

ORDINANCE NO. 2215

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SUGAR LAND, TEXAS, PROVIDING FOR A CHANGE OF ZONING FROM PLANNED DEVELOPMENT DISTRICT (PD) GENERAL DEVELOPMENT PLAN TO PLANNED DEVELOPMENT DISTRICT (PD) FINAL DEVELOPMENT PLAN (IMPERIAL HIGHWAY 6 DISTRICT, TRACT I) FOR APPROXIMATELY 1.872 ACRES LOCATED AT THE NORTHEAST INTERSECTION OF CROWN GARDEN TRAIL AND STATE HIGHWAY 6.

WHEREAS, Johnson Development Co. has applied for a change in zoning from Planned Development District (PD) General Development Plan zoning district classification to Planned Development District (PD) Final Development Plan (Imperial Highway 6 District, Tract I) zoning district classification for approximately 1.872 acres of land located at the northeast intersection of Crown Garden Trail and State Highway 6, in the Imperial development; 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 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 1.872 acres of land located at the northeast intersection of Crown Garden Trail and State Highway 6 in the Imperial development and described in Exhibit A, attached to and incorporated into this ordinance by reference, is changed from Planned Development District (PD) General Development Plan zoning district classification to Planned Development District (PD) Final Development Plan (Imperial Highway 6 District, Tract I) zoning district classification under the comprehensive zoning ordinance of the City of Sugar Land, Texas.

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

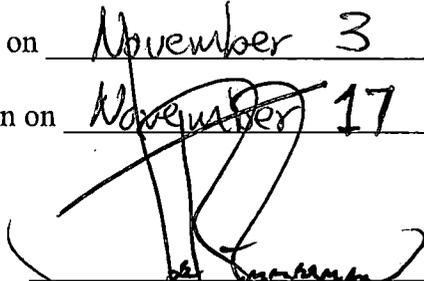
Section 4. That the following Exhibits are attached to and incorporated into this ordinance:

Exhibit A: Legal Description

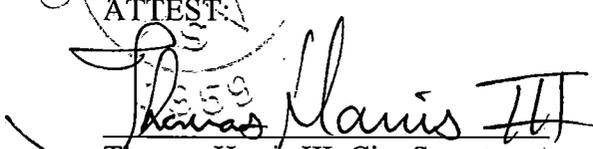
- Exhibit B: Final Development Plan
- Exhibit B-1: Location Map
- Exhibit B-2: Site Layout Plan
- Exhibit B-3: Permitted Use List
- Exhibit B-4: Landscape Plan
- Exhibit B-5: Plant List
- Exhibit B-6: Pedestrian and Bicycle Circulation
- Exhibit B-7: Building Front Perspective
- Exhibit B-8: Building Rear Perspective
- Exhibit B-9: Building Side Perspective

APPROVED on first consideration on November 3, 2020.

ADOPTED on second consideration on ~~November~~ 17, 2020.



 Joe R. Zimmerman, Mayor


 ATTEST:

 Thomas Harris III, City Secretary

APPROVED AS TO FORM:



Attachments:

- Exhibit A: Legal Description
- Exhibit B: Final Development Plan
- Exhibit B-1: Location Map
- Exhibit B-2: Site Layout Plan
- Exhibit B-3: Permitted Use List
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EXHIBIT A, Commercial Reserve

Page 1 of 2 Pages

County: Fort Bend
Project: Imperial Redevelopment
Job No.: 163707
MB No.: 16-277

FIELD NOTES FOR 1.519 ACRES

Being a tract containing 1.519 acres of land located in the Alexander Hodge League, Abstract No.32, in Fort Bend County, Texas; Said 1.519 acre tract being a portion of the remainder of a call 497.696 acre tract of land recorded in the name of Cherokee Sugar Land, L.P. in Fort Bend County Clerk's File (F.B.C.C.F.) Numbers 2007088840 and 2011006653 and the State of Texas, for the use and benefit of the Permanent School Fund, in F.B.C.C.F. Numbers 2003023371 and 2008070584. Same being a portion of Texas Department of Transportation Partition Plat Tract 3A, Part 2 recorded in Slide Numbers 1832B, 1833A and 1833B of the Fort Bend County Plat Records (F.B.C.P.R.); Said 1.519 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 5/8-inch iron rod set at the northeasterly intersection of State Highway 6 (width varies) recorded in Volume 1821, Page 978 and Volume 469, Page 246 of the Fort Bend County Deed Records (F.B.C.D.R.) and Crown Garden Trail (width varies) recorded in Plat Number 20160212 F.B.C.P.R.;

Thence, with the easterly Right-of-Way (R.O.W.) line of said State Highway 6, the following two (2) courses:

