

ORDINANCE NO. 2261

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 COMMERCIAL TRACT H RESERVES A & B) FOR APPROXIMATELY 7.869 ACRES LOCATED AT THE NORTHEAST CORNER 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 Corporation requests 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 Commercial, Tract H, Reserves A & B) zoning district classification for approximately 7.869 acres of land located at the northeast corner of State Highway 6 and Imperial Boulevard; 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 7.869 acres of land located at the northeast corner of State Highway 6 and Imperial Boulevard 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 Commercial, Tract H, Reserves A and B) zoning district classification under the comprehensive zoning ordinance of the City of Sugar Land, Texas.

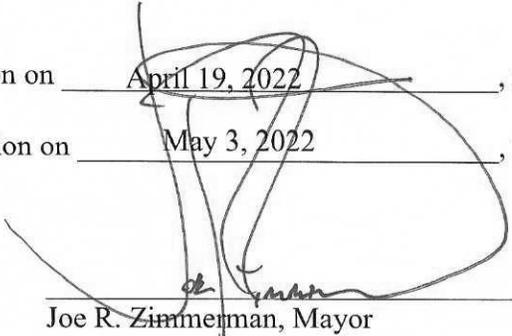
Section 3. That the City's official zoning map is amended to reflect this change in zoning district classification.

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: Tract H Schematic Plan
- Exhibit B-3: Permitted Uses
- Exhibit B-4: Reserves A & B – Site Layout Plan
- Exhibit B-5: Landscape Plan
- Exhibit B-6: Plant List
- Exhibit B-7: Pedestrian and Bicycle Access
- Exhibit B-8: Office Building Design Characteristics

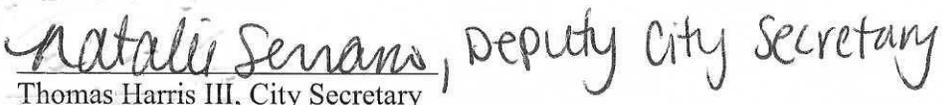
APPROVED on first consideration on April 19, 2022, 2022.

ADOPTED on second consideration on May 3, 2022, 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: Tract H Schematic Plan
- Exhibit B-3: Permitted Uses
- Exhibit B-4: Reserves A & B – Site Layout Plan
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- Exhibit B-8: Office Building Design Characteristics

Exhibit A – Page 1 of 3 Pages

County: Fort Bend
Project: Imperial Redevelopment
Job No.: 213705
MB No.: 21-424

FIELD NOTES FOR 7.869 ACRES

Being a tract containing 7.869 acres of land located in the Alexander Hodge League, Abstract Number 32, in Fort Bend County, Texas; Said 7.869 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, styled Tract "F" 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 Tract 3A, Part 2 State of Texas Department of Transportation Plat recorded in Slide Numbers 1832B, 1833A and 1833B of the Fort Bend County Plat Records (F.B.C.P.R.); Said 7.869 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 GPS observations):

Beginning at an "X" cut in concrete found at the southeasterly corner of a call 0.502 acre tract of land recorded in the name of Imperial Redevelopment District in F.B.C.C.F. Numbers 2019022989 and 2019022990 and on the northerly Right-of-Way (R.O.W.) line of Imperial Boulevard (width varies) recorded in Plat Number 20120139 of the F.B.C.P.R.;

Thence, with the easterly and northerly line of said 0.502 acre, the following two (2) courses:

- 1) North 40 degrees 15 minutes 03 seconds West, a distance of 193.15 feet to a 5/8-inch capped (GBI PARTNERS) iron rod found;
- 2) South 77 degrees 22 minutes 43 seconds West, a distance of 98.08 feet to a 5/8-inch capped (GBI PARTNERS) iron rod found on the easterly 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 said easterly R.O.W. line, the following two (2) courses:

- 1) North 14 degrees 27 minutes 07 seconds West, a distance of 110.30 feet;
- 2) 628.12 feet along the arc of a curve to the right, said curve having a central angle of 06 degrees 27 minutes 42 seconds, a radius of 5569.58 feet and a chord which bears North 11 degrees 06 minutes 44 seconds West, a distance of 627.78 feet;

Thence, leaving said easterly R.O.W. line, through and across said 497.696 acre tract, the following eight (8) courses:

- 1) North 82 degrees 48 minutes 36 seconds East, a distance of 385.82 feet;
- 2) South 07 degrees 11 minutes 24 seconds East, a distance of 390.87 feet;

