

**ORDINANCE NO. 2062**

**AN ORDINANCE OF THE CITY OF SUGAR LAND, TEXAS, PROVIDING FOR A CHANGE OF ZONING FROM PLANNED DEVELOPMENT DISTRICT (PD) GENERAL DEVELOPMENT PLAN (TELFAIR LAKEFRONT) TO PLANNED DEVELOPMENT DISTRICT (PD) FINAL DEVELOPMENT PLAN (TELFAIR WESCOTT COMMERCIAL) FOR APPROXIMATELY 6.26 ACRES OF LAND LOCATED NEAR THE INTERSECTION OF UNIVERSITY BOULEVARD AND WESCOTT AVENUE IN THE TELFAIR DEVELOPMENT.**

WHEREAS, NNP-Telfair, LLC has applied for a change in zoning from Planned Development District (PD) General Development Plan (Telfair Lakefront) zoning district classification to Planned Development District (PD) Final Development Plan (Telfair Wescott Commercial) zoning district classification for 6.26 acres of land located near the intersection of University Boulevard and Wescott Avenue in the Telfair development; 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 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 6.26 acres of land located near the intersection of University Boulevard and Wescott Avenue in the Telfair development and described in Exhibit A, attached to and incorporated into this ordinance by reference, is changed from Planned Development District (PD) General Development Plan (Telfair Lakefront) to Planned Development District (PD) Final Development Plan (Telfair Wescott Commercial) zoning district classification 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
- Exhibit B: Final Development Plan
- Exhibit B-1: Zoning Map
- Exhibit B-2: Permitted Use List

- Exhibit B-3: Final Site Layout Plan, Option 1
- Exhibit B-4: Final Site Layout Plan, Option 2
- Exhibit B-5: Landscape & Pedestrian Circulation Plan
- Exhibit B-6: Plant List
- Exhibit B-7: Eating Place Building Elevations
- Exhibit B-8: Medical Building Elevations
- Exhibit B-9: Child Day Care Center Building Elevations
- Exhibit B-10: Retail/Office Building Elevations
- Exhibit B-11: Sign Locations & Details

**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 July 19, 2016.

APPROVED upon second consideration on August 02, 2016.




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Joe R. Zimmerman, Mayor

ATTEST:



Glenda Gundermann, City Secretary

APPROVED AS TO FORM:



- Attachments:
- Exhibit A: Legal Description
  - Exhibit B: Final Development Plan
  - Exhibit B-1: Zoning Map
  - Exhibit B-2: Permitted Use List
  - Exhibit B-3: Final Site Layout Plan, Option 1
  - Exhibit B-4: Final Site Layout Plan, Option 2
  - Exhibit B-5: Landscape & Pedestrian Circulation Plan
  - Exhibit B-6: Plant List
  - Exhibit B-7: Eating Place Building Elevations

Exhibit B-8: Medical Building Elevations  
Exhibit B-9: Child Day Care Center Building Elevations  
Exhibit B-10: Retail/Office Building Elevations  
Exhibit B-11: Sign Locations & Details

**EXHIBIT A:**

**Exhibit A**

**6.260 ACRE PARCEL**

Being 6.260 acres of land located in the Alexander Hodge League, Abstract 32, Fort Bend County, Texas, more particularly being a portion of the residue of a called 1651.239 acre tract conveyed to NNP-Keepsake, L.P. by an instrument of record in File Number 2003149525, Official Public Records, of said Fort Bend County (F.B.C.O.P.R.), amended and renamed to NNP-Telfair LLC by Certificate of Conversion effective date of March 22, 2012, said 6.260 acres being more particularly described by metes and bounds as follows (all bearings referenced to the Texas Coordinate System, South Central Zone, NAD 83, 1993 adjustment);

BEGINNING at a 5/8-inch iron rod with cap stamped "LJA ENG" found for the southeast corner of Reserve "A" as shown on Telfair Exchange Lofts, a subdivision of record on Plat Number 20130027, Plat Records of said Fort Bend County (F.B.C.P.R.) and being on the northwesterly right-of-way line of Wescott Avenue (80-feet wide) as shown on Westcott Avenue Phase 4 Street Dedication, a subdivision of record on Plat Number 20110182, F.B.C.P.R.;

Thence, with the northwesterly right-of-way line of said Wescott Avenue, 1,039.30 feet along the arc of a curve to the right having a radius of 1,310.00 feet, a central angle of 45° 27' 21" and a chord which bears South 51° 08' 34" West, 1,012.25 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" found for the southeast corner The Exchange at Telfair Phase II, a subdivision of record on Plat Number 20120089, F.B.C.P.R.;

Thence, North 03° 47' 54" West, with the east line of said Exchange at Telfair Phase II subdivision, 499.24 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" set for the southwest corner Reserve "C" as shown on the aforementioned Telfair Exchange Lofts;

Thence, North 86° 12' 08" East, with the south line of said Reserve "C", 25.00 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" set for the southeast corner of said Reserve "C";

Thence, North 03° 47' 54" West, with the east line of said Reserve "C", 25.00 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" set for corner on the south line of the aforementioned Reserve "A" of Telfair Exchange Lofts;

Thence, North 86° 12' 08" East, with the south line of said Reserve "A", 432.11 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" set for corner;

Thence, North 77° 26' 41" East, continuing with the south line of said Reserve "A", 375.86 feet to the POINT OF BEGINNING and containing 6.260 acres of land.

**EXHIBIT B**  
**FINAL SUBURBAN DEVELOPMENT PLAN**  
**Telfair Wescott – 6.26 Acres**

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

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

**B. General Provisions, Exhibits, and Definitions.**

1. The PD approved herein must be constructed, developed, and maintained in compliance with this ordinance and other applicable ordinances of the City. If any provision or regulation of any City ordinance applicable in a B-2 (General Business) zoning district is not contained in this ordinance, all the regulations contained in the Development Code applicable to the B-2 zoning district in effect on the effective date of this ordinance apply to this PD as though written herein, except to the extent the City regulation or provision conflicts with a provision of this ordinance.
2. 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:	<i>Zoning Map</i>
Exhibit B-2:	<i>Permitted Use List</i>
Exhibit B-3:	<i>Final Site Layout Plan, Option 1</i>
Exhibit B-4:	<i>Final Site Layout Plan, Option 2</i>
Exhibit B-5:	<i>Landscape &amp; Pedestrian Circulation Plan</i>
Exhibit B-6:	<i>Plant List</i>
Exhibit B-7:	<i>Eating Place Building Elevations</i>
Exhibit B-8:	<i>Medical Building Elevations</i>
Exhibit B-9:	<i>Child Day Care Center Building Elevations</i>
Exhibit B-10:	<i>Retail/Office Building Elevations</i>
Exhibit B-11:	<i>Sign Locations &amp; Details</i>

3. As shown on *Exhibit B-1, Zoning Map*, the PD encompasses 6.26 acres on Wescott Avenue at Wallingford Avenue.
4. Except as otherwise provided herein, the words used in this final development plan have the meaning established by the Development Code. In this ordinance:

*Arcade* means an outdoor covered passageway with a minimum 6-foot width that is intended for pedestrians and lined with shops or offices.

*Exchange at Telfair – Phase II* means the adjacent retail planned development on University Boulevard between Wescott Avenue and Branford Place that adjoins the west property line of the PD, established per Final Development Plan by City of Sugar Land Ordinance No. 1850.