1. North 02 degrees 23 minutes 42 seconds West, a distance of 135.30 feet to a 5/8-inch iron rod found;
2. North 02 degrees 15 minutes 25 seconds West, a distance of 50.33 feet to a 5/8-inch iron rod found;

Thence, leaving said easterly R.O.W. line, through and across aforesaid 497.696 acre tract, North 74 degrees 50 minutes 48 seconds East, a distance of 307.76 feet to a 5/8-inch iron rod found at the northwesterly corner of Crown Garden at Imperial, Section 2C, a subdivision recorded in Plat Number 20160227 of the F.B.C.P.R.;

Thence, with the westerly lines of said Crown Garden at Imperial, Section 2C and Reserve "E", Crown Garden at Imperial Section 2A, a subdivision recorded in Plat Number 20160212 of the F.B.C.P.R., South 02 degrees 19 minutes 55 seconds East, a distance of 261.56 feet to a 5/8-inch iron rod set on the northerly R.O.W. line of aforesaid Crown Garden Trail;

Thence, with said northerly R.O.W. line, the following five (5) courses:

1. North 87 degrees 18 minutes 03 seconds West, a distance of 33.45 feet to a 5/8-inch iron rod set;
2. 25.33 feet along the arc of a curve to the left, said curve having a central angle of 01 degree 48 minutes 51 seconds and a chord which bears North 88 degrees 12 minutes 29 seconds West, a distance of 25.33 feet to a 5/8-inch iron rod set;
3. North 89 degrees 06 minutes 54 seconds West, a distance of 50.11 feet to a 5/8-inch iron rod set;
4. 71.31 feet along the arc of a curve to the left, said curve having a central angle of 03 degrees 55 minutes 43 seconds, a radius of 1040.00 feet and a chord which bears South 88 degrees 55 minutes 15 seconds West, a distance of 71.30 feet to a 5/8-inch iron rod set;

EXHIBIT A, Commercial Reserve

Page 2 of 2 Pages

5. South 86 degrees 57 minutes 23 seconds West, a distance of 120.12 feet to the **Point of Beginning** and containing 1.519 acres of land.

THIS DESCRIPTION WAS PREPARED IN CONNECTION WITH A LAND TITLE SURVEY FILED UNDER GBI PARTNERS' JOB NUMBER 163707.

GBI PARTNERS, L.P.
TBPLS Firm #10130300
Ph: 281.499.4539
December 14, 2016

EXHIBIT A, Greenbelt Reserve

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County: Fort Bend
Project: Imperial HS-4
Job No.: 163707
MB No.: 20-176

FIELD NOTES FOR 0.353 ACRES

Being a tract containing 0.353 acres of land located in the Alexander Hodge League, Abstract No.32, in Fort Bend County, Texas; Said 0.353 acre tract being a portion of a call 497.696 acre tract of land recorded in the name of Cherokee Sugar Land, L.P. in Fort Bend County Clerk's File (F.B.C.C.F.) Numbers 2007088840 and 2011006653 and the State of Texas, for the use and benefit of the Permanent School Fund, in F.B.C.C.F. Numbers 2003023371 and 2008070584. Same being a portion of Texas Department of Transportation Partition Plat Tract 3A, Part 2 recorded in Slide Numbers 1832B, 1833A and 1833B of the Fort Bend County Plat Records (F.B.C.P.R.); Said 0.353 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, as derived from G.P.S. observations):

Beginning at 5/8-inch capped iron rod found at the northwesterly corner of Lot 11, Block 1, Crown Garden at Imperial, Section 2C, a subdivision recorded in Plat Number 20160227 of the Fort Bend County Plat Records (F.B.C.P.R.);

Thence, through and across aforesaid 497.696 acre tract, South 74 degrees 50 minutes 48 seconds West, a distance of 307.76 feet to the easterly Right-of-Way (R.O.W.) line of State Highway 6 (width varies) recorded in Volume 1821, Page 978 and Volume 469, Page 246 of the Fort Bend County Deed Records (F.B.C.D.R.);

Thence, with the said easterly Right-of-Way (R.O.W.) line, North 02 degrees 15 minutes 25 seconds West, a distance of 51.29 feet;

Thence, leaving said easterly R.O.W. line, through and across aforesaid 497.696 acre tract, the following two (2) courses:

- 1) North 74 degrees 50 minutes 48 seconds East, a distance of 307.69 feet;
- 2) South 02 degrees 19 minutes 55 seconds East, a distance of 51.28 feet to the **Point of Beginning** and containing 0.353 acres of land.

