & A')
 - Exhibit B-4: Driveway Cross Section (B & B')
 - Exhibit B-5: Landscape Plan
 - Exhibit B-6: Plant List
 - Exhibit B-7: Pedestrian Plan
 - Exhibit B-8: Building Envelope Plan
 - Exhibit B-9: 65 DNL Area
 - Exhibit B-10: Fuel Pump Station Canopy Example (Mansard/Sloped Roof)
 - Exhibit B-11: Fuel Pump Station Criteria (Under Canopy Detail)

EXHIBIT A: Metes & Bounds Description

TRACT ONE

METES AND BOUNDS DESCRIPTION

1.014 ACRES (44,154 SQ. FT.)

M.M. BATTLE LEAGUE, A-9

FORT BEND COUNTY, TEXAS

Being a tract or parcel of land containing 1.014 acres (44,154 square feet) situated in the M. M. Battle League, Abstract No. 9, in Fort Bend County, Texas, and being out of that certain tract called 112.736 acres conveyed to Hwy 6 & 90, Ltd., as recorded in Fort Bend County Clerk's File No. 2006031364, of the Official Records of Fort Bend County, Texas, said 1.014 acre tract being more particularly described by metes and bounds as follows (with all bearings referenced to State Plane Coordinates, South Central Zone):

BEGINNING at a 1-inch galvanized iron pipe rod found for the northwest corner of said 112.736 acre tract, in the southerly right-of-way line of U. S. Highway 90-A (width varies), in the east line of that certain tract called Reserve "B", New Territory Retail Center One, as described in Sl. 1021/A of the Plat Records of Fort Bend County, being also the northwest corner of the herein described 1.014 acre tract;

THENCE North 65°38'00" East along the north line of said 112.736 acre tract and the south right-of-way line of said U. S. Highway 90-A, a distance of 65.17 feet to a 5/8-inch iron rod found for a point of curvature;

THENCE in a southeasterly direction, a distance of 78.54 feet along the proposed westerly right-of-way line of Easton Avenue, following the arc of a curve to the right, having a radius of 50.00 feet and a central angle of 90°00'00" (Ch=S69°22'00"E, 70.71) to a 5/8-inch iron rod found for a point of tangency;

THENCE in along the proposed westerly right-of-way line of Easton Avenue, the following five courses and distances:

South 24°22'00" East, a distance of 100.00 feet to a 5/8-inch iron rod found for a point of curvature;

In a southeasterly direction, a distance of 18.23 feet, following the arc of a curve to the left, having a radius of 506.50 feet and a central angle of 02°03'45" (Ch=S25°23'53"E, 18.23') to a 5/8-inch iron rod found for a point of tangency;

South 26°25'45" East, a distance of 121.04 feet to a 5/8-inch iron rod found for a point of curvature;

In a southeasterly direction, a distance of 17.55 feet, following the arc of a curve to the right, having a radius of 487.50 feet and a central angle of 02°03'45" (Ch=S25°23'53"E, 17.55') to a 5/8-inch iron rod found for a point of tangency;

South 24°22'00" East, a distance of 45.43 feet to a 5/8-inch iron rod found for an intersect with the south line of said 112.736 acre tract, being the north line of that certain tract called 34.323 acre conveyed to Fort Bend County Levee Improvement District No. 17 in Fort Bend County Clerk's File No. 2004077317 for the southeast corner of the herein described parcel;

THENCE in a westerly direction, a distance of 152.40 feet along the south line of said 112.736 acre tract and the north line of said 34.323 acre tract, following the arc of a curve to the right, having a radius of 2,370.00 feet and a central angle of 03°41'03" (Ch=N84°40'04"W, 152.37') to a 5/8-inch iron rod found for a point of tangency;

THENCE North 82°57'32" West along the south line of said 112.736 acre tract and the north line of said 34.323 acre tract, a distance of 88.43 feet to a 5/8-inch iron rod found for the southwest corner of said 112.736 acre tract and the herein described parcel, in the east line of said New Territory Retail Center One;

THENCE North 03°32'21" West along the west line of said 112.736 acre tract and the east line of said New Territory Retail Center One, a distance of 14.24 feet to a 5/8-inch iron rod found for the southwest corner of that certain tract called 0.115 acres described in Fort Bend County Clerk's File No. 2007089493;

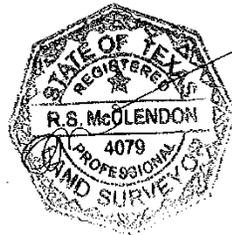
THENCE South 82°57'41" East, along the south line of said 0.115 acre tract, a distance of 71.21 feet to a 5/8-inch iron rod found for an interior corner;

THENCE North 03°32'21" West along the east line of said 0.115 acre tract, a distance of 78.07 feet to a 5/8-inch iron rod found for an interior corner;

THENCE South 86°27'39" West, along the north line of said 0.115 acre tract, a distance of 70.00 feet to a 5/8-inch iron rod found in the west line of said 112.736 acre tract and the east line of said New Territory Retail Center One for a southwesterly corner;

THENCE North 03°32'21" West along the west line of said 112.736 acre tract and the east line of said New Territory Retail Center One, a distance of 167.80 feet to the POINT OF BEGINNING and containing 1.014 acres (44,154 square feet) of land, more or less.

TEJAS SURVEYING, INC.
Ph: (281) 240-9099
Job No. 04-1102-01
June 15, 2011



TRACT TWO
METES AND BOUNDS DESCRIPTION
12.88 ACRES (560,941 SQ. FT.)
M.M. BATTLE LEAGUE, A-9, AND
ALEXANDER HODGE LEAGUE, A-32
FORT BEND COUNTY, TEXAS

Being a tract or parcel of land containing 12.88 acres (560,941 square feet) situated partly in the M. M. Battle League, Abstract No. 9, and partly in the Alexander Hodge League, Abstract No. 32, in Fort Bend County, Texas, and being out of that certain tract called 112.736 acres conveyed to Hwy 6 & 90, Ltd., as recorded in Fort Bend County Clerk's File No. 2006031364, of the Official Records of Fort Bend County, Texas, said 12.88 acre tract being more particularly described by metes and bounds as follows (with all bearings referenced to State Plane Coordinates, South Central Zone):

BEGINNING at a 5/8-inch iron rod found for the most northerly cutback corner at the intersection of the southeasterly right-of-way line of U.S Highway 90-A (width varies) with the northeasterly right-of-way line of Easton Avenue (width varies) as dedicated in Plat No. 20090034 of the Plat Records of Fort Bend County, being the most northerly, northwest corner of the herein described 12.88 acre tract;

THENCE along the northwest line of said 112.736 acre tract and the southeast right-of-way line of said U. S. Highway 90-A, the following three courses and distances:

North 65°38'07" East, a distance of 11.36 feet to a 1-inch iron pipe found for a point of curvature;

In a northeasterly direction, a distance of 680.39 feet , following the arc of a curve to the left, having a radius of 6,000.00 feet and a central angle of 06°29'50" (Ch=N62°25'47"E, 680.02') to a 1-inch iron pipe found for a point of tangency;

North 59°11'55" East, a distance of 316.56 feet to a 5/8-inch iron rod found for a northeasterly corner of said 112.736 acre tract and the herein described parcel, on the west side of the Sugar Land Airport runway centerline;

THENCE South 06°21'09" East along the line common to said 112.736 acre tract and to that certain tract called 3.0677 acres, Part of Tract 4, described in Fort Bend County Clerk's File No. 2006007940, a distance of 494.33 feet to a 5/8-inch iron rod found for an interior corner of said 112.736 acre tract and the herein described parcel;

THENCE North 59°11'55" East along the line common to said 112.736 acre tract and to said called 3.0677 acre tract, a distance of 148.37 feet to a 5/8-inch iron rod set for the most easterly northeast corner of the herein described tract;

THENCE South 06°30'16" East, a distance of 255.91 feet to a 5/8-inch iron rod set in the southwest line of said 112.736 acre tract for the southeast corner of the herein described tract;

THENCE in a westerly direction, along the southwest line of said 112.736 acre tract and the northeast line of that certain tract called 34.323 acre conveyed to Fort Bend County Levee Improvement District No. 17 in Fort Bend County Clerk's File No. 2004077317, a distance of 1011.77 feet, following the arc of a curve to the right, having a radius of 2370.00 and a central angle of 24°27'36" (Ch=S79°13'52"W, 1004.10') to a 5/8-inch iron rod found in the northeast right-of-way line of Easton Avenue (70 feet wide) as dedicated in Plat No. 20090119 of the Plat Records of Fort Bend County, and the southwest corner of the herein described parcel;

THENCE in along the easterly right-of-way line of said Easton Avenue, the following five courses and distances:

North 24°22'00" West, a distance of 135.50 feet to a 5/8-inch iron rod found for a point of curvature;

In a northwesterly direction, a distance of 18.27 feet , following the arc of a curve to the right, having a radius of 487.50 feet and a central angle of 02°08'52" (Ch=N23°17'34"W, 18.27') to a 5/8-inch iron rod found for a point of tangency;

North 22°13'09" West, a distance of 114.76 feet to a 5/8-inch iron rod found for a point of curvature;

In a northwesterly direction, a distance of 19.04 feet , following the arc of a curve to the left, having a radius of 508.00 feet and a central angle of 02°08'52" (Ch=N23°17'34"W, 19.04') to a 5/8-inch iron rod found for a point of tangency;

North 24°22'00" West, a distance of 50.00 feet to a 5/8-inch iron rod found for a point of curvature;

THENCE in a northwesterly direction, a distance of 78.54 feet, following the arc of a curve to the right, having a radius of 50.00 feet and a central angle of 90°00'00" (Ch=N20°38'00"E, 70.71') to the POINT OF BEGINNING and containing 12.88 acres (560,941 square feet) of land, more or less.

TEJAS SURVEYING, INC.
Ph: (281) 240-9099
Job No. 04-1102-02
June 15, 2011



EXHIBIT B

FINAL DEVELOPMENT PLAN (The Crossing at Telfair, Section 2)

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

1. Contents
2. General Provisions
3. Land Uses
4. Development Regulations
5. Building Regulations
6. Landscape & Pedestrian Circulation Regulations
7. Additional Regulations

B. General Provisions.

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

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

PD means the planned development district created by this ordinance.

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

C. Land Uses.

Permitted land uses for the PD are listed in Exhibit B-1, Permitted Uses. Additional conditions for specific uses are included in B-1. The land uses detailed in the table below are limited in number as shown.

Use	SIC Code	Number Permitted
Grocery Stores (includes Convenience Stores)	5411	1 (See Note 1)
Carwash	7542	1 (See Note 2)
Auto Repair Service Station	7533,7537, 7538 & 7539	1
Private Elementary School	8211	1
Child Day Care Services	8351	2

1. A maximum of one (1) Grocery Store (which may include Gasoline, Convenience Store and/or a Car Wash) **or** one (1) Convenience Store (which may include Gasoline and/or a Car Wash) is permitted.
2. Only one (1) Car Wash, whether accessory to a Grocery Store (SIC 5411) or a stand-alone Car Wash (SIC 7542), is permitted.

D. Development Regulations.

1. Maximum height of structures: 2 stories, but not more than 30 feet, exclusive of parapet walls and no building shall exceed the airport height hazard requirements of Chapter IX of the Development Code.

2. Minimum Building Setbacks:

Section 2

- (a) Abutting Highway 90A: 40 feet
- (b) Abutting Easton Avenue: 25 feet
- (c) Abutting Driveways 1 and 2: 16 feet
- (d) Abutting Private Access Easement: 22 feet
- (e) Abutting the Levee: 34 feet
- (f) All other: 10 feet

3. Minimum Parking Lot Setbacks:

Section 2

- (a) Abutting Highway 90A: 26 feet
- (b) Abutting Easton Avenue: 25 feet
- (c) Abutting Driveways 1 and 2: 16 feet (See Exhibits B-2 & B-4)
- (d) Abutting Private Access Easement: 13 or 15 feet (See Exhibit B-2 & B-3)
- (e) Abutting the Levee: 34 feet
- (f) All other: 6 feet

4. Paving:

- (a) All parking lots and interior cross access easements within each individual building parcel must be constructed of concrete.
- (b) All driveways, shared driveways and private access roads within Section 2 shall be constructed of concrete.
- (c) Decorative interlocking pavers must be used at each entry off a collector.

E. Building Regulations.

Buildings within the PD shall be developed in accordance with the following building regulations.

1. Building Finish Standards:

- (a) Building Finish Standards apply to all exterior walls of a building.
- (b) Primary Finishes are limited to brick, stone (natural, cast, or cultured textured), stucco, and glass wall.
- (c) Secondary Finishes are limited to exterior insulated finish system (EIFS), wood, and ceramic tiles, decorative CMU and fiberglass reinforced cement exterior siding.
- (d) A minimum of eighty percent (80%) of the exterior finish must be of Primary Finishes, as defined by this development plan. The remaining exterior finish must be of Secondary Finishes, as defined by this development plan.
- (e) Use of architectural metals is limited to canopies, parapet walls, roof systems, and miscellaneous trim work and must meet the durability standards of the City of Sugar Land Development Code.
- (f) A single building material may not cover more than eighty percent (80%) of the front of any building.

2. Facades & Exterior Walls:

- (a) Facades greater than 100 feet in length shall incorporate plane recesses having a minimum depth of at least 3 percent of the length of the facade and extending at least 20 percent of the length of the facade. No uninterrupted length of a façade shall exceed 100 feet in length.
- (b) Ground floor facades that face public streets shall have storefronts, arcades, display windows, entry areas, awnings or other features along no less than 50 percent of their horizontal length.
- (c) Stores occupying less than 20,000 square feet must contain storefront glass between the height of 3 feet and 8 feet above the sidewalk grade for no less than forty percent of the horizontal length of the building façade.
- (d) The ratio of glass to wall of the building façade must not be more than forty percent except for ground level commercial areas where the standard listed in 2(c) applies.

3. Fenestration:

- (a) Punched-type windows, inset from the face of the building, are required above the first floor.
- (b) Continuous horizontal ribbon windows are prohibited.
- (c) Clear glass is required in all retail storefronts.
- (d) Use of reflective glazing shall be limited to second level uses.

4. Detail Features:

Building facades must include a repeating pattern that includes no less than three of the elements listed below. All elements shall repeat at intervals of no more than fifty feet, either horizontally or vertically.