*General Development Plan* means the General Development Plan for the Telfair Central Lakefront District, as established by City of Sugar Land Ordinance No. 1826, and including Administrative Amendments No. 1 and 2.

*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.

*Telfair Exchange Lofts* means the adjacent multi-family planned development on Branford Place at Wescott Avenue that adjoins the north property line of the PD, established per Final Development Plan by City of Sugar Land Ordinance No. 1879.

### **C. Land Uses.**

1. Permitted land uses are listed in [Exhibit B-2, Permitted Use List](#). All other land uses, including gas sales, are prohibited.
2. The PD is comprised of three tracts, labeled A, B and C, as shown on each of the two optional site layout plans ([Exhibits B-3 and B-4](#)). Tract acreages are approximate and will be finalized at time of platting.
3. Tract A is restricted to an eating place with a single drive-thru lane.
4. Tract B is restricted to one of the following:
  - (a) Medical office type use as shown on [Exhibit B-3, Final Site Layout Plan, Option 1](#).
  - (b) Child day care center (SIC #8351) as shown on [Exhibit B-4, Final Site Layout Plan, Option 2](#), and in accordance with the conditions specified in the Notes section of [Exhibit B-2, Permitted Use List](#).
5. On Tract B, a drop-off/pick-up lane is permitted, but drive-thru lanes are prohibited.
6. Tract C is restricted to retail and office uses in accordance with [Exhibit B-2, Permitted Use List](#).

7. For Tract C, as shown on Exhibits B-3 and B-4, a maximum of three drive-thru lanes to serve only a bank use shall be permitted at the west end of the building. One drop-off/pick-up lane to serve only a retail or medical office use shall be permitted at the east end of the building. No restaurant drive-thru lanes are permitted on Tract C.
8. No fleet storage is allowed within the PD except for day care vans to serve a child day care center on Tract B.

**D. Development Regulations** – The entire PD shall be developed per one of the three optional site layout plans, Exhibits B-3 and B-4, and in accordance with the following development regulations:

1. Vehicular access:
  - (a) Three vehicular access points (i.e. driveways) shall be provided to Wescott Avenue. The center driveway shall align with Wallingford Avenue.
  - (b) Two points of cross-access shall be provided between the PD and adjacent Exchange at Telfair – Phase II.
  - (c) Within the PD, vehicular cross-access shall be provided between adjacent reserves and as required for Fire Department emergency access.
  - (d) Cross-access easements shall be shown on the plat for the property.
2. Maximum height of structures:
  - (a) Tract A: One story, but no more than 25 feet, inclusive of parapet walls.
  - (b) Tracts B and C: One story, but no more than 25 feet, inclusive of parapet walls for lease space, and no more than 40 feet for architectural tower features.
3. Maximum size of structures:
  - (a) Tract A: 4,000 square feet
  - (b) Tract B:
    - i. Child day care center: 9,000 square feet
    - ii. Medical office use: 5,000 square feet
  - (c) Tract C: 30,000 square feet
4. Minimum building setbacks:
 

(a) Abutting Wescott Avenue:	25 feet
(b) Abutting internal access easements:	10 feet
(c) Abutting Exchange at Telfair – Phase II property line:	10 feet
(d) Abutting Telfair Exchange Lofts property line:	10 feet
5. Minimum parking lot setbacks:
 

(a) Abutting Wescott Avenue:	25 feet
(b) Abutting internal access easements:	10 feet for parking spaces facing or siding easement
(c) Abutting Exchange at Telfair – Phase II property line:	10 feet
(d) Abutting Telfair Exchange Lofts property line:	6 feet

6. Paving:
  - (a) All parking lots, driveways, and vehicle use areas must be constructed of concrete, and shall be finished with a concrete surface or interlocking pavers supported by a 6 inch reinforced concrete tray and a sub-grade per City design standards.
  - (b) Decorative paving that is integrally colored must be used at each driveway entrance off a public street.
7. Outside storage and other outside uses (displays, seasonal sales, etc.) are prohibited within the PD.
8. Exterior service areas and mechanical equipment:
  - (a) Areas used to hold refuse containers must be screened from public view with a solid enclosure constructed with brick, stone, split-face block, or concrete panel, not less than 6 feet in height. Enclosure doors must have a steel frame and opaque doors made of wood, or factory-coated or painted metal.
  - (b) Exterior ground-mounted or building-mounted equipment to serve a building, including mechanical equipment, utility meter banks, and heating or cooling equipment must be screened from public view with landscaping or with an architectural treatment compatible with the building architecture.
  - (c) All rooftop equipment must be screened from public view with an architectural treatment which is compatible with the building architecture. Screening methods include the use of parapet walls and the encasement of partition screens.
9. Bicycle parking shall be provided per Section 2-222 of the Development Code and shall be located no more than 50 feet from a building entrance.

**E. Landscape Regulations** – The entire PD shall be developed as shown on [Exhibit B-5, Landscape & Pedestrian Circulation Plan](#), and in accordance with the following landscape regulations:

1. Minimum widths for landscape buffers, continuous along:
 

(a) Wescott Avenue:	25 feet
(b) Shared Access Drive:	10 feet, except per E.2.(c) below
(c) North and west property lines:	6 feet
2. Landscape buffers:
  - (a) Buffers may include vehicular driveways perpendicular to the length of the buffer, freestanding signs, sidepaths, sidewalks, pedestrian walkways, and pedestrian plazas.
  - (b) The buffer along Wescott Avenue may also be used for a future transit stop.
  - (c) Buffers along the shared access drive within Tract C may include parking spaces that take direct access from the drive as shown on the optional site layout plans ([Exhibits B-3 and B-4](#)).
3. Minimum open space: 15% per tract (inclusive of landscape buffers).
4. Plant species used to satisfy the requirements of the PD shall be those listed on [Exhibit B-6, Plant List](#).

5. Street trees:
  - (a) Along Wescott Avenue, at least one 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) Required trees may be clustered or spaced linearly; they need not be placed evenly.
  - (c) All street trees within the PD shall have a minimum 4-inch caliper and minimum 10-foot height as measured at ground level when planted.
6. Shrubs used for screening and buffering shall be planted in a double row of 36 inches tall and planted triangularly spaced 36 inches on center.

**F. Pedestrian Circulation Regulations** – The PD shall be developed as shown on [Exhibit B-5, Landscape & 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 Wescott Avenue, and near its south end shall taper to match the existing six-foot wide sidewalk near the west property line. The transition ratio for the taper shall be determined by the City Engineer.
2. A continuous sidewalk with a minimum 6-foot width shall extend along the west perimeter of the PD, connecting the Wescott Avenue sidewalk/sidepath to the existing 6-foot wide sidewalk along the west perimeter of the Telfair Exchange Lofts.
3. Pedestrian walkways shall be provided as shown on [Exhibits B-3, B-4, and B-5](#), and shall meet the following criteria:
  - (a) Minimum 5-foot width
  - (b) Readily visible and free of encroachment by parked vehicles
  - (c) Paved with concrete or other masonry products differentiated from the driveway and parking area through the use of color, texture and materials
  - (d) Predominantly shaded with street trees at one per 30 linear feet of walkway or building canopies
  - (e) Lighted with pedestrian-scaled fixtures.
4. Pedestrian plazas shall be located within the landscape buffers in front of the eating place and the retail/office building as shown on [Exhibits B-3, B-4, and B-5](#). Both plazas shall include the following features:
  - (a) Minimum size of 500 square feet
  - (b) Decorative paving pattern
  - (c) At least 2 benches or picnic tables
  - (d) At least 2 street trees
  - (e) Decorative lighting
  - (f) Bicycle parking for at least 3 bicycles.
5. Pedestrian arcade within the retail/office building on Tract C:
  - (a) Minimum width of 25 feet at the front of the building
  - (b) Minimum width of 15 feet at the rear of the building

- (c) Arcade area may be used for outdoor restaurant dining, provided that pedestrian passage with a minimum 5-foot width extends across the entire length of the arcade from front to rear.

