

**ORDINANCE NO. 2305**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SUGAR LAND, TEXAS, PROVIDING FOR A CHANGE OF ZONING FROM BUSINESS OFFICE (B-O) TO THE PLANNED DEVELOPMENT DISTRICT (PD) FINAL DEVELOPMENT PLAN (THE PEARL AT LAKE POINTE) FOR APPROXIMATELY 6.5 ACRES OF LAND LOCATED ALONG CREEK BEND DRIVE SOUTH OF FLUOR DANIEL DRIVE.**

WHEREAS, PCD, Ltd. requested that approximately 6.5 acres of land located along Creek Bend Drive south of Fluor Daniel Drive be rezoned from Business Office (B-O) to the Planned Development District (PD) - Final Development Plan (The Pearl at Lake Pointe); 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 6.5 acres of land as described in Exhibit A, attached to and incorporated into this ordinance by referenced, is changed from Business Office (B-O) to the Planned Development District (PD) Final Development Plan (The Pearl at Lake Pointe) 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.

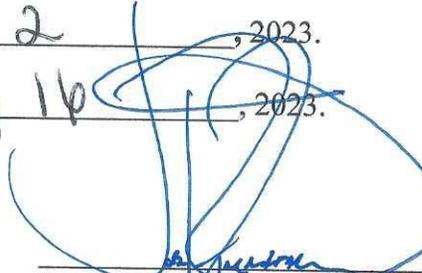
**Section 4.** That the following Exhibits are attached to and incorporated into this ordinance:

Exhibit A:	Survey with Metes and Bounds
Exhibit B:	Final Development Plan
Exhibit B-1.0:	Lake Pointe Regional Activity Center w/walking distances
Exhibit B-1.1:	Site Plan – Level 1 w/site calculations
Exhibit B-1.2:	Amenities and Office Space – Level 1

- Exhibit B-1.3: Amenities – Level 5
- Exhibit B-1.4: Vehicle, Pedestrian, and Bicycle Access Plan
- Exhibit B-2: Concept Rendering – Southwest Corner Elevation
- Exhibit B-2.1: Concept Rendering – South Elevation
- Exhibit B-2.2: Concept Rendering – Northwest Corner Elevation
- Exhibit B-2.3: Concept Rendering – North Elevation
- Exhibit B-2.4: Concept Rendering – Southeast Elevation
- Exhibit B-3: Exterior Finishes
- Exhibit B-3.1: Exterior Elevations
- Exhibit B-4: Parking Plan and Tabulations
- Exhibit B-5: Landscaping Plan
- Exhibit B-5.1: Plaza/Activity Areas
- Exhibit B-5.2: Enlarged Corner Plaza
- Exhibit B-5.3: Inspirational Images for Streetscape

READ IN FULL on first consideration on May 2, 2023.

APPROVED upon second consideration on May 16, 2023.



Joe R. Zimmerman, Mayor

ATTEST:

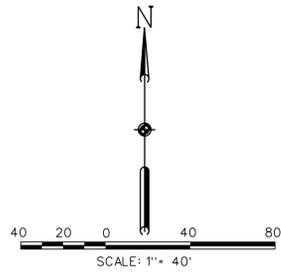
Natalie Serrano  
Natalie Serrano, Interim City Secretary

APPROVED AS TO FORM:

Jisha Day

- Attachments:
- Exhibit A: Survey with Metes and Bounds
  - Exhibit B: Final Development Plan
  - Exhibit B-1.0: Lake Pointe Regional Activity Center w/walking distances
  - Exhibit B-1.1: Site Plan – Level 1 w/site calculations
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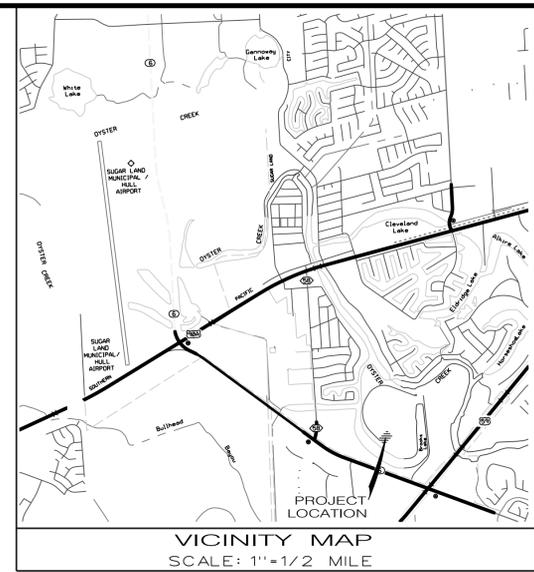


- LEGEND**
- SET 5/8 - INCH IRON ROD WITH PLASTIC CAP STAMPED 'COSTELLO INC.' UNLESS OTHERWISE NOTED
  - FOUND 5/8 - INCH IRON ROD WITH PLASTIC CAP STAMPED 'COSTELLO INC.' UNLESS OTHERWISE NOTED

- LEGEND**
- ⊙ STORM SEWER MANHOLE
  - ⊙ SANITARY SEWER MANHOLE
  - ⊕ CURB INLET
  - ⊕ FIRE HYDRANT
  - ⊕ WATER GATE VALVE
  - ⊕ POWER POLE
  - ⊕ GUY WIRE & ANCHOR
  - ⊕ SIGN
  - ⊕ CONCRETE CURB
  - ⊕ LIGHT STANDARD
  - ⊕ FIBER OPTIC MARKER
  - ⊕ TELEPHONE PEDESTAL

CURVE TABLE

Curve NO.	LENGTH	DELTA	RADIUS	CHORD	DISTANCE
C1	347.09	40° 05' 41"	498.00 L	S 66° 28' 07" W	340.06
C2	83.56	14° 43' 52"	325.00 L	S 39° 3' 20" W	83.33
C3	122.18	23° 20' 2"	300.00 R	N 56° 38' 35" W	121.33



FLUOR CENTRAL DEVELOPMENT  
TRACT REPLAT NO. 1  
SLIDE NO. 2427 A&B  
F.B.C.P.R.  
TRACT 6

TRACT 1  
4.0073 ACRES  
BEING ALL OF  
UNRESTRICTED RESERVE "E"  
OF THE PLAT OF LAKE POINTE  
TRACT "C" REPLAT  
PLAT NO. 20070210  
F.B.C.P.R.  
AND CONVEYED TO  
LAKE POINTE TOWN CENTER, L.P.  
IN C.F. NO. 2004037136 O.P.R.F.B.C.  
NO BUILDINGS

FLUOR CENTRAL DEVELOPMENT  
TRACT REPLAT NO. 1  
SLIDE NO. 2427 A&B  
F.B.C.P.R.  
TRACT 6

TRACT 2  
2.4493 ACRES  
BEING ALL OF  
LAKE POINTE  
TRACT "C"  
UNRESTRICTED  
RESERVE "D" REPLAT  
TOTTALING 2.4493 ACRES  
PLAT NO. 20070301  
F.B.C.P.R.  
AND CONVEYED TO  
COMMERCE GREEN ASSOCIATES, L.P.  
2017103109 O.R.F.B.C.  
NO BUILDINGS

UNRESTRICTED RESERVE "G"  
LAKE POINTE  
TRACT "C"  
PLAT NO. 20070108  
F.B.C.P.R.