- Color Change
- Texture Change
- Material Module Change

5. Roofs:

Roofs will have at least one of the following features:

- Parapets concealing flat roofs and rooftop equipment from public view. The average height will not exceed 15% of the height of the supporting wall unless necessary to screen rooftop equipment. All parapets will feature three dimensional cornice treatments and will be solid from all sides if visible at any distance from the ground.
- Overhanging eaves, extending no less than 3 feet past the supporting walls.

F. Landscape & Pedestrian Circulation Regulations.

1. Minimum landscape buffers, as shown in the Landscape Plan (Exhibit B-5) will be continuous along:

Section 2

- | | |
|---------------------------------------|---------------------------------------|
| (a) Abutting Highway 90A: | 26 feet |
| (b) Abutting Easton Avenue: | 25 feet |
| (c) Abutting Driveways 1 and 2: | 16 feet (See Exhibits B-2 & B-4) |
| (d) Abutting Private Access Easement: | 13 or 15 feet (See Exhibit B-3 & B-4) |
| (e) Abutting the Levee: | 34 feet |
| (f) All other: | 6 feet |

2. Minimum Open Space: 20%.

3. Street Trees:

- (a) Must be planted on a thirty foot on center average.

- (b) Must have a minimum caliper of 4 inches and a minimum height of 10 feet measured from ground level when planted.
 - (c) Must not be located closer than ten feet from a street lamppost.
4. Sidewalks:
- (a) Sidewalks are required to be a minimum of five (5) feet wide along the private access road and six (6) feet along Driveways 1 and 2.
 - (b) Continuous sidewalks are required along all public roadways.
 - (c) Sidewalks are required along both sides of Driveways 1, 2, and along both sides of access easements.
 - (d) Sidewalks are required along both sides of the AZ02 tract.
 - (e) All sidewalks shall be built six (6) feet from the back of curb along Driveways 1 and 2 and four (4) feet from the back of curb along the private access road.
 - (f) The proposed trail along Bullhead Slough shall be five (5) feet wide.
5. The PD shall be developed in accordance with the Landscape Plan (Exhibit B-5).
6. Plants used to satisfy the requirements of the PD shall be those on the Plant List (Exhibit B-6).
7. The PD shall be developed in accordance with the Pedestrian Plan (Exhibit B-7).

G. Additional Regulations.

- 1. Outside display of merchandise is prohibited.
- 2. All accessory buildings must be located internal to the tract and not on or abutting public or private streets.
- 3. Fleet vehicle storage is not permitted in the PD for any of the allowed uses, with the exception of SIC 7515 Passenger Car Leasing.
- 4. There shall be no water features (except fountains) in the PD to minimize bird attractants.
- 5. The PD shall be developed in accordance with the Sugar Land Regional Airport Runway Protection Zone (RPZ).
- 6. Building and landscape setbacks established for access easements shall be measured from the face of the curb (where it intersects with the concrete access easement surface) to determine the appropriate setback/landscape buffer distance.

EXHIBIT B-1

PERMITTED USES

The following uses shall be permitted within the Planned Development District. See Notes section following the Permitted Uses table for specific conditions.

<u>USES</u>	<u>SIC CODE</u>	<u>NOTES</u>
Parks and Recreation	99	
Corporate Offices (not retail)	99	
<u>RETAIL</u>		
Paint, Glass, and Wallpaper Stores	5231	
Hardware Stores	5251	
Department Stores	5311	
Variety Stores	5331	
Misc. General Merchandise Stores	5399	
Grocery Stores, only as follows: Supermarkets and Grocery Stores with Little General Merchandise Supermarkets and Grocery Stores with Substantial General Merchandise Convenience Stores with or without Gas	5411	1
Meat and Fish Markets	5421	
Fruit and Vegetable Markets	5431	
Candy, Nut, and Confectionary Stores	5441	
Dairy Products Stores	5451	
Retail Bakeries	5461	
Misc. Food Stores	5499	
Auto and Home Supply Stores	5531	
Men's and Boy's Clothing Stores	5611	
Women's Clothing Stores	5621	
Women's Accessory & Specialty Stores	5632	
Children's and Infant's Wear Stores	5641	
Family Clothing Stores	5651	
Shoe Stores	5661	
Misc. Apparel & Accessory Stores	5699	
Furniture Stores	5712	
Floor Covering Stores	5713	
Drapery, Curtain, and Upholstery Stores	5714	
Miscellaneous Home furnishings Stores	5719	
Household Appliance Stores	5722	
Radio, Television & Consumer Electronic Stores	5731	
Computer and Computer Software Stores	5734	
Musical Instrument Stores	5736	

Eating Places	5812
Drug Stores and Proprietary Stores	5912
Liquor Stores	5921
Used Merchandise Stores	5932
Sporting Goods Stores and Bicycle Shops (Including gun sales & repair)	5941
Book Stores	5942
Stationery Stores	5943
Jewelry Stores	5944
Hobby, Toy, and Game Shops	5945
Camera and Photographic Supply Stores	5946
Gift, Novelty, and Souvenir Shops	5947
Luggage and Leather Good Stores	5948
Sewing, Needlework, and Piece Goods Stores	5949
Florists	5992
Optical Goods Stores	5995
Miscellaneous Retail Stores, only as follows:	5999
Cosmetic Stores	
Hearing Aid and Artificial Limb Stores	
Pets and Pet Supply Stores	
Art Dealers	
Telephone and Typewriter Stores	
Other Miscellaneous Retail Stores	
<u>FINANCE, INSURANCE, AND REAL ESTATE</u>	
National Commercial Banks	6021
State Commercial Banks	6022
Commercial Banks	6029
Savings Institutions, Federally Chartered	6035
Savings Institutions, Not Federally Chartered	6036
Credit Unions, Federally Chartered	6061
Credit Unions, Not Federally Chartered	6062
Federal and Federally Sponsored Credit Agencies	6111
Personal Credit Institutions	6141
Short-Term Business Credit Institutions	6153
Miscellaneous Business Credit Institutions	6159
Mortgage Bankers and Loan Correspondents	6162
Loan Brokers	6163
Investment Advice	6282
Life Insurance	6311
Accident and Health Insurance	6321
Hospital and Medical Service Plans	6324
Fire, Marine and Casualty Insurance	6331
Surety Insurance	6351
Title Insurance	6361

Pension, Health and Welfare Funds	6371	
Insurance Carriers, NEC	6399	
Insurance Agents, Brokers, and Service	6411	
Real Estate Agents and Managers	6531	
Title Abstract Offices	6541	
Land Subdividers and Developers	6552	
Offices of Bank Holdings Companies	6712	
Offices of Holding Companies, NEC	6719	
Management Investment Offices, Open-End	6722	
Education, Religious, and Charitable Trusts	6732	
Trusts, Except Educational, Religious, and Charitable Managers	6733	
Patent Owners and Lessors	6794	
Real Estate Investment Trusts	6798	
Investors, NEC	6799	
<u>SERVICES</u>		
Garment Pressing, and Agents for Laundries and Drycleaners (pressing and pickup-dropoff only)	7212	2
Drycleaning Plants, Except Rug Cleaning	7216	
Photographic Studies, Portrait	7221	
Beauty Shops	7231	
Barber Shops	7241	
Shoe Repair Shops and Shoeshine Parlors	7251	
Tax Return Preparation Services	7291	
Miscellaneous Personal Services, only as follows: Babysitting Bureaus Diet and Weight Reducing Services Valet Parking Services Formal Wear and Costume Rental Personal Care Services	7299	
Advertising Agencies	7311	
Radio, Television & Publishers' Representatives	7313	
Advertising, NEC	7319	
Adjustment and Collection Services	7322	
Credit Reporting Services	7323	
Photocopying and Duplicating Services	7334	
Commercial Photography	7335	
Commercial Art and Graphic Design	7336	
Secretarial and Court Reporting	7338	
Medical Equipment Rental and Leasing	7352	
Employment Agencies	7361	
Help Supply Services	7363	
Computer Programming Services	7371	
Prepackaged Software	7372	

Computer Integrated Systems Design	7373	
Computer Processing & Data Preparation and Processing Services	7374	
Information Retrieval Services	7375	
Computer Facilities Management Services	7376	
Computer Rental and Leasing	7377	
Computer Maintenance & Repair	7378	
Computer Related Services, NEC	7379	
Security Systems Services	7382	
Photofinishing Laboratories	7384	
Business Services, NEC	7389	
Passenger Car Rental	7514	3
Passenger Car Leasing	7515	3
Automotive Exhaust System Repair Shops	7533	3 See Administrative Amendment No. 3
Automotive Transmission Repair Shops	7537	4
General Automotive Repair Shops	7538	4
Automotive Repair Shops, NEC	7539	4
Carwashes	7542	
Radio and Television Repair Shops	7622	
Electrical and Electronic Repair Shops, NEC	7629	
Watch, Clock, and Jewelry Repair	7631	
Reupholstery and Furniture Repair	7641	
Motion Picture and Video Tape Production	7812	
Motion Picture Theaters, Except Drive-In	7832	
Video Tape Rental	7841	
Dance Studios, Schools, and Halls	7911	
Theatrical Producers (Except Motion Picture) & Misc. Theatrical Services	7922	
Bands, Orchestras, Actors, and Other Entertainers and Groups	7929	
Bowling Centers	7933	
Professional Sports Clubs and Promoters	7941	
Physical Fitness Facilities	7991	
Membership Sports and Recreation Clubs	7997	
Amusement and Recreation Services, only as follows:	7999	
Baseball instruction schools		
Basketball instruction schools		
Billiard parlors		
Bowling instruction		
Bridge instruction		
Go-cart raceway operation		
Golf courses, miniature operation of		
Golf, pitch-n-putt		
Gymnastics instruction		
Ice skating rink operation		

Judo instruction		
Karate instruction		
Pool parlors		
Roller skating rink operation		
Schools and camps, sports instructional		
Scuba and skin diving instruction		
Skating instruction, ice or roller		
Ski instruction		
Sports instructors, professional: golf, skiing, swimming, etc.		
Sports professionals		
Swimming instruction		
Tennis courts, outdoor and indoor operation of, non-membership		
Tennis professionals		
Ticket sales offices for sporting events, contract		
Trampoline operation		
Wax figure exhibitions		
Yoga instruction		
Offices and Clinics of Doctors of Medicine	8011	
Offices and Clinics of Dentists	8021	
Offices and Clinics of Doctors of Osteopathy	8031	
Offices and Clinics of Chiropractors	8041	
Offices and Clinics of Optometrists	8042	
Offices and Clinics of Podiatrists	8043	
Offices and Clinics of Health Practitioners, NEC	8049	
Medical Laboratories	8071	
Dental Laboratories	8072	
Home Health Care Services	8082	
Kidney Dialysis Centers	8092	
Specialty Outpatient Facilities, only as follows: Family Planning Centers Outpatient Mental Health Facilities	8093	
Health and Allied Services, NEC	8099	
Legal Services	8111	
Elementary Schools (no secondary schools & no public schools)	8211	5
Child Day Care Services	8351	6
Museums and Art Galleries	8412	
Business Associations	8611	
Professional Membership Organizations	8621	
Political Organizations	8651	
Religious Organizations	8661	
Membership Organizations, NEC	8699	

Engineering Services	8711
Architectural Services	8712
Surveying Services	8713
Accounting, Auditing & Bookkeeping Services	8721
Management Services	8741
Management Consulting Services	8742
Public Relations Services	8743
Facilities Support Management Services	8744
Business Consulting Services, NEC	8748
Services, NEC	8999
Public Finance, Taxation & Monetary Policy	9311
Administration of Educational Programs	9411
Administration of Public Health Programs	9431
Administration of Social, Human Resources & Income Maintenance Programs	9441
Administration of Veterans' Affairs, Except Health Insurance	9451

NOTES:

1. Conditions for Gasoline Sales:

- (a) There shall be a maximum of six pump stations, with two vehicle fueling areas per station.
- (b) Canopy roofs over pump dispensers shall have a pitched or mansard roof (See Exhibit B-10).
- (c) Lighting shall be recessed under the pump station canopy and in fixtures throughout the site (See Exhibit B-11).
- (d) There shall be no outdoor speakers, except those required by law at pump stations.
- (e) Fueling canopy columns shall be 100% of the following two materials: brick and/or stone.
- (f) Vertical facades of fuel canopy roofs shall be 100% of the following materials: thin brick, stucco, or EIFS.
- (g) Minimum landscaping buffering shall include:
 - i. Hedges of at least four feet in height at time of planting screening the entire parking lot perimeter.
 - ii. Trees of at least four inches in diameter and ten feet in height at time of planting for every 50 feet of parking lot perimeter.

2. Conditions for Dry Cleaning Plants:

- (a) Rear doors must be screened by masonry screening walls that are a minimum of 6 feet in height.

3. Conditions for Auto / Car Leasing:

- (a) The site shall provide separate areas for customer parking and fleet vehicle parking.
- (b) Minimum landscaping buffering shall include:
 - i. Hedges of at least four feet in height at time of planting screening the entire fleet vehicle parking lot perimeter.
 - ii. Trees of at least four inches in diameter and ten feet in height at time of planting for every 50 feet of parking lot perimeter.
- (c) Outdoor speakers shall be prohibited.

4. Conditions for Auto Repair:

- (a) Orientation of repair bays shall be perpendicular to the street (whether public street or access main easement) and if adjacent to both, then the bays shall be perpendicular to any major collector.
- (b) There shall be no overnight parking or outside storage of damaged, inoperable or junked vehicles (as defined under Code of Ordinances). Outdoor parking of repaired vehicles shall be limited to 48 hours.
- (c) No overnight parking or storage of recreational vehicles (as defined by Development Code).
- (d) There shall be no outdoor speakers.
- (e) Minimum landscaping buffering shall include:
 - i. Hedges of at least four feet in height at time of planting screening the entire parking lot perimeter.
 - ii. Trees of at least four inches in diameter and ten feet in height at time of planting for every 50 feet of parking lot perimeter.

