

ORDINANCE NO. 2267

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 (GDP) TO PLANNED DEVELOPMENT (PD) DISTRICT FINAL DEVELOPMENT PLAN (FDP) FOR APPROXIMATELY 22.327 ACRES OF LAND LOCATED AT THE NORTHWEST CORNER OF THE INTERSECTION OF US 90-A AND SOUTH STADIUM DRIVE, ACROSS FROM CHAMPIONX, KNOWN AS THE IMPERIAL WEST BUSINESS PARK.

WHEREAS, Johnson Development Co. requested that approximately 22.327 acres of land located at the northwest corner of the intersection of US 90-A and South Stadium Drive, across from ChampionX (formerly Nalco), be rezoned from Planned Development (PD) District General Development Plan (GDP) to Planned Development (PD) District Final Development Plan (FDP), known as the Imperial West Business Park; 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 22.327 acres of land located at the northwest corner of the intersection of US 90-A and South Stadium Drive as described in Exhibit A, attached to and incorporated into this ordinance by reference, is changed from Planned Development (PD) District General Development Plan (GDP) to Planned Development (PD) District Final Development Plan (FDP) zoning classification under the comprehensive zoning ordinance of the City of Sugar Land, Texas.

Section 3. That the City's official zoning map is 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 and Phasing Plan
- Exhibit B-3: Permitted Uses
- Exhibit B-4: Landscape Plan
- Exhibit B-5: Plant List
- Exhibit B-6: Pedestrian and Bicycle Access
- Exhibit B-7: Building Elevations
- Exhibit B-8: Building & Site Perspective – Ground View
- Exhibit B-9: Building & Site Perspective – Aerial View

READ IN FULL on first consideration on _____, 2022.

APPROVED upon second consideration on _____, 2022.

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 and Phasing Plan
 - Exhibit B-3: Permitted Uses
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County: Fort Bend
Project: Imperial Sugar Land
Job No.: 213707
MB No.: 21-423

LEGAL DESCRIPTION FOR 22.327 ACRES

Being a tract containing 22.327 acres of land located in the Alexander Hodge League, Abstract No.32, in Fort Bend County, Texas; said 22.327 acre tract being a portion of a call 77.525 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.) Number 2007084091, styled tract "A"; said 22.327 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, based on GPS observations):

Beginning at the southwesterly corner of the southerly terminus line of South Stadium Drive (width varies), recorded in Plat Number 20170033 of the Fort Bend County Plat Records (F.B.C.P.R.), on the southerly line of said 77.525 acre tract and on the northerly line of a tract of land recorded in the name of Sugar Land Railway in Volume 114, Page 504 of the Fort Bend County Deed Records (F.B.C.D.R.);

Thence, with the northerly line of said Sugar Land Railway tract, South 59 degrees 03 minutes 30 seconds West, a distance of 321.22 feet to the easterly line of a tract of land recorded in the name of Missouri Pacific Railroad in Volume 71, Page 485 of the F.B.C.D.R.;

Thence, with said easterly line, the following six (6) courses:

- 1) 645.71 feet along the arc of a curve to the right, said curve having a central angle of 69 degrees 48 minutes 17 seconds, a radius of 530.00 feet and a chord which bears North 64 degrees 30 minutes 38 seconds West, a distance of 606.51 feet to a 5/8-inch capped (GBI PARTNERS) iron rod found;
- 2) North 29 degrees 36 minutes 31 seconds West, a distance of 376.40 feet to a 5/8-inch capped (GBI PARTNERS) iron rod found;
- 3) 246.70 feet along the arc of a curve to the right, said curve having a central angle of 34 degrees 29 minutes 42 seconds, a radius of 409.77 feet and a chord which bears North 12 degrees 21 minutes 39 seconds West, a distance of 242.99 feet to a 5/8-inch capped iron (GBI PARTNERS) iron rod found;
- 4) North 04 degrees 53 minutes 09 seconds East, a distance of 216.43 feet to a 5/8-inch capped (GBI PARTNERS) iron rod found;
- 5) 720.32 feet along the arc of a curve to the right, said curve having a central angle of 75 degrees 49 minutes 25 seconds, a radius of 544.31 feet and a chord which bears North 42 degrees 47 minutes 54 seconds East, a distance of 668.90 feet to a 5/8-inch capped (GBI PARTNERS) iron rod found;

- 6) North 80 degrees 40 minutes 54 seconds East, a distance of 87.86 feet to a 5/8-inch capped (GBI PARTNERS) found on the westerly Right-of-Way (R.O.W.) line of aforesaid South Stadium Drive;

