

ORDINANCE NO. 2100

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SUGAR LAND, TEXAS, PROVIDING FOR A CHANGE OF ZONING FROM PLANNED DEVELOPMENT (PD) DISTRICT GENERAL DEVELOPMENT PLAN TO PLANNED DEVELOPMENT (PD) DISTRICT FINAL DEVELOPMENT PLAN (IMPERIAL HIGHWAY 6 DISTRICT COMMERCIAL) FOR APPROXIMATELY 20.2 ACRES OF LAND LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF STATE HIGHWAY 6 AND IMPERIAL BOULEVARD.

WHEREAS, by the adoption of Ordinance No. 1969 on September 16, 2014, the City Council approved a change of zoning to create a planned development district (PD) for approximately 690.2 acres of land in the Imperial PD General Development Plan; and

WHEREAS, Johnson Development requests that approximately 20.2 acres of land located at the southeast corner of the intersection of State Highway 6 and Imperial Boulevard be rezoned from Planned Development (PD) District General Development Plan to Planned Development (PD) District Final Development Plan (Imperial Highway 6 District Commercial); and

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

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

WHEREAS the City Planning and Zoning Commission recommended granting such requested zoning change; and

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

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

Section 1. That the facts and recitations set forth in the preamble of the ordinance are hereby declared true and correct.

Section 2. That the zoning district classification of approximately 20.2 acres of land described in Exhibit A, attached hereto and incorporated into this ordinance by reference, is changed from Planned Development (PD) District General Development Plan to Planned Development (PD) District Final Development Plan zoning district under the comprehensive zoning ordinance of the City of Sugar Land, Texas.

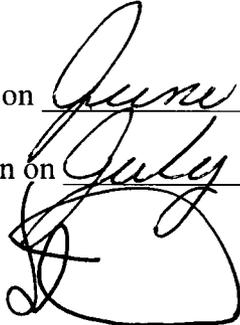
Section 3. That the City's official zoning map be amended to reflect this change in zoning district classification.

Section 4. That the following Exhibits are attached hereto and incorporated into this ordinance:

- Exhibit A: Legal Description
- Exhibit B: Final Development Plan
- Exhibit B-1: Location Map
- Exhibit B-2: Permitted Uses
- Exhibit B-3A: Site Layout Plan
- Exhibit B-3B: Site Layout Plan (cont.)
- Exhibit B-4A: Landscape Plan
- Exhibit B-4B: Landscape Plan (cont.)
- Exhibit B-5: Pedestrian and Bicycle Circulation
- Exhibit B-6: Signage Plan
- Exhibit B-7: Cross Section Private Access Easement & Public Utility Easement
- Exhibit B-8A: Reserve B Hotel Layout Plan
- Exhibit B-8B: Reserve B Hotel Design Characteristics
- Exhibit B-8C: Reserve G Layout Plan
- Exhibit B-8D: Reserve G Design Characteristics Front Elevation
- Exhibit B-8E: Reserve G Design Characteristics Side / Rear Elevations
- Exhibit B-9A: Reserve Configurations: Reserve F & G
- Exhibit B-9B: Reserve Configurations: Reserve C, D & E
- Exhibit B-10A: Streetscape Section-A
- Exhibit B-10B: Streetscape Section-B
- Exhibit B-10C: Streetscape Section-C
- Exhibit B-11: Utility Screening
- Exhibit B-12: Plant List

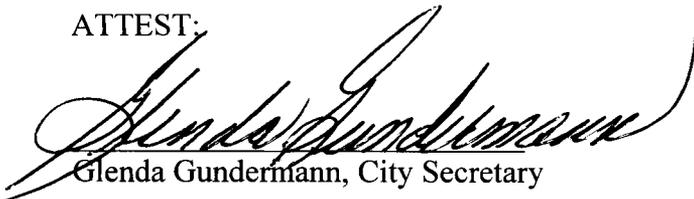
READ IN FULL on first consideration on June 20, 2017.

APPROVED upon second consideration on July 05, 2017.



Joe R. Zimmerman, Mayor

ATTEST:



Glenda Gundermann, City Secretary

APPROVED AS TO FORM:

Jisher Day

- Attachment:
- Exhibit A: Legal Description
 - Exhibit B: Final Development Plan
 - Exhibit B-1: Location Map
 - Exhibit B-2: Permitted Uses
 - Exhibit B-3A: Site Layout Plan
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 - Exhibit B-8C: Reserve G Layout Plan
 - Exhibit B-8D: Reserve G Design Characteristics Front Elevation
 - Exhibit B-8E: Reserve G Design Characteristics Side / Rear Elevations
 - Exhibit B-9A: Reserve Configurations: Reserve F & G
 - Exhibit B-9B: Reserve Configurations: Reserve C, D & E
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 - Exhibit B-10C: Streetscape Section-C
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 - Exhibit B-12: Plant List

County: Fort Bend
Project: Imperial Redevelopment
Job No.: 063701
MB No.: 14-010

FIELD NOTES FOR 20.200 ACRES

Being a tract containing 20.200 acres of land located in the Alexander Hodge League, Abstract number 32, in Fort Bend County, Texas; Said 20.200 acre tract being a portion of the remainder of a call 497.696 acre tract of land recorded in the name of the State of Texas in Fort Bend County Clerk's File (F.B.C.C.F.) Numbers 2003023371 and 2008070584 and Cherokee Sugar Land, L.P. in F.B.C.C.F. Numbers 2007088840 and 2011006653. Same being a portion of Tract 3A, Part 2 as illustrated in the State of Texas Department of Transportation Partition Plat recorded in Slide Numbers 1832B, 1833A and 1833B in the Fort Bend County Plat Records (F.B.C.P.R.); Said 20.200 acre tract being more particularly described by metes and bounds as follows (bearings are based on the Texas Coordinate System, NAD '83, South Central Zone):

Beginning at the southeasterly corner of Reserve "B", Sugar Land Ballpark a subdivision recorded in Plat Number 20110162 of the F.B.C.P.R. and the northerly line of a call 3.870 acre tract of land recorded in the name of Fort Bend County Drainage District in F.B.C.C.F. Number 2008038152;

Thence, with the easterly line of said Reserve "B", the following eight (8) courses:

1. North 05 degrees 20 minutes 43 seconds East, a distance of 1.29 feet;
2. North 09 degrees 51 minutes 57 seconds West, a distance of 23.35 feet;
3. North 03 degrees 01 minutes 27 seconds East, a distance of 114.90 feet;
4. North 35 degrees 12 minutes 53 seconds West, a distance of 26.35 feet;
5. North 14 degrees 23 minutes 22 seconds West, a distance of 154.78 feet;
6. North 01 degrees 01 minutes 35 seconds East, a distance of 505.88 feet;
7. North 14 degrees 14 minutes 49 seconds East, a distance of 445.99 feet;
8. North 25 degrees 04 minutes 01 seconds East, a distance of 513.44 feet to the northeasterly corner of said Reserve "B";

Thence, with the northerly line of said Reserve "B", West, a distance of 523.50 feet to the easterly Right-of-Way (R.O.W.) line of State Highway 6 (width varies) recorded in Volume 1821, Page 987 and Volume 469, Page 246 of the Fort Bend County Deed Records (F.B.C.D.R.);

Thence, with said easterly R.O.W. line, the following two (2) courses:

1. 365.76 feet along the arc of a curve to the left, said curve having a central angle of 03 degrees 33 minutes 08 seconds, a radius of 5899.58 feet and a chord which bears North 12 degrees 30 minutes 38 seconds West, a distance of 365.70 feet;

2. North 14 degrees 28 minutes 26 seconds West, a distance of 95.82 feet;

Thence, through and across aforesaid 497.696 acre tract, the following two (2) courses:

1. North 75 degrees 41 minutes 54 seconds East, a distance of 99.15 feet;
2. North 02 degrees 34 minutes 22 seconds East, a distance of 157.08 feet to the southerly R.O.W. line of Imperial Boulevard (90 feet width) recorded in plat Number 20120139 of the F.B.C.P.R.;

Thence, with said southerly R.O.W. line, the following six (6) courses:

1. North 83 degrees 46 minutes 09 seconds East, a distance of 70.98 feet;
2. 24.73 feet along the arc of a curve to the left, said curve having a central angle of 02 degrees 46 minutes 51 seconds, a radius of 509.50 feet and a chord which bears North 82 degrees 25 minutes 27 seconds East, a distance of 24.73 feet;
3. North 81 degrees 02 minutes 02 seconds East, a distance of 49.47 feet;
4. North 83 degrees 48 minutes 53 seconds East, a distance of 169.25 feet;
5. 607.17 feet along the arc of a curve to the right, said curve having a central angle of 44 degrees 36 minutes 01 seconds, a radius of 780.00 feet and a chord which bears South 73 degrees 53 minutes 07 seconds East, a distance of 591.95 feet;
6. South 51 degrees 35 minutes 07 seconds East, a distance of 127.12 feet;

Thence, through and across said 497.696 acre tract, the following four (4) courses:

1. South 29 degrees 13 minutes 28 seconds West, a distance of 337.09 feet;
2. South 43 degrees 45 minutes 06 seconds West, a distance of 208.47 feet;
3. South 34 degrees 50 minutes 55 seconds West, a distance of 303.50 feet;
4. South 05 degrees 54 minutes 29 seconds West, a distance of 1462.62 feet to the aforesaid northerly line of 3.870 acres;

Thence, with said northerly line, North 84 degrees 39 minutes 13 seconds West, a distance of 109.60 feet to the **Point of Beginning** and containing 20.200 acres of land.

GBI PARTNERS, L.P.
Phn: 281.499.4539
January 25, 2014

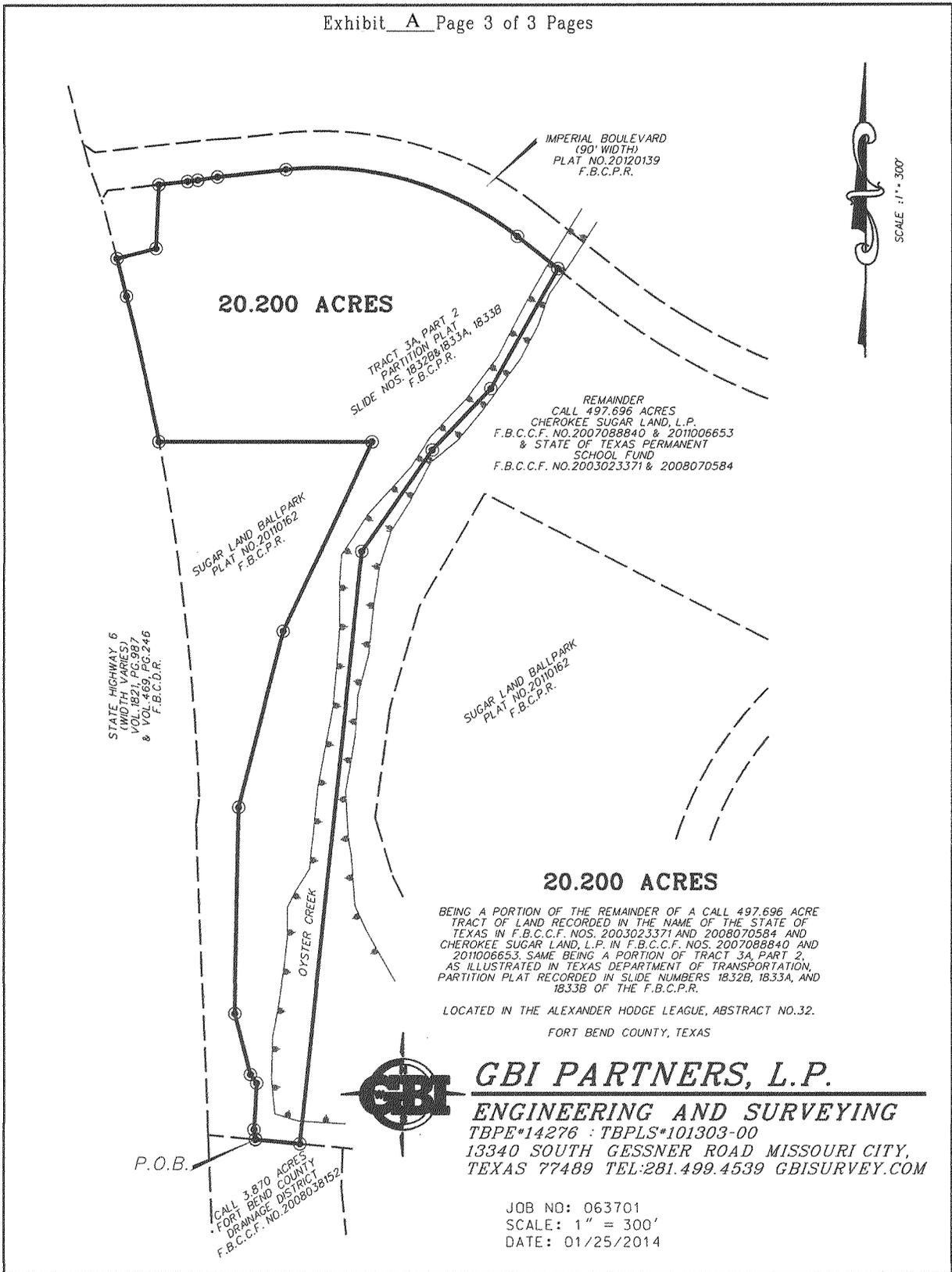


EXHIBIT B
FINAL DEVELOPMENT PLAN
Imperial Highway 6 District Commercial

A. Contents. This Final Development Plan includes the following sections:

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

B. General Provisions.

1. The PD approved herein must be constructed, developed, and maintained in compliance with this ordinance and other applicable ordinances of the City.
2. Within Reserves B through G: If any provision or regulation of any City ordinance applicable in the B-O (Business Office) zoning district is not contained in this ordinance, all regulations contained in the Development Code applicable to the B-O zoning district in effect on the effective date of this ordinance apply to this PD as though written herein, except to the extent the City regulation or provision conflicts with a provision of this ordinance.
3. Within Reserve A and H: If any provision or regulation of any City ordinance applicable in the BR (Brazos River and Conservation) Zoning District is not contained in this ordinance, all regulations contained in the Development Code applicable to the BR zoning district in effect on the effective date of this ordinance apply to this PD as though written herein, except to the extent the City regulation or provision conflicts with a provision of this ordinance.
4. The Bicycle/Pedestrian Plaza shown on Exhibits B-3A and B-3Aa, *Site Layout Plan*, shall be constructed prior to certificate of occupancy of the first building constructed within this PD District.
5. Except as otherwise provided herein, the words used in this Final Development Plan have the meaning established by the Development Code. In this ordinance:

Director means the person designated or assigned by the City Manager to administer the zoning regulations or any other provisions of the Code. Director includes any person authorized to perform the duties of the Director.

General Development Plan means the General Development Plan for Imperial, as established by City of Sugar Land Ordinance No. 1969, and as amended.

Highway 6 District means the Highway 6 District as shown on the General Development Plan for Imperial.

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

Open Space District means the Open Space District for the Oyster Creek greenbelt as shown on the General Development Plan for Imperial.

PD means the planned development district created by this ordinance.

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

P.A.E./P.U.E.: *Private Access Easement (P.A.E.)* means a street or drive that is privately owned and maintained by a property's owner's association or other entity that is not the City of Sugar Land; also referred to as an internal access easement. The P.A.E. serves as an ingress/egress for police, fire, emergency vehicles and utility vehicles. *Public Utility Easement (P.U.E.)* means a location that 1) allows the City of Sugar Land or similar public entity the right to construct and install public infrastructure such as water, sanitary sewer, and storm sewer and 2) provide the public entity ingress/egress rights to such location as needed for maintenance, repair, and operations of the public infrastructure. As shown on [Exhibit B-7, Cross Section Private Access Easement & Public Utility Easement](#).

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

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

Exhibit A:	<i>Legal Description</i>
Exhibit B-1:	<i>Location Map</i>
Exhibit B-2:	<i>Permitted Uses</i>
Exhibit B-3A:	<i>Site Layout Plan</i>
Exhibit B-3Aa:	<i>Site Layout Plan (option)</i>
Exhibit B-3B:	<i>Site Layout Plan (continued)</i>
Exhibit B-4A:	<i>Landscape Plan</i>
Exhibit B-4Aa:	<i>Landscape Plan (option)</i>
Exhibit B-4B:	<i>Landscape Plan (continued)</i>
Exhibit B-5:	<i>Pedestrian and Bicycle Circulation</i>
Exhibit B-5A:	<i>Pedestrian and Bicycle Circulation (option)</i>
Exhibit B-6:	<i>Signage Plan</i>
Exhibit B-6A:	<i>Signage Plan (option)</i>
Exhibit B-7:	<i>Cross Section Private Access Easement & Public Utility Easement</i>
Exhibit B-8:	<i>Reserve C/D Brewpub Layout Plan</i>
Exhibit B-8A:	<i>Combined Reserve C/D North Perspective from Imperial Blvd.</i>
Exhibit B-8B:	<i>Combined Reserve C/D Northwest Perspective from Imperial Blvd.</i>
Exhibit B-8C:	<i>Combined Reserve C/D Design Characteristics/West Elevation from S.H. 6</i>
Exhibit B-8D:	<i>Reserve B Hotel Layout Plan</i>
Exhibit B-8E:	<i>Reserve B Hotel Design Characteristics</i>
Exhibit B-8F:	<i>Reserve G Layout Plan</i>
Exhibit B-8G:	<i>Reserve G Design Characteristics Front Elevation</i>
Exhibit B-8H:	<i>Reserve G Design Characteristics Side / Rear Elevations</i>
Exhibit B-9A:	<i>Reserve Configurations: Reserve F & G</i>
Exhibit B-9B:	<i>Reserve Configurations: Reserve C, D & E</i>
Exhibit B-9C:	<i>Reserve Configurations: Reserve C/D</i>
Exhibit B-10A:	<i>Streetscape Section-A</i>
Exhibit B-10B:	<i>Streetscape Section-B</i>
Exhibit B-10C:	<i>Streetscape Section-C</i>
Exhibit B-11:	<i>Utility Screening</i>
Exhibit B-12:	<i>Plant List</i>

7. As shown on [Exhibit B-1, Location Map](#), the PD encompasses 20.20 acres on State Highway 6, south of Imperial Boulevard, and includes the following:

- (a) Within the Highway 6 District, approximately 10.2 acres designated as Reserves B through G.
- (b) Within the Highway 6 District, 0.4 acres designated as a 25' wide (P.A.E. & P.U.E.) internal public access easement intersecting Imperial Boulevard.
- (c) Within the Open Space District, 9.6 acres designated as Reserves A and H, the Oyster Creek greenbelt and open space reserves.

C. Land Uses.

- 1. Permitted land uses for Reserves B through G, are listed in [Exhibit B-2, Permitted Uses](#). Certain land uses must be developed per specific conditions as noted in [Exhibit B-2, Permitted Uses](#). All other land uses are prohibited.
- 2. Except for Reserves A and H (Oyster Creek greenbelt and open space reserves), acreages for reserves are approximate, and the size of the reserves may be adjusted or may be combined into a single reserve.
- 3. For the Oyster Creek greenbelt and open space reserves (Reserve A and H), the only permitted use shall be parks and recreational facilities, SIC Code 99 (non-classifiable), and utilities. Such facilities shall exclude enclosed buildings.
- 4. Fleet vehicle storage is prohibited, except as permitted for Passenger Car Rental (SIC 7514) and Passenger Car Leasing (SIC 7515).
- 5. Drive-thru lanes are prohibited access to Imperial Blvd. The vehicular access points to the drive-thru lanes must be located to avoid traffic congestion on the internal access easement-(P.A.E.-P.U.E.) and Imperial Blvd. The site plan for the drive-thru lanes will require vehicle queuing analysis and approval by the City of Sugar Land Engineering Department prior to construction.

D. Development Regulations – All reserves within the PD shall be developed in accordance with [Exhibit B-2, Permitted Uses](#), and the following development regulations:

- 1. Maximum height of structures: 60 feet above ground level for Reserves B-G except as follows:
 - (a) Chimneys, ornamental tower spires, elevator bulkheads, fire towers, stacks, roof gables, parapet walls, and mechanical equipment may extend an additional height not to exceed 15 feet above the maximum height allowed for the Structure to which it is affixed.
 - (b) 85 feet above ground level inclusive of the additional 15 feet described in D.1. (a) for hotel use on Reserve B, and further illustrated on [Exhibit B-8B, Reserve B Hotel Design Characteristics](#).
- 2. Minimum building setbacks:
 - (a) 25 feet abutting State Highway 6 and Imperial Boulevard.
 - (b) 15 feet abutting the (P.A.E. & P.U.E.) internal access easement
 - (c) 10 feet abutting Oyster Creek greenbelt (Reserve A and H)
 - (d) 6 feet abutting all other lot lines
 - (e) Awnings and canopies attached to a building may project up to 5 feet into a required building setback if located at least 8 feet above adjoining sidewalks or pedestrian walkways.
- 3. Minimum parking lot setbacks:
 - (a) 25 feet abutting State Highway 6 and Imperial Boulevard
 - (b) 15 feet abutting the (P.A.E. & P.U.E.) internal access easement

- (c) 15 feet abutting the Oyster Creek greenbelt (Reserve A and H)
- (d) 6 feet abutting all other lot lines.

