

ORDINANCE NO. 2259

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SUGAR LAND, TEXAS, AMENDING THE FINAL DEVELOPMENT PLAN OF THE CROSSING AT TELFAIR SECTION 4 PART 1 PLANNED DEVELOPMENT (PD) DISTRICT, LOCATED NEAR THE INTERSECTION OF STATE HIGHWAY 6 AND UNIVERSITY BOULEVARD IN THE TELFAIR DEVELOPMENT; RE-ADOPTING THE FINAL DEVELOPMENT PLAN FOR THE ENTIRE PLANNED DEVELOPMENT; AND REPEALING ORDINANCE NO. 1863.

WHEREAS, by the adoption of Ordinance No. 1863 on July 17, 2012, the City Council approved a change of zoning to create a planned development district (PD) for 9.78 acres of land located at the intersection of State Highway 6 and University Boulevard, and approved a final development plan for the PD district; and

WHEREAS, TCT Reserve C, Ltd., is requesting an amendment to the Planned Development District, Final Development Plan in order to allow for additional land uses of Veterinary Services (SIC Code 0742) and Tobacco Stores (SIC Code 5993), and to specify CBD Retail Store (SIC Code 5912) and Vape Retail Store (SIC Code 5999) as permitted uses, within Reserves "A," "B" and "C" of the 9.78 acres of land located at the intersection of State Highway 6 and University Boulevard in the PD; and

WHEREAS, the City Planning and Zoning Commission recommended approval of the request with the modifications reflected in this ordinance; 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 the proposed request; and

WHEREAS, the City Council finds that the zoning request complies with the City's comprehensive plan and now deems it is appropriate to make such zoning change; and

WHEREAS, for convenience of reference, the City Council wishes to adopt a new final development plan for the entire PD, incorporating the additional uses; 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 is approved.

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

Exhibit A – Metes and Bounds Description of 9.78 Acres

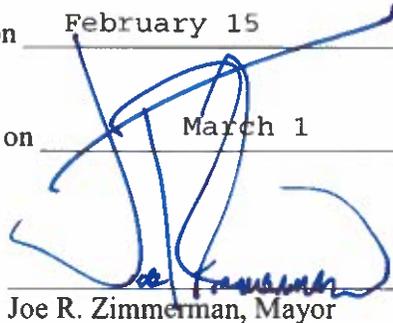
- Exhibit B – Final Development Plan
- Exhibit C – Permitted Uses
- Exhibit D – Plant List
- Exhibit E – Overall Master Plan
- Exhibit F – Driveway 5 Cross Section
- Exhibit G – Private Access Easement #1 Cross Section
- Exhibit H – Private Access Easement #2 Cross Section
- Exhibit I – Landscape / Pedestrian / Building & Parking Plan

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

Section 5. That Ordinance No. 1863 is repealed.

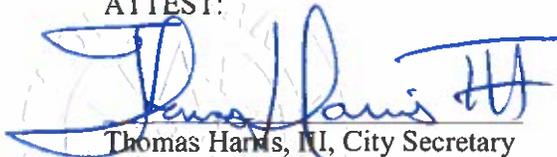
APPROVED on first consideration on February 15, 2022.

ADOPTED on second consideration on March 1, 2022.



Joe R. Zimmerman, Mayor

ATTEST:



Thomas Harris, III, City Secretary

APPROVED AS TO FORM:



- Attachments:
- Exhibit A – Metes and Bounds Description of 9.78 Acres
 - Exhibit B – Final Development Plan
 - Exhibit C – Permitted Uses
 - Exhibit D – Plant List
 - Exhibit E – Overall Master Plan
 - Exhibit F – Driveway 5 Cross Section
 - Exhibit G – Private Access Easement #1 Cross Section
 - Exhibit H – Private Access Easement #2 Cross Section
 - Exhibit I – Landscape / Pedestrian / Building & Parking Plan

EXHIBIT A: METES & BOUNDS DESCRIPTION

METES AND BOUNDS DESCRIPTION
9.77 ACRES (425,668 SQ. FT.)
M.M. BATTLE LEAGUE, A-9, AND
ALEXANDER HODGE LEAGUE, A-32
FORT BEND COUNTY, TEXAS



Being a tract or parcel of land containing 9.77 acres (425,668 square feet) situated in the Alexander Hodge League, Abstract No. 32, in Fort Bend County, Texas, and being out of that certain tract called 112.736 acres conveyed to Hwy 6 & 90, Ltd., as recorded in Fort Bend County Clerk's File No. 2006031364, of the Official Records of Fort Bend County, Texas, said 9.77 acre tract being more particularly described by metes and bounds as follows (with all bearings referenced to State Plane Coordinates, South Central Zone):

BEGINNING at a 5/8-inch iron rod found for the most northerly corner of Reserve "A", the Crossing at Telfair, Section 3, as recorded in Plat No. 20100173 of the Plat Records of Fort Bend County, in the southwesterly right-of-way line of State Highway No. 6 (width varies), being the northeast corner of the herein described 9.77 acre tract;

THENCE along the northwesterly line of said Reserve "A", the following three courses and distances:

South 33°42'19" West, a distance of 177.33 feet to a 5/8-inch iron rod found for corner of said Reserve "A";

South 55°56'43" East, a distance of 72.39 feet to a 5/8-inch iron rod found for an interior corner of said Reserve "A";

South 33°42'19" West, a distance of 632.16 feet to a 5/8-inch iron rod found in the southwest line of said 112.736 acre tract and the northeast line of that certain tract called 2.449 acre conveyed to Fort Bend County Levee Improvement District No. 17 in Fort Bend County Clerk's File No. 2004077317, for the southeast corner of the herein described parcel;

THENCE along the southerly line of said 112.736 acre tract, being the northerly line of said 2.449 acre tract, the following two courses and distances;

North 56°17'33" West, a distance of 368.00 feet to a 5/8-inch iron rod found for a point of curvature;

In a westerly direction, a distance of 174.86 feet, following the arc of a curve to the left, having a radius of 1265.00 and a central angle of 07°55'12" (Ch=N60°15'09"W, 174.72') to a 5/8-inch iron rod found for the southwest corner of the herein described parcel;

THENCE North 34°03'17" East, a distance of 824.83 feet to a 5/8-inch iron rod set in the

northeasterly line of said 112.736 acre tract, being the southwest right-of-way line of said State Highway No. 6. for the northwest corner of the herein described parcel;

THENCE South 55°56'43" East, a distance of 464.89 feet to the POINT OF BEGINNING and containing 9.77 acres (425,668 square feet) of land, more or less.

TEJAS SURVEYING, INC.
Ph: (281) 240-9099
Job No. 04-1101-TF4-P11
February 17, 2012



**EXHIBIT B: FINAL DEVELOPMENT PLAN
(CROSSING AT TELFAIR SECTION 4 PART 1)**

A. Contents. This final development plan contains the following parts:

1. Contents
2. General Provisions
3. Land Uses
4. Development Regulations
5. Building Regulations
6. Landscape and Pedestrian Circulation Regulations
7. Additional Regulations

B. General Provisions.

1. The PD provided herein shall 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 the B-2 General Business zoning district is not specifically altered or replaced in this ordinance, all regulations of the B-2 zoning district in effect on this effective date of this ordinance apply to this PD.

2. Except as otherwise provided herein, the words used in this final development plan have the meaning established by the City of Sugar Land Development Code:

Open Space means a portion of land contained within the PD that is not covered by buildings, parking lots, driveways, improved pedestrian areas, or other impermeable materials.

PD means the Planned Development District created by this ordinance.

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

C. Land Uses. Land Uses for Section 4 Part One shall be limited to those listed in *Exhibit C*.

D. Development Regulations

1. Maximum Height of Structures – 2 stories (25 feet) for Reserve A and Reserve B, 3 stories (35 feet) for Reserve C, exclusive of parapet walls; provided, however, that no building shall exceed the airport height hazard requirements of Chapter IX of the Development Code.
2. Minimum Building Setbacks:

In general: the location of buildings shall be limited to the areas shown in *Exhibit I*.