GBI PARTNERS, L.P.
TBPELS Firm #10130300
281.499.4539
April 8, 2020

EXHIBIT B
FINAL DEVELOPMENT PLAN
Imperial Highway 6 District, Tract I

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

- General Provisions
- Land Uses
- Development Regulations
- Landscape Regulations
- Pedestrian and Bicycle Circulation Regulations
- Building Regulations
- Freestanding Signs
- Exterior Equipment and Service Areas

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. If any provision or regulation of any City ordinance applicable in the B-1 (Neighborhood Business) zoning district is not contained in this ordinance, all regulations contained in the Development Code applicable to the B-1 zoning district in effect on the effective date of this ordinance apply to this PD as though written herein, except to the extent the City regulation or provision conflicts with a provision of this ordinance.
3. 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.

PD means the planned development district created by this ordinance.

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

4. 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: *Legal Description, Commercial Reserve and Greenbelt Reserve*

Exhibit B: *Final Development Plan*

Exhibit B-1: *Location Map*

Exhibit B-2: *Site Layout Plan*

Exhibit B-3: *Permitted Uses*

Exhibit B-4: *Landscape Plan*

Exhibit B-5: *Plant List*

Exhibit B-6: *Pedestrian and Bicycle Circulation*

- Exhibit B-7: *Building Front Perspective*
- Exhibit B-8: *Building Rear Perspective*
- Exhibit B-9: *Building Side Perspective*

5. As shown on *Exhibit B-1, Location Map*, the PD encompasses 1.872 acres at the northeast corner of State Highway 6 and Crown Garden Trail. Per *Exhibit A, Legal Description, Commercial Reserve and Greenbelt Reserve*, the PD is comprised of a 1.519-acre *Commercial Reserve*, and a 0.353-acre *Greenbelt Reserve* that is part of the adjacent Oyster Creek Greenbelt.
6. Site development shall be comprised of one reserve with a single one-story building as shown on *Exhibit B-2, Site Layout Plan*.

C. Land Uses

1. Permitted land uses, as defined in the Development Code, for the *Commercial Reserve* are listed in *Exhibit B-3, Permitted Uses*.
2. Drive-thru lanes are prohibited for all permitted uses.
3. Outdoor speakers and outdoor storage are prohibited for all permitted uses.

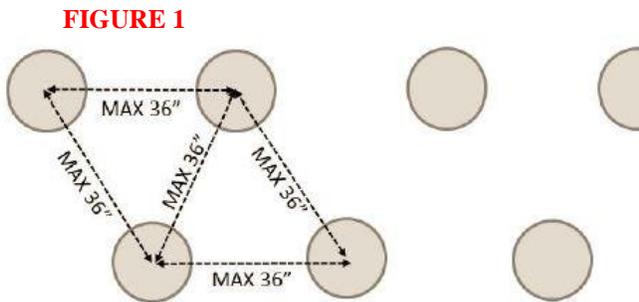
D. Development Regulations – The *Commercial Reserve* shall be developed in accordance with *Exhibit B-2, Site Layout Plan*, and the following development regulations:

1. Maximum height of structures: 35 feet above ground level, except for chimneys, ornamental tower spires, fire towers, stacks, roof gables, parapet walls, and mechanical equipment which may extend an additional height not to exceed 15 feet above the maximum height allowed for the structure to which it is affixed.
2. Minimum building setbacks:
 - (a) 25 feet abutting State Highway 6
 - (b) 65 feet abutting Crown Garden Trail and single-family residential property line
 - (c) 10 feet abutting the *Greenbelt Reserve*
3. Minimum parking lot setbacks:
 - (a) 25 feet abutting State Highway 6 and Crown Garden Trail
 - (b) 25 feet abutting single-family residential property line
 - (c) 10 feet abutting the *Greenbelt Reserve*.
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.

E. Landscape Regulations – The *Commercial Reserve* shall be developed in accordance with the following landscape regulations as shown on *Exhibit B-4, Landscape Plan*:

1. Landscape buffers:
 - (a) 25-foot minimum buffer, contiguous to the right-of-way line, along State Highway 6 and Crown Garden Trail
 - (b) 25-foot minimum buffer abutting single-family residential property line
 - (c) 10-foot minimum buffer abutting the Oyster Creek greenbelt
 - (d) All required buffers shall include one shade tree for each 30 feet of linear frontage, or portion thereof, measured along the reserve line.
 - (e) Buffer trees may be clustered or spaced linearly; they need not be placed evenly.
 - (f) Buffer trees abutting and along the *Greenbelt Reserve* may be placed within the reserve.
 - (g) Sidewalks, pedestrian walkways and freestanding signs may be located within the required buffers.
2. Landscape irrigation shall include drip irrigation in designated areas and water-saving irrigation programmer, 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. Landscape areas shall be located between the building and perimeter parking and drives, on all four sides of the building, as shown on [Exhibit B-4, Landscape Plan](#).
5. Off-street parking, adjacent to landscape buffers along Crown Garden Trail and the *Greenbelt Reserve*, shall have a continuous hedge of a minimum 3-foot at the time of planting to screen the parking lot from the street or adjacent reserve.

