

**ORDINANCE NO. 2076**

**AN ORDINANCE OF THE CITY OF SUGAR LAND, TEXAS, RE-ADOPTING THE FINAL DEVELOPMENT PLAN FOR CROSSING AT TELFAIR SECTION FOUR PART TWO PLANNED DEVELOPMENT (PD) DISTRICT, FINAL DEVELOPMENT PLAN, TO ADD APPROXIMATELY 20.35 ACRES OF LAND LOCATED SOUTH OF THE INTERSECTION OF STATE HIGHWAY 6 AND US 90A IN THE TELFAIR DEVELOPMENT IN THE PD, FOR A TOTAL OF 37.57 ACRES OF LAND FOR THE ENTIRE PLANNED DEVELOPMENT DISTRICT, FINAL DEVELOPMENT PLAN; AND REPEALING ORDINANCE NO. 1920.**

WHEREAS, the City Council adopted Ordinance No. 1920 on August 6, 2013, changing the zoning district classification of approximately 17.22 acres of land located south of the intersection of State Highway 6 and US 90A in the Telfair development from Planned Development District (PD) General Development Plan to Planned Development District (PD) Final Development Plan (Crossing at Telfair Section Four Part Two) zoning district classification under the comprehensive zoning ordinance; and

WHEREAS, HWY 6 & 90, LTD. requests the City Council to re-adopt the Final Development Plan for Crossing at Telfair Section Four Part Two Planned Development (PD) District, Final Development Plan, in order to add approximately 20.35 acres of land located south of the intersection of State Highway 6 and US 90A into the PD, for a total of 37.57 acres of land for the entire Planned Development District, Final Development Plan; and

WHEREAS, the Planning and Zoning Commission forwarded its final report to the City Council, recommending approval of the 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 the proposed request; and

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

WHEREAS, for convenience of reference, the City Council wishes to adopt a new final development plan for the entire PD, incorporating the additional changes; 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 Final Development Plan as shown in Exhibit B is approved.

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

Exhibit A	Metes and Bounds Legal Description
Exhibit B	Final Development Plan
Exhibit C	Permitted Land Uses

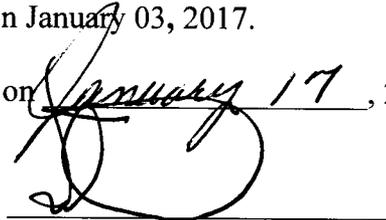
Exhibit D	Plant List
Exhibit E	Overall Master Plan
Exhibit F-1	Driveway 4 Cross Section
Exhibit F-2	Private Access Easement #3 Cross Section
Exhibit F-3	Driveway 3 Cross Section
Exhibit G	Private Access Easement #2 Cross Section
Exhibit H	Private Access Easement #1 Cross Section
Exhibit I	Private Access Easement #1 Cross Section
Exhibit J	Private Access Easement #1 Cross Section
Exhibit K-1	Landscape/Pedestrian Plan
Exhibit K-2	Traffic & Parking Plan
Exhibit K-3	65 DNL Plan
Exhibit L	Minimum Building Setback
Exhibit M	Project Entry Feature
Exhibit N	Example of Palapa Roof
Exhibit O	Example of Decorative Neon Scrolls
Exhibit P	Examples of Monument Signage
Exhibit Q-1	Example of Fabric Awning Signage
Exhibit Q-2	Example of Non-Fabric Awning Signage
Exhibit R-1	Master Paving Detail
Exhibit R-2	Private Sidewalk Detail
Exhibit R-3	Pedestrian Driveway Crossing
Exhibit R-4	Drop Off Zone
Exhibit R-5	Primary Intersection
Exhibits S-1- S-4	Site Accessories
Exhibits S-5- S-7	Lighting

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

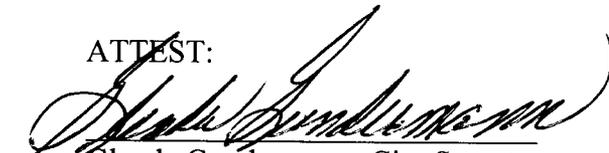
**Section 5.** That Ordinance No. 1920 is repealed.

APPROVED on first consideration on January 03, 2017.

ADOPTED on second consideration on January 17, 2017.

  
 \_\_\_\_\_  
 Joe R. Zimmerman, Mayor

ATTEST:

  
 Glenda Gundermann, City Secretary

APPROVED AS TO FORM:



Attachments:	Exhibit A	Metes and Bounds Legal Description
	Exhibit B	Final Development Plan
	Exhibit C	Permitted Land Uses
	Exhibit D	Plant List
	Exhibit E	Overall Master Plan
	Exhibit F-1	Driveway 4 Cross Section
	Exhibit F-2	Private Access Easement #3 Cross Section
	Exhibit F-3	Driveway 3 Cross Section
	Exhibit G	Private Access Easement #2 Cross Section
	Exhibit H	Private Access Easement #1 Cross Section
	Exhibit I	Private Access Easement #1 Cross Section
	Exhibit J	Private Access Easement #1 Cross Section
	Exhibit K-1	Landscape/Pedestrian Plan
	Exhibit K-2	Traffic & Parking Plan
	Exhibit K-3	65 DNL Plan
	Exhibit L	Minimum Building Setback
	Exhibit M	Project Entry Feature
	Exhibit N	Example of Palapa Roof
	Exhibit O	Example of Decorative Neon Scrolls
	Exhibit P	Examples of Monument Signage
	Exhibit Q-1	Example of Fabric Awning Signage
	Exhibit Q-2	Example of Non-Fabric Awning Signage
	Exhibit R-1	Master Paving Detail
	Exhibit R-2	Private Sidewalk Detail
	Exhibit R-3	Pedestrian Driveway Crossing
	Exhibit R-4	Drop Off Zone
	Exhibit R-5	Primary Intersection
	Exhibits S-1- S-4	Site Accessories
	Exhibits S-5- S-7	Lighting

**EXHIBIT A:  
METES AND BOUNDS LEGAL DESCRIPTION**

**EXHIBIT "A"  
TRACT ONE  
METES AND BOUNDS DESCRIPTION  
17.22 ACRES (750,187 SQ. FT.)  
ALEXANDER HODGE LEAGUE, A-32  
FORT BEND COUNTY, TEXAS**

Being a tract or parcel of land containing 17.22 acres (750,187 square feet) situated 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 17.22 acre tract being all of Reserves "D", "E", "F", "J", "K", and "L" in Crossing at Telfair, Section Four Part Two, as recorded in Plat No. 20130327 of the Plat Records of Fort Bend County, and all of Reserves "G" and "H", in Crossing at Telfair, Section Four Part Two, Reserves "G" and "H", Amending Plat, as recorded in Plat No. 20150025, said 17.22 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 in the northeast line of said 112.736 acre tract for the most northerly corner of Reserve "B", the Crossing at Telfair, Section Four Part One, as recorded in Plat No. 20120252 of the Plat Records of Fort Bend County, being also the northeast corner of said Reserve "D" and the Crossing at Telfair, Section Four Part Two, in the southwesterly right-of-way line of State Highway No. 6 (width varies), being the most easterly corner of the herein described 17.22 acre tract;

THENCE South 34°03'17" West, along the line common to said Crossing at Telfair Section Four Part One and Crossing at Telfair Section Four Part Two, a distance of 824.83 feet to a 5/8-inch iron rod found for the southwest corner of Reserve "C" in said Telfair, Section Four Part One, being also the southeast corner of said Reserve "G", in the southwest line of said 112.736 acre tract and the northeast line of that certain tract called 2.449 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 along the southerly line of the Crossing at Telfair, Section Four Part Two and said 112.736 acre tract, being the northerly line of said 2.449 acre tract, the following two courses and distances;

In a westerly direction, a distance of 1088.03 feet, following the arc of a curve to the left, having a radius of 1265.00 and a central angle of 49°16'49" (Ch=N88°51'10"W, 1054.80') to a 5/8-inch iron rod found for a point of tangency;

South 66°30'39" West, a distance of 60.80 feet to a 5/8-inch iron rod set for the southwest

corner of said Reserve "K", and the herein described parcel;

THENCE North 18°42'23" West with the westerly line of said Reserve "K" and said Crossing at Telfair, Section Four Part Two, a distance of 318.61 feet to a 5/8-inch iron rod set for an interior corner of said Reserve "K" and the beginning of a non-tangent curve to the right;

THENCE in a westerly direction, a distance of 164.44 feet, along the northerly line of said Reserve "K", following the arc of a curve to the right, having a radius of 35.00 and a central angle of 269°11'26" (Ch=N25°53'19"E, 49.85') to a 5/8-inch iron rod set for the end of said curve, and an interior corner of the herein described parcel;

THENCE North 70°29'02" East, along the northerly line of said Reserve "K", a distance of 141.75 feet to a 5/8-inch iron rod set for a point of curvature;

In an easterly direction, a distance of 112.54 feet, along the northerly line of said Reserve "K", following the arc of a curve to the right, having a radius of 1548.94 feet and a central angle of 04°09'46" (Ch=N72°33'55"E, 112.51') to a 5/8-inch iron rod set for the southwest corner of said Reserve "L", being an interior corner of the herein described parcel;

THENCE North 09°46'40" West, along the westerly line of said Reserve "L" and the Crossing at Telfair, Section Four Part Two, a distance of 191.76 feet to a 5/8-inch iron rod set for an interior corner of the herein described parcel;

THENCE South 79°58'11" West, along a southerly line of said Reserve "L" and the Crossing at Telfair, Section Four Part Two, a distance of 64.14 feet to a 5/8-inch iron rod set for a southwesterly corner of the herein described parcel;

THENCE North 06°30'15" West, along the westerly line of said Reserve "L" and the Crossing at Telfair, Section Four Part Two, a distance of 255.79 feet to a 5/8-inch iron rod set for the northwesterly corner of said Reserve "L" and the herein described parcel, on the north line of said 112.736 acre tract, in the south right-of-way line of said U. S. Highway 90-A;

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

North 74°12'22" East, a distance of 235.80 feet to a 5/8-inch iron rod found for an angle point;

North 80°00'58" East, a distance of 65.16 feet to a 5/8-inch iron rod found for the northeast corner of said Reserve "L", being a northeasterly corner of the herein described parcel;

THENCE South 03°28'39" East, along the easterly line of said Reserve "L" and the Crossing at Telfair, Section Four Part Two, a distance of 468.05 feet to a 1/2-inch iron rod set for an interior corner of the herein described parcel;

THENCE in an easterly direction, a distance of 705.73 feet, along the northerly line of said Crossing at Telfair, Section Four Part Two, following the arc of a curve to the right, having a radius of 1548.94 and a central angle of 26°06'19" (Ch=S84°56'20"E, 699.64 ') to the southwest corner of said Reserve "F", and an interior corner of the herein described parcel, which falls on a storm inlet;

THENCE along the westerly line of said Crossing at Telfair, Section Four Part Two, the following five courses and distances:

North 16°34'02" East, along the westerly line of said Reserve "F", a distance of 102.76 feet to an "X" cut in concrete found for a point of curvature;

THENCE in a northerly direction, a distance of 24.01 feet, along the westerly line of said Reserve "F", following the arc of a curve to the right, having a radius of 500.00 and a central angle of 02°45'05" (Ch=N17°56'34"E, 24.01 ') to an "X" cut in concrete found for a point of tangency;

THENCE North 19°19'06" East, along the westerly line of said Reserves "F" and "E", a distance of 119.73 feet to an "X" cut in concrete found for a point of curvature;

THENCE in a northerly direction, a distance of 208.56 feet, along the westerly line of said Reserve "E", following the arc of a curve to the right, having a radius of 500.00 and a central angle of 23°53'59" (Ch=N31°16'06"E, 207.06 ') to an "X" cut in concrete found for a point of tangency;

THENCE North 43°13'18" East, along the westerly line of said Reserve "E", a distance of 106.03 feet to an "X" cut in concrete found for a northwesterly corner of said Reserve "E" and the herein described parcel in the northeast line of said 112.736 acre tract, being the southwesterly right-of-way line of said State Highway No. 6;

THENCE along the northeast line of said Crossing at Telfair, Section Four Part Two, being the northeast line of said 112.736 acre tract and the southwest right-of-way line of said State Highway No. 6, the following two courses and distances:

In a southeasterly direction, a distance of 325.94 feet, along the northeast line of said Reserves "E" and "D", following the arc of a curve to the left, having a radius of 1,954.86 feet and a central angle of 09°33'11" (Ch=S51°33'14"E, 325.56') to a 5/8-inch iron rod found for a point of tangency;

South 55°56'43" East, along the northeast line of said Reserve "D", a distance of 10.46 feet to the POINT OF BEGINNING and containing 17.22 acres (750,187 square feet) of land, more or less.

TEJAS SURVEYING, INC.  
Firm No. 10031300  
Ph: (281) 240-9099  
Job No. 04-1603-Tr 1  
July 26, 2016

**EXHIBIT "A"**  
**TRACT TWO**  
METES AND BOUNDS DESCRIPTION  
9.725 ACRES (423,613 SQ. FT.)  
ALEXANDER HODGE LEAGUE, A-32  
FORT BEND COUNTY, TEXAS

Being a tract or parcel of land containing 9.725 acres (423,613 square feet) situated 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 9.725 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 an "X" cut in concrete found in the northeast line of said 112.736 acre tract for the most northerly corner of Reserve "E", the Crossing at Telfair, Section Four Part Two, as recorded in Plat No. 20130327 of the Plat Records of Fort Bend County, in the southwesterly right-of-way line of State Highway No. 6 (width varies) as dedicated in Vol. 1821, Pg. 972, of the Deed Records of Fort Bend County, and widened in Vol. 2329, Pg. 50, of the Deed Records of Fort Bend County, being the most easterly corner of the herein described 9.725 acre tract;

THENCE South 43°13'18" West, along a northwesterly line of said Reserve "E" in Telfair Section Four Part Two, a distance of 106.03 feet to an "X" cut found in concrete for a point of curvature;

THENCE, in a southerly direction along the northwesterly line of said Reserve "E", a distance of 208.56 feet, following the arc of a curve to the left, having a radius of 500.00 and a central angle of 23°53'59" (Ch=S31°16'06"W, 207.06') to an "X" cut in concrete for a point of tangency;

THENCE South 19°19'06" West, along a northwesterly line of said Reserve "E", at 4.71 feet pass the common westerly corner of said Reserves "E" and "F" in said Telfair Section Four Part One, and continue, in all a distance of 119.73 feet to an "X" cut found in concrete for a point of curvature;

THENCE, in a southerly direction along the northwesterly line of said Reserve "F", a distance of 24.01 feet, following the arc of a curve to the left, having a radius of 500.00 and a central angle of 02°45'05" (Ch=S17°56'34"W, 24.01') to an "X" cut in concrete for a point of tangency;

THENCE South 16°34'02" West, along a northwesterly line of said Reserve "F", a distance of 102.76 feet to the southwest corner of said Reserve "F", on the north line of Reserve "G" of said Crossing at Telfair Section Four Part One, for the southeast corner of the herein described parcel, which falls on a storm inlet;

THENCE in a westerly direction along the north line of Reserves "G", "H" and "J" in said Crossing at Telfair, Section Four Part One, a distance of 705.73 feet, following the arc of a curve to the left, having a radius of 1548.94 and a central angle of 26°06'19" (Ch=N84°56'20"W, 699.64') to a 1/2-inch iron rod set for the southeast corner of said Reserve "L" in said Crossing at Telfair, Section Four Part One, being also the southwest corner of the herein described parcel;

THENCE North 03°28'39" West, along the east line of said Reserve "L", a distance of 468.05 feet to a 5/8-inch iron rod found for the northeast corner of said Reserve "L", being the northwest corner the herein described parcel, on the north line of said 112.736 acre tract, in the south right-of-way line of U. S. Highway 90-A (width varies) as described in Vol. 1821, Pg. 972, of the Deed Records of Fort Bend County;

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 80°00'58" East, a distance of 124.87 feet to a 5/8-inch iron rod found for an angle point;

North 86°16'15" East, a distance of 499.90 feet to a 5/8-inch iron rod found for an angle point;

South 84°07'01" East, a distance of 296.32 feet to a 5/8-inch iron rod set for a northeasterly corner of said 112.736 acre tract and the herein described parcel, at the intersection of the southeasterly right-of-way line of said U. S. Highway 90A with the southwesterly right-of-way line of said State Highway No 6;

THENCE in a southeasterly direction, along the northeast line of said 112.736 acre tract and the southwest right-of-way line of said State Highway No. 6, a distance of 91.41 feet , following the arc of a curve to the left, having a radius of 1,954.86 feet and a central angle of 02°40'45" (Ch=S45°26'08"E, 91.40') to the POINT OF BEGINNING and containing 9.725 acres (423,613 square feet) of land, more or less.

TEJAS SURVEYING, INC.  
Firm No. 10031300  
Ph: (281) 240-9099  
Job No. 04-1603-TR2  
July 26, 2016

**EXHIBIT "A"**  
**TRACT THREE**  
METES AND BOUNDS DESCRIPTION  
10.62 ACRES (462.698 SQ. FT.)  
ALEXANDER HODGE LEAGUE, A-32  
FORT BEND COUNTY, TEXAS

Being a tract or parcel of land containing 10.62 acres (462.698 square feet) situated 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 Public Records of Fort Bend County, Texas, said 10.62 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 set in the northwest line of said 112.736 acre tract for the northwest corner of that certain tract called 2.70 acre Reserve "L", the Crossing at Telfair, Section Four Part Two, as recorded in Plat No. 20130327 of the Plat Records of Fort Bend County, in the southerly right-of-way line of U. S. Highway 90A (width varies) as dedicated in Vol. 1821, Pg. 972, of the Deed Records of Fort Bend County, being the most northerly northeast corner of the herein described 10.62 acre tract:

THENCE South 06°30'15" East, along the westerly line of said Reserve "L", a distance of 255.79 feet to a 5/8-inch iron rod set for the most westerly southwesterly corner of said Reserve "L", being an interior corner of the herein described parcel:

THENCE North 79°58'11" East, along the more westerly south line of said Reserve "L", a distance of 64.14 feet to a 5/8-inch iron rod set for an interior corner of said Reserve "L", being the most easterly northeast corner of the herein described parcel:

THENCE South 09°46'40" East, along the westerly line of said Reserve "L", a distance of 191.76 feet to a 5/8-inch iron rod set for the most southerly southwest corner of said Reserve "L", in the north line of Reserve "K", of said Crossing at Telfair, Section Four Part Two, being a southeasterly corner of the herein described parcel:

THENCE in a westerly direction along the north line of said Reserve "K", a distance of 112.54 feet following the arc of a curve to the left, having a radius of 1548.94 feet and a central angle of 04°09'46" (Ch=S72°33'55"W, 112.51') to a 5/8-inch iron rod set for a point of tangency:

THENCE South 70°29'02" West, along the northerly line of said Reserve "K", a distance of 141.75 feet to a 5/8-inch iron rod set for an interior corner of said Reserve "K", being a southwesterly corner of the herein described parcel:

In a westerly direction along the northerly line of said Reserve "K", a distance of 164.44 feet, following the arc of a curve to the left, having a radius of 35.00 and a central angle of 269°11'26" (Ch=S25°53'19"W, 49.85') to a 5/8-inch iron rod set for the end of said curve, and an interior corner of said Reserve "K", and a northeasterly corner of the herein described parcel;

THENCE South 18°42'23" East, along the westerly line of said Reserve "K", a distance of 318.61 feet to a 5/8-inch iron rod set for the southwest corner of said Reserve "K", in the southerly line of said 112.736 acre tract and the northeast line of that certain tract called 2.449 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 South 66°30'27" West, along the southerly line of said 112.736 acre tract, being the northerly line of said 2.449 acre tract, a distance of 578.94 feet to a 5/8-inch iron rod set for the southwest corner of the herein described parcel;

THENCE North 06°21'24" West, departing the south line of said 112.736 acre tract, a distance of 372.98 feet to a 5/8-inch iron rod set in the north line of said 112.736 acre tract, being the southerly line of that certain tract called 11.426 acres, described in Fort Bend County Clerk's File No. 2012112958, for the northwest corner of the herein described parcel;

THENCE North 59°11'58" East, along the line common to said 112.736 acre tract and said 11.426 acre tract, a distance of 76.24 feet to a 5/8-inch iron rod found for an angle point;

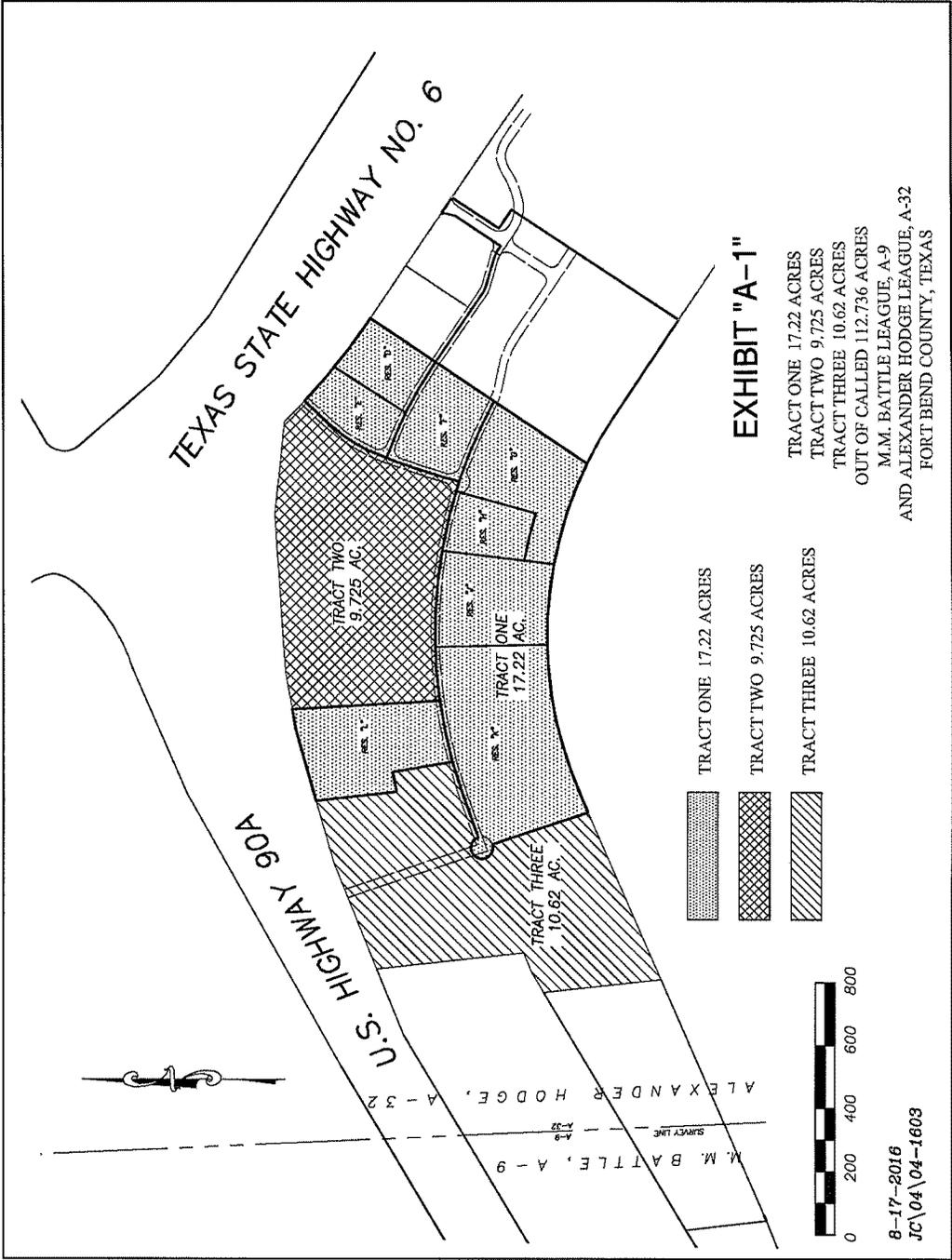
THENCE North 68°00'36" East, along the line common to said 112.736 acre tract and said 11.426 acre tract, a distance of 64.47 feet to a 5/8-inch iron rod found for the southeast corner of said 11.426 acre tract, being an interior corner of said 112.736 acre tract and the herein described parcel;

THENCE North 06°21'09" West, along the westerly line of said 112.736 acre tract, being the easterly line of said 11.426 acre tract, a distance of 467.30 feet to a 5/8-inch iron rod found for a northwesterly corner of said 112.736 acre tract and the herein described parcel, in the southerly right-of-way line of said U. S. Highway 90A;

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

North 68°00'36" East, a distance of 364.94 feet to a 5/8-inch iron rod set for an angle point;

North 74°12'22" East, a distance of 203.82 feet to the POINT OF BEGINNING and containing 10.62 acres (462,698 square feet) of land, more or less.