Reserve A

- i. Abutting Highway 6 – 40 feet from the front property line
- ii. Abutting Driveway 5 – 12 feet from the nearest edge of Driveway 5 (see *Exhibit F*)
- iii. Abutting Private Access Easement #2 – 25 feet from the nearest edge of Private Access Easement # 2 (see *Exhibit H*)
- iv. Abutting Reserve B – 10 feet from the side property line between Reserves A and B

Reserve B

- i. Abutting Highway 6 – 40 feet from the front property line
- ii. Abutting Reserve A – 10 feet from the side property line between Reserves A and B
- iii. Abutting Private Access Easement #2 – 25 feet from the nearest edge of Private Access Easement # 2 (see *Exhibit H*)
- iv. Abutting property to the west – 10 feet from the western side property line (see *Exhibit I*)

Reserve C (Building)

- i. Abutting Telfair Crossing Section 3 – 5 feet from the side property line (see *Exhibit I*)
- ii. Abutting Private Access Easement #1 – 32 feet (see *Exhibit G*)
- iii. Abutting property to the west – 10 feet (see *Exhibit I*)
- iv. Abutting Bullhead Slough – 65 feet from the rear property line

Reserve C (Parking Part 1)

N/A (there will be no buildings located in this portion of Reserve C)

Reserve C (Parking Part 2)

N/A (there will be no buildings located in this portion of Reserve C)

3. Minimum Parking Lot Setbacks:

Reserve A

- i. Abutting Highway 6 – 26 feet from the front property line
- ii. Abutting Driveway 5 – 12 feet from the nearest edge of Driveway 5 (see *Exhibit F*)
- iii. Abutting Private Access Easement #2 – 6 feet from the nearest edge of Private Access Easement # 2 (see *Exhibit H*)
- iv. Abutting Reserve B – 6 feet from the side property line between Reserves A and B (see *Exhibit I*)

Reserve B

- i. Abutting Highway 6 – 26 feet from the front property line

- ii. Abutting Reserve A – 6 feet from the side property line between Reserves A and B (see *Exhibit I*)
- iii. Abutting Private Access Easement #2 – 6 feet from the nearest edge of Private Access Easement # 2 (see *Exhibit H*)
- iv. Abutting property to the west – 10 feet from the western side property line see *Exhibit I*)

Reserve C (Building)

- i. Abutting Telfair Crossing Section 3 - 10 feet measured from the eastern side property line
- ii. Abutting Private Access Easement #1 – 0 feet from the nearest edge of Private Access Easement # 1 (see *Exhibit G*)
- iii. Abutting property to the west – 10 feet from the western side property line (see *Exhibit I*)
- iv. Abutting Bullhead Slough – 34 feet from the rear property line (see *Exhibit I*)

Reserve C (Parking Part 1)

- i. Abutting Driveway 5 - 12 feet measured from the nearest edge of Driveway 5(see *Exhibit F*)
- ii. Abutting Private Access Easement #1 – 15 feet from the nearest edge of Private Access Easement # 1 (see *Exhibit G*)
- iii. Abutting property to the west – 10 feet from the western side property line (see *Exhibit I*)
- iv. Abutting Private Access Easement #2 – 22 feet from the nearest edge of Private Access Easement # 2 (see *Exhibit H*)

Reserve C (Parking Part 2)

- i. Abutting Driveway 5 - 10 feet measured from the nearest edge of Driveway 5 (see *Exhibit I*)
- ii. Abutting Private Access Easement #1 – 15 feet from the nearest edge of Private Access Easement # 1 (see *Exhibit I*)
- iii. Abutting property to the east – 6 feet from the eastern side property line (see *Exhibit I*)
- iv. Abutting property to the north – 10 feet from the northern property line

4. Paving:

- i. All parking spaces, driveways, and vehicle use areas shall be constructed of concrete or set with pavers.
- ii. Paving shall be integrally colored.

E. Building Regulations – Buildings within the PD shall be developed in accordance with the following building regulations:

1. Building Finishes –

- i. Building finish standards apply to all exterior walls of a building.
- ii. Primary finishes are limited to brick, stone (natural, cast or cultured-textured), stucco, and glass wall.
- iii. Secondary finishes are limited to exterior insulated finish systems, (EIFS), wood, and ceramic tiles, decorative CMU and fiberglass reinforced cement exterior siding.
- iv. A minimum of 80 percent of the exterior finish shall be of primary finishes, as defined in this section. The remaining shall be of secondary finishes, as defined in this section.
- v. Use of architectural metals is limited to canopies, parapet walls, roof systems, and miscellaneous trim work, and shall meet durability standards of the City of Sugar Land Development Code.
- vi. A single building material shall not cover more than 80 percent of the front of any building.

2. Façades and Exterior Walls:

- i. Facades greater than 100 feet in length shall incorporate plane recesses having a minimum depth of at least three percent of the length of the façade and extending at least 20 percent of the length of the façade. No uninterrupted length of façade shall exceed 100 feet in length.
- ii. Ground floor facades that face public streets, property to the west, or Bullhead Slough shall have storefronts, arcades, display windows, and/or entry areas, along a minimum of 50 percent of their horizontal length. Any building facing Bullhead Slough may also have a loading area along the remaining 50 percent of the horizontal length, but the loading area shall be 100 percent screened from view from property to the west. Screening shall consist of an eight foot masonry wall.
- iii. Stores occupying less than 20,000 square feet shall contain glass between the height of three feet and eight feet above the grade for no less than 40 percent of the horizontal length of the building façade.
- iv. The ratio of glass to wall of the building façade shall not be more than 40 percent except for ground level commercial areas where the standard listed in 2, iii. applies.

3. Fenestration:

- i. Punched-type windows, inset from the face of the building, are required above the first floor.
- ii. Continuous horizontal ribbon windows are prohibited.

- iii. Clear glass is required in all storefronts.
 - iv. Use of reflective glazing shall be limited to second level uses and above.
4. Detail Features: - Building façades shall include a repeating pattern that includes all of the elements listed below. All of the following elements shall repeat at intervals of no more than 50 feet, either horizontally or vertically.
- i. Color change
 - ii. Texture change
 - iii. Material module change
5. Roofs – All flat roofs and roof mounted equipment shall be fully screened from view. Roofs shall have at least one of the following features:
- i. Parapets that are used for screening shall not exceed 15 percent of the height of the supporting wall unless necessary to screen equipment. All parapets shall feature three dimensional cornice treatment and will be solid from all sides if visible at any distance on the ground.
 - ii. Overhanging eaves, no less than three feet past the supporting walls.

F. Landscaping and Pedestrian Circulation (for Section F., see *Exhibit I*)

1. Minimum Landscape Buffers:

Reserve A

- i. Abutting Highway 6 – 26 feet from the front property line
- ii. Abutting Driveway 5 – 12 feet from the nearest edge of Driveway 5 (also see *Exhibit F*)
- iii. Abutting Private Access Easement #2 – 6 feet from the nearest edge of Private Access Easement #2 (also see *Exhibit H*)
- iv. Abutting Reserve B – 6 feet from the property line

Reserve B

- i. Abutting Highway 6 – 26 feet from the front property line
- ii. Abutting Reserve A – 6 feet from the property line between Reserves A and B
- iii. Abutting Private Access Easement #2 – 6 feet (also see *Exhibit H*)
- iv. Abutting property to the west – 10 feet from the western side property line

Reserve C (Building)

- i. Abutting Telfair Crossing Section 3 – 10 feet from the eastern side property line
- ii. Abutting Private Access Easement #1 – 6 feet from the nearest edge of Private Access Easement #1 (also see *Exhibit G*)
- iii. Abutting property to the west – 10 feet from the western side property line
- iv. Abutting Bullhead Slough – 34 feet from the rear property line

Reserve C (Parking Part 1)

- i. Abutting Private Access Easement #1 – 15 feet from the nearest edge of Private Access Easement #1 (also see *Exhibit G*)
- ii. Abutting property to the west – 10 feet from the western side property line
- iii. Abutting Private Access Easement #2 – 22 feet from the nearest edge of Private Access Easement #2 (also see *Exhibit H*)
- iv. Abutting Driveway 5 – 10 feet from the nearest edge of Driveway 5

Reserve C (Parking Part 2)

- i. Abutting Private Access Easement #1 – 15 feet from the nearest edge of Private Access Easement #1 (also see *Exhibit G*)
- ii. Abutting Telfair Section 3 – 6 feet from the eastern side property line
- iii. Abutting property to the north – 10 feet from the northern property line
- iv. Abutting Driveway 5 – 10 feet from the nearest edge of Driveway 5

2. Minimum Open Space: 20 percent

3. Street Trees:

- i. Shall be planted on a 30 foot on center average along Highway 6.
- ii. Shall have a minimum caliper of 4 inches and minimum height of 10 feet as measured at ground level when planted.
- iii. Shall not be planted closer than ten feet from a street lamppost.