5. Conditions for Private Elementary:

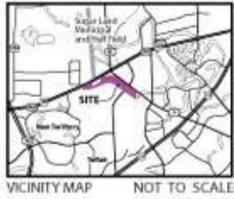
- (a) Site shall be developed in accordance with an approved traffic circulation plan and traffic study to include only on-site queuing.
- (b) Shall not exceed a maximum of 250 enrolled students.
- (c) Shall only include preschool through 5th grades.
- (d) Shall provide dedicated outside or inside play areas, and shall not retrofit parking lots for play areas.
- (e) Shall not be located within the Sugar Land Regional Airport 65 DNL area as shown on Exhibit B-9.

6. Conditions for Day-Care Center:

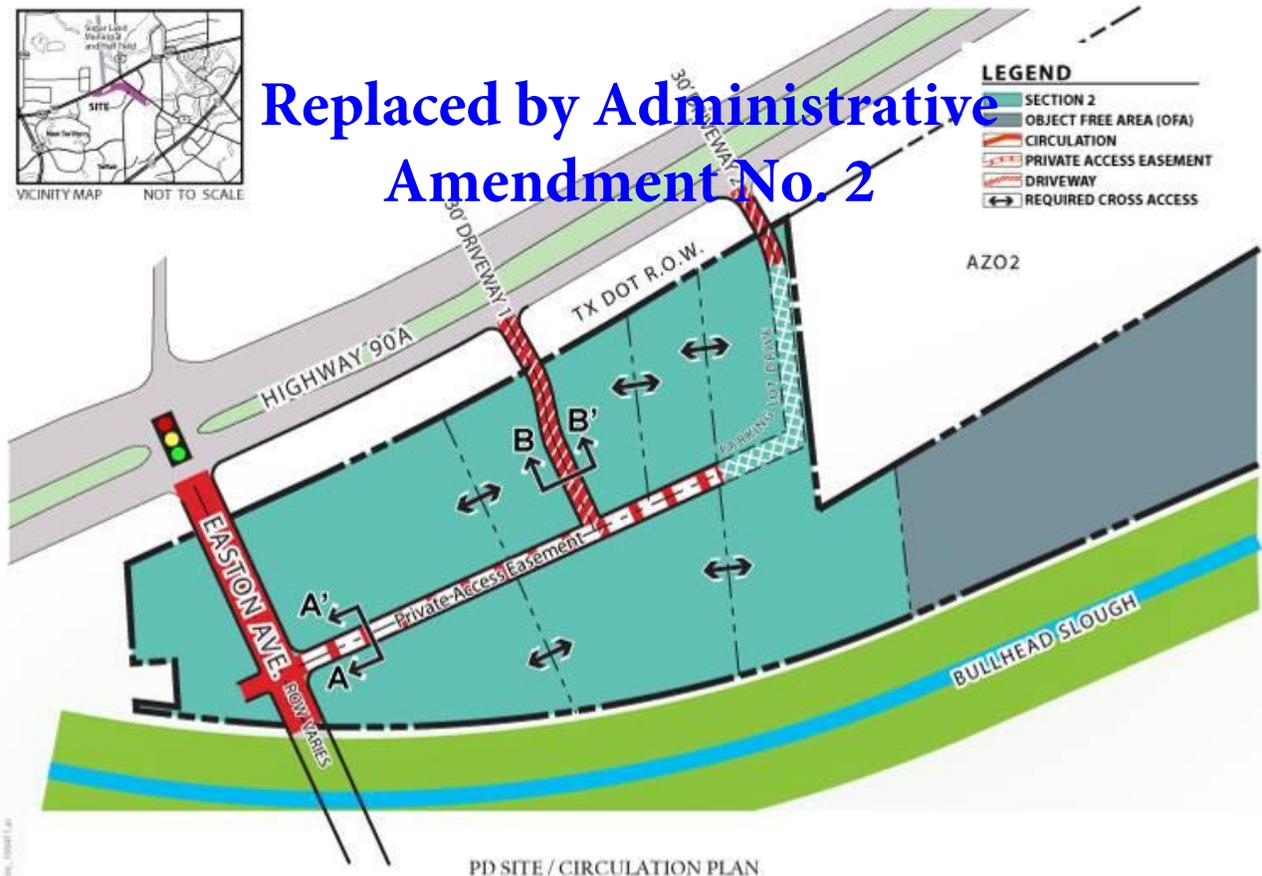
- (a) Shall be developed in accordance with an approved traffic circulation plan and traffic study to include only on-site queuing.
- (b) Shall provide dedicated outside or inside play areas, and shall not retrofit parking lots for play areas.
- (c) Shall not be located within the Sugar Land Regional Airport 65 DNL area as shown on Exhibit B-9.

EXHIBIT B-2

SITE & CIRCULATION PLAN



Replaced by Administrative
Amendment No. 2



- LEGEND**
- SECTION 2
 - OBJECT FREE AREA (OFA)
 - CIRCULATION
 - PRIVATE ACCESS EASEMENT
 - DRIVEWAY
 - REQUIRED CROSS ACCESS

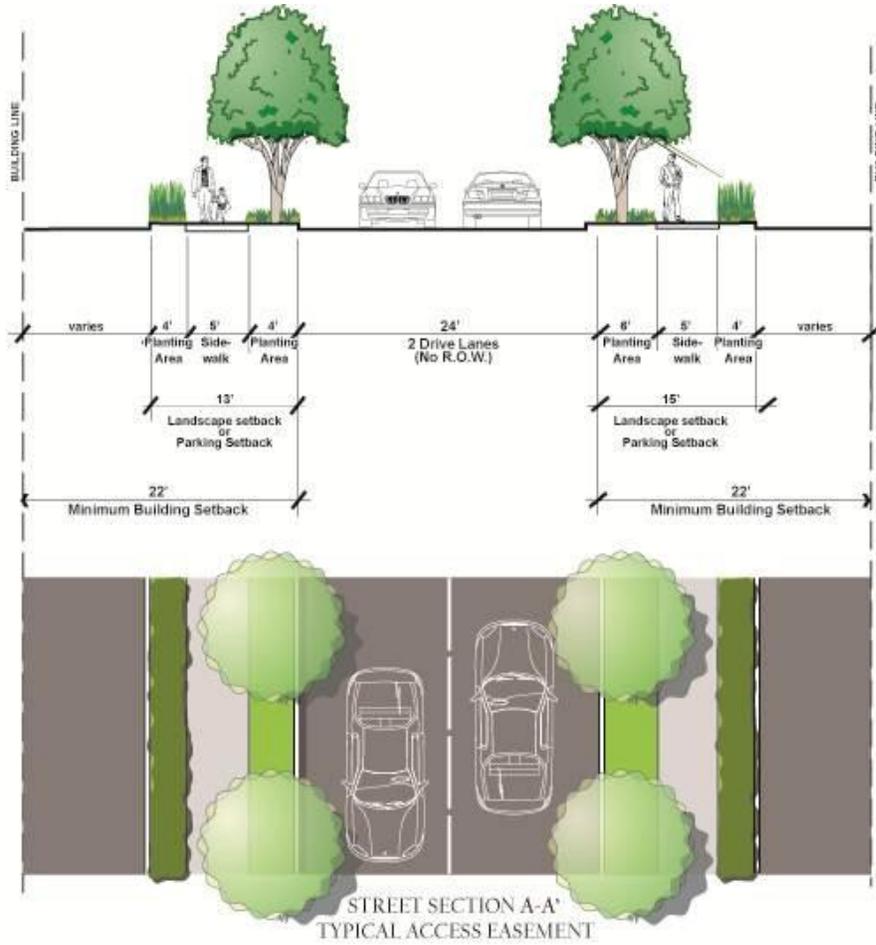


PD SITE / CIRCULATION PLAN
SECTION 2
THE CROSSING AT TELFAIR
JULY 11, 2011



EXHIBIT B-3

ACCESS EASEMENT CROSS SECTION (A & A')

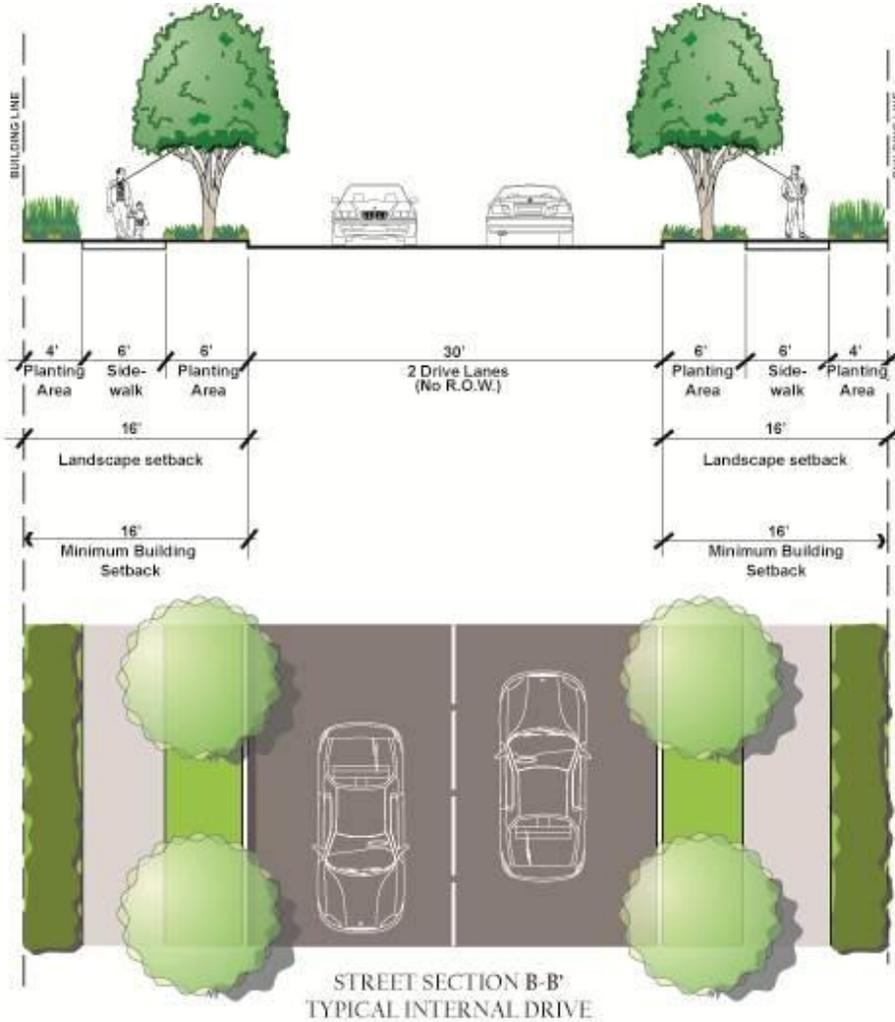


PD SECTION 2
THE CROSSING AT TELFAIR
JULY 11, 2011



EXHIBIT B-4

DRIVEWAY CROSS SECTION (B & B')



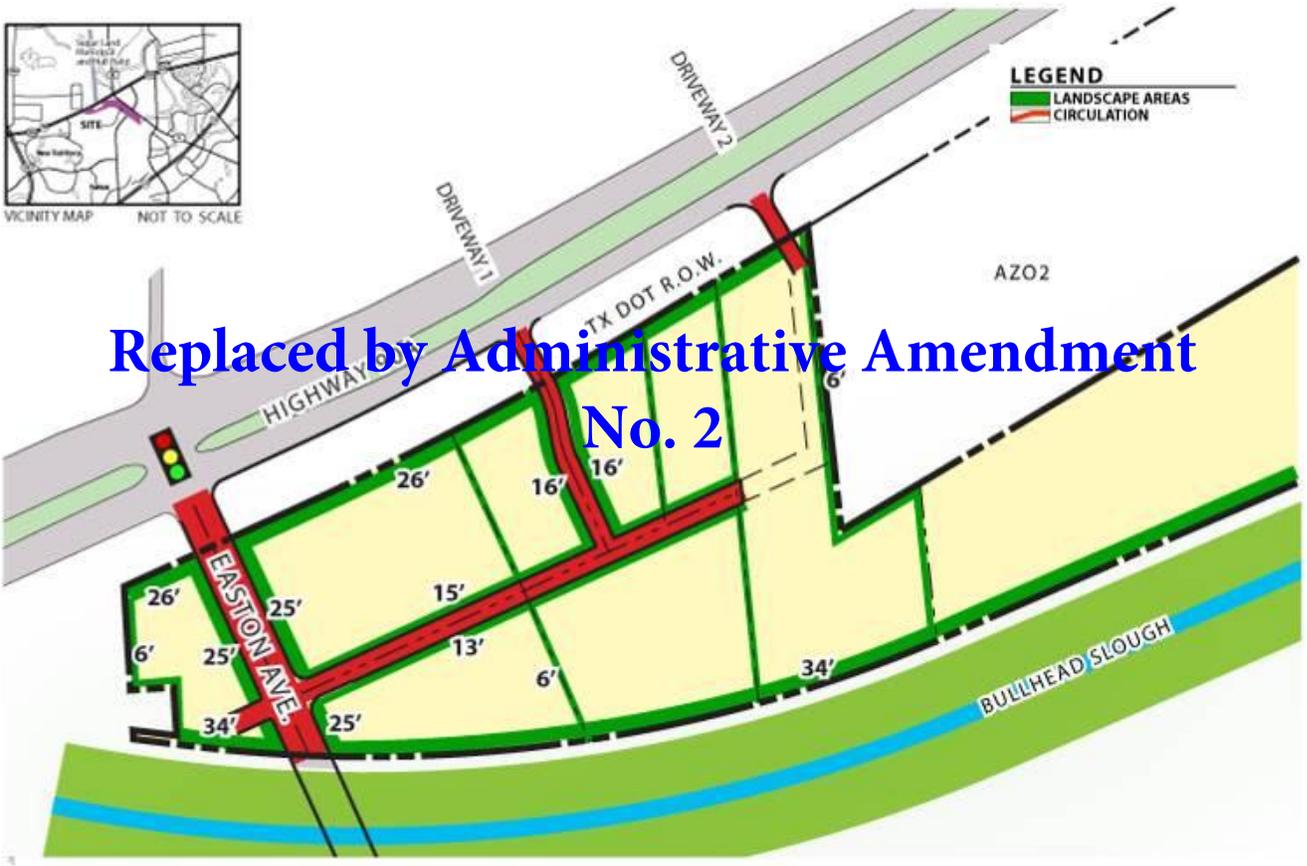
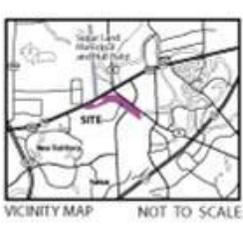
**PD SECTION 2
THE CROSSING AT TELFAIR**

JULY 12, 2011

TWO PD SECTION 2, 11/15/11



EXHIBIT B-5
LANDSCAPE PLAN



Replaced by Administrative Amendment
No. 2

PHOTO: LANDS, INC./MKTIA



PD LANDSCAPE PLAN
SECTION 2
THE CROSSING AT TELFAIR
AUG 11, 2011



EXHIBIT B-6

PLANT LIST

The following is a list of plant material. If the property owners request plants that are not contained in this list, the Director may approve them if they are determined to be of a similar hardiness.