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 as shown in **FIGURE 1**. Whenever shrubs are used to meet a screening requirement, the plants must be planted and maintained to form a continuous, unbroken, solid, visual screen within 1 year of planting, unless providing for an intersecting sidewalk.



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

F. Pedestrian and Bicycle Circulation Regulations – The PD shall be developed in accordance with [Exhibit B-6, Pedestrian and Bicycle Circulation](#), and the following pedestrian and bicycle circulation regulations:

1. Shared-Use Trails:
 - (a) A 10-foot wide shared-use trail (i.e. sidepath) is required along and near the State Highway 6 right-of-way.

- (b) The existing 10-foot wide shared-use trail to the east along the south side of Oyster Creek shall be extended west within the *Greenbelt Reserve* and then south within the *Commercial Reserve* to intersect the sidewalk along Crown Garden Trail. The trail extension shall be constructed concurrently with site development and completed prior to issuance of a Certificate of Occupancy.
2. Sidewalks: A 5-foot wide sidewalk is required along Crown Garden Trail to match the existing sidewalk to the east in front of the single-family residential subdivision.
 3. Pedestrian walkways:
 - (a) Pedestrian walkways within the *Commercial Reserve* 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) As shown on [Exhibit B-6](#) and [Exhibit B-2, Site Layout Plan](#), the existing 5-foot walkway along the east side of the *Commercial Reserve* shall be realigned at its southern end and reconnected to the existing sidewalk along Crown Garden Trail.
 - (c) A pedestrian walkway shall connect the front building tenant entrances to the required sidepath along State Highway 6 and existing east side sidewalk.
 3. Bicycle Parking:
 - (a) Off-street parking spaces for bicycles shall be provided within 50 feet of the building. Location and quantity to be determined at site plan review.
 - (b) Required minimum number of bicycle parking spaces 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.
 - (e) Racks shall be designed to support the bicycle upright in two places on the bicycle frame.

G. Building Regulations – The single building within the *Commercial Reserve* shall be developed in accordance with the following regulations, pursuant to *Chapter 2, Article II, Part 5 – Planned Development Districts, Sec.2-130 Intent*:

1. Building façade criteria and features:
 - (a) As shown on [Exhibit B-7, Building Front Perspective](#), [Exhibit B-8, Building Rear Perspective](#), and [Exhibit B-9, Building Side Perspective](#), all building facades shall include offsets, changes in building materials, colors and textures, and architectural detailing that creates shade and cast shadows.
 - (b) As shown on [Exhibit B-2, Site Layout Plan](#), facades greater than 100 feet in length that face State Highway 6 or Crown Garden Trail shall incorporate offsets having a minimum depth of two (2) feet and extending at least 20% of the length of the façade. No uninterrupted length of a façade shall exceed 100 feet.
 - (c) As shown on [Exhibit B-7, Building Front Perspective](#), canopies or recessed entries shall be provided at pedestrian entrances to the building. Canopies shall be structural

extensions of the building and cover a ground area of at least 20 square feet. A recessed entry shall be at least 40 square feet in size.

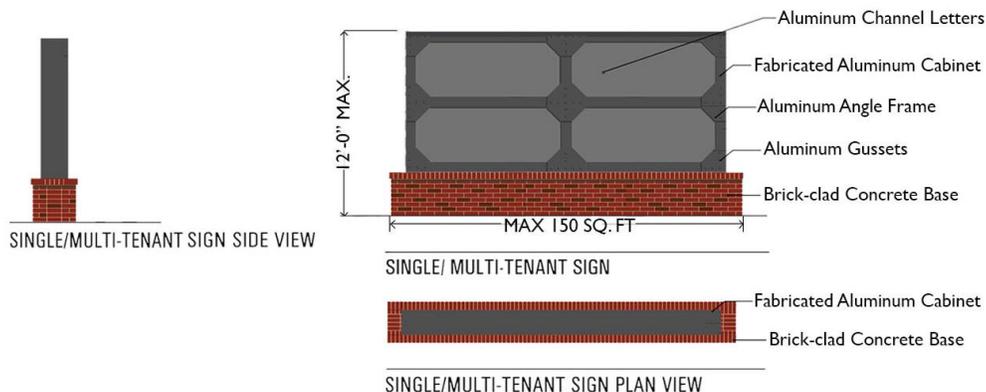
- (d) All facades of the building shall be of similar architectural design, color, and materials.
- (e) The Director may approve alternative canopy or façade treatments not specified herein if the Director determines that the alternative canopy or façade treatment is substantially equal to or better than a specified requirement in quality, durability, and appearance and the use thereof will not violate any provision of this article.