4. Sidewalks:

- i. Private sidewalks shall be installed in accordance with *Exhibit I*.
- ii. Private sidewalks shall be a minimum of 8 feet in width along Private Access Easement #1.
- iii. A continuous public sidewalk at a minimum of 5 feet in width shall be installed along Highway 6. Private sidewalks shall be in compliance with *Exhibit I*.
- iv. The concrete private sidewalk along Bullhead Slough shall be 5 feet minimum in width.

5. Landscape Plan:

- i. A preliminary, site perimeter landscape plan is included in *Exhibit I*.
- ii. Final landscape plans that meet the City of Sugar Land Development Code and that are in accordance with the PD plan shown in *Exhibits F, G, H, and I* shall be submitted with site plan submittal for each of the three reserves.
- iii. Landscaping for each reserve shall be installed in accordance with the approved final landscape plan prior to issuance of a Certificate of Occupancy.
- iv. There shall be a minimum of one tree for every 30 linear feet of perimeter landscaping installed within the areas labeled as Landscape Buffer on *Exhibits F, G, and H*.
- v. Within the Landscape Buffers on *Exhibits F, G, and H* (where labeled "Hedge/ Shrub Row), a hedge or shrub row shall be installed along the perimeter of the parking areas to shield vehicles from the street view along Private Access Easement #1 and Private Access Easement #2. Hedges or shrubs shall be 2.5 feet in height at planting, and shall reach 3 to 8 feet at full growth. If shrubs are used, they must be planted with triangular centers and not be separated by more than three feet. Whenever hedges are used, the plants must be planted and maintained so as to form a

continuous, unbroken, solid, visual screen within one year of planting. Trees, additional shrubs, flower planter beds, benches or other decorative features may also be placed within the Landscape Buffer. Pedestrian amenities, such as trees contained in tree wells, planting beds, benches and pavestone walkways, may be placed within the "Pedestrian Amenity Area" on Exhibit G.

- vi. Plant list – plants shown on final landscape plan and installed prior to issuance of a Certificate of Occupancy for each of the three reserves shall be in accordance with *Exhibit D*.

G. Sign Regulations

1. "A-frame-sandwich style" outdoor signs shall be permitted to be placed in the sidewalk area within Reserve C – Building. A maximum of one sign per tenant will be permitted to be placed in front of the respective tenant lease space. The A-frame signs shall be limited to 8 square feet for each sign face and shall be no more than 4 feet in height. Each sign shall be designed to incorporate a non-permanent type of anchor system such as "L" bracket feet to prevent the sign from being dislodged or blown over during high winds.
2. In addition to the standard building fascia signage typically found within shopping centers, the business name of each tenant will be permitted to be placed on the horizontal surface of any awning constructed above the front entrance to each lease space in Reserve C – Buildings. The following limitations shall apply:
 - i. Fabric Awning: The height of the business name applied to the vertical surface of the awning shall not exceed 75% of the vertical surface height of that awning.
 - ii. Non-Fabric Awning: The height of the business name affixed to the surface of the Non-Fabric Awning shall be subject to maximum allowable signage area contained within The City of Sugar Land signage regulations.
3. Directional signage depicting the location of tenants, for example a kiosk, will be permitted to be constructed in the sidewalk area within Reserve C – Building. The directional kiosk(s) shall total no more than two and shall not exceed dimensions of 4'x4'x10' if the kiosk contains four sides. If the kiosk is cylindrical in shape, the total diameter of the kiosk(s) shall not exceed 5' and be no more than 10' in height.
4. Holiday signs are permitted to be attached to those street light poles located along and on either side of Private Access Easement #1. Each street light pole shall be designed to accommodate two (2) holiday signs, and each individual sign shall not exceed 12 square feet. Content of said holiday signs shall be as defined by the Development Code of the City of Sugar Land.

H. Additional Regulations

1. Outside display of merchandise is prohibited.
2. All accessory buildings shall be located internal to each reserve and shall not abut Driveway 5, Private Access Easement #1, Private Access Easement #2, nor Bullhead Slough.
3. All ground equipment, meters, and other visible utility connections shall be screened from view of the public right-of-way, property to the west, Driveway 5, Private Access Easement #1, Private Access Easement #2, and Bullhead Slough.
4. Fleet vehicle storage is prohibited, except as permitted for Passenger Car Rental (SIC 7514) and Passenger Car Leasing (SIC 7515).
5. Water features are prohibited, except that fountains and detention ponds that hold water only during storm events are permitted.
6. The PD shall be developed in accordance with the Sugar Land Regional Airport Runway Protection Zone (RPZ).

**EXHIBIT C
PERMITTED USES**

<u>USES</u>	<u>SIC CODE</u>	<u>NOTES</u>
Parks and Recreation	99	
Corporate Offices (not retail)	99	
Veterinary Services for Animal Specialties	0742	3
Travel Agencies	4724	
<u>RETAIL</u>		
Lumber and Other Building Materials	5211	
Paint, Glass, and Wallpaper Stores	5231	
Hardware Stores	5251	
Retail Nurseries, Lawn and Garden Supply Stores	5261	
Department Stores	5311	
Variety Stores	5331	
Misc. General Merchandise Stores	5399	
Grocery Stores, maximum of 10,000 square feet	5411	
Meat and Fish Markets	5421	
Fruit and Vegetable Markets	5431	
Candy, Nut, and Confectionary Stores	5441	
Dairy Products Stores	5451	
Retail Bakeries	5461	
Misc. Food Stores	5499	
Auto and Home Supply Stores	5531	
Men's and Boy's Clothing Stores	5611	
Women's Clothing Stores	5621	
Women's Accessory & Specialty Stores	5632	
Children's and Infant's Wear Stores	5641	
Family Clothing Stores	5651	
Shoe Stores	5661	
Misc. Apparel & Accessory Stores	5699	
Furniture Stores	5712	
Floor Covering Stores	5713	
Drapery, Curtain, and Upholstery Stores	5714	
Miscellaneous Home furnishings Stores	5719	
Household Appliance Stores	5722	
Radio, Television & Consumer Electronic Stores	5731	
Computer and Computer Software Stores	5734	
Musical Instrument Stores	5736	
Eating Places	5812	
Drinking Places (with alcoholic beverages)	5813	
Drug Stores and Proprietary Stores	5912	5
CBD Retail Store		4

Liquor Stores	5921	
Used Merchandise Stores	5932	
Sporting Goods Stores and Bicycle Shops (Including gun sales & repair)	5941	
Book Stores	5942	
Stationery Stores	5943	
Jewelry Stores	5944	
Hobby, Toy, and Game Shops	5945	
Camera and Photographic Supply Stores	5946	
Gift, Novelty, and Souvenir Shops	5947	
Luggage and Leather Good Stores	5948	
Sewing, Needlework, and Piece Goods Stores	5949	
Florists	5992	
Retail Tobacco Store & Tobacco Bar	5993	4
Optical Goods Stores	5995	
Miscellaneous Retail Stores	5999	
Vape Retail Store		4
Cosmetic Stores		
Hearing Aid and Artificial Limb Stores		
Pets and Pet Supply Stores		
Art Dealers		
Telephone and Typewriter Stores		
Other Miscellaneous Retail Stores		
<u>FINANCE, INSURANCE, AND REAL ESTATE</u>		
National Commercial Banks	6021	
State Commercial Banks	6022	
Commercial Banks	6029	
Savings Institutions, Federally Chartered	6035	
Savings Institutions, Not Federally Chartered	6036	
Credit Unions, Federally Chartered	6061	
Credit Unions, Not Federally Chartered	6062	
Federal and Federally Sponsored Credit Agencies	6111	
Personal Credit Institutions	6141	
Short-Term Business Credit Institutions	6153	
Miscellaneous Business Credit Institutions	6159	
Mortgage Bankers and Loan Correspondents	6162	
Loan Brokers	6163	
Investment Advice	6282	
Life Insurance	6311	
Accident and Health Insurance	6321	
Hospital and Medical Service Plans	6324	
Fire, Marine and Casualty Insurance	6331	
Surety Insurance	6351	
Title Insurance	6361	
Pension, Health and Welfare Funds	6371	