**EXHIBIT B  
FINAL DEVELOPMENT PLAN  
(CROSSING AT TELFAIR SECTION 4 PART 2)**

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

- A. Contents
- B. General Provisions and List of Exhibits
- C. Permitted Uses
- D. Development Regulations
- E. Building Regulations
- F. Landscape and Pedestrian Circulation Regulations
- G. Sign Regulations
- H. Additional Regulations

**B. General Provisions.**

1. The PD provided herein shall 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 the B-2 General Business zoning district is not specifically altered or replaced in this ordinance, all regulations of the B-2 zoning district in effect on this effective date of this ordinance apply to this PD.
2. Except as otherwise provided herein, the words used in this final development plan have the meaning established by the City of Sugar Land Development Code:

*Colored Concrete* means the application of a color additive mixed into the concrete matrix for use in driveways, private access easements, parking surfaces and sidewalks as an architectural element within this Planned Development.

*Stamped Concrete* means imprinting patterns in freshly placed concrete to achieve the look of cobblestone, interlocking pavers, fractured slate, natural stone, tile and other types of surface patterns for use in driveways, private access easements, parking surfaces and sidewalks as an architectural element within this Planned Development.

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

*PD* means the Planned Development District created by this Ordinance.

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

*Reserve* means a defined area of land legally approved through a public review process resulting in a recorded Final Plat.

*Structured Parking* means a multi-level structure designed to accommodate vehicular parking at appropriate parking ratios for a combination of permitted uses located within one or more Reserves at various times during operational hours.

*Shared Parking* means for each of the permitted land uses, there shall be provided the number of the parking spaces required for that land use under section 2-220 of the Development Code. The required number of parking spaces for each land use may be provided by using surface parking or structured parking within the PD. In calculating the required number of parking spaces for each land use, the Director may give credit for shared parking utilizing the Shared Parking criteria published by the Urban Land Institute. The Director shall determine and establish the parking requirements for each building in the PD as part of the building permit issued for each building, in accordance with the requirements of this section. The structured parking shall include pedestrian-oriented directional signage to guide visitors to the appropriate destination.

*Shared Lot Line* is herein defined as that location on each of the Reserves listed below for which the side building wall is to be constructed upon. In the event one side building wall is constructed on the Shared Lot Line it is mandatory the adjacent building be constructed on the same Shared Lot Line and no Minimum Building Setback is required. Those Reserves for which a Shared Lot Line exists are G, H, I-1, I-2, I-3 and J. In the event Reserves G, H, I-1, I-2, I-3 and/or J are not developed as Shared Lot Line Reserves, then the Minimum Building Setback shall be in effect and default to 10 feet as depicted for all other Reserves in Exhibit L.

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

<i>Exhibit A</i>	Metes and Bounds Legal Description
<i>Exhibit B</i>	Final Development Plan
<i>Exhibit C</i>	Permitted Land Uses
<i>Exhibit D</i>	Plant List
<i>Exhibit E</i>	Overall Master Plan
<i>Exhibit F-1</i>	Driveway 4 Cross Section
<i>Exhibit F-2</i>	Private Access Easement #3 Cross Section
<i>Exhibit F-3</i>	Driveway 3 Cross Section
<i>Exhibit G</i>	Private Access Easement #2 Cross Section
<i>Exhibit H</i>	Private Access Easement #1 Cross Section
<i>Exhibit I</i>	Private Access Easement #1 Cross Section
<i>Exhibit J</i>	Private Access Easement #1 Cross Section
<i>Exhibit K-1</i>	Landscape/Pedestrian Plan

<i>Exhibit K-2</i>	Traffic & Parking Plan
<i>Exhibit K-3</i>	65 DNL Plan
<i>Exhibit L</i>	Minimum Building Setback
<i>Exhibit M</i>	Project Entry Feature
<i>Exhibit N</i>	Example of Palapa Roof
<i>Exhibit O</i>	Example of Decorative Neon Scrolls
<i>Exhibit P</i>	Examples of Monument Signage
<i>Exhibit Q-1</i>	Example of Fabric Awning Signage
<i>Exhibit Q-2</i>	Example of Non-Fabric Awning Signage
<i>Exhibit R-1</i>	Master Paving Detail
<i>Exhibit R-2</i>	Private Sidewalk Detail
<i>Exhibit R-3</i>	Pedestrian Driveway Crossing
<i>Exhibit R-4</i>	Drop Off Zone
<i>Exhibit R-5</i>	Primary Intersection
<i>Exhibits S-1- S-4</i>	Site Accessories
<i>Exhibits S-5- S-7</i>	Lighting

**C. Permitted Uses.** Permitted Uses for Section 4 Part 2 shall be limited to those listed in *Exhibit C- Permitted Land Uses*.

1. Fleet vehicle storage is prohibited, except as permitted for Passenger Car Rental (SIC 7514) and Passenger Car Leasing (SIC 7515).

**D. Development Regulations.**

1. Maximum Height of Structures: 8 stories or 100 feet above the finished grade exclusive of parapet walls, provided, however, that no building shall exceed the airport height hazard requirements of Chapter IX of the Development Code.
2. Minimum Building Setbacks: The Minimum Building Setbacks shall conform to the distances shown on *Exhibit L-Minimum Building Setbacks*, unless developed as a Shared Lot Line.  
Minimum Building Setbacks for each Reserve shall be measured the stated distance from:
  - a. the front edge of the Access Easement or Driveway curb line;
  - b. shared side property line;
  - c. front property line for Reserves with US 90 and Highway 6 frontage and;
  - d. rear property line.
3. Minimum Parking Lot Setbacks: The location of parking setbacks shall conform to the distances shown on *Exhibit K-2-Traffic & Pedestrian Plan* unless developed as a Shared Lot Line.

Minimum Parking Lot Setbacks for each Reserve shall be measured the stated distance from:

- a. front edge of the Access Easement or Driveway curb line;
  - b. shared side property line;
  - c. front property line for Reserves with US 90 and Highway 6 frontage and;
  - d. rear property line.
4. Paving:
- a. All parking spaces, driveways, and vehicle use areas shall be constructed of concrete or set with pavers.
  - b. All concrete using a coloring agent shall be thoroughly integrated/mixed into the concrete matrix creating a consistent, uniform color. No colored concrete topping or layering will be permitted.
  - c. Each Reserve driveway entrance(s) shall be constructed using a combination of the specified brick pavers, stained and scored concrete as depicted on Exhibit R-3- Pedestrian Driveway Crossing.
5. Conditions for Drop Off Zone:
- a. Hotels, Office Buildings, Movie Theatres, Hospitals and other uses which typically require a customer/guest Drop Off Zone shall be permitted to incorporate this improvement into their site plan.
  - b. Each Drop Off Zone shall be constructed incorporating the design, materials and colors as shown on Exhibit R-4-Drop Off Zone.
  - c. Each Drop Off Zone shall have the option to incorporate a Porte Cochere into the Drop Off Zone design.
6. Conditions for Driveway #4 Entrance Enhancement:
- a. The illustrated entrance design shown on Exhibit M-Driveway #4 Entrance Enhancement depicts the major elements which will be incorporated into this Highway 6 entrance design.
  - b. The Driveway #4 Entrance Enhancement will consist of the following elements:
    - i. Monument tower(s);
    - ii. Trellis structure;
    - iii. Overhead signage depicting the name of the development and;
    - iv. Decorative water improvements defined as waterfalls, fountains plaza style reflecting pools with or without water jets surrounded by landscape planting areas for perennial and annual plants and flowers.
  - c. The Driveway #4 Entrance Enhancement construction materials for the *6b* elements will consist of the following:
    - i. Tower: brick and or stone exterior combined with the use of stucco, decorative wrought iron and metal roof;

- ii. Archway: decorative steel arch, support columns clad in brick or stone, stucco or stone column cap, development name integrated into the design of the steel arch and internally illuminated;
- iii. Trellis: support columns clad in brick or stone, stucco or stone column caps and the trellis constructed of rough or smooth hewn wood beams which is treated for outdoor use.

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

1. Building Finishes:
  - a. Building finish standards apply to all exterior walls of a building.
  - b. Primary finishes are considered to be brick, stone (natural, cast or cultured- textured), and glass wall.
  - c. Secondary finishes are limited to stucco, painted wood trim and wood lapped siding, ceramic tiles, decorative CMU (for example color infused split faced or burnished CMU) and fiberglass reinforced cement exterior siding.
  - d. A minimum of 80 percent of the exterior finish shall be of primary finishes, as defined in this section. The remaining shall be of secondary finishes, as defined in this section.
  - e. Use of architectural metals is limited to canopies, parapet walls, roof systems, and miscellaneous trim work, and shall meet the durability standards of the City of Sugar Land Development Code.
  - f. A single primary finish shall not cover more than 80 percent of the front of any building.
2. Parking Structure:
  - a. The parking structure is to be properly illuminated, provide both vehicular and pedestrian traffic ease of ingress and egress.
  - b. All other parking structure requirements are defined within the City of Sugar Land Development Code
3. Facades and Exterior Walls:
  - a. Facades greater than 100 feet in length shall incorporate plane recesses having a minimum depth of at least three percent of the length of the facade and extending at least 20 percent of the length of the facade. No uninterrupted length of facade shall exceed 100 feet in length.
  - b. Ground floor facades for multi-tenant buildings which face a street (public or private), shall have glass fronts, arcades, display windows, and/or entry areas, along a minimum of 50 percent of their horizontal length. All defined building delivery/loading areas shall be screened through the use

- of an eight foot masonry wall.
- c. Multi-tenant buildings with a Gross Leasable Area (GLA) occupying less than 20,000 square feet shall contain glass between the height of three feet and eight feet above the grade for no less than 40 percent of the horizontal length of the building facade.
  - d. The ratio of glass to wall of the building facade shall not be more than 60 percent except for ground level commercial areas where the standard is listed in 3c above.
4. 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 storefronts.
  - d. Use of reflective glazing shall be limited to second level uses and above.
5. Detail Features: Building façades shall include a repeating pattern that includes all of the elements listed below. All of the following elements shall repeat at intervals of no more than 50 feet, either horizontally or vertically.
- a. Color change
  - b. Texture change
  - c. Material module change
6. Roofs: All flat roofs and roof mounted equipment shall be fully screened from view. Roofs shall have at least one of the following features:
- a. Parapets that are used for screening shall not exceed 15 percent of the height of the supporting wall unless necessary to screen equipment. All parapets shall feature three dimensional cornice treatments and will be solid from all sides if visible at any distance on the ground.
  - b. Overhanging eaves, no less than three feet past the supporting walls.
  - c. Reserve F - A palm thatch roof for the palapa as depicted in *Exhibit N-Palapa Roof* with the appropriate fire retardant as approved by the Fire Marshall with rope wrapped, painted wooden columns supporting the front entry structure is a permitted structural element.

**F. Landscaping and Pedestrian Circulation.** (refer to *Exhibit K-1*)

1. Minimum Landscape Setbacks: The landscape setbacks shall be limited to the areas shown on *Exhibit K1-Landscape & Pedestrian Plan*.

2. Minimum Open Space: 20 percent
3. Street Trees:
  - a. Shall be planted 30 foot on center or clustered in a group along Highway 6 and U.S. Highway 90A.
  - b. Shall have a minimum caliper of 4 inches and minimum height of 10 feet as measured at ground level when planted.
  - c. Shall not be planted closer than ten feet from a street lamppost.
4. Sidewalks:
  - a. Private sidewalks either 5 or 6 feet in width are to be constructed in accordance with the design depicted on Exhibit R-2-Private Sidewalk and in the location(s) shown in Exhibits F-1, F-2, F-3 and G.
  - b. Private sidewalks 8 feet in width are to be constructed in accordance with the design depicted on Exhibit R-2-Private Sidewalk and in the location(s) along Private Access Easement #1 shown in Exhibits H, I and J.
  - c. The Public sidewalk to be constructed within those Reserves which abut Highway 6 and also US 90 shall be a minimum width of 5 feet, in the location(s) shown on Exhibit K-1-Landscape & Pedestrian Plan and not subject to Exhibit R-2-Private Sidewalk required elsewhere within Section 4 Part 2.
  - d. The Public sidewalk to be constructed in the location(s) shown on Exhibit K-1-Landscape & Pedestrian Plan within Reserves I-1, I-2 and I-3 which abut the TXDOT detention area shall conform to the design depicted on Exhibit R-2-Private Sidewalk. The Public sidewalk will be in addition and adjacent to the 6 foot wide landscape buffer.
  - e. The continuous hard surface private sidewalk as depicted within Exhibit K-1-Landscape & Pedestrian Plan abutting Bullhead Slough shall be 5 feet in width and is not subject to the Sidewalk Design required elsewhere within Section 4 Part 2.
5. Landscape Plan:
  - a. The site perimeter landscape plan is depicted in Exhibit K-1-Landscape & Pedestrian Plan.
  - b. There shall be a minimum of one tree (4" caliper and a minimum height of 10 feet) for every 30 linear feet of perimeter landscaping installed within the areas labeled as Landscape Buffer on Exhibits F-1, F-2, F-3, G, and J. For Landscape Buffers in Reserves D, F, and the eastern boundary of Reserve G that are located within the 20-foot pipeline easement, trees required by this section may be planted in other locations throughout the

Reserve, rather than in the landscape buffer, to meet this tree requirement. For Landscape buffers in the Southern boundary of Reserves G, J, K and Q located within the 20-foot pipeline easement, trees required by this section will be planted in the 16-foot Landscape Buffer directly adjacent to the 20-foot pipeline easement.

- c. Within the specified Landscape Setbacks or Landscape Buffer shown on Exhibits F-1, F-2, F-3, G, & H, a Hedge/Shrub row shall be installed along the perimeter of the parking areas to shield vehicles from the street view along Private Access Easement #1, Private Access Easement #2, Private Access Easement #3, Driveway 3, and Driveway 4. Shrubs used for screening purposes shall be 2.5 feet in height at planting and possess the potential to grow to heights of 3 to 8 feet tall. Specifically, shrubs capable of taller heights should be utilized to screen improvements such as ground mounted transformers, trash enclosures and truck docks. When shrubs are used for screening purposes such as a hedge row, they must be planted on triangular centers and not be separated by more than three feet and maintained to form a continuous, unbroken, solid, visual screen. Trees, additional shrubs, flower planter beds, benches or other decorative features may also be placed within the Landscape Buffer.
- d. Plant List – An acceptable detailed plant list will be shown on the final landscape plan for each Reserve. All plant material selected shall be in accordance with Exhibit D-Plant List and installed prior to the issuance of a Certificate of Occupancy.

### **G. Sign Regulations.**

1. “A frame-sandwich style” outdoor signs shall be permitted to be placed in the 8’ sidewalk area within Reserves G, H, I-4, J, K, L-2, and N. A maximum of one sign per tenant will be permitted to be placed in front of the respective tenant lease space. The A-frame signs shall be no more than 2 feet wide by 4 feet in height. Each sign shall be designed to incorporate a non- permanent type of anchor system such as “L” bracket feet to prevent the sign from being dislodged or blown over during high winds.
2. In addition to the standard building fascia signage typically found within shopping centers and single tenant buildings, the business name of each tenant will be permitted to be placed on the horizontal surface of any awning constructed above the front entrance. Refer to Exhibit Q1 - Q2. The following limitations shall apply:

- a. Exhibit Q-1-Fabric Awning Signage: The height of the business name applied to the vertical surface of the awning shall not exceed 75% of the vertical surface height of fabric awning.
  - b. Exhibit Q-2-Non-Fabric Awning Signage: The height of the business name affixed to the surface of the Non-Fabric Awning shall comply with The City of Sugar Land signage regulations for wall signs.
3. Directional signage depicting the location of tenants, for example a kiosk, will be permitted to be constructed in the sidewalk area within Reserves G, H, I-4, J, K, L-2 and N. The directional kiosk(s) shall total no more than one for each Reserve and shall not exceed dimensions of 4'x4'x10' if the kiosk contains four sides. If the kiosk is cylindrical in shape, the total diameter of the kiosk(s) shall not exceed 5' and be no more than 10' in height. Placement of any kiosk within Section 4 Part 2 shall conform to all ADA Pedestrian Accessibility Standards.
4. Holiday signs are permitted to be attached to those street light poles located along and on either side of Private Access Easement #1, Private Access Easement #3, Driveway 3 and Driveway 4. Each street light pole shall be designed to accommodate two (2) banners and each individual banner shall not exceed 12 square feet. Content of said holiday signs shall be as defined by the Development Code of the City of Sugar Land.
5. Neon or LED lighting using a scroll design affixed to the building parapet perimeter or vertical fascia for the purpose of providing accent lighting shall be permitted on Reserve F. Further, straight line neon or LED utilized as accent lighting installed under, above or below building canopies or walkways at a height of no more than thirty (30) feet above the sidewalk is permitted on Reserves G, H, J, K and Q, is not considered Wall Signage and shall not be deducted from the Maximum Effective Area of all Wall Signs. Exhibit O-Decorative Neon Scroll depicts the neon scroll design specific only to Reserve F.
6. For the purposes of Chapter 4 of the Development Code all properties within the Crossing at Telfair Section 3 and 4 shall be considered one premise.
7. Exhibit P-Monument Signage depicts the monument sign design, materials, alignment and arrangement based on the location within the PD. Side by Side monument signs will be located on State Highway 6 and US 90 frontages. Single monument signs will be located along all Private Access Easements and Driveways.

## H. Additional Regulations.

1. Outside display of merchandise is prohibited.
2. All secondary building uses by way of example, Garden Centers or Automotive Services (similar to Costco and Walmart) shall be located internal to each Reserve and shall not abut Driveway 3, Driveway 4, Private Access Easement #1, Private Access Easement #2, Private Access Easement #3, nor Bullhead Slough.
3. All ground equipment, meters, and other visible utility connections shall be screened from view of the public right-of-way, Driveway 3, Driveway 4, Private Access Easement #1, Private Access Easement #2, Private Access Easement #3, and Bullhead Slough.
4. Fleet vehicle storage is prohibited, except as permitted for Passenger Car Rental (SIC 7514) and Passenger Car Leasing (SIC 7515).
5. The following types of wildlife attractants as defined under FAA Advisory Circular 150/1500/33B are prohibited, and shall not be constructed within the area of this Final Development Plan. Wetlands, ponds, storm water retention facilities are prohibited improvements.
6. Site Accessories and Lighting (refer to Exhibits S-1 thru S-7)
  - a. Each Reserve will be required at a minimum to install one each of the following "Standard" improvements or an equivalent product in design and quality depicted on Exhibits S-1 thru S-7 as a part of the site plan submittal.
    1. i. Victor Stanley Metal Bench (*Exhibit S-1*);
    2. ii. Victor Stanley Litter Receptacle (*Exhibit S-1*);
    3. iii. Victor Stanley Ash Receptacle (*Exhibit S-2*);
    4. iv. Victor Stanley Bike Rack (*Exhibit S-2*);
  - b. All Trees planted in the 8' sidewalk area along Private Access Easement #1 shall have a Neenah Foundry Co. Circular Tree Grate (*Exhibit S-3*) or an equal product in design and quality installed around the tree.
  - c. Each Reserve abutting Private Access Easement #1 will be required to install decorative planters (*Exhibits S-3 and S-4*) at a separation distance of no less than every 50 feet along the building frontage. Irrigation shall be provided to water all decorative planters. A combination of decorative

planters (*Exhibits S-3 and S-4*) and decorative bollards (*Exhibit S-4*) will be installed at all drop-off areas located within the development.

- d. All Street lights to be installed along Private Access Easement #1 shall conform to New York Series from Antique Street Lamps (*Exhibits S-5 and S-6*), while all other street and parking lot lighting is to match the Eurotique Munich Pendant Series (*Exhibit S-7*).