**TRACT SUMMARY**

TRACT 1-	4.0073	ACRES ALL OF RESERVE "E"
TRACT 2-	2.4493	ACRES ALL OF RESERVE "D1,D2"
TOTAL TRACT 1,2-	6.4566	ACRES

- GENERAL NOTES**
- THIS SURVEY IS BASED ON A COMMITMENT FOR TITLE INSURANCE ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, C.F. NO. 2006120, ISSUED NOVEMBER 16, 2022, EFFECTIVE DATE OF NOVEMBER 02, 2022 AND IS SUBJECT TO ALL TERMS, CONDITIONS, LEASES AND ENCUMBRANCES STIPULATED THEREIN.
  - ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR FORT BEND COUNTY, TEXAS, MAP NUMBER AND 481570260 L, DATED APRIL 02, 2014, THIS PROPERTY LIES IN UNSHADDED ZONE "X", WHICH IS DEFINED AS AREAS DETERMINED AS AREA OF MINIMAL FLOOD HAZARD. THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP IS FOR USE IN ADMINISTERING THE NATIONAL FLOOD INSURANCE PROGRAM. IT DOES NOT NECESSARILY IDENTIFY AREAS SUBJECT TO FLOODING, PARTICULARLY FROM LOCAL DRAINAGE SOURCES OR SHADDED AREAS. METRIC FEATURES OUTSIDE SPECIAL FLOOD HAZARD AREAS. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES LOCATED THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THE FLOOD HAZARD AREA IS SUBJECT TO CHANGE AS DETAILED STUDIES OCCUR AND/OR WATERSHED OR CHANNEL CONDITIONS CHANGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
  - ALL BEARINGS ARE REFERENCED TO THE NORTHWEST BOUNDARY LINE OF RESERVE "D1" IN LAKE POINTE TRACT "C" UNRESTRICTED RESERVE "D" REPLAT AS RECORDED IN PLAT NUMBER 20070301 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.
  - THIS PROPERTY LIES WITHIN THE CORPORATE LIMITS OF THE CITY OF SUGAR LAND, FORT BEND COUNTY LEVEE IMPROVEMENT DISTRICT NO. 2, FORT BEND INDEPENDENT SCHOOL DISTRICT, FIRST COLONY MUD 10 AND FORT BEND COUNTY.
  - PROPERTY HAS ACCESS TO AND FROM CREEK BEND DRIVE (50-FOOT WIDE) AS RECORDED ON PLAT NUMBER 20070108 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.
  - ABBREVIATIONS: F.B.C.P.R. - FORT BEND COUNTY PLAT RECORDS; O.R.F.B.C. - OFFICIAL RECORDS OF FORT BEND COUNTY; D.R.F.B.C. - DEED RECORDS OF FORT BEND COUNTY; B/C - BACK OF CURB END; FOUND L.B. - IRON ROD L.B. - WATERLINE EASEMENT; S.S.E. - SANITARY SEWER EASEMENT; STM.S.E. - STORM SEWER EASEMENT; U.E. - UTILITY EASEMENT; A.E. - AERIAL EASEMENT; L.E. - LANDSCAPE EASEMENT; H.L.P. - HOUSTON LIGHTING AND POWER; C.F. NO. - CLERK'S FILE NUMBER.
  - ALL UTILITIES SHOWN ARE BASED ON ABOVE GROUND VISIBLE FEATURES AND NO EFFORT WAS MADE TO LOCATE BELOW GROUND UTILITY LINES.
  - THIS PROPERTY IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED ON PLAT NUMBER 20070108, 20070210 AND 20070301 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS; C.F. NO. 5 9728010, 200005824, 2001058569, 2001058570, 2001058571, 2001058572, 2001058573, 2001058574, 2001058575, 2001058576, 2001058577, 2001058578, 2001058579, 2001058580, 2001058581, 2001058582, 2001058583, 2001058584, 2001058585, 2001058586, 2001058587, 2001058588, 2001058589, 2001058590, 2001058591, 2001058592, 2001058593, 2001058594, 2001058595, 2001058596, 2001058597, 2001058598, 2001058599, 2001058600, 2001058601, 2001058602, 2001058603, 2001058604, 2001058605, 2001058606, 2001058607, 2001058608, 2001058609, 2001058610, 2001058611, 2001058612, 2001058613, 2001058614, 2001058615, 2001058616, 2001058617, 2001058618, 2001058619, 2001058620, 2001058621, 2001058622, 2001058623, 2001058624, 2001058625, 2001058626, 2001058627, 2001058628, 2001058629, 2001058630, 2001058631, 2001058632, 2001058633, 2001058634, 2001058635, 2001058636, 2001058637, 2001058638, 2001058639, 2001058640, 2001058641, 2001058642, 2001058643, 2001058644, 2001058645, 2001058646, 2001058647, 2001058648, 2001058649, 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**EXHIBIT B**  
**Final Development Plan**  
**Pearl Lake Pointe**

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

- General Provisions
- Land Uses
- Development Regulations for Multi-Family (Urban)/Live-Work Units
- Landscape and Pedestrian Circulation Regulations
- Building Regulations

**B. General Provisions**

1. The PD approved herein for this development must be constructed, developed, and maintained in compliance with this ordinance and other applicable ordinances of the City of Sugar Land (the “City”). If any provision or regulation of any City ordinance applicable in a B-O (Business-Office) zoning district is not contained in this ordinance, all the 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 conflicts with a provision of this ordinance.
2. Except as otherwise provided herein, the words used in this Final Development Plan have the meaning established by the Development Code. “PD” means the planned development district created by the 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:

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4. As shown on Exhibit A-1 (Survey with Metes and Bounds), the PD encompasses three (3) tracts which will be replatted into a single reserve of 6.4566 acres.
  - a) Tract 1: 4.0073 acres being the entirety of Unrestricted Reserve “E” out of the LAKE POINTE TRACT “C” REPLAT recorded under Clerk’s File Number 20070210 of the Plat Records of Fort Bend County, Texas;
  - b) Tract 2, Parcel 1: 2.3736 acres being the entirety of Unrestricted Reserve “D2” out of LAKE POINTE TRACT “C” UNRESTRICTED RESERVE “D” REPLAT recorded under Clerk’s File Number 20070301 of the Plat Records of Fort Bend County, Texas; and
  - c) Tract 2, Parcel 2: 0.0757 acre being the entirety of Unrestricted Reserve “D1” out of LAKE POINTE TRACT “C” UNRESTRICTED RESERVE “D” REPLAT recorded under Clerk’s File Number 20070301 of the Plat Records of Fort Bend County, Texas.

### C. Land Uses

1. Permitted land uses are identified as follows:
  - a) Multi-Family Dwellings
  - b) Recreational Facilities
  - c) Professional Office and Co-working Space
  - d) Real Estate and Insurance/Brokerage
  - e) Business Services
  - f) Financial Services/Brokerage
  - g) Legal Services
  - h) Accounting/Tax Services
  - i) Educational Services
  - j) Counseling/Therapy
  - k) Management Consulting
  - l) Restaurant/café/food service (open to the public)
  - m) Coffee shop (open to the public)
  - n) Wine bar (open to the public)
  - o) Retail ancillary to multifamily residential (residents only)
  - p) Regional detention
2. Maximum number of dwelling units shall not exceed 380.
3. Non-multifamily uses include approximately 9,600 sf of first-floor flex office co-working space with an adjacent 4,425 sf meeting room, five (5) Live/Work units (approximately 4,000 sf) exclusively on the ground floor of these units, and the support areas for the multifamily tenants and their visitors. This support area includes the Lobby/Amenities area of approximately 10,000 square feet and approximately 2000 square feet of coffee shop/cafe/business lounge on the ground floor. Additionally, the fifth floor will feature a “Sky Lounge” entertainment area comprising approximately 2,125 square feet for residents and their guests. The premise of the live/work must be used as the primary residence of the tenant, which will also be the same as the non-residential use owner/operator.

4. Any time three years after issuance of the original certificate of occupancy for the ~ 9,600sf of ground floor office space, should the occupancy of such space fall below 65%, then owner shall have the right to convert all of such office space to a maximum of 5 residential live/work units.

**D. Development Regulations for Multi-Family/Live-Work Units** – Multi-Family use within District A of the PD shall be developed in accordance with the following development limitations:

1. Maximum Height of Structures:
  - a) Five (5) stories of multi-family structure. No more than 70 feet, plus an additional 10 feet for edge parapets and screen walls.
  - b) Six (6) levels of parking structure to a top level of 70 feet.
2. Minimum Building Setbacks:
  - a) Minimum building setback for Creek Bend Drive on the west side of the project is 35 feet.
  - b) The minimum building setback for Creek Bend Drive on the south side of the project is 20 feet.
  - b) Minimum building setback for north and east sides is 21.5 feet to accommodate the overhead electrical easement.
3. Bicycle Parking, as shown on Exhibit B-1.6 (Vehicle, Pedestrian, and Bicycle Access Plan) and Exhibit B-4 (Parking Plan Layout):
  - a) Open space plazas shall incorporate bicycle parking spaces.
  - b) A minimum of 10 public bicycle parking spaces shall be provided in racks with no more than 4 spaces in any single parking area.
  - c) Racks shall be designed to support the bicycle upright in two places on the bicycle frame.
  - d) The parking garage shall include secured bicycle storage for residents.
4. Signage to comply with Chapter 4 of the Development Code:
  - a) Project logo signage will have metal letters applied to the building face with a height of no more than 3 feet.
  - b) Specific to live/work units: signage to be wall-mounted, maximum height of 12 inches, to be constructed of acrylic or metal.
5. Vehicular access gates, as shown on Exhibit B-1.6 (Vehicle, Pedestrian, and Bicycle Access Plan):
  - a) Vehicular entrance gate to parking garage shall be set back at least 50 feet from the street right of way line.
  - b) Creek Bend Drive shall include two pedestrian entrance gates. The access drive to the north shall include two pedestrian entrance gates, and a fifth resident entrance gate shall be located on the east side.