Repealed by
Ord 2333

Insurance Carriers, NEC	6399	
Insurance Agents, Brokers, and Service	6411	
Real Estate Agents and Managers	6531	
Title Abstract Offices	6541	
Land Subdividers and Developers	6552	
Offices of Bank Holdings Companies	6712	
Offices of Holding Companies, NEC	6719	
Management Investment Offices, Open-End	6722	
Education, Religious, and Charitable Trusts	6732	
Trusts, Except Educational, Religious, and Charitable Managers	6733	
Patent Owners and Lessors	6794	
Real Estate Investment Trusts	6798	
Investors, NEC	6799	
<u>SERVICES</u>		
Drycleaners (drop-off only)	7212	
Photographic Studies, Portrait	7221	
Beauty Shops	7231	
Barber Shops	7241	
Shoe Repair Shops and Shoeshine Parlors	7251	
Tax Return Preparation Services	7291	
Miscellaneous Personal Services	7299	
Babysitting Bureaus		
Diet and Weight Reducing Services		
Formal Wear and Costume Rental		
Personal Care Services		
Advertising Agencies	7311	
Radio, Television & Publishers' Representatives	7313	
Advertising, NEC	7319	
Adjustment and Collection Services	7322	
Credit Reporting Services	7323	
Photocopying and Duplicating Services	7334	
Commercial Photography	7335	
Commercial Art and Graphic Design	7336	
Secretarial and Court Reporting	7338	
Medical Equipment Rental and Leasing	7352	
Employment Agencies	7361	
Help Supply Services	7363	
Computer Programming Services	7371	
Prepackaged Software	7372	
Computer Integrated Systems Design	7373	
Computer Processing & Data Preparation and Processing Services	7374	
Information Retrieval Services	7375	
Computer Facilities Management Services	7376	
Computer Rental and Leasing	7377	

Computer Maintenance & Repair	7378	
Computer Related Services, NEC	7379	
Security Systems Services	7382	
Photofinishing Laboratories	7384	
Business Services, NEC	7389	
Passenger Car Rental	7514	1
Passenger Car Leasing	7515	1
Radio and Television Repair Shops	7622	
Electrical and Electronic Repair Shops, NEC	7629	
Watch, Clock, and Jewelry Repair	7631	
Reupholstery and Furniture Repair	7641	
Motion Picture and Video Tape Production	7812	
Motion Picture Theaters, Except Drive-In	7832	
Video Tape Rental	7841	
Dance Studios, Schools, and Halls	7911	
Theatrical Producers (Except Motion Picture) & Misc. Theatrical Services	7922	
Bands, Orchestras, Actors, and Other Entertainers and Groups	7929	
Bowling Centers	7933	
Professional Sports Clubs and Promoters	7941	
Physical Fitness Facilities	7991	
Membership Sports and Recreation Clubs	7997	
Amusement and Recreation Services	7999	
Amusement concessions		
Amusement rides		
Baseball instruction schools		
Basketball instruction schools		
Billiard parlors		
Bowling instruction		
Bridge club, non-membership		
Bridge instruction		
Concession operators, amusement devices and rides		
Go-cart raceway operation		
Go-cart rentals		
Golf courses, miniature operation of		
Golf, pitch-n-putt		
Gymnastics instruction		
Ice skating rink operation		
Judo instruction		
Karate instruction		
Pack trains for amusement		
Ping pong parlors		
Pool parlors		
Roller skating rink operation		
Scenic railroads for amusement		
Schools and camps, sports instructional		

Scuba and skin diving instruction		
Skating instruction, ice or roller		
Ski instruction		
Slot-car racetracks		
Sports instructors, professional: golf, skiing, swimming, etc.		
Sports professionals		
Swimming instruction		
Swimming pools, except membership		
Tennis courts, outdoor and indoor operation of, non-membership		
Tennis professionals		
Ticket sales offices for sporting events, contract		
Trampoline operation		
Waterslides, operation of		
Wave pools, operation of		
Wax figure exhibitions		
Yoga instruction		
Offices and Clinics of Doctors of Medicine	8011	
Offices and Clinics of Dentists	8021	
Offices and Clinics of Doctors of Osteopathy	8031	
Offices and Clinics of Chiropractors	8041	
Offices and Clinics of Optometrists	8042	
Offices and Clinics of Podiatrists	8043	
Offices and Clinics of Health Practitioners, NEC	8049	
Skilled Nursing and Care Facilities	8051	
Intermediate Care Facilities	8052	
Nursing and Personal Care Facilities, NEC	8059	
Medical Laboratories	8071	
Dental Laboratories	8072	
Home Health Care Services	8082	
Kidney Dialysis Centers	8092	
Specialty Outpatient Facilities	8093	
Family Planning Centers		
Outpatient Mental Health Facilities		
Health and Allied Services, NEC	8099	
Legal Services	8111	
Colleges, Universities, and Professional Schools	8221	
Junior Colleges and Technical Institutes	8222	
Libraries	8231	
Data Processing Schools	8243	
Business and Secretarial Schools	8244	
Vocational Schools, NEC	8249	
Schools and Educational Services, NEC	8299	
Individual and Family Social Services	8322	
Job Training and Vocational Rehabilitation Services	8331	
Residential Care (a common food service area is required)	8361	2

Homes for the Elderly		
Other Residential Care		
Social Services, NEC	8399	
Museums and Art Galleries	8412	
Business Associations	8611	
Professional Membership Organizations	8621	
Civic, Social, and Fraternal Associations	8641	
Political Organizations	8651	
Religious Organizations	8661	
Membership Organizations, NEC	8699	
Engineering Services	8711	
Architectural Services	8712	
Surveying Services	8713	
Accounting, Auditing & Bookkeeping Services	8721	
Management Services	8741	
Management Consulting Services	8742	
Public Relations Services	8743	
Facilities Support Management Services	8744	
Business Consulting Services, NEC	8748	
Services, NEC	8999	
Public Finance, Taxation & Monetary Policy	9311	
Administration of Educational Programs	9411	
Administration of Public Health Programs	9431	
Administration of Social, Human Resources & Income Maintenance Programs	9441	
Administration of Veterans' Affairs, Except Health Insurance	9451	

Notes:

1. Conditions for Auto/Car Leasing
 - a. The site shall provide separate areas for customer parking and fleet vehicle parking.
 - b. Minimum landscaping buffering shall include:
 - i. Hedge of at least 4 feet in height at time of planting screening the entire fleet vehicle parking lot perimeter.
 - ii. Trees of at least 4 inches in diameter and 10 feet in height at time of planting for every 50 feet of parking lot perimeter, except street trees.

2. Conditions for Residential Care. Any Residential Care Facility developed within the PD must provide the following:
 - a. Common food service area.
 - b. Weekly housekeeping service.
 - c. 24-hour on-site courtesy office.
 - d. Wellness Center.
 - e. Common leisure/activity area.
 - f. The maximum number of units will be 150.

3. Conditions for Veterinary Services.
 - a. Veterinary Services are defined to include uses associated with animal hospitals, after-hours emergency hospitals, veterinary clinics and veterinary rehabilitation facilities.
 - b. Occupied space not to exceed 10,000 Square Feet.
 - c. No boarding of animals with the exception of animals recovering from a medical procedure shall be permitted.
 - d. A designated outdoor area in close proximity to the rear door is to be provided for use by animals being medically treated. This area is to be cleaned of all animal waste daily and disposed of in a sanitary manner. Such outdoor area is to be shown on a site plan upon lease finish plan review. The designated outdoor area shall measure no larger than 20' x 20' and shall be enclosed via a masonry wall on all four sides along with a metal entrance gate to match existing architecture. Should the outdoor area utilize existing parking spaces and thereby reduce the number of overall parking spaces such reduction shall not decrease the overall required parking ratio for the property.
 - e. At all times, those sidewalk areas in the front and to the sides of the front door shall be maintained in a clean and sanitary manner to protect the health and well-being of all guests, customers, employees and owners.