**EXHIBIT C  
PERMITTED LAND USES**

<u>USES</u>	<u>SIC CODE</u>	<u>CONDITION NOTES</u>
Parks and Recreation	99	
Corporate Offices (not retail)	99	
Travel Agencies	4724	
 <b><u>RETAIL</u></b>		
Lumber and Other Building Materials	5211	
Paint, Glass, and Wallpaper Stores	5231	
Hardware Stores	5251	
Retail Nurseries, Lawn and Garden Supply Stores	5261	
Department Stores	5311	
Variety Stores	5331	
Misc. General Merchandise Stores	5399	
Grocery Stores, 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	
Drinking Places (with alcoholic beverages)	5813	
Drug Stores and Proprietary Stores	5912	
Liquor Stores	5921	
Used Merchandise Stores	5932	#6

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	

**FINANCE, INSURANCE, AND REAL ESTATE**

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	#5
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

**SERVICES**

Hotels	7011	#4
Laundries and Drycleaners (pickup-drop off only)	7212	
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:	7299	
Babysitting Bureaus		
Diet and Weight Reducing Services		
Formal Wear and Costume Rental		
Personal Care Services		
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	#2
Passenger Car Leasing	7515	#2
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 (including)	7999	
Baseball instruction schools		#8
Basketball instruction schools		#8
Billiard parlors		#8
Bowling instruction		#8
Bridge club, non-membership		#8
Bridge instruction		#8
Gymnastics instruction		#8
Ice skating rink operation		#8
Judo instruction		#8
Karate instruction		#8
Ping pong parlors		#8
Pool parlors		#8
Roller skating rink operation		#8
Scuba and skin diving instruction		#8
Shooting Clubs-Recreational Indoor Only		#8
Shooting Galleries, Indoor Only		#8
Shooting Ranges, Indoor Only		#8
Skating instruction, ice or roller		#8
Ski instruction		#8
Slot-car racetracks		#8
Sports instructors, professional: golf, skiing, swimming, etc.		#8
Sports professionals		#8
Swimming instruction		#8
Swimming pools, except membership		#8

Ticket sales offices for sporting events, contract		#8
Trampoline operation		#8
Wax figure exhibitions		#8
Yoga instruction		#8
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	
Skilled Nursing and Care Facilities	8051	#3
Intermediate Care Facilities	8052	#3
Nursing and Personal Care Facilities, NEC	8059	#3
Medical Laboratories	8071	
General Medical and Surgical Hospitals	8062	#7
Specialty Hospitals, Except Psychiatric	8069	#7
Dental Laboratories	8072	
Home Health Care Services	8082	
Kidney Dialysis Centers	8092	
Specialty Outpatient Facilities	8093	
Family Planning Centers		
Outpatient Mental Health Facilities		
Health and Allied Services, NEC	8099	
Legal Services	8111	
Colleges, Universities, and Professional Schools	8221	
Junior Colleges and Technical Institutes	8222	
Libraries	8231	
Data Processing Schools	8243	
Business and Secretarial Schools	8244	
Vocational Schools, NEC	8249	
Educational Services-Tutoring Only	8299	
Individual and Family Social Services	8322	
Job Training and Vocational Rehabilitation Services	8331	
Residential Care	8361	#3
Homes for the Elderly		
Other Residential Care		
Social Services, NEC	8399	
Museums and Art Galleries	8412	
Business Associations	8611	
Professional Membership Organizations	8621	
Civic, Social, and Fraternal Associations	8641	
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. Grocery Stores or Convenience Stores with Gasoline Sales (SIC 5411):
  - a. A maximum of one (1) Grocery Store (which may include Gasoline, Convenience Store and/or Car Wash) **or** one (1) Convenience Store (which may include Gasoline and/or Car Wash) is permitted in the PD.
  - b. There shall be a maximum of six pump stations, with two fuel dispensing areas per pump station.
  - c. Lighting shall be recessed under the pump station canopy and in fixtures throughout the site.
  - 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. Canopy roofs over pump dispensers shall have a pitched roof.
  - 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, except street trees.
2. Passenger Car Rental (SIC 7514) and Passenger Car Leasing (SIC 7515):
  - 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, except street trees.
- 3. Skilled Nursing and Care Facilities (SIC 8051), Intermediate Care Facilities (SIC 8052), Nursing and Personal Care Facilities NEC (SIC 8059); and Residential Care (SIC 8361) shall provide, at a minimum, the following services:
  - a. Common food service area;
  - b. Weekly housekeeping service;
  - c. 24-hour on-site courtesy office;
  - d. Wellness center;
  - e. Common leisure/activity area; and
  - f. The maximum number of units shall be 160.
- 4. Hotels (7011):
  - a. A maximum of two hotels shall be permitted in the PD.
  - b. All hotels must be developed in accordance with the following criteria:
    - i. Guest rooms will be accessible only through interior corridors;
    - ii. Entrances through exterior doors must be secured and accessible only to guests and employees;
    - iii. Hotel management must be on-site 24 hours each day;
    - iv. Overnight parking of trucks with more than two axles and recreational vehicles shall be prohibited in the hotel's parking lot and parking garage. Signs shall be erected in compliance with Chapter 2308 of the Texas Occupations Code stating those vehicles will be towed from the hotel property;
    - v. Except for not more than five percent of the total number of guest rooms in a Full Service Hotel, guest rooms in a hotel may not contain any Cooking Facility; and
    - vi. Delivery service areas must be screened from the view of any right-of-way or residential area by masonry walls.
  - c. Hotels are limited to one of the following three categories:
    - i. *Hotel, Boutique* means a hotel with guest rooms offered at nightly rates only, and that contains and offers the following amenities:
      - 1) A minimum of 2,000 square feet of dedicated meeting and event facilities;
      - 2) A limited food and beverage service area with staff available and accessible through the interior of the hotel;
      - 3) Swimming pool; and
      - 4) Fitness center.
    - ii. *Hotel, Select Service* means a hotel with guest rooms offered at nightly rates only, and that contains and offers the following amenities:

- 1) A minimum of 4,000 square feet of dedicated meeting and event facilities;
  - 2) A restaurant accessible through the interior of the hotel that offers made-to-order food and seating for at least 30 patrons during standard dining hours;
  - 3) Swimming pool; and
  - 4) Fitness center.
- iii. *Hotel, Full Service* means a hotel with guest rooms offered at nightly rates only, and that contains and offers the following amenities:
- 1) A minimum of 10,000 square feet of dedicated meeting and event facilities;
  - 2) Full-menu room service;
  - 3) Fitness center;
  - 4) Swimming pool;
  - 5) Restaurant accessible through the interior of the hotel that offers a full-menu, table service, and seating for at least 50 patrons during standard dining hours; and
  - 6) Waiting Area
5. Personal Credit Institutions (SIC 6141) exclude check cashing, credit access businesses, and motor vehicle title loans (as defined by Chapter 455 of the Texas Occupations Code).
6. Used Merchandise Stores (SIC 5932):
- a. The following Used Merchandise Stores shall be prohibited:
    - i. Pawn Shops;
    - ii. Secondhand or used Building Material Stores or Yards;
    - iii. Secondhand or used Furniture or Home Furnishing Stores;
    - iv. Secondhand or used Electronic Stores.
  - b. The following Used Merchandise Stores shall be permitted:
    - i. Antique Stores selling high quality merchandise;
    - ii. Secondhand or used Clothing Stores such as Baubles & Beads;
    - iii. Antique Art Galleries;
    - iv. Antique Jewelry Stores;
    - v. Secondhand or used book stores such as Half-Price Books.
7. General Medical and Surgical Hospitals (SIC 8062) and Specialty Hospitals, Except Psychiatric (SIC 8069): one hospital, whether classified as SIC 8062 or SIC 8069, or a combination thereof, shall be permitted in the district.
8. Amusement and Recreation Services (SIC 7999): All uses listed under this respective SIC classification are only indoor type uses and hence allowed to be located on any of the Reserves included in this Ordinance.

## EXHIBIT D

### PLANT LIST

The following is a list of plant material. If the property owners request plants that are not contained in this list, the Planning 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*

#### Small & Ornamental Trees:

European Fan Palm - *Chamaerops humilis*  
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 Cleyera - *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.



**LEGEND**

- CROSSING AT TELFAIR SECTION 4 PART 2 - PHASE 1
- CROSSING AT TELFAIR SECTION 4 PART 2 - PHASE 2
- CROSSING AT TELFAIR SECTION 4 PART 3
- CROSSING AT TELFAIR SEC 3 (HEB)
- TRAFFIC CIRCULATION

# Replaced by Administrative Amendments No. 1 & No. 2

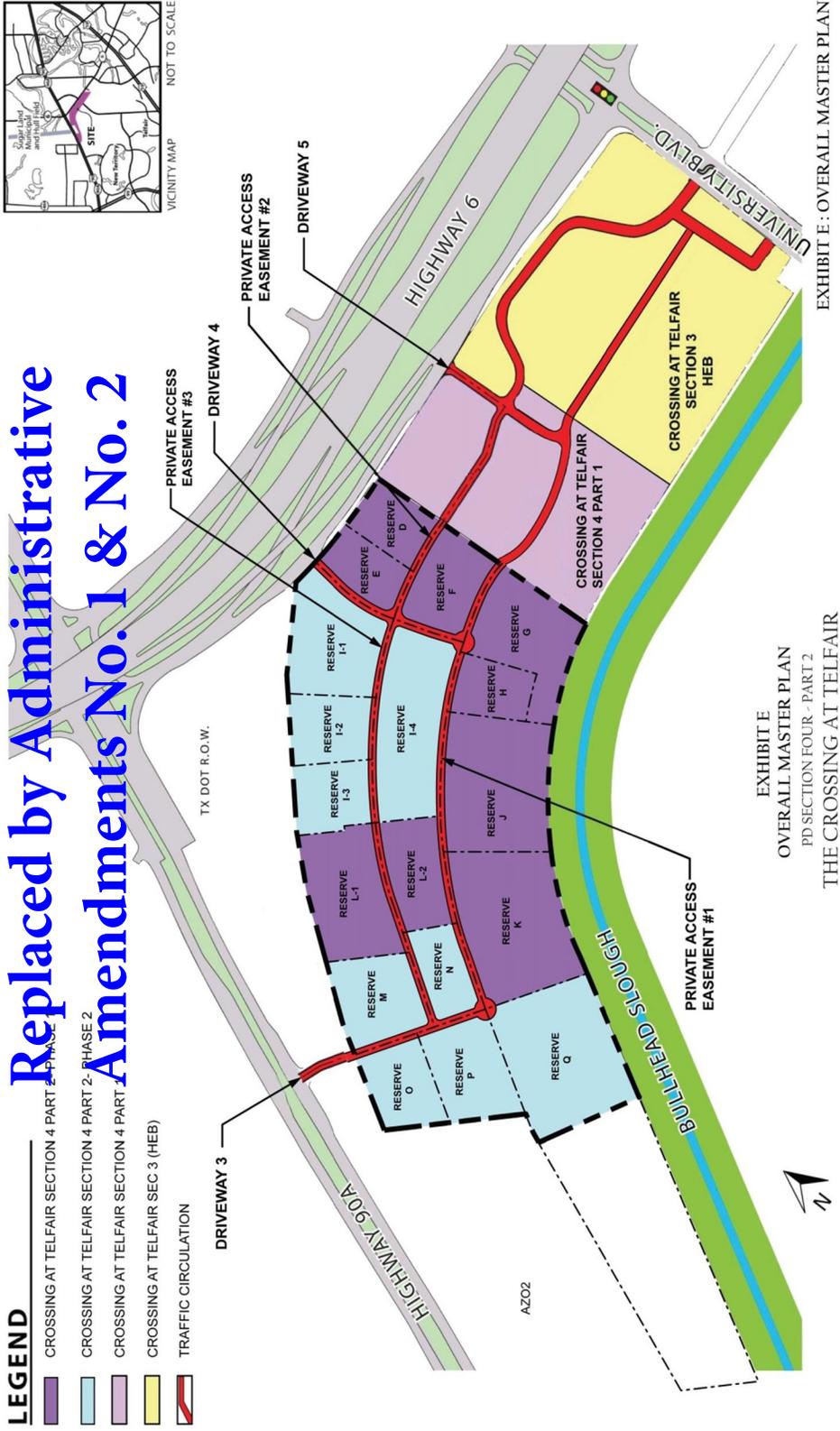


EXHIBIT E  
OVERALL MASTER PLAN  
PD SECTION FOUR - PART 2  
THE CROSSING AT TELFAIR

EXHIBIT E : OVERALL MASTER PLAN  
32

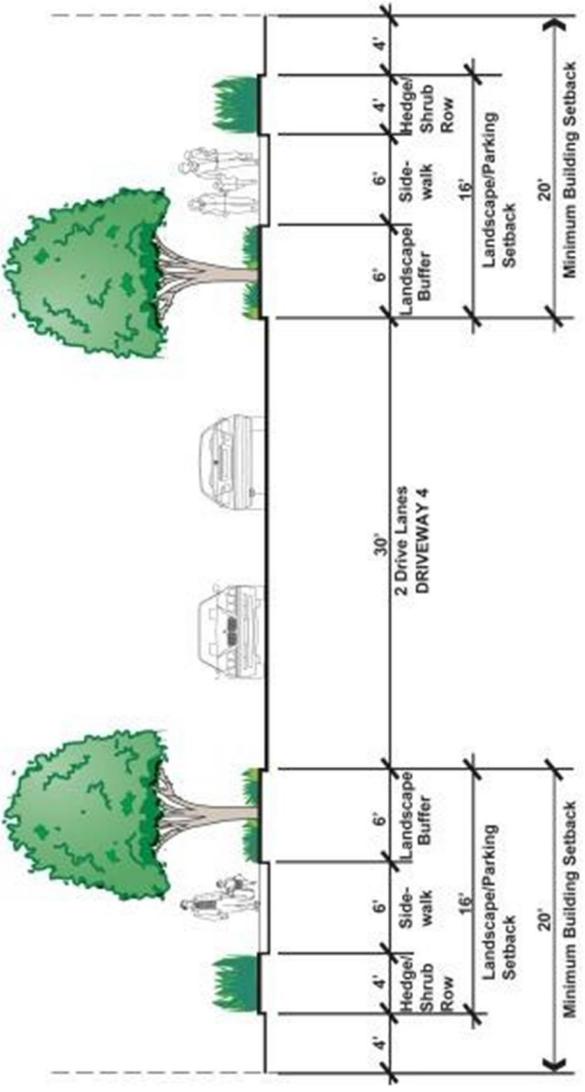


EXHIBIT F1: DRIVEWAY 4  
CROSS SECTION

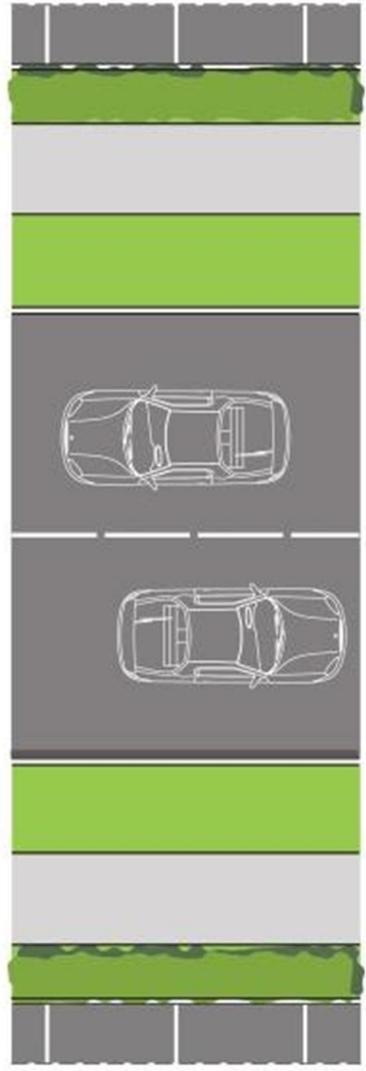
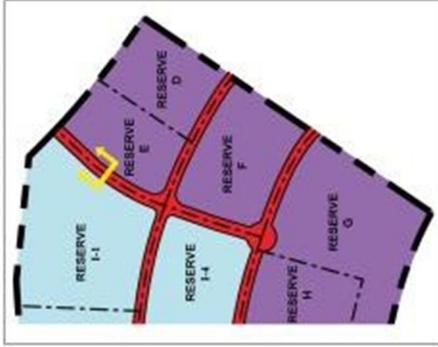
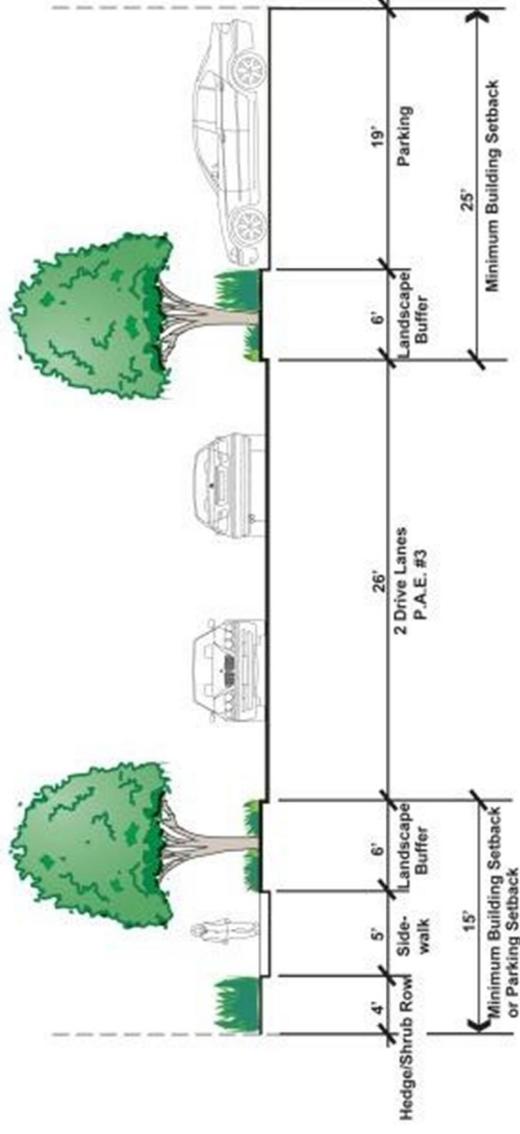


EXHIBIT F1  
DRIVEWAY 4 CROSS SECTION  
PD SECTION FOUR - PART 2  
THE CROSSING AT TELFAIR





LEGEND

- SECTION 4 PART 2- PHASE 1
- SECTION 4 PART 2- PHASE 2

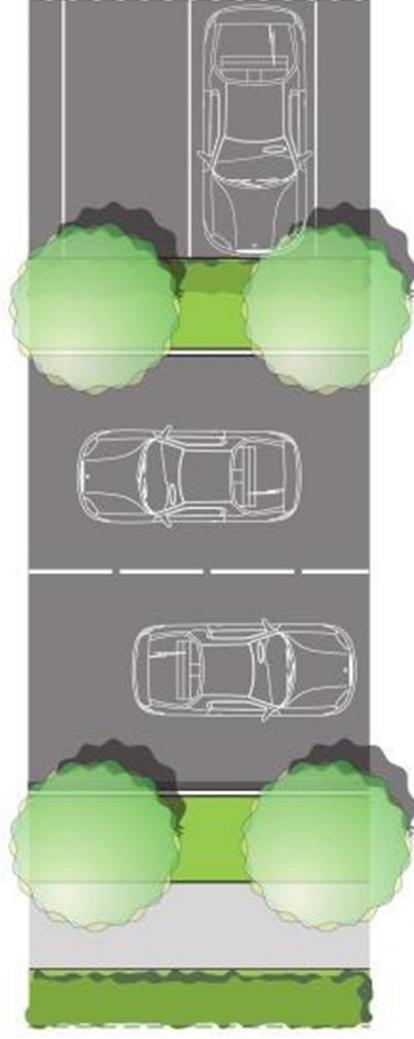
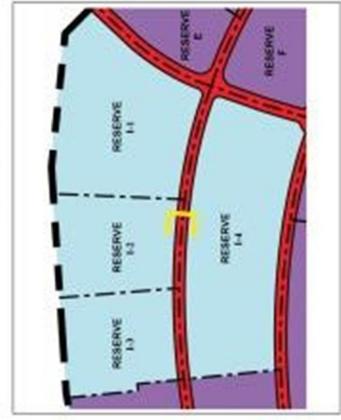


EXHIBIT F2  
PRIVATE ACCESS EASEMENT #3 CROSS SECTION  
PD SECTION FOUR - PART 2  
THE CROSSING AT TELFAIR

EXHIBIT F2: P.A.E.#3  
CROSS SECTION



# Replaced by Administrative Amendment No. 2

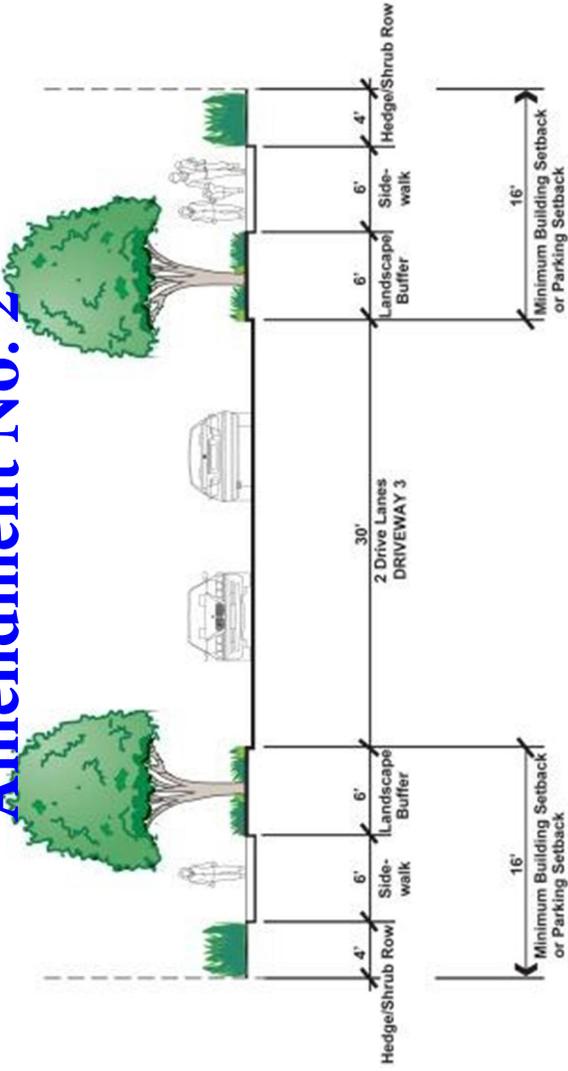


EXHIBIT F3: DRIVEWAY 3 CROSS SECTION

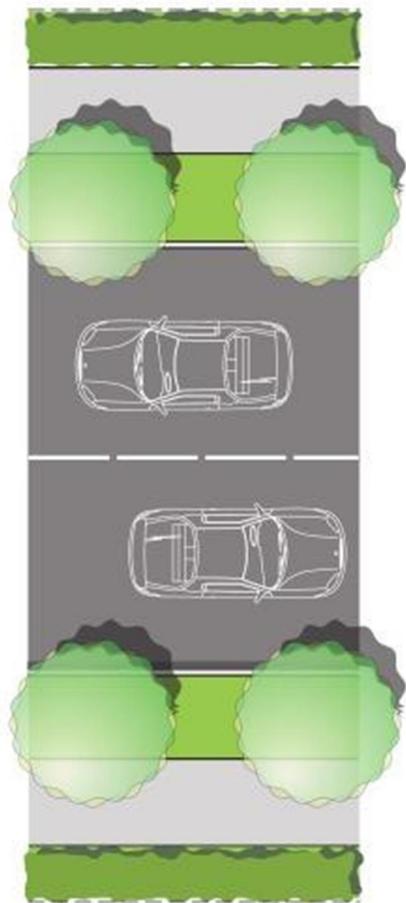
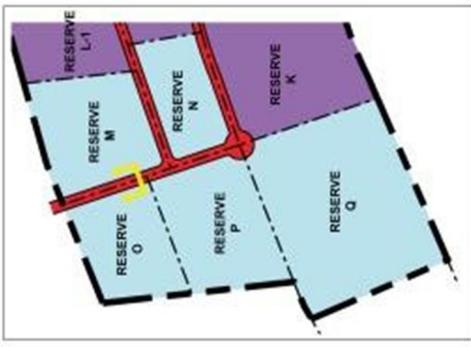
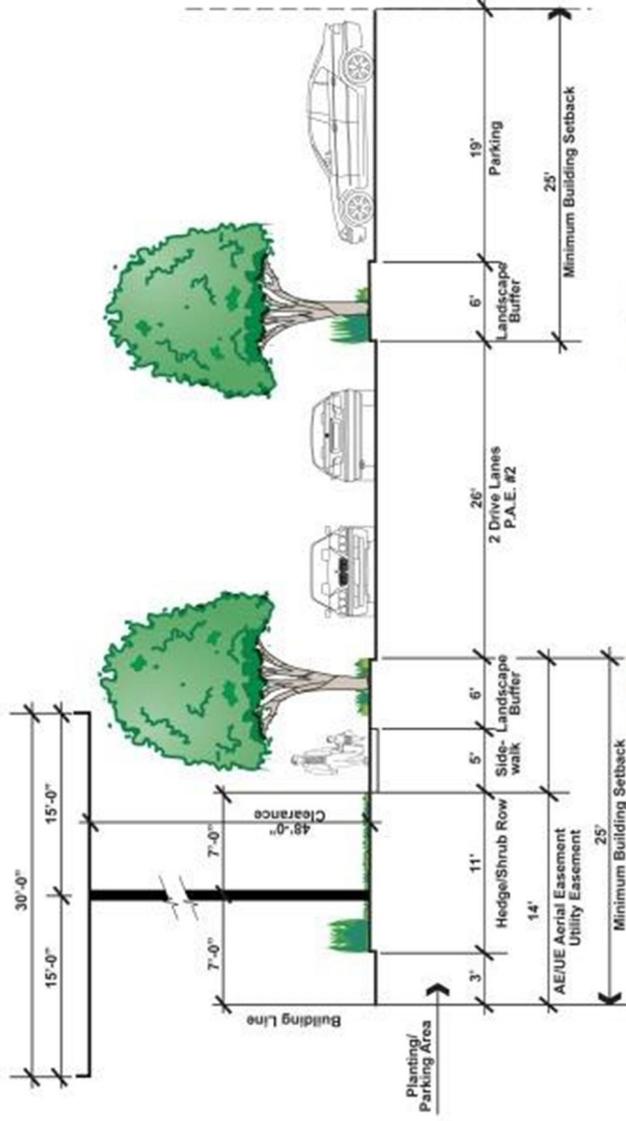