2. Building façade finishes:

- (a) Primary Finish means an exterior finish consisting of brick, stone (natural, cast, or cultured-textured), and glass.
- (b) Primary Finishes shall comprise at least 85% 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.
- (d) Secondary Finishes shall comprise no more than 15% of the façade for any building.
- (e) No single, primary building finish material shall cover more than 80% of the front of any building.
- (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 within Imperial, 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.).

H. Freestanding Signs – Freestanding signs shall be developed in accordance with the following regulations:

- 1. One freestanding sign within the *Commercial Reserve* shall front State Highway 6 with a maximum effective area of 150 square feet and a maximum height of 12 feet.
- 2. Design and exterior finishes for the freestanding sign along State Highway 6 are shown below in **FIGURE 2**.



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. Except as provided in this PD, signage shall comply with Chapter 4 of the Development Code.

I. Exterior Equipment and Service Areas – As exemplified in **FIGURES 3, 4** and **5**, exterior equipment and services areas shall be developed in accordance with the following regulations:

FIGURE 3



FIGURE 4



FIGURE 5



1. Exterior Equipment and Service Siting and Screening:
 - (a) Service and Equipment Areas must be oriented toward the service drive along the north and east sides of the building.
 - (b) Service and Equipment Areas must be visually and acoustically screened from primary building entrances and adjacent land uses.
 - (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.
 - (f) As shown on [Exhibit B-2, Site Layout Plan](#), a trash enclosure shall be located on the north side of the building that meets the following criteria:
 - (i) Set back at least 65 feet from the single-family residential property line
 - (ii) Masonry construction with an opaque gate as depicted in [Exhibit B-9, Building Side Perspective](#).
 - (iii) Complementary in design, color, and materials to the building.
2. Mechanical and Utility Equipment Siting and Screening:
 - (a) Mechanical and utility equipment must be placed in the most inconspicuous location possible.
 - (b) Such equipment shall be located internally along or near rear access drives, parking spaces or rear-facing facades.
 - (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 highway 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 access drives, sidewalks or other vehicular or pedestrian paths.