4. Conditions for Retail Tobacco Store, Tobacco Bar, CBD and Vape Retail Stores
 - a. Retail Tobacco Stores, Tobacco Bars, CBD and Vape Retail Stores will adhere to City of Sugar Land-Code of Ordinances, Chapter 3, Article VIII-Smoking in Public Places.

5. Drug Stores and Proprietary Stores
 - a. All uses listed in Standard Industrial Classification Manual 1987 are allowed by right. CBD Retail Store is added as a separate use to allow for Condition 4.

EXHIBIT D: PLANT LIST

The following is a list of plant material. If the property owners request plants that are not contained in this list, the Director may approve them if they are determined to be of a similar hardiness.

Street Trees:

Nellie R. Stevens Holly – *Ilex allida* ‘Nellie R. Stevens’
Savannah Holly – *Ilex attenuate* ‘Savannah’
Southern Magnolia – *Magnolia grandiflora* ‘DD Blanchard’
Sycamore – ‘*Platanus occidentalis*’
Water Oak – *Quercus nigra*
Live Oak – *Quercus virginiana*
Bald Cypress – *Taxodium distichum*
Bosque or Drake Elm – *Ulmus parvifolia* ‘Bosque’ or ‘Drake’

Small & Ornamental Trees:

European Fan Palm – *Chamaerops humilis*
Loquat – *Eryobotrya japonica*
Foster Holly – *Ilex allidat* ‘Fosterii’
Yaupon Holly – *Ilex vomitoria*
Columnar Juniper – *Juniperus* spp.
Crape Myrtle – *Lagerstroemia indica* ‘Basham’s Pink’, ‘Natchez’ ‘Muschogee’
Little Gem Magnolia – *Magnolia grandiflora* ‘Little Gem’
Treeform (MT) Ligustrum – *Ligustrum japonicum*
Sweetbay Magnolia – *Magnolia virginiana*
Tree Wax Myrtle – *Myrica cerifica*
Cherry Laurel – *Prunus caroliniana*
Mexican Plum – *Prunus allida*
Texas Sable Palm – *Sabal texana*
Windmill Palm – *Trachycarpus allida*
California Fan Palm – *Washingtonia filifera*

Shrubs:

Encore Azalea – *Azalea* hybrid ‘Autumn Sweetheart’, ‘Autumn Twist’, ‘Autumn Rouge’, ‘Autumn Bravo’
Indica Azalea – *Azalea indica* ‘Sweet Forgiveness’, ‘Geo. Taber’, ‘GG Gerbing’, ‘Formosa’
Abelia – *Abelia x grandiflora* ‘Prostrata’, ‘Sherwoodi’, Edward Goucher’
Boxwood – *Buxus* spp.
Dwarf Bottlebrush – *Callistemon citrinus* ‘Austraflora’, ‘Firebrand’, ‘Little John’, and ‘Splendens’
Camellia – *Camellia* spp.
Japanese Cleyera – *Ternstroemia gymnathera*
Sago Palm – *Cycas allida*
Umbrella Plant – *Cyperus alternifolius*
Butterfly Iris – *Diets iridioides*
Elaeagnus Ebbingei – *Elaeagnus macrophylla*
Silverberry – *Elaeagnus fruilandi*
Gardenia – *Gardenia* spp.

Dwarf Burford Holly – *Ilex cornuta* ‘Burfordii Nana’
 Pittosporum – *Pittosporum tobira*
 Variegated Pittosporum – *Pittosporum tobira* variegated
 Barbados Cherry – *Malpighia Glabra*
 Fatsia – *Fatsia japonica*
 Chinese Holly – *Ilex cornuta* ‘Rotunda’
 Dwarf Yaupon – *Ilex vomitoria* ‘Nana’
 Louisiana Iris – *Iris allida*
 Dwarf Crape Myrtle – *Lagerstroemia indica* ‘Nana’
 Ligustrum – *Ligustrum japonicum*
 Waxleaf Glossy Pruet – *Ligustrum lucidum*
 Fringe Flower Razzleberry – *Loropetalum allida* ‘Monraz’
 Maiden Grass – *Miscanthus sinensis* var.
 Dwarf Wax Myrtle – *Myrica pusilla*
 Nandina – *Nandina domestica*
 Purple Fountain Grass – *Pennisetum setaceum*
 Indian Hawthorn – *Raphiolepis indica* ‘Clara’
 Shrub Rose – *Rosa* spp. ‘Knockout’, ‘The Fairy’, ‘Bonica’
 Society Garlic – *Tulbaghia violacea*
 Sweet Viburnum – *Viburnum* spp.
 Bridal Wreath Spirea – *Spirea prunifolia*
 Feijoa – *Feijoa sellowiana*
 Oleander – *Nerium oleander*
 Dwarf Oleander – *Nerium oleander* ‘Petite Pink’
 Plumbago – *Plumbago auriculata*
 Dwarf Pomegranate – *Punica granatum* ‘Nana’
 Kumquat – *Fortunella* spp.
 Muhly Grass – *Meuhlenbergia lindheimeri*
 Dwarf Maiden Grass – *Miscanthus sinensis* ‘Morning Light’

Groundcovers & Vines:

Carpet Bugle – *Ajuga reptans*
 Coral Vine – *Antigonon leptopus*
 Asparagus Fern – *Asparagus sprengeri*
 Crossvine – *Bignonia capreolata*
 Trumpet Creeper – *Campsis radicans*
 Mexican Heather – *Cuphea hyssopifolia*
 Wood Fern – *Dryopteris normalis*
 Carolina Jasmine – *Gelsimium sempervirens*
 English Ivy – *Hedera helix*
 Daylily – *Hemerocallis* ‘Evergreen Yellow Supreme’, ‘Ming Toy’, ‘Stella D’oro’.
 Coral Honeysuckle – *Lonicera sempervirens*
 Big Blue Liriope – *Liriope muscari* ‘Big Blue’
 Evergreen Wisteria – *Millettia allida*
 Variegated Giant Liriope – *Ophiopogon jaburan*
 Monkey Grass – *Ophiopogon japonica*
 Katie Ruellia – *Ruellia brittonia* ‘Katy’
 Virginia Creeper – *Parthenocissus quinquefolia*
 Star Jasmine – *Trachelospermum jasminoides*
 Purple Queen – *Setcreasea allida*
 Lantana – *Lantana sellowiana*

Fig Ivy – *Ficus pumila*
Bouganvillea – *Bouganvillea* spp.

Arborvitae, yucca, cactus, and bamboo are prohibited.