4. Paving:

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

5. Outdoor speaker use is prohibited within 200 feet of any single-family or townhome lot line and shall be oriented away from the nearest single family or townhome lot line.

6. Outdoor Dining Areas: Eating establishments that provide adjacent areas for outdoor dining shall adhere to the following:

- (a) Shall not encroach into any sidewalk or other pedestrian walkway as established herein.
- (b) Must provide additional off-street parking for that portion of the outdoor dining area to which the off-street parking requirements apply.

7. Outdoor storage and other outside uses (displays, seasonal sales, etc.) are prohibited within this PD.

8. Reserve Configurations and Streetscape as shown on *Exhibit B-9A, Reserve Configurations: Reserve F & G, Exhibit B-9B, Reserve Configurations: Reserve C, D & E, Exhibit B-9C, Reserve Configurations: Reserve C/D, Exhibit B-10A, Streetscape Section -A, Exhibit B-10B, Streetscape Section -B, and Exhibit B-10C, Streetscape Section -C.*

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

1. Landscape buffers:

- (a) 25-foot minimum buffer, contiguous to the highway right-of-way line, shall be provided along State Highway 6 and Imperial Boulevard.
- (b) 15-foot minimum buffer, contiguous to lot lines, shall be provided along the (P.A.E. & P.U.E.) internal access easement (see *Exhibit B-7, Cross Section Private Access Easement & Public Utility Easement*).
- (c) 15-foot minimum buffer abutting the Oyster Creek greenbelt (Reserve A and H).
- (d) 6-foot minimum buffer shall be provided along all other property lines.
- (e) Required buffers along State Highway 6, Imperial Boulevard and Oyster Creek greenbelt shall include one shade tree for each 30 feet of linear frontage, or portion thereof, measured along the lot line.
- (f) Buffer trees may be clustered or spaced linearly; they need not be placed evenly.
- (g) Buffer trees along the Oyster Creek greenbelt may be placed within the greenbelt.
- (h) Sidewalks, pedestrian walkways, and freestanding signs may be located within the required buffers.
- (i) Required buffer along Imperial Boulevard may be used for a future transit stop.

2. Landscape irrigation shall include drip irrigation in designated areas and water-saving irrigation programmer, in an effort to minimize usage and reduce waste.

3. Shade trees shall have a minimum 4-inch caliper and minimum 10-foot height as measured at ground level when planted. In addition, all required internal parking lot trees, triggered by Chapter 2 Article XV Landscaping and Screening Regulations, are required to have a minimum 4-inch caliper and a minimum 10-foot height as measured at ground level when planted.

4. Off-street parking, adjacent to landscape buffers along State Highway 6, Imperial Boulevard, the internal access easement, and Oyster Creek greenbelt, shall have a continuous hedge of a minimum 3-foot at the time of planting to screen the parking lot from the street or greenbelt.

Shrubs for screening and buffering must be planted in a double row of 36 inches tall at the time of planting and planted with triangular centers and not be separated by more than 3 feet (see *Figure 1*). Whenever shrubs are used to meet a screening requirement, the plants must be planted and maintained so as to form a continuous, unbroken, solid, visual screen within 1 year of planting, unless providing for an intersecting sidewalk.

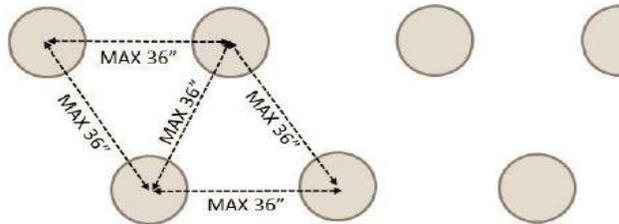


FIGURE 1.

5. Plant species used to satisfy the requirements of the PD shall be those listed on [Exhibit B-12, Plant List](#).

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

1. Bicycle/pedestrian plaza, as shown on [Exhibits B-3A and B-3Aa, Site Layout Plan](#), [Exhibits B-5 and B-5A, Pedestrian and Bicycle Circulation](#) and *Figure 2*:
 - (a) A publicly-accessible outdoor plaza shall be located along Imperial Boulevard, west of Oyster Creek.
 - (b) Plaza shall have a minimum surface area of 500 square feet.
 - (c) Plaza surface shall include a decorative paving pattern.
 - (d) Plaza shall include at least 2 benches and 2 shade trees a minimum of 4-inch caliper and selected from [Exhibit B-12, Plant List](#); Pecan and Loblolly Pine shade trees are prohibited in the pedestrian plaza.
 - (e) Plaza shall accommodate bicycle parking per Section F.2 (b) – (e) herein.
 - (f) Lighted with pedestrian-scaled fixtures not less than one per pedestrian walkway and shall not exceed 15 feet in height. Location and quantity to be determined at site plan review.

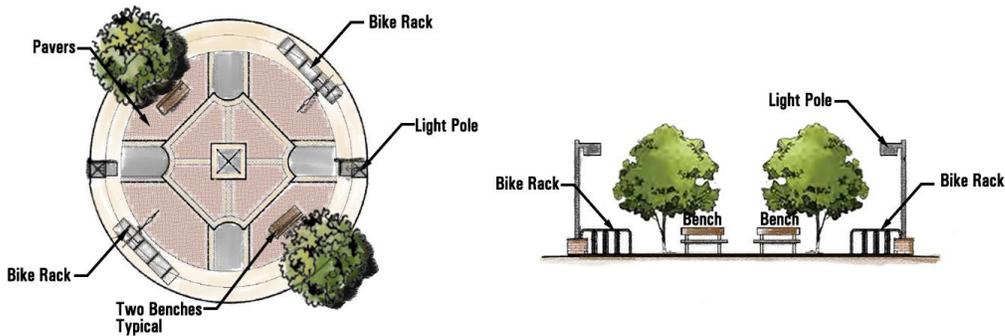


FIGURE 2.

2. Bicycle Parking:
 - (a) Off-street parking spaces for bicycles shall be provided within 50 feet of a public entrance to each building.
 - (b) Required minimum number of bicycle parking spaces per lot shall be 3.
 - (c) Bicycle parking spaces shall not encroach into any sidewalk or other pedestrian walkway as required herein.
 - (d) Bicycle parking spaces shall include racks with a minimum of 3 spaces in any one location. Lockers, or other structures intended for parking bicycles may be utilized for supplemental bicycle parking. Lockers are prohibited at the pedestrian plaza.
 - (e) Racks shall be designed to support the bicycle upright in two places on the bicycle frame.
3. Sidewalks, as shown on Exhibits B-5 and B-5A, *Pedestrian and Bicycle Circulation*:
 - (a) A continuous sidewalk, with a minimum 8-foot width, is required along Imperial Boulevard.
 - (b) A continuous sidewalk, with a minimum 5-foot width, is required along both sides of the (P.A.E. & P.U.E.) internal public access easement.
 - (c) A 10-foot wide sidepath is required along State Highway 6.
4. Pedestrian walkways, as shown on Exhibit B-5 and B-5A, *Pedestrian and Bicycle Circulation*:
 - (a) Pedestrian walkways required by this section shall meet the following criteria:
 - (i) Minimum 5-foot width;
 - (ii) Readily visible and free of encroachment by parked vehicles;
 - (iii) Paved with concrete or other masonry products differentiated from the driveway and parking areas through the use of color, texture, or materials;
 - (iv) Predominantly shaded with shade trees at one per 30 linear feet of walkway or building canopies;
 - (v) Lighted with pedestrian-scaled fixtures not less than one per pedestrian walkway and shall not exceed 15 feet in height. Location and quantity to be determined at site plan review.
 - (b) A pedestrian walkway shall connect a building entrance to the required sidewalk along State Highway 6, Imperial Boulevard, or the (P.A.E. & P.U.E.) internal access easement.
 - (c) Where parking is located between the building and street/internal access easement, at least one walkway shall be provided across the parking area to connect the building and sidewalk.
 - (d) If multiple buildings are built within one reserve, a pedestrian walkway shall connect all buildings constructed within that reserve.

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

1. Building design criteria (see *Figure 3*):
 - (a) The primary building façade shall face the primary street frontage adjoining the parcel be it Imperial Boulevard or State Highway 6. In the event the tract has frontage no to a major street, the primary building façade shall face the (P.A.E. & P.U.E.) internal access easement.

- (b) Facades greater than 100 feet in length that face Imperial Boulevard, State Highway 6, the (P.A.E. & P.U.E.) internal access easement, the Oyster Creek greenbelt, and other lot lines shall incorporate offsets having a minimum depth of at least 2 feet, and extending at least 20% of the length of the façade. No uninterrupted length of a façade shall exceed 100 feet.

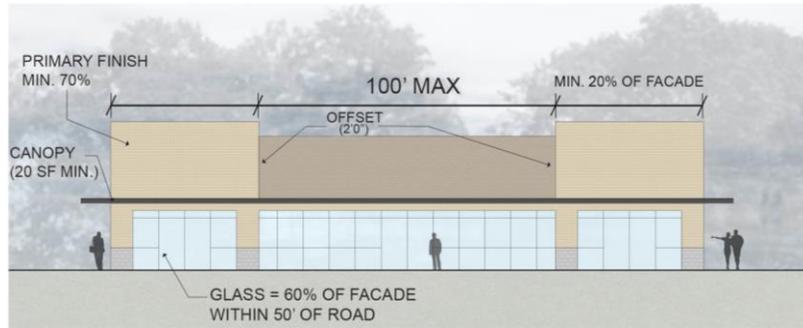


FIGURE 3.

2. Building façade features:

- (a) Canopies shall be provided at all building pedestrian entrances facing State Highway 6 and Imperial Boulevard. Canopies may be structural extensions of the building or constructed of fabric attached to the building. See *Figure 4A* and *Figure 4B* for examples of different architectural style. An individual canopy shall cover a ground area of at least 20 square feet.



FIGURE 4A.

FIGURE 4B.

- (b) The front façade (the side of the building facing the street) of the first floor of a retail building, within 100 feet of State Highway 6 or Imperial Boulevard right-of-way, shall be at least 60% transparent as shown on *Figure 5* by means of storefronts, entrances, and display windows in order to permit visibility between the building occupants and outdoor pedestrians and motor vehicle drivers.



FIGURE 5.

- (i) Ground floor facades for retail buildings that face State Highway 6 or Imperial Boulevard shall have storefronts, canopies, arcades, display windows, entry areas, awnings, or other features along at least 50% of their horizontal length.
- (ii) The Director may approve alternative canopy or façade treatments not specified herein if the Director determines that the alternative canopy or façade treatment is substantially equal to or better than a specified requirement in quality, durability, and appearance and the use thereof will not violate any provision of this article.
- (c) All facades of an individual building and the facades of multiple buildings within a single development shall be of similar architectural design, color and materials where facing or siding to a public street, (P.A.E. & P.U.E.) internal access easement or pedestrian walkway (see *Figure 6*).



FIGURE 6.

- (d) Multiple level buildings should express changes in story with horizontal banding or separation in glazing to express windows or openings on multiple levels (see *Figure 7*).



FIGURE 7.

- (e) Building facades shall incorporate architectural details that create shade and cast shadows to provide visual relief (see *Figure 8*).



**DECORATIVE EAVES
AND ARCHITECTURAL
DETAILS THAT PROVIDE
INTEREST AND SCALE**

FIGURE 8.

- (f) Outdoor seating, where provided, should be provided along the primary façade, and expressed as gathering areas that are inviting to drivers and pedestrians along the primary frontage. However, it will provide not less than a 5-foot clearing area for pedestrian travel (see *Figure 9A* and *Figure 9B*).

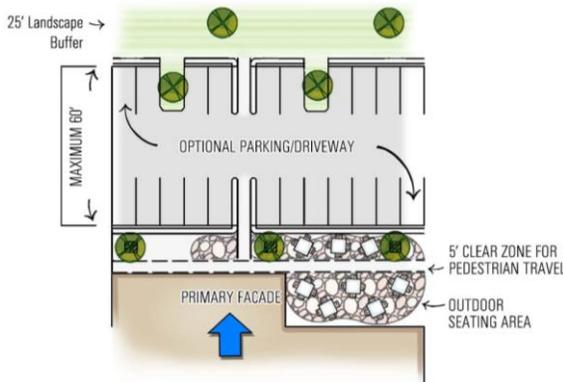


FIGURE 9A.



**OUTDOOR SEATING
PROVIDED ALONG
THE PRIMARY
FRONTAGE**

FIGURE 9B.

- (g) Building Entrances for major retail tenants or freestanding structures shall be expressed by changes in material, changes in height, changes in roof plane or pitch, or other architectural elements (see *Figure 10*).

**ENTRANCE FEATURE:
CHANGES IN ROOF
PLANE/PITCH**



FIGURE 10.

3. Building façade finishes:

- (a) Primary Finish means an exterior finish consisting of brick, stone (natural, cast, or cultured-textured), and glass (see *Figure 11*).
- (b) Primary Finishes shall comprise at least 70% of each facade. The remaining portion of an exterior wall that is not constructed of a Primary Finish must be constructed of a Secondary Finish.
- (c) Secondary Finish means an exterior finish consisting of wood, ceramic tiles, concrete masonry units (indented, hammered, or split face concrete), stucco and fiber cement siding.



FIGURE 11.

- (d) Secondary Finishes shall comprise no more than 30% of the façade for any building.
 - (e) No single building finish material shall cover more than 70% of the front of any building (see *Figure 11*).
 - (f) Unless approved by the Director, the use of architectural metals is limited to canopies, parapet walls, roof systems, and miscellaneous trim work, and such use shall meet the durability standards of the Development Code.
 - (g) The Director may approve alternative Primary or Secondary Exterior Finishes not specified in this article if the Director determines that the alternative finish is respective of the architectural elements of the existing historical industrial buildings, substantially equal to or better than a specified Primary or Secondary Exterior Finish in quality, durability, and appearance and the use thereof will not violate any provision of this article.
 - (h) The following building materials shall not be used for a Primary or Secondary Finish:
 - (i) Vinyl siding, wood fiber hardboard siding, oriented strand board siding, plastic or fiberglass panels.
 - (ii) Unfired or underfired clay, sand, or shale brick.
 - (iii) Smooth or un-textured concrete surfaces.
 - (iv) Exterior Insulated Finish Systems (E.I.F.S.)
4. Service and Equipment Areas, as shown on [Exhibit B-11, Utility Screening](#):
- (a) Service and Equipment Areas must be oriented toward service drives and away from the public right-of-way unless adequately screened.
 - (b) Service and Equipment Areas must be visually and acoustically screened from public streets, pedestrian gathering areas, and within 50 feet of building entrances.
 - (c) Screening shall consist of wing walls, landscape screens, changes in building orientation, and/or other architectural elements that provide sufficient barrier.
 - (d) Screening shall extend a minimum of 12 inches above the object being screened.

- (e) Screening walls, wing walls, columns, and similar building extensions and supports shall be of complementary architectural design, color and materials as the building or structure to which they are attached.
5. Mechanical and Utility Equipment Screening, as shown on [Exhibit B-11, Utility Screening](#):
 - (a) Mechanical and Utility equipment must be placed in the most inconspicuous location possible.
 - (b) Mechanical and Utility equipment shall be located internally within rear access drives and alongside rear-facing facades not consistent with the primary building façade or pedestrian access points.
 - (c) Ground-mounted mechanical equipment must be hidden from public view or screened with architecturally integral wing walls and/or landscape planting, or another acceptable screening device.
 - (d) Where building mounted utility equipment cannot be placed behind screens or other barriers and is visible from the public right-of-way, it must be treated such that it blends into the context of the adjacent façade materials.
 - (e) Utility boxes taller than 2 feet may not be placed in an intersection clear vision area or interfere with the use of streets, sidewalks or other pedestrian or vehicular paths.
 6. Alcohol production, micro with food sales, if developed on combined Reserve C/D, shall be constructed in accordance with [Exhibit B-8, Reserve C/D Brewpub Layout Plan](#), [Exhibit B-8A, Reserve C/D North Perspective from Imperial Blvd.](#), [Exhibit B-8B, Reserve C/D Northwest Perspective from Imperial Blvd.](#), and [Exhibit B-8C, Reserve C/D Design Characteristics/West Elevation from S.H. 6](#).
 7. Hotel use, if developed on Reserve B, shall be constructed in accordance with [Exhibit B-8D, Reserve B Layout Plan](#), and [Exhibit B-8E, Reserve B Hotel Design Characteristics](#).
 8. The eating place, if developed on Reserve G, shall be constructed as shown on [Exhibit B-8F, Reserve G Layout Plan](#), [Exhibit B-8G, Reserve G Design Characteristics Front Elevation](#), and [Exhibit B-8H, Reserve G Design Characteristics Side/Rear Elevations](#).

H. Freestanding Signs – Freestanding signs shall be developed as shown on [Exhibits B-6 and B-6A, Signage Plan](#), and in accordance with the following regulations:

1. Fronting on State Highway 6:
 - (a) Maximum effective area: 150 square feet
 - (b) Maximum height: 12 feet
 - (c) Number per feet of frontage: 1 per 250 feet
 - (d) Maximum number of signs: 2
2. Minimum spacing:
 - (a) Freestanding sign must not be located within 250 feet of another freestanding sign on the same premises.
 - (b) Freestanding sign must not be located within 50 feet of another freestanding sign on any adjoining premises.
3. All information on one supporting structure is counted as one sign for purposes of applying the regulations on the number of freestanding signs allowed on any one property.
4. Exterior finishes for proposed freestanding signs are shown on [Exhibits B-6 and B-6A, Signage Plan](#).

5. Except as provided in this PD, signage shall comply with Chapter 4 of the Development Code. For the purpose of the PD, monument signs along the P.A.E./P.U.E. and Imperial Boulevard shall follow the provisions of Chapter 4 with regards to maximum effective area, height, and spacing.
6. Freestanding signs along the open space and greenbelt shall be prohibited.



EXHIBIT B-2

Permitted Uses for Reserves B-G (Imperial Highway 6 District Commercial)

All of the following uses are permitted in the district with associated conditions, if applicable.

