

**ORDINANCE NO. 2291**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SUGAR LAND, TEXAS, AMENDING THE COSTCO WHOLESALE CORPORATION – TELFAIR CENTER LAKEFRONT DISTRICT PLANNED DEVELOPMENT (PD) FINAL DEVELOPMENT PLAN, LOCATED AT THE SOUTHEAST CORNER OF WALLINGFORD AVENUE AND WESTCOTT AVENUE; RE-ADOPTING THE FINAL DEVELOPMENT PLAN; AND REPEALING ORDINANCE NO. 1869.**

WHEREAS, on September 20, 2011, City Council approved Ordinance No. 1826, the General Development Plan for Telfair Center Lakefront District, which included the 84 acres of property located at the northeast corner of the intersection of University Boulevard and U.S. Highway 59; and

WHEREAS, by the adoption of Ordinance No. 1869 on September 18, 2012, the City Council approved a change of zoning to create a planned development district for approximately 16.42 acres of retail commercial parcel within District D of the Telfair Center Lakefront, located at the southeast corner of Wallingford Avenue and Westcott Avenue, and approved a final development plan for the PD district; and

WHEREAS, The JNL Design Group, Inc., on behalf of Costco Wholesale Corporation, is requesting an amendment to the Planned Development (PD) Final Development Plan in order to expand the number of pump stations at the fuel center; and

WHEREAS, the Planning and Zoning Commission forwarded its final report to the City Council recommending approval of the request with the modifications reflected in this ordinance; and

WHEREAS, the 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 amendment; and

WHEREAS, the City Council wishes to adopt a new final development plan for the entire PD, incorporating the amendment; 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 Final Development Plan as shown in Exhibit B, the Final Site Layout Plan as shown in Exhibit B-1: the Permitted Uses as shown in Exhibit B-2, and the Fuel Canopy Elevations as shown in Exhibit B-5, are approved.

**Section 3.** That the following Exhibits are attached to and incorporated into this ordinance:

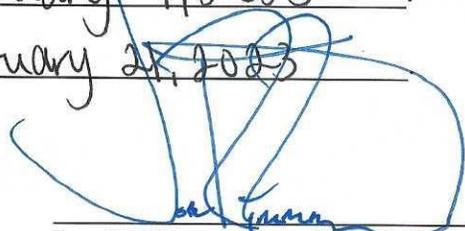
- Exhibit A: Metes & Bounds Description
- Exhibit B: Final Development Plan
- Exhibit B-1: Final Site Layout Plan
- Exhibit B-2: Permitted Uses
- Exhibit B-3: Landscape Species List
- Exhibit B-4: Building Elevations
- Exhibit B-5: Fuel Canopy Elevations

**Section 4.** That the City's official zoning map is amended to show the change in zoning district classification.

**Section 5.** That Ordinance No. 1869 is repealed.

APPROVED on first consideration on February 7, 2023.

ADOPTED on second consideration on February 21, 2023



Joe R. Zimmerman, Mayor

ATTEST:

Natalie Serrano  
Natalie Serrano, Interim City Secretary

APPROVED AS TO FORM:



- Attachments:
- Exhibit A: Metes & Bounds Description
  - Exhibit B: Final Development Plan
  - Exhibit B-1: Final Site Layout Plan
  - Exhibit B-2: Permitted Uses
  - Exhibit B-3: Landscape Species List
  - Exhibit B-4: Building Elevations
  - Exhibit B-5: Fuel Canopy Elevations

# EXHIBIT A: METES & BOUNDS DESCRIPTION

## EXHIBIT A

DESCRIPTION OF ALTA/ACSM  
LAND TITLE SURVEY FOR  
COSTCO WHOLESALE CORPORATION  
16.42 ACRES  
(715,040 SQUARE FEET)

Being 16.42 acres (715,040 square feet) of land located in the Alexander Hodge League Abstract 32, Fort Bend County, Texas, more particularly being a portion of the residue of a called 1651.239 acre tract conveyed to NNP-Keepsake, L.P., by an instrument of record in File No. 2003149525, Official Public Records of said Fort Bend County, Texas (F.B.C.O.P.R.), said NNP-Keepsake, L.P. now known as NNP-Telfair LP, by an instrument of record in File No. 2006007940, F.B.C.O.P.R., said 16.42 acres (715,040 square feet) being more particularly described by metes and bounds as follows (all bearings referenced to the Texas State Plane Coordinate System, South Central Zone, NAD 83, 1993 adjustment);

BEGINNING at a TxDOT aluminum disc found marking the most southerly corner of that certain called 0.7866 acre tract conveyed to the State of Texas, by an instrument of record in File No. 2008099470, F.B.C.O.P.R., same being the southerly line of said 1651.239 acre tract and on the northerly right,-of-way line of U.S. Highway No. 59 (width varies);

Thence, with the common line of said 1651.239 acre tract and the northerly right,-of-way line of said U.S. Highway No. 59, the following three (3) courses:

- 1) South 52° 31' 04" West, 198.61 feet to a TxDOT aluminum disc found for corner;
- 2) South 48° 12' 44" West, 187.73 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" found for corner;
- 3) South 52° 31' 18" West, 461.12 feet to a point for corner, the beginning of a curve;

16.42 acres

January 13, 2012  
Job No. 1800-0127A

Thence, leaving said common line, 54.98 feet along the arc of a non-tangent curve to the right, having a radius of 35.00 feet, a central angle of  $90^{\circ} 00' 02''$  and a chord which bears North  $82^{\circ} 28' 37''$  West, 49.50 feet to a point for corner, the beginning of a reverse curve;

Thence, 30.81 feet along the arc of a tangent curve to the left, having a radius of 500.00 feet, a central angle of  $03^{\circ} 31' 49''$  and a chord which bears North  $39^{\circ} 14' 31''$  West, 30.80 feet to a point for corner;

Thence, North  $41^{\circ} 00' 25''$  West, 50.38 feet to a point for corner, the beginning of a curve;

Thence, 30.81 feet along the arc of a tangent curve to the right, having a radius of 500.00 feet, a central angle of  $03^{\circ} 31' 49''$  and a chord which bears North  $39^{\circ} 14' 31''$  West, 30.80 feet to a point for corner;

Thence, North  $37^{\circ} 28' 36''$  West, 76.49 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" set for corner, the beginning of a curve;

Thence, 248.02 feet along the arc of a tangent curve to the right, having a radius of 1,965.00 feet, a central angle of  $07^{\circ} 13' 54''$  and a chord which bears North  $33^{\circ} 51' 39''$  West, 247.85 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" set for corner;

Thence, North  $30^{\circ} 14' 42''$  West, 266.01 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" set for corner, the beginning of a curve;

Thence, 54.62 feet along the arc of a tangent curve to the right, having a radius of 35.00 feet, a central angle of  $89^{\circ} 24' 47''$  and a chord which bears North  $14^{\circ} 27' 42''$  East, 49.24 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" set for corner on the southerly right,-of-way line of Wescott Avenue (called 80 feet wide) as shown on Wescott Avenue Phase 4 Street Dedication, a street dedication of record in Plat No. 20110182, Plat Records of said Fort Bend County, Texas, the beginning of a curve;

16.42 acres

January 13, 2012  
Job No. 1800-0127A

Thence, along the southerly right,-of-way line of said Wescott Avenue, 699.82 feet along the arc of a non-tangent curve to the left, having a radius of 1,390.00 feet, a central angle of 28° 50' 47" and a chord which bears North 42° 27' 43" East, 692.45 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" set for corner;

Thence, leaving said southerly right,-of-way line, South 61° 21' 07" East, 457.91 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" set for corner;

Thence, South 37° 28' 56" East, 413.06 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" set for corner on the northerly line of the aforementioned 0.7866 acre tract;

Thence, along the northerly line of said 0.7866 acre tract, South 52° 31' 04" West, 68.14 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" found marking the most westerly corner of said 0.7866 acre tract;

Thence, along the westerly line of said 0.7866 acre tract, South 37° 28' 56" East, 40.00 feet to the POINT OF BEGINNING and containing 16.42 acres (715,040 square feet) of land.