EXHIBIT F3  
DRIVEWAY 3 CROSS SECTION  
PD SECTION FOUR - PART 2  
THE CROSSING AT TELFAIR

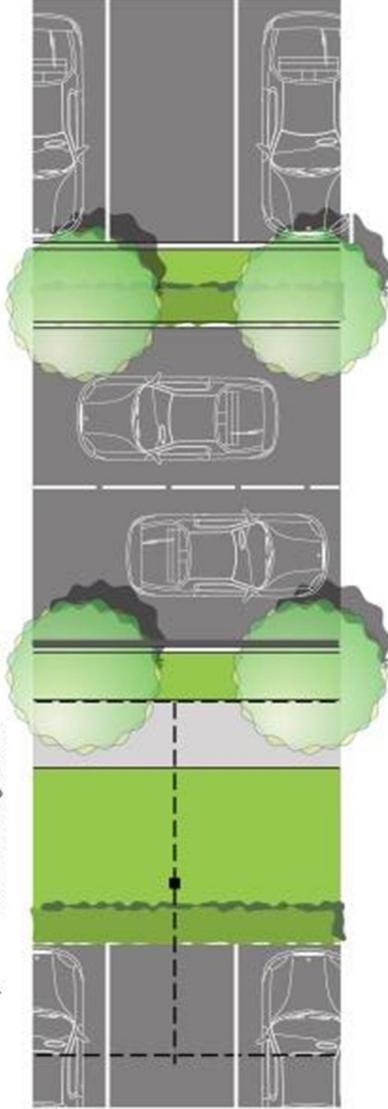


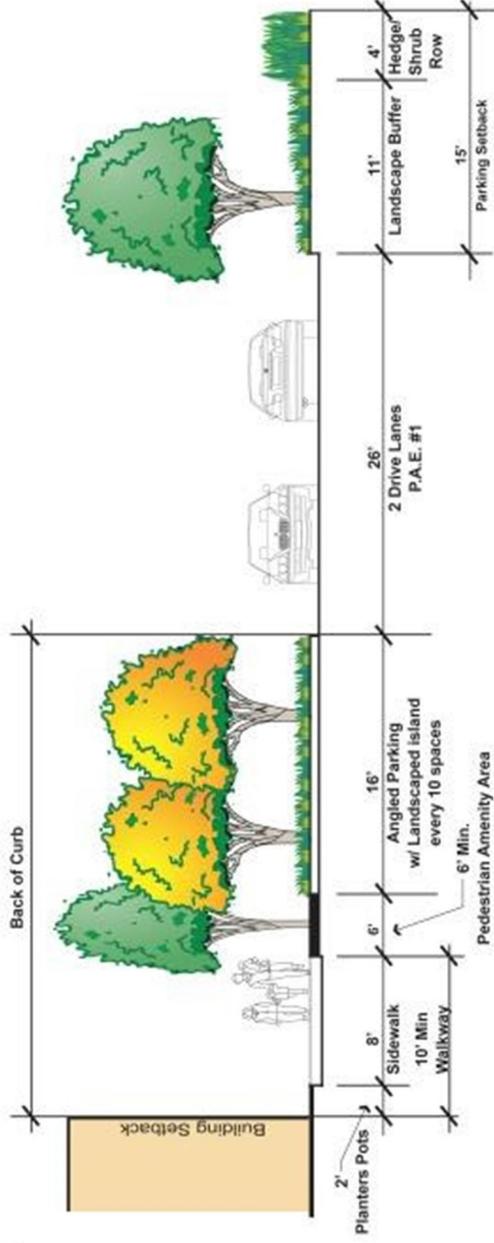


LEGEND

- SECTION 4 PART 2- PHASE 1
- SECTION 4 PART 2- PHASE 2

EXHIBIT G  
PRIVATE ACCESS EASEMENT #2  
CROSS SECTION





LEGEND

	SECTION 4 PART 2- PHASE 1
	SECTION 4 PART 2- PHASE 2

EXHIBIT H  
PRIVATE ACCESS EASEMENT #1  
CROSS SECTION

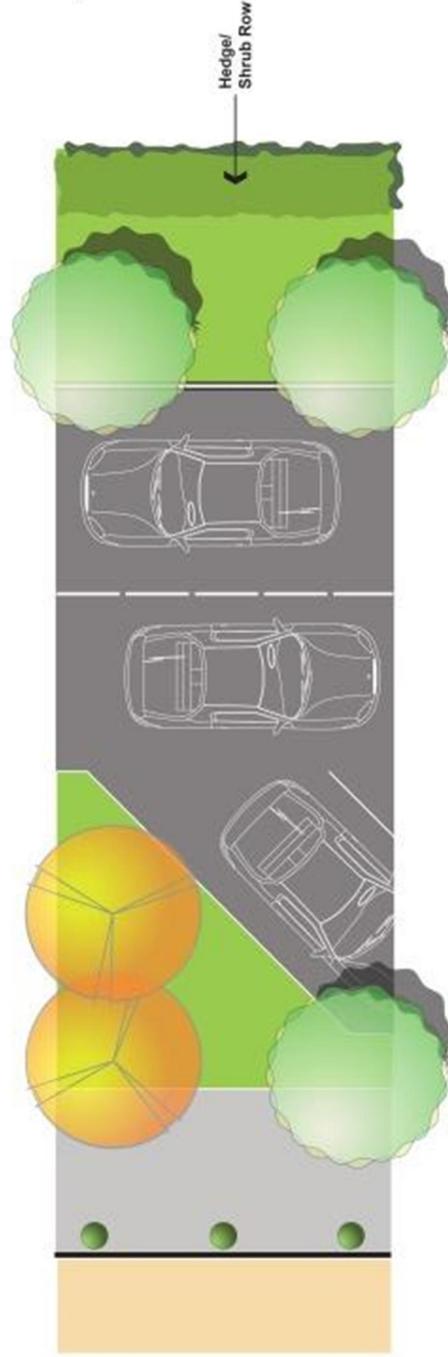
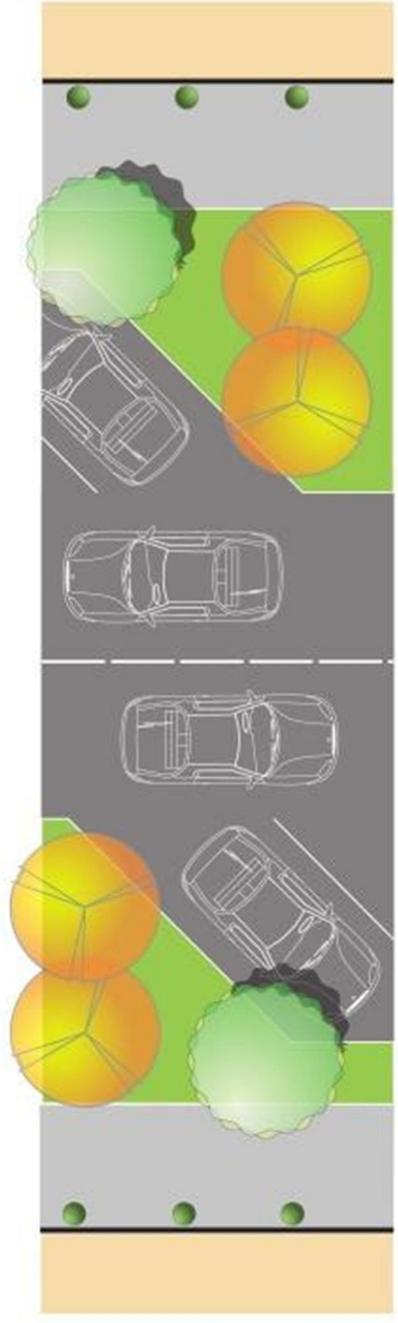
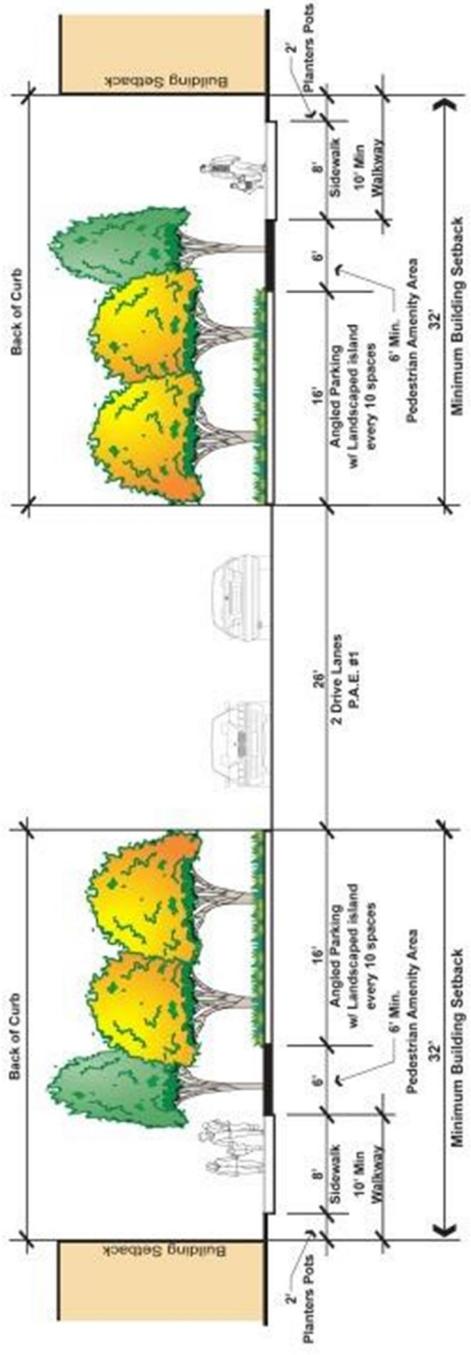
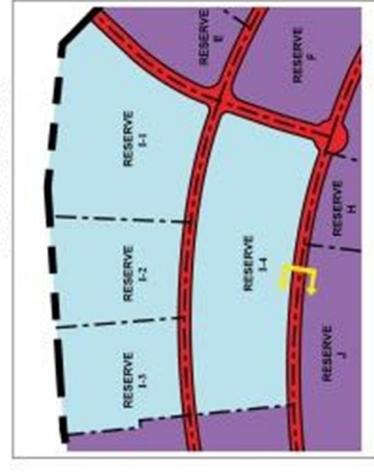


EXHIBIT H  
PRIVATE ACCESS EASEMENT #1 CROSS SECTION  
PD SECTION FOUR - PART 2  
THE CROSSING AT TELFAIR



**EXHIBIT I**  
**PRIVATE ACCESS EASEMENT #1 CROSS SECTION**  
PD SECTION FOUR - PART 2  
**THE CROSSING AT TELFAIR**

**EXHIBIT I**  
**PRIVATE ACCESS EASEMENT #1**  
**CROSS SECTION**



# Replaced by Administrative Amendment No. 2

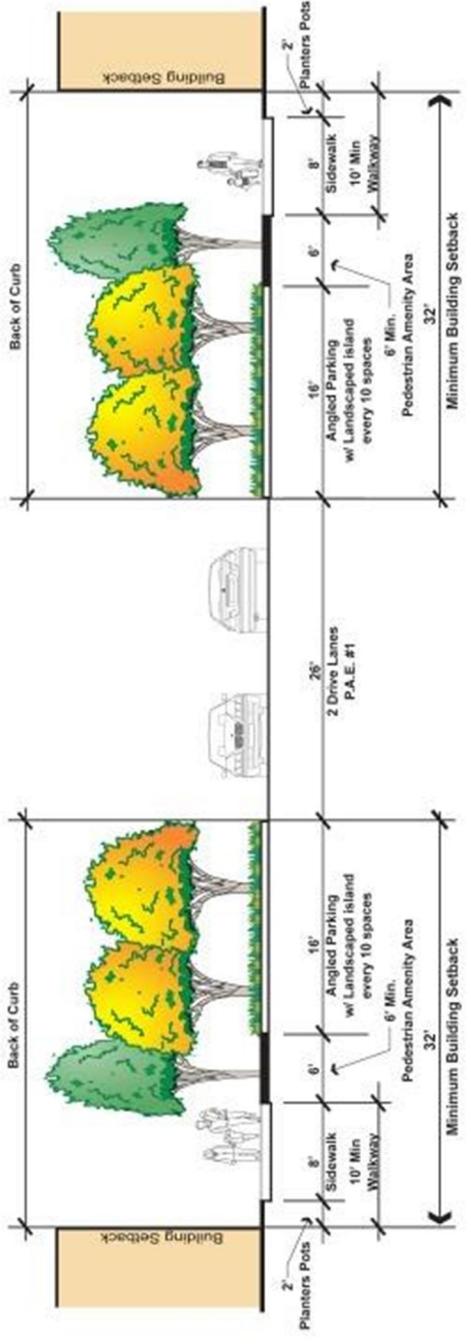


EXHIBIT J  
PRIVATE ACCESS EASEMENT #1  
CROSS SECTION

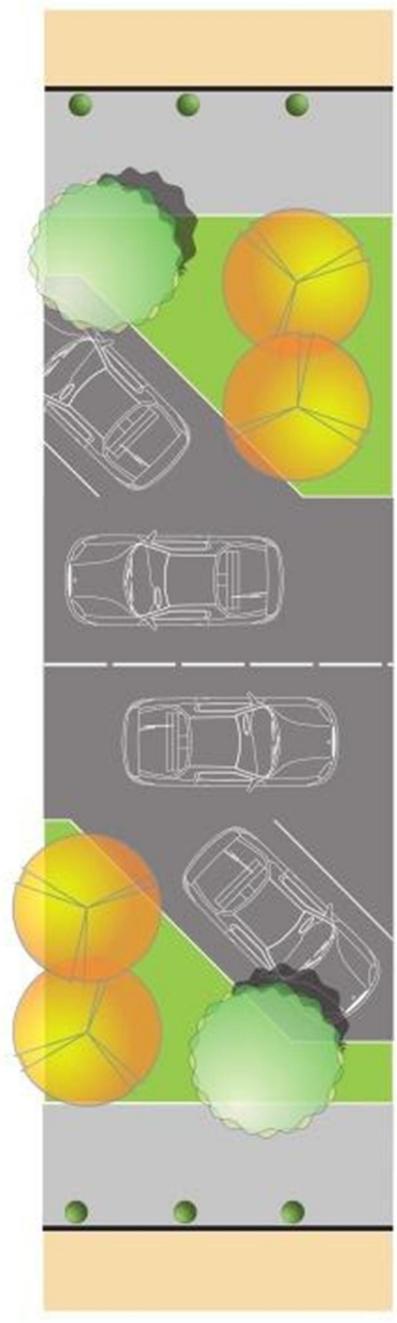
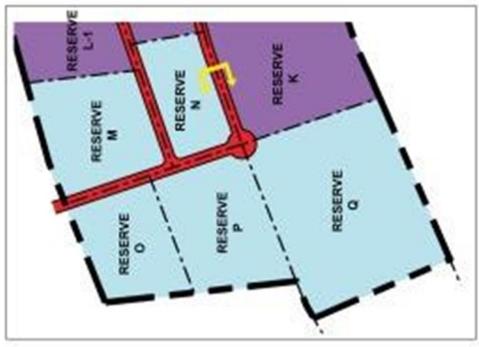


EXHIBIT J  
PRIVATE ACCESS EASEMENT #1 CROSS SECTION  
PD SECTION FOUR - PART 2  
THE CROSSING AT TELFAIR

# Replaced by Administrative Amendments No. 1 & No. 2

U.S. HIGHWAY 90A



**LEGEND**

- PRIVATE SIDEWALK PATH
- PUBLIC SIDEWALK
- LANDSCAPE / PARKING SETBACKS
- PERIMETER DRIVE SECTIONS
- 20' GAS PIPELINE EASEMENT (NO LANDSCAPING ALLOWED)
- SECTION 4 PART 2 PHASE 1
- SECTION 4 PART 2 PHASE 2



EXHIBIT KI  
LANDSCAPE & PEDESTRIAN PLAN  
PD SECTION FOUR - PART 2  
THE CROSSING AT TELFAIR

EXHIBIT K I: LANDSCAPE &  
PEDESTRIAN PLAN

# Replaced by Administrative Amendments No. 1 & No. 2



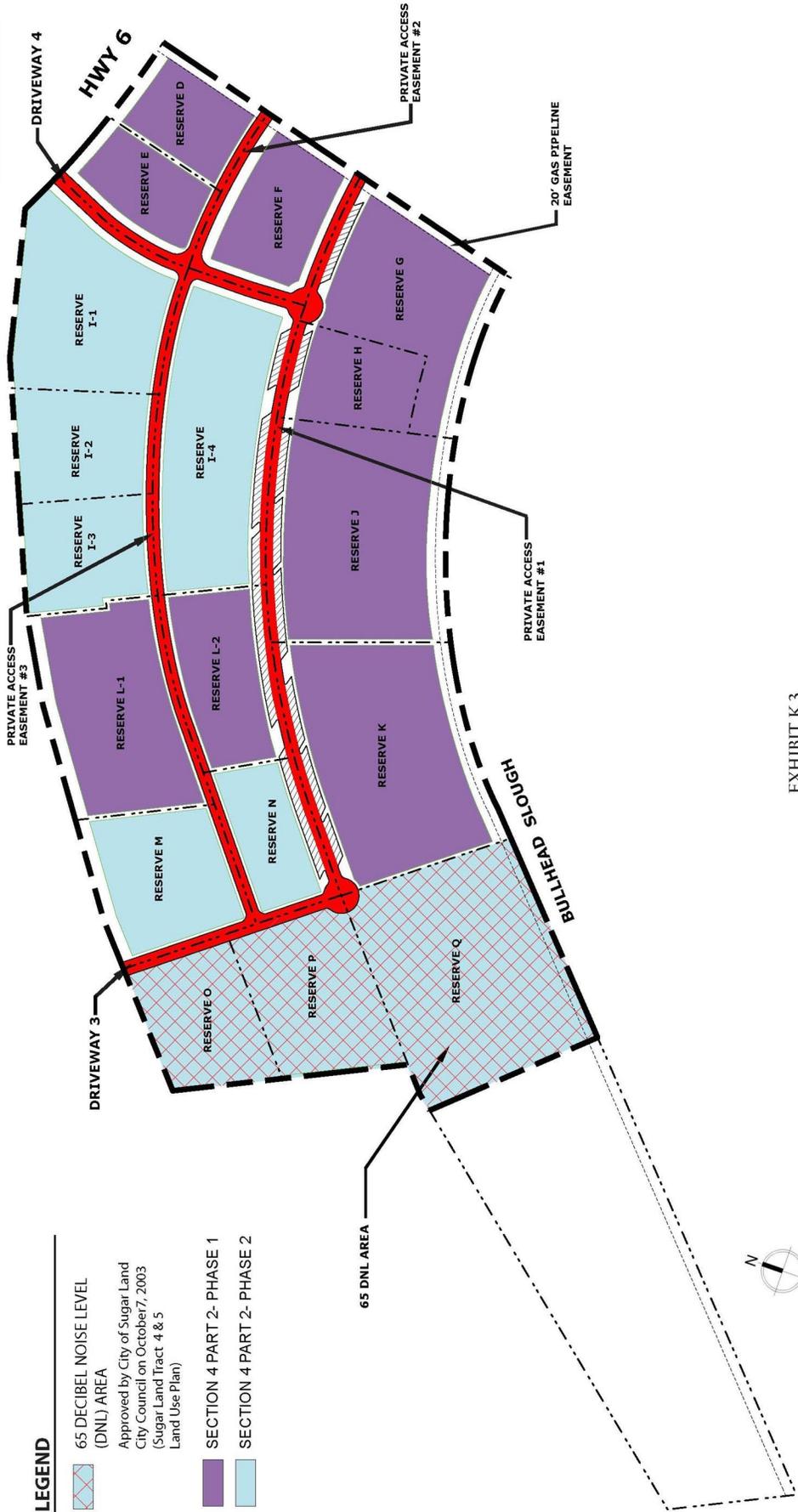
EXHIBIT K2: TRAFFIC & PARKING PLAN  
41

EXHIBIT K2  
TRAFFIC & PARKING PLAN  
PD SECTION FOUR - PART 2  
THE CROSSING AT TELFAIR

# Replaced by Administrative Amendments No. 1 & No. 2



U.S. HIGHWAY 90A



**LEGEND**

-  65 DECIBEL NOISE LEVEL (DNL) AREA  
Approved by City of Sugar Land City Council on October 7, 2003 (Sugar Land Tract 4 & 5 Land Use Plan)
-  SECTION 4 PART 2- PHASE 1
-  SECTION 4 PART 2- PHASE 2