SIC No.	Use	Description	Note
07	Agricultural Services		
0742		Offices of veterinarians (no outdoor runs or livestock permitted) (0742)	
47	Transportation Services		
4724		Travel Agencies (4724)	
4729		Arrangement of Passenger Transportation (4729) NEC	
4731		Freight Transportation Arrangement (office use only) (4731)	
48	Communications:		
4812-4813		Telephone Communications (4812-4813) (except cell towers)	
4822		Telegraph and other message communications (4822) (except cell towers)	
4832-4833		Radio and television broadcasting (4832-4833) (except cell towers)	
4841		Cable and other pay television services (except equipment repair, bucket trucks in lot, or cell towers) (4841)	
4899		Miscellaneous communications services (except equipment repair, bucket trucks in lot, or cell towers) (4899)	
	RETAIL TRADE		
52	Building Materials		
5231		Paint, glass and wallpaper stores (5231)	
5251		Hardware stores (5251) and key shops	
5261		Garden stores (5261)	
53	GENERAL MERCHANDISE STORES AS LISTED:		
5311		Department stores (5311)	1
5399		Misc. general merchandise stores (5399)	1
54	Food stores as listed:		
5421		Meat and fish markets (5421)	
5431		Fruit and vegetable markets (5431)	
5441		Candy, nut, and confectionery stores (5441)	
5451		Dairy products stores (5451)	
5461		Retail bakeries (5461)	
5499		Miscellaneous food stores (5499)	
55	Automobile:		
5531		Auto parts and accessory sales (no auto repair) (5531)	1
56	Apparel and accessory stores as listed:		
5611		Men's and boy's clothing stores (5611)	1
5621		Women's clothing stores (5621)	1
5632		Women's accessory and specialty stores (5632)	1

SIC No.	Use	Description	Note
5641		Children's and infant's wear stores (5641)	1
5651		Family clothing stores (5651)	1
5661		Shoe Stores (5661)	1
5699		Misc. apparel and accessory stores (5699)	1
57	Furniture and home furnishing stores as listed:		
5712-5719		Furniture and home furnishing stores (5712-5719)	1
5722		Household appliance stores (5722)	1
5731-5736		Radio, television and computer stores (5731-5736)	1
58	Eating places :		
5812		Eating Places (restaurant, cafes, etc.) (5812)	
59	Additional retail stores as listed:		
5912		Drug stores and proprietary stores (5912)	1
5921		Wine and liquor stores (5921)	1, 2
5932		Antique stores (5932)	1
5941		Sporting Goods Stores and Bicycle Shops (5941)	1
5942		New and used book stores (5942)	1
5943		Card and stationary stores (5943)	1
5944		Jewelry Stores (5944)	1
5945		Craft, hobby, toy, and game stores (5945)	1
5946		Camera and Photographic Supply Stores (5946)	1
5947		Gift, novelty, and souvenir shops (5947)	1
5948		Luggage and Leather Goods Stores (5948)	1
5949		Sewing and needlework stores (5949)	1
5992		Florist shops (5992)	
5999		Art supply stores (5999)	1
5999		Art dealers (5999)	1
5999		Baking and cake decorating supply stores (5999)	1
5999		Cosmetic stores (5999)	1
5999		Pet shop (no outside runs allowed) (5999)	1
	FINANCIAL, INSURANCE, AND REAL ESTATE		
60	Depository institutions:		
6011-6019		Central Reserve Depositories	
6021-6029		Commercial banks (6021-6029)	
6035-6036		Savings institutions (6035-6036)	
6061-6062		Credit unions (6061-6062)	
6081-6082		Foreign bank, branches, and agencies (6081-6082)	

SIC No.	Use	Description	Note
6091		Non-deposit trust facilities (6091), Functions Closely Related to Banking excludes check cashing, credit access businesses, and motor vehicle title loans (as defined in Chapter 393 of the Texas Financial Code)	
61	Non-depository institutions:		
6111		Federal and federal-sponsored credit (6111)	
6153-6159		Business credit institutions (6153-6159)	
6162-6163		Mortgage bankers and brokers (6162-6163)	
62	Security and Commodity Brokers		
6211-6289		Security Brokers (6211 - 6289)	
63-64	Insurance Carriers, Agents, Brokers		
6311-6399		Insurance carriers (6311-6399)	
6411		Insurance agents, brokers and service (6411)	
65	Real Estate:		
6512		Operators of non-residential buildings (6512)	
6513		Operators of apartment buildings (off-site management only) (6513)	
6514		Operators of dwellings other than apartment buildings (6514)	
6531		Real estate agents and managers (6531)	
6541		Title abstract offices (6541)	
67	Holding and other investment offices:		
6722		Management Investment Office, Open End (6722)	
6799		Investors, NEC (6799)	
	SERVICES		
70	Hotels and other lodging places:		
7011		Hotels (7011)	3
72	Personal services:		
7217		Garment pressing, and Agents for Laundries and Drycleaners (pickup/drop off only.) (7217)	4
7221		Photographic studies, portrait (7221)	
7231		Beauty shops (7231)	
7241		Barber shops (7241)	
7251		Shoe repair and shoeshine parlors (7251)	
7291		Tax Preparation Services (7291)	

SIC No.	Use	Description	Note
7299		Personal Care Services, NEC (7299) but limited to: Babysitting bureaus, Bartering services for individuals, Birth certificate agencies, Buyers' clubs, Car title and tag service, Clothing rental, except industrial launderers and linen supply, College clearinghouses, Computer photography or portraits, Consumer buying service, Costume rental, Dating service, Debt counseling or adjustment service to individuals, Depilatory salons, Diet workshops, Dress suit rental, Electrolysis (hair removal), Genealogical investigation service, Hair weaving or replacement service, Marriage bureaus, Quilting for individuals, Scalp treatment service, Shopping service for individuals, Tuxedo rental, Wardrobe service, except theatrical, privately operated	
73	Business services:		
7311		Advertising agencies (7311)	
7312		Outdoor advertising services (7312)	
7313		Radio, television, and publishers' representatives (7313)	
7319		Advertising services (7319)	5
7322-7323		Credit reporting and collection (7322-7323)	
7331-7338		Mailing, reproduction, stenographic (7331-7338)	
7359		Equipment Rental and Leasing, N.E.C. (7359) but limited to; Party Supplies Rental and Leasing, Electronic Equipment except Medical and Computer.	5
7361-7363		Personnel supply services (7361-7363)	
7371		Computer programming services (7371)	
7371-7379		Computer and data processing (7371-7379)	
7389		Sound Recording Studios and other sound recording industries (7389)	
7389		Other legal services including process services, patent agents, notaries public and paralegal services (7389)	
7389		Drafting Services (7389)	
7389		Interior Design Services (7389)	
7389		Translation and Interpretation Services (7389)	
7389		Telephone Answering Services (7389)	
75	Automobile services and parking:		
7514		Passenger car rental (7514)	6
7515		Passenger car leasing (7515)	6
76	Miscellaneous repair services:		
7622-7629		Electrical repair shops (7622-7629)	
7631		Watch, clock and jewelry repair (7631)	

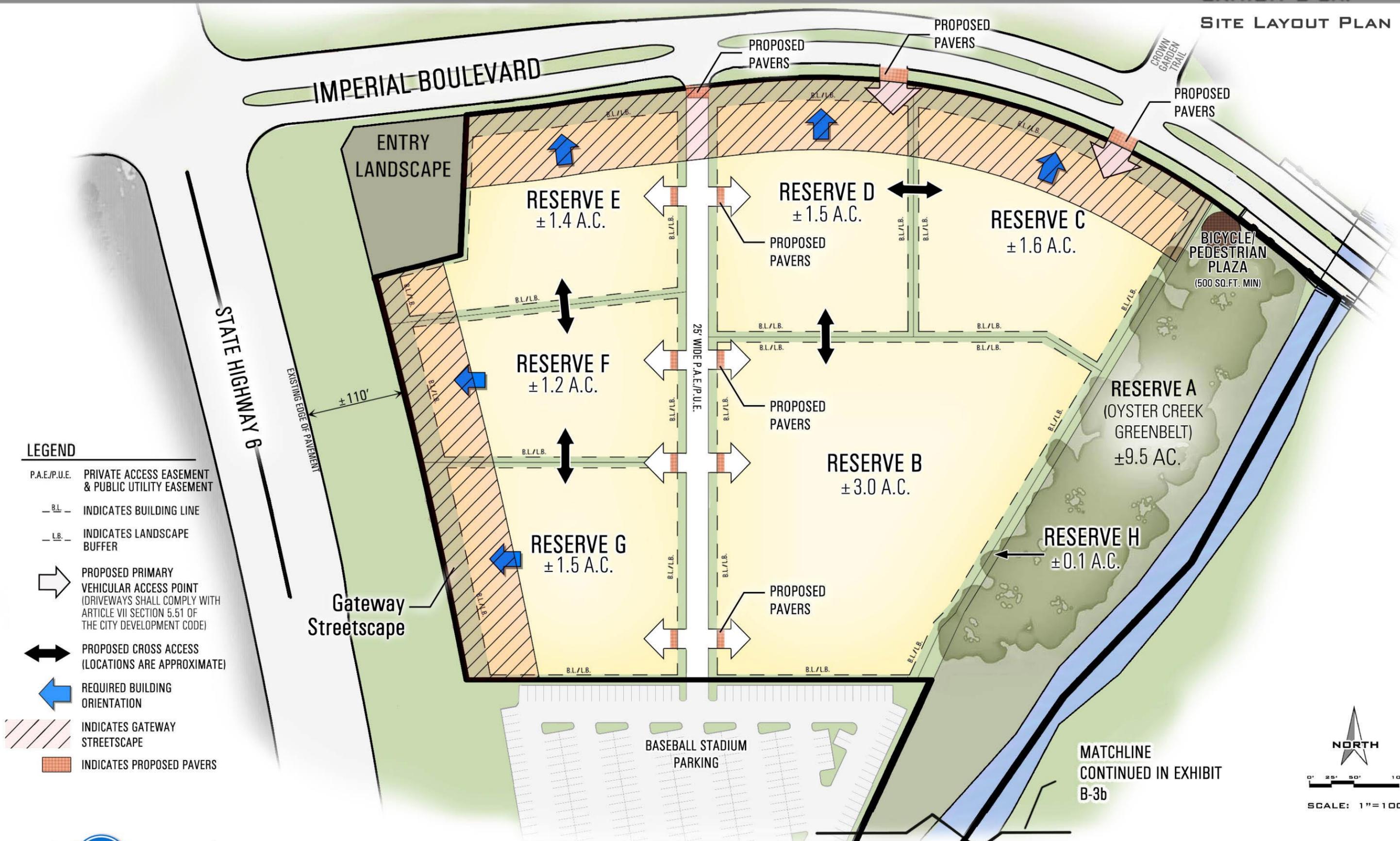
SIC No.	Use	Description	Note
7641		Reupholstery and furniture repair (7641)	
79	Amusement and recreation services:		
7911		Dance studios, and schools (maximum 10,000 s.f.) (7911)	7
7922-7929		Producers, orchestras and entertainers (7922-7929)	
7933		Bowling centers (7933)	
7941		Professional Sports Clubs & Promoters (7941)	
7991		Physical fitness facilities (maximum 10,000 s.f.) (7991)	7
7997		Membership sports and recreation clubs (7997)	
7999		Amusement and recreation services not otherwise classified (7999) but limited to: Baseball instruction, Bridge club (non-membership), Bridge instruction, Day camps, Gymnastics instruction, Handball courts (non-membership), Lifeguard service, Miniature golf courses, operation, Racquetball courts (non-membership), Rental of bicycles, rowboats and canoes, sports instruction, Scuba and skin-diving instruction, Swimming instruction (indoor only), Swimming pools (non-membership)(indoor only), Tennis clubs (non-membership), Tennis courts, indoor and outdoor operation (non-membership) (All indoor uses are limited to a maximum 10,000 s.f.)	7
7999		Yoga instruction and studios (maximum 10,000 s.f.) (7999)	7
7999		Martial arts (judo, karate, etc.) instruction (maximum 10,000 s.f.) (7999)	7
80	Health services:		
8011		Offices & clinics of medical doctors (8011)	
8021		Offices & clinics of dentists (8021)	
8031		Offices of osteopathic physicians (8031)	
8041-8049		Offices of other health practitioners (8041-8049)	
8071-8072		Medical and Dental Laboratories (8071-8072)	
8082		Home Health Care Services (8082)	
8093		Specialty Outpatient Facilities, NEC (8093) but limited to; Biofeedback Centers, Rehabilitation for Outpatients (medical only), Respiratory Therapy Clinics	
81	Legal Services:		
8111		Legal services (8111)	
82	Educational services:		
8231		Libraries (8231)	
8243-8249		Vocational Schools (maximum 10,000 s.f.)(8243-8249)	7
8299		Schools and Educational Services, NEC (maximum 10,000 s.f.)(8299)	7
83	Social services:		

SIC No.	Use	Description	Note
8322		Individual and family services (8322) but limited to; Adoption Services, Family Counseling Services, Marriage Counseling Services, Telephone Consulting Services, Traveler's Aid Centers	
84	Museums, and Art Galleries		
8412		Museums and art galleries (8412)	
86	Membership organizations:		
8611		Business associations (8611) (maximum 10,000 s.f.)	7
8621		Professional organizations (8621) (maximum 10,000 s.f.)	7
8631		Labor organizations (8631) (maximum 10,000 s.f.)	7
8641		Civic and social organizations (8641) (maximum 10,000 s.f.)	7
8651		Political organizations (8651) (maximum 10,000 s.f.)	7
8661		Religious organizations (8661) (maximum 10,000 s.f.)	7
8699		Misc. membership organization (8699) (maximum 10,000 s.f.)	7
87	Engineering, accounting, research, management, and related services:		
8711		Engineering services (8711)	
8712		Architectural services (8712)	
8721		Accounting, auditing, and bookkeeping services (8721)	
8731-8734		Research and testing services (8731-8734)	
8742		Management consulting services (8742)	
8743		Public relation services (8743)	
8748		Misc. business consulting services (8748)	
89	Service, not elsewhere classified:		
8999		Service, NEC (8999) Including: Actuaries (consulting); Advertising Copy (writers of); Announcers (radio and television service); Art Restoration; Artificial Nucleation; Artists' Studios (except commercial and medical); Authors; Chemists (consulting); Christian Science Lectures; Consultants (nuclear); Entomologists (consulting); Geologist (consulting); Ghost Writing; Greeting Cards (Hand painting of); Inventors; Lectures; Music Arrangers; Newspaper Columnist; Physicists (consulting)	
91	Executive, legislative, and general:		
9111-9119		Public Administration (9111-9119)	
93	Finance, taxation, and monetary policy:		
9311		Finance, taxation, and monetary policy (9311)	
94	Administration of human resources:		
9411-9451		Administration of human resources (9411-9451)	
96	Administration of economic programs (9611-9661)		
9611-9661		Administration of economic programs (9611-9661)	
99	Non-Classifiable	Residential cleaning services (99)	
	Establishments	Corporate professional offices, not retail (99)	
		Alcohol Production, Micro with food sales	8

SIC No.	Use	Description	Note
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NOTES

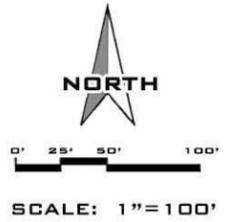
1. Subject to a maximum of 20,000 square feet gross leasable area.
2. For Liquor Stores (SIC Code 5921) greater than 12,000 square feet, but less than or equal to 20,000 square feet, such establishments shall not dedicate more than fifty percent (50%) of its premises to the sale of hard liquor.
3. Limited to Full Service Hotels, and Select Service Hotels as defined by the Development Code and as shown on Exhibits B-8A and B-8B
 - a. A hotel may only be permitted in Reserve B.
 - b. No more than 10 percent of the total number of guest rooms in a Full Service Hotel may contain any cooking facility. Additionally:
 - i. The minimum square footage for all hotel units with cooking facilities must be greater than 450 square feet; and
 - ii. The total square footage of the hotel must be greater than 80,000 sq. ft.
4. For Garment Pressing, and Agents for Laundries and Drycleaners (pickup/drop-off only) (SIC 7217).
 - a. Rear doors must be screened by masonry screening walls that are a minimum of 6 feet in height.
5. Limited to office with no outdoor storage on site or overnight parking.
6. Conditions for Passenger Car Rental and Leasing (SIC 7514-7515)
 - a. Site shall provide separate areas for customer parking and fleet vehicle parking
 - b. Minimum landscape buffer shall include:
 - i. Hedges at least three feet in height at the time of planting, screening the parking lot perimeter.
 - ii. One additional tree planted for every 30' of parking lot perimeter. Trees shall have a min. 4-inch caliper & a min. 10- height as measured from the ground when planted.
7. Subject to a maximum of 10,000 square feet gross leasable area.
8. For Alcohol Production, Micro with food sales (SIC 99):
 - a. Use is only permitted on the combined Reserves C/D.
 - b. Use is permitted as defined in Chapter 2, Article 2 of the Development Code.
 - c. Fleet vehicle storage on-site is prohibited.



LEGEND

- P.A.E./P.U.E. PRIVATE ACCESS EASEMENT & PUBLIC UTILITY EASEMENT
- B.L. - INDICATES BUILDING LINE
- L.B. - INDICATES LANDSCAPE BUFFER
- ➡ PROPOSED PRIMARY VEHICULAR ACCESS POINT (DRIVEWAYS SHALL COMPLY WITH ARTICLE VII SECTION 5.51 OF THE CITY DEVELOPMENT CODE)
- ↔ PROPOSED CROSS ACCESS (LOCATIONS ARE APPROXIMATE)
- ➡ REQUIRED BUILDING ORIENTATION
- ▨ INDICATES GATEWAY STREETSCAPE
- ▨ INDICATES PROPOSED PAVERS

MATCHLINE
CONTINUED IN EXHIBIT
B-3b



IMPERIAL BOULEVARD

STATE HIGHWAY 6

ENTRY LANDSCAPE

RESERVE E
±1.4 A.C.

RESERVE C/D
±3.3 A.C.

RESERVE F
±1.2 A.C.

RESERVE A
(OYSTER CREEK GREENBELT)
±9.5 AC.

RESERVE B
±2.8 A.C.

RESERVE G
±1.5 A.C.

RESERVE H
±0.1 A.C.

Gateway Streetscape

25' WIDE INTERNAL PUBLIC ACCESS EASEMENT

BICYCLE PEDESTRIAN PLAZA
(1500 SQ. FT. MIN)

BASEBALL STADIUM PARKING

MATCHLINE
CONTINUED IN EXHIBIT
B-3b

LEGEND

- B.L. - INDICATES BUILDING LINE
- L.B. - INDICATES LANDSCAPE BUFFER
- ➡ PROPOSED PRIMARY VEHICULAR ACCESS POINT (DRIVEWAYS SHALL COMPLY WITH ARTICLE VII SECTION 5.51 OF THE CITY DEVELOPMENT CODE)
- ↔ PROPOSED CROSS ACCESS (LOCATIONS ARE APPROXIMATE)
- ➡ REQUIRED BUILDING ORIENTATION
- ▨ INDICATES GATEWAY STREETSCAPE
- ▨ INDICATES PROPOSED PAVERS



STATE HIGHWAY 6

BASEBALL STADIUM
PARKING

MATCHLINE
CONTINUED IN EXHIBIT
B-3a

EXISTING PEDESTRIAN
BRIDGE

RESERVE A
(OYSTER CREEK
GREENBELT)
±9.6 AC.

OYSTER CREEK

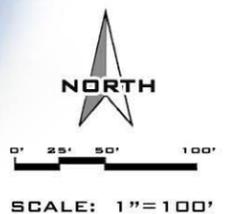
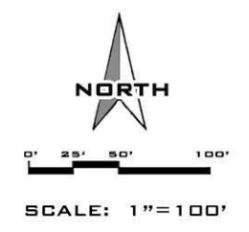
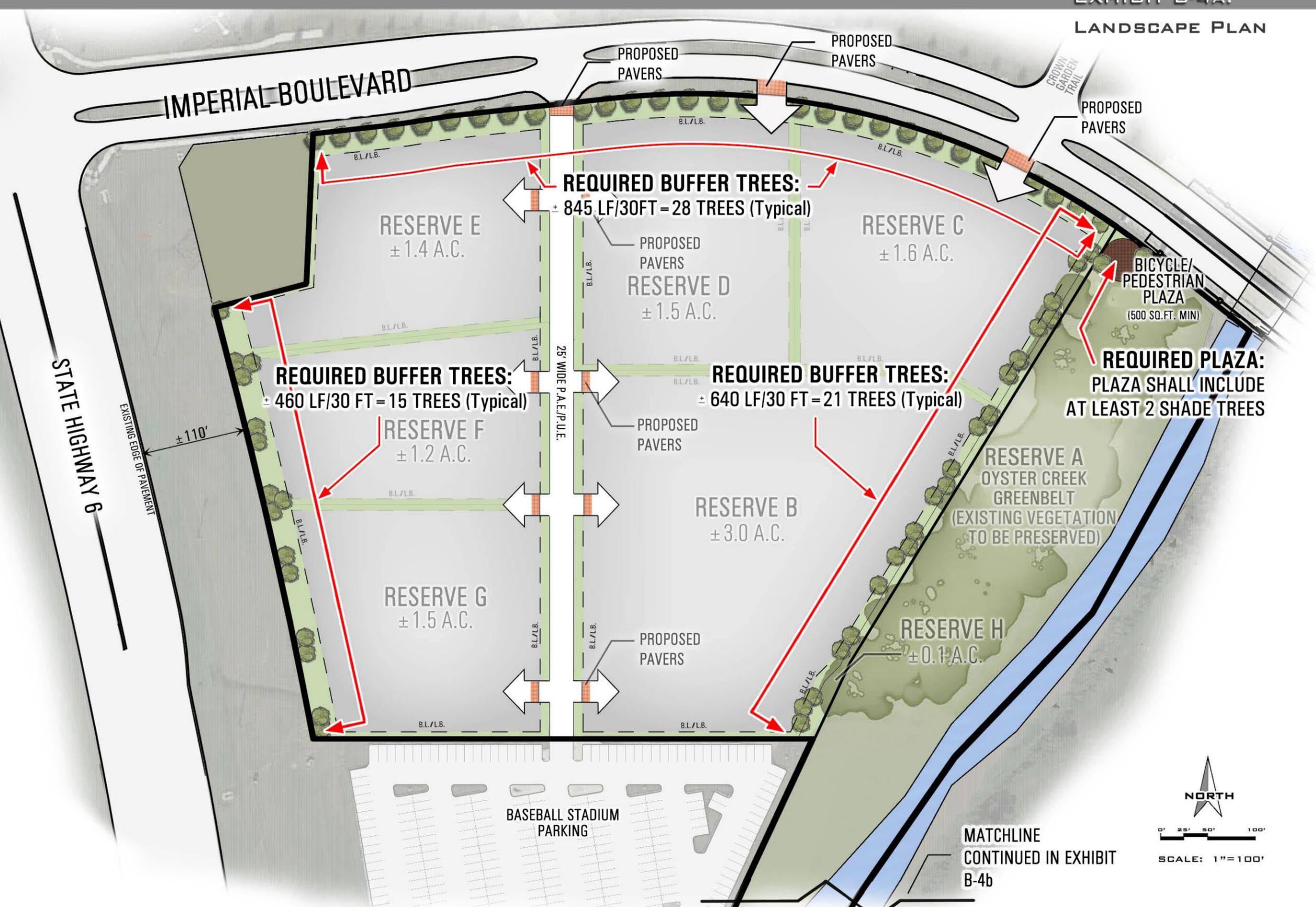


EXHIBIT B-3B

LEGEND

- P.A.E./P.U.E. PRIVATE ACCESS EASEMENT & PUBLIC UTILITY EASEMENT
-  INDICATES PROPOSED PAVERS
-  INDICATES BUILDING LINE
-  INDICATES LANDSCAPE BUFFER
-  LANDSCAPE BUFFER
-  SHADE TREE (MIN. 4 IN. CALIPER AND MIN. 10 FT HEIGHT)
-  PROPOSED PRIMARY VEHICULAR ACCESS POINT (DRIVEWAYS SHALL COMPLY WITH ARTICLE VII SECTION 5.51 OF THE CITY DEVELOPMENT CODE)



IMPERIAL BOULEVARD

STATE HIGHWAY 6

EXISTING EDGE OF PAVEMENT

± 110'

PROPOSED PAVERS

PROPOSED PAVERS

REQUIRED PLAZA: PLAZA SHALL INCLUDE AT LEAST 2 SHADE TREES

PROPOSED PAVERS

BICYCLE/PEDESTRIAN PLAZA (500 SQ. FT. MIN)

REQUIRED BUFFER TREES: ± 845 LF/30FT = 28 TREES (TYPICAL)

RESERVE E +/- 1.4 AC.