Street Trees:

Nellie R. Stevens Holly - *Ilex x attenuata* 'Nellie R. Stevens'
Savannah Holly - *Ilex attenuate* 'Savannah'
Southern Magnolia - *Magnolia grandiflora* 'DD Blanchard'
Sycamore – '*Platanus occidentalis*'
Water Oak - *Quercus nigra*
Live Oak - *Quercus virginiana*
Bald Cypress - *Taxodium distichum*
Bosque or Drake Elm - *Ulmus parvifolia* 'Bosque' or 'Drake'

Small & Ornamental Trees:

European Fan Palm - *Chamaerops humilis*
Loquat - *Eryobotrya japonica*
Foster Holly - *Ilex x attenuata* 'Fosterii'
Yaupon Holly - *Ilex vomitoria*
Columnar Juniper - *Juniperus* spp.
Crape Myrtle - *Lagerstroemia indica* 'Basham's Pink', 'Natchez' 'Muschogee'
Little Gem Magnolia - *Magnolia grandiflora* 'Little Gem'
Treeform (MT) Ligustrum - *Ligustrum japonicum*
Sweetbay Magnolia - *Magnolia virginiana*
Tree Wax Myrtle - *Myrica cerifca*
Cherry Laurel - *Prunus caroliniana*
Mexican Plum - *Prunus mexicana*
Texas Sable Palm - *Sabal texana*
Windmill Palm - *Trachycarpus fortunei*
California Fan Palm - *Washingtonia filifera*

Shrubs:

Encore Azalea - *Azalea* hybrid 'Autumn Sweetheart', 'Autumn Twist', 'Autumn Rouge', 'Autumn Bravo'
Indica Azalea - *Azalea indica* 'Sweet Forgiveness', 'Geo. Taber', 'GG Gerbing', 'Formosa'
Abelia - *Abelia x grandiflora* 'Prostrata', 'Sherwoodi', Edward Goucher'
Boxwood - *Buxus* spp.
Dwarf Bottlebrush - *Callistemon citrinus* 'Austraflora', 'Firebrand', 'Little John', and 'Splendens'
Camellia - *Camellia* spp.
Japanese Cleypa - *Ternstroemia gymnathera*
Sago Palm - *Cycas revoluta*
Umbrella Plant - *Cyperus alternifolius*

Butterfly Iris - *Dietes iridioides*
 Elaeagnus Ebbingei - *Elaeagnus macrophylla*
 Silverberry - *Elaeagnus fruilandi*
 Gardenia - *Gardenia spp.*
 Dwarf Burford Holly - *Ilex cornuta 'Burfordii Nana'*
 Pittosporum - *Pittosporum tobika*
 Variegated Pittosporum - *Pittosporum tobika varie gated*
 Barbados Cherry - *Malpighia Glabra*
 Fatsia - *Fatsia japonica*
 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 Pruet - *Ligustrum lucidum*
 Fringe Flower Razzleberri - *Loropetalum chinese 'Monraz'*
 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'*
 Society Garlic - *Tulbaghia violacea*
 Sweet Viburnum - *Viburnum spp.*
 Bridal Wreath Spirea - *Spirea prunifolia*
 Feijoa - *Feijoa sellowiana*
 Oleander - *Nerium oleander*
 Dwarf Oleander - *Nerium oleander 'Petite Pink'*
 Plumbago - *Plumbago auriculata*
 Dwarf Pomegranate - *Punica granatum 'Nana'*
 Kumquat - *Fortunella spp.*
 Muhly Grass - *Meuhlenbergia lindheimeri*
 Dwarf Maiden Grass - *Miscanthus sinensis 'Morning Light'*

Groundcovers & Vines:

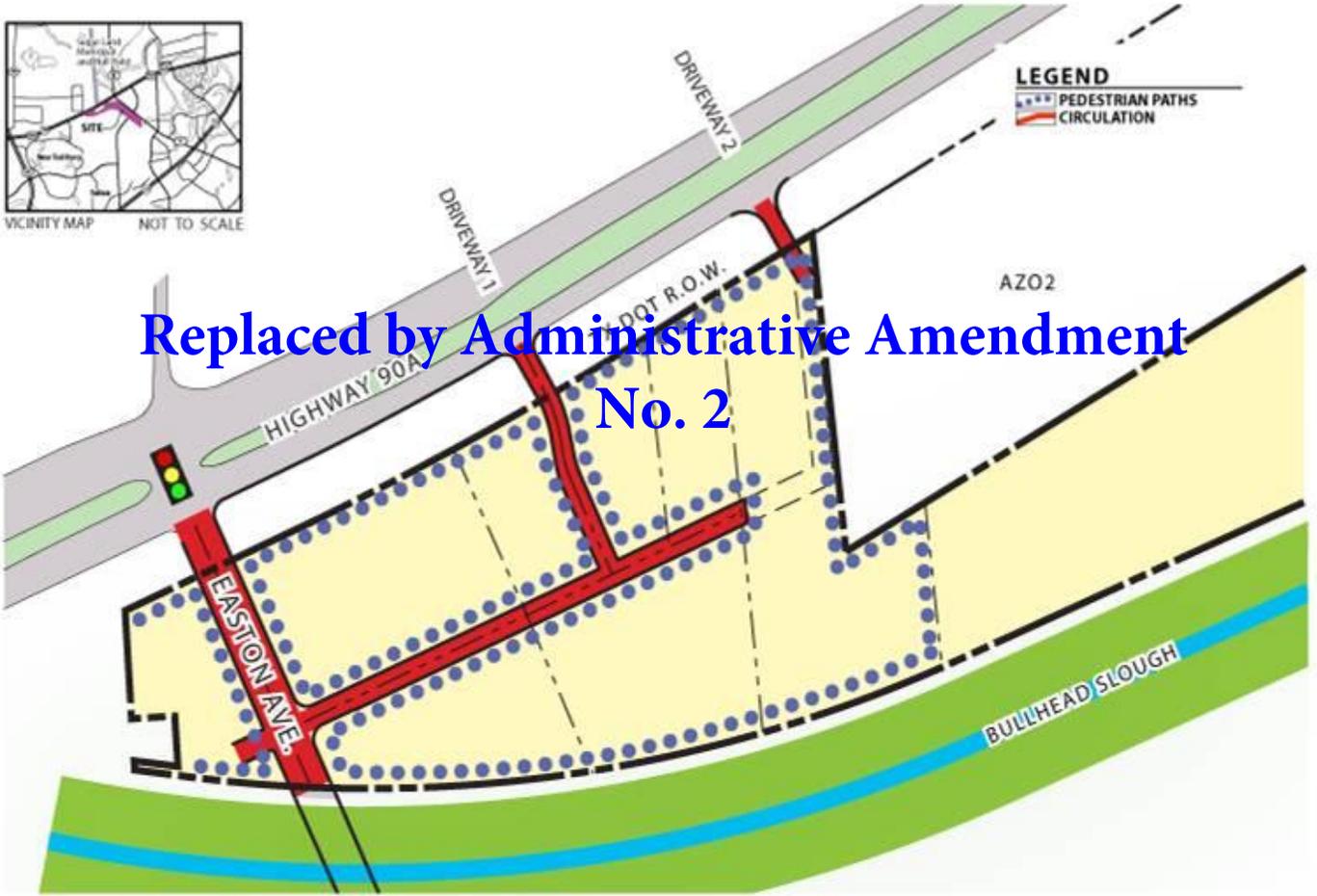
Carpet Bugle - *Ajuga reptans*
 Coral Vine - *Antigonon leptopus*
 Asparagus Fern - *Asparagus sprengeri*
 Crossvine - *Bignonia capreolata*
 Trumpet Creeper - *Campsis radicans*
 Mexican Heather - *Cuphea hyssopifolia*
 Wood Fern - *Dryopteris normalis*
 Carolina Jasmine - *Gelsimium sempervirens*
 English Ivy - *Hedera helix*
 Daylily - *Hemerocallis 'Evergreen Yellow Supreme', 'Ming Toy', 'Stella D'oro'*
 Coral Honeysuckle - *Lonicera sempervirens*

Big Blue Liriope - *Liriope muscari* 'Big Blue'
Evergreen Wisteria - *Millettia reticulata*
Variegated Giant Liriope - *Ophiopogon jaburan*
Monkey Grass - *Ophiopogon japonica*
Katie Ruellia - *Ruellia brittonia* 'Katy'
Virginia Creeper - *Parthenocissus quinquefolia*
Star Jasmine - *Trachelospermum jasminoides*
Purple Queen - *Setcreasea pallida*
Lantana - *Lantana sellowiana*
Fig Ivy - *Ficus pumila*
Bouganvillea - *Bouganvillea* spp.

Arborvitae, yucca, cactus, and bamboo are prohibited.