EXHIBIT K 3  
65 DNL PLAN  
PD SECTION FOUR - PART 2  
THE CROSSING AT TELFAIR

EXHIBIT K 3: 65 DNL PLAN  
41

# Replaced by Administrative Amendments No. 1 & No. 2



## LEGEND

- MINIMUM BUILDING SETBACK
- TRAFFIC CIRCULATION
- ANGLED PARKING
- 20' GAS PIPELINE EASEMENT (NO LANDSCAPING ALLOWED)
- BUILDING ENVELOPE - SECTION 4 PART 2 PHASE 1
- BUILDING ENVELOPE - SECTION 4 PART 2 PHASE 2

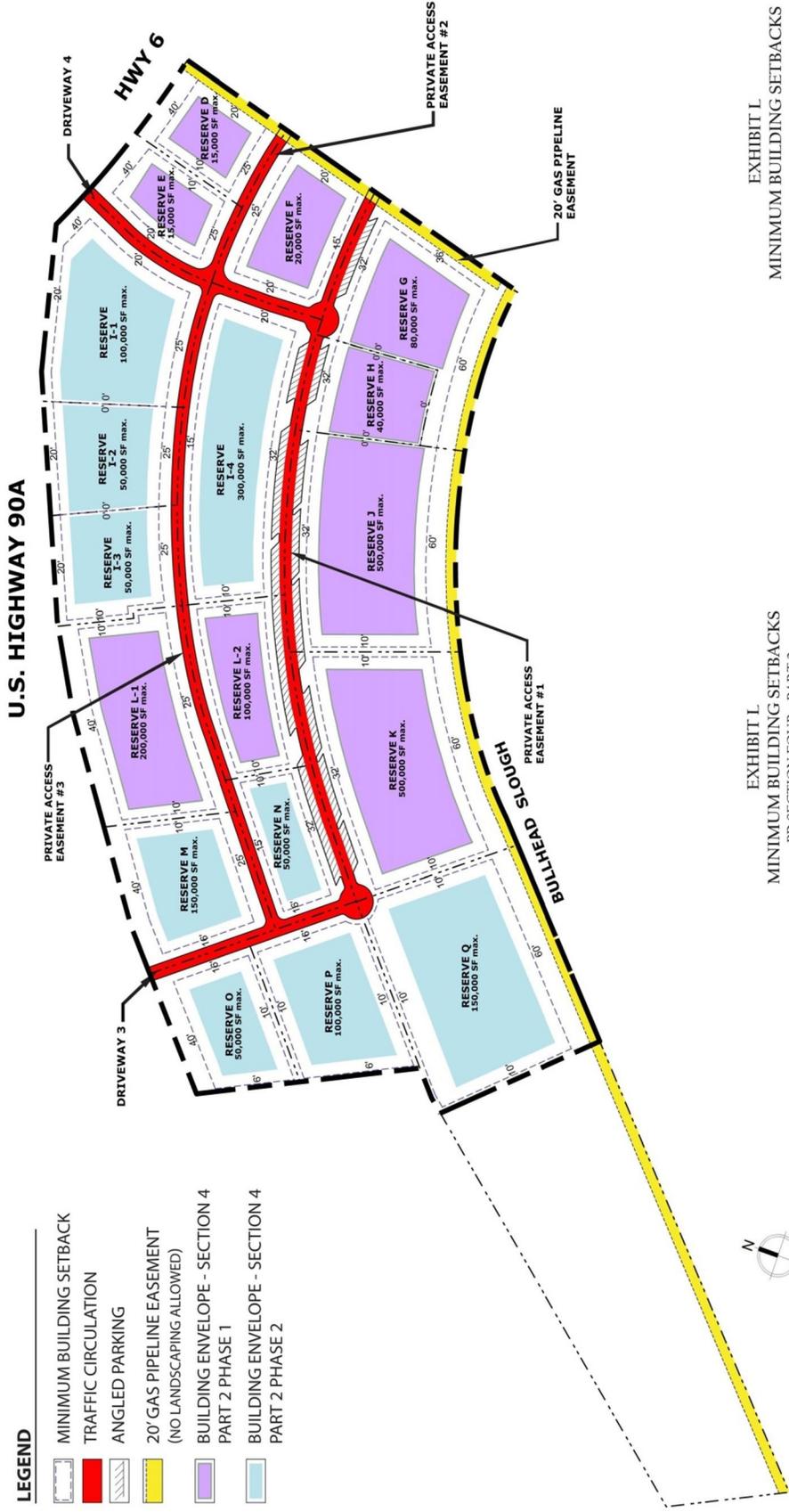
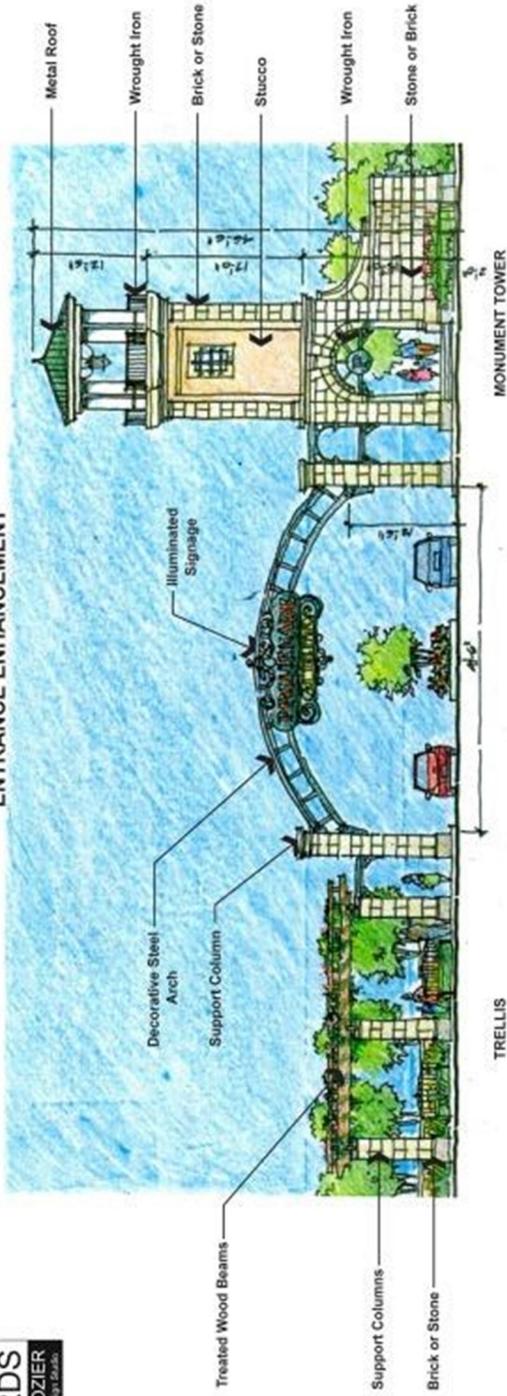


EXHIBIT L  
MINIMUM BUILDING SETBACKS  
PD SECTION FOUR - PART 2  
THE CROSSING AT TELFAIR

EXHIBIT L  
MINIMUM BUILDING SETBACKS

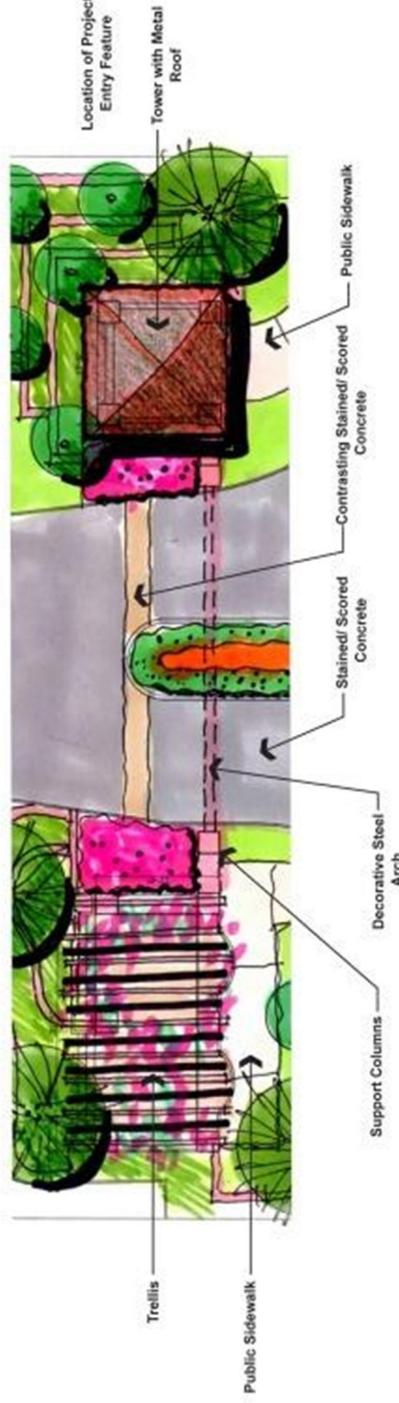
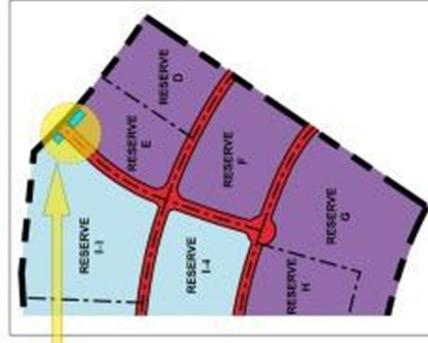
**ENTRANCE ENHANCEMENT**



**LEGEND**

- SECTION 4 PART 2- PHASE 1
- SECTION 4 PART 2- PHASE 2

**EXHIBIT M: DRIVEWAY #4  
ENTRANCE ENHANCEMENT**



**EXHIBIT M  
DRIVEWAY #4 ENTRANCE ENHANCEMENT  
PD SECTION FOUR - PART 2  
THE CROSSING AT TELFAIR**

EXAMPLE OF A PALAPA



**EXHIBIT N**  
PD SECTION FOUR - PART 2  
THE CROSSING AT TELFAIR



**EXHIBIT N**  
PALAPA ROOF

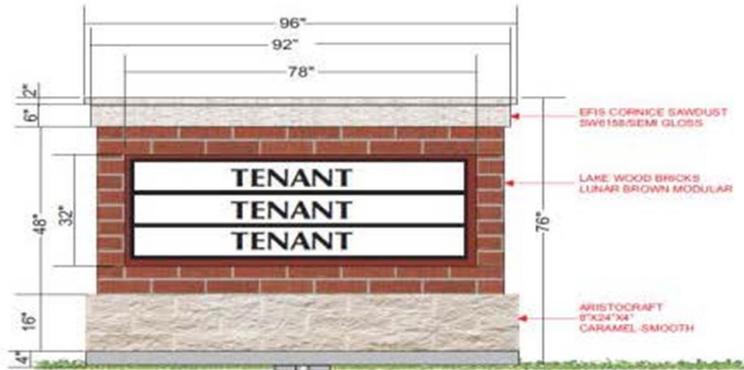


**EXHIBIT O**  
 DECORATIVE NEON SCROLL  
 PD SECTION FOUR-PART 2  
 THE CROSSING AT TELFAIR

EXHIBIT O: DECORATIVE  
 NEON SCROLL

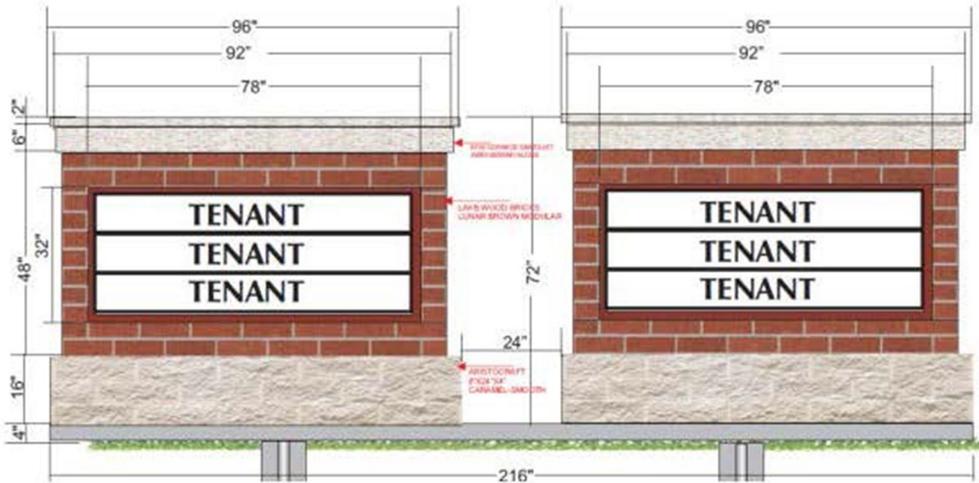
46

**DOUBLE FACE INTERNALLY LIGHTED MONUMENT SIGN**



**SINGLE FREESTANDING MONUMENT SIGN**

**DOUBLE FACE INTERNALLY LIGHTED MONUMENT SIGNS SIDE BY SIDE**



**DOUBLE FREESTANDING MONUMENT SIGNS**

**EXHIBIT P**

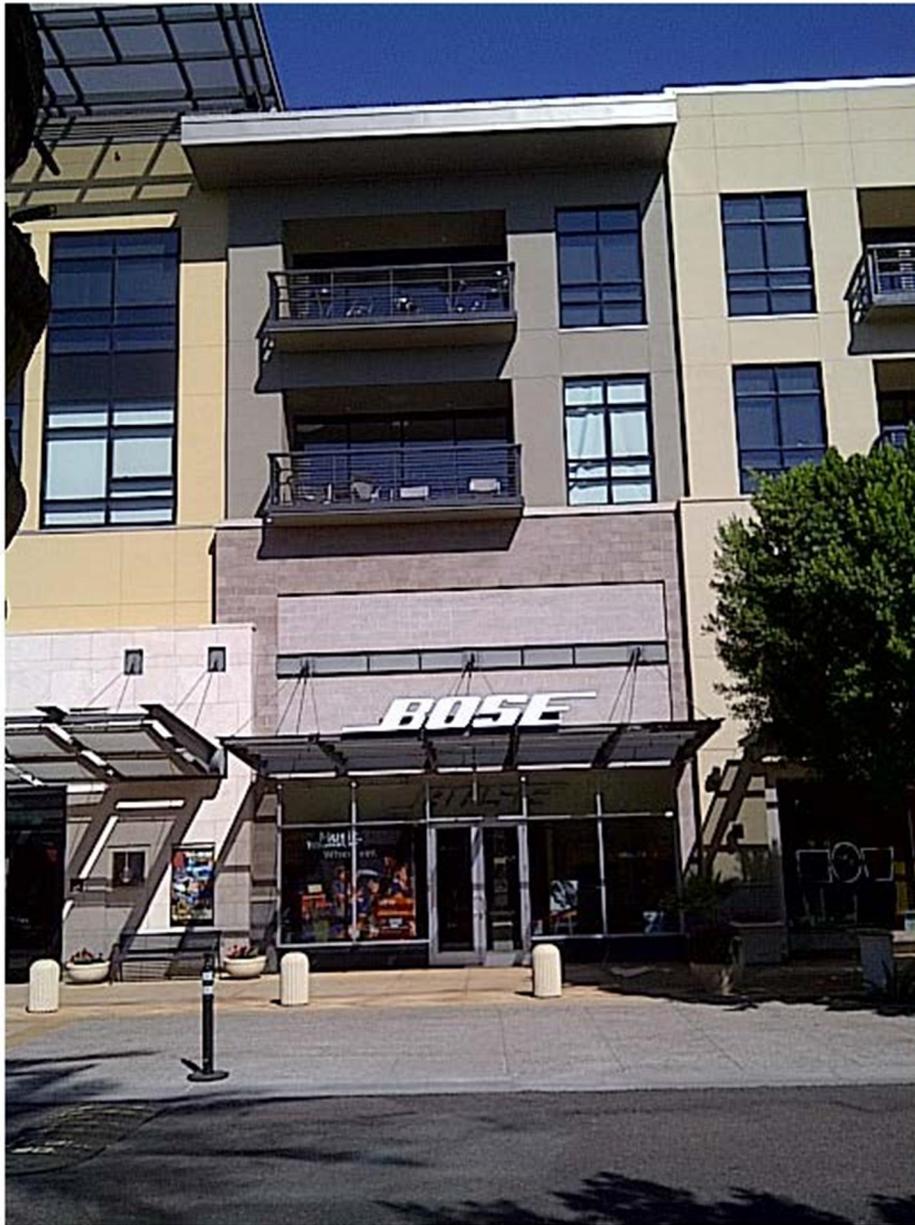
**PD SECTION 4-PART 2**

**THE CROSSING AT TELFAIR**



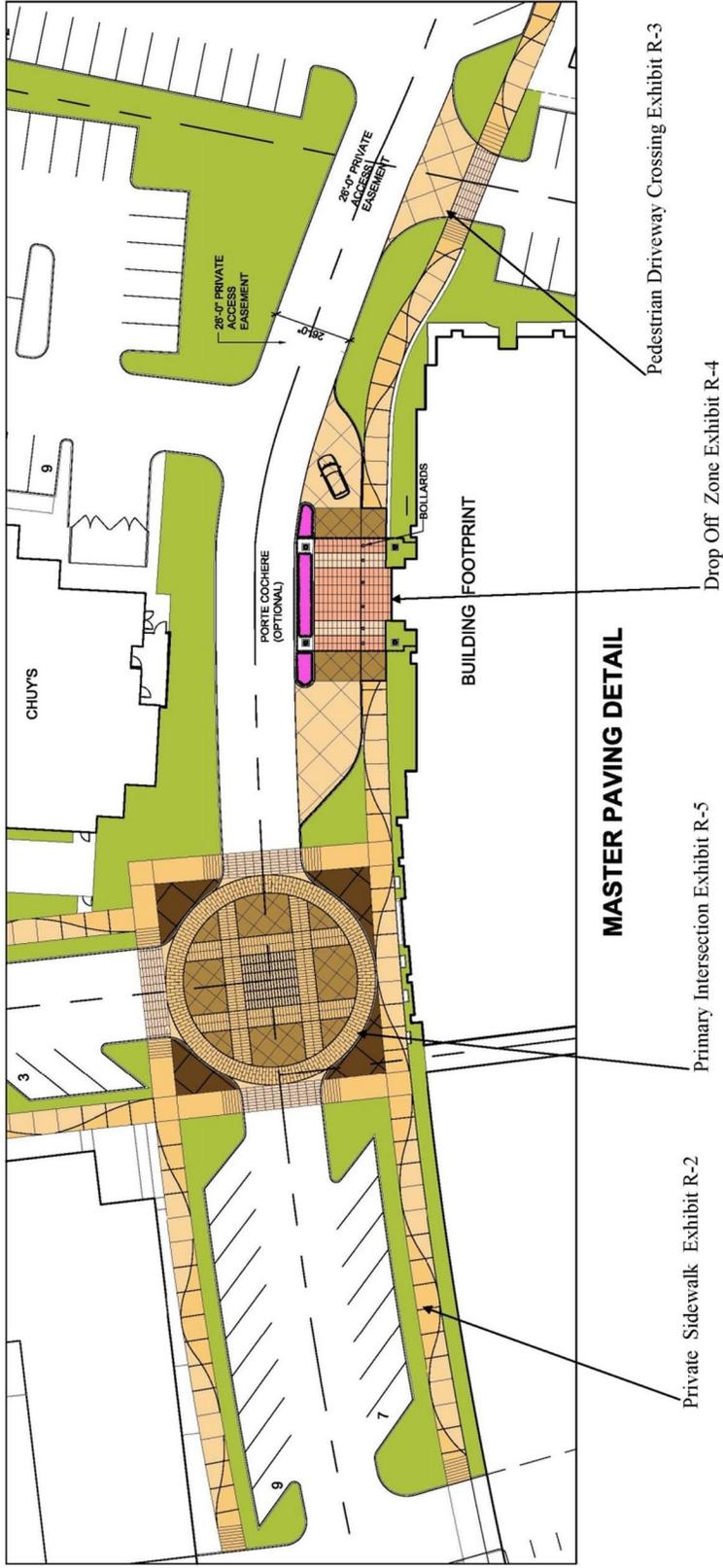
**Example of Signage on a Fabric Awning**

**EXHIBIT Q-1  
PD SECTION FOUR-PART 2  
THE CROSSING AT TELFAIR**



**Example of Signage on a Non-Fabric Awning**

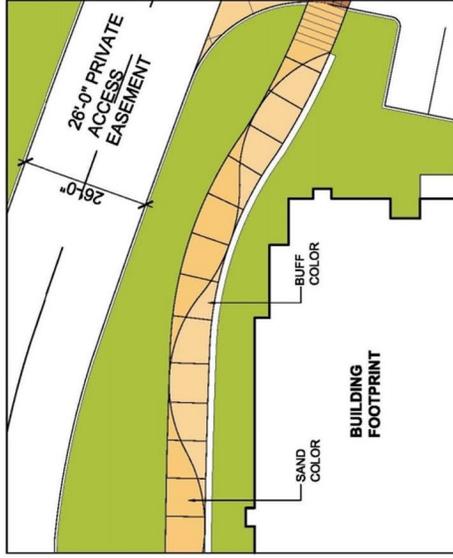
**EXHIBIT Q-2  
PD SECTION FOUR-PART 2  
THE CROSSING AT TELFAIR**



**EXHIBIT R-1**  
**PD SECTION FOUR-PART 2**  
**THE CROSSING AT TELFAIR**

**EXHIBIT R-1**  
**MASTER PAVING DETAIL**

50



**TYPICAL PRIVATE SIDEWALK**

**EXHIBIT R-2**  
**PD SECTION FOUR-PART 2**  
**THE CROSSING AT TELFAIR**

**EXHIBIT R-2**  
**PRIVATE SIDEWALK**



**PAVING LEGEND**

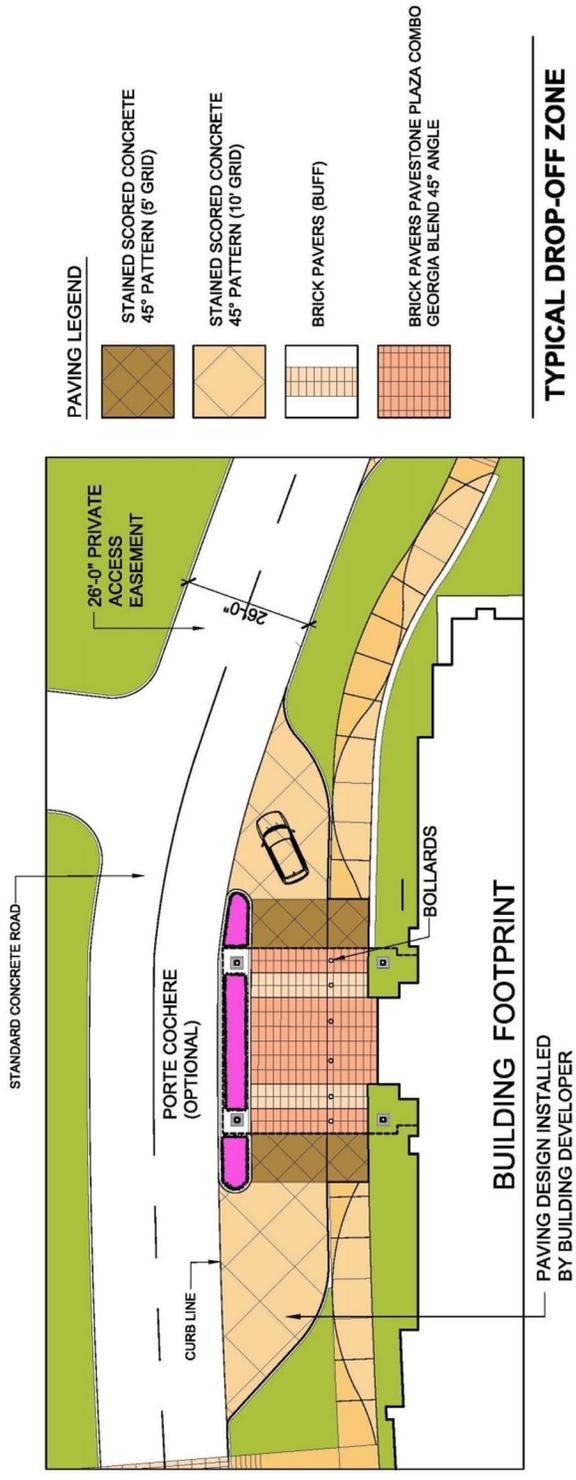
- 
 STAINED SCORED CONCRETE 45° PATTERN (10' GRID)
- 
 PEDESTRIAN CROSSING SCORED & TEXTURED CONCRETE
- 
 BRICK PAVERS (BUFF)
- 
 PRIVATE SIDEWALK - STAINED & SCORED CONCRETE (BUFF+SAND. TYP. 8'-0" 6'-0" 5'0")