PROPOSED PAVERS

RESERVE C/D +/- 3.3 AC.

REQUIRED BUFFER TREES: ± 460 LF/30 FT = 15 TREES (TYPICAL)

RESERVE F +/- 1.2 AC.

REQUIRED BUFFER TREES: ± 640 LF/30FT = 21 TREES

RESERVE A OYSTER CREEK GREENBELT (EXISTING VEGETATION TO BE PRESERVED)

RESERVE B +/- 2.8 AC.

PROPOSED PAVERS

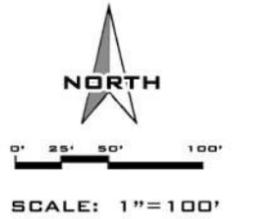
RESERVE G +/- 1.5 AC.

RESERVE H +/- 0.1 AC.

BASEBALL STADIUM PARKING

MATCHLINE CONTINUED IN EXHIBIT B-4b

- LEGEND**
-  INDICATES PROPOSED PAVERS
 -  INDICATES BUILDING LINE
 -  INDICATES LANDSCAPE BUFFER
 -  LANDSCAPE BUFFER
 -  SHADE TREE (MIN. 4 IN. CALIPER AND MIN. 10 FT HEIGHT)
 -  PROPOSED PRIMARY VEHICULAR ACCESS POINT (DRIVEWAYS SHALL COMPLY WITH ARTICLE VII SECTION 5.51 OF THE CITY DEVELOPMENT CODE)
 -  PRIVATE ACCESS EASEMENT & PUBLIC UTILITY EASEMENT



STATE HIGHWAY 6

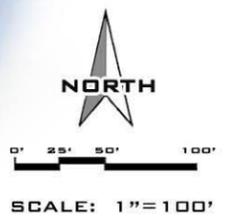
BASEBALL STADIUM
PARKING

MATCHLINE
CONTINUED IN EXHIBIT
B-4a

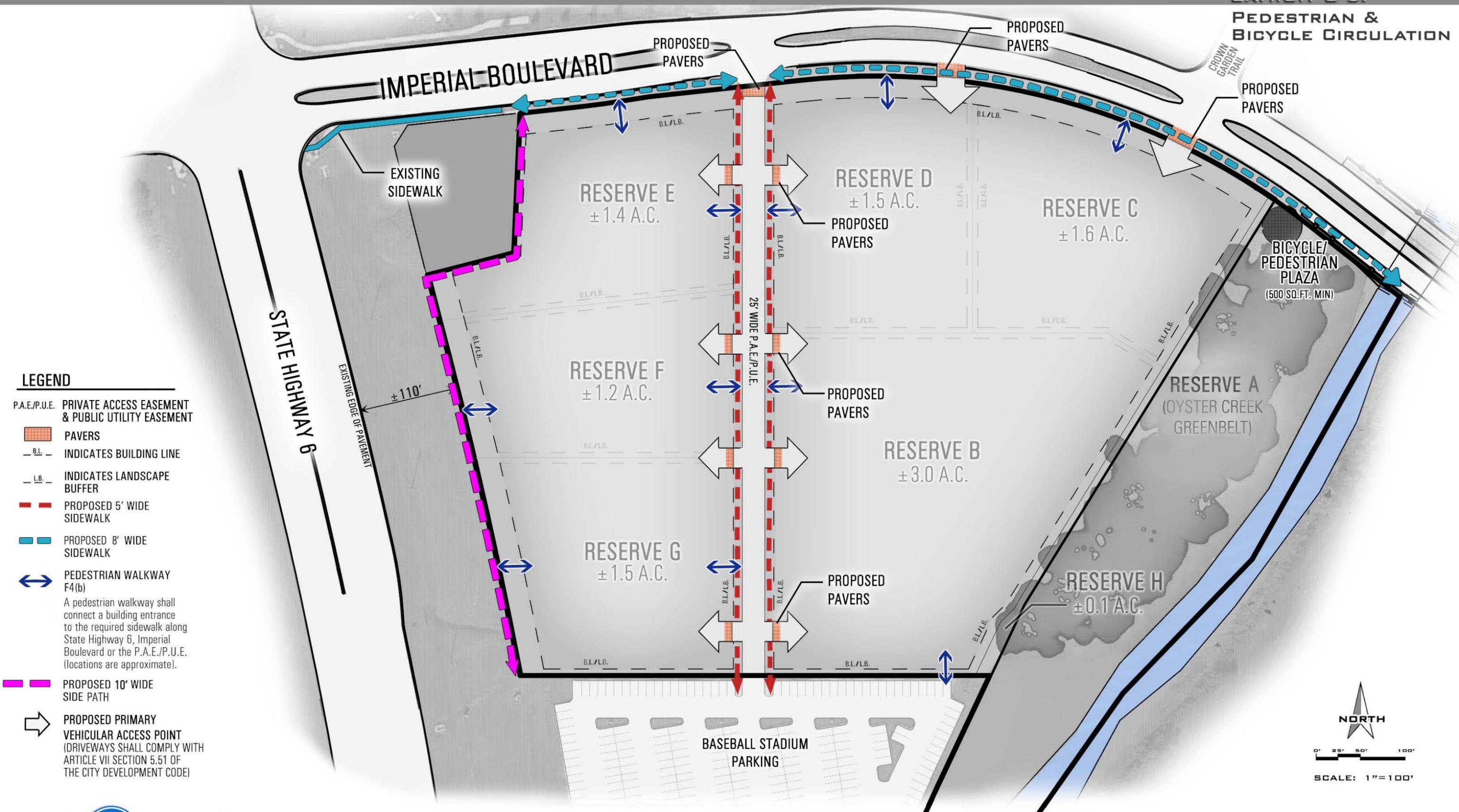
EXISTING PEDESTRIAN
BRIDGE

RESERVE A
OYSTER CREEK GREENBELT
(EXISTING VEGETATION
TO BE PRESERVED)

OYSTER CREEK

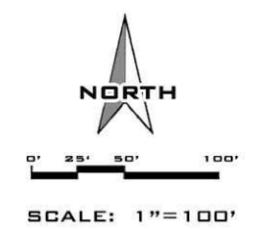


**EXHIBIT B-5:
PEDESTRIAN &
BICYCLE CIRCULATION**



LEGEND

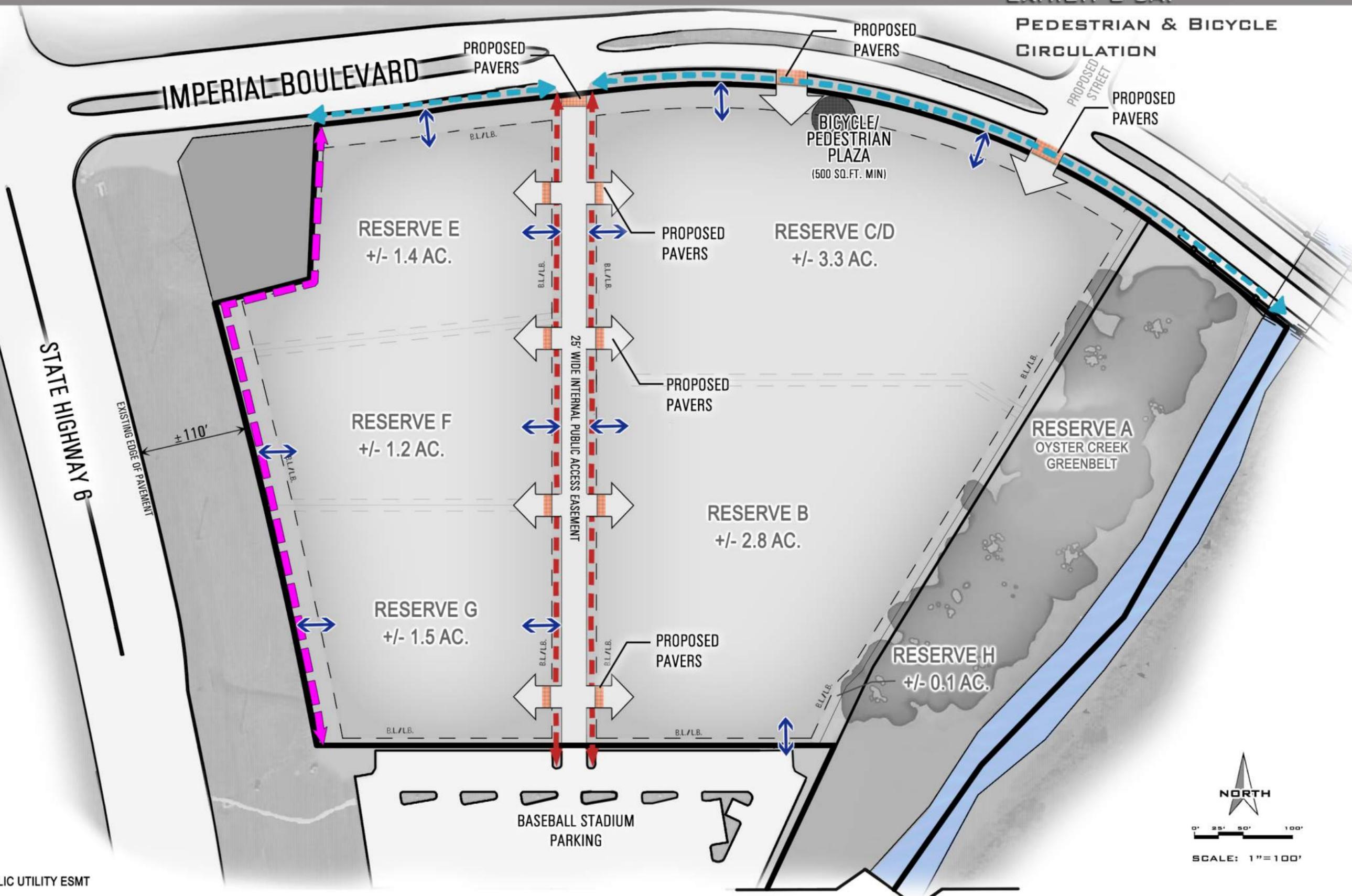
- P.A.E./P.U.E. PRIVATE ACCESS EASEMENT & PUBLIC UTILITY EASEMENT
- PAVERS
- INDICATES BUILDING LINE
- INDICATES LANDSCAPE BUFFER
- PROPOSED 5' WIDE SIDEWALK
- PROPOSED 8' WIDE SIDEWALK
- PEDESTRIAN WALKWAY F4(b)
A pedestrian walkway shall connect a building entrance to the required sidewalk along State Highway 6, Imperial Boulevard or the P.A.E./P.U.E. (locations are approximate).
- PROPOSED 10' WIDE SIDE PATH
- PROPOSED PRIMARY VEHICULAR ACCESS POINT (DRIVEWAYS SHALL COMPLY WITH ARTICLE VII SECTION 5.51 OF THE CITY DEVELOPMENT CODE)



PEDESTRIAN & BICYCLE CIRCULATION

- LEGEND**
-  PAVERS
 -  INDICATES BUILDING LINE
 -  INDICATES LANDSCAPE BUFFER
 -  PROPOSED 5' WIDE SIDEWALK
 -  EXISTING 10' WIDE SIDEWALK
 -  PEDESTRIAN WALKWAY F4(b)
A pedestrian walkway shall connect a building entrance to the required sidewalk along SH6, Imperial Boulevard or the internal access easement (locations are approximate).
 -  PROPOSED 10' WIDE SIDE PATH
 -  PROPOSED PRIMARY VEHICULAR ACCESS POINT (DRIVEWAYS SHALL COMPLY WITH ARTICLE VII SECTION 5.51 OF THE CITY DEVELOPMENT CODE)

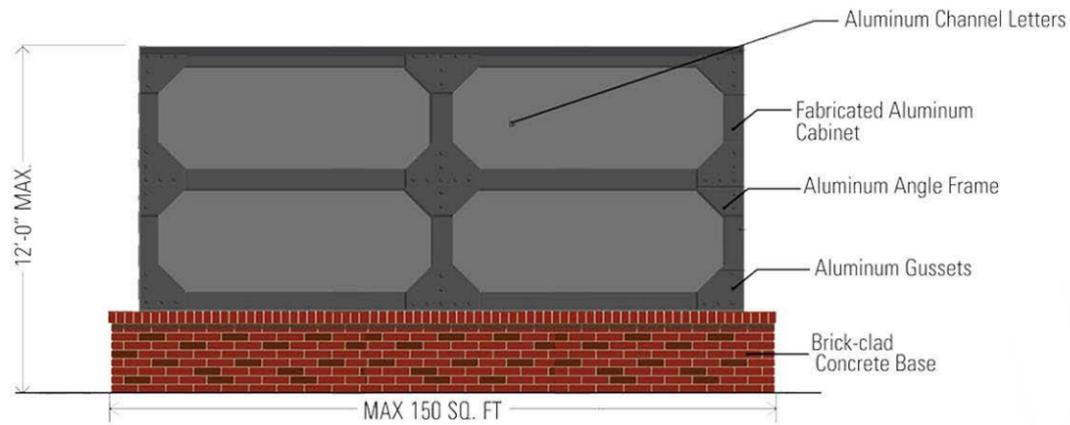
P.A.E./P.U.E. PRIVATE ACCESS EASEMENT & PUBLIC UTILITY ESMT



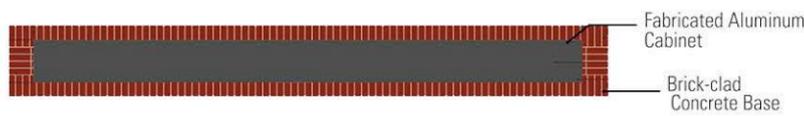
IMPERIAL HWY 6 DISTRICT COMMERCIAL



ELEVATION OF SIGNS ALONG STATE HIGHWAY 6



SINGLE/ MULTI-TENANT SIGN



SINGLE/MULTI-TENANT SIGN PLAN VIEW

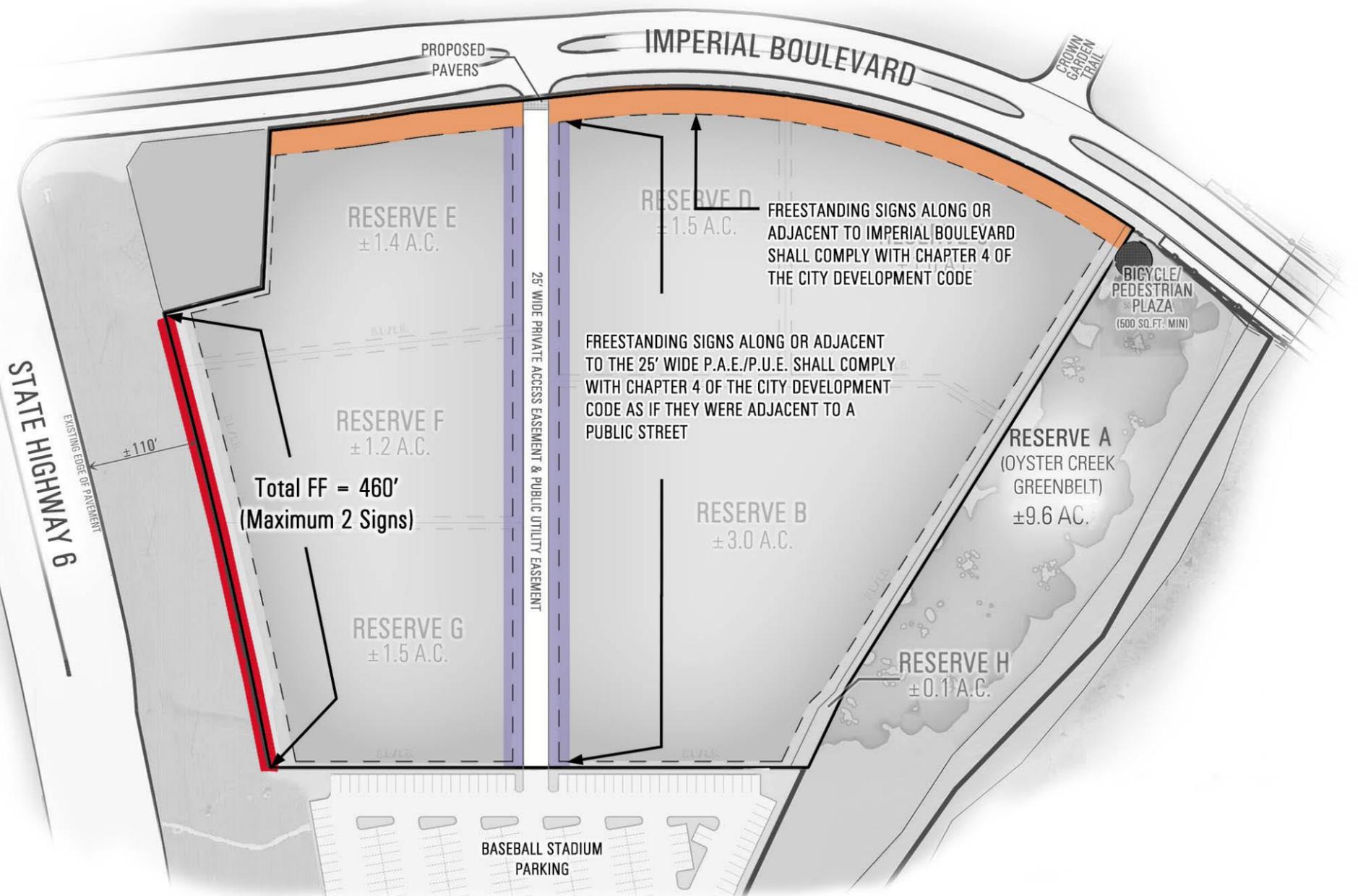


SINGLE/MULTI-TENANT SIGN SIDE VIEW

NOTE: ALL BRICK, ALUMINUM FRAMING, ALUMINUM CABINETS, ALUMINUM GUSSETS, AND ALUMINUM LETTERS ARE CONSISTENT WITH MATERIALS USED THROUGHOUT IMPERIAL AND ALL FREESTANDING SIGNS MUST MATCH IN DESIGN AND MATERIALS AS SHOWN ON ABOVE.

Orange FREESTANDING SIGNS ALONG OR ADJACENT TO IMPERIAL BOULEVARD SHALL COMPLY WITH CHAPTER 4 OF THE CITY DEVELOPMENT CODE

Purple FREESTANDING SIGNS ALONG OR ADJACENT TO THE 25' WIDE P.A.E./P.U.E. SHALL COMPLY WITH CHAPTER 4 OF THE CITY DEVELOPMENT CODE AS IF THEY WERE ADJACENT TO A PUBLIC STREET

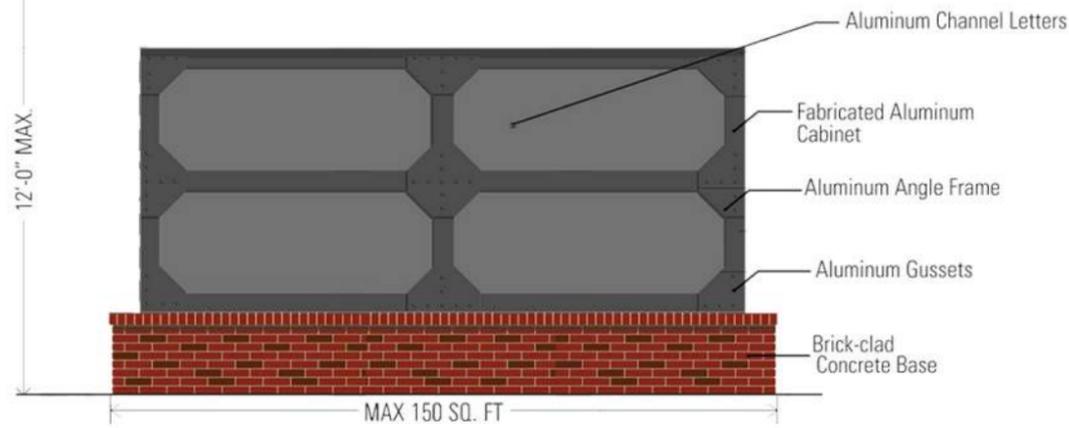


Red Exhibit B, H.1 One freestanding sign per 250 feet, Max. number of freestanding signs = 2

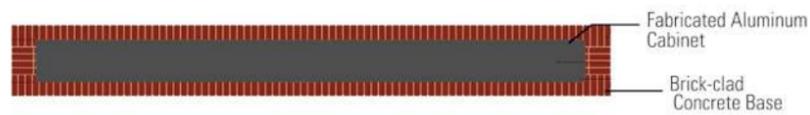
Red Exhibit B, H.2 (a) Freestanding sign must not be located within 250 feet of another freestanding sign on the same premises.
(b) Freestanding sign must not be located within 50 feet of another freestanding sign on any adjoining premises.