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

1. Building design criteria:
  - (a) Break up the horizontal and vertical building planes through offsets, changes in building materials, colors and textures, or other methods
  - (b) Facades greater than 100 feet in length shall incorporate offsets having a minimum depth of at least 3 feet, and extending at least 20% of the length of the façade.
  - (c) 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), and glass.
  - (b) Secondary Finish means an exterior finish consisting of stucco, wood, concrete masonry units (indented, hammered, or split face concrete), concrete panels and fiber cement siding.
  - (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.
  - (e) Use of architectural metals is limited to canopies, parapet walls, roof systems, and miscellaneous trim work, and such use shall meet the durability standards of the Development Code.
  - (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, corrugated or ribbed metal, plastic, or fiberglass panels;
    - ii. Galvanized, aluminum coated, zinc-aluminum coated or unpainted exterior metal finishes;
    - iii. Unfired or underfired clay, sand, or shale brick;
    - iv. Smooth or untextured concrete finishes;
    - v. Exterior Insulated Finish Systems (E.I.F.S.).
3. Architectural features:
  - (a) Canopies shall be provided at all building entrances facing Wescott Avenue that are 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 façade of a retail building that faces Wescott Avenue shall be at least 25% transparent in order to permit visibility between building occupants and outdoor pedestrians and vehicular drivers.

- (c) Ground floor facades for multi-tenant retail buildings that face Wescott Avenue shall have storefronts, canopies, arcades, display windows, entry areas, awnings or other features along at least 50% of their horizontal length.
- 4. All facades of all buildings within the PD shall be of complementary architectural design, color and materials.
- 5. Screening walls of exterior service areas, and building wing walls, columns, extensions and supports shall be of complementary architectural design, color and materials as the building to which they serve and/or the building to which they are attached.
- 6. The eating place on Tract A shall be constructed as shown on [Exhibit B-7, Eating Place Building Elevations](#).
- 7. A medical office building, if developed on Tract B, shall be constructed as shown on [Exhibit B-8, Medical Building Elevations](#).
- 8. A child day care center, if developed on Tract B, shall be constructed as shown on [Exhibit B-9, Child Day Care Center Building Elevations](#).
- 9. The retail/office building on Tract C shall be constructed as shown on [Exhibit B-10, Retail/Office Building Elevations](#).

**H. Freestanding Signs** – The PD shall be developed as shown on [Exhibit B-11, Sign Locations & Details](#), and in accordance with the following sign regulations:

- 1. A maximum of five freestanding monument signs, fronting on Wescott Avenue, shall be permitted.
- 2. All information on one supporting structure is counted as one sign for purposes of applying the regulations on the number of freestanding signs allowed on any one property.
- 3. Signs and their exterior finishes shall be provided in accordance with [Exhibit B-11](#).
- 4. If Tract B is used for a child day care center, directional signage shall be provided within Tract C that directs vehicular traffic to the one-way entrance for dropping off or picking up children as shown on [Exhibit B-4, Final Site Layout Plan, Option 2](#).
- 5. Additional regulations on freestanding signs within the Development Code, Section 4-24, remain applicable.



Telfair Wescott -  
6.26 Acres  
Sugar Land, TX

EXHIBIT B-I, ZONING MAP

SCALE: 1" = 80'  
0 40 80 160



DATE: 02-10-2016

19 Brar Hollow Lane, Suite 145  
Houston, TX 77098  
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**EXHIBIT B-2**  
**PERMITTED USE LIST**  
**Telfair Wescott – 6.26 Acres**

<b>USES</b>	<b>SIC CODE</b>	<b>NOTE</b>
United States Postal Service	4311	
<b><u>TRANSPORTATION SERVICES &amp; COMMUNICATIONS</u></b>		
Travel Agencies	4724	
Telephone Communications (No towers)	4812-4813	
Cable and Other Pay Television Services	4841	
Radio and Television Broadcasting (No towers)	4832-4833	
Miscellaneous Communications Services	4899	
<b><u>RETAIL</u></b>		
Paint, Glass, and Wallpaper Stores	5231	
Grocery Stores	5411	
Meat and Fish Markets	5421	See Note 1
Fruit and Vegetable Markets	5431	See Note 1
Candy, Nut, and Confectionary Stores	5441	
Dairy Products Stores	5451	
Retail Bakeries	5461	
Miscellaneous Food Stores	5499	
Men’s and Boys’ Clothing Stores	5611	See Note 1
Women’s Clothing Store	5621	See Note 1
Women’s Accessory & Specialty Stores	5632	See Note 1
Children’s and Infants’ Wear Stores	5641	See Note 1
Family Clothing Stores	5651	See Note 1
Shoe Stores	5661	
Miscellaneous Apparel and Accessory Stores	5699	
Furniture and Home Furnishing Stores	5712-5719	
Household Appliance Stores	5722	
Radio, Television, & Computer Stores	5731-5736	
Eating Places	5812	See Note 2
Drug Stores and Proprietary Stores	5912	
Used Merchandise Stores, only as follows:	5932	
• Antique Stores – Retail		
• Book Stores, Secondhand – Retail		
• Furniture Stores, Secondhand – 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		

<b>USES</b>	<b>SIC CODE</b>	<b>NOTE</b>
Sporting Goods Stores and Bicycle Shops	5941	See Note 1
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 Goods	5948	
Sewing, Needlework, and Piece Goods Stores	5949	
Florists	5992	
News Dealers and Newsstands	5994	
Optical Goods Stores	5995	
Miscellaneous Retail Stores (Not elsewhere classified), only as follows:	5999	
<ul style="list-style-type: none"> <li>• Architectural Supplies</li> <li>• Art Dealers</li> <li>• Artificial Flowers</li> <li>• Artists' Supply and Material Stores</li> <li>• Autograph and Philatelist Supply Stores</li> <li>• Baby Carriages</li> <li>• Banner Shops</li> <li>• Cake Decorating Supplies</li> <li>• Candle Shops</li> <li>• Coin Shops (Except mail order)</li> <li>• Cosmetics Stores</li> <li>• Electric Razor Shops</li> <li>• Flag Shops</li> <li>• Gem Stones (Rough)</li> <li>• Hearing Aids</li> <li>• Orthopedic and Artificial Limb Stores</li> <li>• Pet Food Stores</li> <li>• Pet Shops (No fenced or walled outdoor exercise runs allowed)</li> <li>• Picture Frames (Ready-made)</li> <li>• Police Supply Stores</li> <li>• Religious Goods Stores (Other than books)</li> <li>• Rock and Stone Specimens</li> <li>• Rubber Stamp Stores</li> <li>• Stamps, Philatelist (Except mail-order)</li> <li>• Stones, Crystalline (Rough)</li> <li>• Telephone Stores</li> <li>• Telescopes</li> <li>• Trophy Shops</li> <li>• Typewriter Stores</li> </ul>		See Note 1