**E. Landscape and Pedestrian Circulation Regulations** – The PD shall be developed in accordance with the following landscape and pedestrian circulation regulations:

1. Landscape requirements (See Exhibits B-t, B-5.1, B-5.2 and B-5.3):
  - a) 6-inch caliper shade trees spaced approximately 40 feet apart on average on Creek Bend Drive on west and south sides.
  - b) Continuous hedge on rear and side yards.
  - c) Due to 16-foot aerial power easement on the north and east sides, no shade trees may be used. Landscaping shall include Ornamental Trees (see Section E.6. below), along with shrubs and groundcover plantings.
2. The parking garage shall be 100% screened on all sides by the residential building.
3. Minimum 15% of open space of lot area, inclusive of landscape buffers. Reference Exhibit B-1.1 (Site Plan – Level 1), plaza/public spaces to be developed in accordance with Exhibit B-5 (Landscape Plan), Exhibit B-5.1 (Plaza/Activity Areas), and Exhibit B-5.2 (Enlarged Corner Plaza).
4. Enhanced pedestrian areas shall be provided in accordance with Exhibit B-1.6 (Vehicle, Pedestrian, and Bicycle Access Plan) and Exhibits B-5, B-5.1 and B-5.2:
  - a) Minimum 10’ enhanced pedestrian walkway along Creek Bend Drive directly adjacent to Creek Bend Drive directly adjacent to Live/Work units and multi-family administration and amenity functions. Minimum 8’ sidewalks are required abutting the 30’ Access Drive to the north.
  - b) Sidewalks and plazas shall have amenities such as sitting areas, bicycle racks, enhanced concrete finishes, and tree grates. Tree and low-level pedestrian lighting will be incorporated. (See Exhibit B-5, B-5.1 and B-5.2)
5. The following landscape materials and minimum sizes are approved for use in the development:

**Shade Trees:**

<i>Common Name</i>	<i>Caliper</i>	<i>Size</i>	<i>Height</i>	<i>Spread</i>
Live Oak	4” *	65 gal.	12’-14’ ht.	4’-5’ spread
NuttallOak	4” *	65 gal.	10’-12’ ht.	3’-4’ spread
Drake Elm	4” *	65 gal.	9’-10’ ht.	2’-3’ spread
Pecan	4” *	65 gal.	10’-12’ ht.	3’-4’ spread

\*Minimum 6” on Creek Bend Drive.

**Ornamental Trees:**

<i>Common Name</i>	<i>Caliper</i>	<i>Size</i>	<i>Height</i>	<i>Spread</i>
Italian Cypress	2"-3" cal.	24" box	8'-10' ht.	18"-24" spread
Southern Magnolia	2 ½" cal.	30 gal.	10'-12' ht.	3'-4' spread
Riverbirch	2 ½" cal.	30 gal.	9'-10' ht.	4'-5' spread
Redbud	2 ½" cal.	30 gal.	9'-10' ht.	3'-4' spread
Savannah Holly	2 ½" cal.	30 gal.	10'-12' ht.	3'-4' spread
Crepemyrtle	2 ½" cal.	30 gal.	8'-10' ht.	3'-4' spread

**Shrubs for Screening and Buffering:**

<i>Common Name</i>	<i>Size</i>	<i>Spacing</i>	<i>Height</i>	<i>Spread</i>
Waxleaf Ligustrum	5 gal.	36" o.c. double row	30" ht.	24" spread
Oleander	5 gal.	48" o.c. single row	36" ht.	36" spread
Waxmyrtles	5 gal.	36" o.c. double row	30" ht.	24" spread

**Shrubs for Mass Planting:**

<i>Common Name</i>	<i>Size</i>	<i>Spacing</i>	<i>Height</i>	<i>Spread</i>
Indian Hawthorn	5 gal.	30" o.c.	24" ht.	18" spread
Dwarf Yaupon Holly	5 gal.	30" o.c.	24" ht.	18" spread
Dwarf Chinese Holly	5 gal.	30" o.c.	24" ht.	18" spread
Azaleas	5 gal.	30" o.c.	24" ht.	18" spread
Dwarf Burford Holly	5 gal.	30" o.c.	24" ht.	18" spread
Green Pittosporum	5 gal.	30" o.c.	24" ht.	18" spread
Variogated Pittosporum	5 gal.	30" o.c.	24" ht.	18" spread
Dwarf Pittosporum	5 gal.	30" o.c.	24" ht.	18" spread
Dwarf Crepemyrtle	5 gal.	30" o.c.	24" ht.	18" spread
Compact Nandina	5 gal.	30" o.c.	24" ht.	18" spread
Parson Juniper	5 gal.	30" o.c.	12" ht.	18" spread
Tam Juniper	5 gal.	30" o.c.	12" ht.	18" spread
Pfitzer Juniper	5 gal.	30" o.c.	12" ht.	18" spread

**Groundcover Plantings:**

<i>Common Name</i>	<i>Size</i>	<i>Spacing</i>	<i>Height</i>	<i>Spread</i>
Asian Jasmine	1 gal.	15" o.c.	8" ht.	12" spread
Big Blue Liriope	1 gal.	12" o.c.	10" ht.	10" spread
Monkey Grass	1 gal.	12" o.c.	8" ht.	8" spread
Boxwood	1 gal.	18" o.c.	12" ht.	10" spread
Carolina Jessamine	1 gal.	18" o.c.	10" ht.	10" spread

**Grass:**

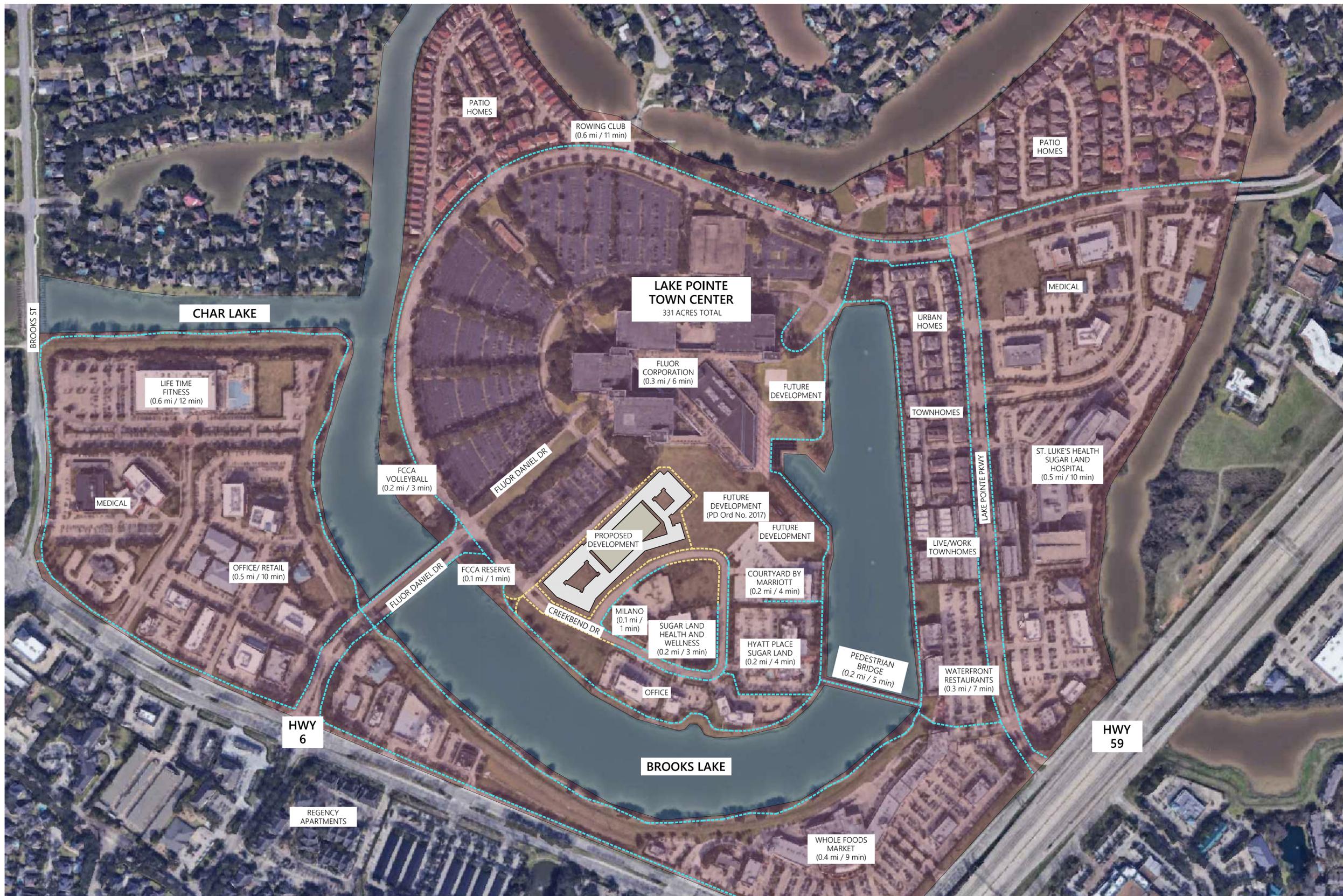
Common  
Bermuda

Hydroseed or solid sod

**F. Building Regulations** – As shown on Building Elevations (see Exhibit B-4.1 and Exhibit B-4.2), buildings within District A of the PD shall be developed in accordance with the following building regulations:

1. Buildings shall be designed in accordance with the following criteria:
  - a) A diversification of the horizontal and vertical building planes through offsets, changes in building materials, colors and textures, or other methods; and
  - b) Incorporate architectural details that create shade and cast shadows to provide visual relief.
  - c) Facades greater than 100 feet in length that face Creek Bend Drive shall incorporate offsets having a minimum depth of 1.5 to 2 feet and extending at least 20% of the length of the façade.
  - d) At least 65% of the units shall have full balconies extending approximately 30 inches from the face of the building.
  
2. Building façade finishes:
  - a) Primary Finish means an exterior finish consisting of brick, cast stone, stucco and glass.
  - b) Secondary Finish means an exterior finish consisting of aluminum storefronts/windows, steel canopies, prefabricated decorative metal balcony railings, fiber cement siding and wood.
  - c) Primary Finishes shall comprise at least 85% 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.
  - d) No single building finish material shall cover more than 80% of the front of any building.
  - e) Building elevations facing Creek Bend Drive shall comprise at least 50% glass.