EXHIBIT B-7

PEDESTRIAN PLAN



Replaced by Administrative Amendment
No. 2

TRD-PALD - REDE - T08012141



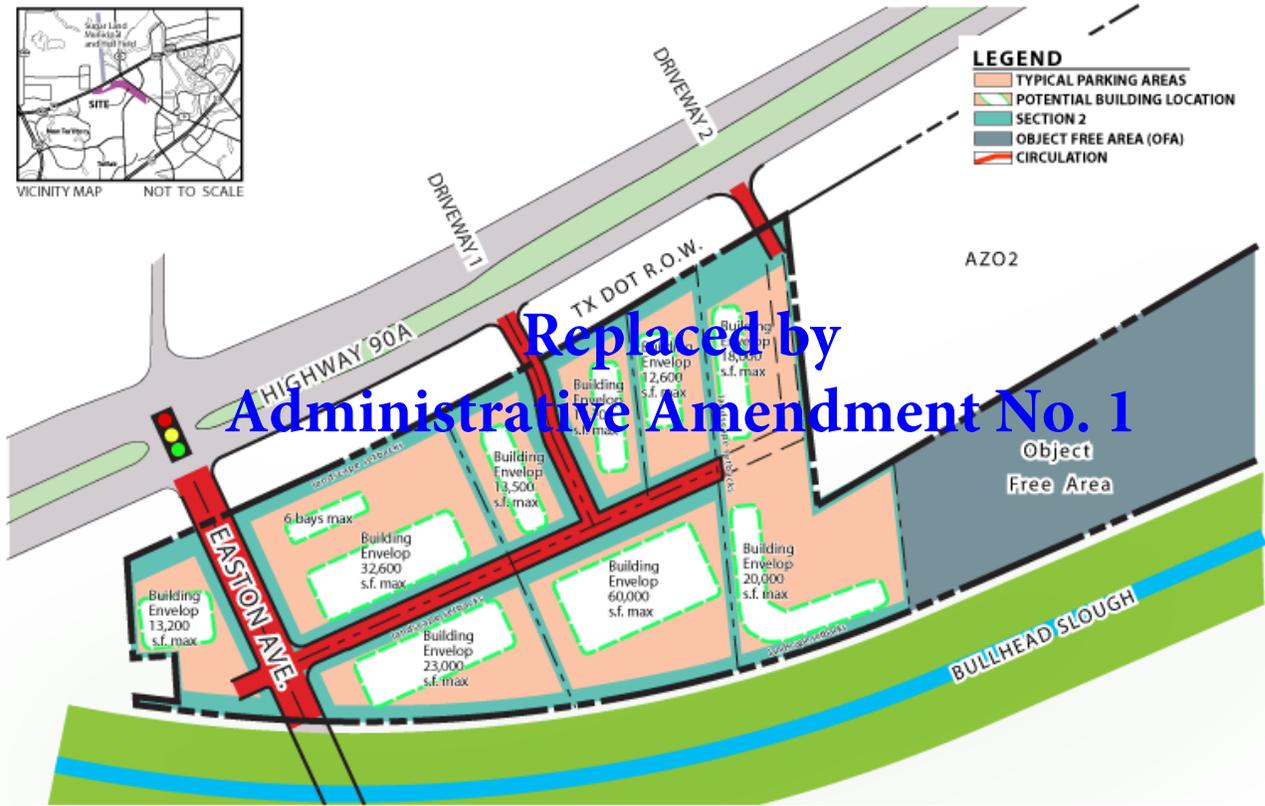
PD PEDESTRIAN PLAN

SECTION 2
THE CROSSING AT TELFAIR
AUG 11, 2011



EXHIBIT B-8

BUILDING ENVELOPE PLAN



Replaced by
Administrative Amendment No. 1

TELFAIR_PD_BUILDING_ENVELOPE_101011.dwg

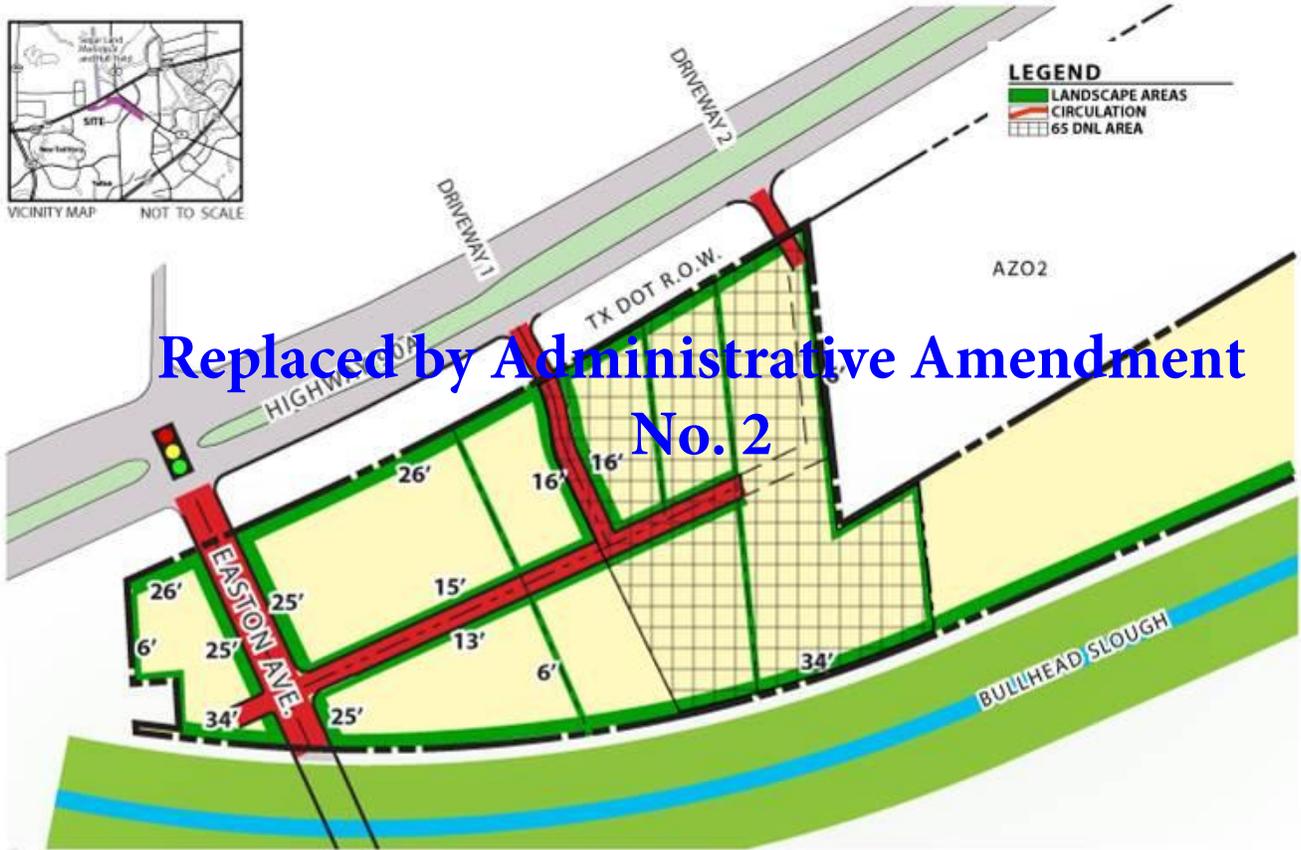


SECTION 2
THE CROSSING AT TELFAIR



EXHIBIT B-9

65 DNL PLAN



Replaced by Administrative Amendment No. 2

TRUCKING: 10001114



PD 65 DNL PLAN

SECTION 2
THE CROSSING AT TELFAIR

AUG 11, 2011



VERDIN ASSOCIATES

LAND PLANNING URBAN DESIGN & DESIGN

EXHIBIT B-10

FUEL PUMP STATION EXAMPLE

MANSARD/SLOPED ROOF

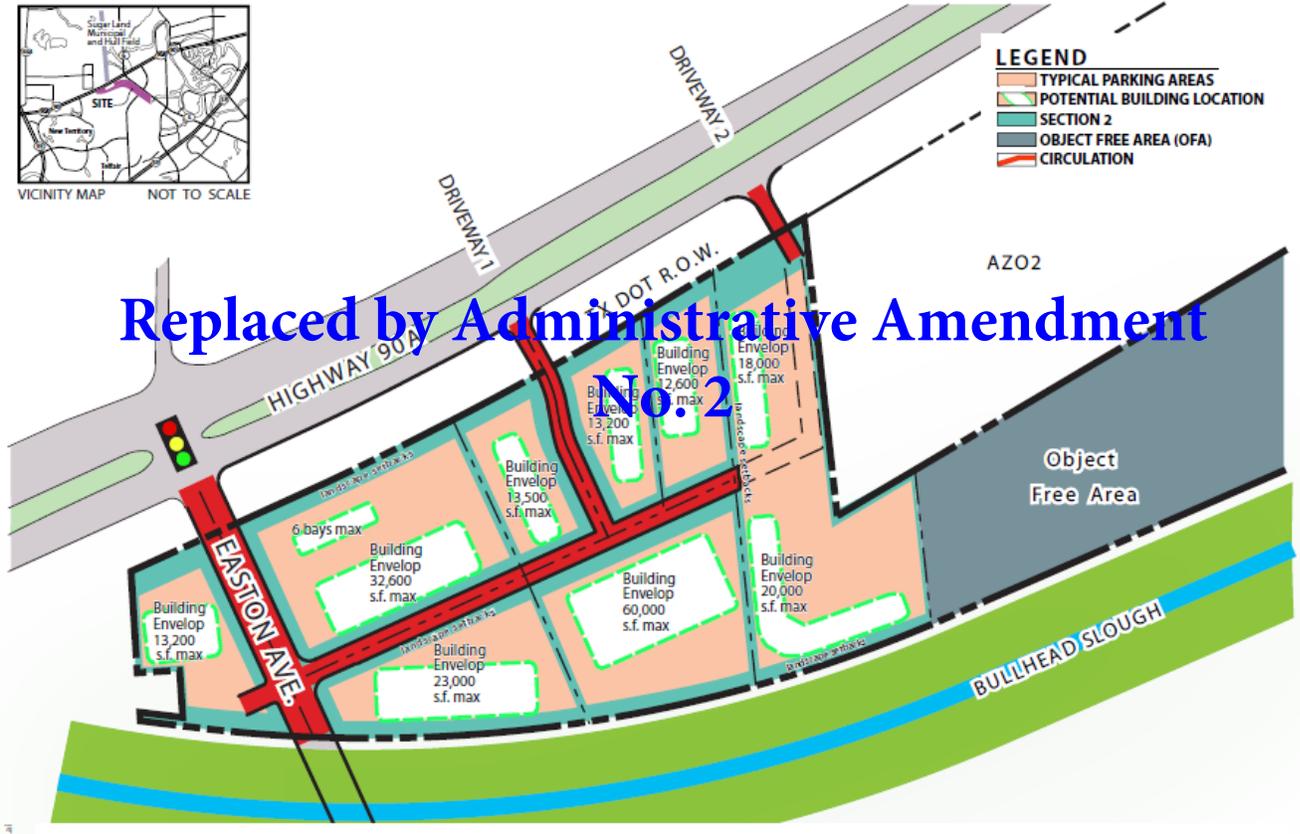
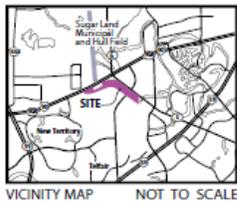


EXHIBIT B-11

FUEL PUMP STATION CRITERIA

UNDER CANOPY DETAIL





Replaced by Administrative Amendment No. 2

TWO-PHASE ENVELOP_101811.dwg



PD BUILDING ENVELOP PLAN
SECTION 2
THE CROSSING AT TELFAIR
JULY 11 2011
Revised Jan. 5th 2012



**DIRECTOR-APPROVED PLANNED DEVELOPMENT (PD) DISTRICT AMENDMENT
CROSSING AT TELFAIR SECTION 2 (FINAL DEVELOPMENT PLAN)**

Amendment to Planned Development (PD) District Ordinance No. 1842 from December 20, 2011 replacing Exhibit "PD Building Envelope Plan" due to adjustments in location of building at southeast corner of Easton Ave. and internal drive.

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

Douglas P. Schomburg

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

PLANNING & ENVIRONMENTAL
SERVICES DEPARTMENT
CITY OF SUGAR LAND

Date: 1/13/12



**Administrative Amendment to a Planned Development District
Authorized Under Development Code, Chapter 2, Article II, Part 16, Section 2-177**

PD Amendment Information:	
PD Name	Crossing at Telfair Section 2 Final Development Plan
PD Ordinance Number	Ordinance No. 1842
Date of Ordinance Adoption:	December 20, 2011
Classification	Administrative Amendment No. 2
Purpose of Administrative Amendment	<ol style="list-style-type: none">1. Divide Reserve B into three reserves2. Accurately indicate cross access within reserves3. Accurately reflect connections to the Private Access Easement
Initiated by:	Property Owner
Affected Ordinance Exhibits	Exhibit B-2, Exhibit B-5, Exhibit B-7, Exhibit B-8, Exhibit B-9
Planning Case No.	11 21000004

A handwritten signature in cursive script, appearing to read "Lisa Kocich-Meyer".

**Lisa Kocich-Meyer, AICP
Director of Planning**

February 4, 2015

Attachments:

Revised Exhibit B-2, Exhibit B-5, Exhibit B-7, Exhibit B-8, & Exhibit B-9

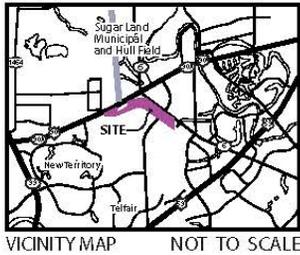
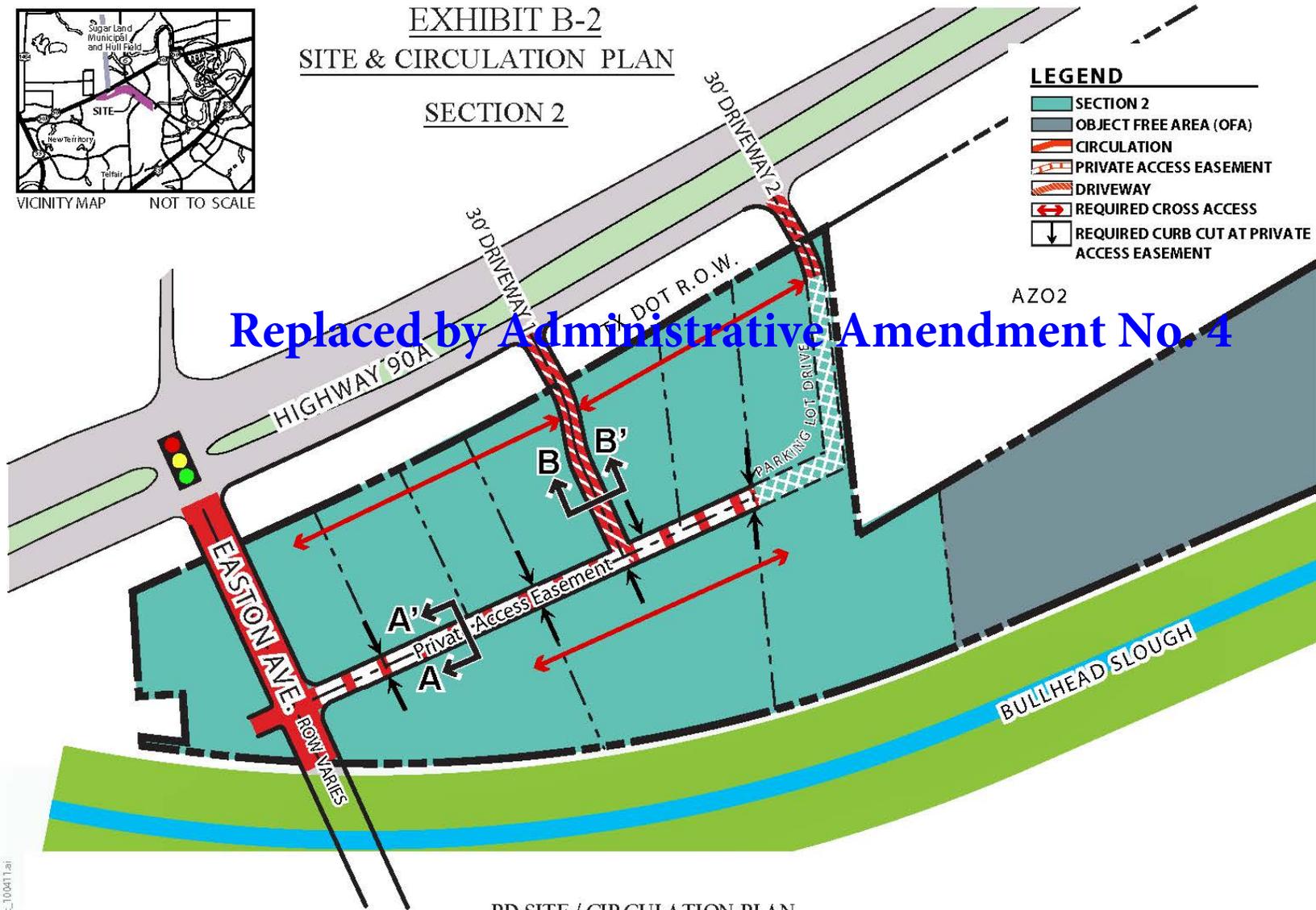


EXHIBIT B-2
SITE & CIRCULATION PLAN

SECTION 2

LEGEND

- SECTION 2
- OBJECT FREE AREA (OFA)
- CIRCULATION
- PRIVATE ACCESS EASEMENT
- DRIVEWAY
- REQUIRED CROSS ACCESS
- REQUIRED CURB CUT AT PRIVATE ACCESS EASEMENT