Exhibit A – Page 2 of 3 Pages

- 3) 162.13 feet along the arc of a curve to the left, said curve having a central angle of 44 degrees 01 minute 32 seconds, a radius of 211.00 feet and a chord which bears South 29 degrees 12 minutes 10 seconds East, a distance of 158.17 feet;
- 4) South 51 degrees 24 minutes 08 seconds East, a distance of 39.02 feet;
- 5) 169.74 feet along the arc of a curve to the right, said curve having a central angle of 51 degrees 27 minutes 25 seconds, a radius of 189.00 feet and a chord which bears South 25 degrees 40 minutes 26 seconds East, a distance of 164.09 feet;
- 6) 43.95 feet along the arc of a curve to the left, said curve having a central angle of 06 degrees 31 minutes 27 seconds, a radius of 385.98 feet and a chord which bears South 02 degrees 55 minutes 24 seconds East, a distance of 43.93 feet;
- 7) South 06 degrees 11 minutes 07 seconds East, a distance of 116.13 feet;
- 8) 15.89 feet along the arc of a curve to the left, said curve having a central angle of 36 degrees 24 minutes 46 seconds, a radius of 25.00 feet and a chord which bears South 24 degrees 23 minutes 30 seconds East, a distance of 15.62 to the aforesaid northerly R.O.W. line of Imperial Boulevard;

Thence, with said northerly R.O.W. line, the following four (4) courses:

- 1) South 83 degrees 48 minutes 53 seconds West, a distance of 76.47 feet to a to a 5/8-inch capped (LJA) iron rod found;
- 2) South 86 degrees 35 minutes 43 seconds West, a distance of 49.47 feet to a 5/8-inch capped (LJA) iron rod found;
- 3) 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 South 85 degrees 12 minutes 18 seconds West, a distance of 24.73 feet to a 5/8-inch capped (GBI PARTNERS) iron rod found;
- 4) South 83 degrees 48 minutes 53 seconds West, a distance of 113.25 feet to the **Point of Beginning** and containing 7.869 acres of land.

GBI PARTNERS
T.B.L.S. Firm #10130300
281.499.4539
October 12, 2021

STATE HIGHWAY 6
VOL. 1821, PG. 978 &
VOL. 469, PG. 246
F.B.C.D.R.

CALL 14.113 ACRES
IMPERIAL REDEVELOPMENT DISTRICT
F.B.C.C.F. NO. 2018091849



7.869 ACRES

REMAINDER OF CALL 497.696 ACRES
CHEROKEE SUGAR LAND, L.P.
F.B.C.C.F. NO. 2007088840 AND 2011006653,
STYLED TRACT "F"
AND THE STATE OF TEXAS, FOR THE USE AND BENEFIT
OF THE PERMANENT SCHOOL FUND IN F.B.C.C.F. NO. 2003023371
AND 2008070584.

P.O.B.

IMPERIAL BOULEVARD
PLAT NO. 20120139 F.B.C.P.R.

CALL 0.502 ACRE
IMPERIAL REDEVELOPMENT
DISTRICT F.B.C.C.F. NOS.
2019022989 & 2019022990

7.869 ACRES

BEING A PORTION OF A CALL 497.696 ACRE TRACT OF LAND
RECORDED IN THE NAME OF CHEROKEE SUGAR LAND, L.P.
IN F.B.C.C.F. NO. 2007088840 AND 2011006653, STYLED TRACT
"F" AND THE STATE OF TEXAS, FOR THE USE AND BENEFIT
OF THE PERMANENT SCHOOL FUND IN F.B.C.C.F. NO. 2003023371
AND 2008070584. SAME BEING A PORTION OF TRACT 3A, PART
2 STATE OF TEXAS DEPARTMENT OF TRANSPORTATION
PARTITION PLAT RECORDED IN SLIDE NOS. 1832B, 1833A AND
1833B OF THE F.B.C.P.R.

LOCATED IN THE ALEXANDER HODGE LEAGUE, A-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: 213705

SCALE: 1"=200'

DATE: 10/12/2021

M&B NO: 21-424

EXHIBIT B
FINAL DEVELOPMENT PLAN
Imperial Highway 6 District Commercial
Tract H – Reserves A and B

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

- General Provisions
- Reserves and Land Use
- Development Regulations
- Landscape Requirements
- Pedestrian and Bicycle Access
- 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 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. 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>Tract H Schematic Plan</i>
Exhibit B-3:	<i>Permitted Uses</i>
Exhibit B-4:	<i>Reserves A & B – Site Layout Plan</i>
Exhibit B-5:	<i>Landscape Plan</i>
Exhibit B-6:	<i>Plant List</i>
Exhibit B-7:	<i>Pedestrian and Bicycle Access</i>
Exhibit B-8:	<i>Office Building Design Characteristics</i>

4. As described in Exhibit A, *Legal Description* and as shown on Exhibit B-1, *Location Map*, the PD encompasses 7.869 acres on State Highway 6 at Imperial Boulevard.
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.