- f) Use of architectural metals is limited to canopies, parapet walls, roof systems, balcony railings, 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 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 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 untextured concrete surface
  - iv) EIFS



--- EXISTING LAKE POINTE SIDEWALK/TRAIL SYSTEM  
 - - - FUTURE LAKE POINTE SIDEWALK/TRAIL SYSTEM

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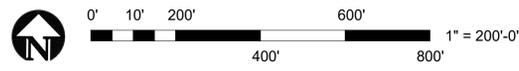


EXHIBIT B-1.0

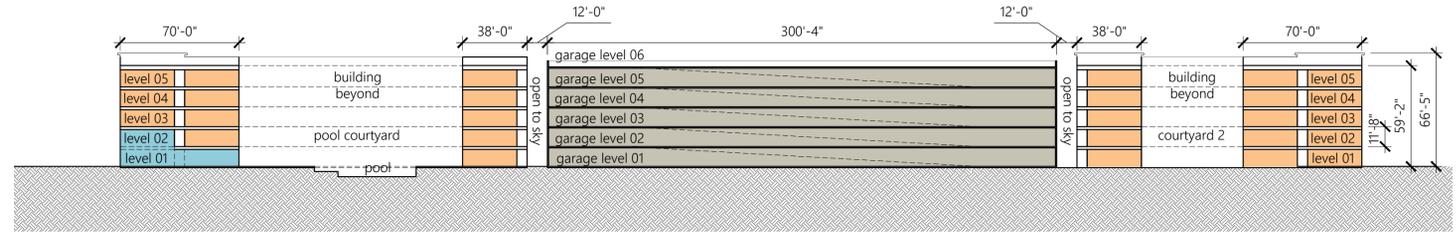
LAKE POINTE REGIONAL ACTIVITY CENTER (RAC)  
 03-07-2023 REVISED REZONING PACKAGE (RESUBMITTAL)  
 a development by MORGAN

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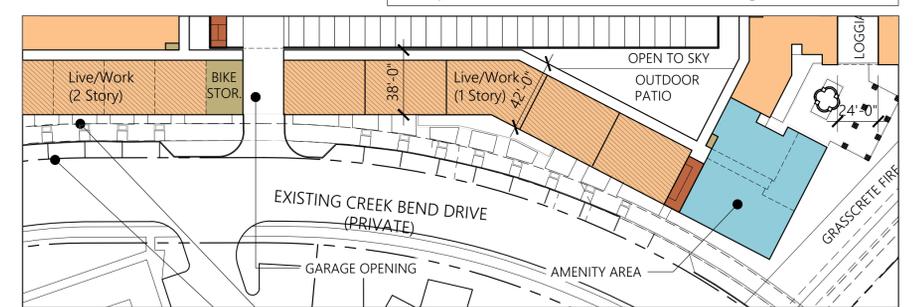
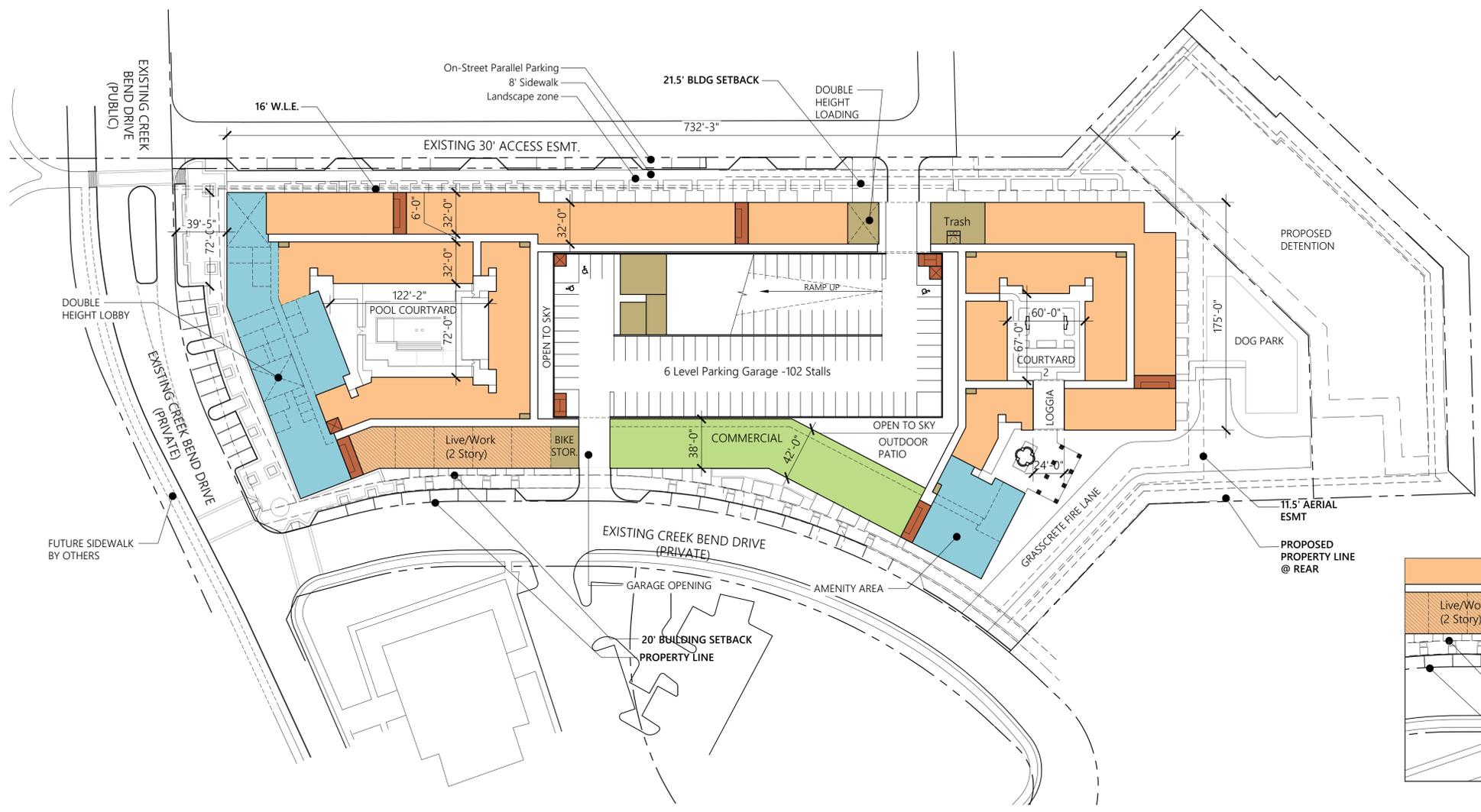
PEARL LAKE POINTE  
 SUGAR LAND, TEXAS

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CONCEPT SECTION

19-44 Prelim. Site Area Calcs	
<b>~Unit Count:</b>	<b>375 units</b>
Live/Work units (1%) :	5 units
1 br units (58%) :	219 units
2 br units (40%) :	151 units
Lobby/Amenities Area (Lvl 1 Pool Cty):	10,915 s.f.
Amenities Area (Lvl 1 Club / Secondary Fitness):	3,830 s.f.
Amenities (Lvl 5):	2,160 s.f.
Commercial Office (Lvl 1):	9,940 s.f.
<b>Parking:</b>	
Required Parking:	714 spaces
Total Residential Parking:	722 spaces
Residential Garage Parking:	679 spaces
Surface Parking:	43 spaces
Parking Ratio (surface not included):	1.81 spaces/unit
	1.3 spaces/br
<b>Site Information</b>	
Site Area (proposed):	5.394 acre
Building Lot Coverage (41%):	96,548 s.f.
Total Lot Coverage - incl. gar (57%):	134,490 s.f.
Total Open Space (35%):	82,393 s.f.
Private Open Space (Courtyard/Service):	19,624 s.f.
Public Open Space (excl. parking):	62,769 s.f.
Density:	69.52 units/acre



Any time three years after issuance of the original certificate of occupancy for the ~ 9,600sf of ground floor office space, should the occupancy of such space fall below 65%, then owner shall have the right to convert all of the office space to a maximum of 5 residential units. (See figure below)