Replaced by Administrative Amendment No. 4

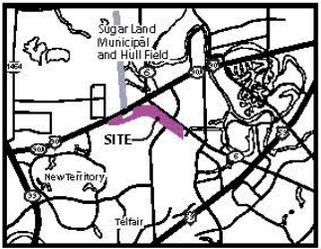
PD SITE / CIRCULATION PLAN

SECTION 2
THE CROSSING AT TELFAIR

DECEMBER 19, 2014

TWO-PUD_SITEarc_100411.ai





VICINITY MAP NOT TO SCALE

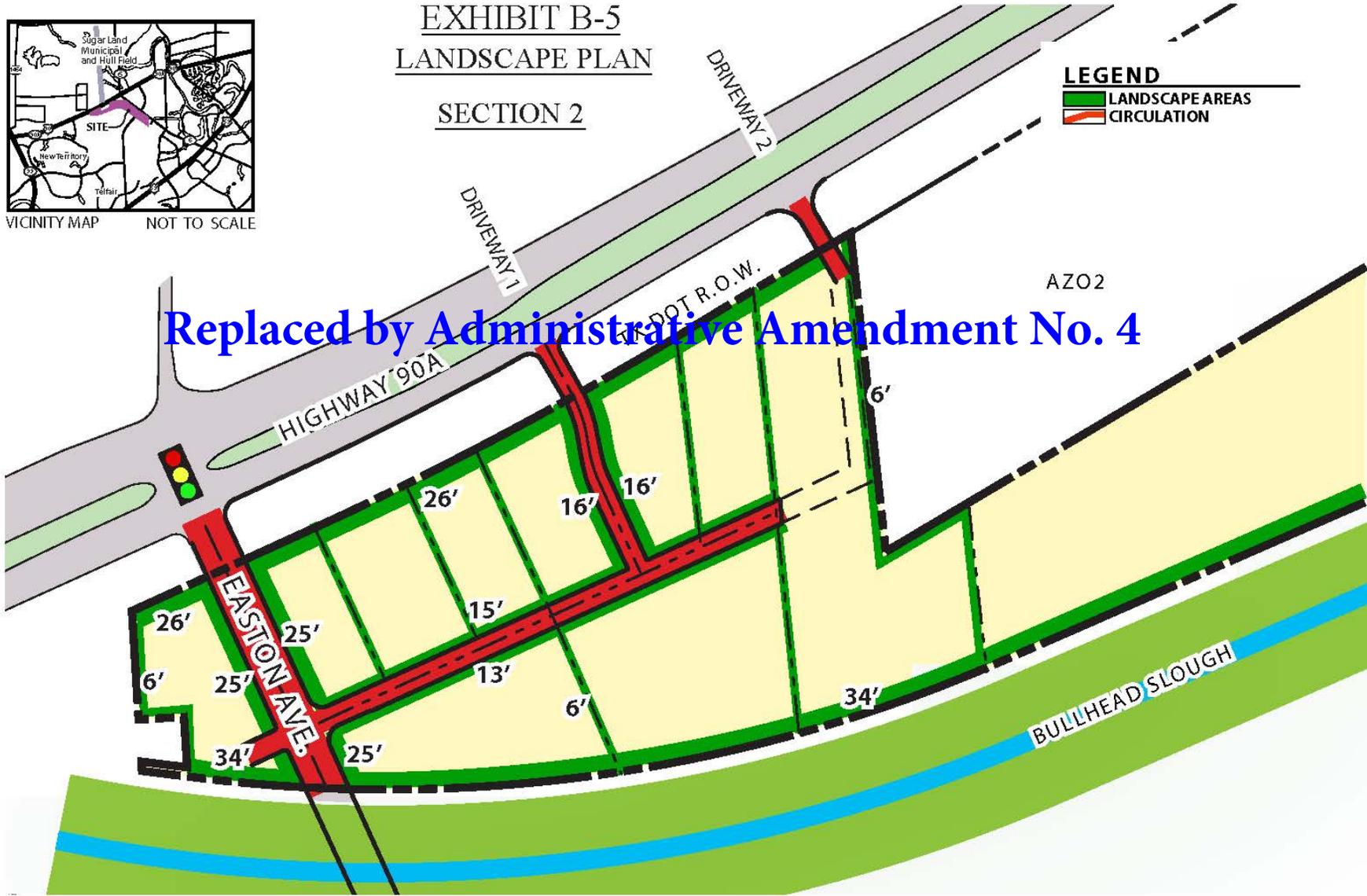
EXHIBIT B-5 LANDSCAPE PLAN

SECTION 2

LEGEND

- LANDSCAPE AREAS
- CIRCULATION

Replaced by Administrative Amendment No. 4



TWO-PUD_LANDS_100411.ai



PD LANDSCAPE PLAN
SECTION 2
THE CROSSING AT TELFAIR
AUGUST 14, 2014



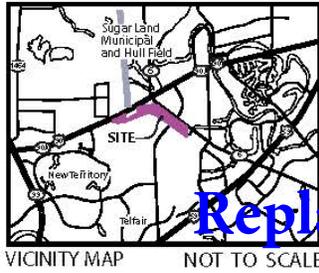
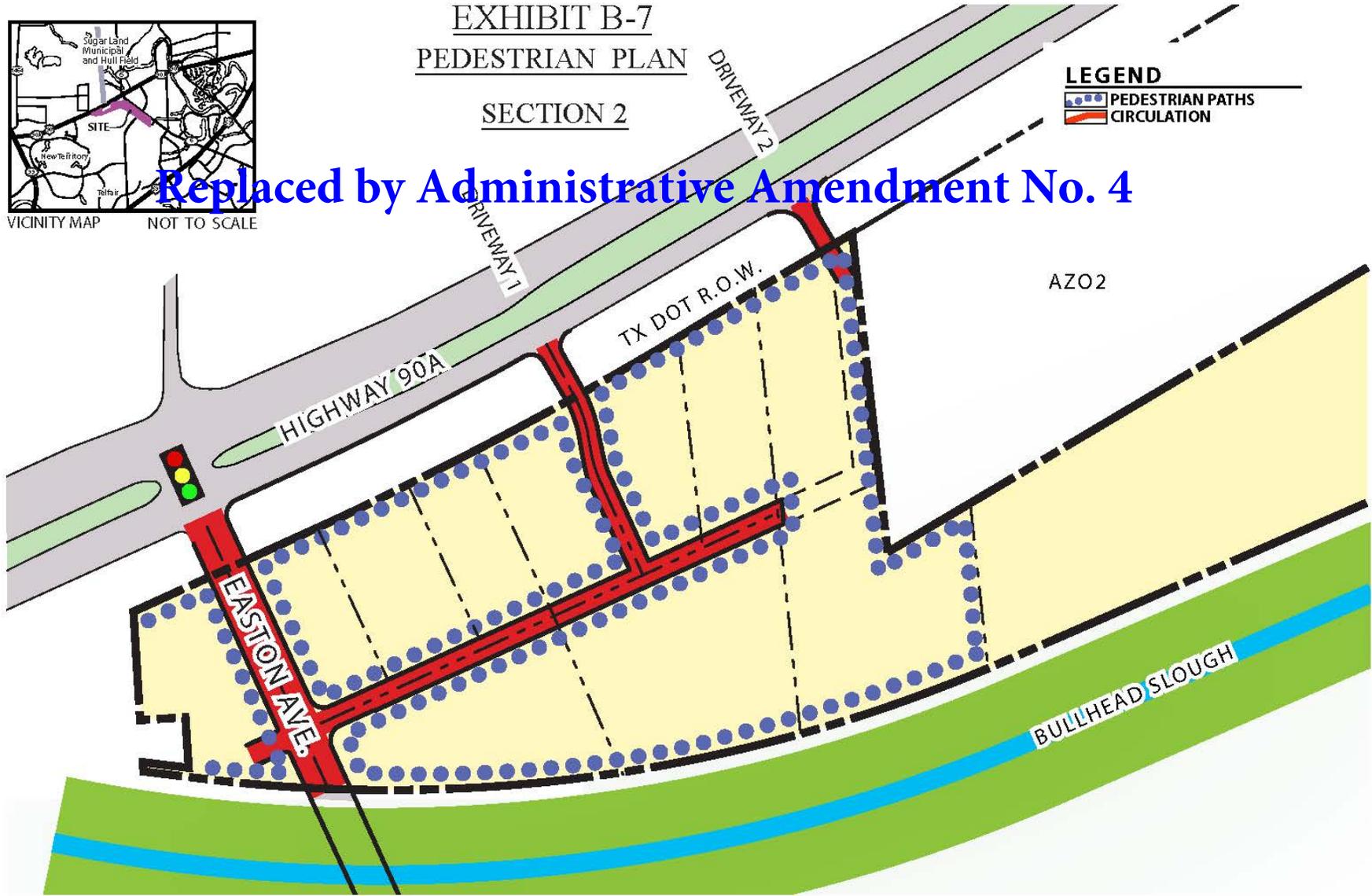


EXHIBIT B-7
PEDESTRIAN PLAN
SECTION 2

LEGEND

- PEDESTRIAN PATHS
- CIRCULATION

Replaced by Administrative Amendment No. 4

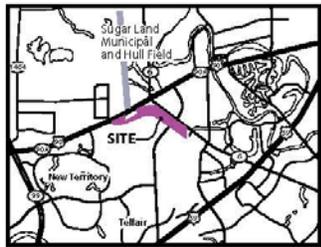


TWO-PUD_PEDI_100411.ai



PD PEDESTRIAN PLAN
SECTION 2
THE CROSSING AT TELFAIR
AUGUST 14, 2014





VICINITY MAP NOT TO SCALE

**EXHIBIT B-8
BUILDING ENVELOPE PLAN**

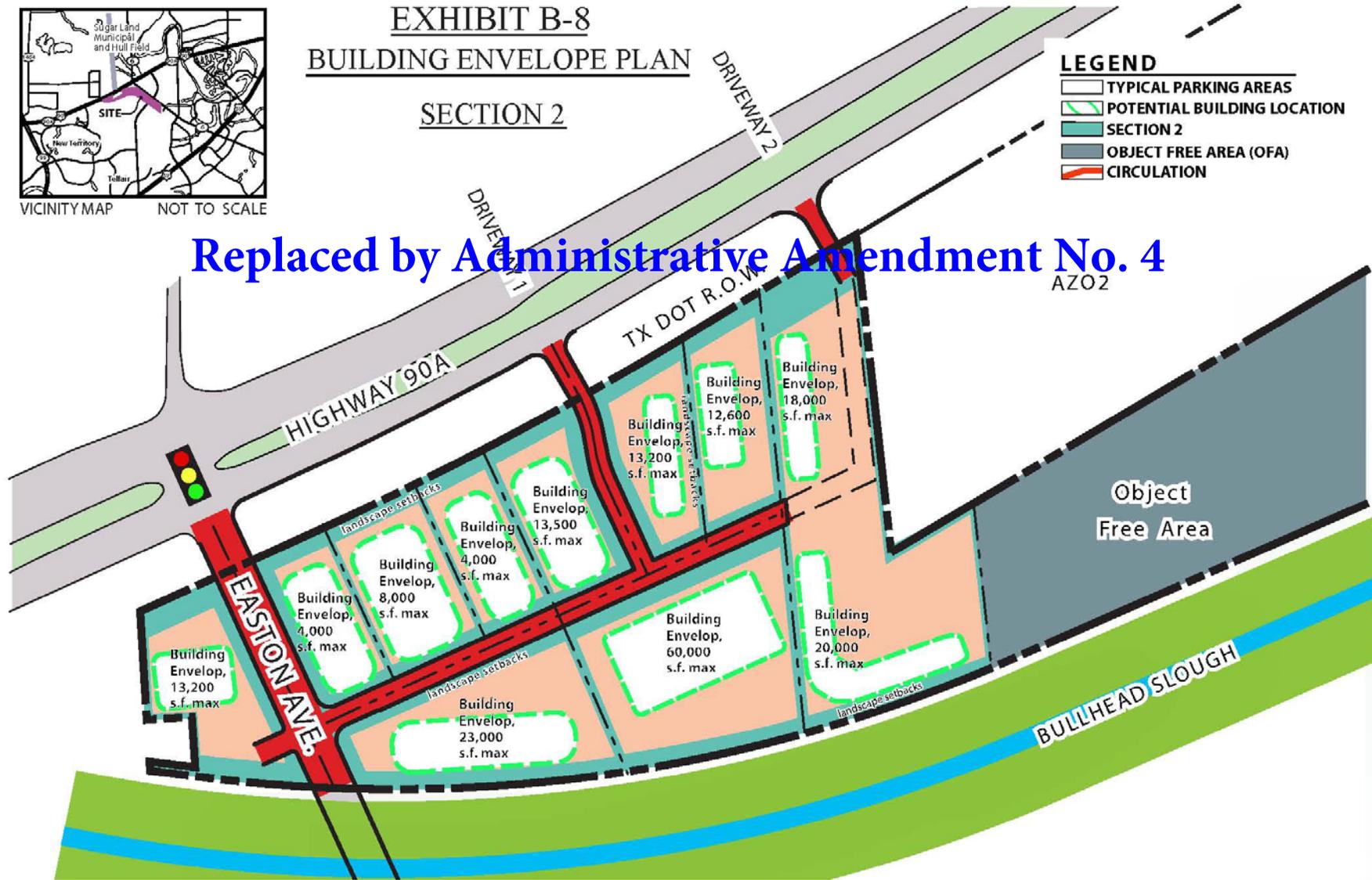
SECTION 2

LEGEND

- TYPICAL PARKING AREAS
- POTENTIAL BUILDING LOCATION
- SECTION 2
- OBJECT FREE AREA (OFA)
- CIRCULATION

Replaced by Administrative Amendment No. 4

AZO2



Building Envelop, x s.f. max

PD BUILDING ENVELOPE PLAN

**SECTION 2
THE CROSSING AT TELFAIR**

AUGUST 14, 2014

TWO-PUD_ENVELOP_100411.rvt





Administrative Amendment to a Planned Development District
Authorized Under Development Code, Chapter 2, Article II, Part 16, Section 2-177

PD Amendment Information:	
PD Name	Crossing at Telfair Section 2 Final Development Plan
PD Ordinance Number	Ordinance No. 1842
Date of Ordinance Adoption:	December 20, 2011
Classification	Administrative Amendment No. 3
Purpose of Administrative Amendment	1. Exhibit B-1 note typo; SIC Code 7533 Automotive Exhaust System Repair Shops note 4 applies to this use instead of note 3.
Initiated by:	Staff
Affected Ordinance Exhibits	Exhibit B-1
Planning Case No.	11 21000004

A handwritten signature in cursive script, appearing to read "Lisa Kocich-Meyer".