<b>USES</b>	<b>SIC CODE</b>	<b>NOTE</b>
<b><u>FINANCE, INSURANCE, AND REAL ESTATE</u></b>		
Commercial Banks	6021-6029	
Savings Institutions	6035-6036	
Credit Unions	6061-6062	
Foreign Bank & Branches & Agencies	6081-6082	
Federal & Federally Sponsored Credit	6111	
Personal Credit Institutions	6141	See Note 3
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 Dwellings other than Apartment buildings	6514	
Real Estate Agents and Managers	6531	
Title Abstract Offices	6541	
Management Investment Offices, Open-End	6726	
<b><u>SERVICES</u></b>		
Garment Pressing, and Agents for Laundries and Drycleaners	7212	See Note 4
Photographic Studios, Portrait	7221	
Beauty Shops	7231	
Barber Shop	7241	
Shoe Repair Shop and Shoeshine Parlors	7251	
Tax Return Preparation	7291	
Miscellaneous Personal Services (Not elsewhere classified), only as follows:	7299	
<ul style="list-style-type: none"> <li>• Babysitting Services</li> <li>• Birth Certificate Agencies</li> <li>• Car Title and Tag Service</li> <li>• Clothing Rental (Except industrial launderers and linen supply)</li> <li>• College Clearinghouses</li> <li>• Computer Photography or Portraits</li> <li>• Consumer Buying Service</li> <li>• Costume Rental</li> <li>• Dating Service</li> <li>• Debt Counseling or Adjustment Service to Individuals</li> <li>• Depilatory Salons</li> <li>• Diet Workshops</li> <li>• Hair Removal (Electrolysis)</li> <li>• Marriage Bureaus</li> <li>• Porter Service</li> <li>• Quilting for Individuals</li> <li>• Scalp Treatment Service</li> <li>• Shopping Service for Individuals</li> <li>• Tanning Salons</li> <li>• Tuxedo Rental</li> </ul>		

USES	SIC CODE	NOTE
<ul style="list-style-type: none"> <li>• Valet Parking</li> <li>• Wardrobe Service (Except theatrical)</li> </ul>		
Advertising Agencies	7311	
Outdoor Advertising Services	7312	
Radio, Television & Publishers Representatives	7313	
Advertising Services (Not elsewhere classified), only as follows:	7319	
<ul style="list-style-type: none"> <li>• Aerial Advertising</li> <li>• Bus Card Advertising</li> <li>• Circular Distributing Service</li> <li>• Coupon Distribution</li> <li>• Display Advertising (Except outdoor)</li> <li>• Handbill Distribution Service</li> <li>• Media Buying Service</li> <li>• Poster Advertising Service (Except outdoor)</li> <li>• Samples (Distribution of)</li> <li>• Shopping News Advertising and Distributing Service</li> <li>• Sky Writing</li> <li>• Taxicab Card Advertising</li> <li>• Transit Advertising</li> </ul>		
Credit Reporting and Collection	7322-7323	
Mailing, Reproduction, Stenographic Services	7331-7338	
Services to Buildings	7342-7349	
Medical Equipment Rental and Leasing	7352	
Personal Supply Services	7361-7363	
Computer Programming and Data Processing Services	7371-7378	
Computer Related Services (Not elsewhere classified), only as follows:	7379	
<ul style="list-style-type: none"> <li>• Computer Consultants</li> <li>• Data Base Developers</li> <li>• Data Processing Consultants</li> <li>• Disk and Diskette Conversion Services</li> <li>• Disk and Diskette Recertification Services</li> <li>• Requirements Analysis (Computer hardware)</li> <li>• Tape Recertification Service</li> </ul>		
Detective, Guard, and Armored Car Services, only as follows:	7381	
<ul style="list-style-type: none"> <li>• Detective Agencies (No fleet vehicle storage)</li> <li>• Investigators, private (No fleet vehicle storage)</li> </ul>		
Security Systems Services (No fleet vehicle storage)	7382	
News Syndicates	7383	
Photofinishing Laboratories	7384	
Miscellaneous Business Services (Not elsewhere classified), only as follows:	7389	
<ul style="list-style-type: none"> <li>• Agents and Brokers for Authors and Nonperforming Artists</li> <li>• Apparel Pressing Service for the Trade</li> <li>• Appraisers, except Real Estate Appraisers</li> <li>• Arbitration and Conciliation Services</li> <li>• Artists' Agents and Brokers, except Performing Artists</li> </ul>		

**USES****SIC CODE****NOTE**

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- 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
- Contractors' Disbursement Control
- Convention Bureaus
- Convention Decorators
- Copyright Protection Service
- Correct Time Service
- Cotton Inspection Service (Not connected with transportation)
- Cotton Sampler Service
- Coupon Redemption Service (Except trading stamps)
- Credit Card Service (Collection by individual firms)
- Decoration Service for Special Events
- Demonstration Service (Separate from sale)
- 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
- Exhibits, Building of (By industrial contractors)
- Flagging Service (Traffic control)
- Florists' Telegraph Service
- Folding and Refolding Service (Textile and apparel )
- Fundraising on a Contract or Fee Basis
- Hand Tool Designers
- 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
- Liquidators of Merchandise on a Contract or Fee Basis
- Mannequin Decorating Service
- Map Drafting Service
- Mapmaking, including Aerial
- Message Service (Telephone answering except beeper service)

**USES****SIC CODE****NOTE**

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- Meter Readers, Remote
- Microfilm Recording and Developing Service
- Mounting Merchandise on Cards on a Contract or Fee Basis
- Music Distribution Systems (Except coin-operated)
- Notaries Public
- Packaging and Labeling Service (Not packing and crating)
- Paralegal Service
- Parcel Packing Service (Packaging)
- Patent Brokers
- Photogrammetric Mapping Service (Not professional engineers)
- Photographic Library Service, Still
- Photography Brokers
- Pipeline and Power Line Inspection Services
- Playwrights' Brokers
- Post office Contract Stations
- Presorting Mail Service
- Press Clipping Service
- Printed Circuitry Graphic Layout
- Process Serving Service
- Produce Weighing Service (Not connected with transportation)
- Promoters of Home Shows and Flower Shows
- Radio Broadcasting Music Checkers
- Radio Transcription Service
- Recording Studios on a Contract or Fee Basis
- Redemption of Trading Stamps
- Restaurant Reservation Service
- Safety Inspection Service (Except automotive)
- Shoe Designers
- Show Card Painting
- Speakers' Bureaus
- Styling of Fashions, Apparel, Furniture, and Textiles
- Styling 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)
- Telephone Answering (Except beeper service)
- Telephone Solicitation Service on a Contract or Fee Basis
- Textile Designers
- Tourist Information Bureaus
- Trading Stamp Promotion and Sale to Stores
- Trading Stamp Redemption
- Translation Service
- Water Softener Service
- Welcoming Service
- Window Trimming Service