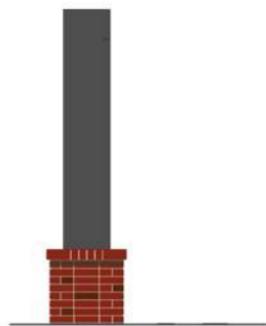
ELEVATION OF SIGNS ALONG STATE HIGHWAY 6



H.1 SINGLE/ MULTI-TENANT SIGN

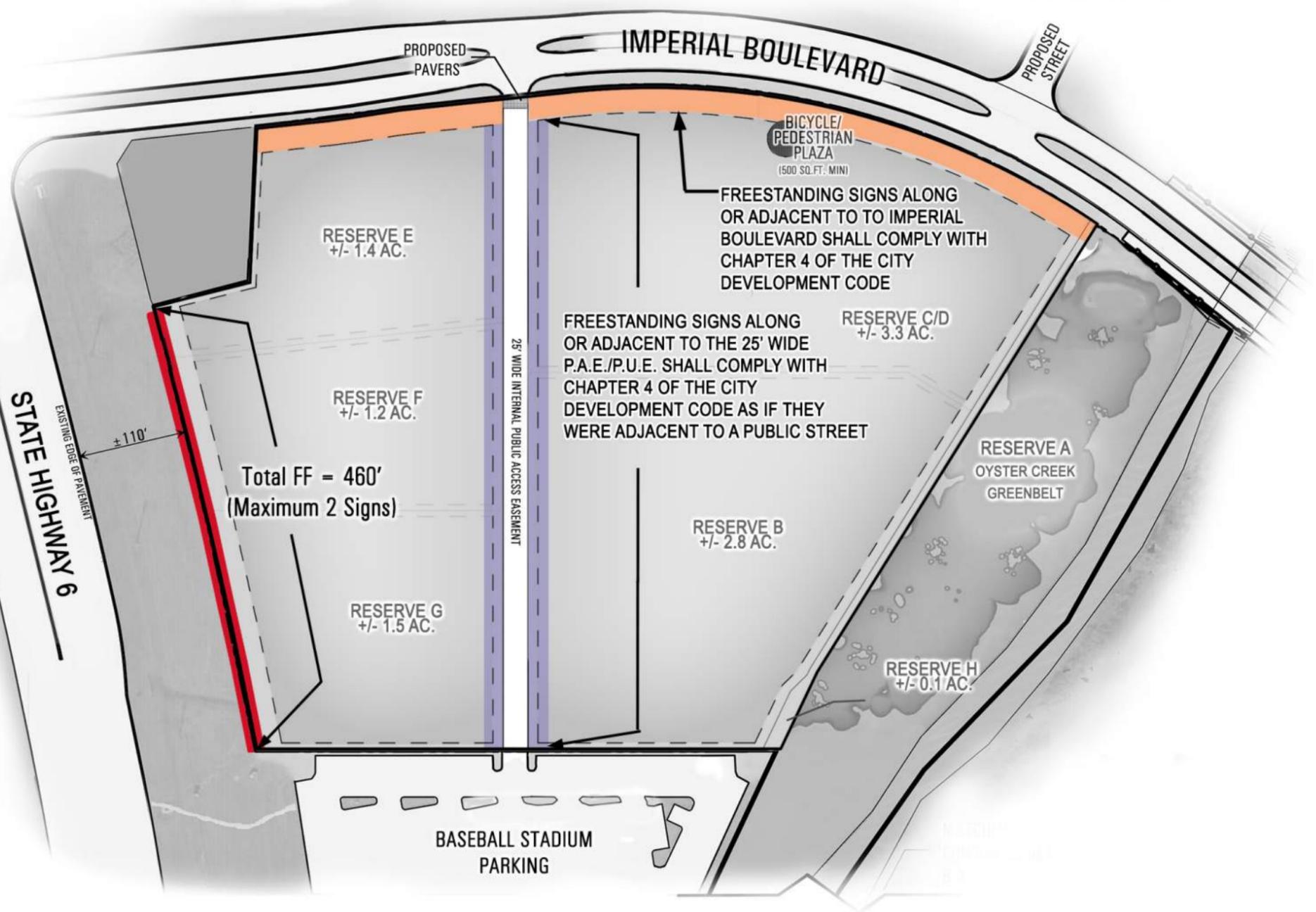


H.1 SINGLE/MULTI-TENANT SIGN PLAN VIEW



H.1 SINGLE/MULTI-TENANT SIGN SIDE VIEW

NOTE: ALL BRICK, ALUMINUM FRAMNG, ALUMINUM CABINETS, ALUMINUM GUSSETS, AND ALUMINUM LETTERS ARE CONSISTENT WITH MATERIALS USED THROUGHOUT IMPERIAL AND ALL FREESTANDING SIGNS MUST MATCH IN DESIGN AND MATERIALS AS SHOWN ABOVE.



 FREESTANDING SIGNS ALONG OR ADJACENT TO IMPERIAL BOULEVARD SHALL COMPLY WITH CHAPTER 4 OF THE CITY DEVELOPMENT CODE

 FREESTANDING SIGNS ALONG OR ADJACENT TO THE 25' WIDE P.A.E./P.U.E. SHALL COMPLY WITH CHAPTER 4 OF THE CITY DEVELOPMENT CODE AS IF THEY WERE ADJACENT TO A PUBLIC STREET

 EXHIBIT B, H.1 ONE FREESTANDING SIGN PER 250 FEET, MAX. NUMBER OF FREESTANDING SIGNS = 2

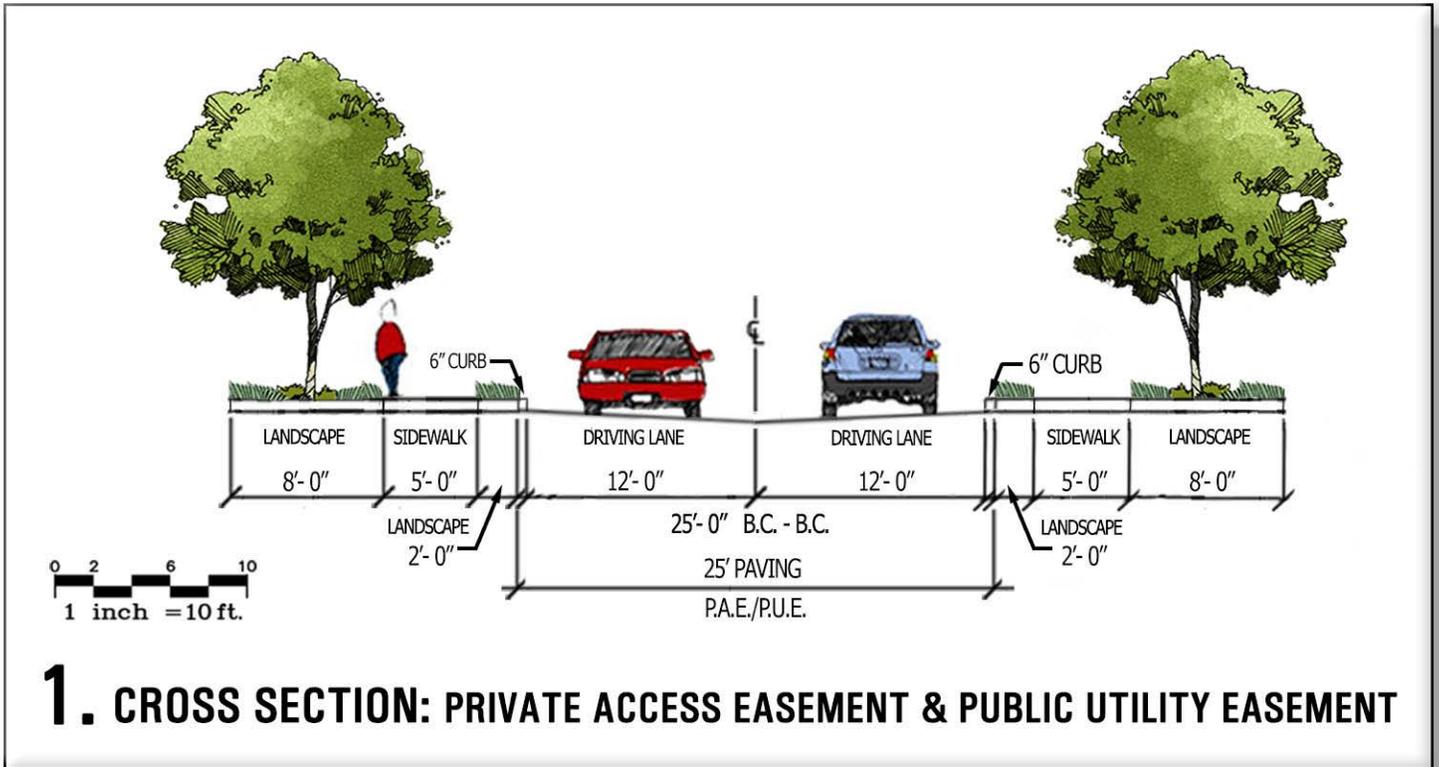
 EXHIBIT B, H.2 (A) FREESTANDING SIGN MUST NO BE LOCATED WITHIN 250 FEET OF ANOTHER FREESTANDING SIGN ON THE SAME PREMISES.

(B) FREESTANDING SIGN MUST NO BE LOCATED WITHIN 50 FEET OF ANOTHER FREESTANDING SIGN ON ANY ADJOINING PREMISES.

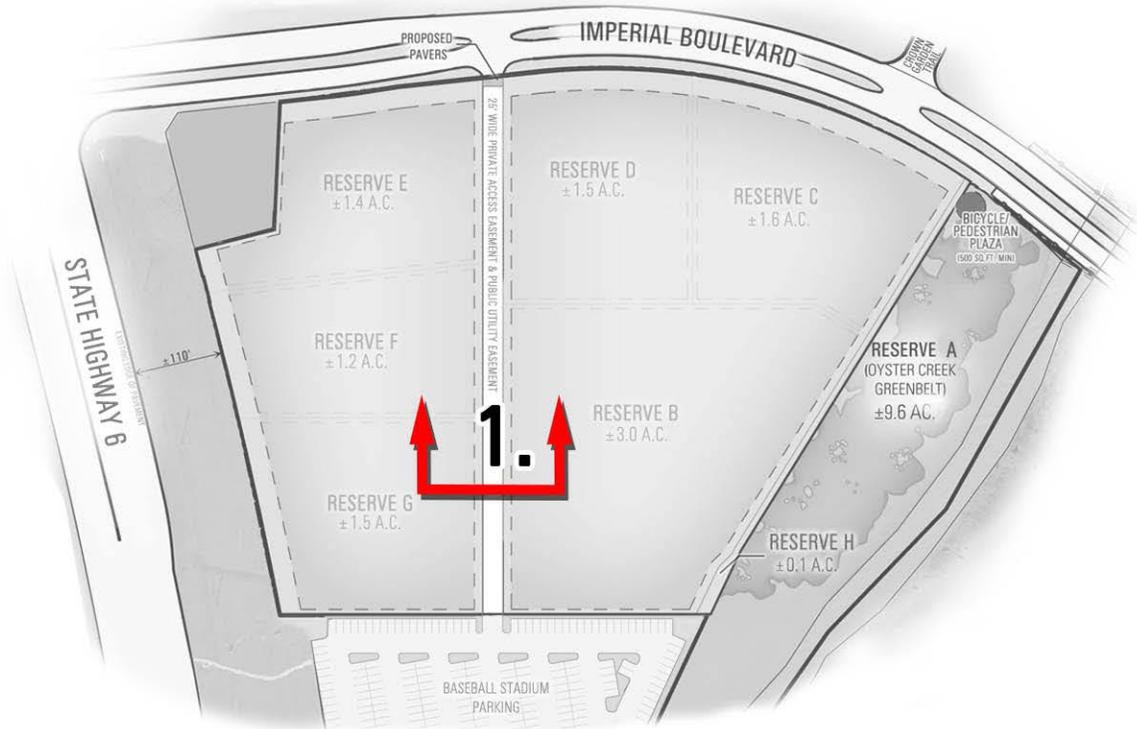


EXHIBIT B-7:

CROSS SECTION
PRIVATE ACCESS EASEMENT
& PUBLIC UTILITY EASEMENT



1. CROSS SECTION: PRIVATE ACCESS EASEMENT & PUBLIC UTILITY EASEMENT



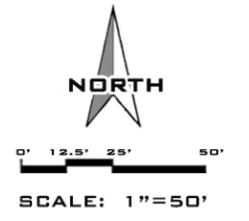
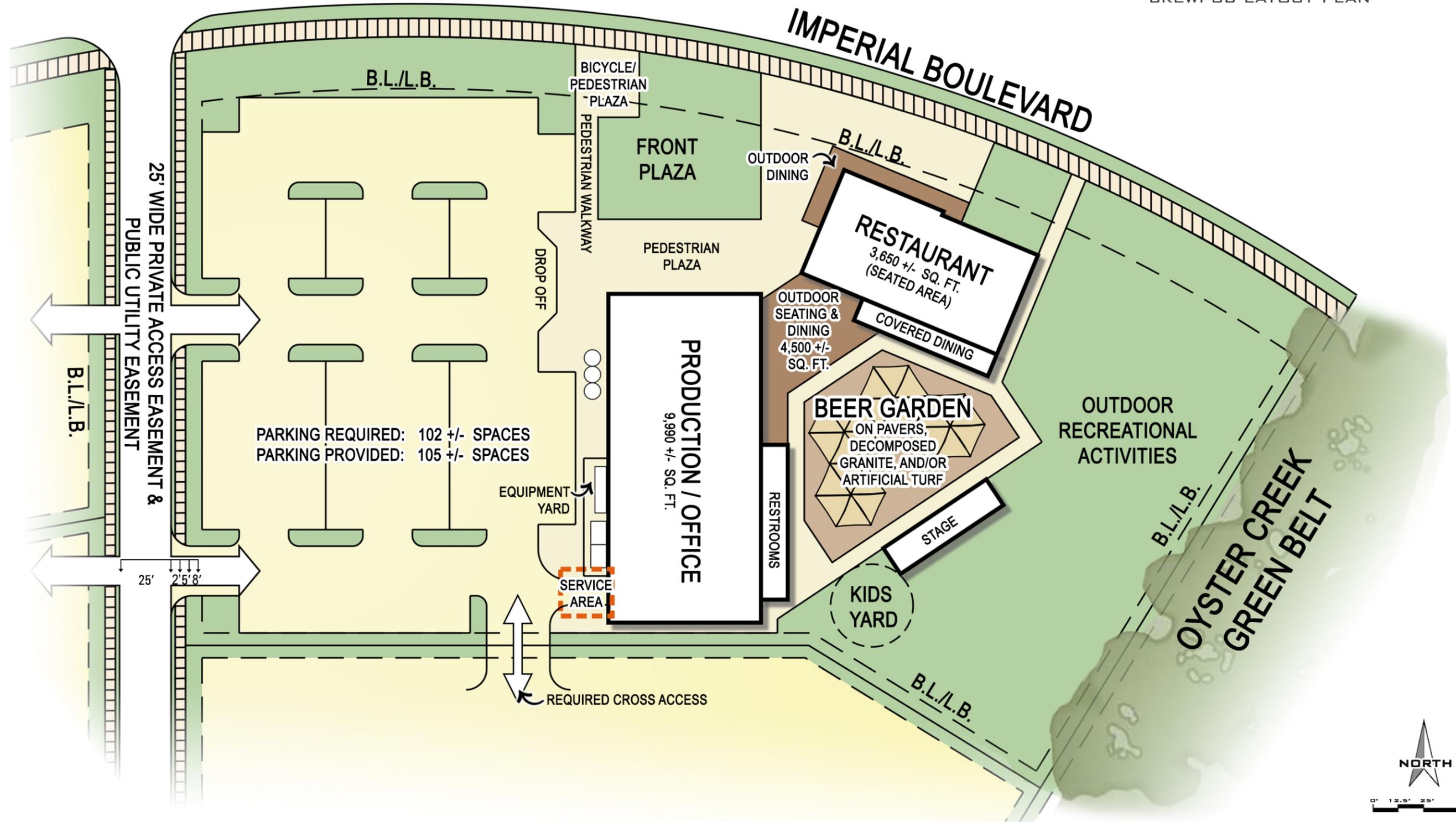


EXHIBIT B-8A:
RESERVE C/D
NORTH PERSPECTIVE
FROM IMPERIAL BOULEVARD



IMPERIAL HWY 6 DISTRICT COMMERCIAL

EXHIBIT B-8B:

RESERVE C/D

NORTHWEST PERSPECTIVE

FROM IMPERIAL BOULEVARD

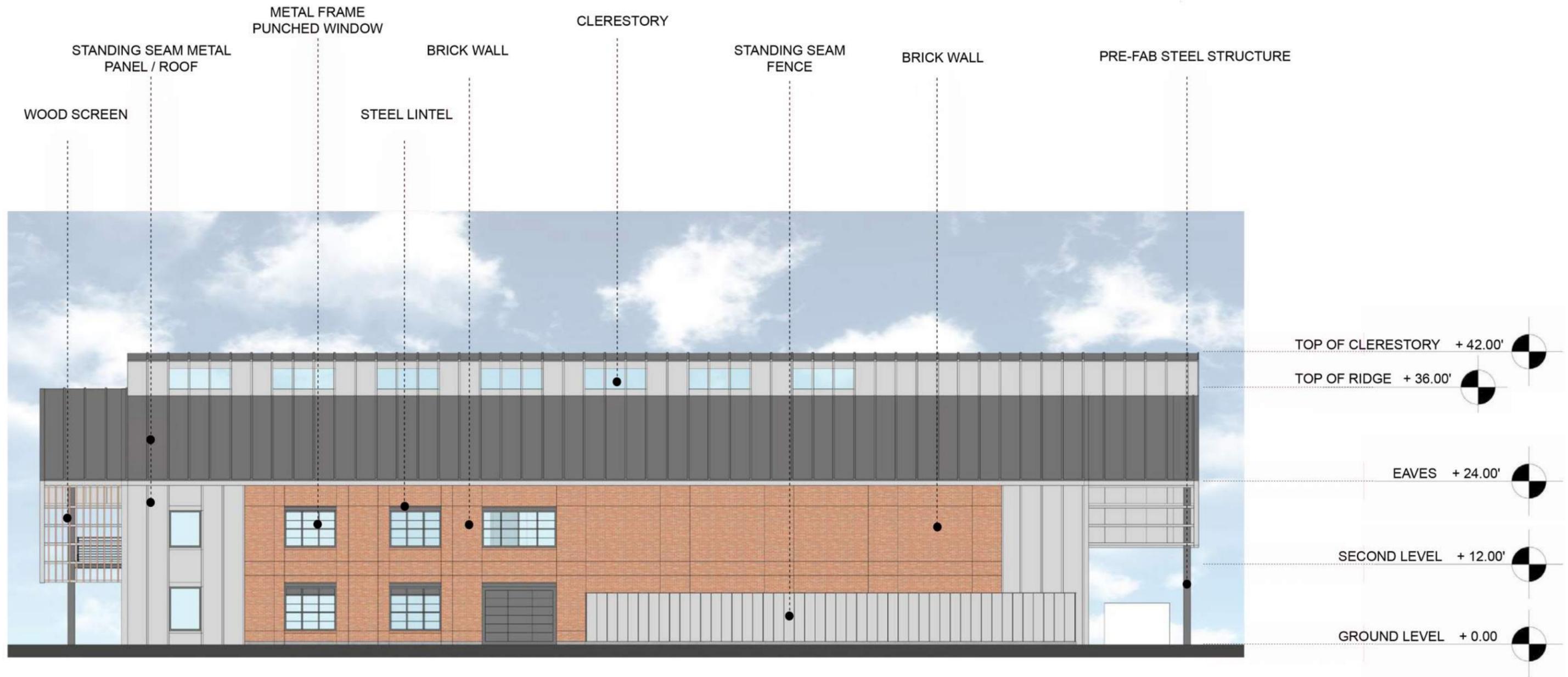


IMPERIAL HWY 6 DISTRICT COMMERCIAL

EXHIBIT B-8c:

RESERVE C/D

DESIGN CHARACTERISTICS /
WEST ELEVATION FROM S.H. 6



IMPERIAL HWY 6 DISTRICT COMMERCIAL

***Pedestrian Walkways**

- Minimum 5' wide
- Paved with concrete or other masonry products differentiated from the driveway and parking areas through the use of color texture, or materials.
- Shade trees at 1 tree per 30 linear feet of walkway or building canopies
- Pedestrian-scaled light fixtures not less than one per pedestrian walkway and shall not exceed 15 feet in height. Location and quantity to be determined at site plan review.