Lisa Kocich-Meyer, AICP
Director of Planning

January 22, 2015

Attachments:
Revised Exhibit B-1

EXHIBIT B – 1
PERMITTED USES

<u>USES</u>	<u>SIC CODE</u>	<u>NOTES</u>
<u>SERVICES:</u> Automotive Exhaust System Repair Shops	7533	4

NOTE:

4. Conditions for Auto Repair:
 - (a) Orientation of repair bays shall be perpendicular to the street (whether public street or access main easement) and if adjacent to both, then the bays shall be perpendicular to any major collector.
 - (b) There shall be no overnight parking or outside storage of damaged, inoperable or junked vehicles (as defined under Code of Ordinances). Outdoor parking of repaired vehicles shall be limited to 48 hours.
 - (c) No overnight parking or storage of recreational vehicles (as defined by Development Code).
 - (d) There shall be no outdoor speakers.
 - (e) Minimum landscaping buffering shall include:
 - i. Hedges of at least four feet in height at time of planting screening the entire parking lot perimeter.
 - ii. Trees of at least four inches in diameter and ten feet in



Administrative Amendment to a Planned Development District
Authorized Under Development Code, Chapter 2, Article II, Part 16, Section 2-177

PD Amendment Information:	
PD Name	Crossing at Telfair Section 2 Final Development Plan
PD Ordinance Number	Ordinance No. 1842
Date of Ordinance Adoption:	December 20, 2011
Classification	Administrative Amendment No. 4
Purpose of Administrative Amendment	1. To adjust the property line between Reserves B-1 & B-2
Initiated by:	Property Owner
Affected Ordinance Exhibits	Exhibit B-2, Exhibit B-5, Exhibit B-7, Exhibit B-8, Exhibit B-9
Planning Case No.	15-75000002

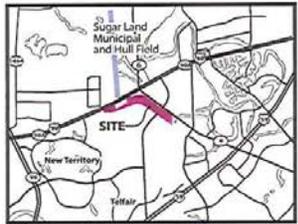
A handwritten signature in cursive script, appearing to read "Lisa Kocich-Meyer".

Lisa Kocich-Meyer, AICP
Director of Planning

September 10, 2015

Attachments:

Revised Exhibit B-2, Exhibit B-5, Exhibit B-7, Exhibit B-8, & Exhibit B-9



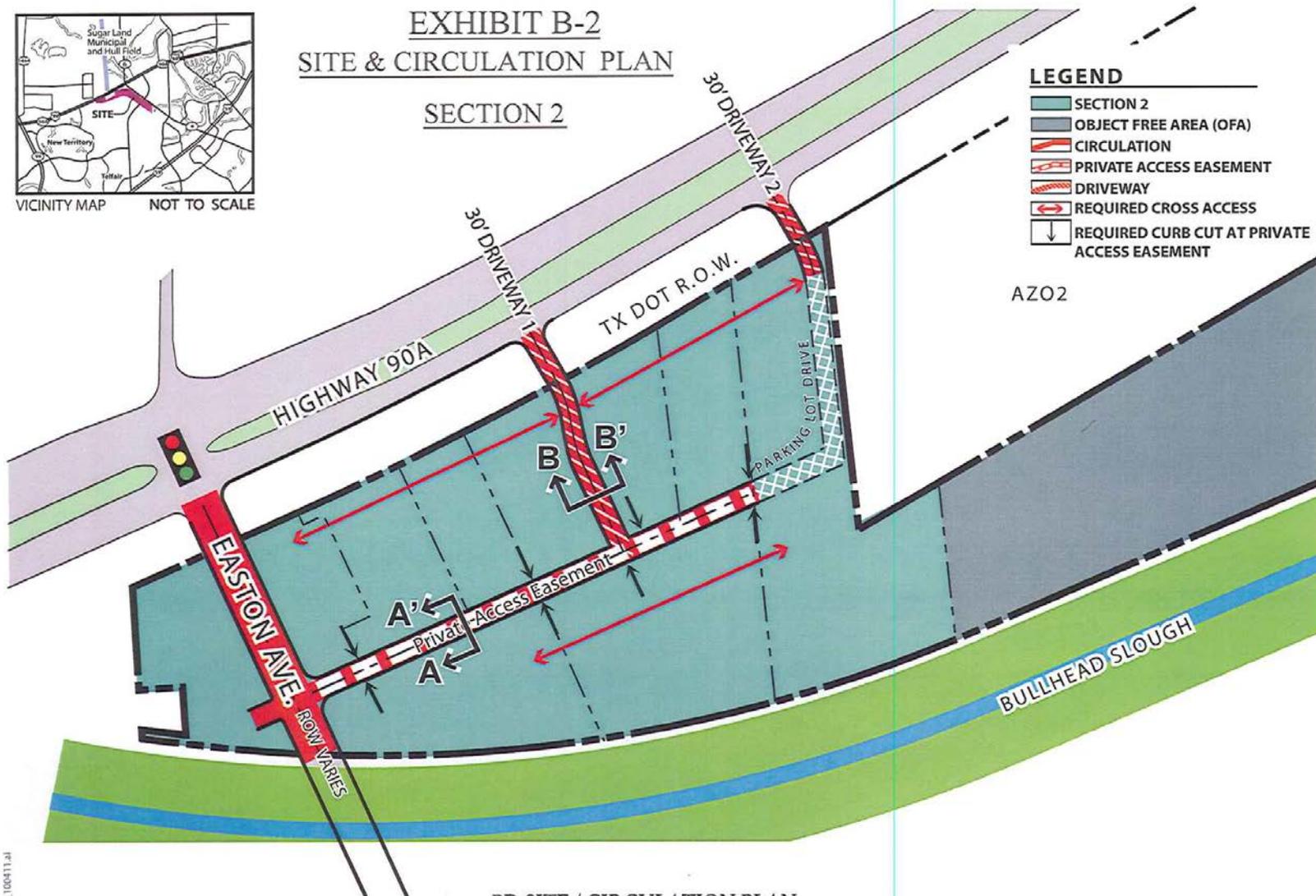
VICINITY MAP NOT TO SCALE

EXHIBIT B-2 SITE & CIRCULATION PLAN

SECTION 2

LEGEND

- SECTION 2
- OBJECT FREE AREA (OFA)
- CIRCULATION
- PRIVATE ACCESS EASEMENT
- DRIVEWAY
- REQUIRED CROSS ACCESS
- REQUIRED CURB CUT AT PRIVATE ACCESS EASEMENT