USES	SIC CODE	NOTE
Watch, Clock, and Jewelry Repair	7631	
Miscellaneous Repair Shops, as follows:	7699	
<ul style="list-style-type: none"> <li>• Bicycle Repair Shops</li> <li>• Antique Repair and Restoration (Except furniture and automotive)</li> <li>• Binocular and Other Optical Goods Repair</li> <li>• Camera Repair Shops</li> <li>• Dental Instrument Repair Shops</li> <li>• Drafting Instrument Repair Shops</li> <li>• Any Duplicating Shops</li> <li>• Leather Goods and Repair Shops</li> <li>• Locksmith Shops</li> <li>• Luggage Repair Shops</li> <li>• Measuring and Controlling Instruments Repair Shops</li> <li>• Medical Instrument Repair (Except electric)</li> <li>• Microscope Repair</li> <li>• Mirror Repair Shops</li> <li>• Musical Instrument Repair Shops</li> <li>• Nautical and Navigational Instrument Repair (Except electric)</li> <li>• Organ Tuning and Repair</li> <li>• Piano Tuning and Repair</li> <li>• Picture Framing to Individual Order (Not connected with retail art stores)</li> <li>• Picture Framing (Custom)</li> <li>• Pocketbook Repair Shops</li> <li>• Re-needling Work</li> <li>• Repair of Optical Instruments</li> <li>• Repair of Photographic Equipment</li> <li>• Sewing Machine Repair Shops</li> <li>• Surveying Instrument Repair</li> <li>• Tuning of Pianos and Organs</li> <li>• Venetian Blind Repair Shops</li> <li>• Window Shade Repair Shops</li> </ul>		
Video Tape Rental	7841	
Dance Studios and Schools (Except dance halls)	7911	See Note 5
Amusement & Recreation Services, only as follows:	7999	See Note 5
<ul style="list-style-type: none"> <li>• Gymnastics Studios</li> <li>• Martial Arts Instruction, such as Judo and Karate</li> <li>• Yoga Instruction</li> </ul>		
Offices and Clinics of Medical Doctors	8011	
Offices and Clinics of Dentists	8021	
Offices of Osteopathic Physicians	8031	
Offices of Other Health Practitioners	8041-8049	
Medical and Dental Laboratories	8071-8072	
Home Health Care Laboratories	8082	

<b>USES</b>	<b>SIC CODE</b>	<b>NOTE</b>
Specialty Outpatient Facilities (Not elsewhere classified), as follows:	8093	
<ul style="list-style-type: none"> <li>• Biofeedback Centers</li> <li>• Rehabilitation Center for Outpatients (Medical only)</li> <li>• Respiratory Therapy Clinics</li> </ul>		
Legal Services	8111	
Schools and Educational Services, as follows:	8299	See Note 5
<ul style="list-style-type: none"> <li>• Art Schools (Except commercial)</li> <li>• Language Schools</li> <li>• Reading Schools</li> <li>• Tutoring</li> </ul>		
Child Day Care Services	8351	See Note 6
Business Associations	8611	
Professional Membership Organizations	8621	
Labor Unions and Similar Labor Organizations	8631	
Political Organizations	8651	
Miscellaneous Membership Organizations	8699	
Engineering Services	8711	
Architectural Services	8712	
Surveying Services (No fleet vehicle storage)	8713	
Accounting, Auditing, and Bookkeeping Services	8712	
Management Services	8741	
Management Consulting Services	8742	
Public Relations Services	8743	
Miscellaneous Business Consulting Services	8748	
Services (Not elsewhere classified), including:	8999	
<ul style="list-style-type: none"> <li>• Actuaries (Consulting)</li> <li>• Advertising Copy (Writers of)</li> <li>• Announcers (Radio and television service)</li> <li>• Art Restoration</li> <li>• Artificial Nucleation (Cloud seeding)</li> <li>• Artists' Studios (Except commercial and medical)</li> <li>• Authors</li> <li>• Chemists (Consulting)</li> <li>• Christian Science Lectures</li> <li>• Consultants (Nuclear)</li> <li>• Entomologists (Consulting)</li> <li>• Geologists (Consulting)</li> <li>• Ghost Writing</li> <li>• Greeting Cards (Hand painting of)</li> <li>• Inventors</li> <li>• Lecturers</li> <li>• Music Arrangers</li> <li>• Newspaper Columnists</li> <li>• Physicists (Consulting)</li> </ul>		

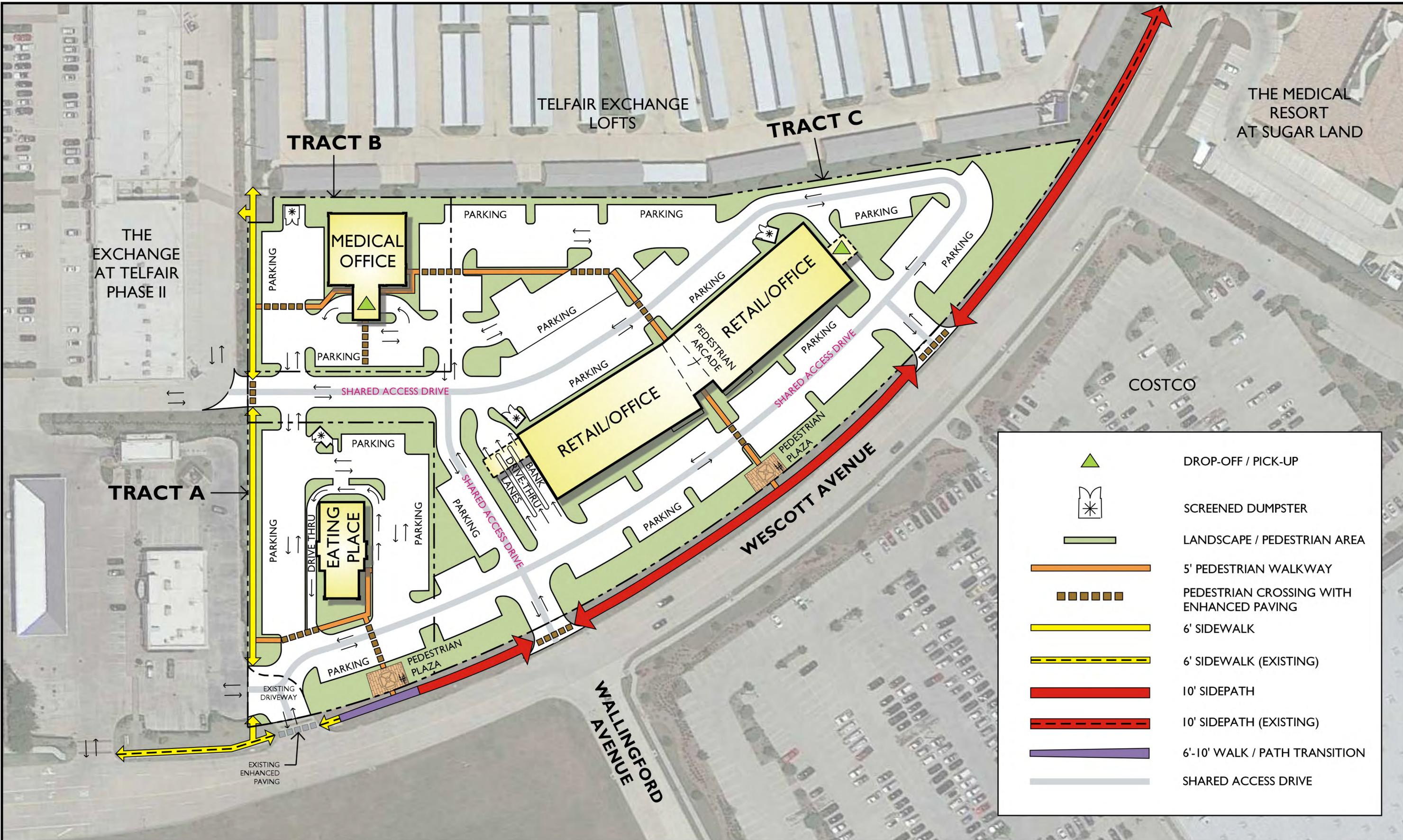
USES	SIC CODE	NOTE
<ul style="list-style-type: none"> <li>• Psychologists (Industrial)</li> <li>• Radio Commentators</li> <li>• Sculptors' Studios</li> <li>• Song Writers</li> <li>• Stained Glass Artists</li> <li>• Weather Forecasters</li> <li>• Writers</li> </ul>		