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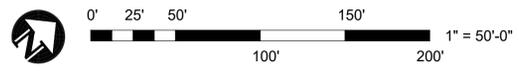
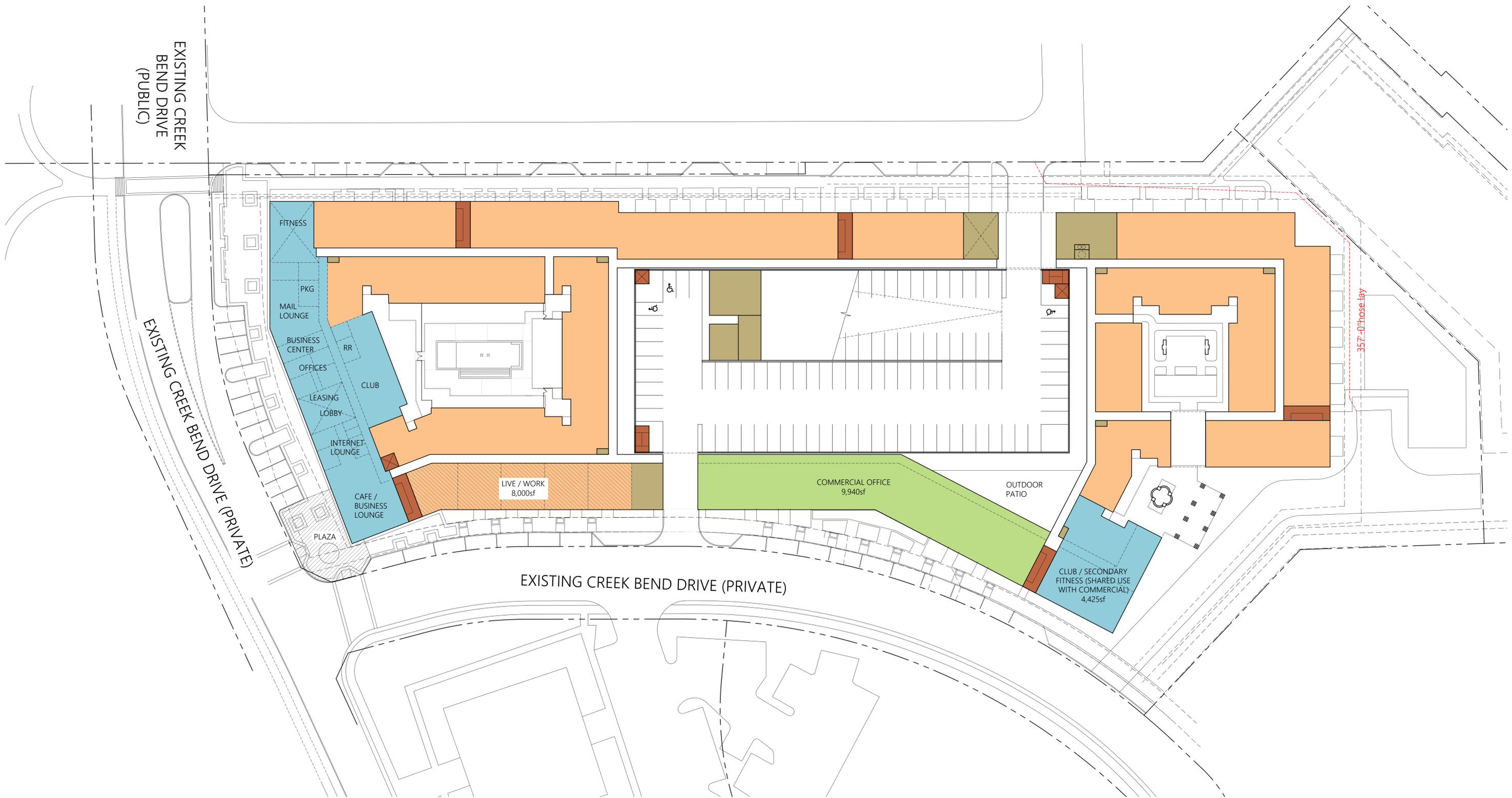


EXHIBIT B-1.1

SITE PLAN - LEVEL 1  
03-07-2023 REVISED REZONING PACKAGE (RESUBMITTAL)  
a development by MORGAN



**1 Amenity Plan - Level 1**

SCALE: 1" = 30'-0"

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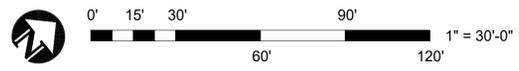
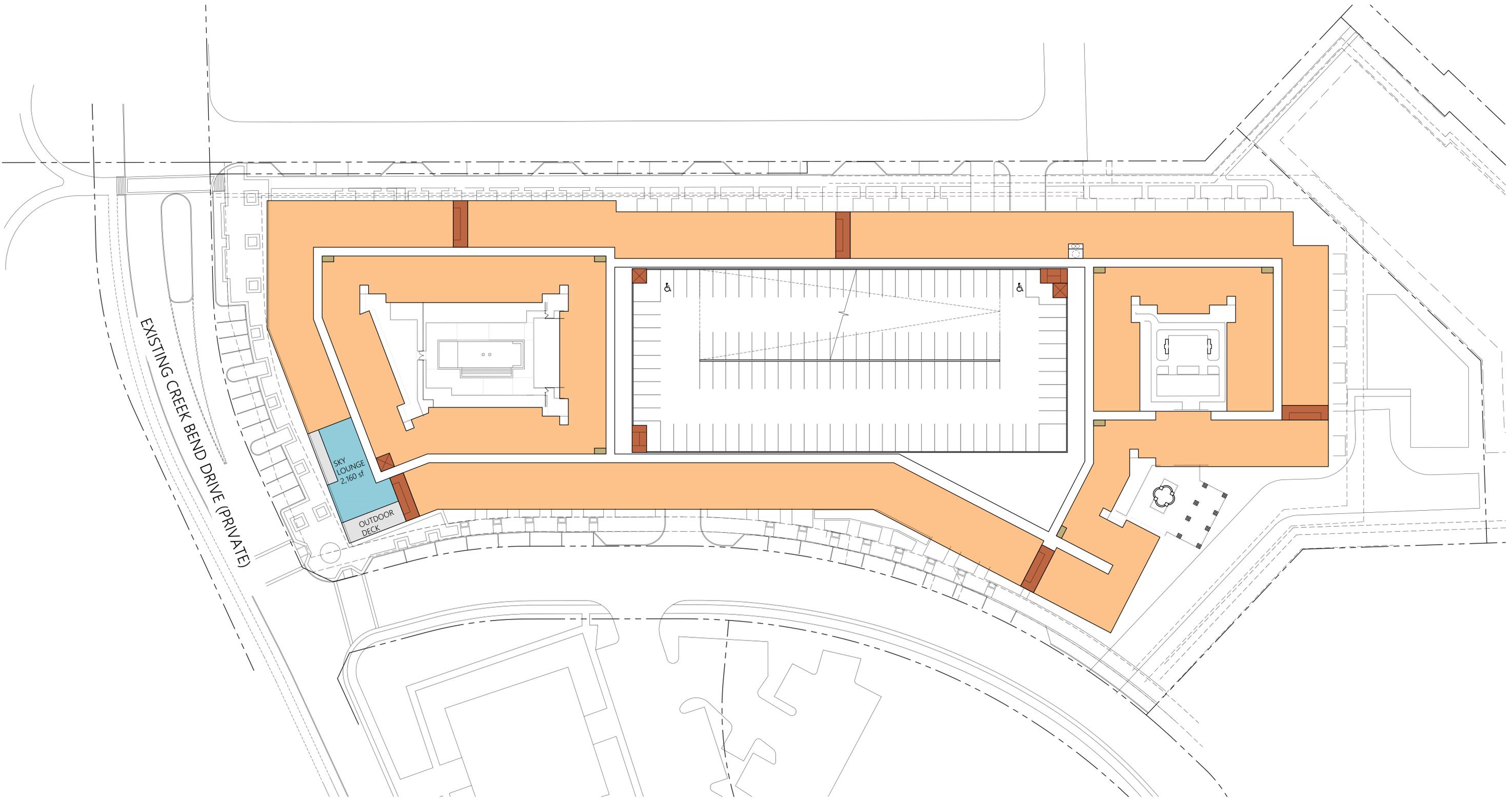


EXHIBIT B-1.2

AMENITY AND OFFICE SPACE PLAN  
03-07-2023 REVISED REZONING PACKAGE (RESUBMITTAL)  
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PEARL LAKE POINTE  
SUGAR LAND, TEXAS



1 Amenity Plan - Level 5

SCALE: 1" = 30'-0"