**TYPICAL PEDESTRIAN DRIVEWAY CROSSING**

**EXHIBIT R-3  
PD SECTION FOUR-PART 2  
THE CROSSING AT TELFAIR**

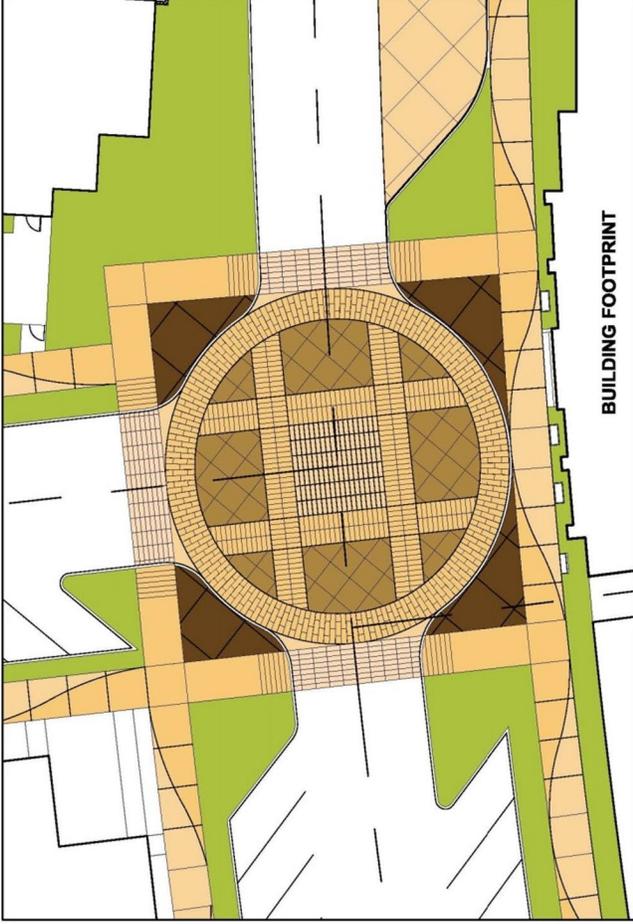
**EXHIBIT R-3  
DRIVEWAY CROSSING**

52



**EXHIBIT R-4**  
 DROP-OFF ZONE

**EXHIBIT R-4**  
 PD SECTION FOUR-PART 2  
**THE CROSSING AT TELFAIR**



**PAVING LEGEND**

- 
 STAINED SCORED CONCRETE (STANDARD COLOR)  
 45° PATTERN (10' GRID)
- 
 STAINED SCORED CONCRETE (STANDARD SAND COLOR)  
 45° PATTERN (5' GRID)
- 
 BRICK PAVERS (BUFF)
- 
 PRIVATE SIDEWALK
- 
 STAINED SCORED CONCRETE (STANDARD COLOR)  
 45° PATTERN (10' GRID)

**TYPICAL PRIMARY INTERSECTION**

**EXHIBIT R-5**  
 PD SECTION FOUR-PART 2  
**THE CROSSING AT TELFAIR**

**EXHIBIT R-5**  
 PRIMARY INTERSECTION

## Site Accessories

### 1. Bench Standards

#### Metal Bench

Manufacturer : Victor Stanley

Product : Classic Collection

Type : CR-138 Surface mount 6' length

Options : Horizontal steel slats

Color/Finish: Dark Bronze powder coated metal



### 2. Litter Receptacle Standards

Litter receptacles shall be located along the 8' walkways and seatwalls, building entrances

Manufacturer : Victor Stanley

Product : Streetsites Collection

Type : T-24

Options : Covered ashtray leveling feet

Color/Finish: Dark Bronze powder coated metal



**EXHIBIT S-1  
SITE ACCESSORIES  
PD SECTION FOUR-PART 2  
THE CROSSING AT TELFAIR**

**3. Ash Receptacle Standards**

Ash receptacles shall be located along the 8' walkways and seatwalls, building entrances

Manufacturer : Victor Stanley

Product : Streetsites Collection

Type : T-6 black plastic liner, leveling feet

Option: Stainless steel covered ashtray

Color/Finish: Dark Bronze powder coated metal



**4. Bike Rack Standards**

Bike racks shall be located along the 8' walkways and seatwalls

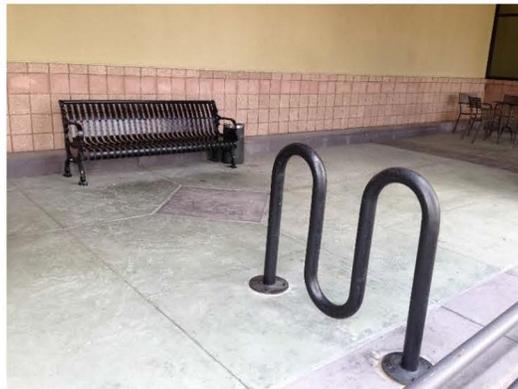
Manufacturer : Victor Stanley

Product : Cycle Sentry Collection

Type : BRCS-103

Options : Tubular Steel Surface mounted

Color/Finish: Dark Bronze powder coated metal



**EXHIBIT S-2  
SITE ACCESSORIES  
PD SECTION FOUR-PART 2  
THE CROSSING AT TELFAIR**

**5. Tree Grate Standards**

Tree grates to be located in the sidewalks along Promenade Way

Manufacturer : Neenah Foundry Co.

Product : Capitol Collection Tree Grate

Type : R-8843 56"Round

Options : 16" diameter expandable tree opening available with light opening

Color/Finish: Dark Bronze powder coated metal



**6. Planters**

Planters shall be located along the 8' walkways, seatwalls, and building entrances

**Option 1 (round planters)**

Manufacturer : Keystone Ridge Designs

Product : Midtown

Type : MT4-22 (22 gal) Round MT4- 32 (32 gal) Round

Options : Powder coated steel sleeve and leak proof liner and drainage holes

Color/Finish: Dark Bronze powder coated metal



**EXHIBIT S-3  
SITE ACCESSORIES  
PD SECTION FOUR-PART 2  
THE CROSSING AT TELFAIR**

**Option 2 (square planters)**

Manufacturer : Keystone Ridge Designs

Product : McConnell

Type : MC4-22 (22 gal) Square MC4- 32 (32 gal) Square

Options : Powder coated steel sleeve and leak proof liner and drainage holes

Color/Finish: Dark Bronze powder coated metal



**7. Bollards**

Bollards shall be located along drop off zones at hotels, office buildings, restaurants and plazas

Manufacturer : Antique Street Lamps

Product : Washington Series

Type : BLCA BW14DTL Cast Aluminum Bollard 3'-3" height with 14" diameter base with a 12"flute shaft and a classic tapered and fluted base

Options : light

Color/Finish: Dark Bronze finish



**EXHIBIT S-4  
SITE ACCESSORIES  
PD SECTION FOUR-PART 2  
THE CROSSING AT TELFAIR**

## Lighting Design

### 1. Street Lighting standards

Street lights shall be located along the 26' access drives

Manufacturer : Antique Street Lamps

Product : New York Series PZ NY 20 23 finish

Type : 20" Cast Iron & Steel Posts (20" diameter base)

Height : 22'-10" steel posts with spacing of 40' o.c.

Luminaire: AL25 LED Acorn Style with optional cast aluminum finial

Options: Display arms for banners on poles

Color/Finish: Dark Bronze



**EXHIBIT S-5  
LIGHTING  
PD SECTION FOUR-PART 2  
THE CROSSING AT TELFAIR**

**2. Pedestrian Light Pole**

Pedestrian Poles are located along the 8' walkways throughout the development

Manufacturer : Antique Street Lamps

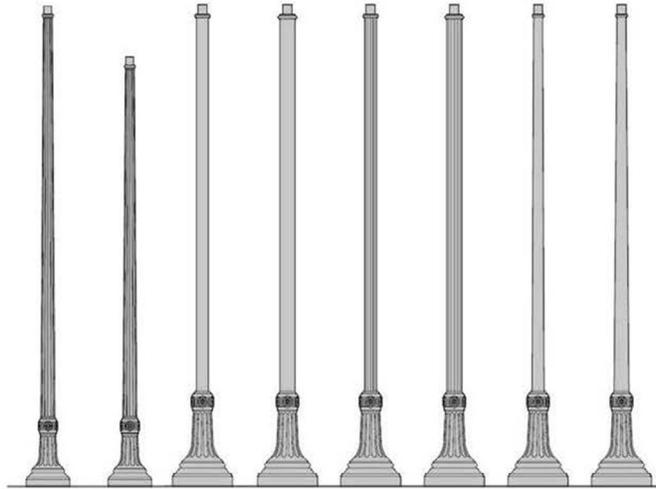
Product : New York Series PZ NY20 13 finish

Type : 17" Cast Iron & Steel Posts (17" diameter base)

Height : 13' steel posts with spacing of 20' o.c.

Luminaire: AL25 LED Acom Style with optional cast aluminum finial

Color/Finish: Dark Bronze



**EXHIBIT S-6  
LIGHTING  
PD SECTION FOUR-PART 2  
THE CROSSING AT TELFAIR**

### **3. Parking Lot Poles**

Parking Lot Poles are located in all parking lots  
Manufacturer : Antique Street Lamps  
Product : Urban Steel Pole Series EPSX 20 S4  
Pole Type : Steel  
Pole Shaft: Round  
Lens: Flat  
Height : 20'  
Luminaire: Munich Pendant EML25 LED  
Pole Arm: Eurotique Arms EAD5/2- 5" dia. Arms  
Color/Finish: Dark Bronze



**EXHIBIT S-7  
LIGHTING  
PD SECTION FOUR-PART 2  
THE CROSSING AT TELFAIR**

**END**



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

<b>PD Amendment Information:</b>	
PD Name	Crossing at Telfair Section 4 Part 2 Final Development Plan
PD Ordinance Number	Ordinance No. 2076
Date of Ordinance Adoption:	January 17, 2017
Classification	Administrative Amendment No. 1
Purpose of Administrative Amendment	1. Relocate the property line between Reserve "H" & Reserve "J"
Initiated by:	Property Owner
Affected Ordinance Exhibits	Exhibit E, Exhibit K1, Exhibit K2, Exhibit K3, Exhibit L
Planning Case No.	17-75000006

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

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

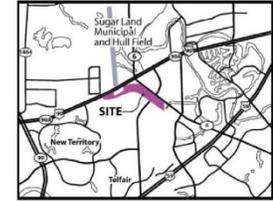
September 26, 2017

**Attachments:**

Revised Exhibit E, Exhibit K1, Exhibit K2, Exhibit K3, Exhibit L

**LEGEND**

- CROSSING AT TELFAIR SECTION 4 PART 2- PHASE 1
- CROSSING AT TELFAIR SECTION 4 PART 2- PHASE 2
- CROSSING AT TELFAIR SECTION 4 PART 1
- CROSSING AT TELFAIR SEC 3 (HEB)
- TRAFFIC CIRCULATION



VICINITY MAP NOT TO SCALE



EXHIBIT E  
OVERALL MASTER PLAN  
PD SECTION FOUR - PART 2  
THE CROSSING AT TELFAIR

EXHIBIT E: OVERALL MASTER PLAN

**LEGEND**

-  PRIVATE SIDEWALK PATH
-  PUBLIC SIDEWALK
-  LANDSCAPE / PARKING SETBACKS
-  PERIMETER DRIVE SECTIONS
-  20' GAS PIPELINE EASEMENT  
(NO LANDSCAPING ALLOWED)
-  SECTION 4 PART 2 PHASE 1
-  SECTION 4 PART 2 PHASE 2

**U.S. HIGHWAY 90A**

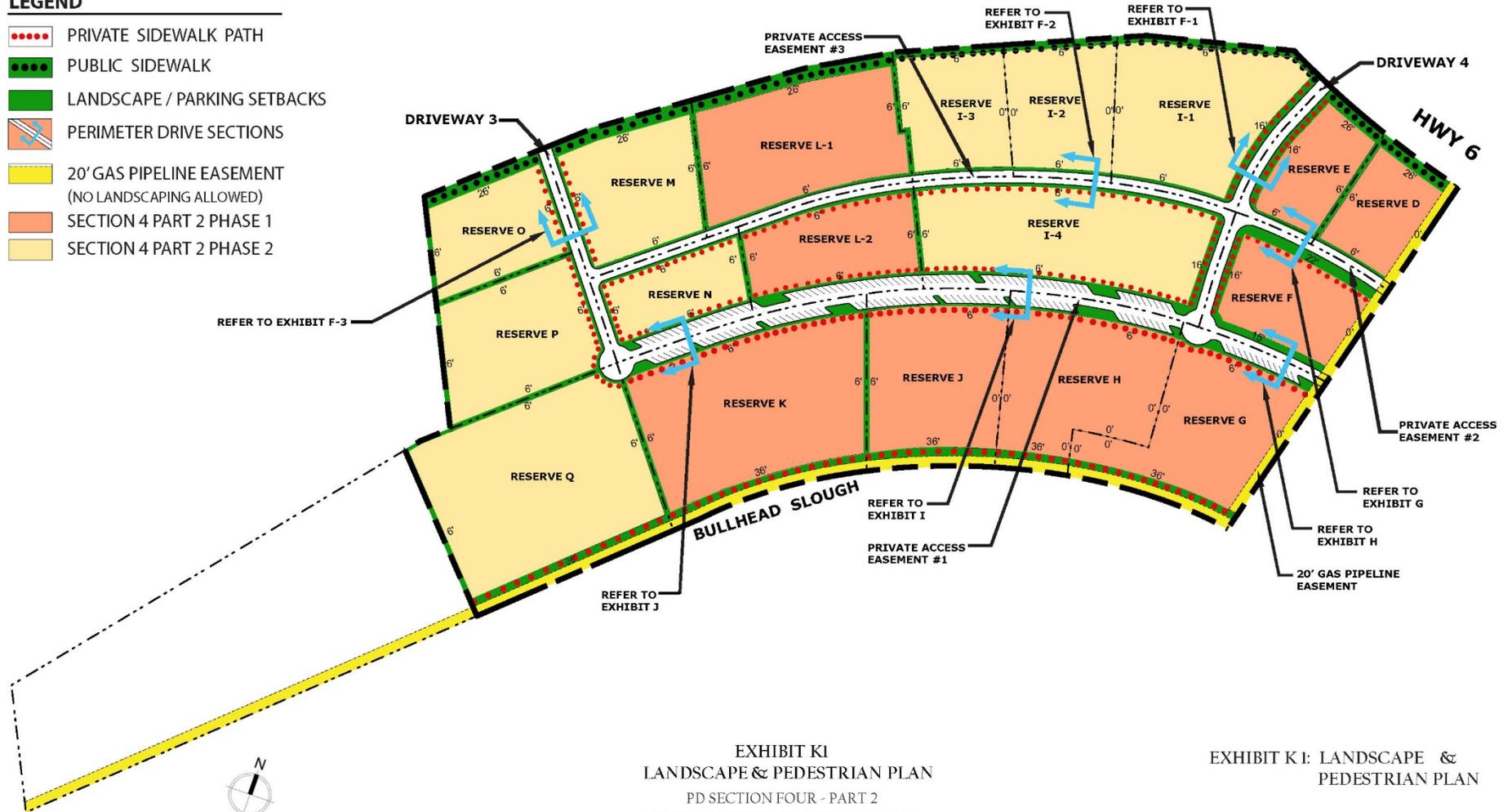


EXHIBIT K1  
LANDSCAPE & PEDESTRIAN PLAN  
PD SECTION FOUR - PART 2  
THE CROSSING AT TELFAIR

EXHIBIT K1: LANDSCAPE &  
PEDESTRIAN PLAN

**LEGEND**

- TRAFFIC CIRCULATION
- LANDSCAPE / PARKING SETBACKS
- ANGLED PARKING
- REQUIRED CROSS ACCESS
- 20' GAS PIPELINE EASEMENT (NO LANDSCAPING ALLOWED)
- SECTION 4 PART 2 PHASE 1
- SECTION 4 PART 2 PHASE 2

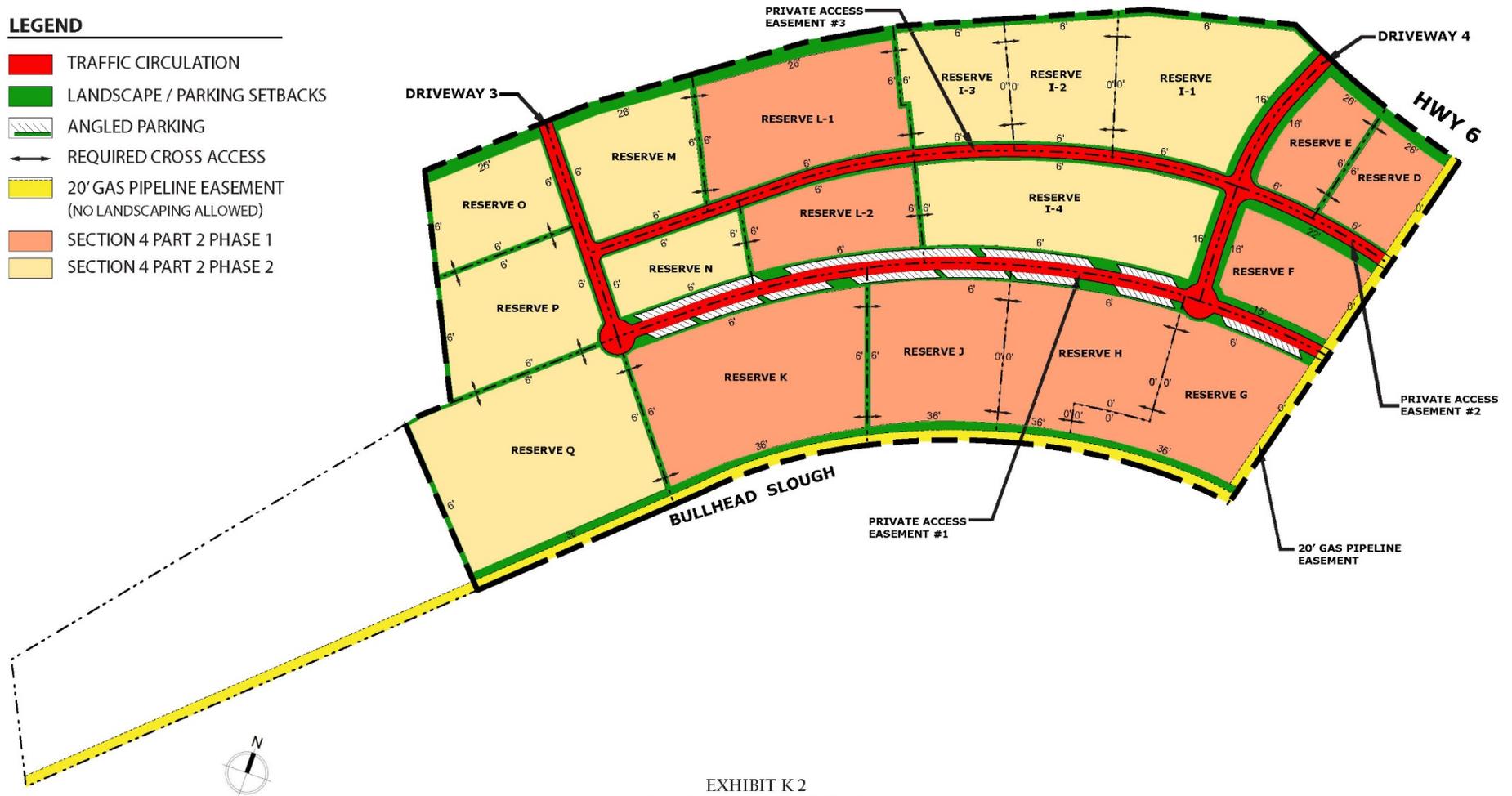


EXHIBIT K 2  
TRAFFIC & PARKING PLAN  
PD SECTION FOUR - PART 2  
THE CROSSING AT TELFAIR

EXHIBIT K 2: TRAFFIC &  
PARKING PLAN

**LEGEND**

-  65 DECIBEL NOISE LEVEL (DNL) AREA  
Approved by City of Sugar Land City Council on October 7, 2003 (Sugar Land Tract 4 & 5 Land Use Plan)
-  SECTION 4 PART 2- PHASE 1
-  SECTION 4 PART 2- PHASE 2