This description prepared from a survey and plat prepared by the undersigned dated January 13, 2012.

  
Keith W. Monroe  
Registered Professional Land Surveyor  
Texas Registration No. 4797



LJA Engineering, Inc.

**EXHIBIT B**  
**FINAL DEVELOPMENT PLAN**  
**(Costco Wholesale Corporation - Telfair Center Lakefront District)**

**A. Contents.** This final development plan includes the following sections:

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

**B. General Provisions.**

1. The PD approved herein for the 16.42 acre retail commercial parcel within District D of the Telfair Center Lakefront must be constructed, developed, and maintained in compliance with this ordinance and other applicable ordinances of the City. If any provision or regulation of any City ordinance applicable in a B-2 (General Business) zoning district is not contained in this ordinance, all the regulations contained in the Development Code applicable to the B-2 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.
2. Except as otherwise provided herein, the words used in this final development plan have the meaning established by the Development Code. In this ordinance:

*Members-only wholesale retail warehouse* means a commercial establishment engaged in the selling of goods and merchandise, often sold in bulk, to its members and rendering services incidental to the sale of such goods.

*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.

**C. Land Uses.**

1. Permitted land uses are identified in Exhibit B-2 *Permitted Uses*.

**D. Development Regulations for the Costco Parcel** – The Costco Parcel within the PD shall be developed in accordance with Exhibit B-1 *Final Site Layout Plan*, and the following development regulations:

1. Maximum height of structures:
  - (a) 40 feet above ground level
2. Building size: The commercial warehouse shall not have a floor area greater than 159,000 square feet.
3. Minimum building setbacks:
  - (a) Abutting U.S. Highway 59: 50 feet
  - (b) Abutting all other public street lot lines: 20 feet
  - (c) Other side and rear yards: None required if adjoining another building, 6 foot minimum if not adjoining.
4. Minimum parking lot setbacks:
  - (a) U.S. Highway 59 lot lines: 50 feet
  - (b) All other public street lot lines: 20 feet
  - (c) All other property lines: 10 feet
5. Paving:
  - (a) Driveways and access easements may be paved with a concrete surface or interlocking pavers supported by a 6 inch reinforced concrete tray and a sub-grade per City design standards.
6. Bicycle Parking:
  - (a) With the exception for members-only wholesale retail warehouse uses, off-street parking for bicycles shall be provided within 50 feet of each building entrance and shall include racks or other structures intended for parking bicycles. For members-only wholesale retail warehouses uses, bike racks shall be provided as shown on Exhibit B-1, *Final Site Layout Plan*.

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

1. Minimum widths for landscape buffers, continuous along:
  - (a) U.S. Highway 59: 50 feet – with the exception of the southeast portion of the 16.42 acre parcel which may be reduced to 25

- |                               |         |
|-------------------------------|---------|
|                               | feet.   |
| (b) Other public streets:     | 20 feet |
| (c) All other property lines: | 10 feet |
2. Landscape buffers may be used for future transit stops, final location must be approved by Costco.
  3. Minimum 15% open space of lot area, inclusive of landscape buffers.
  4. Each premise shall have, located in the front yard or street side yard landscape buffer, one shade tree for each 30 feet of lot width, or portion thereof, measured along the front or street side lot line. The trees may be clustered or spaced linearly; they need not be placed evenly.
  5. Shade trees shall have a minimum 4-inch caliper and minimum 10-foot height as measured at ground level when planted.
  6. Plants shall be in accordance with Exhibit B-3 *Landscape Species List*.
  7. Sidewalks:
    - (a) Continuous sidewalks with a minimum 5-foot width shall be provided along all public roadways and internal access easements.
    - (b) Pedestrian access easement 14 foot in width shall be provided within the U.S. Highway 59 landscape buffer for possible future sidewalks.
  8. Pedestrian walkways:
    - (a) Pedestrian walkways required in 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.
    - (b) A pedestrian walkway shall be provided to connect the building entrance to the public street sidewalk. Pedestrian amenities consisting of two benches with adjacent shade tree shall be provided at the intersection of the walkway with the sidewalk.

**F. Building Regulations** – Buildings within the PD shall be developed in accordance with Exhibit B-4 *Building Elevations* and Exhibit B-5 *Fuel Canopy Elevations*, and with the following building regulations:

1. Buildings shall be designed in accordance with the following criteria:

- (a) Break up 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.

2. Building finishes:

- (a) Primary Finish means an Exterior Finish consisting of brick, stone (natural, cast, or cultured-textured), textured concrete panels, stucco and glass.
  - (b) Secondary Finish means an exterior finish consisting of wood, ceramic tiles, concrete masonry units (indented, hammered, or split face concrete), and fiber cement siding. Architectural metals which meet the durability standards of the Development Code shall also be considered a Secondary Finish.
  - (c) For nonresidential and mixed use buildings, Primary Finishes shall comprise at least 70% of each façade. The remaining portion of an Exterior Wall that is not required to be constructed of a Primary Finish must be constructed of a Secondary Finish.
  - (d) 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.
  - (e) The following building materials shall not be used as an Exterior 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 surfaces.
    - (iv) Exterior Insulated Finish Systems (E.I.F.S.).
3. No single building finish material shall cover more than 80% of the front of any building.
4. All facades of an individual building and the facades of multiple buildings within a single development shall be of complementary architectural design, color and materials where facing or siding to a public street, internal access easement or pedestrian walkway.
5. 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.

**G. Signage**

1. Freestanding Signs

- (a) Fronting on U.S. Highway 59:

- (i) Maximum effective area: 150 square feet
- (ii) Maximum Height: 12 feet
- (iii) Minimum setback: 10 feet
- (iv) Number per feet of frontage: 1 per 250 feet
- (v) Maximum number of signs: 2

(b) Freestanding signs must not be located with 250 feet of another freestanding sign on the same premises.

(i) Freestanding sign must not be located within 50 feet of another freestanding sign on any adjoining premises.

(c) 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.

(d) Exterior finishes for freestanding signs shall be primarily masonry.