**NON-CLASSIFIABLE ESTABLISHMENTS**

Corporate Offices	99	
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**NOTES**

1. The following retail uses are each limited to a maximum size of 10,000 square feet: SIC 5421 (Meat and Fish Markets), SIC 5431 (Fruit and Vegetable Markets), SIC 5611 (Men's and Boys' Clothing Stores), SIC 5621 (Women's Clothing Store), SIC 5632 (Women's Accessory & Specialty Stores), SIC 5641 (Children's and Infants' Wear Stores), SIC 5651 (Family Clothing Stores), SIC 5941 (Sporting Goods Stores and Bicycle Shops), and SIC 5999 (Pet Shops).
2. SIC 5812 (Eating Places) are permitted only on Tracts A and C.
3. SIC 6141 (Personal Credit Institutions) shall exclude check cashing, credit access businesses, and motor vehicle title loans as defined by Chapter 393 of the Texas Finance Code.
4. SIC 7212 (Garment Pressing, and Agents for Laundries and Drycleaners) shall be permitted only in Tract C and is limited to pressing and pickup/drop-off only.
5. SIC 7911 (Dance Studios and Schools), SIC 7999 (Amusement and Recreation Services), and SIC 8299 (Schools and Educational Services) are each limited to a maximum of 10,000 square feet.
6. SIC 8351 (Child Day Care Services) is permitted only as an option on Tract B, as shown on [Exhibit B-4, Final Site Layout Plan, Option 2](#), and if developed, must provide dedicated outside recreational areas, and shall not retrofit parking lots for recreational areas.



Telfair Wescott -  
6.26 Acres  
Sugar Land, TX

EXHIBIT B-3, FINAL SITE LAYOUT PLAN, OPTION I

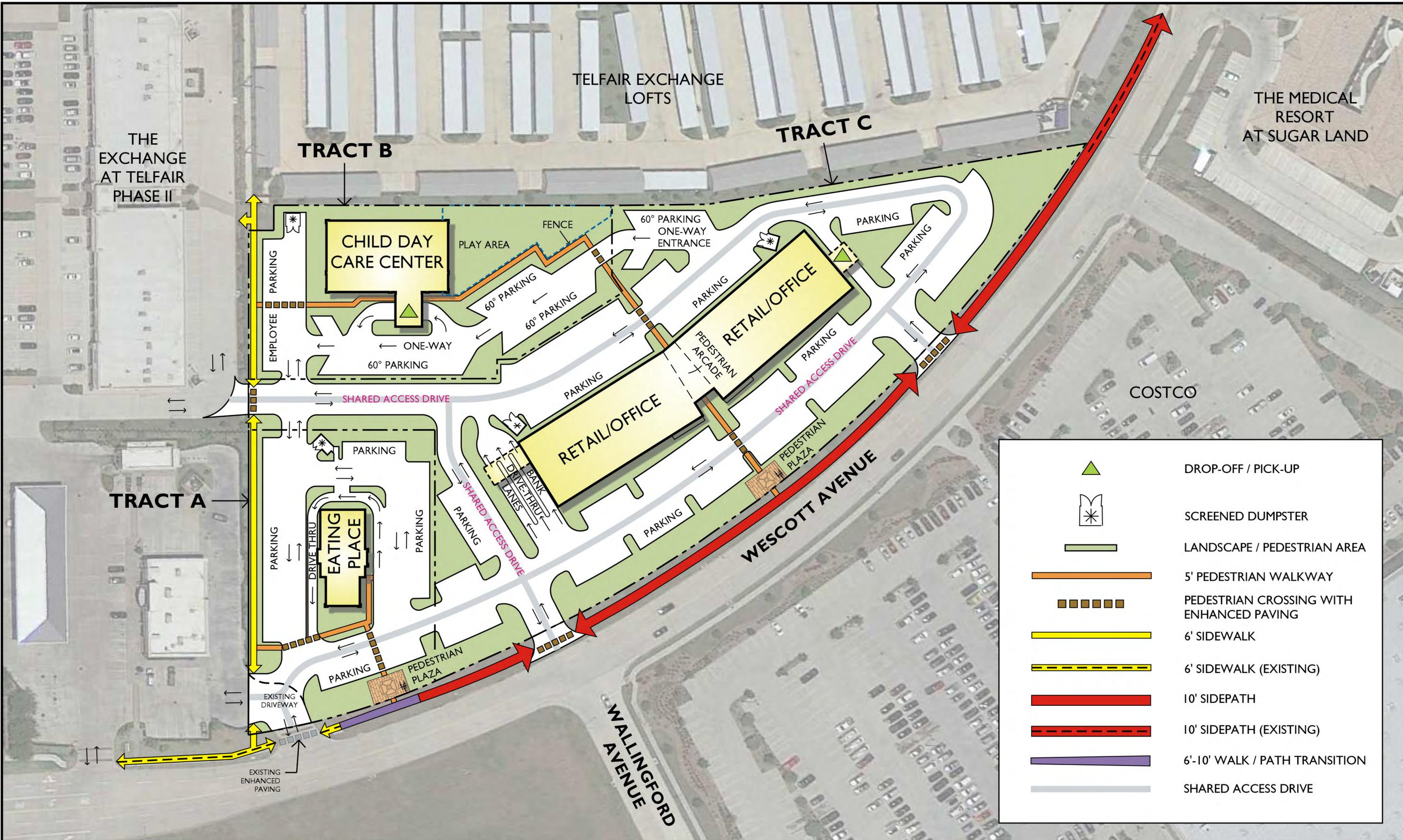
SCALE: 1" = 40'  
0 20 40 80



DATE: 06-02-2016

19 Briser Hollow Lane, Suite 145  
Houston, TX 77098  
Tel: (713) 621-8025 Fax: (713) 621-8487  
www.rvplanning.com





	DROP-OFF / PICK-UP
	SCREENED DUMPSTER
	LANDSCAPE / PEDESTRIAN AREA
	5' PEDESTRIAN WALKWAY
	PEDESTRIAN CROSSING WITH ENHANCED PAVING
	6' SIDEWALK
	6' SIDEWALK (EXISTING)
	10' SIDEPATH
	10' SIDEPATH (EXISTING)
	6'-10' WALK / PATH TRANSITION
	SHARED ACCESS DRIVE