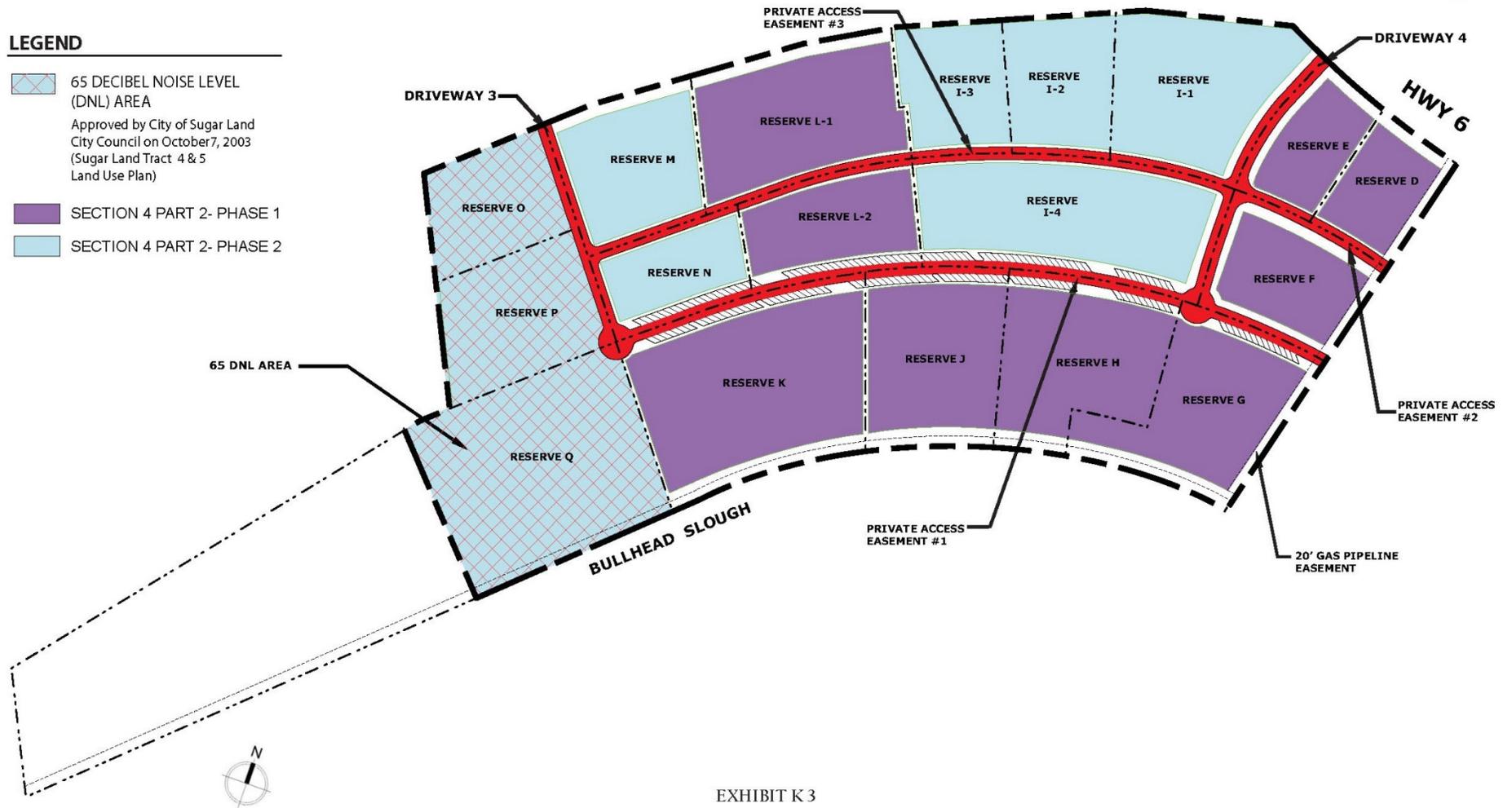


EXHIBIT K 3  
65 DNL PLAN  
PD SECTION FOUR - PART 2  
THE CROSSING AT TELFAIR

EXHIBIT K 3: 65 DNL PLAN

**LEGEND**

-  MINIMUM BUILDING SETBACK
-  TRAFFIC CIRCULATION
-  ANGLED PARKING
-  20' GAS PIPELINE EASEMENT  
(NO LANDSCAPING ALLOWED)
-  BUILDING ENVELOPE - SECTION 4  
PART 2 PHASE 1
-  BUILDING ENVELOPE - SECTION 4  
PART 2 PHASE 2

**U.S. HIGHWAY 90A**

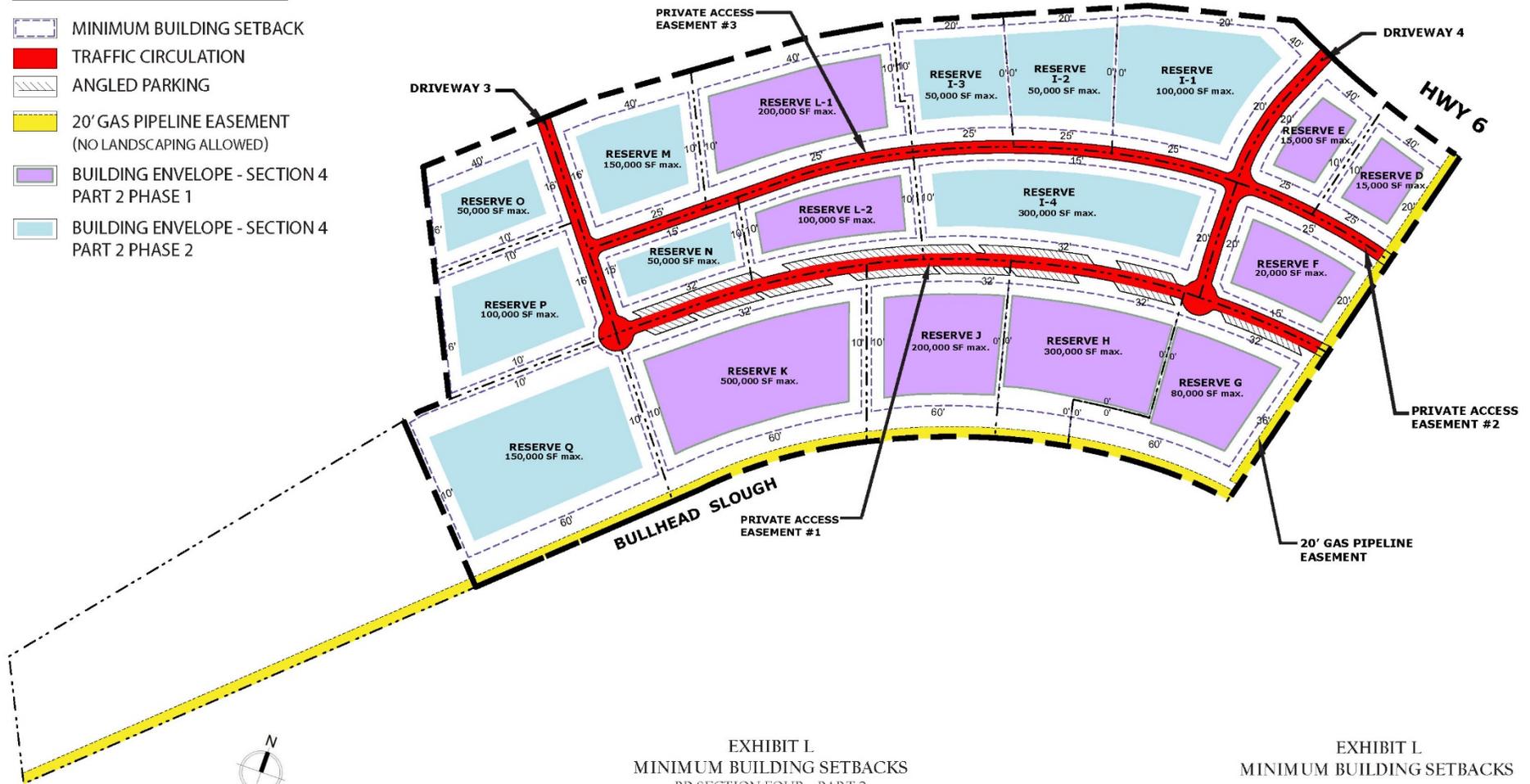


EXHIBIT L  
MINIMUM BUILDING SETBACKS  
PD SECTION FOUR - PART 2  
THE CROSSING AT TELFAIR

EXHIBIT L  
MINIMUM BUILDING SETBACKS



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

<b>PD Amendment Information:</b>	
PD Name	Crossing at Telfair Section 4 Part 2 Final Development Plan
PD Ordinance Number	Ordinance No. 2076
Date of Ordinance Adoption:	January 17, 2017
Classification	Administrative Amendment No. 2
Purpose of Administrative Amendment	1. Subdivide Reserve L into two reserves 2. Increase acreage of Reserve M
Initiated by:	Property Owner
Affected Ordinance Exhibits	Exhibit E, F3, J, K1, K2, K3, L
Planning Case No.	18-75000001

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

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

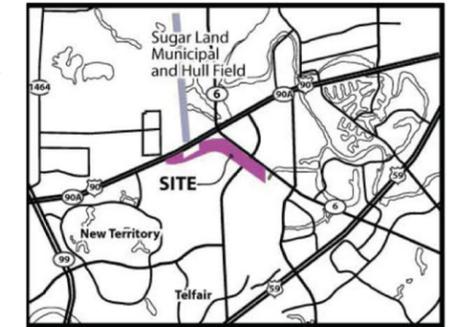
July 25, 2018

**Attachments:**

Exhibit E, F3, J, K1, K2, K3, L

**LEGEND**

-  CROSSING AT TELFAIR SECTION 4 PART 2- PHASE 1
-  CROSSING AT TELFAIR SECTION 4 PART 2- PHASE 2
-  CROSSING AT TELFAIR SECTION 4 PART 1
-  CROSSING AT TELFAIR SEC 3 (HEB)
-  TRAFFIC CIRCULATION



VICINITY MAP NOT TO SCALE

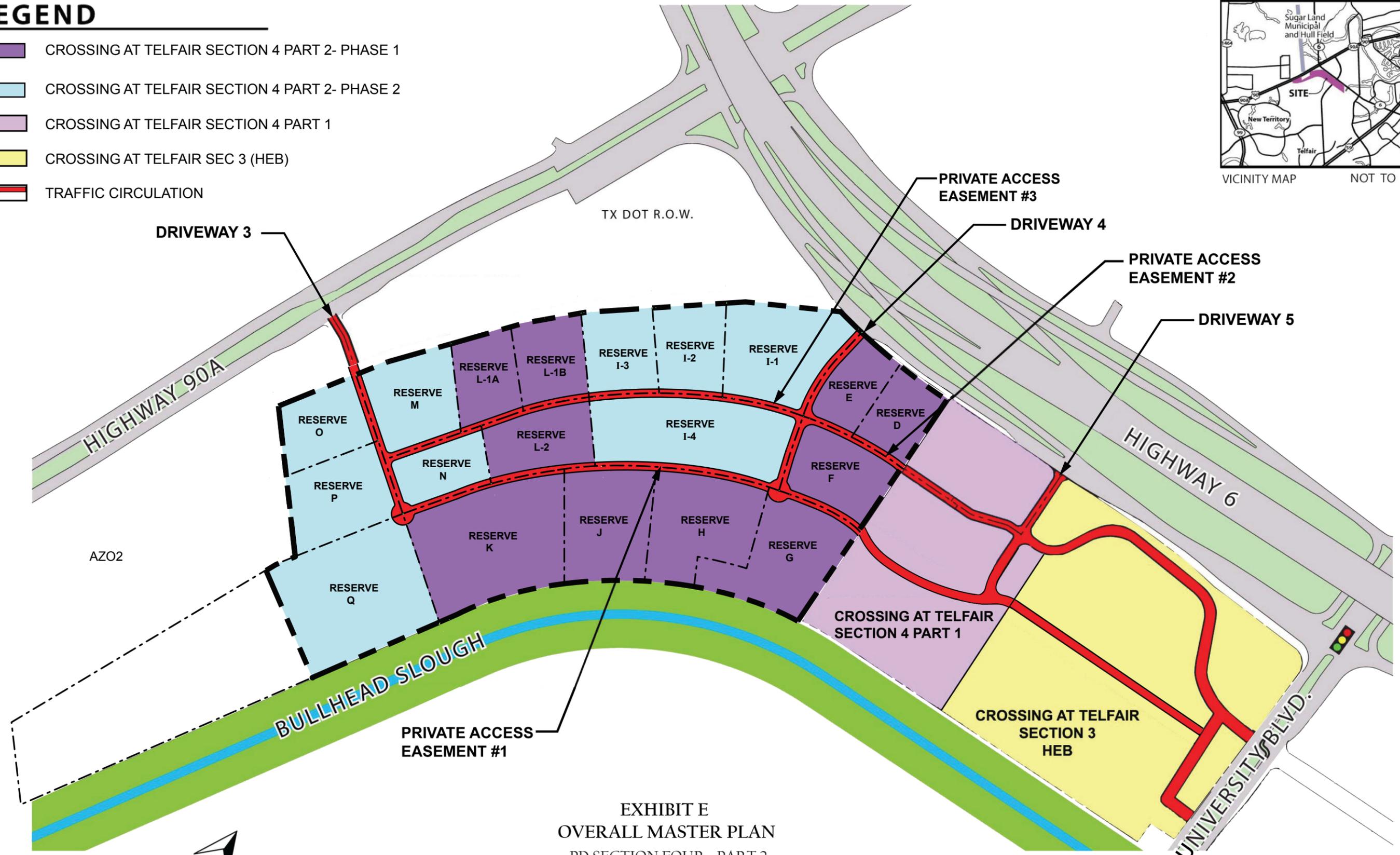
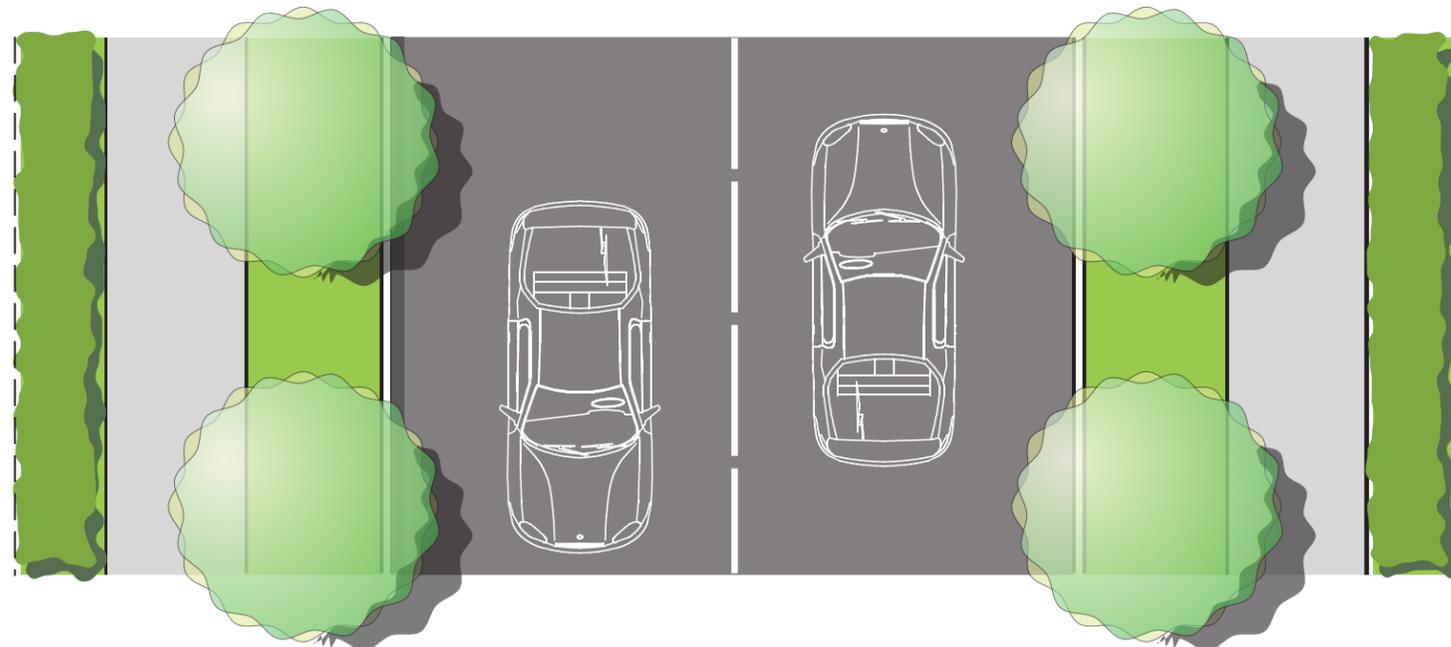
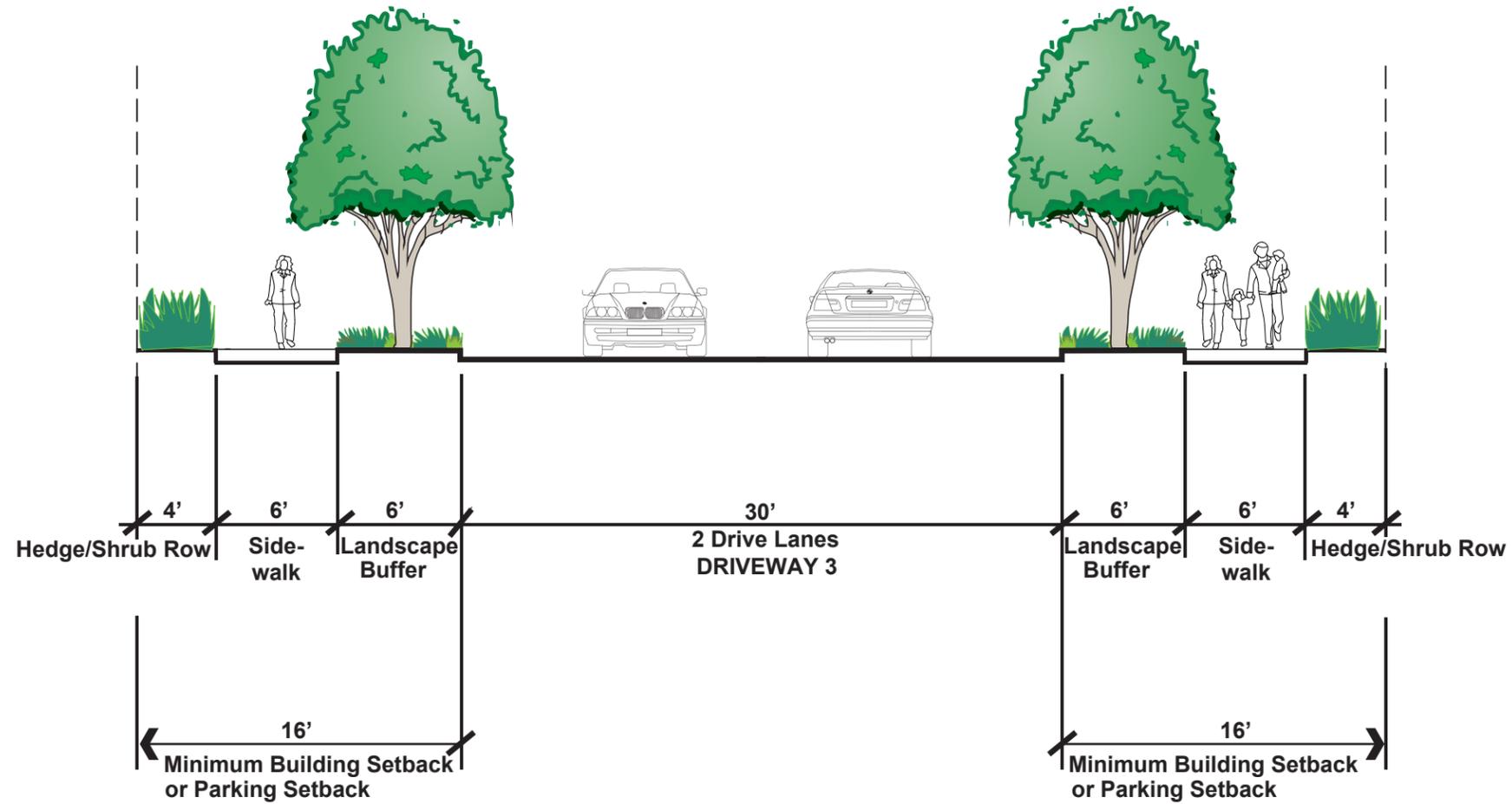