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

- 1) South 11 degrees 38 minutes 47 seconds East, a distance of 503.86 feet to a 5/8-inch capped (GBI PARTNERS) iron rod found;
- 2) 282.60 feet along the arc of a curve to the left, said curve having a central angle of 08 degrees 05 minutes 17 seconds, a radius of 2002.00 feet and a chord which bears South 15 degree 41 minutes 25 seconds East, a distance of 282.37 feet to a 5/8-inch capped (LJA) iron rod found;
- 3) 187.88 feet along the arc of a curve to the left, said curve having a central angle of 10 degrees 58 minutes 58 seconds, a radius of 980.13 feet and a chord which bears South 25 degrees 13 minutes 13 seconds East, a distance of 187.59 feet to a 5/8-inch capped (LJA) iron rod found;
- 4) South 30 degrees 42 minutes 53 seconds East, a distance of 193.08 feet to a 5/8-inch capped (LJA) iron rod found;
- 5) South 27 degrees 05 minutes 26 seconds East, a distance of 223.23 feet to a 5/8-inch iron rod (bent) found;
- 6) 92.11 feet along the arc of a curve to the left, said curve having a central angle of 06 degrees 12 minutes 31 seconds, a radius of 850.00 feet and a chord which bears South 27 degrees 53 minutes 46 seconds East, a distance of 92.06 feet to the **Point of Beginning** and containing 22.327 acres of land.

GBI PARTNERS
TBPELS Firm No. 10130300
281.499.4539
October 12, 2021

RESERVE "A"
IMPERIAL OYSTER
CREEK RESERVES
SECTION 1
PLAT NO.20140214
F.B.C.P.R.

CALL 77.525
CHEROKEE SUGAR LAND, L.P.
F.B.C.C.F. NO.2007084091
STYLED TRACT "A"

CALL 77.525
CHEROKEE SUGAR LAND, L.P.
F.B.C.C.F. NO.2007084091
STYLED TRACT "A"

NALCO CHAMPION
SUGAR LAND EXPANSION
PLAT NO.20140240
F.B.C.P.R.

22.327 ACRES

SOUTH STADIUM DRIVE
(WIDTH VARIES)
PLAT NO.20170033
F.B.C.P.R.

MISSOURI PACIFIC RAILROAD
VOLUME 71, PAGE 485
F.B.C.D.R.

SUGAR LAND RAILWAY
VOLUME 114, PAGE 504
F.B.C.D.R.

P.O.B.



SCALE : 1" = 300'

EXHIBIT OF

22.327 ACRES

BEING A PORTION OF A CALL 77.525 ACRE TRACT OF
LAND RECORDED IN THE NAME OF CHEROKEE SUGAR
LAND, L.P. IN F.B.C.C.F. NO.2007084091, STYLED TRACT "A"
LOCATED IN THE ALEXANDER HODGE LEAGUE, ABSTRACT NO.32
FORT BEND COUNTY, TEXAS



GBI PARTNERS

LAND SURVEYING CONSULTANTS

4724 Vista Road Pasadena, TX 77505

Phone: 281.499.4539 • www.gbisurvey.com

TBPELS FIRM# 10130300

JOB NO: 213707

SCALE: 1"=300'

DATE: 10/12/2021

M&B NO: 21-423

EXHIBIT B
FINAL DEVELOPMENT PLAN
Imperial West Business Park
February 11, 2022

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

- General Provisions
- Reserves and Land Uses
- Development Regulations
- Landscape Requirements
- Pedestrian and Bicycle Access
- Building Regulations
- Monument 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 M-1 (Restricted Industrial) zoning district is not contained in this ordinance, all regulations contained in the Development Code applicable to the M-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. 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: | <i>Final Development Plan</i> |
| Exhibit B-1: | <i>Location Map</i> |
| Exhibit B-2: | <i>Site Layout and Phasing Plan</i> |
| Exhibit B-3: | <i>Permitted Uses</i> |
| Exhibit B-4: | <i>Landscape Plan</i> |
| Exhibit B-5: | <i>Plant List</i> |
| Exhibit B-6: | <i>Pedestrian and Bicycle Access</i> |
| Exhibit B-7: | <i>Building Elevations</i> |
| Exhibit B-8: | <i>Building & Site Perspective – Ground View</i> |
| Exhibit B-9: | <i>Building & Site Perspective – Aerial View</i> |

4. As described in [Exhibit A, Legal Description](#) and as shown on [Exhibit B-1, Location Map](#), the PD encompasses 22.327 acres on the west side of South Stadium Drive, between U.S. Highway 90A and Oyster Creek.
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.