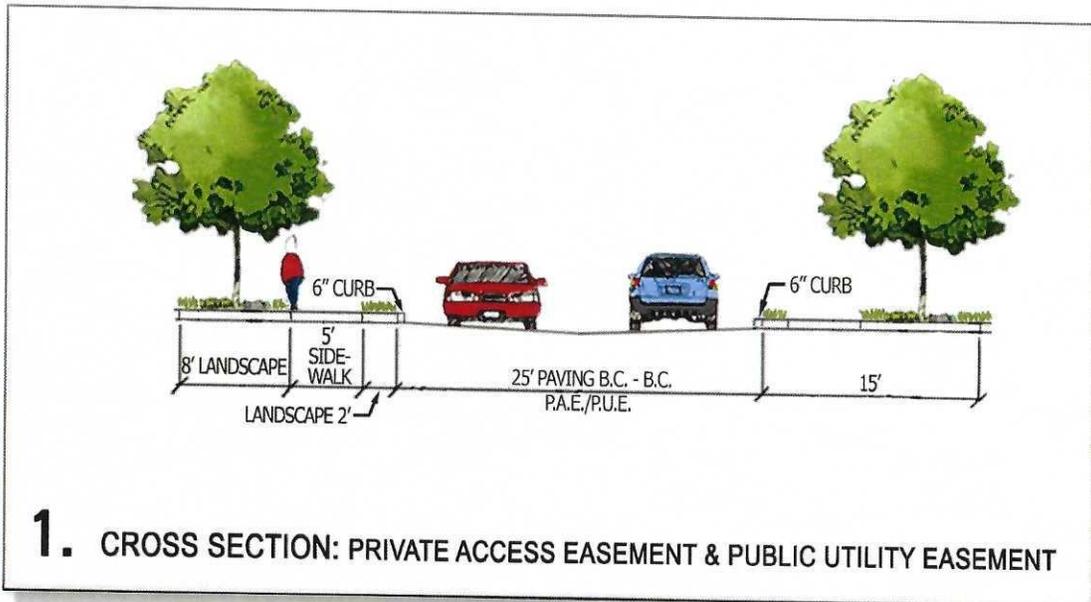
Open Space means the portion of all land contained within the PD that is not covered by buildings, parking lots, driveways, improved pedestrian areas (outside of publicly accessible plazas), or other impermeable material.

PD means the planned development district created by this ordinance.

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

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:



C. Reserves and Land Use.

1. Site development shall be comprised of two reserves labeled A and B as shown on Exhibit B-2, *Tract H Schematic Plan*, accessed from a central, internal PAE/PUE, extending north from Imperial Boulevard with future connections to State Highway 6 and Crown Garden Trail. The first connection to the highway shall be installed with Phase II development on Reserve B.
2. Acreages for both reserves are approximate.
3. Permitted land uses for both reserves 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.

4. Fleet vehicle storage and outdoor storage are prohibited for all permitted uses.
5. As shown on Exhibit B-4, *Reserves A & B – Site Layout Plan*, Phase 1 shall be comprised of Reserve A and the adjacent PAE/PUE from Imperial Boulevard to the north boundary of Reserve A.

D. Development Regulations – Reserves A and B shall be developed in accordance with Exhibit B-4, *Reserves A & B – Site Layout Plan*, and the following regulations:

1. Minimum setbacks for buildings and parking lots:
 - (a) 25 feet abutting rights-of-way for State Highway 6 and Imperial Boulevard
 - (b) 15 feet abutting a PAE/PUE
 - (c) 6 feet abutting all other lot lines
2. Maximum height of structures shall be 150 feet above ground level subject to the following limitations and conditions:
 - (a) Airport height restrictions
 - (b) 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.
3. 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.
4. 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.

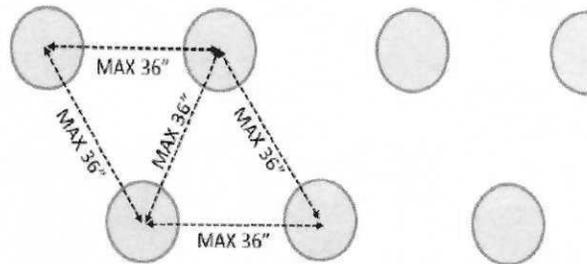
E. Landscape Requirements – All reserves within the PD shall be developed in accordance with the following landscape regulations as shown on Exhibit B-5, *Landscape Plan*:

1. Minimum landscape buffers:
 - (a) 25 feet abutting rights-of-way for State Highway 6 and Imperial Boulevard
 - (b) 15 feet abutting a PAE/PUE
 - (c) 6 feet abutting all other nonresidential lot lines
2. Buffer regulations:
 - (a) Required buffers along State Highway 6, Imperial Boulevard, and a PAE/PUE shall include one shade tree for each 30 feet of linear frontage, or portion thereof, measured along the lot line.
 - (b) Buffer trees may be clustered or spaced linearly; they need not be placed evenly.
 - (c) Sidewalks, pedestrian walkways, and freestanding signs may be located within the required buffers.
 - (d) Access driveways may cross the buffers at a right angle.