(e) Additional regulations on freestanding signs within the Development Code, Section 4-24 (d) through (h), remain applicable.

## **H. Additional Regulations.**

1. Repair bays may be oriented in any direction provided they are located a minimum of fifty feet (50') from the adjacent public right-of-way and are screened from onsite views.

2. Conditions for Fuel sales within this Final Development Plan:

(a) One site for fuel sales is allowed per the attached site layout plan.

(b) Fuel sales canopy and associated buildings shall be constructed in accordance with Exhibit B-5 *Fuel Canopy Elevations*.

(c) Lighting shall be recessed under any canopy and in fixtures throughout the site.

(d) Pump islands and dispensing positions shall be constructed in accordance with Exhibit B-1, *Final Site Layout Plan*.

(e) No outdoor speakers, except those required by law at pump stations.

(f) Canopy column facades will be 100% brick and / or stone.

(g) Canopies shall have a pitched or mansard roof.

(h) Minimum landscape buffer shall include:

(i) Hedges at least three feet in height at time of planting screening the entire parking lot perimeter.

(ii) Trees shall have a minimum 4-inch caliper, and a minimum 10-foot height as measured from the ground level when planted.

# PROJECT DATA

CLIENT: COSTCO WHOLESALE  
 999 LAKE DRIVE  
 ISSAQUAH, WA 98027  
 PROJECT: UNIVERSITY BLVD & HWY 59  
 ADDRESS: SUGAR LAND, TX 77479

## SITE DATA:

SITE AREA: 16.42 ACRES (715,034 S.F.)  
 JURISDICTION: CITY OF SUGAR LAND  
 ZONING: PD  
 SETBACKS: **BUILDING**  
 HWY 59 50'  
 INTERIOR SPACE 10'  
 PUBLIC ROAD 25'  
**PARKING**  
 HWY 59 50'  
 PUBLIC ROAD 20'  
 INTERIOR SPACE 10'  
**LANDSCAPE**  
 HWY 59 50'  
 PUBLIC ROAD 20'  
 INTERIOR SPACE 10'

OPEN SPACE: 130,304 S.F.  
 BOUNDARIES: THIS PLAN HAS BEEN PREPARED  
 INFORMATION: BY USING A SITE PLAN PROVIDED  
 BY LJA ENGINEERING AND  
 SURVEYING, INC. DATED 4/09

## EXISTING BUILDING DATA:

GROSS BUILDING AREA	
EXIST WAREHOUSE AREA	147,410 S.F.
EXIST LIQUOR SALES	3,980 S.F.
EXIST OPTICAL	479 S.F.
EXIST FIRE PUMP ROOM	385 S.F.
EXIST ELEC./ MECH. ROOMS	521 S.F.
<b>TOTAL</b>	<b>152,775 S.F.</b>

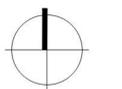
## EXISTING PARKING DATA:

10' WIDE STALLS	658 STALLS
9' WIDE STALLS	85 STALLS
ADA ACCESSIBLE STALLS (2 VAN)	18 STALLS
<b>TOTAL PARKING</b>	<b>761 STALLS</b>

## JURISDICTIONAL REQ'D PARKING:

151,869 x (5 STALLS/1,000 NET S.F.)  
 MINIMUM NO. OF STALLS REQUIRED 759 STALLS

NOTES:  
 EXISTING CONDITIONS TO BE FIELD VERIFIED.



0 25' 50' 100'  
 1" = 50'-0"