IMPERIAL HIGHWAY 6 DISTRICT, TRACT I

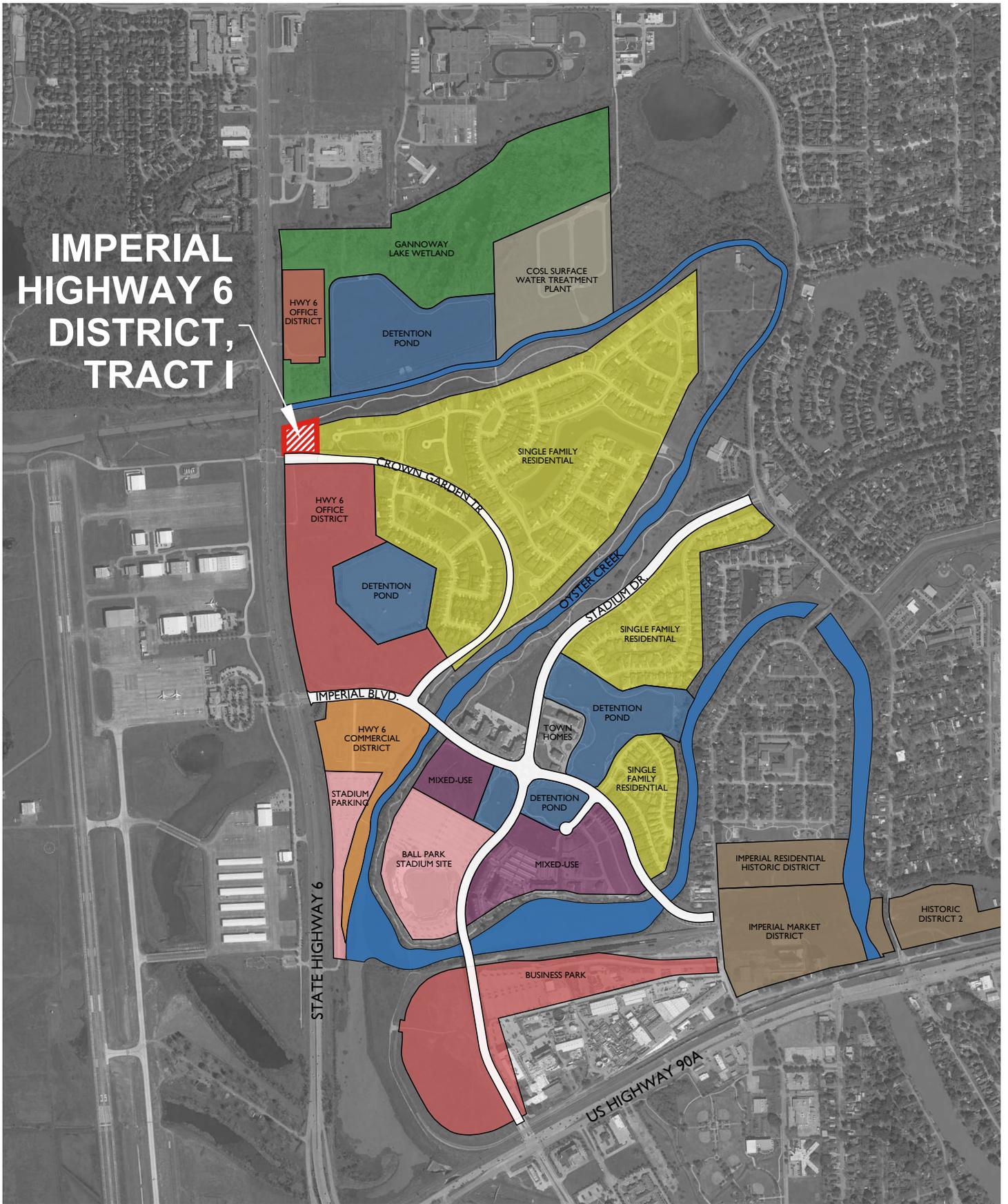


EXHIBIT B-1: LOCATION MAP



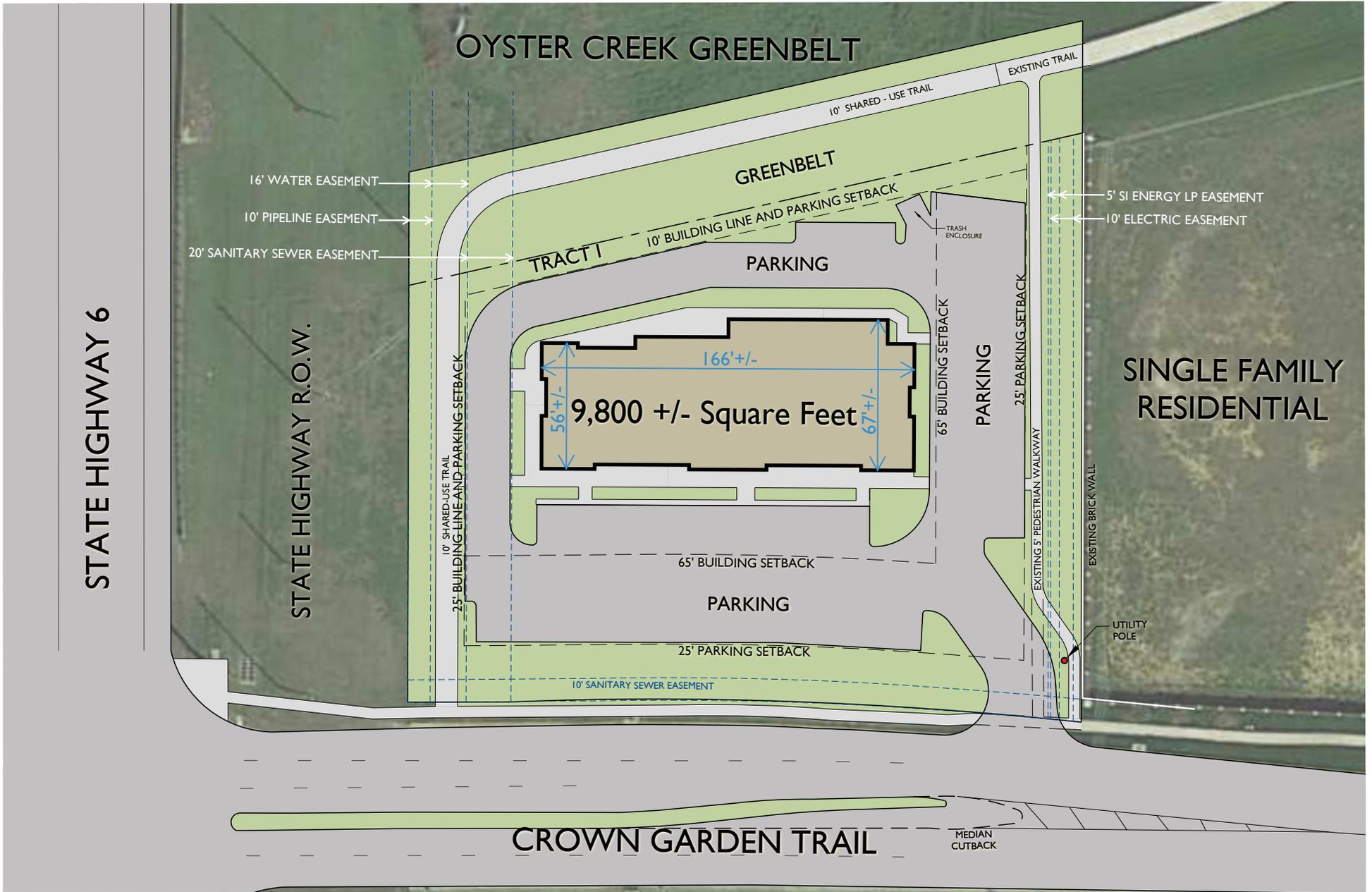


EXHIBIT B-2: SITE LAYOUT PLAN



EXHIBIT B-3
Permitted Uses for Imperial Highway 6 District, Commercial Reserve

Institutional

Museums and Art Galleries

Office

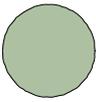
Professional Office, Neighborhood

Retail

Grocery, Market (*No gas pumps or car wash*)
Home Improvement, Small
Liquor Store
Pharmacy
Retail, Neighborhood

Services

Animal Services, Small Animals
Cleaning, Dry Cleaners Pick-Up & Drop-Off (*No drive-thru*)
Clinic, Medical, Dental, or Therapist
Concierge Medical Care
Counseling and Therapy Services
Financial Institution without Drive-Thru
Fitness Center, Indoor Fitness Instruction
Fitness Center, Small
Individual and Family Social Services
Other Educational Services
Other Health Services
Place of Worship – *Maximum 1,000 square feet*
Print Shop, Local
Salon, Spa, or Barber Shop
Studio, Art Instruction
Studio, Dance
Studio, Glass or Ceramics – *Maximum 2,000 square feet*
Studio, Metalwork, Woodwork, & Furniture (*Including repair*) – *Maximum 2,000 square feet*
Studio, Photography



NOTE:
ALL SHADE TREES SHALL HAVE
A MINIMUM 4-INCH CALIPER
AND 10-FOOT HEIGHT

OYSTER CREEK GREENBELT

STATE HIGHWAY 6

STATE HIGHWAY R.O.W.

20' SANITARY SEWER EASEMENT
16' WATER EASEMENT
10' PIPELINE EASEMENT

REQUIRED BUFFER SHADE TREES