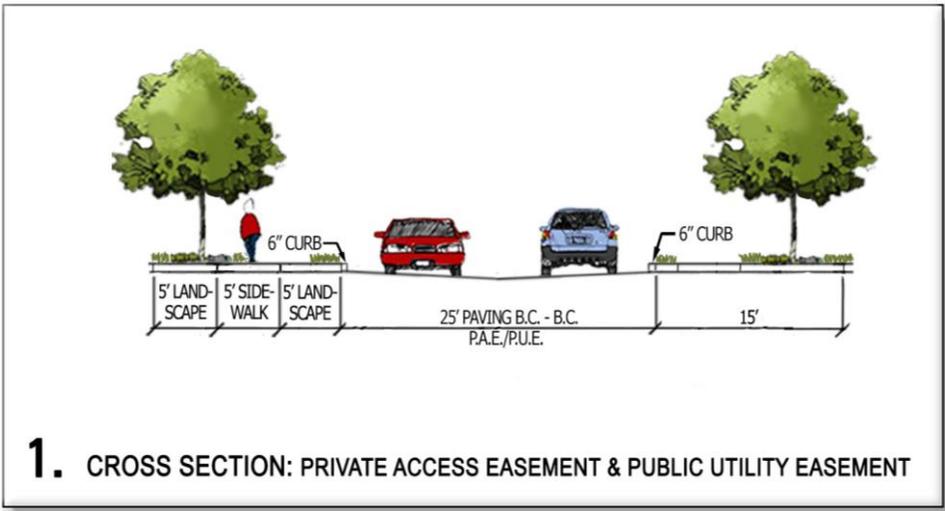
General Development Plan means the General Development Plan for Imperial, as established by City of Sugar Land Ordinance No. 1969, and as amended.

Business Park District means the Business Park 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.

PAE/PUE: Private Access Easement (PAE) 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 *PAE* serves as an ingress/egress for police, fire, emergency vehicles and utility vehicles. *Public Utility Easement (PUE)* 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. A cross-section of the PAE/PUE is shown in [FIGURE 1](#).

FIGURE 1:



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

PD means the planned development district created by this ordinance.

Primary Access Easement per the Development Code is a privately maintained main access route that serves 1 or more lots or reserves but does not typically serve the full function of a public or private street.

C. Reserves and Land Uses.

1. Site development shall be comprised of an internal PAE/PUE and six reserves as shown on [Exhibit B-2, Site Layout and Phasing Plan](#). Development of the reserves labeled A1-4, B, and C shall be phased. Phase 1 shall include all of Reserve A and the entire PAE/PUE. Phase 2 shall include Reserve B or C. Phase 3 shall include the remaining reserve.
2. Permitted land uses, as defined in the Development Code, are listed in [Exhibit B-3, Permitted Uses](#). Certain land uses must be developed per specific conditions as noted in [Exhibit B-3](#); all other land uses are prohibited.

3. Acreages for Reserves A, B, and C are approximate, and the size of the reserves may be adjusted. Reserves B and C may be combined into a single reserve or split into additional reserves, but still maintaining the same site and building layout.
4. Site use shall be predominantly low-rise office/warehouse type buildings with surface parking and accommodations for tractor-trailer circulation and maneuvering.

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

1. Maximum height of structures: 60 feet above ground level, except for chimneys, ornamental tower spires, elevator bulkheads, 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 South Stadium Drive
 - (b) 15 feet abutting the PAE/PUE
 - (c) 10 feet abutting the Union Pacific Railroad right-of-way (fee strip)
 - (d) 10 feet abutting common property lines between reserves
 - (e) 10 feet between adjacent buildings within a reserve, or greater if required by the Fire Marshal.
3. Minimum parking lot setbacks:
 - (a) 15 feet abutting South Stadium Drive
 - (b) 15 feet abutting the PAE/PUE
 - (c) 10 feet abutting the Union Pacific Railroad right-of-way (fee strip)
 - (d) 0 feet abutting internal property lines between reserves to allow a contiguous parking area serving more than one building.
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 Dining Areas: Eating establishments that provide adjacent outdoor areas for dining shall adhere to the following:
 - (a) Must 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.