**COSTCO**  
**WHOLESALE**  
 SUGAR LAND, TX  
 #1146

17520 SOUTHWEST FWY  
 SUGAR LAND, TX 77479

1101 Second Ave. Ste 100  
 Seattle, WA 98101  
 206.962.6500  
 MG2.com

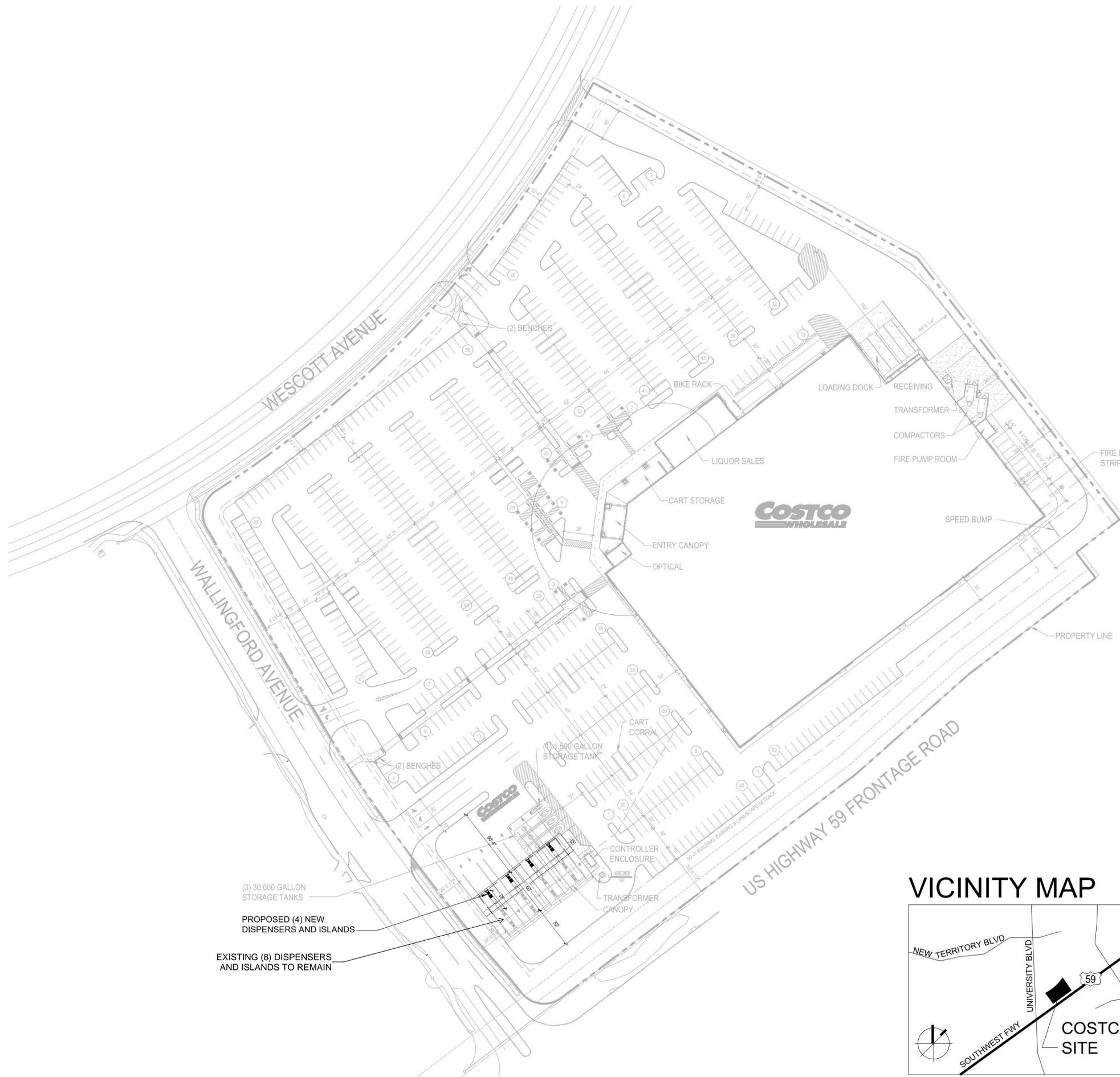
**MG2**

09-0147-05  
 SEPTEMBER 26, 2022

PROPOSED  
 SITE PLAN

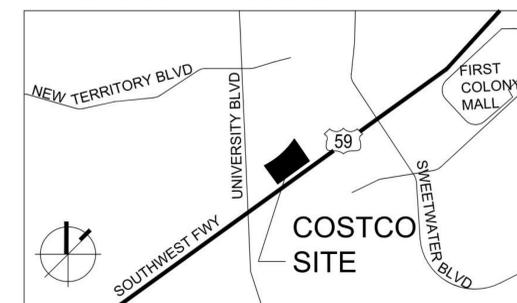
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(3) 30,000 GALLON STORAGE TANKS  
 PROPOSED (4) NEW DISPENSERS AND ISLANDS  
 EXISTING (8) DISPENSERS AND ISLANDS TO REMAIN

## VICINITY MAP



# COSTCO WHOLESALE

SUGAR LAND, TEXAS

# PROPOSED SITE PLAN

SEPTEMBER 26, 2022

**EXHIBIT B -2  
PERMITTED USES**

<b>USES</b>	<b>SIC CODE</b>	<b>D</b>	<b>See note:</b>
United States Postal Service	4311	X	
<b><u>RETAIL:</u></b>			
Travel Agencies	4724	X	
Radiotelephone Communications	4812	X	
Telephone Communications, Except Radiotelephone	4813	X	
Telegraph and other Message Communications	4822	X	
Cable and Other Pay Television Services	4841	X	
Miscellaneous Communications Service (except equipment repair or bucket trucks on site)	4899	X	
Paint, Glass and Wallpaper Stores	5231	X	1
Hardware Stores	5251	X	
Retail Nurseries and Garden Stores	5261	X	
Department Stores	5311	X	
Variety Stores	5331	X	
Miscellaneous General Merchandise, only as follows:	5399	X	
Catalog Showrooms, General Merchandise, Except Catalog			
Country General Stores – Retail			
General Merchandise Stores – Retail			
General Stores - Retail			
Grocery Stores	5411	X	1
Convenience Stores with Gas Stations	5411	X	2
Meat and Fish (Seafood) Markets	5421	X	1
Fruit and Vegetable Markets	5431	X	1
Candy, Nut and Confectionery Stores	5441	X	
Dairy Products Stores	5451	X	
Retail Bakeries	5461	X	
Miscellaneous Food Stores (includes farmers' market-type stores)	5499	X	1
Auto Parts and Accessory Sales (no auto repair)	5531	X	1
Men's and Boy's Clothing Stores	5611	X	1
Women's Clothing Stores	5621	X	1

**EXHIBIT B -2  
PERMITTED USES**

Women's Accessory & Specialty Stores	5632	X	1
Children's and Infants' Wear Stores	5641	X	1
Family Clothing Stores	5651	X	1
Shoe Stores	5661	X	1
Misc. Apparel & Accessory Stores	5699	X	1
Furniture and Home Furnishings Stores	5712-5719	X	1
Household Appliance Store	5722	X	1
Radio, Television, & Computer Stores	5731-5736	X	1
Eating and Drinking Places	5812-5813	X	
Drug Stores and Proprietary Stores (with or without drive-thru)	5912	X	
Wine and Liquor Stores	5921	X	1
Used Merchandise Stores, only as follows:	5932	X	
Antique Stores – Retail			
Book Stores, Secondhand – Retail			
Building Materials, Used – Retail			
Furniture Stores, Secondhand – Retail			
Furniture, Antique – Retail			
Glassware, Antique – Retail			
Home Furnishings, Antique – Retail			
Manuscripts, Rare – Retail			
Musical Instrument Stores, Secondhand – Retail			
Objects of Art, Antique – Retail			
Phonograph and Phonograph Record Stores, Secondhand – Retail			
Sporting Goods Stores and Bicycle Shops	5941	X	
Book Stores	5942	X	
Card and Stationery Stores	5943	X	
Jewelry Stores	5944	X	
Craft, Hobby, Toy and Game Shops	5945	X	
Camera and Photographic Supply Stores	5946	X	
Gift, Novelty and Souvenir Shops	5947	X	
Luggage and Leather Goods	5948	X	
Sewing, Needlework, and Piece Goods Stores	5949	X	
Catalog and Mail-Order Houses	5961	X	
Direct Selling Establishments	5963	X	

**EXHIBIT B -2  
PERMITTED USES**

Florists	5992	X
<del>Tobacco Stores and Stands</del>	<del>5993</del>	<del>X</del>
News Dealers and Newsstands	5994	X
Optical Goods Stores	5995	X
Miscellaneous Retail Stores (not elsewhere classified), only as follows:	5999	X
Architectural Supplies		
Art Dealers		
Artificial Flowers		
Artists' Supply and material Stores		
Autograph and Philatelist Supply Stores		
Baby Carriages		
Banner Shops		
Candle Shops		
Coin Shops (except mail-order)		
Cosmetics Stores		
Electric Razor Shops		
Flag Shops		
Gem Stones (rough)		
Hearing Aids		
Orthopedic and Artificial Limb Stores		
Pet Food Stores		
Pet Shops (no outdoor runs allowed)		
Picture Frames (ready-made)		
Police Supply Stores		
Religious Goods Stores (other than books)		
Rock and Stone Specimens		
Rubber Stamp Stores		
Stamps, Philatelist (except mail-order)		
Stones, Crystalline (rough)		
Telephone Stores		
Telescopes		
Trophy Shops		
Typewriter Stores		

Repealed by  
Ord 2333

**EXHIBIT B -2  
PERMITTED USES**

<b>FINANCE, INSURANCE, AND REAL ESTATE:</b>		
Commercial Banks	6021-6029	X
Savings Institutions	6035-6036	X
Credit Unions	6061-6062	X
Foreign Bank and Branches and Agencies	6081-6082	X
Functions Related to Depository Banking	6091-6099	X
Federal and Federal-Sponsored Credit	6111	X
Personal Credit Institutions	6141	X
Business Credit Institutions	6153-6159	X
Mortgage Bankers and Brokers	6162-6163	X
Security and Commodity Brokers	6211-6289	X
Insurance Carriers	6311-6399	X
Insurance Agents, Brokers and Service	6411	X
Operators of Non-residential Buildings	6512	X
Operators of Apartment Buildings (off-site management only)	6513	X
Operators of Dwellings other than Apartment Buildings	6514	X
Lessors of Real Property (not elsewhere classified)	6519	X
Real Estate Agents and Managers	6531	X
Title Abstract Offices	6541	X
Land Subdividers and Developers (except cemetery)	6552	X
Offices of Bank Holding Companies	6712	X
Offices of Holding Companies (not elsewhere classified)	6719	X
Management Investment Offices, Open-End	6722	X
Unit Investment Trusts and Face-Amount Certificate Offices	6726	X
Educational, Religious, and Charitable Trusts	6732	X
Trusts, except Educational, Religious, and Charitable	6733	X
Oil Royalty Traders	6792	X
Patent Owners and Lessors	6794	X
Investors (not elsewhere classified)	6799	X
<b>SERVICES:</b>		
Garment Pressing, and Agents for Laundries and Dry Cleaners - (Pressing and Pickup-Drop off Only)	7212	X