- (e) Landscape buffer along Imperial Boulevard may be used for a future transit stop.
- 3. Landscape irrigation shall include drip irrigation in designated areas and water-saving irrigation programmer, to minimize usage and reduce waste.
- 4. 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.
- 5. Off-street parking, adjacent to landscape buffers along public streets and a PAE/PUE, shall have a continuous hedge of a minimum 3-foot at the time of planting to screen the parking lot from the street or access easement.

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 1 year of planting, unless providing for an intersecting sidewalk.

FIGURE 2:



- 6. Plant species used to satisfy the requirements of the PD shall be those listed on Exhibit B-6, *Plant List*.

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

- 1. Sidepaths and sidewalks, as shown on Exhibit B-7, *Pedestrian and Bicycle Access*:
 - (a) A 10-foot wide sidepath is required along and near the State Highway 6 right-of-way.
 - (b) An 8-foot wide sidewalk, is required along and within the Imperial Boulevard right-of-way.
 - (c) A 5-foot sidewalk is required along the (PAE/PUE) internal access easement as shown on FIGURE 1 above.
 - (d) Phase 1 will include the sidepath along State Highway 6 and the sidewalk along the west side of the PAE/PUE to the northern boundary of Reserve A.
- 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 not greater than 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 sidepath or sidewalk along the highway, street, or (PAE/PUE) 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.
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 – Buildings within the PD shall be developed in accordance with the following regulations:

1. Building façade criteria and features:
- (a) As shown on Exhibit B-8, *Office Building Design Characteristics*, 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 in FIGURE 3, facades greater than 100 feet in length shall incorporate offsets having a minimum depth of at least 2 feet that extend 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 all primary pedestrian entrances for 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 all buildings within the PD shall be of similar architectural design, colors, 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 and materials:

- (a) Primary Finish means an exterior finish consisting of brick, stone (natural, cast, or cultured-textured), glass, and architecturally finished concrete panels.
- (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.
- (d) Secondary Finishes shall comprise no more than 30% of the façade for any building.
- (e) As shown in FIGURE 4, no single, primary building finish material shall cover more than 80% of a building façade visible from a public street or PAE/PUE.

FIGURE 4:

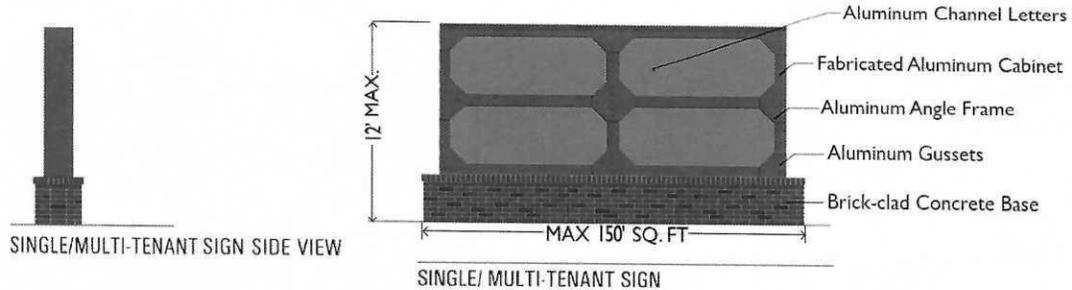


- (f) Unless approved by the Director, the use of architectural metals is limited to canopies, parapet walls, roof systems, and miscellaneous trim work, and such use shall meet the durability standards of the Development Code.
- (g) The Director may approve alternative Primary or Secondary Exterior Finishes 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. Freestanding Signs – Freestanding signs shall be located and constructed 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) Maximum number of signs: 1 on Reserve A and 1 on Reserve B
 - (d) Minimum spacing between the two signs: 250 feet
 - (e) Minimum setback from right-of-way line: 0 feet, given the 110'+/- distance from right-of-way line to existing highway paving
2. All information on one supporting structure is counted as one sign for purposes of applying the regulations on the number of freestanding signs allowed on any one property.
3. Design and exterior finishes for freestanding signs along and fronting State Highway 6 are shown in FIGURE 5.

FIGURE 5:



4. Freestanding monument signs along and fronting Imperial Boulevard or a PAE/PUE shall comply with Chapter 4 of the Development Code regarding maximum effective area, height, and spacing and with Section 3-164 of the Code of Ordinances regarding visibility triangles.

I. Exterior Equipment and Service Areas – As exemplified in FIGURE 6 below, exterior equipment and service 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 away from public streets and PAE/PUE's 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 6:



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 preferably along or near internal drives, parking aisles and 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 public street or 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.