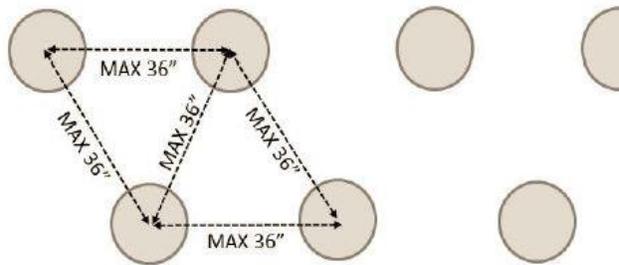
E. Landscape Requirements – All reserves within the PD shall comply with the following landscape requirements as shown on [Exhibit B-4, Landscape Plan](#):

1. Minimum landscape buffers:
 - (a) 15-foot along South Stadium Drive
 - (b) 15-foot abutting the PAE/PUE
 - (c) 10-foot abutting the Union Pacific Railroad right-of-way (fee strip)

- (d) No landscape buffer shall be required along internal property lines between reserves to allow a contiguous parking area serving more than one building.
 - (e) Required buffers along South Stadium Drive and the PAE/PUE 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) Sidewalks, pedestrian walkways, and freestanding monument signs may be located within landscape buffers.
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, required by *Chapter 2 Article XV Landscaping and Screening Regulations*, shall have a minimum 4-inch caliper and a minimum 10-foot height as measured at ground level when planted.
 4. On Reserve C, required buffer trees may be located outside the buffer between the buffer and adjacent building or vehicular paving where the South Stadium Drive roadway is elevated more than 6 feet above ground level.
 5. Off-street parking, adjacent to landscape buffers along South Stadium Drive and the PAE/PUE, shall have a continuous hedge of a minimum 3-foot height at the time of planting to screen the parking lot from the street. On Reserve C, a continuous hedge is not required along South Stadium Drive where the roadway is elevated more than 4 feet above ground level.

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 2**. 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 one year of planting, unless providing for a sidewalk or pedestrian walkway.

FIGURE 2:



6. Plant species used to satisfy the requirements of the PD shall be those listed on **Exhibit B-5, Plant List**. Approved trees and shrubs shall not impair visibility within required visibility triangles as defined by the Development Code.

F. Pedestrian and Bicycle Access – All reserves within the PD shall be developed in accordance with **Exhibit B-6, Pedestrian and Bicycle Access**, and the following pedestrian and bicycle access regulations:

1. Sidewalks:
 - (a) A continuous sidewalk, with a minimum 5-foot width, is required along both sides of the PAE/PUE and around the cul-de-sac bulb at the end of the PAE/PUE.

- (b) The PAE/PUE sidewalks shall intersect the existing 6-foot sidewalk along South Stadium Drive.

2. Pedestrian walkways:

- (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 5' wide sidewalk along the PAE/PUE or to the existing 6' sidewalk along South Stadium Drive.
- (c) Where parking is located between the front building façade and street, at least one walkway shall be provided across the parking area to connect the building and sidewalk.

3. Bicycle Parking:

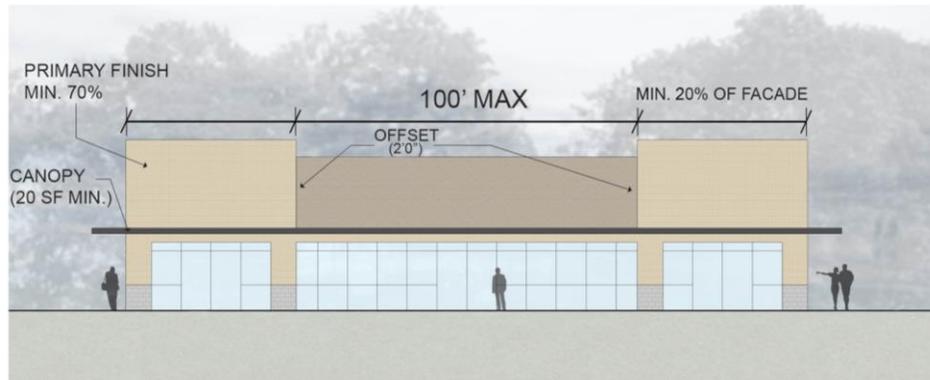
- (a) Off-street parking spaces for bicycles shall be provided within 50 feet of a public entrance to each building.
- (b) Required minimum number of bicycle parking spaces per location shall be 3.
- (c) Bicycle parking spaces shall not encroach into any sidewalk or other pedestrian walkway as required 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 – As shown on [Exhibit B-7, Building Elevations](#), [Exhibit B-8, Building & Site Perspective – Ground View](#), and [Exhibit B-9, Building & Site Perspective – Aerial View](#), buildings within the PD shall be developed in accordance with the following regulations:

1. Building façade criteria and features:

- (a) All front and side building facades facing South Stadium Drive or the PAE/PUE shall include offsets, changes in building materials, colors, and textures, and architectural detailing that creates shade and cast shadows.
- (b) As shown in [FIGURE 3](#), facades greater than 100 feet in length that face South Stadium Drive or the PAE/PUE 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:

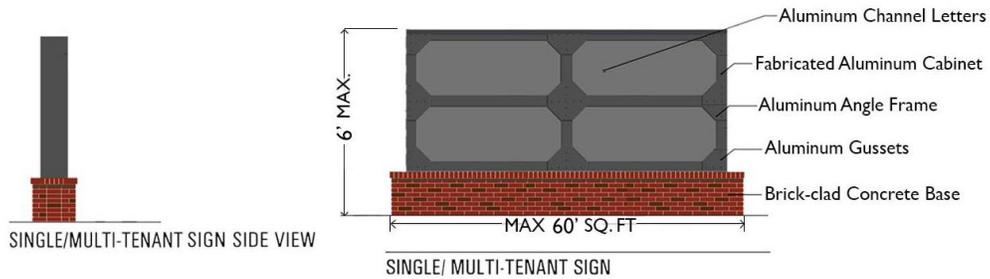


- (c) Canopies or recessed entries shall be provided at pedestrian entrances in front building façades. Canopies shall be structural extensions of the building and cover a ground area of at least 20 square feet. A recessed entry shall be at least 40 square feet in size.
 - (d) All façades of all buildings within the PD 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), textured concrete panel, stucco, and glass.
 - (b) Primary Finishes shall comprise at least 70% of each façade. 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 30% 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 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. Monument Signs – Freestanding monument signs shall be developed in accordance with the following regulations:

1. Signage shall comply with Chapter 4 of the Development Code with the exception that only one monument sign will be permitted along South Stadium Drive north of the PAE/PUE intersection due to the overpass at Oyster Creek.
2. Design and exterior finishes for monument signs along South Stadium Drive and the PAE/PUE are shown below in **FIGURE 4**.

FIGURE 4:



3. All information on one supporting structure is counted as one sign for purposes of applying the regulations on the number of monument signs allowed on any one property.
4. No freestanding sign shall impair visibility within a required visibility triangle as defined by the Development Code.

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

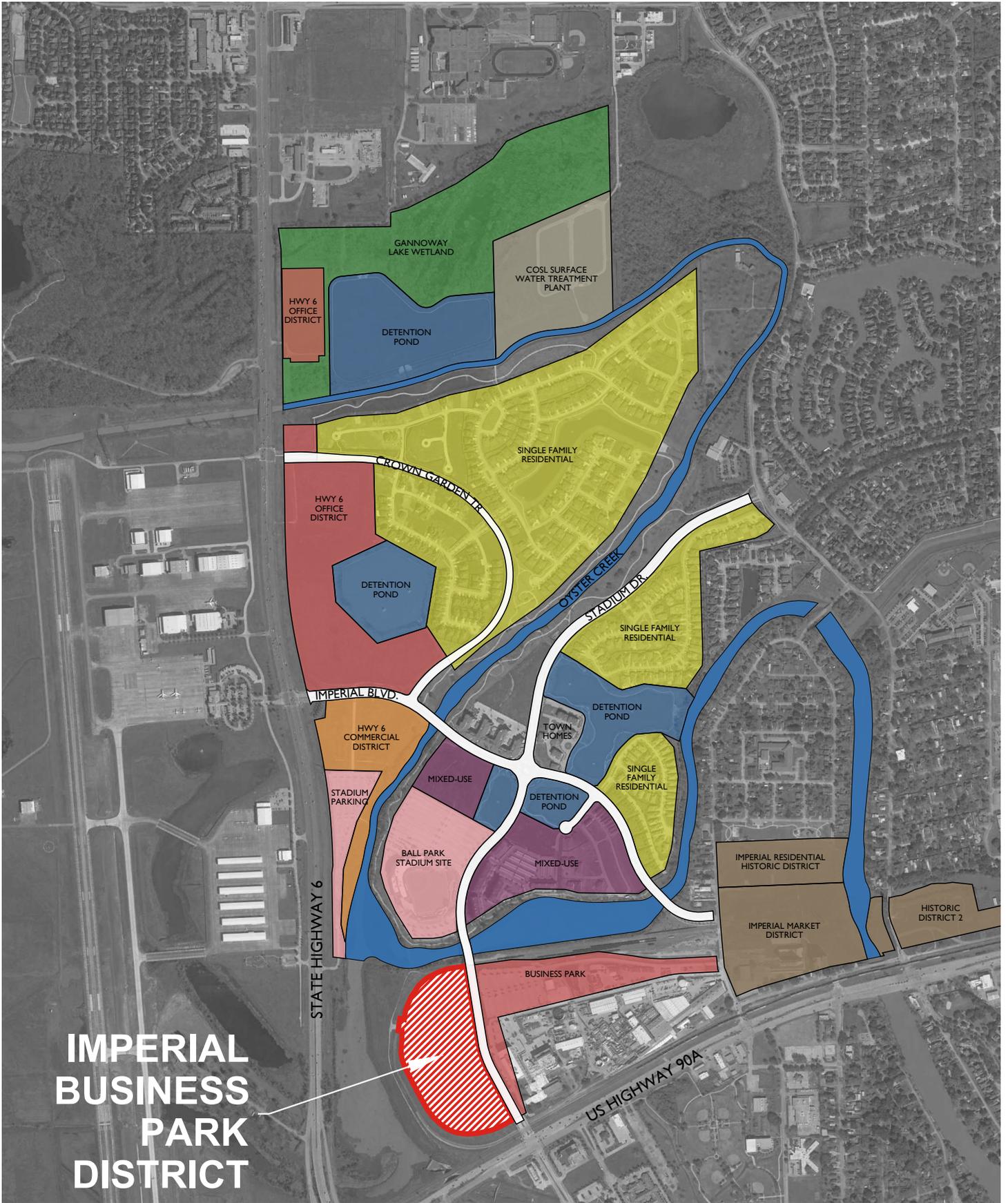
1. Exterior Equipment and Service Siting and Screening:
 - (a) Service and Equipment Areas must be oriented toward internal drives and parking aisles and away from South Stadium Drive or the PAE/PUE unless adequately screened.
 - (b) Service and Equipment Areas must be visually and acoustically screened from primary 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.