LEGEND

- PD SECTION 4 PART 1
- TRAFFIC CIRCULATION
- CROSSING AT TELFAIR SEC 3 (HEB)
- PERIMETER DRIVE SECTIONS

EXHIBIT E OVERALL MASTER PLAN

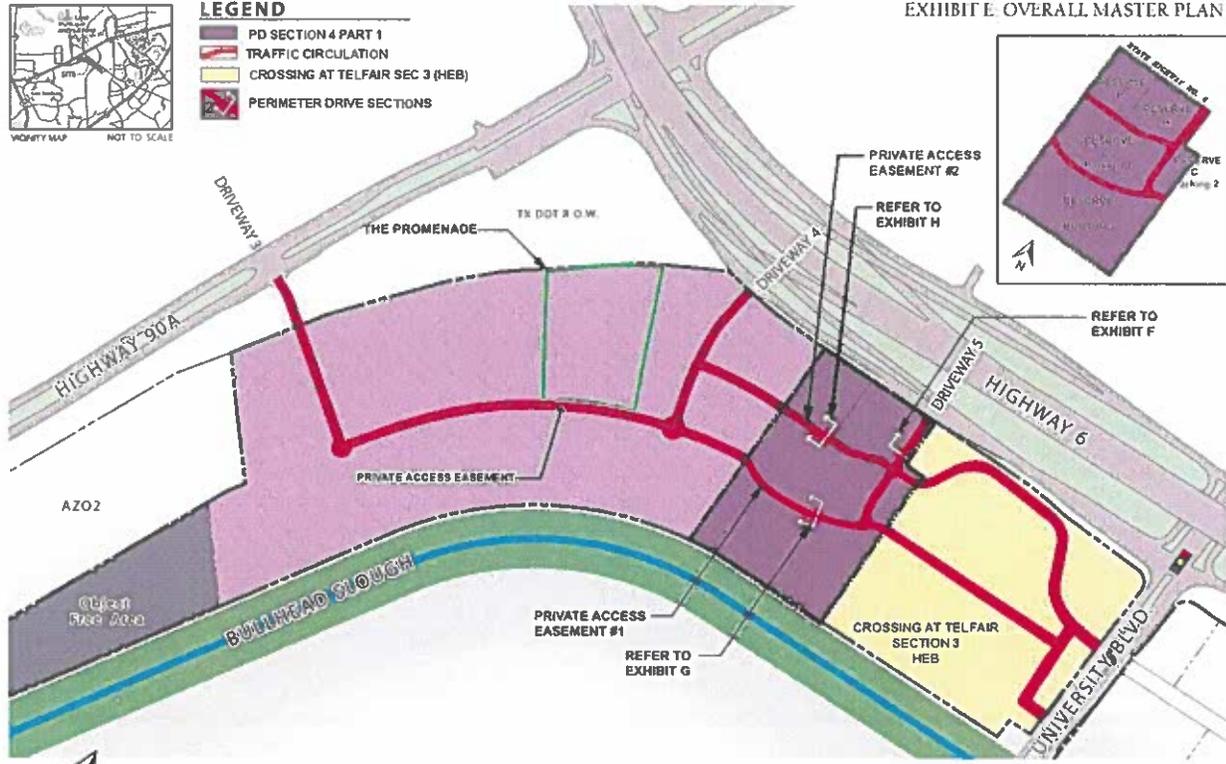
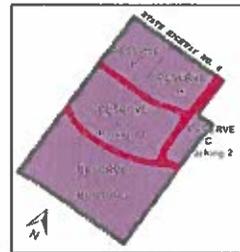


EXHIBIT E
PD SECTION FOUR - PART 1
THE CROSSING AT TELFAIR



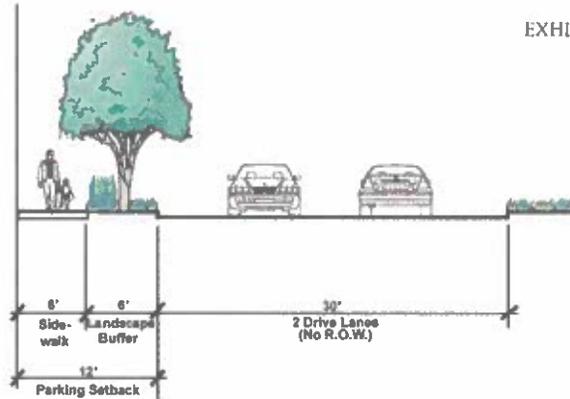


EXHIBIT F: DRIVEWAY 5 CROSS SECTION

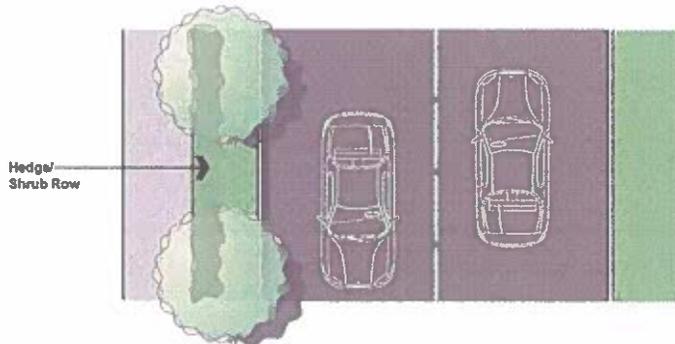


EXHIBIT F
PD SECTION FOUR - PART 1
THE CROSSING AT TELFAIR



EXHIBIT G: PRIVATE ACCESS EASEMENT #1 CROSS SECTION

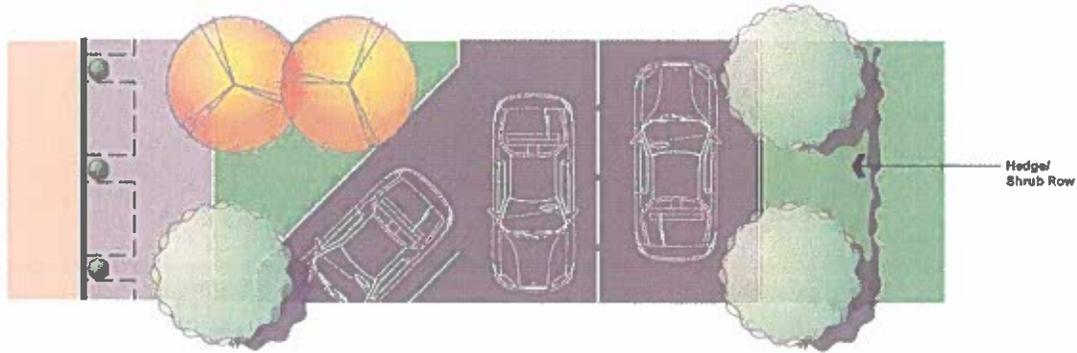
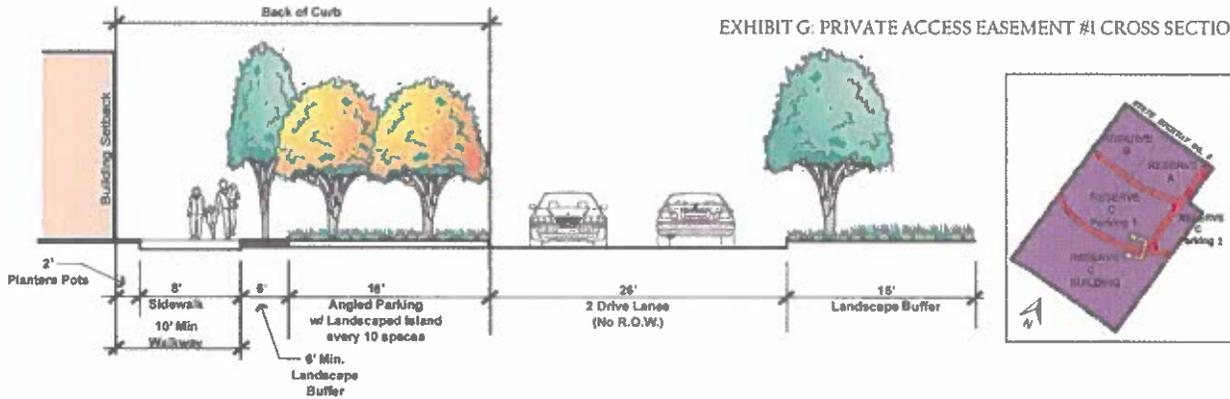