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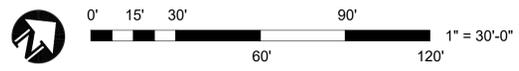
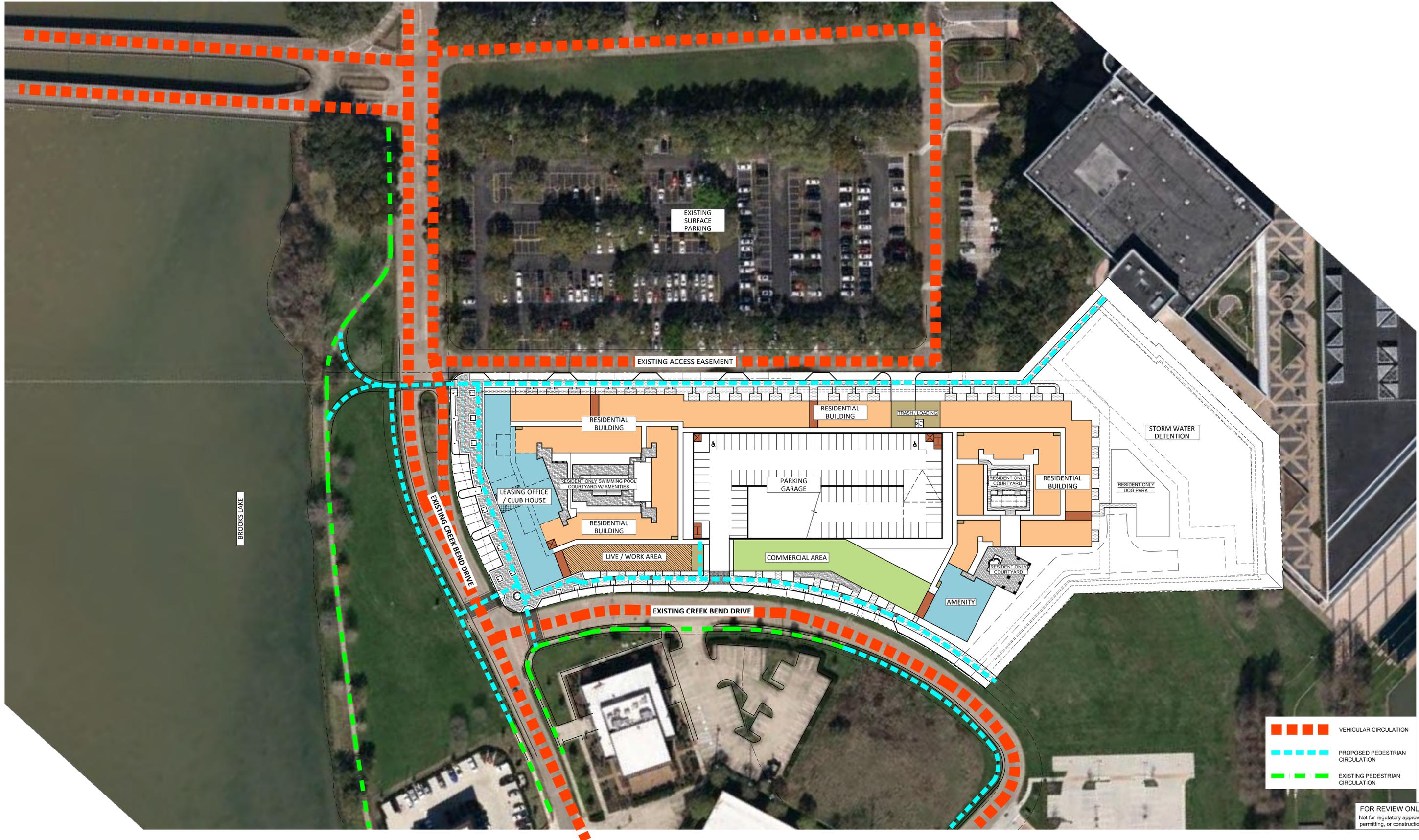


EXHIBIT B-1.3

AMENITY AND OFFICE SPACE PLAN  
03-07-2023 REVISED REZONING PACKAGE (RESUBMITTAL)  
a development by MORGAN



- VEHICULAR CIRCULATION
- - - PROPOSED PEDESTRIAN CIRCULATION
- - - EXISTING PEDESTRIAN CIRCULATION

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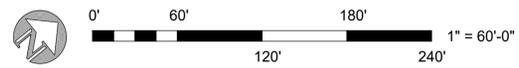


EXHIBIT B-1.4

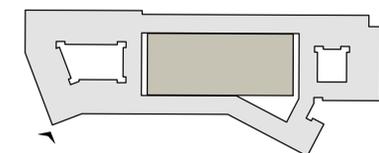
TRAFFIC / PEDESTRIAN PLAN

January 9, 2023

a development by MORGAN



EXHIBIT B-2



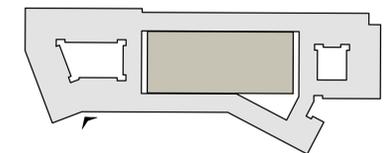
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CONCEPT RENDERING  
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PEARL LAKE POINTE  
SUGAR LAND, TEXAS



EXHIBIT B-2.1



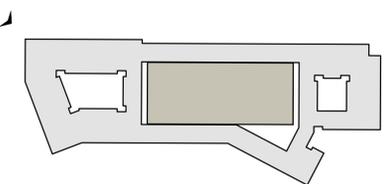
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EXHIBIT B-2.2



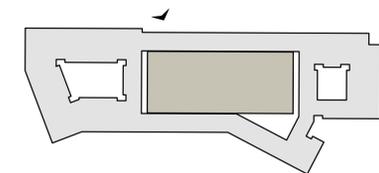
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EXHIBIT B-2.3



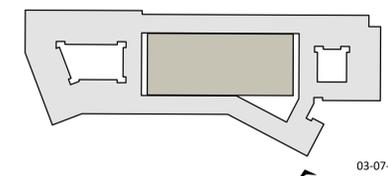
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EXHIBIT B-2.4



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SUGAR LAND, TEXAS

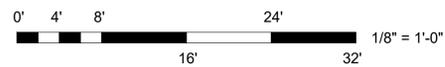
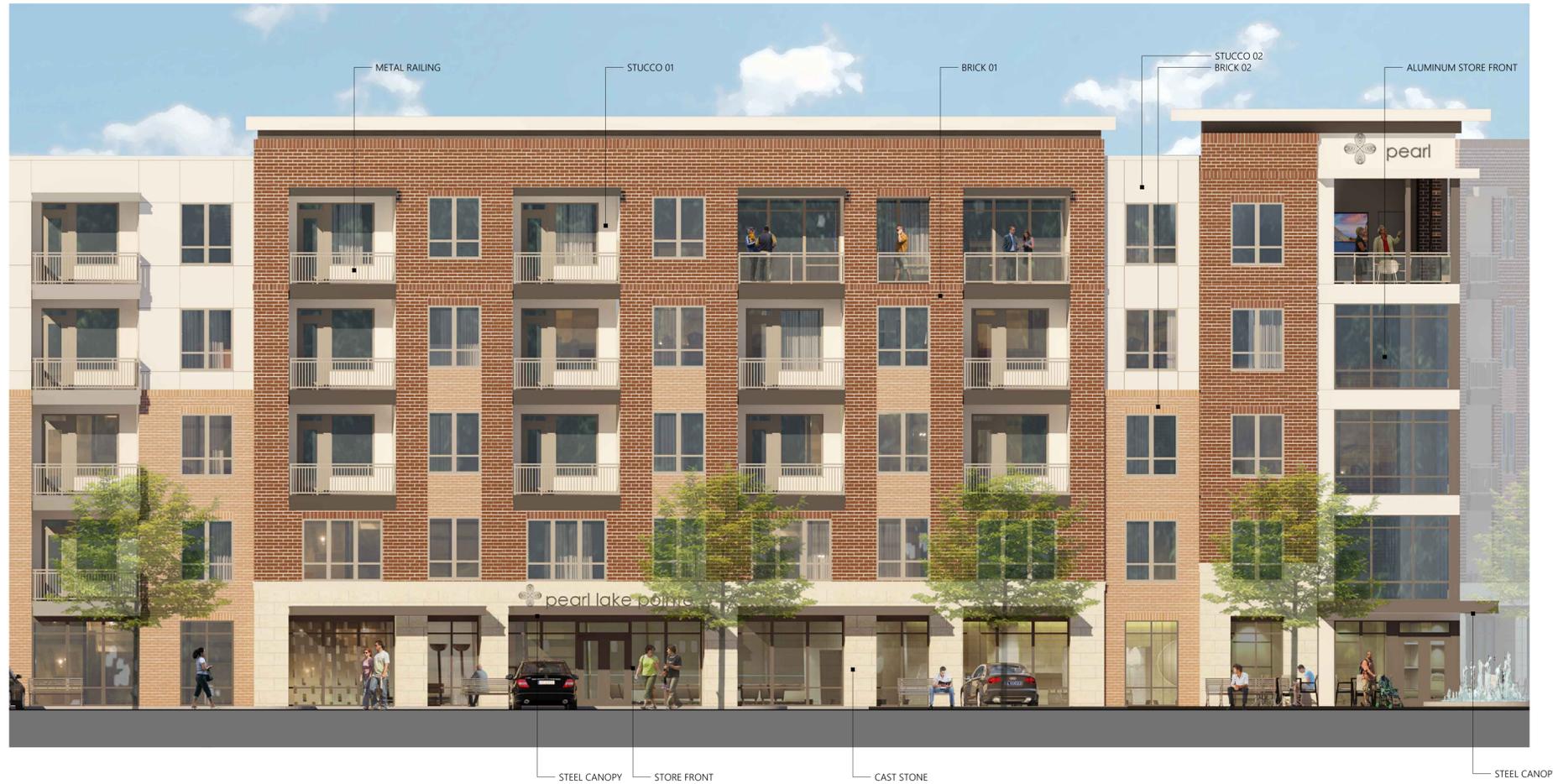
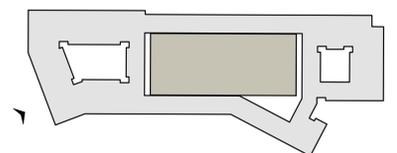