FIGURE 5:



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 internal drives, parking aisles and spaces, or facades facing South Stadium Drive or the PAE/PUE.
- (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 South Stadium Drive or the PAE/PUE, the utility equipment 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 a street intersection clear vision area or interfere with the use of vehicular access drives, sidewalks, or pedestrian walkways.



**IMPERIAL
BUSINESS
PARK
DISTRICT**



EXHIBIT B-1: LOCATION MAP



PHASE 1: RESERVES A 1-4 & P.A.E./P.U.E.

PHASE 2: RESERVE B OR C

PHASE 3: REMAINING RESERVE

 PRIMARY ACCESS EASEMENT
REQUIRED IF RESERVE A-3
IS PLATTED SEPARATELY

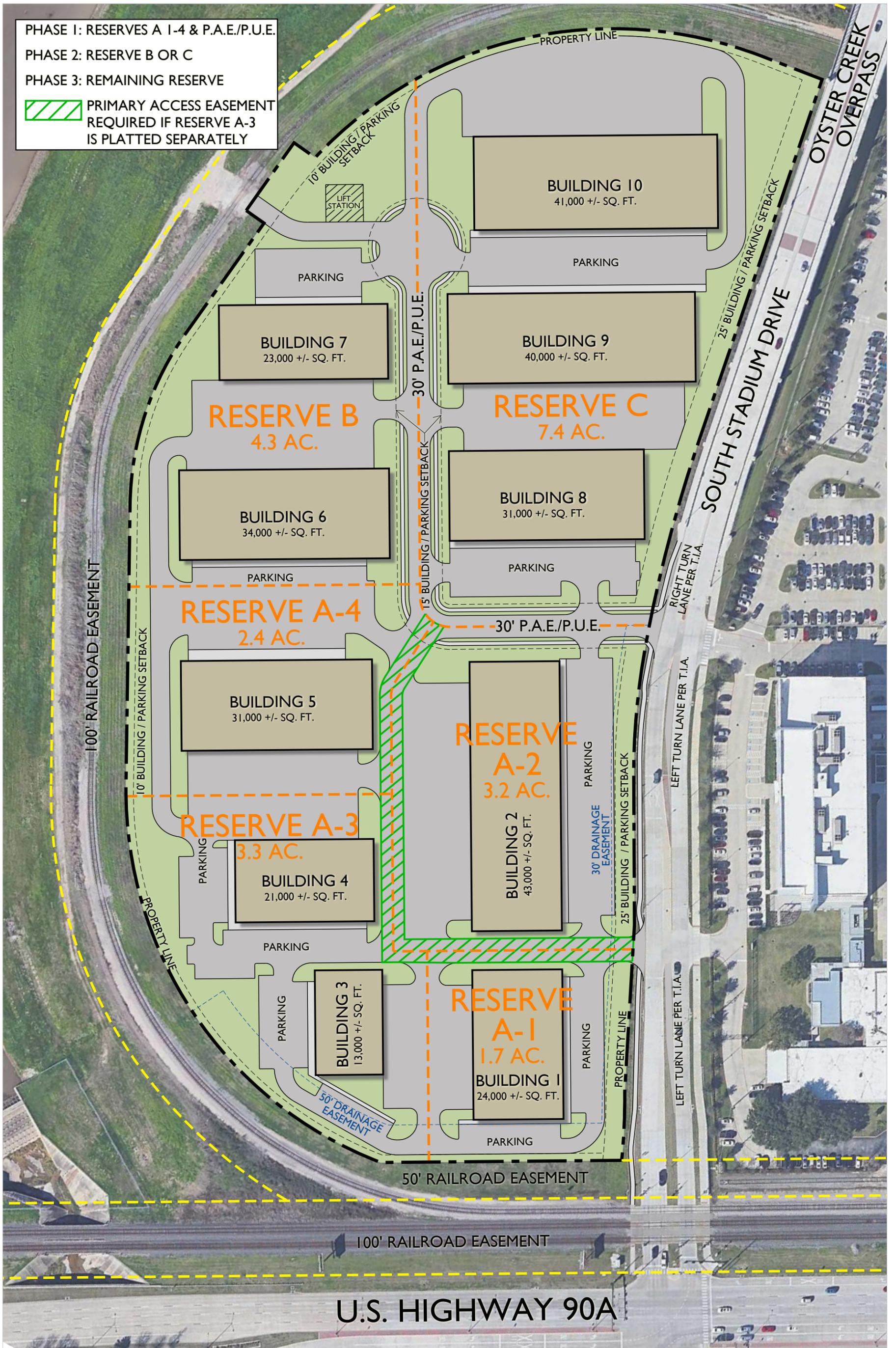


EXHIBIT B-3
Permitted Uses for Imperial West Business Park

Institutional

School, Vocational – *No dormitories or other form of student housing*

Office

Call/Message Center
Professional Office, Neighborhood
Professional Office, Regional

Retail

Lumber and Other Building Materials
Nurseries and Gardening, Retail
Restaurant, with No Drive-In or Drive-Thru Service – *5,000 square foot limit*

Services

Animal Services, Boarding/Day Care – *See Note #1*
Building and Property Maintenance Services and Security
Emergency Rooms/Urgent Care Facilities
Fitness Center, Indoor Fitness Instruction
Fitness Center, Small
Landscape Services
Medical and Dental Laboratory
Other Educational Services
Other Health Services
Print Shop, Local – *10,000 square foot limit*
Repair Shop, Small Personal and Household Goods
Repair Shop, Small Engine
Research, Life Sciences and Healthcare
Research, Research and Testing Laboratory