EXHIBIT G
PD SECTION FOUR - PART I
THE CROSSING AT TELFAIR



EXHIBIT H: PRIVATE ACCESS EASEMENT #2 CROSS SECTION

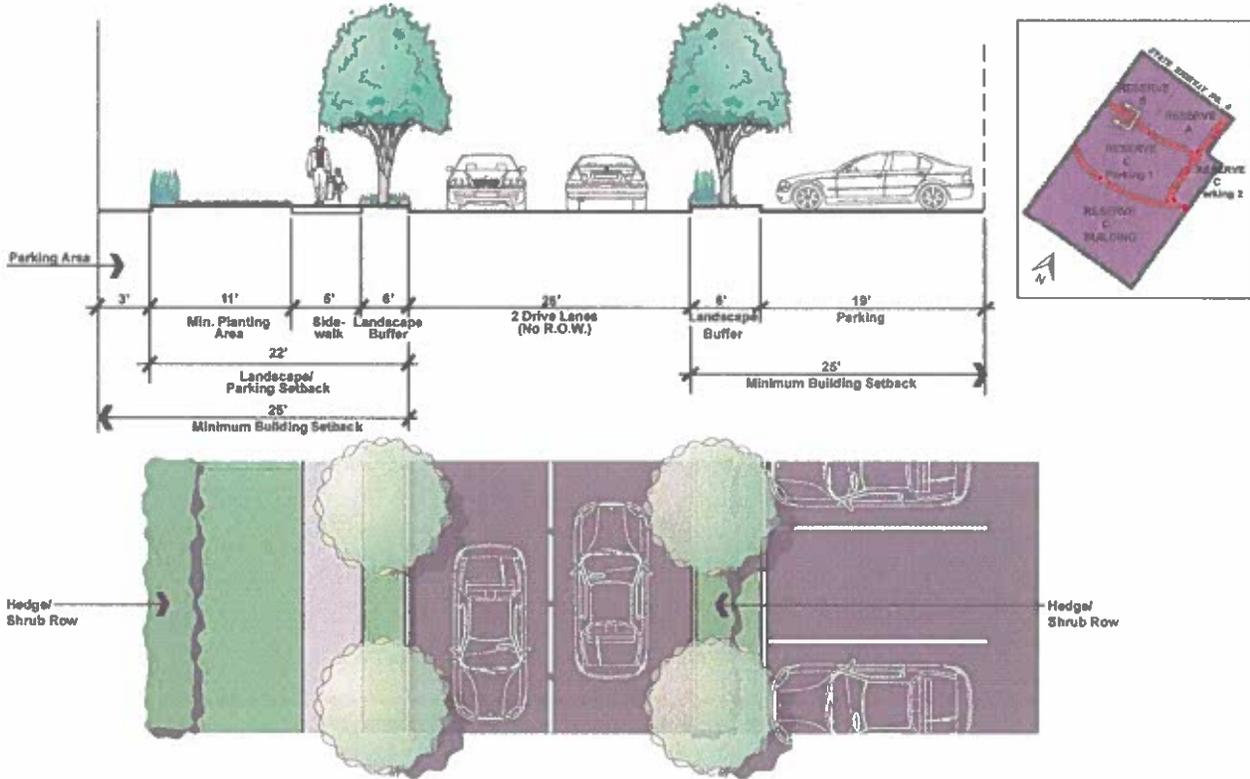


EXHIBIT H
PD SECTION FOUR - PART 1
THE CROSSING AT TELFAIR

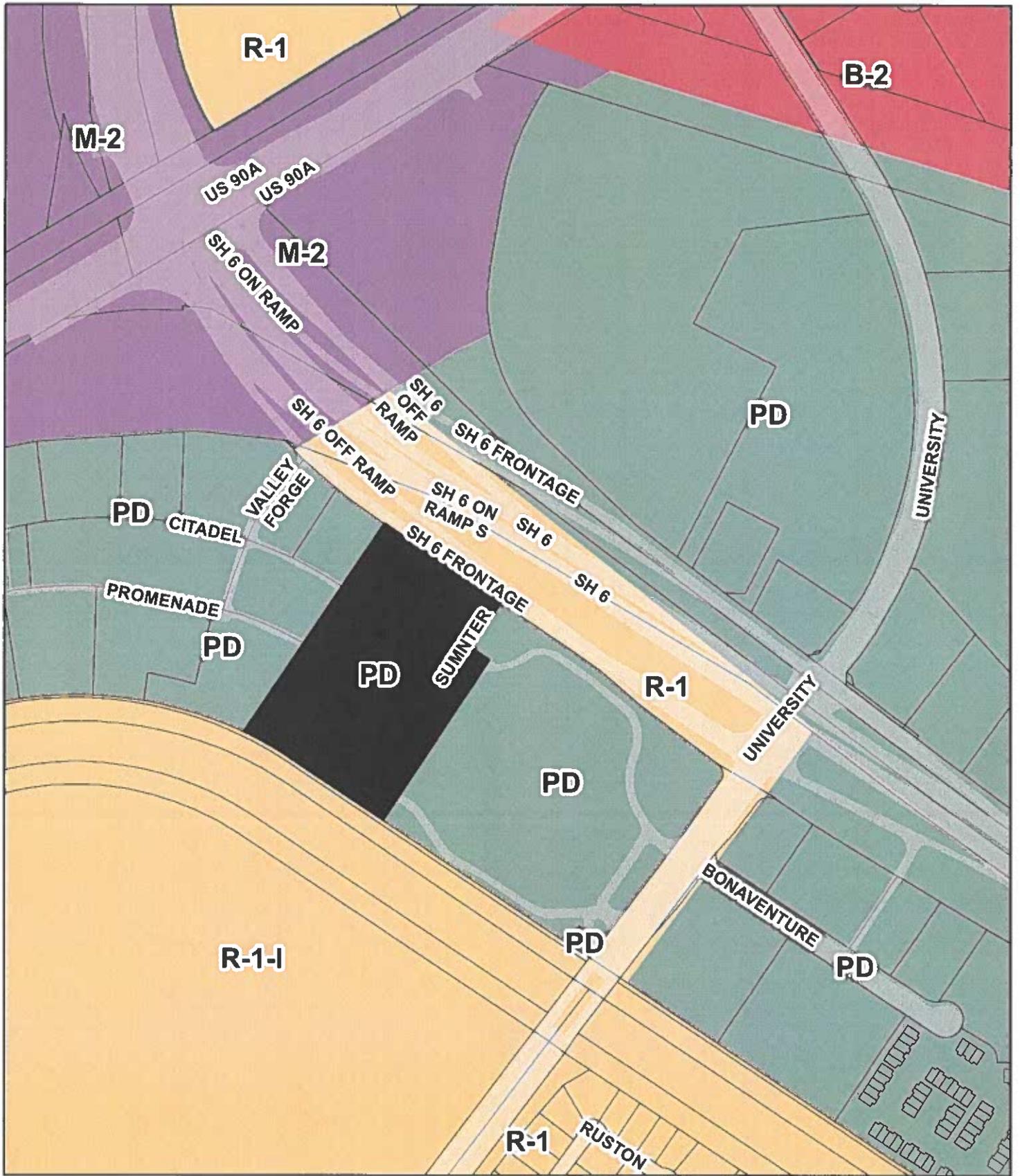


EXHIBIT I LANDSCAPE / PEDESTRIAN / BUILDING & PARKING PLAN



EXHIBIT I
PD SECTION FOUR - PART I
THE CROSSING AT TELFAIR





520

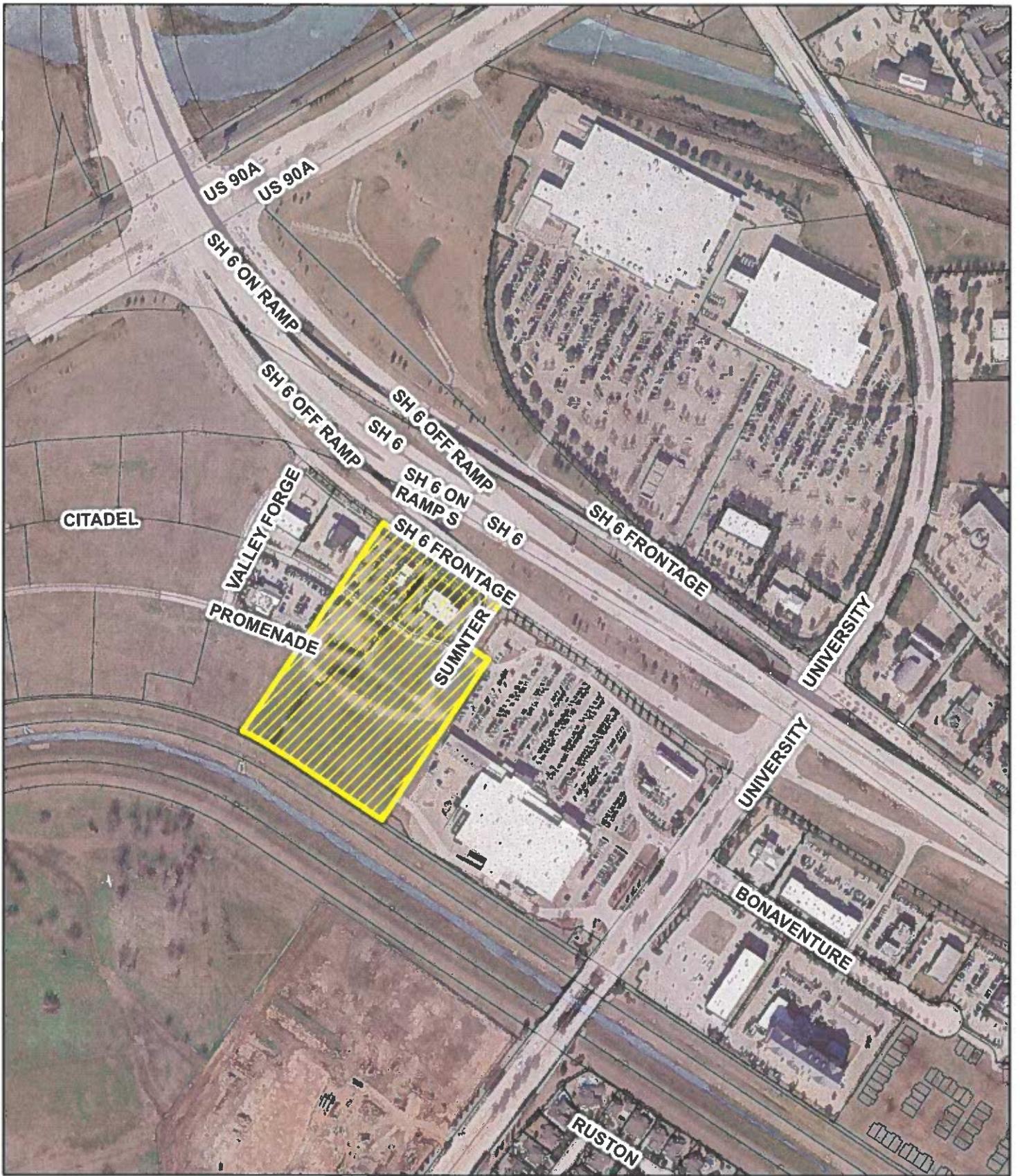


Feet



The Crossing at Telfair Sec 4 Pt 1





520



Feet



The Crossing at Telfair Sec 4 Pt 1





FILED AND RECORDED
PLAT FILE NO. 2188
PLAT NO. 2188

STATE OF TEXAS
COUNTY OF TARRANT

PLAT NO. 2188
SECTION 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

CROSSING AT TELFAIR
SECTION FOUR - PART ONE
AMENDING PLAT OF
RESERVE "C"

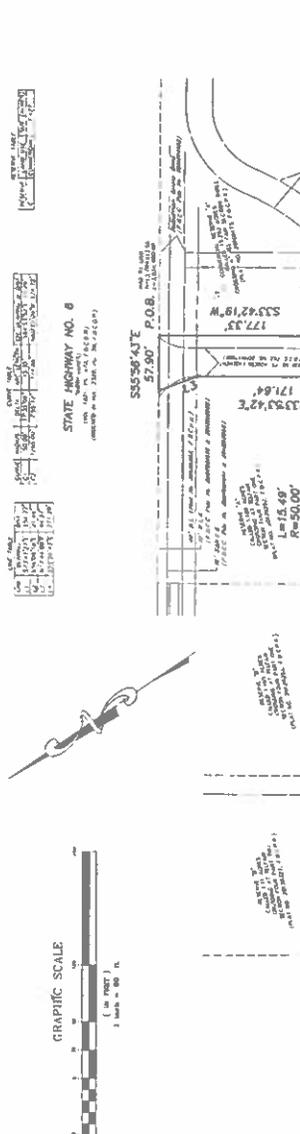
A COMMERCIAL DEVELOPMENT
 IN THE MEMORANDUM LODGE LEAGUE
 TRACT NO. 10
 CITY OF SUGAR LAND
 PORT BEND COUNTY, TEXAS

BEING ALL OF RESERVE "C"
 BLOCK 1, CROSSING AT TELFAIR
 DISCHARGED IN PLAT NO. 2018A, P.B.C.M.

PURSUANT TO THE AMENDING PLAT
 TO REFLECT REVISIONS TO THE CROSS ACCESS AGREEMENT

I, **MARK**
 AUGUST 16, 2018

TEAS SURVEYING, INC.
 18251 W. JACOBSON BLVD.
 SUGAR LAND, TEXAS 77479
 (281) 240-9099



STATE HIGHWAY NO. 6
 57.90' P.O.B.
 55536.43' E
 177.33' W
 53342.19' W
 632.16'

RESERVE "C"
7.427 ACRES
 (24,114.47 sq. ft.)

GRAPHIC SCALE
 1 inch = 100 feet

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COUNTY OF TARRANT

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NOTICE OF PUBLIC HEARING

AMENDMENT TO THE PLANNED DEVELOPMENT (PD) DISTRICT THE CROSSING AT TELFAIR SECTION FOUR PART ONE UNDER ORDINANCE 1863, ALLOWING FOR ADDITIONAL LAND USES

City Council Public Hearing 5:30 p.m., February 15, 2022, City of Sugar Land City Council Chamber, 2700 Town Center Boulevard North, hosted via live stream at <http://www.sugarlandtx.gov/1238/SLTV-16-Live-Video> or <https://www.youtube.com/sugarlandtxgov/live>, and Sugar Land Comcast Subscribers can also tune-in on Channel 16 to hear all persons interested in proposed amendment to the Planned Development (PD) District, The Crossing at Telfair Section Four Part One, Ordinance 1863, (9.78 acres), located at State Highway 6 to the immediate east of US Highway 90 adding Veterinary Services (SIC 0742), Tobacco Stores with lounge (SIC 5993), and calling out CBD Retail under SIC 5912 and Vape Store under SIC 5999 as specific uses.