Telfair Wescott -  
6.26 Acres  
Sugar Land, TX

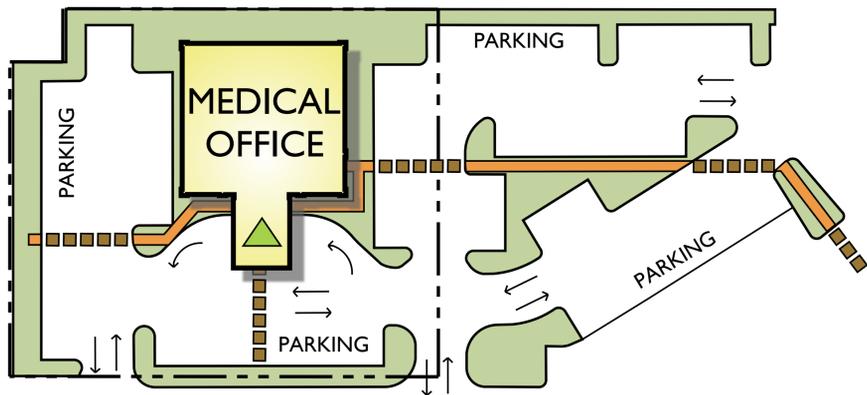
EXHIBIT B-4, FINAL SITE LAYOUT PLAN, OPTION 2

SCALE: 1" = 40'  
0 20 40 80  
NORTH  
DATE: 06-02-2016

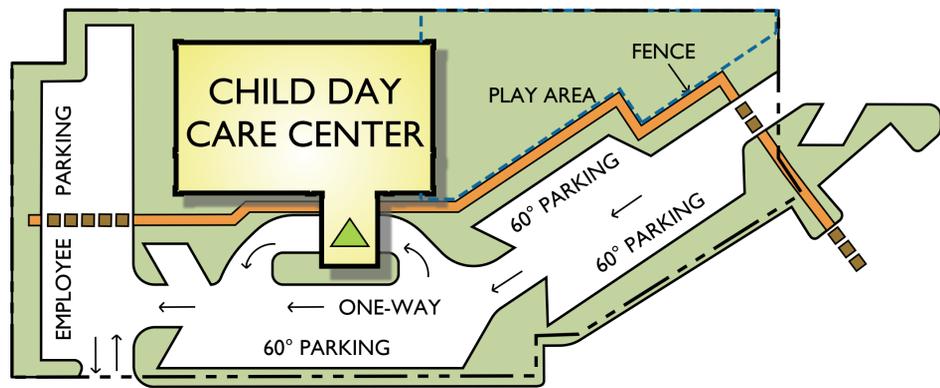
19 Briar Hollow Lane, Suite 145  
Houston, TX 77098  
Tel: (713) 621-8025 Fax: (713) 621-8487  
www.rvplanning.com  
rvplanning.com  
planning + landscape architecture

PEDESTRIAN PLAZA PER  
TELFAIR EXCHANGE LOFTS

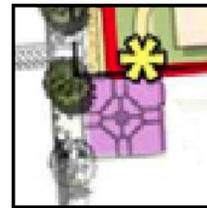
OPTION 1



OPTION 2



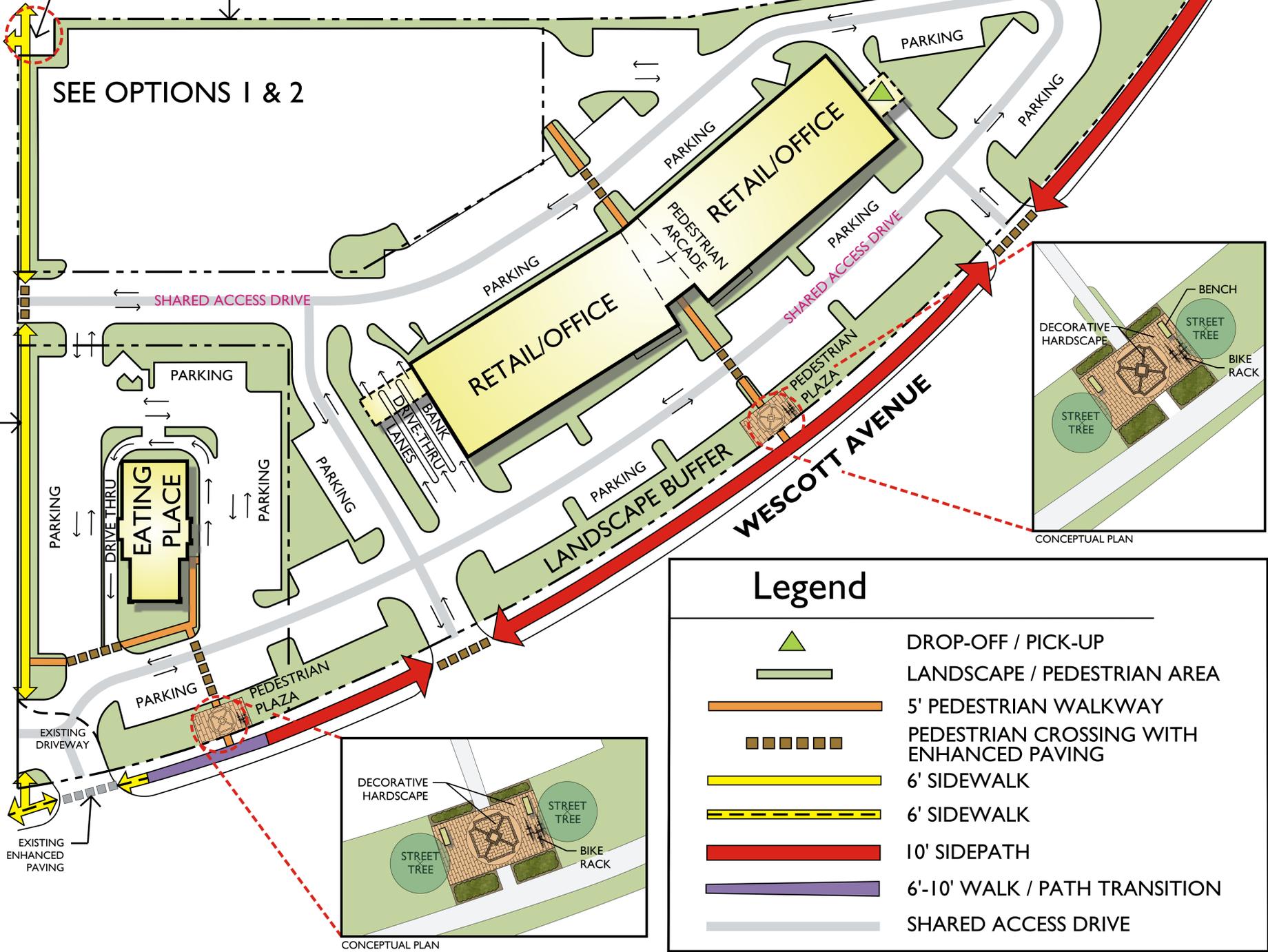
TRACT B



SEE OPTIONS 1 & 2

TRACT C

TRACT A



Legend

- DROP-OFF / PICK-UP
- LANDSCAPE / PEDESTRIAN AREA
- 5' PEDESTRIAN WALKWAY
- PEDESTRIAN CROSSING WITH ENHANCED PAVING
- 6' SIDEWALK
- 6' SIDEWALK
- 10' SIDEWALK
- 6'-10' WALK / PATH TRANSITION
- SHARED ACCESS DRIVE