EXHIBIT E  
OVERALL MASTER PLAN  
PD SECTION FOUR - PART 2  
THE CROSSING AT TELFAIR

EXHIBIT E : OVERALL MASTER PLAN



LEGEND

- SECTION 4 PART 2- PHASE 1
- SECTION 4 PART 2- PHASE 2

EXHIBIT F3: DRIVEWAY 3  
CROSS SECTION

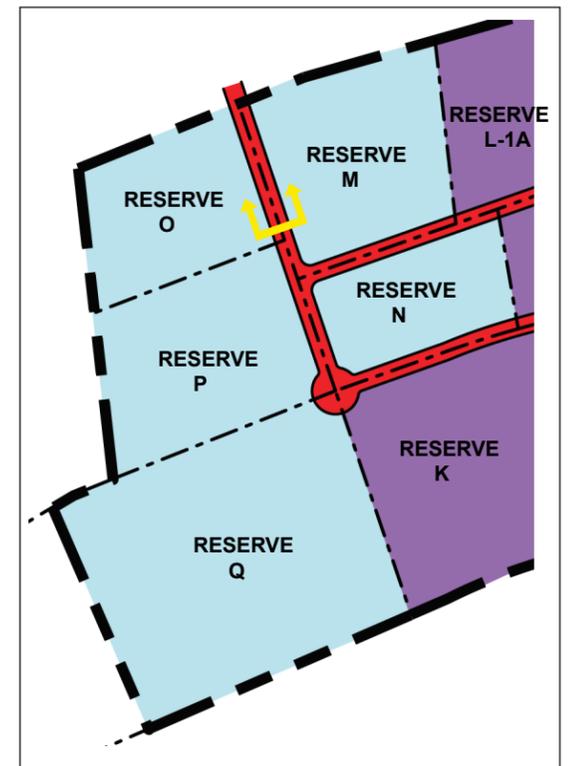


EXHIBIT F3  
DRIVEWAY 3 CROSS SECTION  
PD SECTION FOUR - PART 2  
THE CROSSING AT TELFAIR

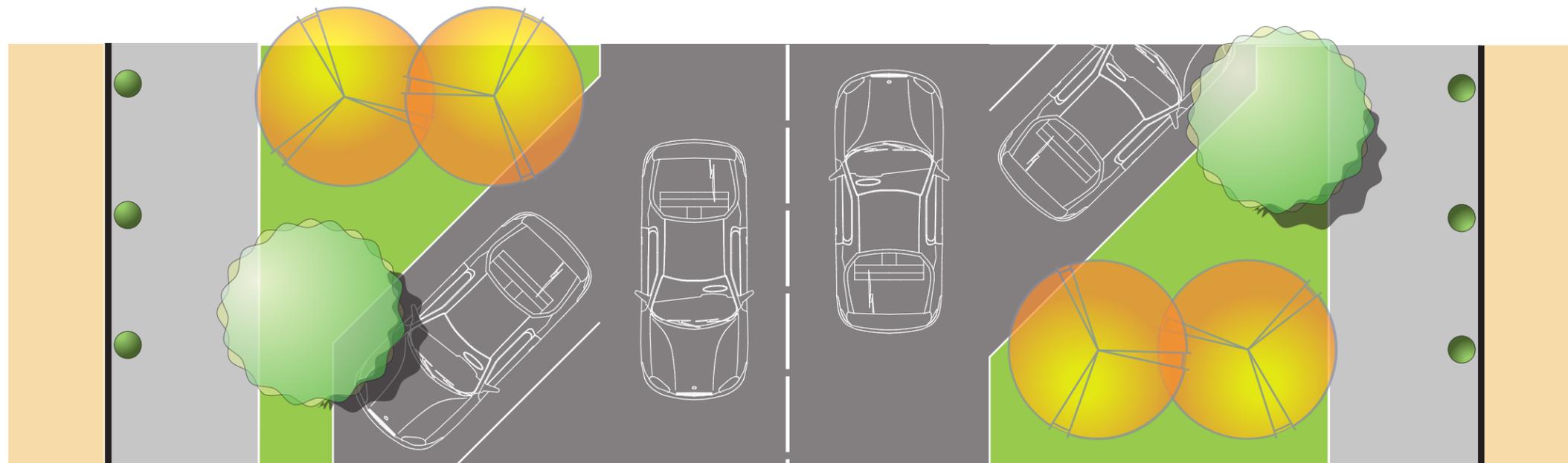
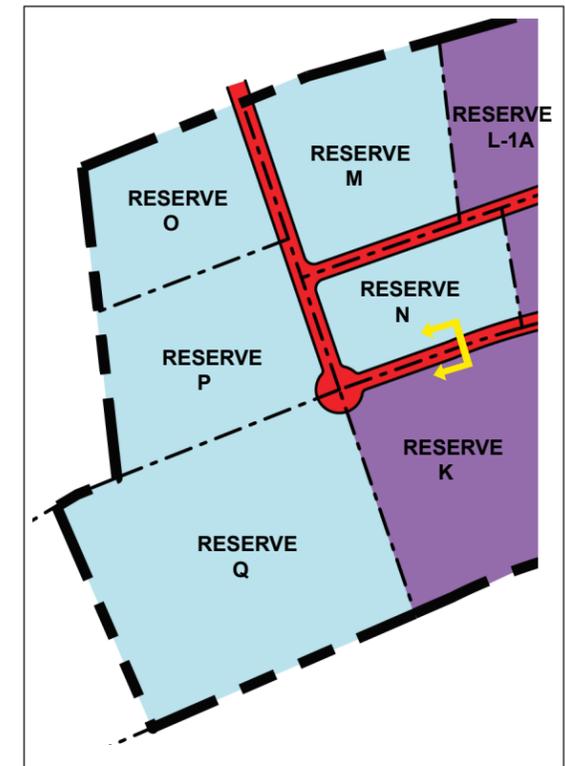
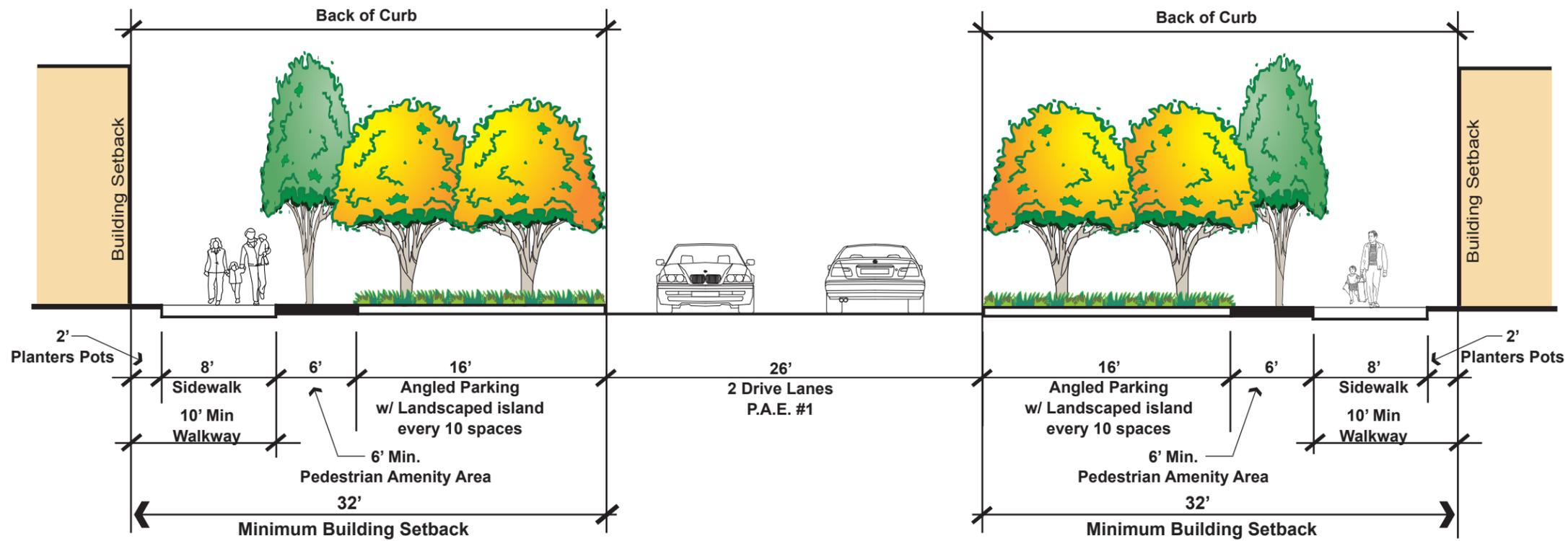


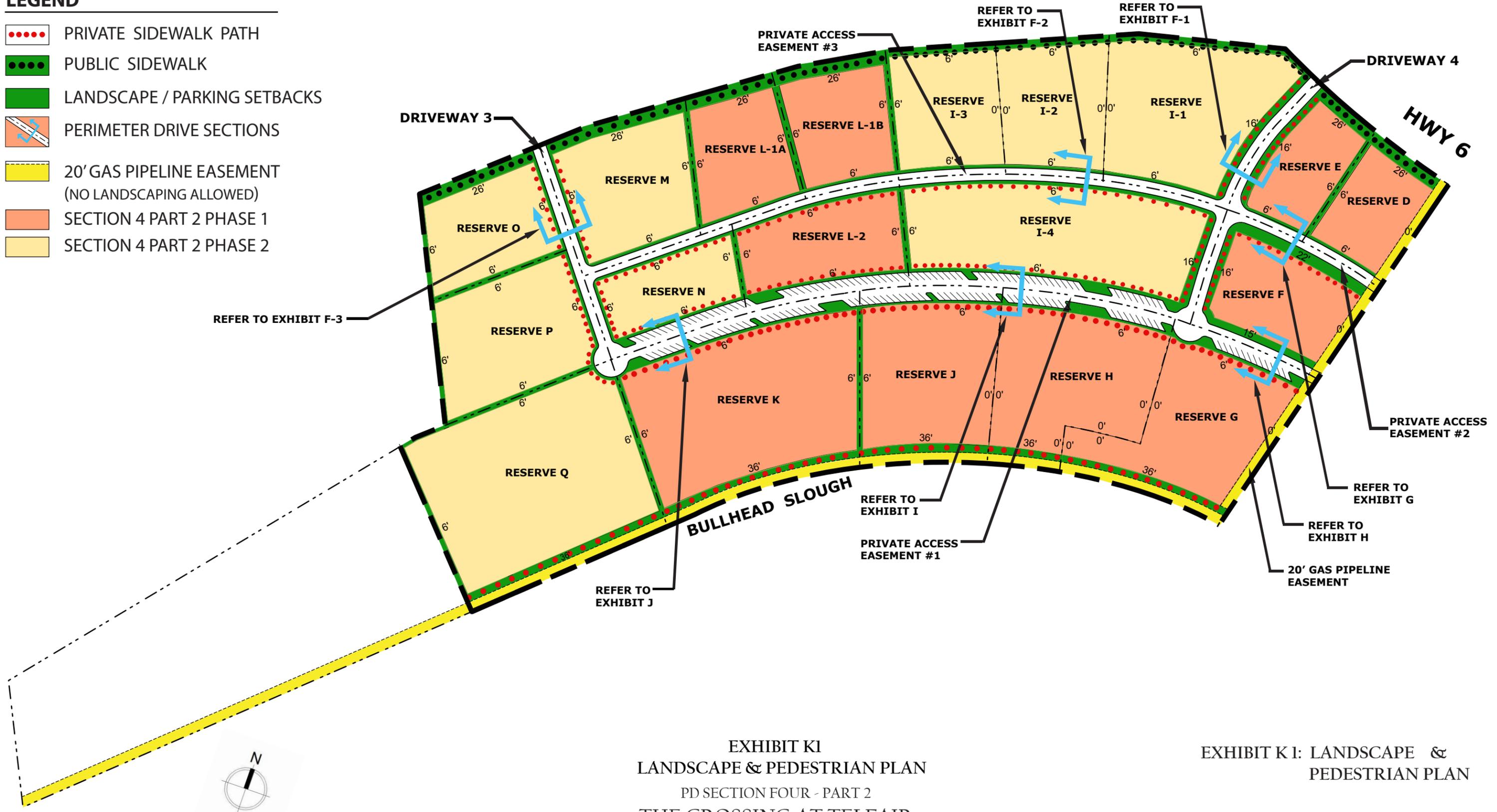
EXHIBIT J  
PRIVATE ACCESS EASEMENT #1 CROSS SECTION  
PD SECTION FOUR - PART 2  
THE CROSSING AT TELFAIR

EXHIBIT J: PRIVATE ACCESS EASEMENT #1  
CROSS SECTION

**U.S. HIGHWAY 90A**

**LEGEND**

-  PRIVATE SIDEWALK PATH
-  PUBLIC SIDEWALK
-  LANDSCAPE / PARKING SETBACKS
-  PERIMETER DRIVE SECTIONS
-  20' GAS PIPELINE EASEMENT (NO LANDSCAPING ALLOWED)
-  SECTION 4 PART 2 PHASE 1
-  SECTION 4 PART 2 PHASE 2



**EXHIBIT K1**  
**LANDSCAPE & PEDESTRIAN PLAN**  
PD SECTION FOUR - PART 2  
**THE CROSSING AT TELFAIR**

**EXHIBIT K1: LANDSCAPE & PEDESTRIAN PLAN**

**LEGEND**

- TRAFFIC CIRCULATION
- LANDSCAPE / PARKING SETBACKS
- ANGLED PARKING
- REQUIRED CROSS ACCESS
- 20' GAS PIPELINE EASEMENT (NO LANDSCAPING ALLOWED)
- SECTION 4 PART 2 PHASE 1
- SECTION 4 PART 2 PHASE 2

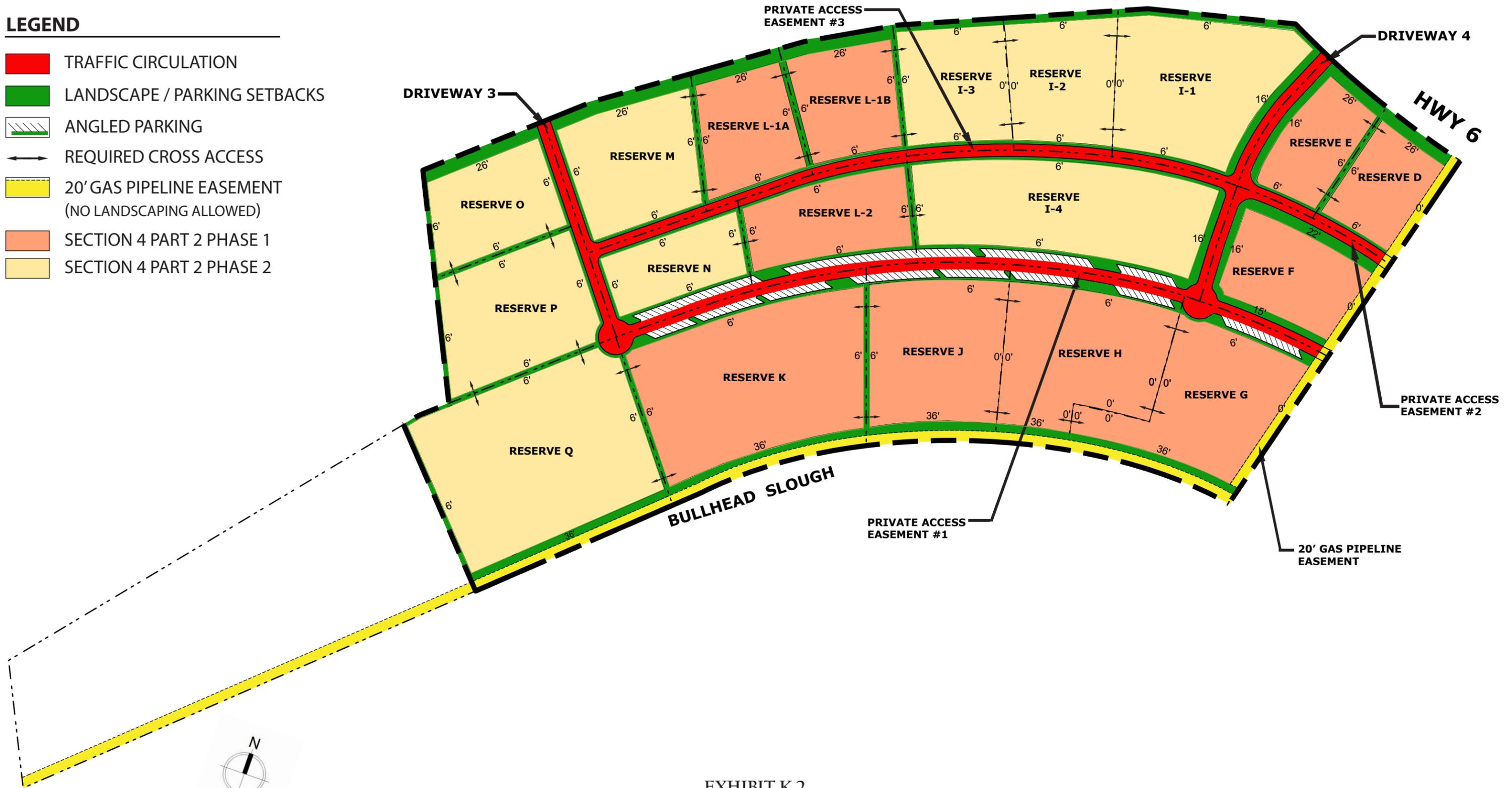


EXHIBIT K 2  
TRAFFIC & PARKING PLAN  
PD SECTION FOUR - PART 2  
THE CROSSING AT TELFAIR

EXHIBIT K 2: TRAFFIC &  
PARKING PLAN

**LEGEND**

-  65 DECIBEL NOISE LEVEL (DNL) AREA  
Approved by City of Sugar Land City Council on October 7, 2003 (Sugar Land Tract 4 & 5 Land Use Plan)
-  SECTION 4 PART 2- PHASE 1
-  SECTION 4 PART 2- PHASE 2

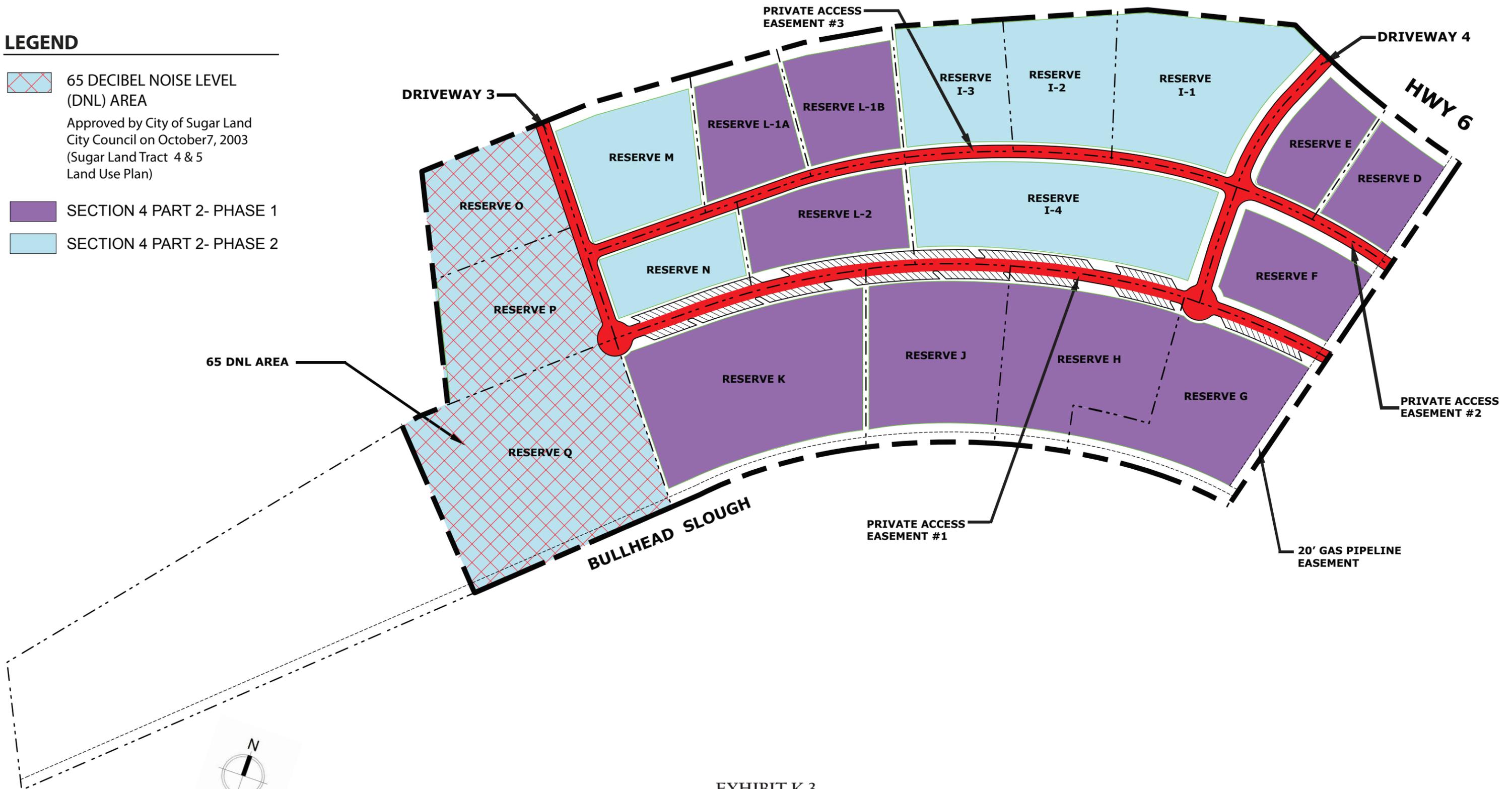


EXHIBIT K 3  
65 DNL PLAN  
PD SECTION FOUR - PART 2  
THE CROSSING AT TELFAIR

EXHIBIT K 3: 65 DNL PLAN

**LEGEND**

-  MINIMUM BUILDING SETBACK
-  TRAFFIC CIRCULATION
-  ANGLED PARKING
-  20' GAS PIPELINE EASEMENT  
(NO LANDSCAPING ALLOWED)
-  BUILDING ENVELOPE - SECTION 4  
PART 2 PHASE 1
-  BUILDING ENVELOPE - SECTION 4  
PART 2 PHASE 2

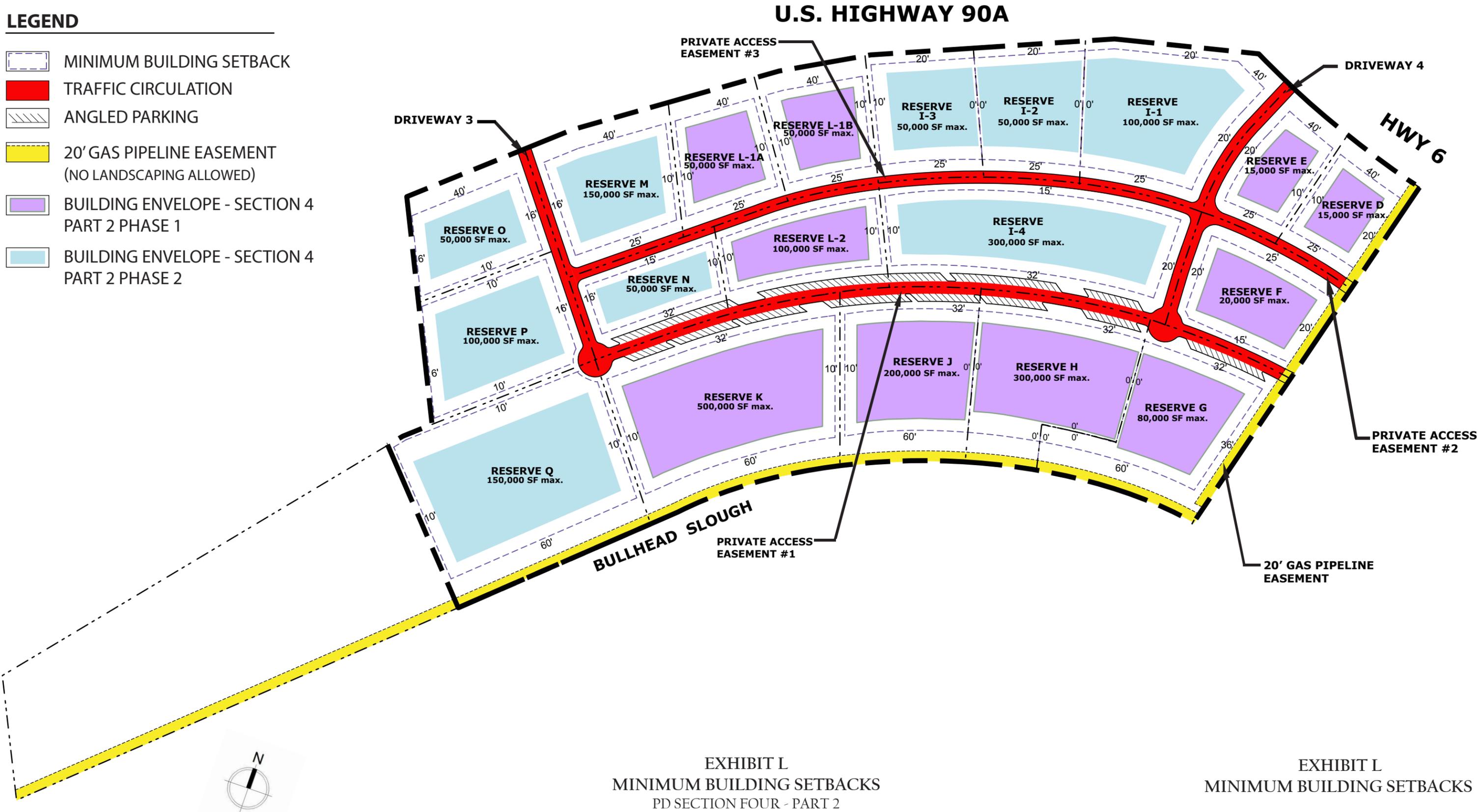


EXHIBIT L  
MINIMUM BUILDING SETBACKS  
PD SECTION FOUR - PART 2  
THE CROSSING AT TELFAIR

EXHIBIT L  
MINIMUM BUILDING SETBACKS