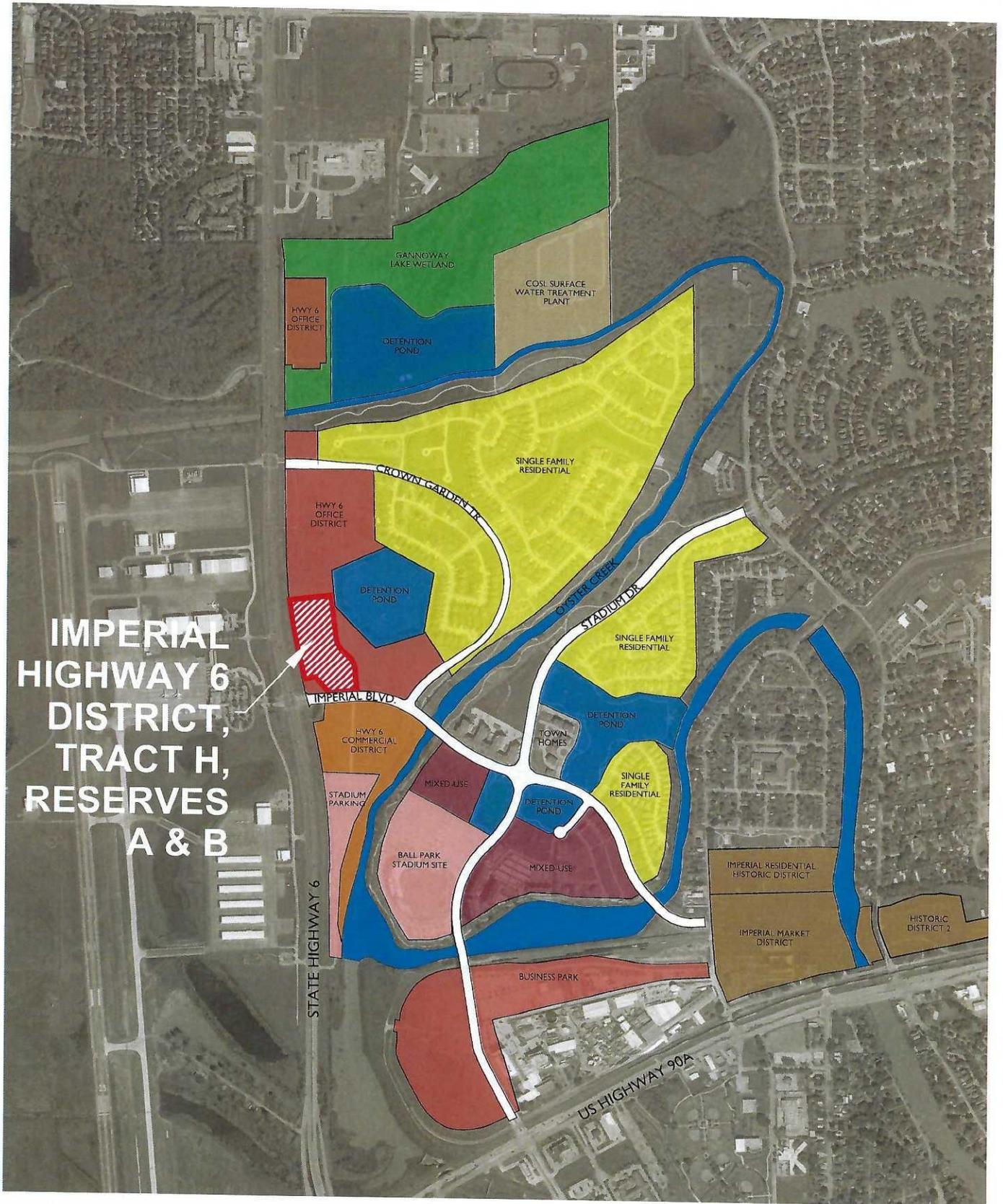


EXHIBIT B-1: LOCATION MAP



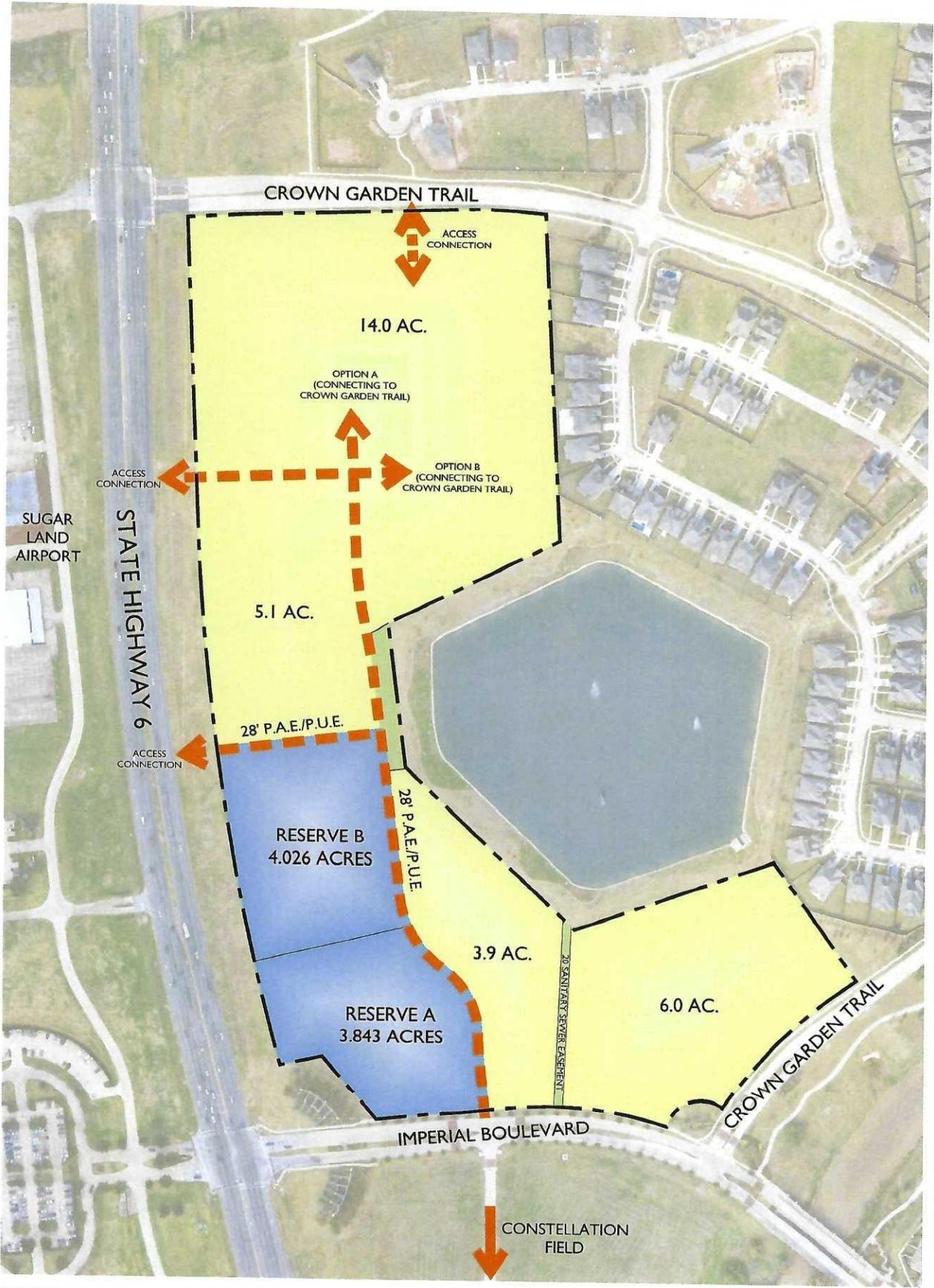


EXHIBIT B-3
Permitted Uses for Imperial, Tract H, Reserves A and B

Institutional

Library

School, College and University

1. Private only.
2. Permitted only within an office building.
3. No dormitories or other form of student housing.

School, Vocational

Office

Call/Message Center

Professional Office, Neighborhood

Professional Office, Regional

Services

Child Care Facility, in accordance with the following requirements:

1. Permitted only as an accessory use within an office building.
2. Be developed in accordance with an approved traffic circulation plan and traffic study to include on-site queuing.
3. Provide dedicated outside or inside recreation areas which exclude retrofitted parking lots.

Clinic, Drug and Alcohol Treatment

Clinic, Medical, Dental, or Therapist

Concierge Medical Care

Counseling and Therapy Services

Emergency Rooms/Urgent Care Facility

Financial Institution without Drive-Thru

Fitness Center, Indoor Fitness Instruction

Fitness Center, Small

Individual and Family Social Services

Long-Term Acute Care Facility/Rehabilitation Hospital

Medical and Dental Laboratory

Other Educational Services

Other Health Services

Pharmacy, in accordance with the following requirements:

1. Permitted only as an accessory use within an office building.
2. May have a single drive-thru lane.

Place of Worship, in accordance with the following requirements:

1. Permitted only as an accessory use within an office building.
2. 2,000 square foot limit per building.

Print Shop, Local

Radio and Television Broadcasting

Research, Life Sciences and Healthcare

Research, Research and Testing Laboratory

Research, Technology Development

Studio, Art Instruction

Studio, Dance

Studio, Photography

Supply Rental

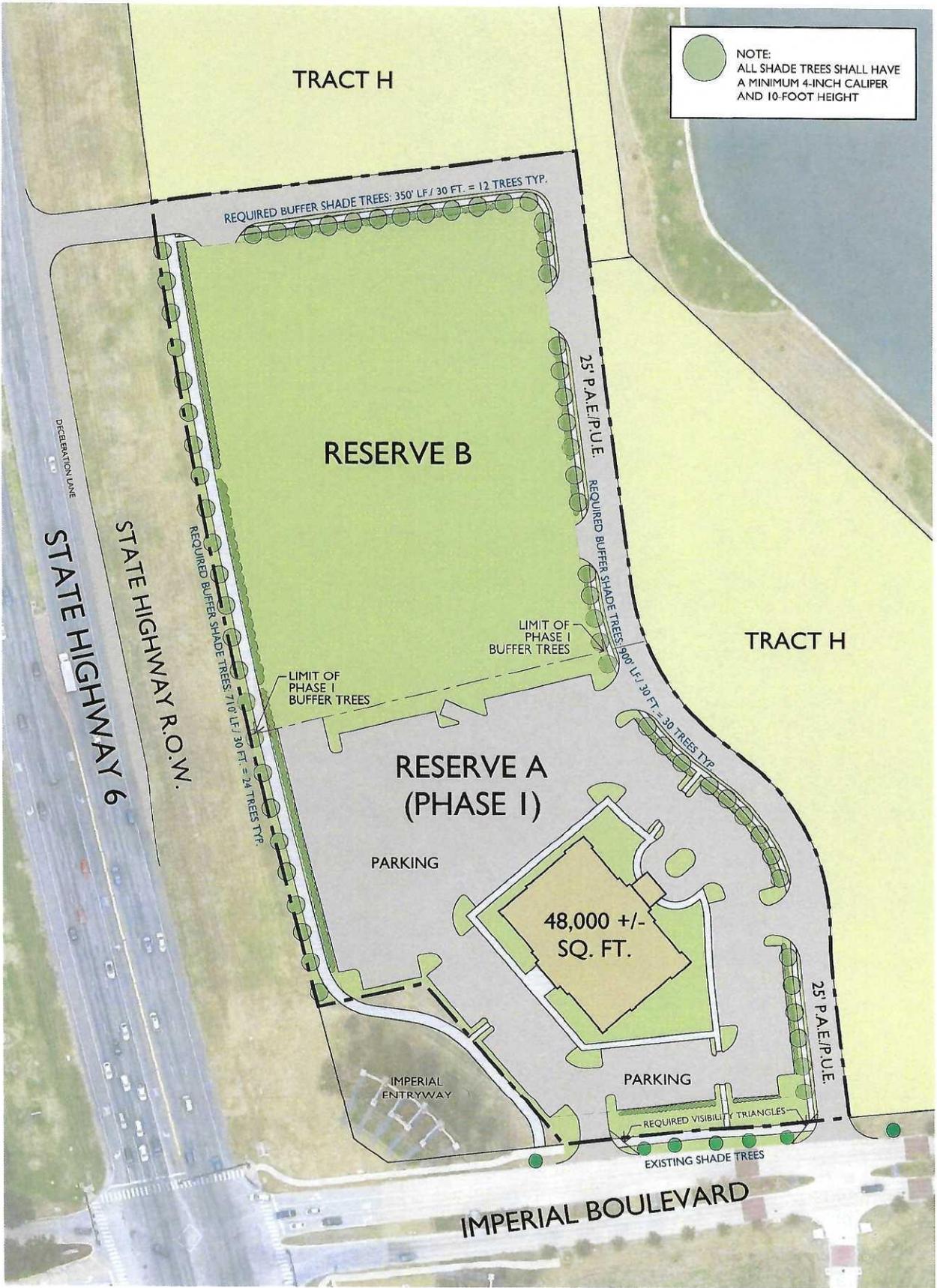


EXHIBIT B-6
Plant List for Imperial Highway 6 District Commercial
Tract H – Reserves A and B

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>Juniporus 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'