EXHIBIT B-3



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EXTERIOR FINISHES

03-07-2023 REVISED REZONING PACKAGE (RESUBMITTAL)  
a development by MORGAN



**4 ACCESS EASEMENT (NW) ELEVATION** SCALE: 1" = 30'-0"



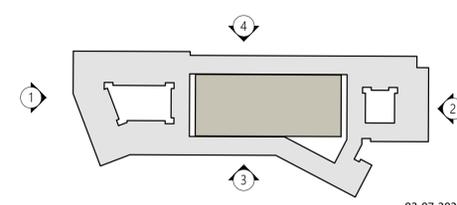
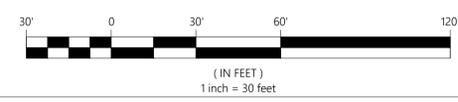
**3 CREEK BEND DR (SE) ELEVATION** SCALE: 1" = 30'-0"



**2 NORTHEAST ELEVATION** SCALE: 1" = 30'-0"



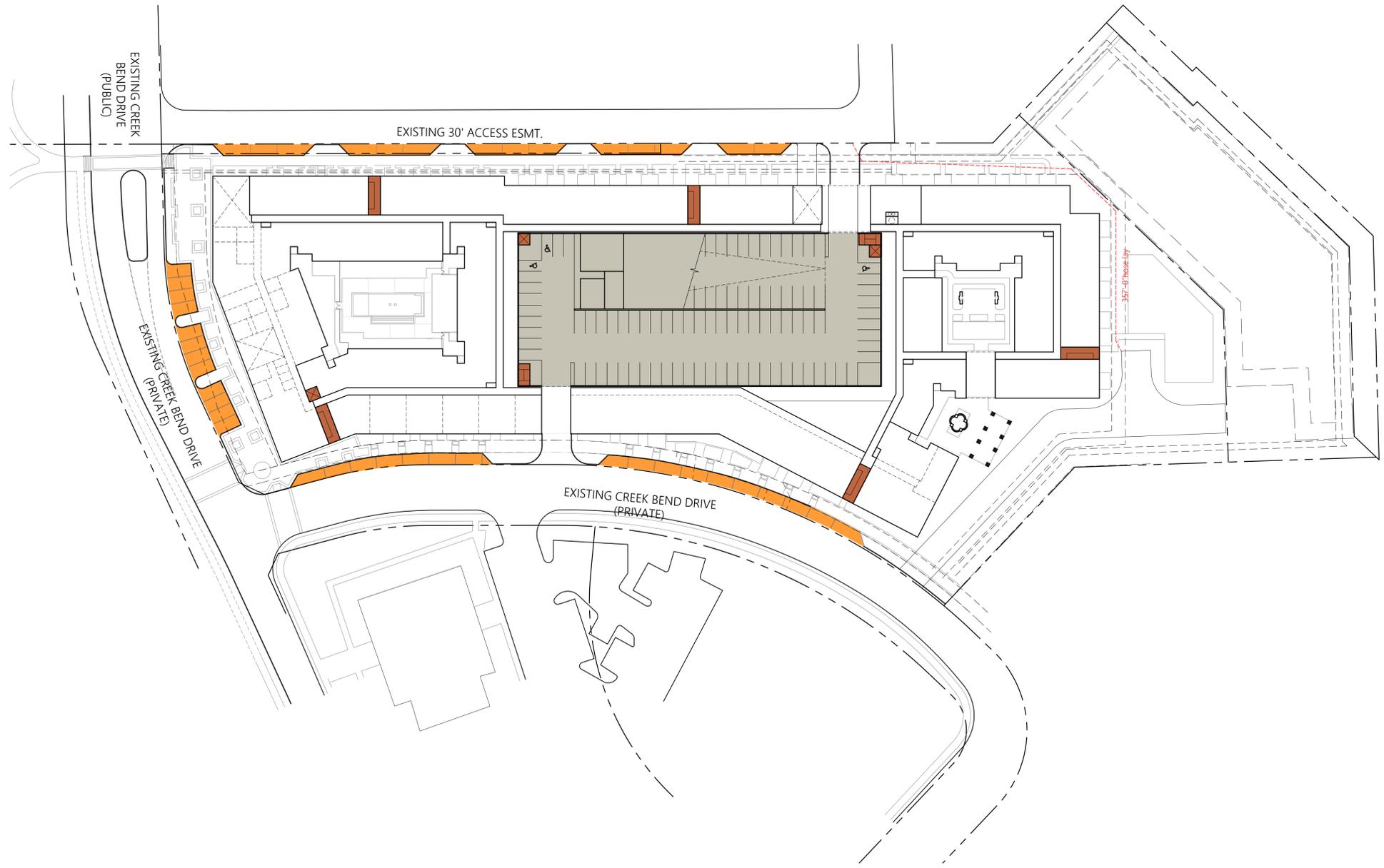
**1 CREEK BEND DR (SW) ELEVATION** SCALE: 1" = 30'-0"



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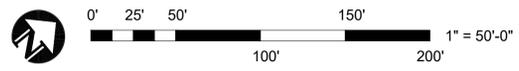
**EXTERIOR ELEVATIONS**  
03-07-2023 REVISED REZONING PACKAGE (RESUBMITTAL)  
a development by MORGAN

**EXHIBIT B-3.1**



- On-Street Parking
- Garage Parking

Parking Tabulations			
<b>Multi-Family Residential</b>			
	# Units	Ratio	Required
1BR	219	1.5	329
2BR	151	2	302
Visitor	370	0.2	74
	<b>Total:</b>		<b>705</b>
<b>Live/Work</b>			
1BR	5	1.5	8
Visitor	5	0.2	1
	<b>Total:</b>		<b>9</b>
Total Required Parking:			714
Total Parking Provided:			722
Garage Parking:			679
Street Parking:			43



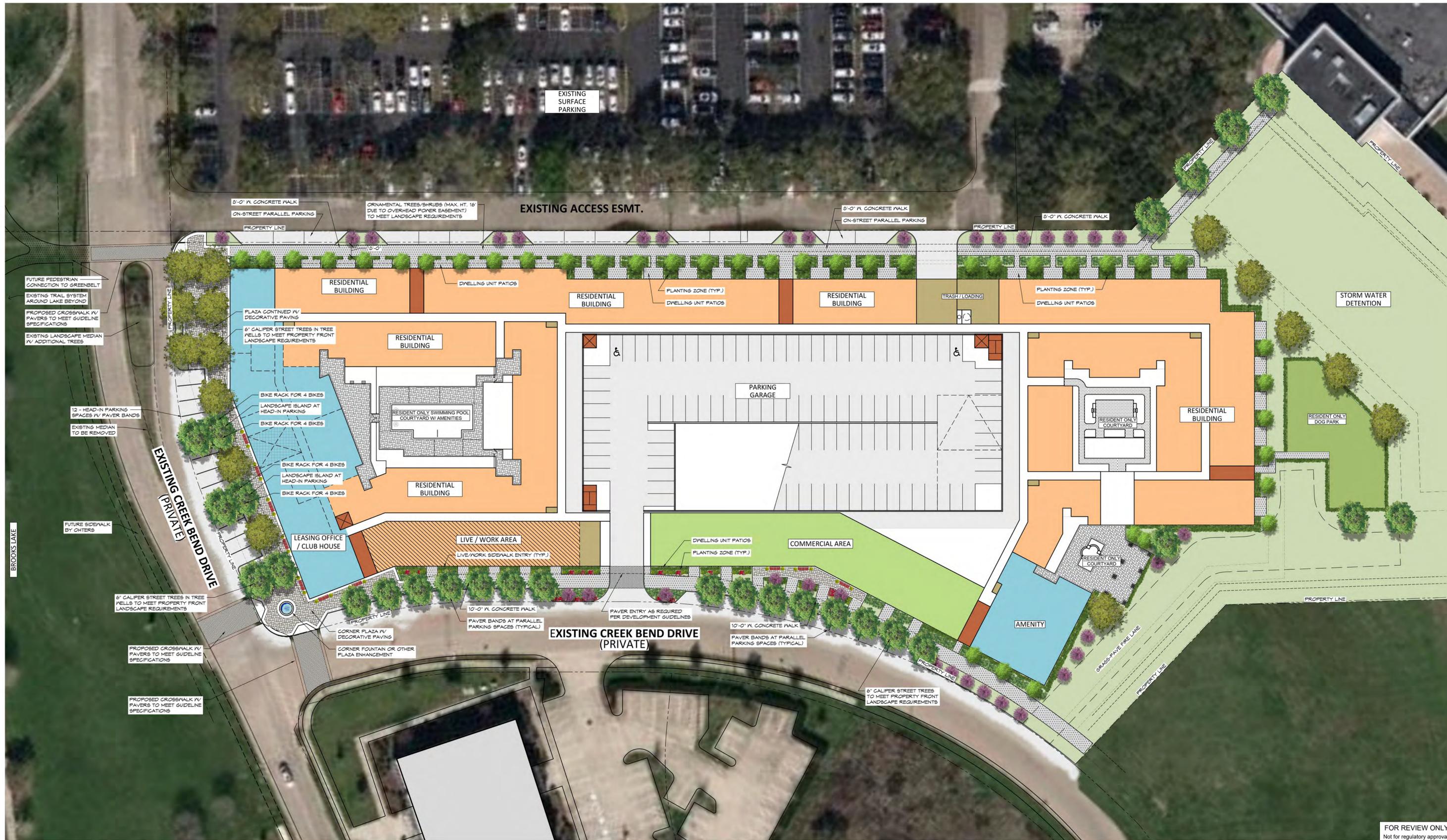
**EXHIBIT B-4**

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**PARKING PLAN**

03-07-2023 REVISED REZONING PACKAGE (RESUBMITTAL)  
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**PEARL LAKE POINTE**  
SUGAR LAND, TEXAS