**EXHIBIT B -2  
PERMITTED USES**

Photographic Studios, Portraits	7221	X
Beauty Shop	7231	X
Shoe Repair Shop and Shoeshine Parlors	7251	X
Tax Return Preparation Services	7291	X
Miscellaneous Personal Services (not elsewhere classified), only as follows:	7299	X
Babysitting Bureaus		
Bartering Services for Individuals		
Birth Certificate Agencies		
Car Title and Tag Service		
Clothing Rental, except Industrial Launderers and Linen Supply		
College Clearinghouses		
Computer Photography or Portraits		
Consumer Buying Service		
Costume Rental		
Dating Service		
Debt Counseling or Adjustment Service to Individuals		
Depilatory Salons		
Diet Workshops		
Dress Suit Rental		
Electrolysis (hair removal)		
Genealogical Investigation Service		
Hair Removal (electrolysis)		
Marriage Bureaus		
Porter Service		
Quilting for Individuals		
Scalp Treatment Service		
Shopping Service for Individuals		
Steam Baths		
Tanning Salons		
Tuxedo Rental		
Valet Parking		
Wardrobe Service, except Theatrical		
Wedding Chapels, Privately Operated		
Advertising Agencies	7311	X

**EXHIBIT B -2  
PERMITTED USES**

Outdoor Advertising Services	7312	X
Radio, Television and Publishers' Representatives	7313	X
Advertising Services (not elsewhere classified), only as follows:	7319	X
Aerial Advertising		
Bus Card Advertising		
Circular Distributing Service		
Coupon Distribution		
Display Advertising (except outdoor)		
Handbill Distribution Service		
Media Buying Service		
Poster Advertising Service (except outdoor)		
Samples (distribution of)		
Shopping News Advertising and Distributing Service		
Sky Writing		
Taxicab Card Advertising		
Transit Advertising		
Credit Reporting and Collection	7322-7323	X
Mailing, Reproduction, Stenographic	7331-7338	X
Services to Buildings	7342-7349	X
Medical Equipment Rental and Leasing	7352	X
Equipment Rental and Leasing (not elsewhere classified), only as follows:	7359	X
Consumer Electronics, Appliances and Home & Garden Tools		
Office Machinery and Equipment		
Party Supplies including Dishes, Silverware and Tables		
Personal Supply Services	7361-7363	X
Computer Programming and Data Processing Services	7371-7378	X
Computer Related Services (not elsewhere classified), only as follows:	7379	X
Computer Consultants		
Data Base Developers		
Data Processing Consultants		
Disk and Diskette Conversion Services		
Disk and Diskette Recertification Services		
Requirements Analysis (computer hardware)		
Tape Recertification Service		

**EXHIBIT B -2  
PERMITTED USES**

Miscellaneous Business Services	7381-7384	X
Miscellaneous Business Services (not elsewhere classified), only as follows:	7389	X
Agents and Brokers for Authors and Nonperforming Artists		
Appraisers (except real estate appraisers)		
Arbitration and Conciliation Services		
Artists' Agents and Brokers (except performing artists)		
Auctioneering Service on a Commission or Fee Basis		
Authors' Agents and Brokers		
Business Brokers (buying and selling business enterprises)		
Charge Account Service (shopping plates) Collection by Individual		
Check Validation Service		
Cloth (cutting to length, bolting, or winding for textile distributors)		
Contractors' Disbursement Control		
Convention Bureaus		
Convention Decorators		
Copyright Protection Service		
Correct Time Service		
Cosmetic Kits (assembling and packaging)		
Credit Card Service (collection by individual firms)		
Directories, Telephone (distribution on a contract or fee basis)		
Drafting Service (except temporary help)		
Drawback Service, Customs		
Embroidering of Advertising on Shirts, etc.		
Engrossing (e.g. diplomas and resolutions)		
Florists' Telegraph Service		
Folding and Refolding Service (textile and apparel)		
Fundraising on a Contract or Fee Basis		
Handwriting Analysis		
Hosiery Pairing on a Contract or Fee Basis		
Hotel Reservation Service		
Identification Engraving Service		
Inspection of Commodities (not connected with transportation)		
Interior Decorating Consulting Service (except painters and paper)		
Interior Designing Service (except painters and paper hangers)		

**EXHIBIT B -2**  
**PERMITTED USES**

Inventory Computing Service  
Laminating of Photographs (coating photographs with plastics)  
Lecture Bureaus  
Lettering Service  
Map Drafting Service  
Mapmaking, Including Aerial  
Message Service (telephone answering except beeper service)  
Meter Readers (remote)  
Microfilm Recording and Developing Service  
Mounting Merchandise on Cards on a Contract or Fee Basis  
Music Distribution Systems (except coin-operated)  
Notaries Public  
Packaging and Labeling Service (not packing and crating)  
Paralegal Service  
Parcel Packing Service (packaging)  
Patent Brokers  
Photogrammetric Mapping Service (not professional engineers)  
Photographic Library Service, Still  
Photography Brokers  
Playwrights' Brokers  
Post Office Contract Stations  
Press Clipping Service  
Printed Circuitry Graphic Layout  
Process Serving Service  
Promoters of Home Shows and Flower Shows  
Radio Broadcasting Music Checkers  
Radio Transcription Service  
Recording Studios on a Contract or Fee Basis  
Restaurant Reservation Service  
Safety Inspection Service (except automotive)  
Shoe Designers  
Showcard Painting  
Speakers' Bureaus  
Styling of Fashions, Apparel, Furniture and Textiles



**EXHIBIT B -2  
PERMITTED USES**

Styling of Wigs for the Trade			
Switchboard Operation of Private Branch Exchanges			
Tax Collection Agencies (collecting for a city, county or State)			
Tax Title Dealers (agencies for city, county or State)			
Telemarketing (Telephone Marketing) Service on a Contract or Fee Basis			
Telephone Answering (except beeper service)			
Telephone Solicitation Service on a Contract or Fee Basis			
Textile Designers			
Time-share Condominium Exchanges			
Tourist Information Bureaus			
Translation Service			
Welcoming Service			
Automotive Repair Shops	7532-7539	X	1, 4
Car Washes (with or without fuel services)	7542	X	1, 2
Electrical and Electronic Repair Shops	7622-7629	X	
Watch, Clock, and Jewelry Repair	7631	X	
Re-upholstery and Furniture Repair	7641	X	
Miscellaneous Repair Shops	7692-7699	X	
Motion Picture Theaters (no drive-in)	7832	X	
Video Tape Rental	7841	X	
Dance Studios, Schools and Halls	7911	X	
Producers, Orchestras and Entertainers	7922-7929	X	
Bowling Centers	7933	X	
Physical Fitness Facilities	7991	X	
Membership Sports and Recreation Clubs	7997	X	
Amusement and Recreation Services (not elsewhere classified), only as follows:	7999	X	
Art and Music Instruction and Studios			
Gymnastics Instruction			
Handball Courts (non-membership)			
Lifeguard Service			
Martial Arts (Judo, Karate, etc.) Instruction			
Miniature Golf Courses, Operation			