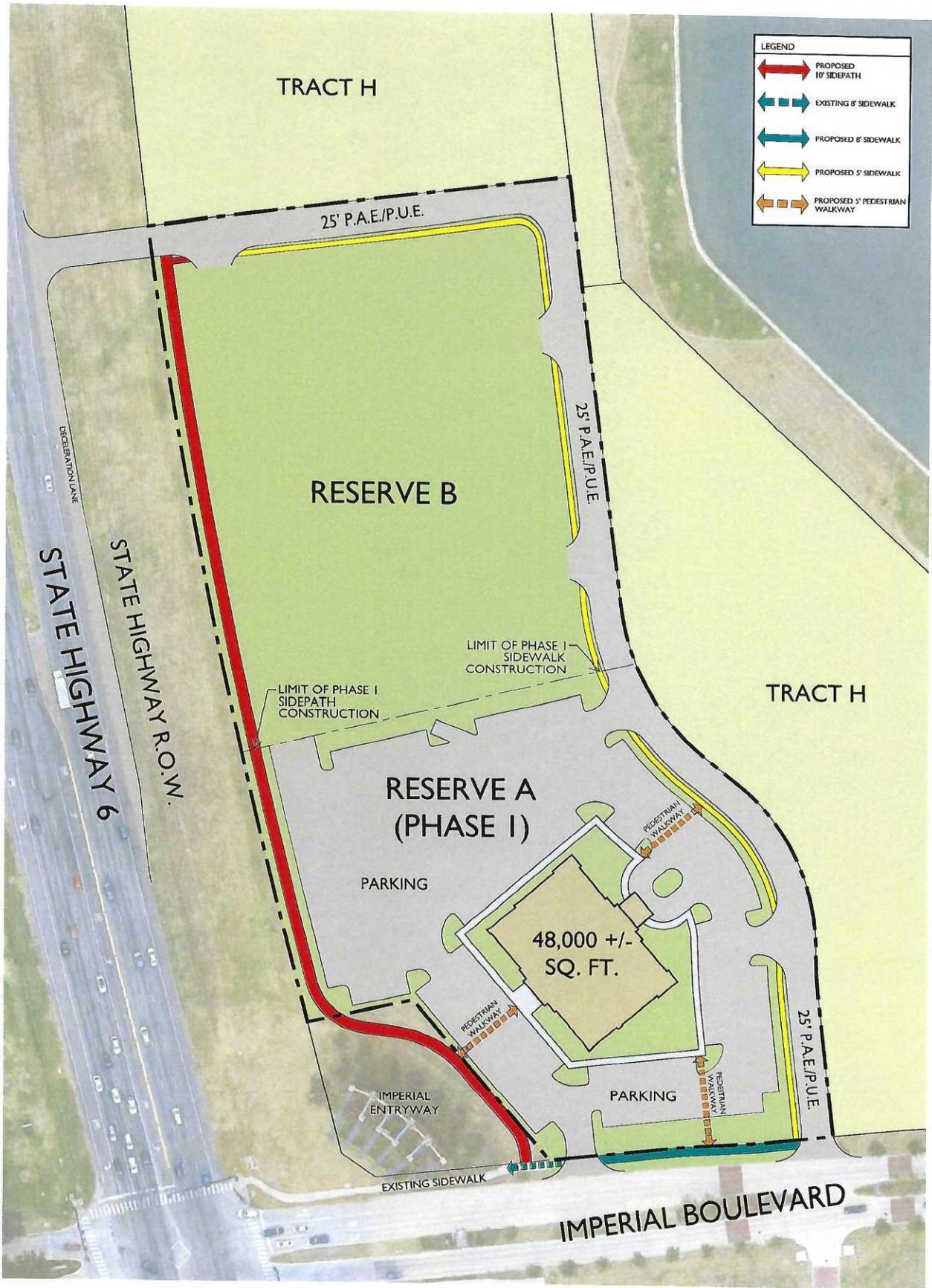
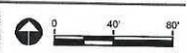
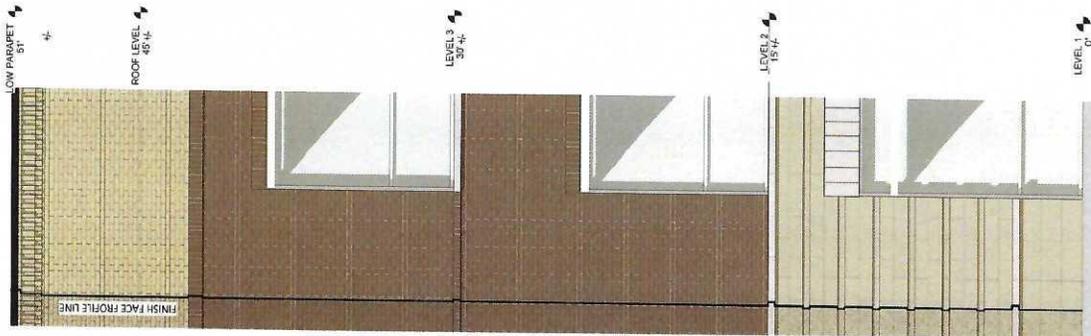
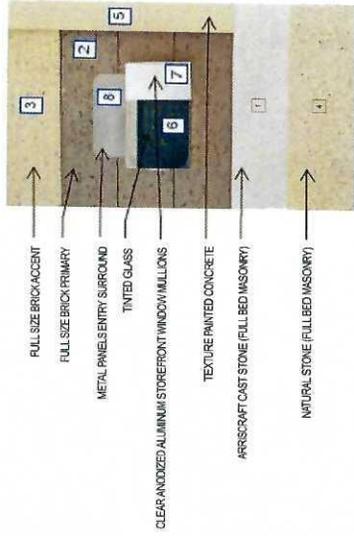


EXHIBIT B-7: PEDESTRIAN AND BICYCLE ACCESS





FACADE MATERIALS



02 FRONT ELEVATION

EXHIBIT B-8: OFFICE BUILDING DESIGN CHARACTERISTICS



01 ENLARGED ELEVATION