185' LF / 30 FT. = 6 TREES TYP.

25' LANDSCAPE BUFFER
10' SHARED-USE TRAIL

GREENBELT TRACT

REQUIRED BUFFER SHADE TREES
307' LF / 30 FT. = 10 TREES TYP.

10' LANDSCAPE BUFFER

PARKING

10' SHARED-USE TRAIL

EXISTING TRAIL

TRASH ENCLOSURE

9,800 +/- Square Feet

PARKING

PARKING

(LANDSCAPED ISLANDS REQUIRED
PER ARTICLE XV, SEC. 2-386)

EXISTING 5' PEDESTRIAN WALKWAY

25' LANDSCAPE BUFFER

EXISTING BRICK WALL

10' ELECTRIC EASEMENT
5' SI ENERGY LP EASEMENT

REQUIRED BUFFER SHADE TREES
261' LF / 30 FT. = 9 TREES TYP.

SINGLE FAMILY RESIDENTIAL

10' SANITARY SEWER EASEMENT 25' LANDSCAPE BUFFER

REQUIRED BUFFER SHADE TREES
300' LF / 30 FT. = 10 TREES TYP.

CROWN GARDEN TRAIL



EXHIBIT B-4: LANDSCAPE PLAN

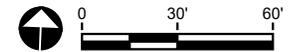


EXHIBIT B-5
Plant List for Imperial Highway 6 District, Tract I

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 cerifca</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>x grandiflora</i> 'Prostrata', 'Sherwoodi', Edward Goucher'
Dwarf Bottlebrush	<i>Callistemon citrinus</i> 'Austraflora', 'Firebrand', 'Little John', and 'Splendens'
Japanese Cleystera	<i>Ternstroemia gymnathera</i>
Sago Palm	<i>Cycas revoluta</i>
Umbrella Plant	<i>Cyperus alternifolius</i>
African/Butterfly Iris	<i>Diets iridioides</i> , <i>Diets 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'
Muhly Grass	<i>Meuhlenbergia lindheimeri</i>
Dwarf Maiden Grass	<i>Miscanthus sinensis</i> 'Morning Light'