**EXHIBIT B -2  
PERMITTED USES**

Racquetball Courts (non-membership)		
Rental of Bicycles, Rowboats and Canoes		
Schools and Camps, Sports Instructional		
Scuba and Skin-Diving Instruction		
Swimming Instruction		
Swimming Pools (non-membership)		
Tennis Clubs, Indoor and Outdoor Operation (non-membership)		
Yoga Instruction and Studios		
Offices and Clinics of Medical Doctors	8011	X
Offices and Clinics of Dentists	8021	X
Offices of Osteopathic Physicians	8031	X
Offices of Other Practitioners	8041-8049	X
General Medical and Surgical Hospitals	8062	X
Medical and Dental Laboratories	8071-8072	X
Home Health Care Laboratories	8082	X
Kidney Dialysis Centers	8092	X
Specialty Outpatient Facilities (not elsewhere classified)	8093	X
Office of Veterinarians (no outdoor runs or livestock permitted)	742	X
Health and Allied Services (not elsewhere classified)	8099	X
Legal Services	8111	X
Colleges, Universities, Professional Schools and Junior Colleges	8221-8222	X
Libraries	8231	X
Vocational Schools	8243-8249	X
Schools and Educational Services (not elsewhere classified), only as follows:	8299	X
Art Schools (except commercial)		
Automobile Driving Instruction		
Baton Instruction		
Bible Schools (not operated by churches)		
Ceramic Schools		
Charm Schools		
Civil Service Schools		
Continuing Education Programs		

**EXHIBIT B -2  
PERMITTED USES**

Cooking Schools		
Curriculum Development (educational)		
Diction Schools		
Drama Schools		
Finishing Schools (charm and modeling)		
Flying Instruction		
Hypnosis Schools		
Language Schools		
Modeling Schools (clothes)		
Music Schools		
Personal Development Schools		
Public Speaking Schools		
Reading Schools		
Speed Reading Courses		
Student Exchange Programs		
Survival Schools		
Tutoring		
Vocational Counseling (except rehabilitation counseling)		
Individual and Family Services	8322	X
Job Training and Related Services	8331	X
Miscellaneous Social Services	8399	X
Museums and Art Galleries	8412	X
Botanical and Zoological Gardens	8422	X
Business Associations	8611	X
Professional Associations	8621	X
Labor Organizations	8631	X
Civic and Social Organizations	8641	X
Political Organizations	8651	X
Religious Organizations	8661	X
Miscellaneous Membership Organizations	8699	X
Engineering Services	8711	X
Architectural Services	8712	X

**EXHIBIT B -2  
PERMITTED USES**

Surveying Services	8713	X
Accounting, Auditing and Bookkeeping Services	8721	X
Research and Testing Services	8731-8734	X
Management Services	8741	X
Management Consulting Services	8742	X
Public Relation Services	8743	X
Miscellaneous Business Consulting Services	8748	X
Services (not elsewhere classified), including:	8999	X
Actuaries (consulting)		
Advertising Copy (writers of)		
Announcers (radio and television service)		
Art Restoration		
Artificial Nucleation (cloud seeding)		
Artist's Studios (except commercial and medical)		
Authors		
Chemists (consulting)		
Christian Science lectures		
Consultants (nuclear)		
Entomologists (consulting)		
Geologists (consulting)		
Ghost Writing		
Greeting Cards (hand painting of)		
Inventors		
Lecturers		
Music Arrangers		
Newspaper Columnists		
Physicists (consulting)		
Psychologists (industrial)		
Radio Commentators		
Sculptors' Studios		
Song Writers		
Stained Glass Artists		
Weather Forecasters		
Writers		

**EXHIBIT B -2  
PERMITTED USES**

<b><u>PUBLIC ADMINISTRATION:</u></b>		
Courts	9211	X
Police Protection	9221	X
Legal Counsel and Prosecution	9222	X
Fire Protection	9224	X
Public Order and Safety	9229	X
Finance, Taxation and Monetary Policy	9311	X
Administration of Human Resources	9411-9451	X
Environmental Quality and Housing	9511-9532	X
Administration of Economic Programs	9611-9661	X
<b><u>NON-CLASSIFIABLE ESTABLISHMENTS:</u></b>		
Adult Day Care	99	X
Dwellings – Single Family Attached; Townhomes	99	
Dwellings – Multi-Family	99	
Parks and Recreational Facilities, Public or Private	99	X

**NOTES:**

1. Use not permitted within 300 feet of Telfair Lake greenbelt.
2. Conditions for Convenience Stores with Gas Stations (SIC 5411) and Car Washes (SIC 7542):
  - a. Lighting shall be recessed under any canopy and in fixtures throughout the site.
  - b. No outdoor speakers, except those required by law at pump stations.
  - c. Canopy column facades shall be 100% brick and/or stone.
  - d. Canopies shall have a pitched or mansard roof.
  - e. Minimum landscape buffer shall include:
    - i. Hedges at least three feet in height at time of planting and screening the entire parking lot perimeter.
    - ii. In addition to minimum required street trees, one additional tree shall be planted for every 50 feet of parking lot perimeter.

**EXHIBIT B -2**  
**PERMITTED USES**

3. Conditions for Auto Repair Shops (SIC 7532-7539):
  - a. Repair bays shall be oriented perpendicular to the public street or access easement, and if adjacent to both, shall be perpendicular to the public street. In District D, repair bays may be oriented in any direction provided they are located a minimum of fifty feet from the adjacent public right-of-way and are screened from offsite views.
  - b. No overnight parking or outside storage of damaged, inoperable or junked vehicles, as defined by the Code of Ordinances, is permitted.
  - c. No outside, overnight parking of repaired vehicles is permitted.
  - d. No outside parking or storage of recreational vehicles, as defined by the Development Code, is permitted.
  - e. No outdoor speakers are permitted.
  - f. Minimum landscape buffer shall include:
    - i. Hedges at least three feet in height at time of planting, screening the entire fleet vehicle parking lot perimeter.
    - ii. In addition to minimum required street trees, one additional tree shall be planted for every 50 feet of parking lot perimeter. Trees shall have a minimum 4-inch caliper, and a minimum 10-foot height as measured from the ground level when planted.
4. No more than one dry cleaner (SIC 7212) per District A, B and D.
5. For dry cleaners, rear doors must be screened by masonry screening walls that are a minimum of 6 feet in height.