Research, Technology Development
Studio, Art Instruction
Studio, Glass or Ceramics
Studio, Metalwork, Woodwork, & Furniture (Including Repair)
Studio, Photography – *10,000 square foot limit*
Supply Rental

Vehicle-Related

Passenger Car Rental

Industrial

Alcohol Production, Macro
Alcohol Production, Micro with Food Sales – *See Note #2*
Alcohol Production, Micro without Food Sales – *See Note #2*

Industrial (continued)

Document Shredding
Food and Drink Bottling, Canning, and Packaging
Industrial Printing, Media Development and Distribution
Manufacturing, Biotech, Hi-Tech
Manufacturing, Light
Pharmaceuticals Packing and/or Blending
Warehouse and Distribution Facility
Wholesale, Durable and Nondurable Goods – *No outside tire storage*
Wholesale, Bakery
Wholesale, Beer, Wine, and Distilled Beverages
Woodworking and Planing Mill

Notes

1. *Outdoor facility for Animal Services:*
 - a. *Must be enclosed and fenced*
 - b. *Shall not be located within a required landscape buffer*
 - c. *Maximum size of 5,000 square feet*
 - d. *Shall be located at least 100 feet from any outdoor dining area.*

2. *Alcohol Production, Micro with or without Food Sales:*
 - a. *Maximum size of 15,000 square feet*
 - b. *With Food Sales, the establishment must include either a restaurant, tasting room, bar, or lounge that is at least 15% of the total square footage of the establishment, and is located in the same lease space as the alcohol production.*

NOTES:

1.  ALL SHADE TREES SHALL HAVE A MINIMUM 4-INCH CALIPER AND 10-FOOT HEIGHT
2.  PARKING LOT TREES REQUIRED PER THE DEVELOPMENT CODE
3.  REQUIRED SHRUB SCREENING PER SECTION E