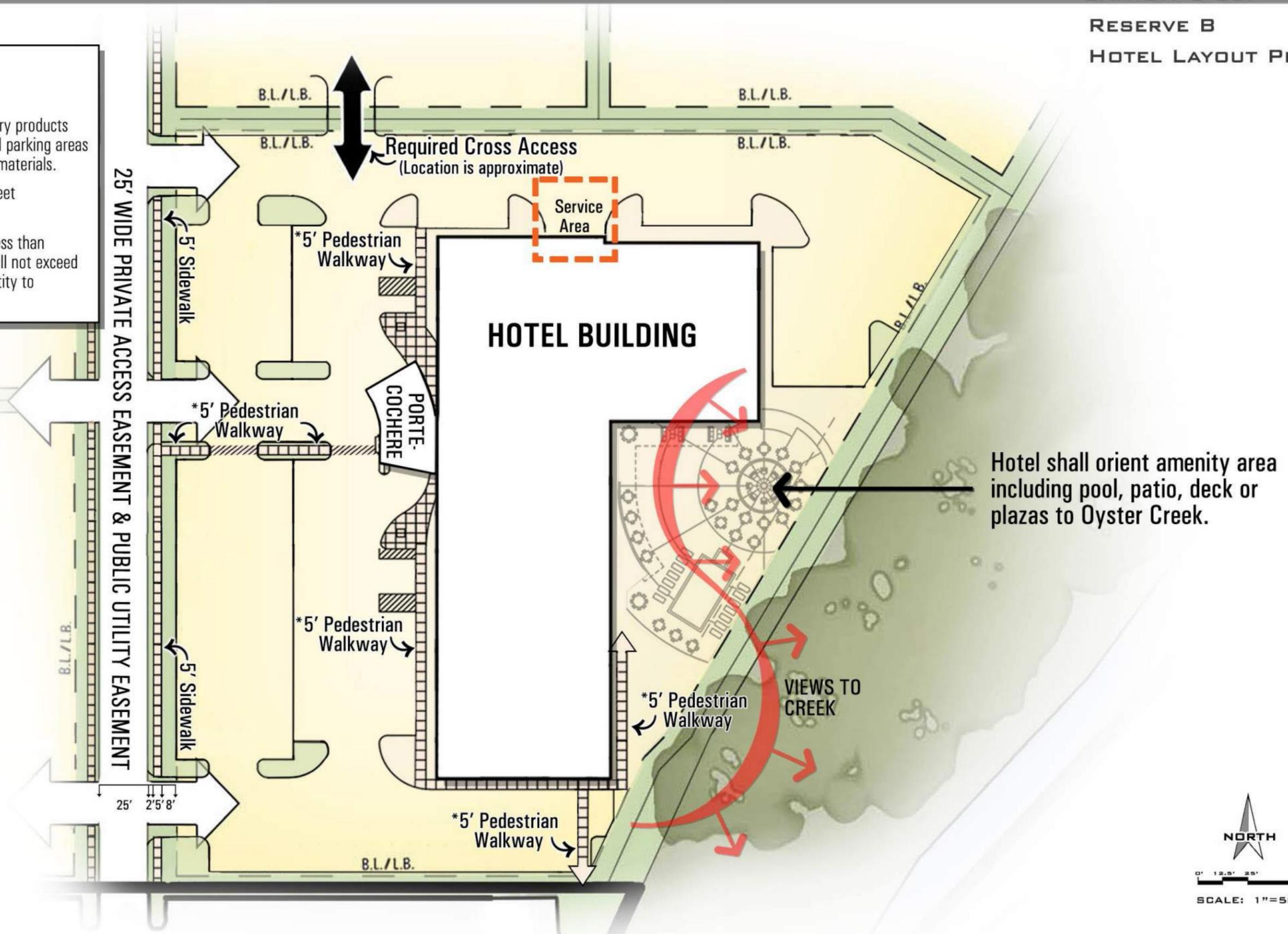
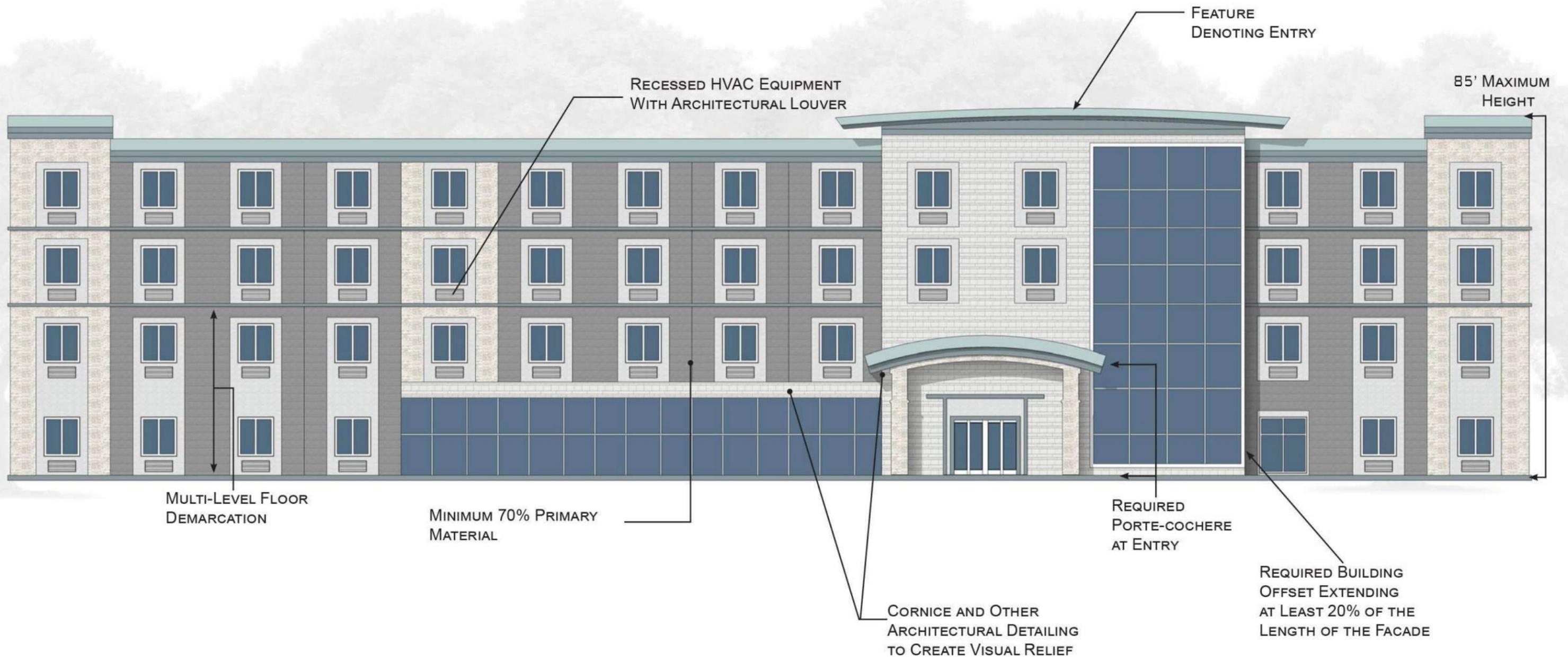


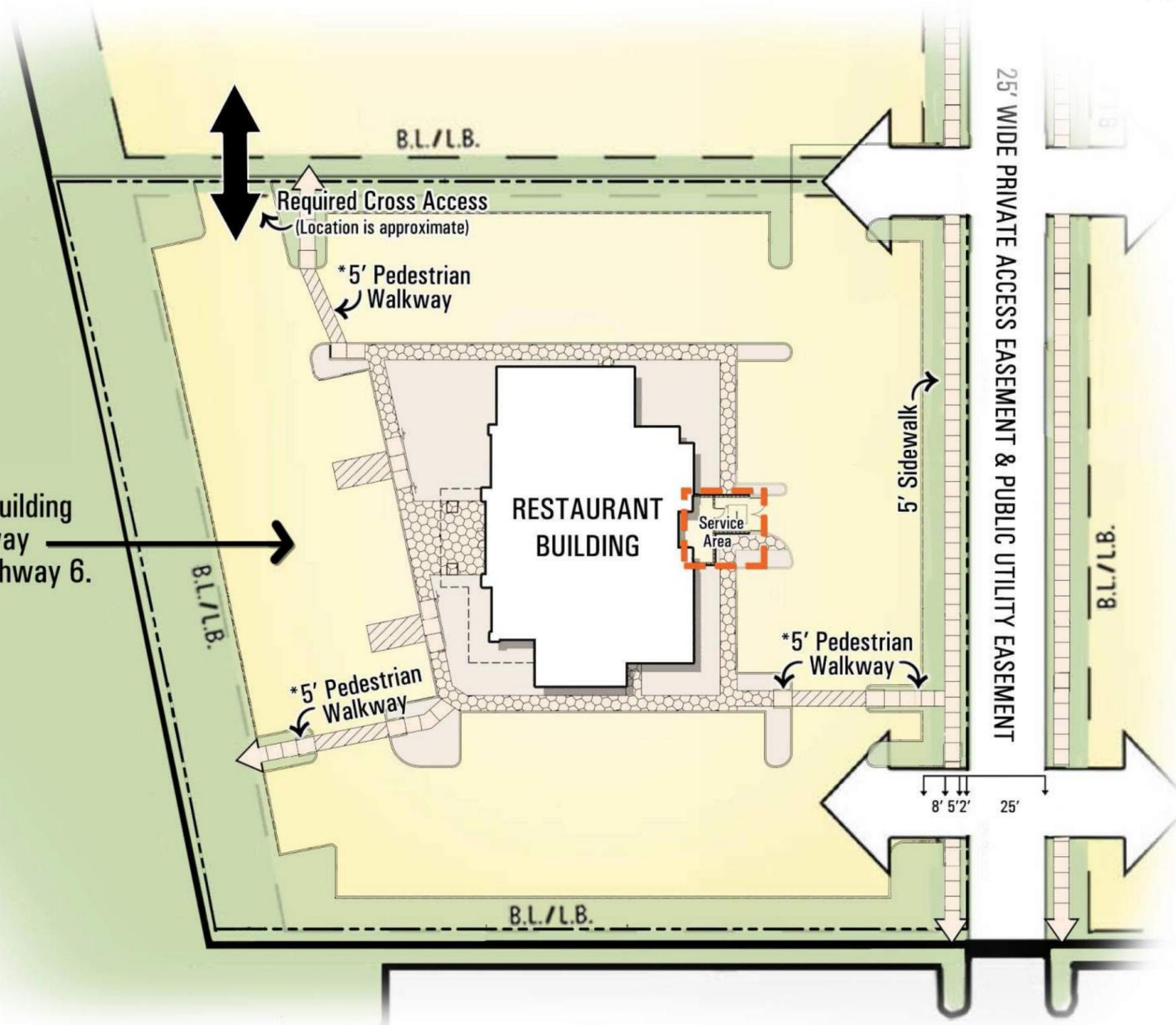
EXHIBIT B-8E:
RESERVE B
HOTEL DESIGN CHARACTERISTICS



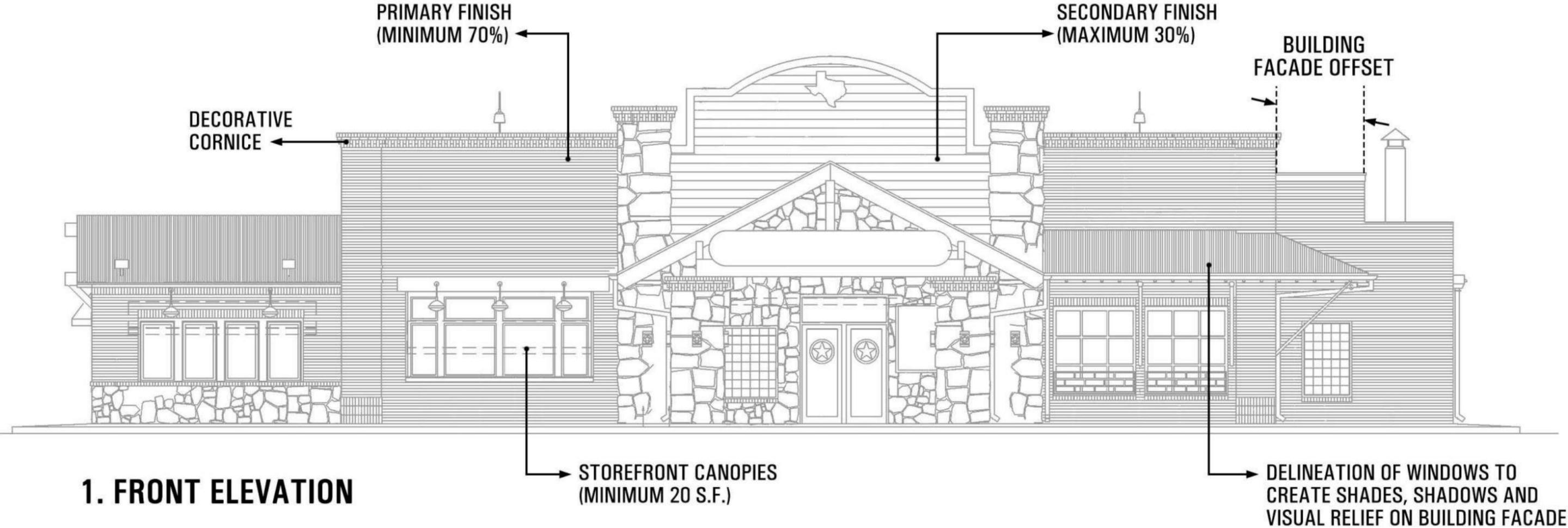
***Pedestrian Walkways**

- Minimum 5' wide
- Paved with concrete or other masonry products differentiated from the driveway and parking areas through the use of color texture, or materials.
- Shade trees at 1 tree per 30 linear feet of walkway or building canopies
- Pedestrian-scaled light fixtures not less than one per pedestrian walkway and shall not exceed 15 feet in height. Location and quantity to be determined at site plan review.

Restaurant shall orient building frontage including gateway streetscape to State Highway 6.