**EXHIBIT B-3**  
**LANDSCAPE SPECIES LIST**

**LARGE SHADE TREES:**

- *Quercus virginiana* / Live Oak
- *Quercus macrocarpa* / Burr Oak
- *Ulmus crassifolia* / Cedar Elm

**MEDIUM SHADE TREES:**

- *Fraxinus texensis* / Texas Ash
- *Liquidambar styraciflua* / Sweetgum
- *Pistacia chinensis* / Chinese Pistache
- *Ulmus parvifolia* 'Drake' / Drake Elm

**SMALL ORNAMENTAL TREES:**

- *Cercis Canadensis texensis* / Texas Redbud
- *Chilopsis linearis* / Desert Willow
- *Lagerstroemia faurei* 'Natchez' / Crape Myrtle

**CONIFEROUS TREES:**

- *Pinus eldarica* / Mondell Pine

**LARGE SHRUBS:**

- *Llex x attenuate* 'Fosteri' / Foster's Holly
- *Llex comuta* 'Burfordii' / Burford Holly
- *Nerium oleander* / Oleander

**MEDIUM SHRUBS:**

- *Cotoneaster glaucophyllia* / Grayleaf cotoneaster
- *Fallugia paradoxa* / Apache Plume
- *Leucophyllum* f. 'Silverado' / Texas Sage 'Silverado'
- *Pittosporum tobira* 'Varietum' / Variegated Pittosporum

#### SMALL SHRUBS:

- *Callistemon citrinus* / Lemon Bottlebrush
- *Rhaphiolepis indica* / Indian Hawthorne
- *Llex xomitoria* 'Nana' / Dwarf Burford Holly
- *Juniperus horizontalis* 'Bar Harbor' / Bar Harbor Juniper
- *Pittosporum tobira* 'Wheeler's Dwarf' / Wheeler's Dwarf Pittosporum

#### ACCENTS:

- *Agave harvardiana* / A gave
- *Dasylyrion wheeleri* / Desert Spoon
- *Desperaloe parviflora* / Red Yucca

#### ORNAMENTAL GRASSES:

- *Miscanthus sinensis* / Maiden Grass
- *Muhlenbergia capillaries* / Pink Muhly Grass
- *Nolinia erumpens* / Bear Grass
- *Pennisetum setaceum* / Fountain Grass

#### PERENNIALS:

- *Gaillardia* / Blanket Flower
- *Hemerocallis* / Daylily
- *Salvia farinacea* / Mealy Blue Sage
- *Coreopsis verticillata* / Coreopsis

#### GROUND COVERS:

- *Trachelospermum asiaticum* / Asiatic Jasmine
- *Festuca glauca* / Blue Fescue
- Sodded Lawn Areas – Bermuda or approved
- Rough Seeded Areas – Localized Native seed blend
- Decorative Rock Mulch – washed unfractured river rock and washed cobbl

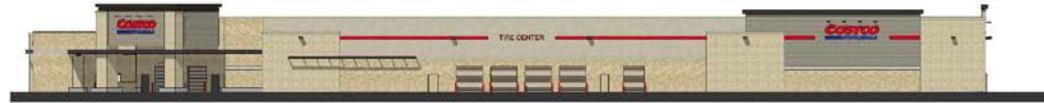
## EXHIBIT B-4 BUILDING ELEVATIONS



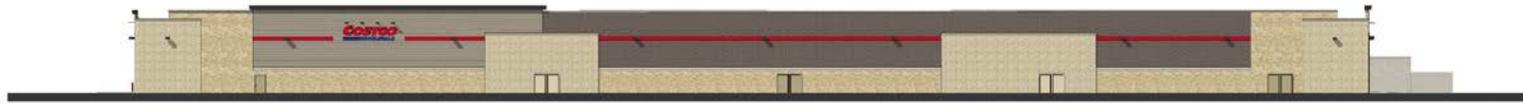
**NORTH ELEVATION**  
SCALE: 1/16" = 1'-0"



**ENTRY ELEVATION**  
SCALE: 1/16" = 1'-0"



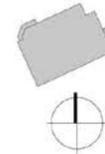
**WEST ELEVATION**  
SCALE: 1/16" = 1'-0"



**SOUTH ELEVATION**  
SCALE: 1/16" = 1'-0"



**EAST ELEVATION**  
SCALE: 1/16" = 1'-0"



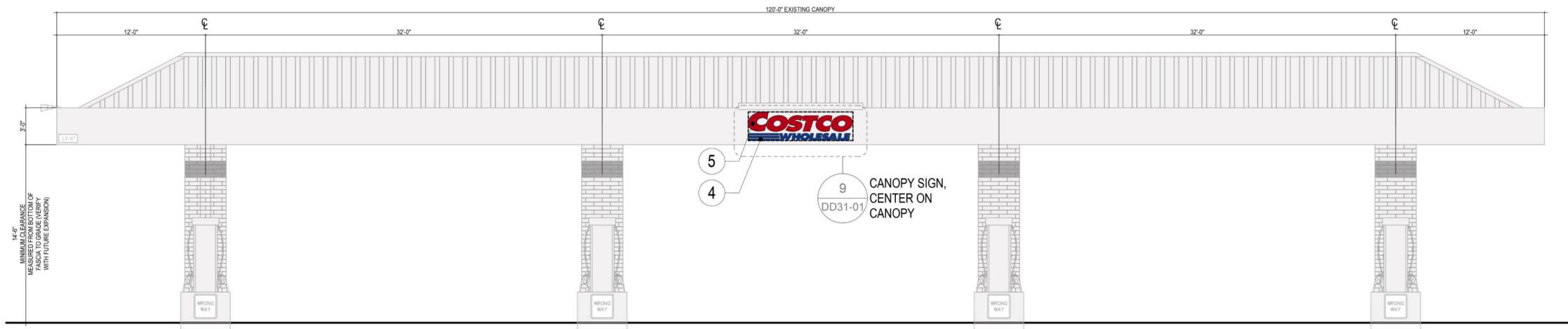
NORTH ELEVATION SIGNAGE TABULATION - 14,394 SF			
ALLOWABLE:	PROPOSED:		
	COSTCO WHOLESALE (OVERALL MAX HEIGHT 5'-4")	110 SF	
	LIQUOR SALES	32 SF	
WALL SIGNS	300 SF MAX OR 15%	SUB-TOTAL WALL SIGNS	140 SF (1%)
FREE-STANDING SIGNS	0 SF	FREE-STANDING SIGNS	0 SF
TOTAL	300 SF	TOTAL	140 SF (1%)

ENTRY ELEVATION SIGNAGE TABULATION - 1,641 SF			
ALLOWABLE:	PROPOSED:		
	COSTCO WHOLESALE (OVERALL MAX HEIGHT 5'-4")	110 SF	
	EYE EXAMS	43 SF	
WALL SIGNS	300 SF OR 15% MAX	SUB-TOTAL WALL SIGNS	153 SF (10%)
FREE-STANDING SIGNS	0 SF	FREE-STANDING SIGNS	0 SF
TOTAL	300 SF (15%)	TOTAL	153 SF (10%)