EXHIBIT B-5
Plant List for Imperial West Business Park

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' |

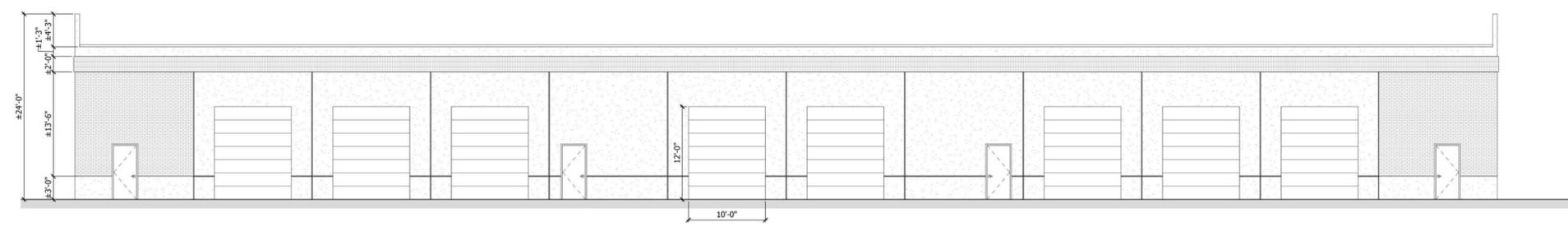




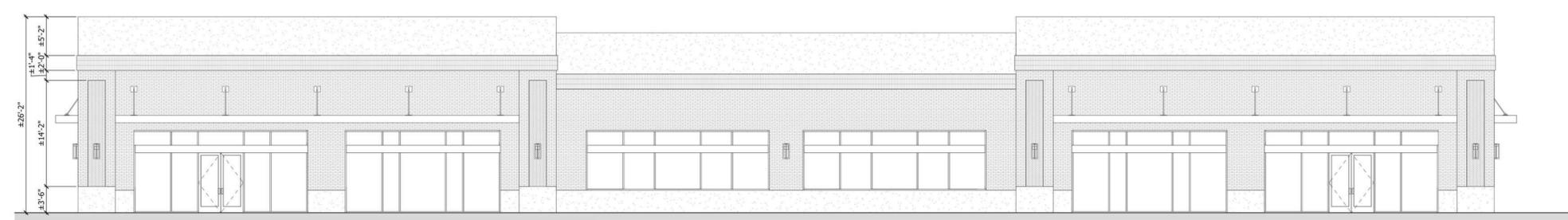
- MATERIAL LEGEND**
-  BRICK - COMMON
 -  BRICK - SOLDIER
 -  BRICK - HERRINGBONE
 -  PAINTED TEXTURED CONCRETE

TWO STORY ELEVATION 6
1/8" = 1'-0"

LEGEND 3



ONE STORY REAR ELEVATION 2
1/8" = 1'-0"



ONE STORY FRONT ELEVATION 1
1/8" = 1'-0"





SOUTH STADIUM DRIVE

NOTE: LANDSCAPING IS CONCEPTUAL



EXHIBIT B-8: BUILDING & SITE PERSPECTIVE - GROUND VIEW



NOTE: LANDSCAPING AND PARKING LOT STRIPING ARE CONCEPTUAL



EXHIBIT B-9: BUILDING & SITE PERSPECTIVE - AERIAL VIEW



ENGINEERING THE FUTURE
SINCE 1936

February 21, 2022

TBPE No. F-726
TBPLS No. 10092300

Ms. Eleanor R. Hibbs
Development Review Coordinator
City of Sugar Land
2700 Town Center Boulevard North
Sugar Land, Texas 77479

Re: Imperial West Business Park
Final Development Plan – Revised Application
EHRA Project No. 191-104-00-02

Ms. Hibbs:

Attached is our third revised application to establish a Final Development Plan for Imperial West Business Park on South Stadium Drive across from ChampionX. As addressed below, changes have been made to the exhibits in response to Staff comments. The full set of exhibits is provided herein.

Exhibit B-1: Location Map

Tract label has been corrected. Thank you for catching.

Exhibit B-2: Site Layout and Phasing Plan

The PD property line has been labeled in three (3) locations around the perimeter and repeated on Exhibits B-4 and B-6.

Exhibit B-6: Pedestrian and Bicycle Access

The legend has been changed to read *Pedestrian Walkway*.

Response Letter of 2-11-22.

My sentence on pedestrian walkways was incomplete. The sentence should have said "First, they typically have not all been shown in a PD document." As Ms. Waller pointed out, we have typically shown *key* pedestrian walkway connections on other Imperial PD's.

Apologies for the errant sentence. Thank you for your continued assistance.

Sincerely,

Peter Boecher, CRE, AICP
Senior Planner

PB/ol

cc: Jerry Ulke