**EXHIBIT B-6  
PLANT LIST  
Telfair Wescott – 6.26 Acres**

The following is a list of plant materials permitted within the PD. 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 Elm – *Ulmus parvifolia* ‘Bosque’  
Cedar Elm – *Ulmus crassifolia*  
Drake Elm – *Ulmus parvifolia* ‘Drake’  
Live Oak – *Quercus virginiana*  
Shumard Oak – *Quercus shumardii*

**Ornamental Trees**

American Holly – *Ilex opaca*  
Crape Myrtle – *Lagerstroemia sp.*  
Magnolia – *Magnolia sp.*  
Redbud – *Cercis canadensis*  
Yaupon Holly – *Ilex vomitoria*  
Evergreen Chinese Elm – *Ulmus parvifolia*

**Evergreen Shrubs for Screening and Buffering**

Hollies – *Hollies sp.*  
Magnolia – *Magnolia sp. other than Magnolia grandiflora*  
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*  
American Agave – *Agave sp.*  
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*  
Miscanthus Grass – *Miscanthus sp.*  
Muhly Grass – *Muhlenbergia sp.*  
Nandina – *Nandina sp.*  
Pennisetum Grass – *Pennisetum sp.*  
Pigmy Date Palm – *Phoenix roebelenii*  
Pindo Palm – *Butia capitata*  
Rosemary – *Rosmarinus officinalis*  
Sago Palm – *Cycas revolute*  
Texas Silverleaf Sage – *Leucophyllum sp.*  
Variegated Pittosporum – *Pittosporum tobira variegata*



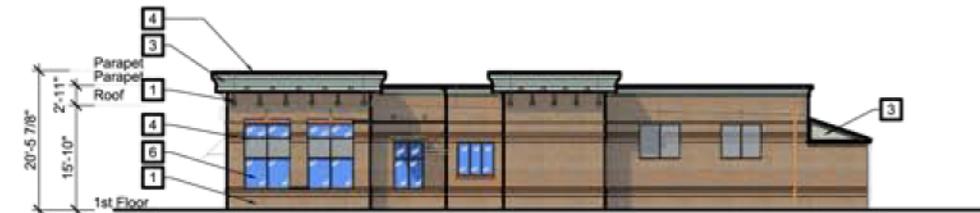
SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION

LEGEND	
1	MAIN BRICK
2	ACCENT BRICK
3	STUCCO
4	PREFINISHED METAL
5	CAST STONE
6	STOREFRONT SYSTEM
7	PREFINISHED CANOPY
8	OPAQUE SPANDREL GLASS

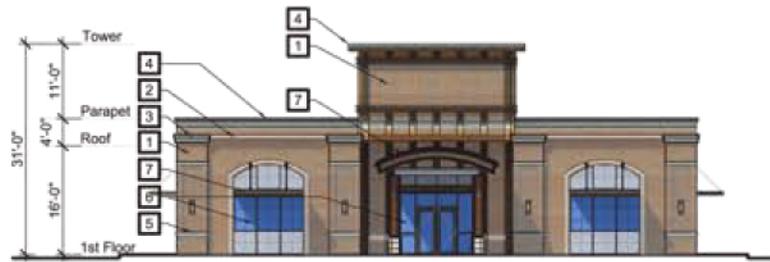
EXHIBIT B-7  
EATING PLACE BUILDING ELEVATIONS

November 11, 2015  
a master schematic development plan for  
**TELFAIR WESCOTT**  
SUGAR LAND, TEXAS

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10:28 AM

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SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION

LEGEND	
1	MAIN BRICK
2	ACCENT BRICK
3	STUCCO
4	PREFINISHED METAL
5	CAST STONE
6	STOREFRONT SYSTEM
7	PREFINISHED CANOPY
8	OPAQUE SPANDREL GLASS

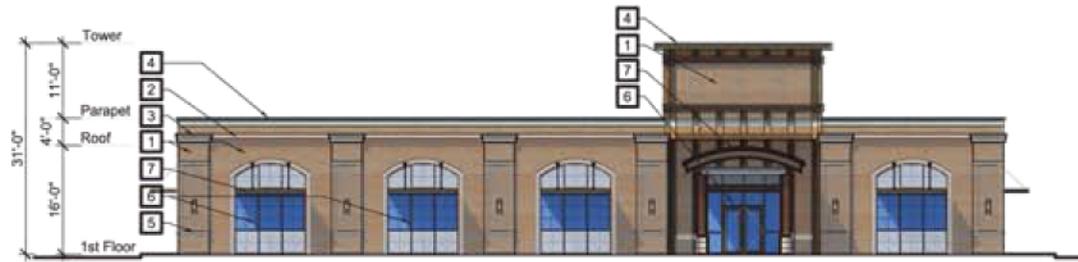
EXHIBIT B-8  
MEDICAL BUILDING ELEVATIONS

November 11, 2015  
a master schematic development plan for  
**TELFAIR WESCOTT**  
SUGAR LAND, TEXAS

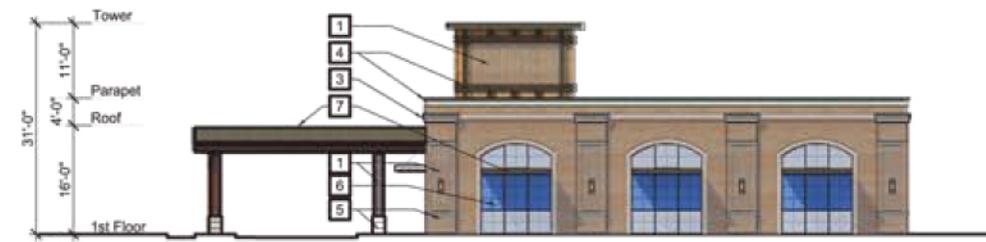
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SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION

LEGEND	
1	MAIN BRICK
2	ACCENT BRICK
3	STUCCO
4	PREFINISHED METAL
5	CAST STONE
6	STOREFRONT SYSTEM
7	PREFINISHED CANOPY
8	OPAQUE SPANDREL GLASS

EXHIBIT B-9  
CHILD DAY CARE CENTER BUILDING ELEVATIONS

July 24, 2015  
a master schematic development plan for  
**TELFAIR WESCOTT**  
SUGAR LAND, TEXAS

14025-00\_Elev-revised\_160623.dwg  
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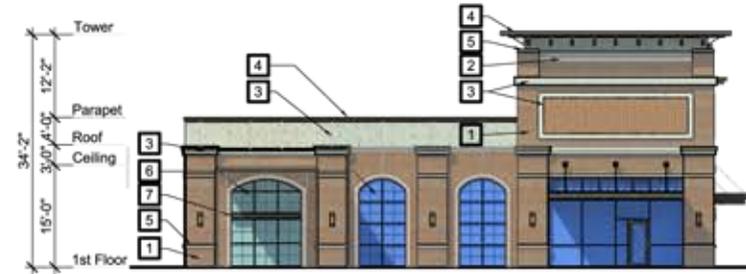


SOUTH ELEVATION

LEGEND	
1	MAIN BRICK
2	ACCENT BRICK
3	STUCCO
4	PREFINISHED METAL
5	CAST STONE
6	STOREFRONT SYSTEM
7	PREFINISHED CANOPY
8	OPAQUE SPANDREL GLASS



EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION

EXHIBIT B-10  
 RETAIL / OFFICE BUILDING ELEVATIONS

November 10, 2015  
 a master schematic development plan for  
**TELFAIR WESCOTT**  
 SUGAR LAND, TEXAS

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