PD SITE / CIRCULATION PLAN

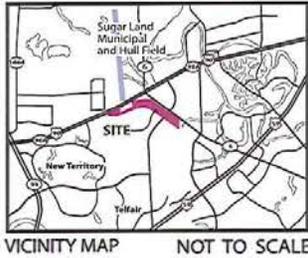
SECTION 2
THE CROSSING AT TELFAIR

MAY 6, 2015

T:\D\FUD_SITEGIC_100411.ai

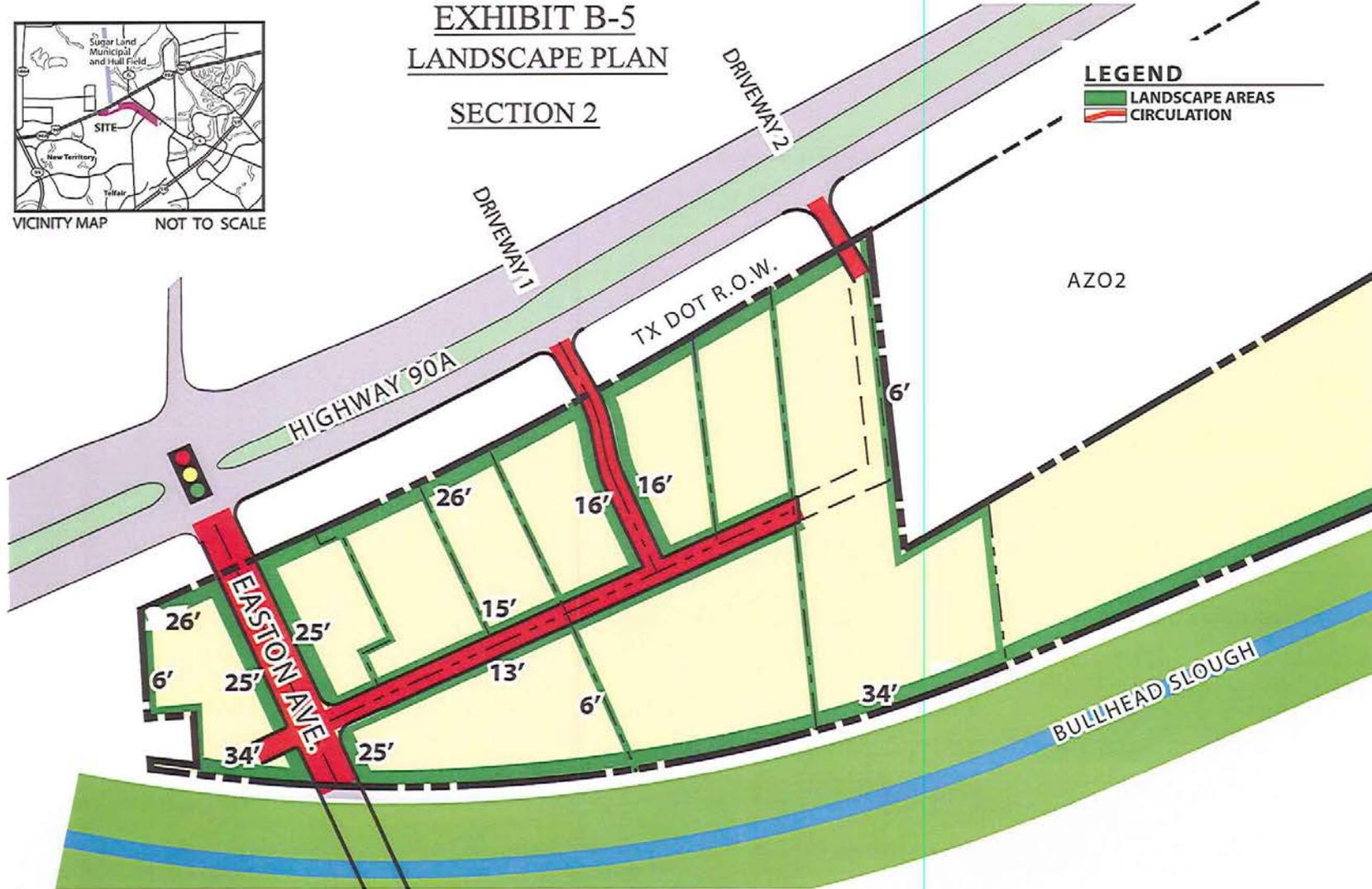


EXHIBIT B-5
LANDSCAPE PLAN
SECTION 2



LEGEND

- LANDSCAPE AREAS
- CIRCULATION



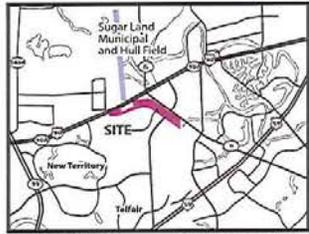
AZ02

TWO-FUD LANDS_100411.a1



PD LANDSCAPE PLAN
SECTION 2
THE CROSSING AT TELFAIR
MAY 6, 2015



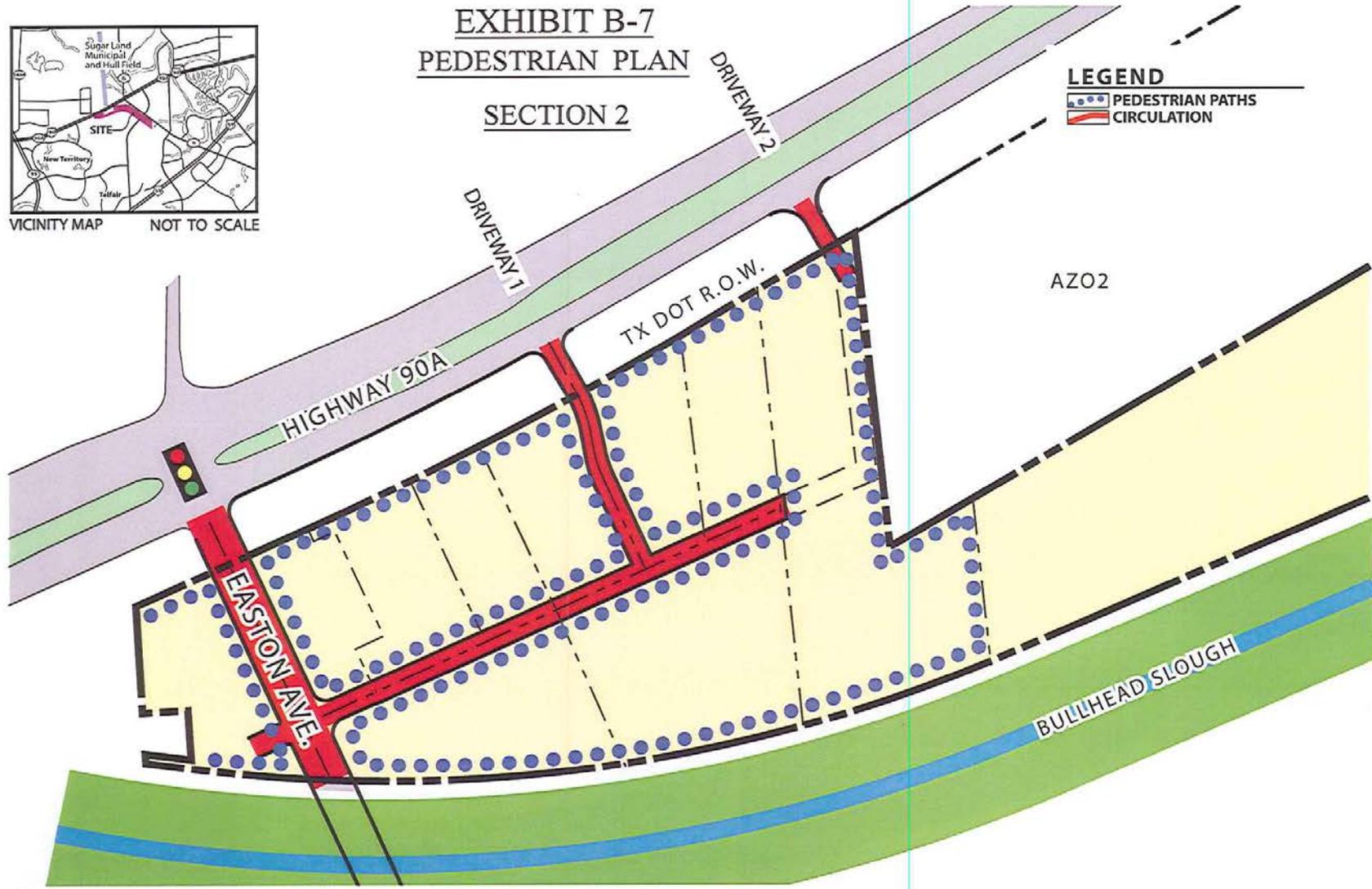


VICINITY MAP NOT TO SCALE

EXHIBIT B-7
PEDESTRIAN PLAN
SECTION 2

LEGEND

-  PEDESTRIAN PATHS
-  CIRCULATION

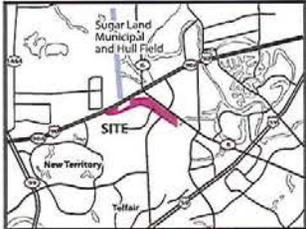


TWO-PUD_FEDE_100411.a1



PD PEDESTRIAN PLAN
 SECTION 2
THE CROSSING AT TELFAIR
 MAY 6, 2015

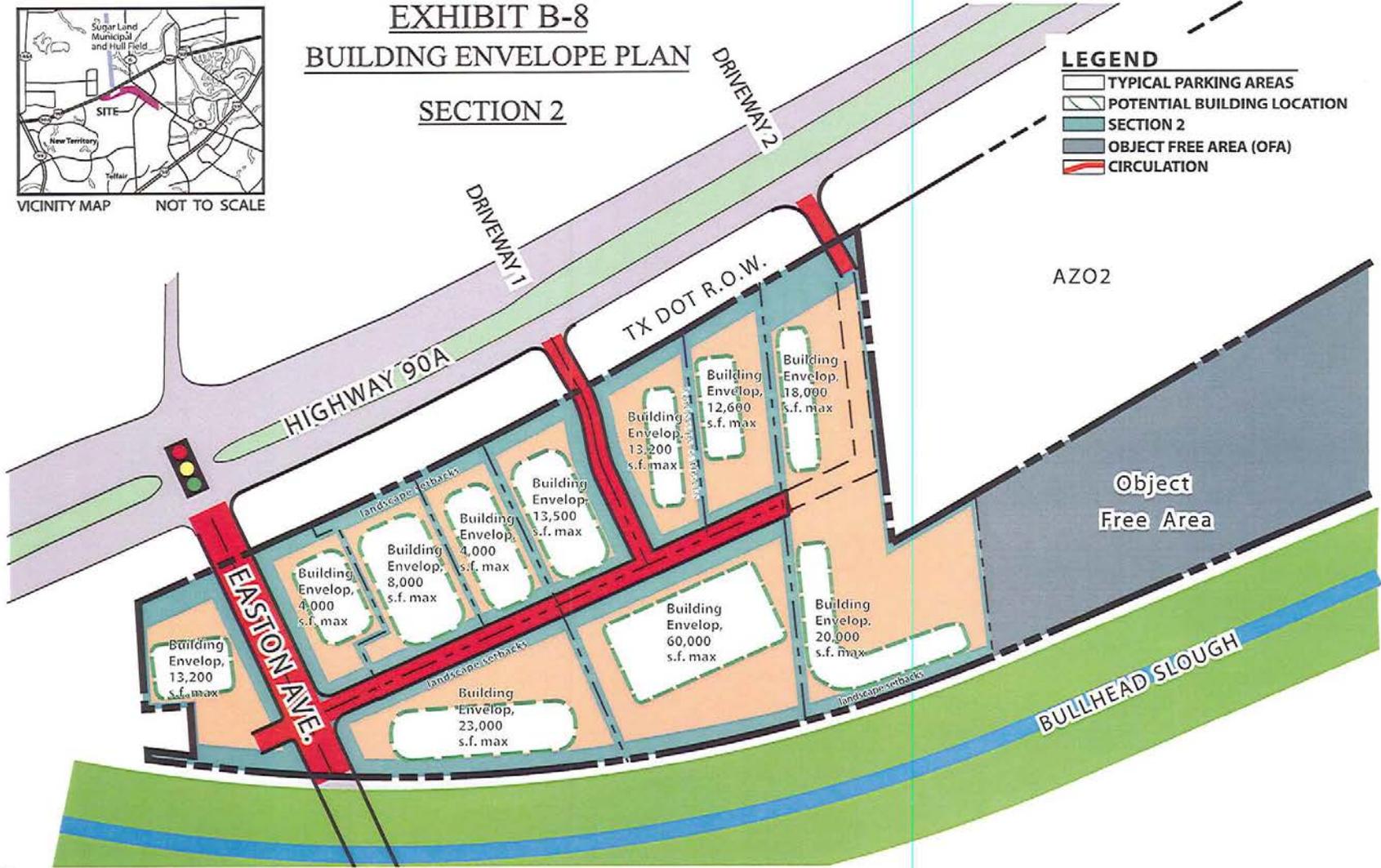




VICINITY MAP NOT TO SCALE

EXHIBIT B-8 BUILDING ENVELOPE PLAN SECTION 2

- LEGEND**
- TYPICAL PARKING AREAS
 - POTENTIAL BUILDING LOCATION
 - SECTION 2
 - OBJECT FREE AREA (OFA)
 - CIRCULATION

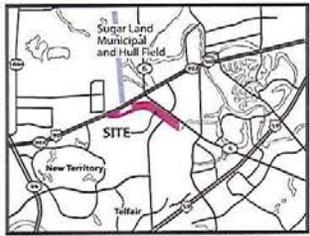


TWO-FUD_ENVELOP_100411.dwg



PD BUILDING ENVELOP PLAN SECTION 2 THE CROSSING AT TELFAIR MAY 6, 2015





VICINITY MAP NOT TO SCALE

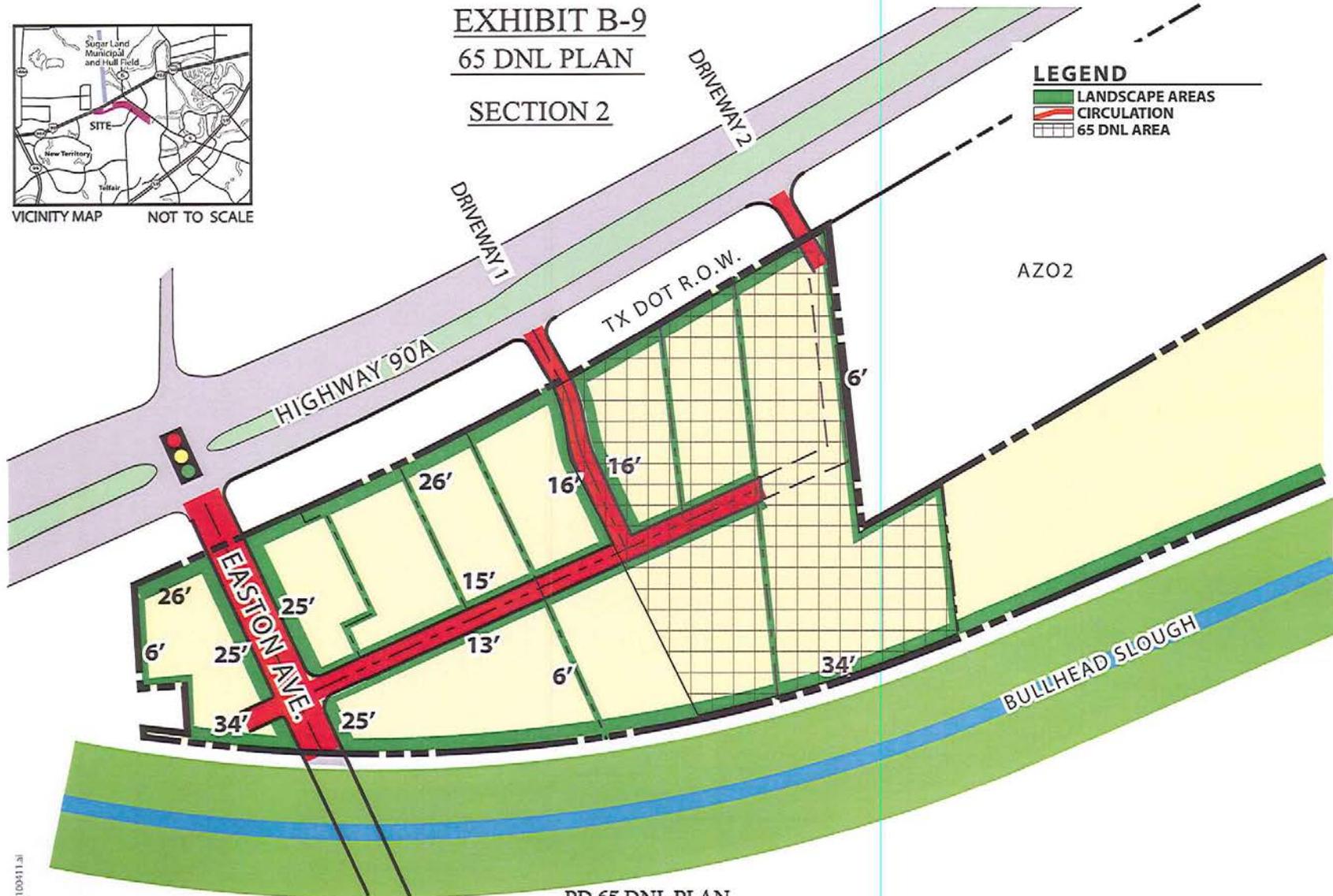
EXHIBIT B-9

65 DNL PLAN

SECTION 2

LEGEND

- LANDSCAPE AREAS
- CIRCULATION
- 65 DNL AREA



PD 65 DNL PLAN

SECTION 2

THE CROSSING AT TELFAIR

MAY 6, 2015



TWO-PUD 65DNL_100411.rvt





Administrative Amendment to a Planned Development District
Authorized Under Development Code, Chapter 2, Article II, Part 5, Section 2-135

PD Amendment Information:	
PD Name	Crossing at Telfair Section 2 Final Development Plan
PD Ordinance Number	Ordinance No. 1842
Date of Ordinance Adoption:	December 20, 2011
Classification	Administrative Amendment No. 5
Purpose of Administrative Amendment	1. Add new exhibit to allow single or dual monument signage options with specific design, materials, layout and dimensions.
Initiated by:	Property Owner
Affected Ordinance Exhibits	None. New Exhibit added.
Planning Case No.	11 21000004 & 16 75000002

A handwritten signature in cursive script, appearing to read "Lisa Kocich-Meyer".

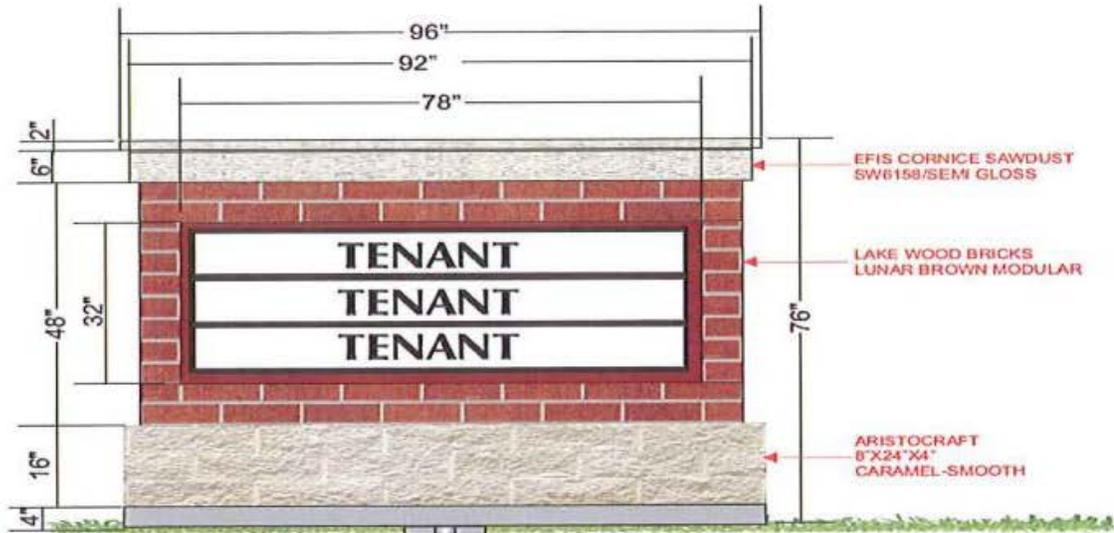
Lisa Kocich-Meyer, AICP
Director of Planning

February 19, 2016

Attachments:
New Exhibit B-12

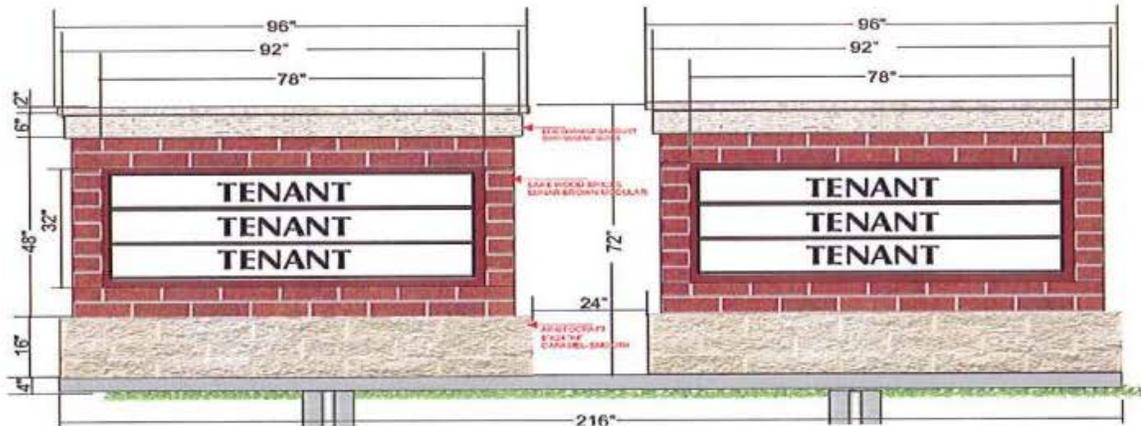
EXHIBIT B-12 EXAMPLES OF MONUMENT SIGNAGE

DOUBLE FACE INTERNALLY LIGHTED MONUMENT SIGN



SINGLE FREESTANDING MONUMENT SIGN

DOUBLE FACE INTERNALLY LIGHTED MONUMENT SIGNS SIDE BY SIDE



DOUBLE FREESTANDING MONUMENT SIGNS

CHAPTER 4 Sign Regulations apply to all signs with the exception as shown on this exhibit.