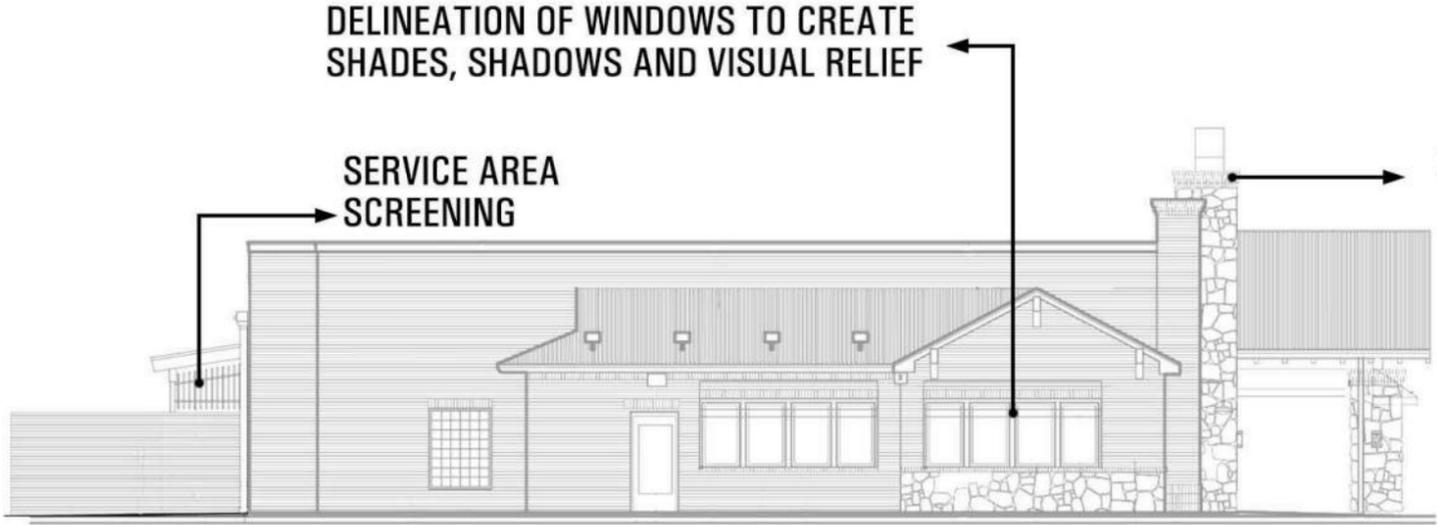


**EXHIBIT B-8G:
RESERVE G
DESIGN CHARACTERISTICS
FRONT ELEVATION**

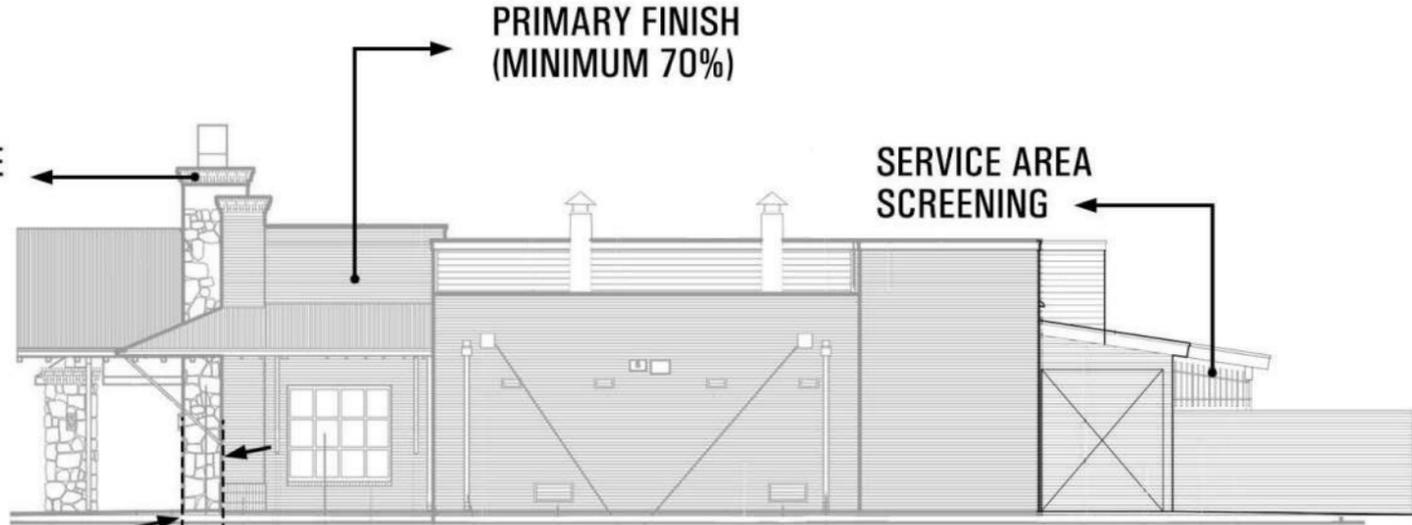


1. FRONT ELEVATION

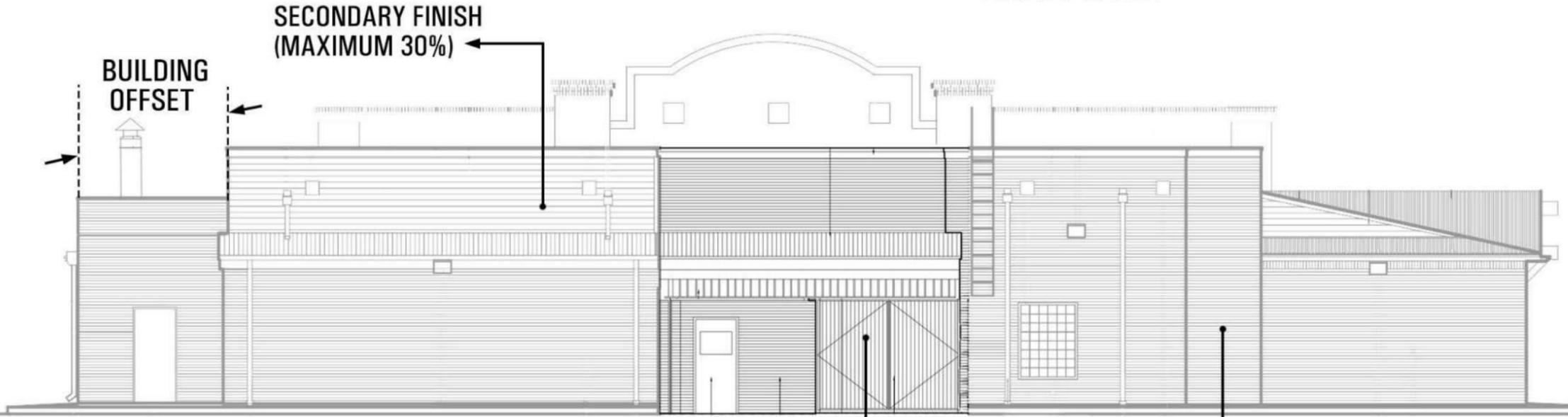




2. SIDE ELEVATION

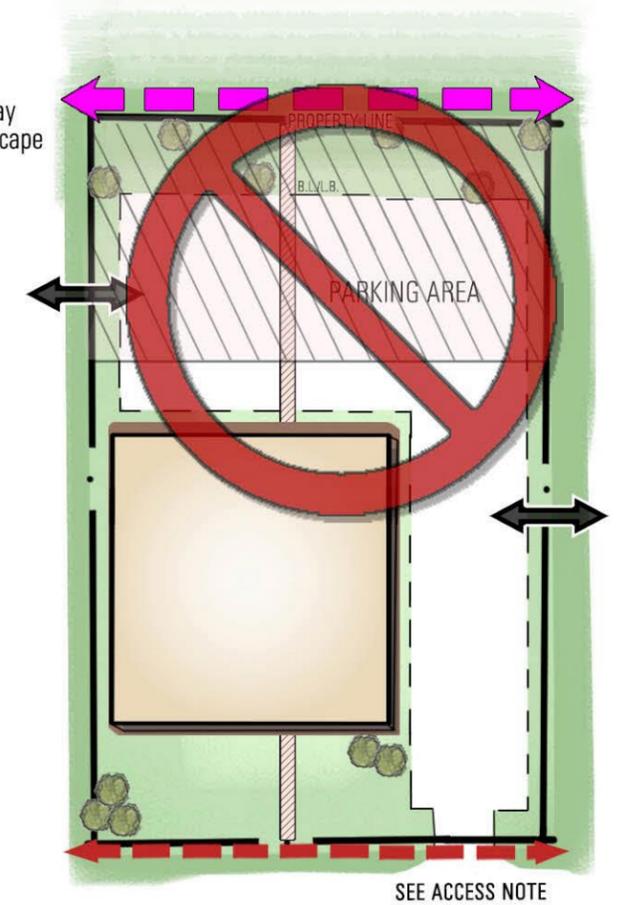
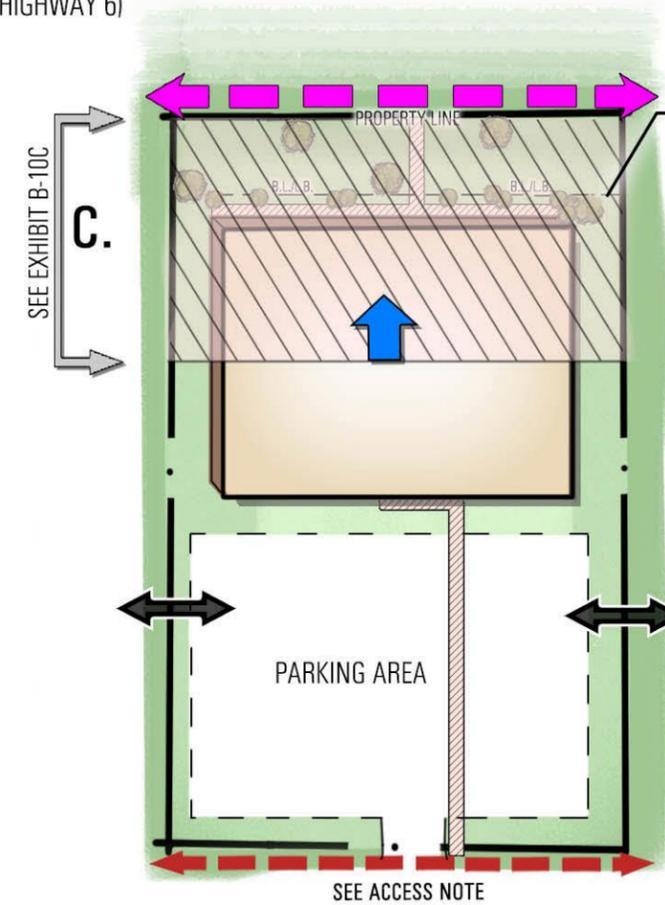
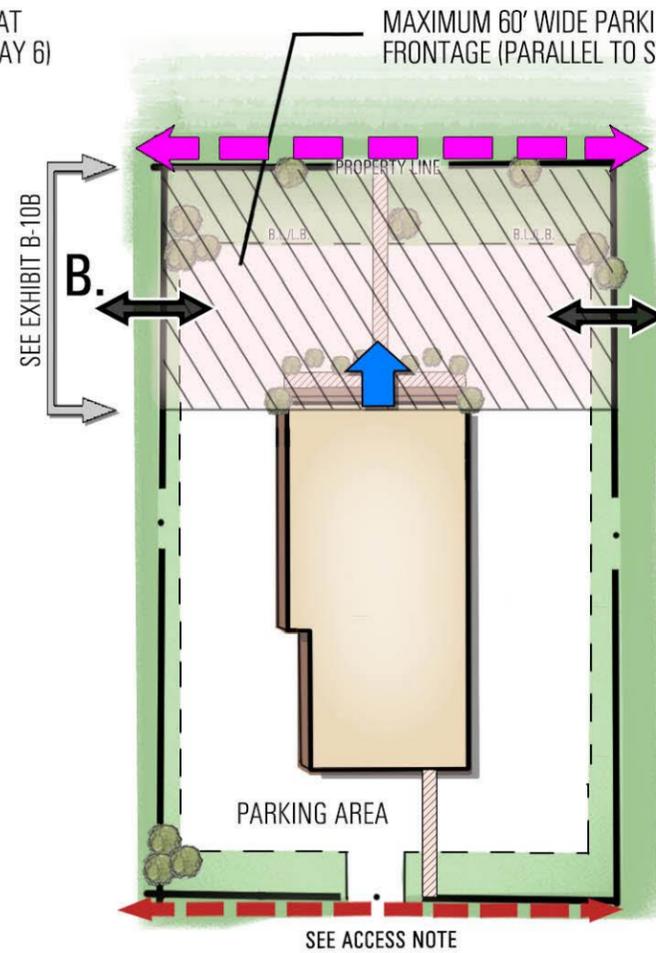
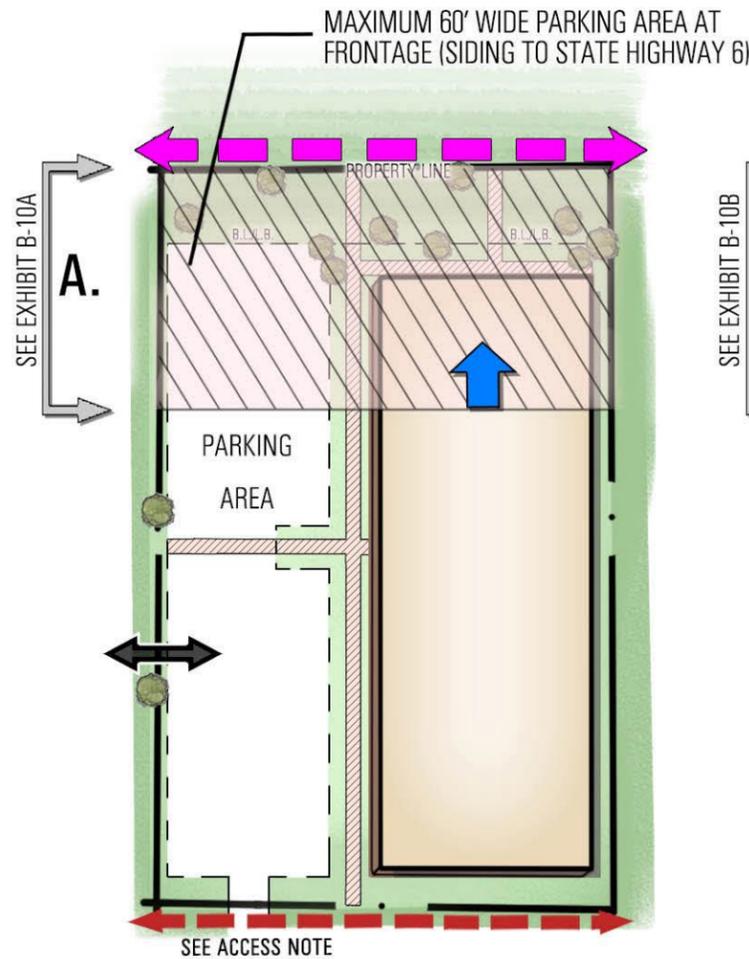


3. SIDE ELEVATION



4. REAR ELEVATION

STATE HIGHWAY 6

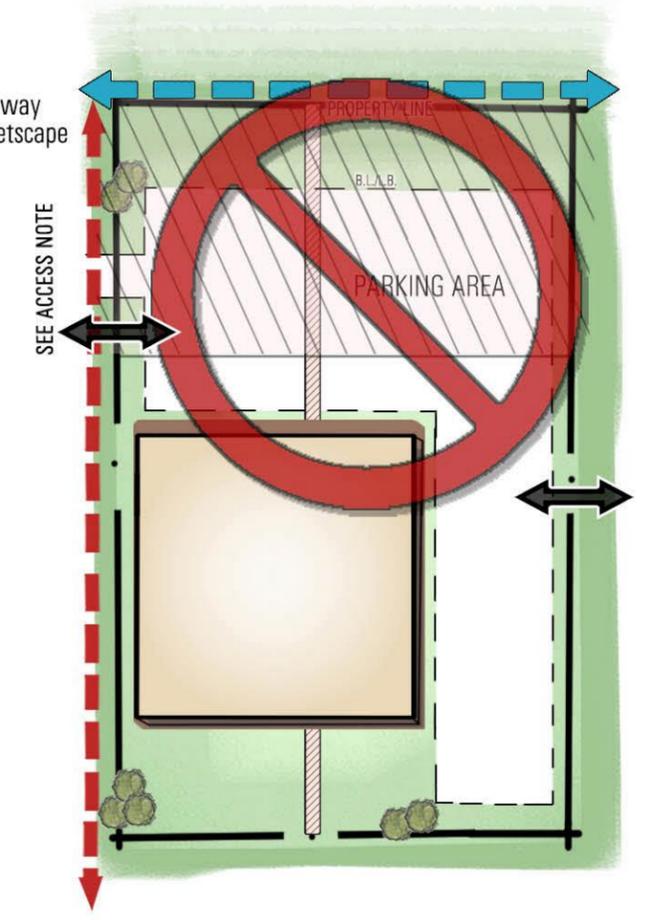
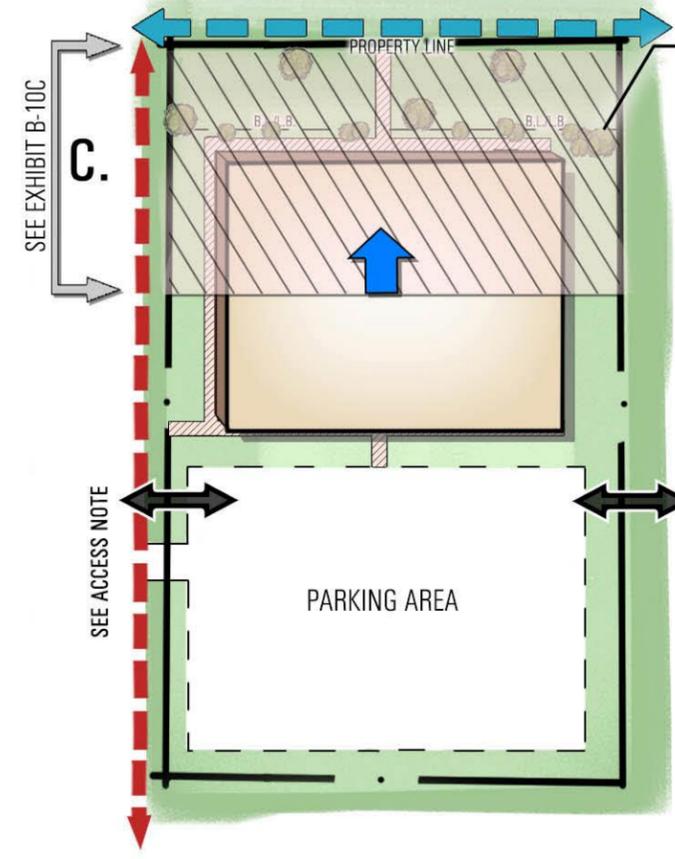
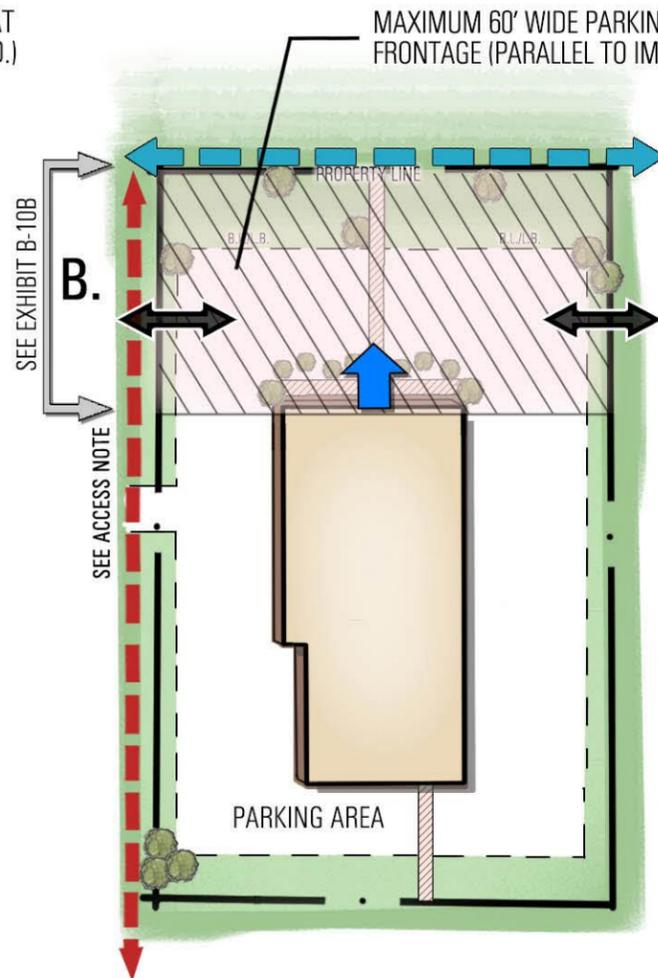
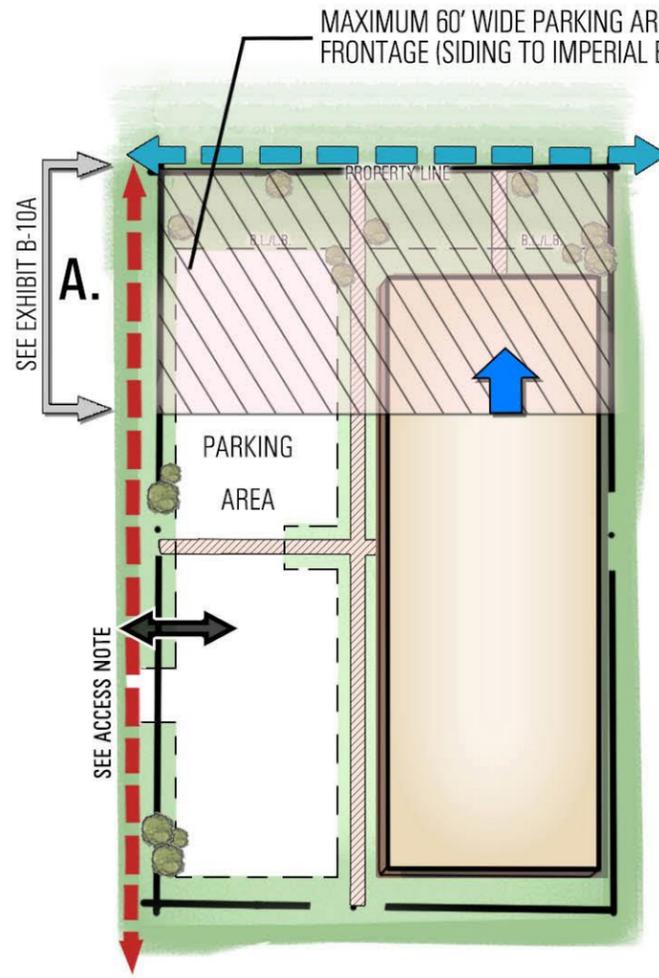


-  REQUIRED BUILDING ORIENTATION
-  PROPOSED CROSS-ACCESS
NOTE: CROSS-ACCESS WILL BE PROVIDED BETWEEN EACH RESERVE (LOCATION TO BE DETERMINED)
-  PROPOSED 10' WIDE SIDE PATH
-  PROPOSED 5' WIDE SIDEWALK
-  PEDESTRIAN WALKWAY
A PEDESTRIAN WALKWAY SHALL CONNECT A BUILDING ENTRANCE TO THE REQUIRED SIDEWALK ALONG STATE HIGHWAY 6, IMPERIAL BOULEVARD OR THE P.A.E./P.U.E. (LOCATIONS ARE APPROXIMATE).
-  GATEWAY STREETSCAPE

ACCESS NOTE: ALL RESERVES SHALL HAVE DIRECT OR INDIRECT ACCESS FROM THE 25' WIDE PRIVATE ACCESS EASEMENT & PUBLIC UTILITY EASEMENT.



IMPERIAL BLVD.



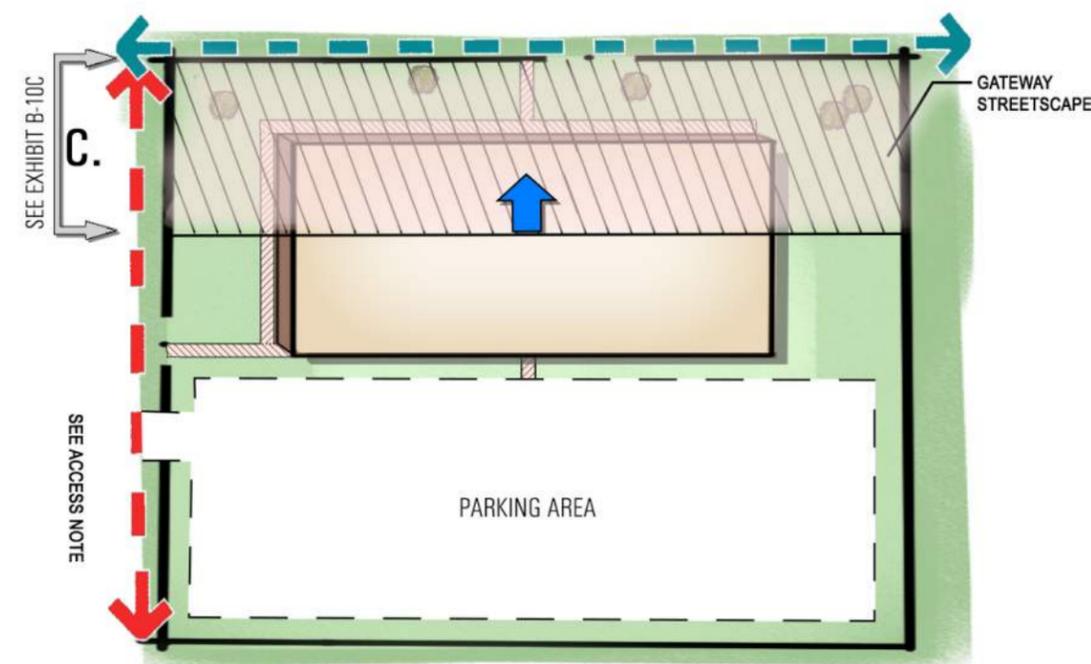
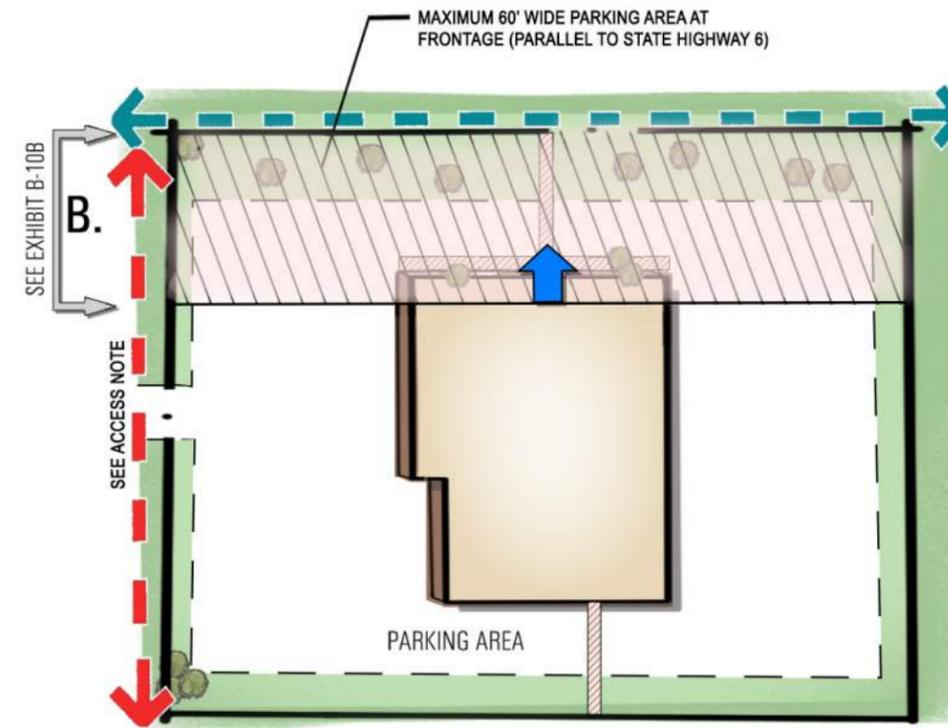
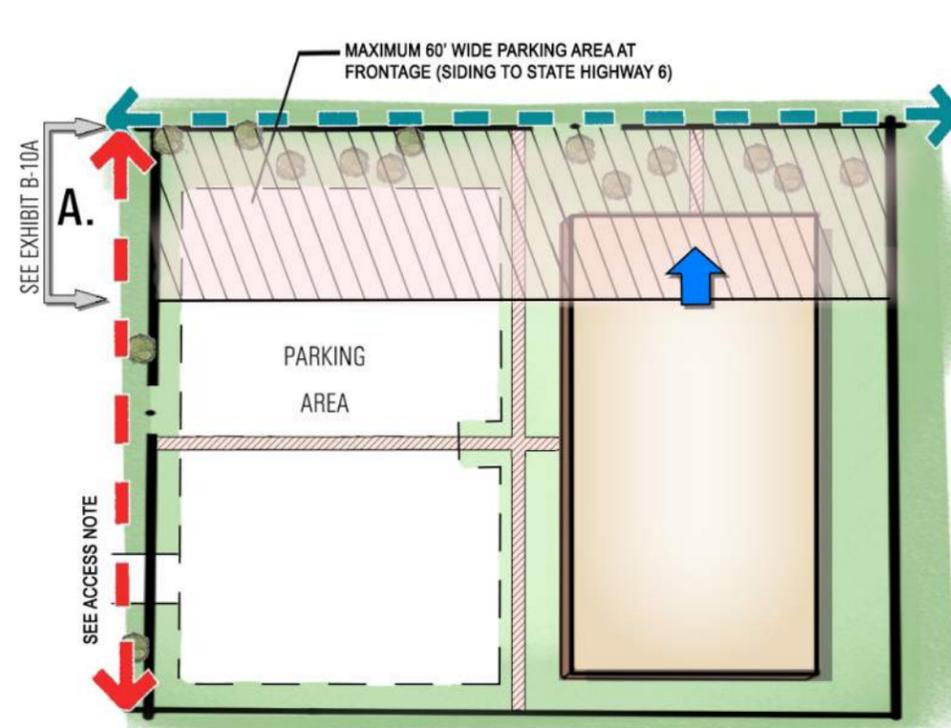
-  REQUIRED BUILDING ORIENTATION
-  PROPOSED CROSS-ACCESS
NOTE: CROSS-ACCESS WILL BE PROVIDED BETWEEN EACH RESERVE (LOCATION TO BE DETERMINED)
-  PROPOSED 8' WIDE SIDEWALK
-  PROPOSED 5' WIDE SIDEWALK
-  PEDESTRIAN WALKWAY
A PEDESTRIAN WALKWAY SHALL CONNECT A BUILDING ENTRANCE TO THE REQUIRED SIDEWALK ALONG STATE HIGHWAY 6, IMPERIAL BOULEVARD OR THE P.A.E./P.U.E. (LOCATIONS ARE APPROXIMATE).
-  GATEWAY STREETSCAPE