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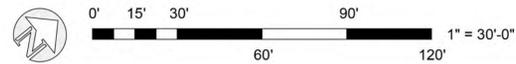
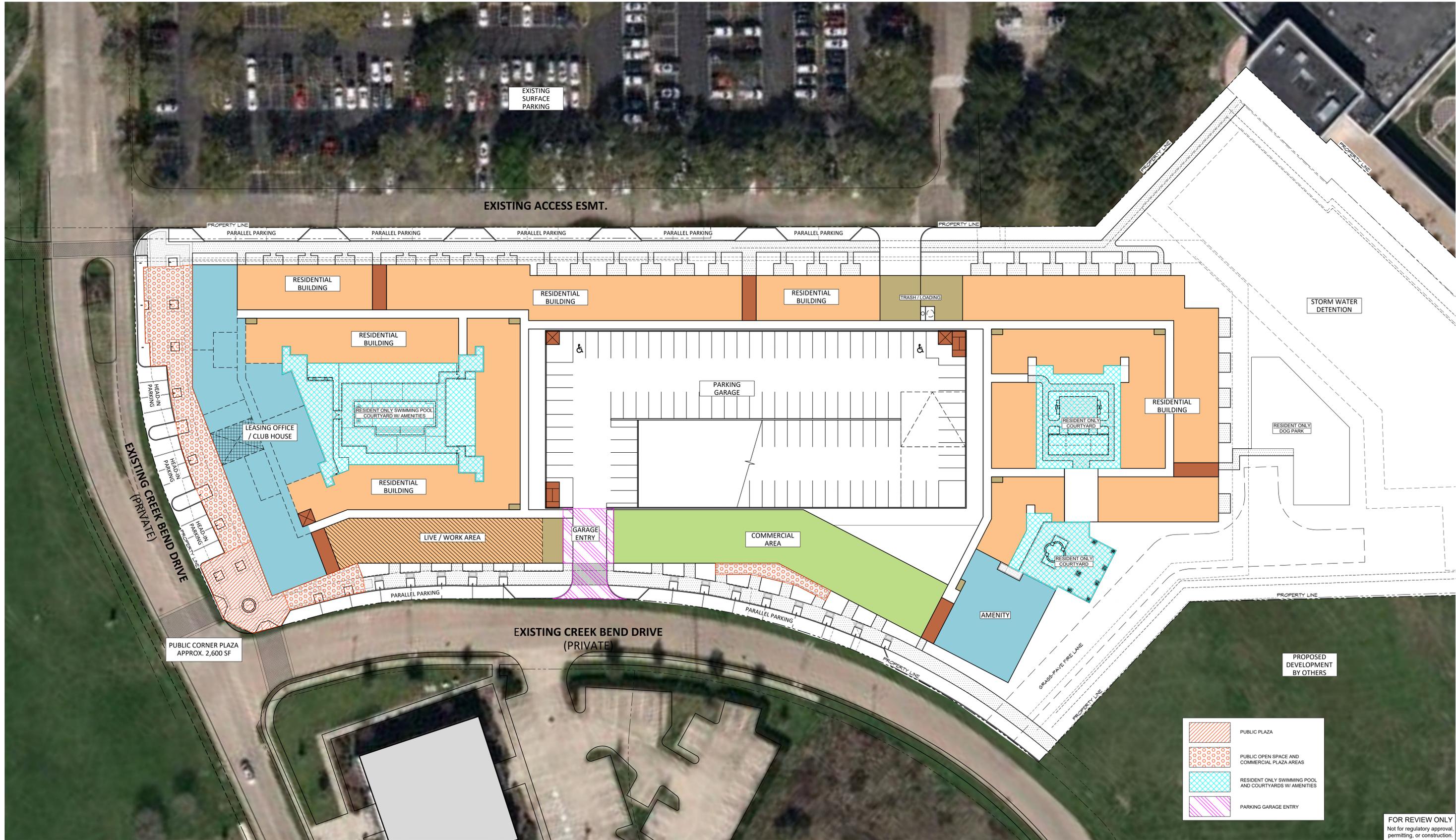


EXHIBIT B-5

LANDSCAPE SITE PLAN

January 9, 2023

a development by MORGAN



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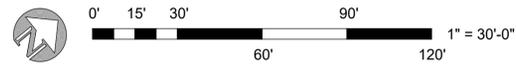


EXHIBIT B-5.1

PLAZA / ACTIVITY AREAS

January 9, 2023

a development by MORGAN

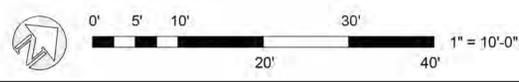
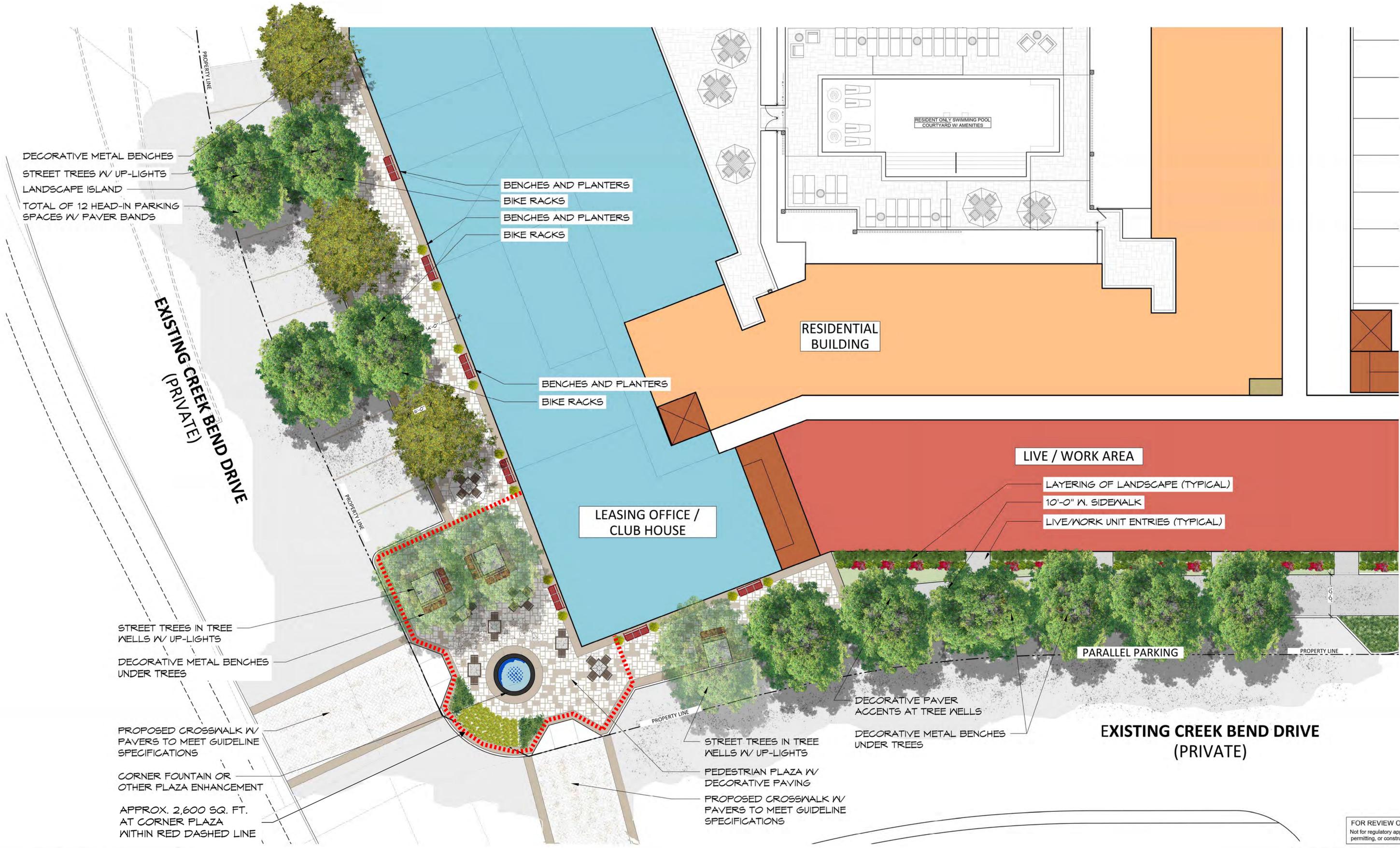


EXHIBIT B-5.2

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permitting, or construction.

ENLARGED CORNER PLAZA  
Sept. 12, 2022  
a development by MORGAN



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permitting, or construction.

INSPIRATION IMAGES

JULY 18, 2022

a development by MORGAN

EXHIBIT B-5.3

PEARL LAKE POINTE  
SUGAR LAND, TEXAS

Robinson & Company  
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