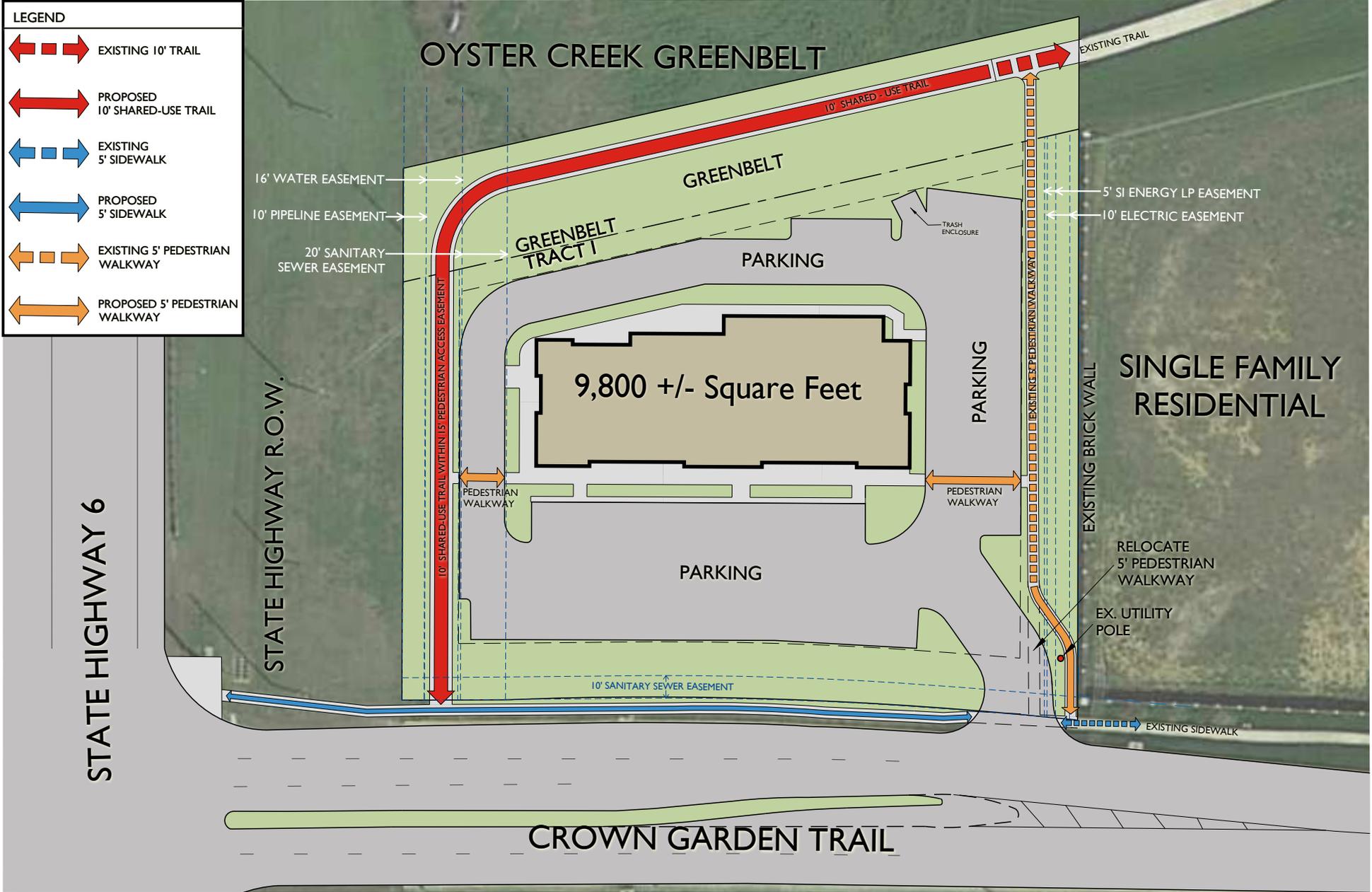
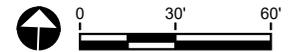


EXHIBIT B-6: PEDESTRIAN AND BICYCLE CIRCULATION



NOTE: EXHIBIT IS INTENDED TO SHOW BUILDING DESIGN AND MATERIALS; PARKING LOT STRIPING AND LANDSCAPING ARE CONCEPTUAL



EXHIBIT B-7: BUILDING FRONT PERSPECTIVE

NOTE: EXHIBIT IS INTENDED TO SHOW BUILDING DESIGN AND MATERIALS; PARKING LOT STRIPING AND LANDSCAPING ARE CONCEPTUAL



EXHIBIT B-8: BUILDING REAR PERSPECTIVE

NOTE: EXHIBIT IS INTENDED TO SHOW BUILDING DESIGN AND MATERIALS; PARKING LOT STRIPING AND LANDSCAPING ARE CONCEPTUAL



EXHIBIT B-9: BUILDING SIDE PERSPECTIVE