ACCESS NOTE: ALL RESERVES SHALL HAVE DIRECT OR INDIRECT ACCESS FROM THE 25' WIDE PRIVATE ACCESS EASEMENT & PUBLIC UTILITY EASEMENT AND/OR IMPERIAL BLVD.

PARKING AREAS GREATER THAN 60' WIDE AT FRONTAGE NOT ALLOWED



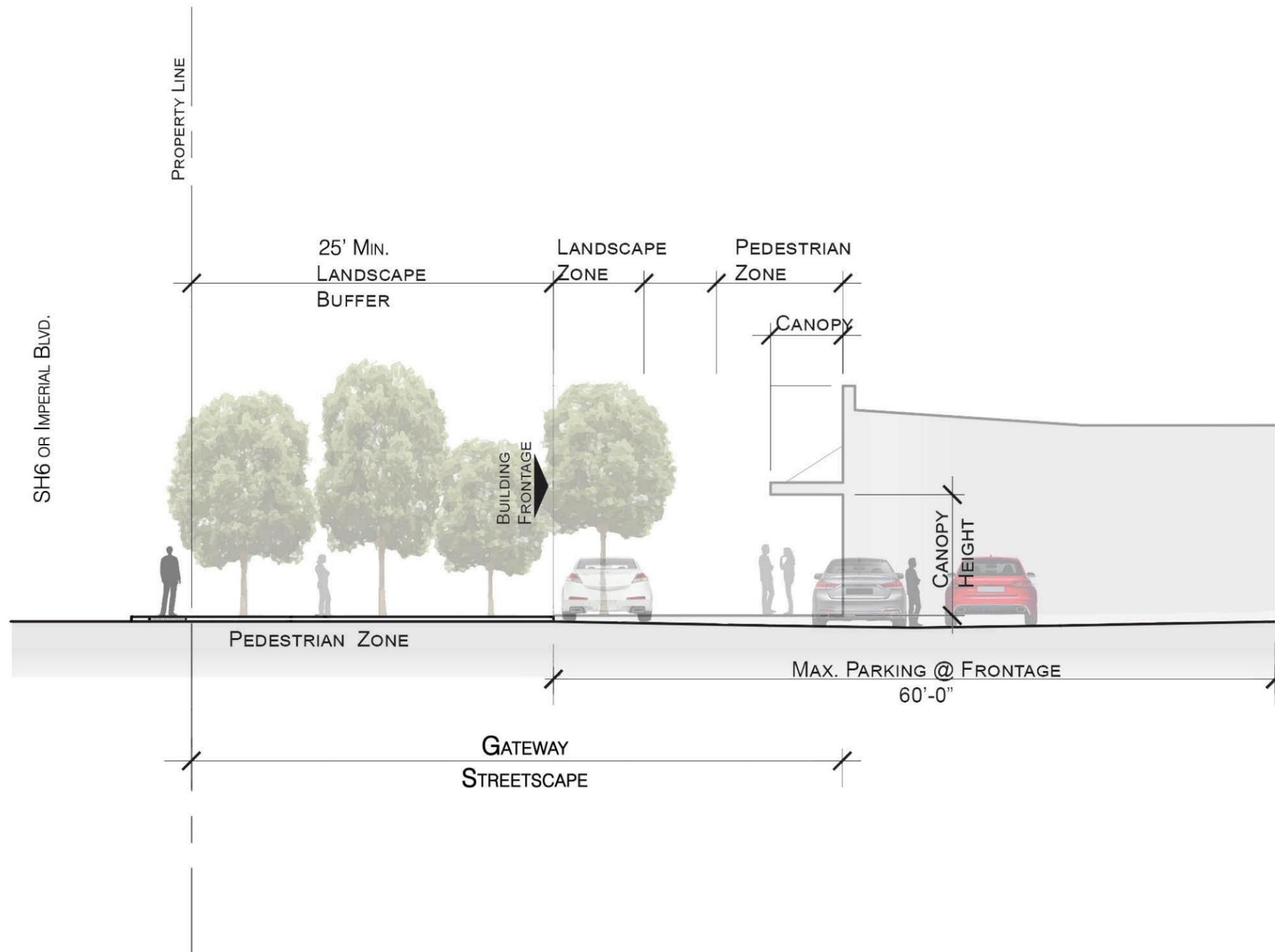
IMPERIAL BLVD.



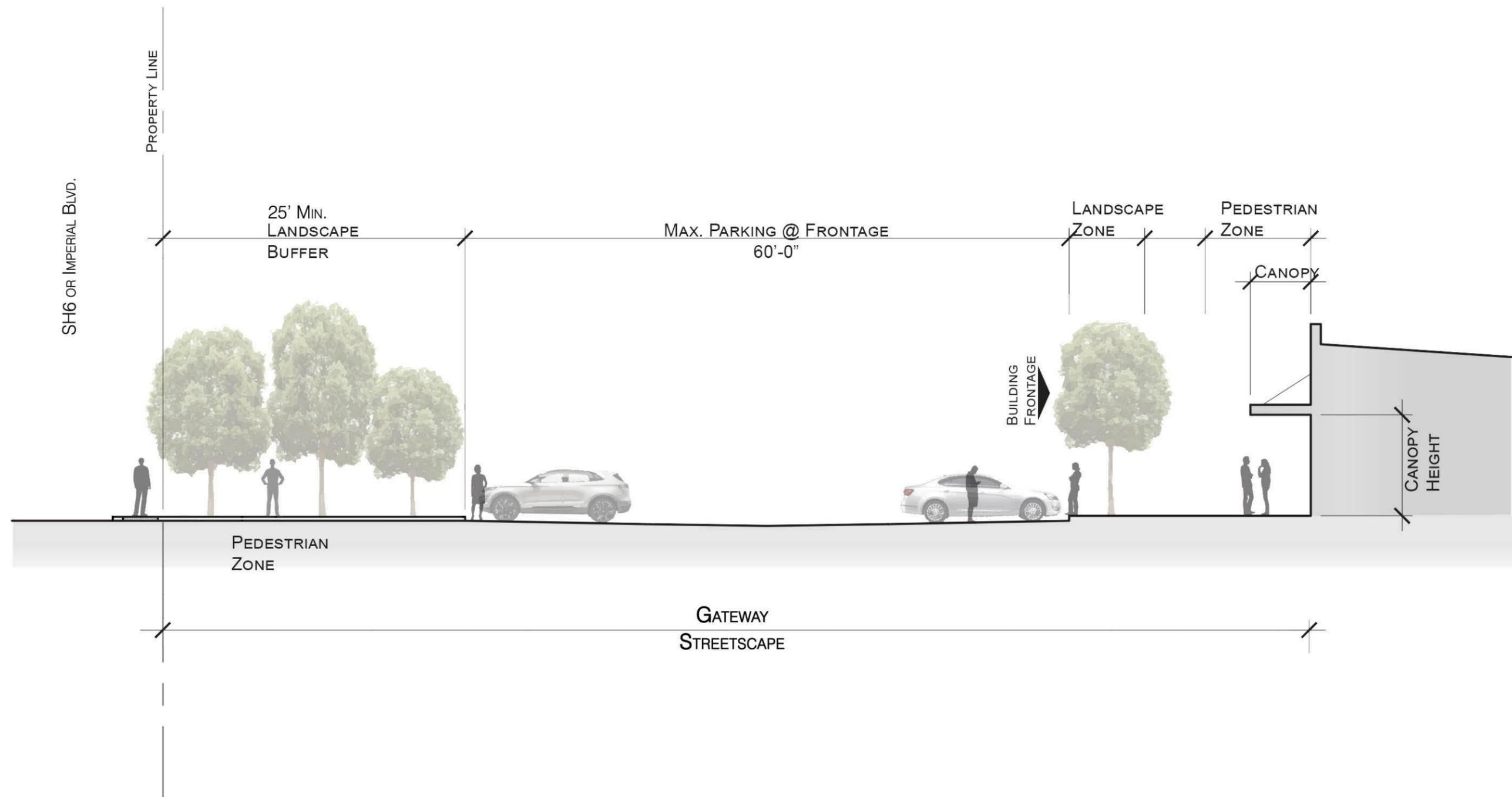
-  REQUIRED BUILDING ORIENTATION
-  PROPOSED 8' WIDE SIDEWALK
-  PROPOSED 5' WIDE SIDEWALK
-  PEDESTRIAN WALKWAY
A PEDESTRIAN WALKWAY SHALL CONNECT A BUILDING ENTRANCE TO THE REQUIRED SIDEWALK ALONG STATE HIGHWAY 6, IMPERIAL BOULEVARD OR THE P.A.E./P.U.E. (LOCATIONS ARE APPROXIMATE).
-  GATEWAY STREETScape

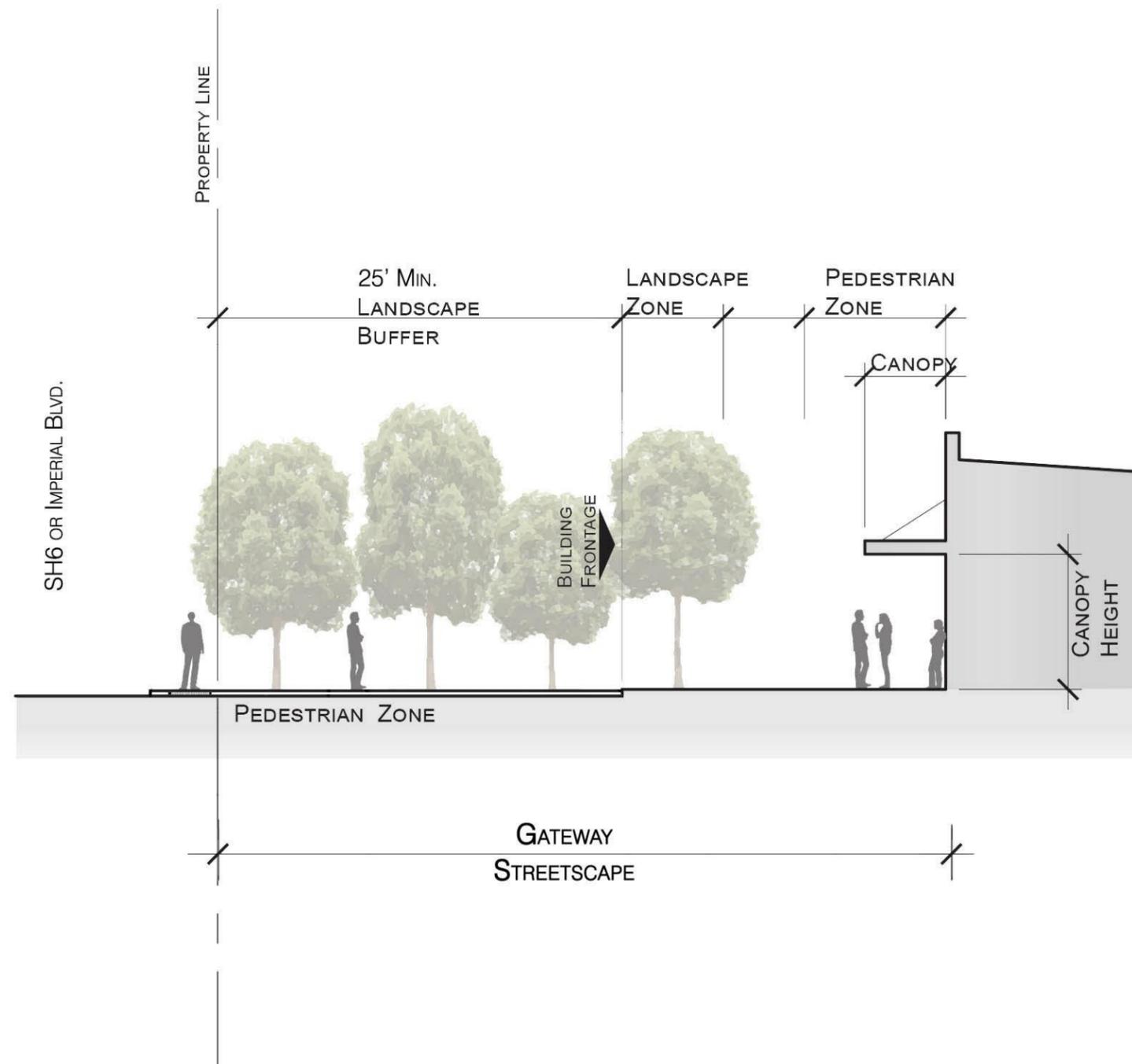
ACCESS NOTE: ALL RESERVES SHALL HAVE DIRECT OR INDIRECT ACCESS FROM THE 25' WIDE PRIVATE ACCESS EASEMENT & PUBLIC UTILITY EASEMENT.





STREETSCAPE
SECTION- B





SITE ELEMENTS

a. Service and Equipment Areas

- i. Must be oriented toward service drives and away from the public right-of-way unless adequately screened.
- ii. Must be visually and acoustically screened from public streets, pedestrian gathering areas, and within 50 feet of building entrances.
- iii. Screening must consist of wing walls, landscape screens, changes in building orientation, and/of other architectural elements that provide sufficient barrier.
- iv. Screening shall extend a minimum of 12 inches above the object being screened.
- v. Screening walls, wing walls, columns, and similar building extensions and supports shall be of complementary architectural design, color and materials as the building or structure to which they are attached.

b. Mechanical and Utility Equipment Screening

- i. Must be placed in the most inconspicuous location possible.
- ii. Must be located internally within rear access drives and alongside rear-facing facades not consistent with the primary building facade or pedestrian access points.
- iii. Ground-mounted mechanical equipment must be hidden from public view or screened with architecturally integral wing walls and/or landscape planting, or another acceptable screening device.
- iv. Where building mounted utility equipment cannot be placed behind screens or other barriers and is visible from the public right-of-way, it must be treated such that it blends into the context of the adjacent facade materials.
- v. Utility boxes taller than 2 feet may not be placed in an intersection clear vision area or interfere with the use of streets, sidewalks or other pedestrian or vehicular paths.



VISUAL BARRIER



LANDSCAPE SCREENING



BLENDED INTO FACADE MATERIALS

Exhibit B-12

Plant List for Imperial Highway 6 District Commercial

The following is a list of approved trees and shrubs. Alternative plants not specified in this list may be approved by the Director if determined that an alternative is substantially equal to or better than a specified material and the use will not violate any provision of the PD:

Shade Trees:

Pecan	<i>Carya illinoensis</i>
Fringe Tree	<i>Chionanthus virginicus</i>
Japanese Blueberry	<i>Elaeocarpus decipiens</i>
Nellie R. Stevens Holly	<i>Ilex x attenuata 'Nellie R. Stevens'</i>
Savannah Holly	<i>Ilex attenuate 'Savannah'</i>
Southern Magnolia	<i>Magnolia grandiflora</i>
Loblolly Pine	<i>Pinus taeda</i>
Texas Pistache	<i>Pistacia texana</i>
Sycamore	<i>Platanus occidentalis'</i>
Bur Oak	<i>Quercus macrocarpa</i>
Chinkapin Oak	<i>Quercus muehlenbergii</i>
Monterey Oak	<i>Quercus polymorpha</i>
Water Oak	<i>Quercus nigra</i>
Live Oak	<i>Quercus virginiana</i>
Shumard Oak	<i>Quercus shumardii</i>
Bald Cypress	<i>Taxodium distichum</i>
Pond Cypress	<i>Taxodium ascendens</i>
Cedar Elm	<i>Ulmus crassifolia</i>
Bosque or Drake Elm	<i>Ulmus parvifolia 'Bosque' or 'Drake'</i>

Small & Ornamental Trees:

Texas Redbud	<i>Cercis canadensis 'var. texensis'</i>
European Fan Palm	<i>Chamaerops humilis</i>
Desert Willow	<i>Chilopsis linearis</i>
Smokebush	<i>Cotinus obovatus</i>
Foster Holly	<i>Ilex x attenuata 'Fosterii'</i>
Possumhaw Holly	<i>Ilex decidua</i>
Yaupon Holly	<i>Ilex vomitoria</i>
Columnar Juniper	<i>Juniperus spp.</i>
Crape Myrtle	<i>Lagerstroemia indica 'Basham's Pink', 'Natchez', 'Muskogee'</i>
Little Gem Magnolia	<i>Magnolia grandiflora 'Little Gem'</i>
Tree form (MT) Ligustrum	<i>Ligustrum japonicum</i>
Saucer Magnolia	<i>Magnolia x soulangeana</i>
Sweetbay Magnolia	<i>Magnolia virginiana</i>
Tree Wax Myrtle	<i>Myrica cerifica</i>
Mexican Plum	<i>Prunus mexicana</i>
Texas Sable Palm	<i>Sabal texana</i>
Texas Mountain Laurel	<i>Sophora secundiflora</i>
Windmill Palm	<i>Trachycarpus fortunei</i>
Chaste Tree	<i>Vitex agnus-castus</i>

Shrubs:

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



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

PD Amendment Information:	
PD Name	Imperial Highway 6 District Commercial
PD Ordinance Number	Ordinance No. 2100
Date of Ordinance Adoption:	July 5, 2017
Classification	Administrative Amendment No. 1
Purpose of Administrative Amendment	<ol style="list-style-type: none"> 1. Combine Reserves C and D into 1 Reserve titled C/D 2. Add new exhibit for a site layout plan proposal for newly created Reserve C/D 3. Add new elevation renderings for newly created Reserve C/D 4. Update land use matrix for proposed new “brewpub”
Initiated by:	Developer
Affected Ordinance Exhibits	Exhibit B, Exhibit B-2, Exhibit B-3, Exhibit B-4, Exhibit B-5, Exhibit B-6, Exhibit B-8 (new), Exhibit B-8A (new), Exhibit B-8B (new), Exhibit B-8C (new), Exhibit B-9C (new)
Planning Case No.	21-75000001

Lisa Kocich-Meyer, AICP
Director of Planning & Development Services

April 21, 2021

Attachments:

Revised:

Exhibit B-2 (last two sheets only), Exhibit B-3, Exhibit B-4, Exhibit B-5, Exhibit B-6

New:

Exhibit B-8, Exhibit B-8A, Exhibit B-8B, Exhibit B-8C, Exhibit B-9C