WEST ELEVATION SIGNAGE TABULATION - 9,093 SF			
ALLOWABLE:	PROPOSED:		
	COSTCO WHOLESALE (OVERALL MAX HEIGHT 5'-4")	110 SF	
	FIRE CENTER	30 SF	
WALL SIGNS	300 SF MAX OR 15%	SUB-TOTAL WALL SIGNS	140 SF (2%)
FREE-STANDING SIGNS	0 SF	FREE-STANDING SIGNS	0 SF
TOTAL	300 SF	TOTAL	140 SF (2%)

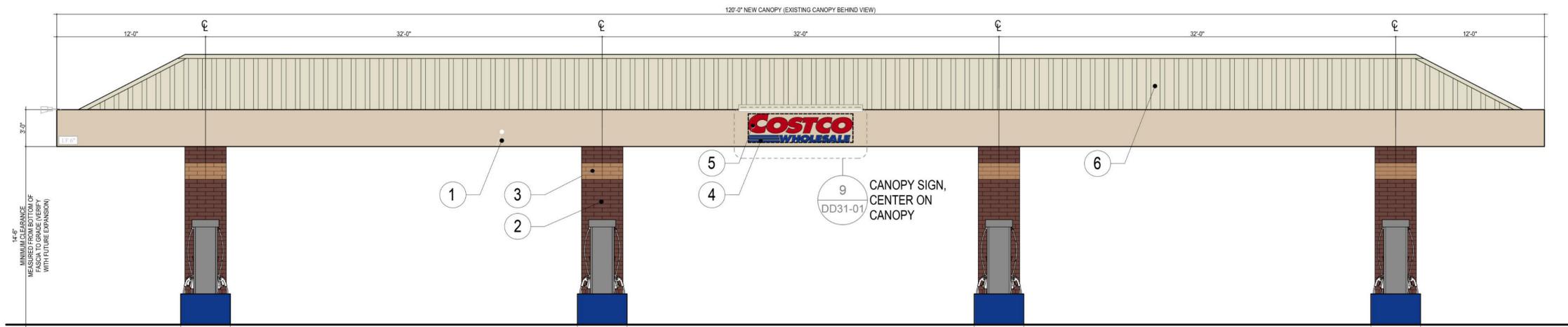
SOUTH ELEVATION SIGNAGE TABULATION - 15,508 SF			
ALLOWABLE:	PROPOSED:		
	COSTCO WHOLESALE (OVERALL MAX HEIGHT 5'-4")	110 SF	
	SUB-TOTAL WALL SIGN	110 SF (1%)	
WALL SIGNS	300 SF MAX OR 15%	SUB-TOTAL WALL SIGN	110 SF (1%)
FREE-STANDING SIGNS	0 SF	FREE-STANDING SIGNS	0 SF
TOTAL	300 SF	TOTAL	110 SF (1%)

EAST ELEVATION SIGNAGE TABULATION - 11,526 SF			
ALLOWABLE:	PROPOSED:		
	COSTCO WHOLESALE (OVERALL MAX HEIGHT 5'-4")	110 SF	
	SUB-TOTAL WALL SIGN	110 SF (1%)	
WALL SIGNS	300 SF MAX OR 15%	SUB-TOTAL WALL SIGN	110 SF (1%)
FREE-STANDING SIGNS	0 SF	FREE-STANDING SIGNS	0 SF
TOTAL	300 SF	TOTAL	110 SF (1%)



1 SOUTH ELEVATION (EXIT SIDE)  
SCALE: 1/4" = 1'-0"

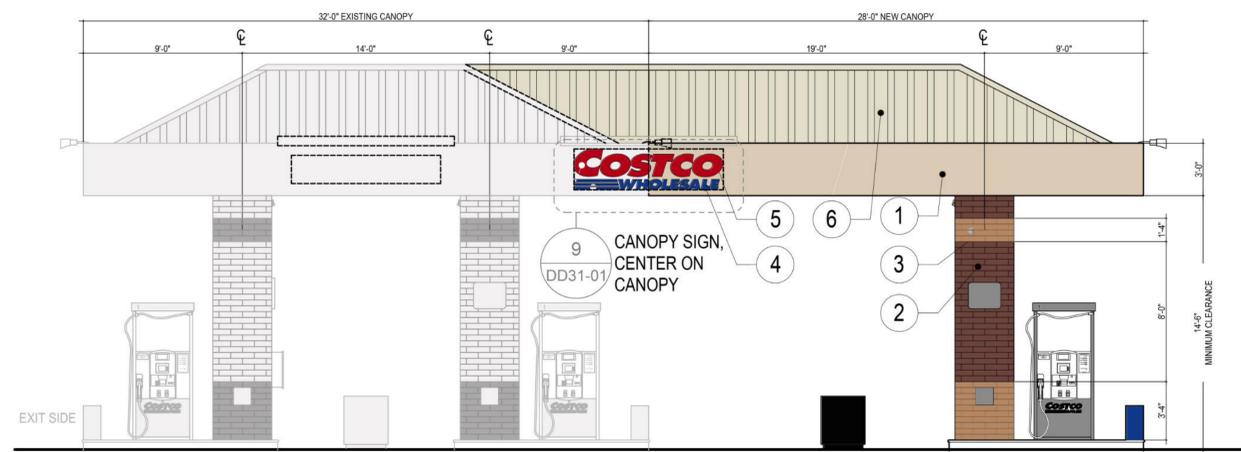
MATERIALS	
1 TEXTURED METAL CANOPY TO MATCH EXISTING 'GREY BEIGE'	4 APOLIC FLAT ACRYLIC SIGN PANEL 'LAPIZ LAZULI' SW1805 SHERWIN WILLIAMS
2 STEEL TUBE COLUMN WITH STRUCTURAL BRICK WRAP TO MATCH EXISTING 'MARCUS'	5 APOLIC FLAT ACRYLIC SIGN PANEL 'SAFETY RED' SW4081 SHERWIN WILLIAMS
3 STEEL TUBE COLUMN WITH STRUCTURAL BRICK WRAP TO MATCH EXISTING 'EARTHSTONE'	6 PRE-FINISHED METAL ROOFING TO MATCH EXISTING MCCI COLOR 'ALMOND'



2 NORTH ELEVATION (ENTRY SIDE)  
SCALE: 1/4" = 1'-0"

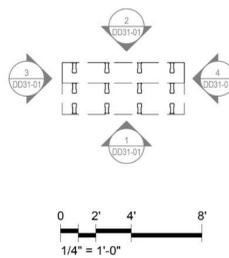


3 WEST ELEVATION  
SCALE: 1/4" = 1'-0"



4 EAST ELEVATION  
SCALE: 1/4" = 1'-0"

KEY PLAN



**COSTCO**  
**WHOLESALE**  
SUGAR LAND, TX  
#1146

17520 SOUTHWEST FWY  
SUGAR LAND, TX 77479

1101 Second Ave, Ste 100  
Seattle, WA 98101  
206 962 6500  
MG2.com



09-0147-05  
SEPTEMBER 26, 2022

CONCEPT  
ELEVATIONS

DD31-01



9 CANOPY SIGN  
SCALE: 1/4" = 1'-0"