The agenda item for this meeting will be placed on the City of Sugar Land website at www.sugarlandtx.gov under "Meeting Agendas" City Council no later than Friday, February 9, 2022. Request details or provide feedback on the proposed PD Amendment online at www.sugarlandtx.gov/PublicHearingComment or contact City of Sugar Land Planning & Development Services Department at (281) 275-2218.



**PLANNED DEVELOPMENT (PD)
DISTRICT APPLICATION**

FOR OFFICE USE
(Rev. 01/02/21)
Accounting Code: ZC
2021 Fee: See below
Fee Required _____
Case No. _____

Return Your Submittal Monday from 8:00am -3:00pm To Development Planning (Attn: Development Review Coordinator)
Sugar Land City Hall, 2700 Town Center Blvd. North, Sugar Land, Tx 77479, Phone#: (281) 275-2218

Planned Development (PD) District Submittal Requirements:

All materials must be submitted only digitally via USB or CD with the following items:

- Copy of the completed application (PD must be designated as "Urban" or "Suburban" per requirements within Chapter 2, Article II Development Code)
- Copy of a letter stating the applicant's request
- Submittal Fee (see specifics below on submittal type)
- Legal description of property:
 - Metes & bounds description if property is not platted OR
 - Plat information:

Plat Name, Lot & Block, or Reserve: Crossing at Telfair Section 4 Part 1

FBCOPR No.: 20120252 Amending Plat Reserve c 20160206

- Copy of PD submittal, including detailed use list, PD development plan with lots / reserves, traffic circulation, landscaping, pedestrian features, building information, other pertinent information
 - Proposed Exhibits relating to above
- Copy of a Traffic Impact Analysis if required (Contact Engineering Dept. at 281-275-2870 to determine necessity)

PROJECT NAME The Crossing at Telfair

- | | | |
|----------------------|--|---|
| Submittal Type & Fee | <input type="checkbox"/> General Development Plan: \$1,908.00 + \$21.25/per acre or portion (max. \$3,000) | <input checked="" type="checkbox"/> PD Amendment: \$1,908.00 + \$21.25/per acre or portion (max. \$3,000) |
| | <input type="checkbox"/> Final Development Plan: \$1,908.00 + \$21.25/per acre or portion (max. \$3,000) | <input type="checkbox"/> PD Administrative Amendment: \$215.00 |

Name of Current PD (if this is a Final PD proposed within an approved General Dev. PD) PD Ordinance # 1863

Location Description Reserves A, B & C

Property Acreage 9.772 ac Current Zoning District Planned Development

PD DISTRICT TYPE – URBAN PD OR SUBURBAN PD LAYOUT (PER CH. 2, ART. II, PART 5, SEC. 2-133)

- PD Urban (specific criteria per Dev. Code)
- PD Suburban (specific criteria per Dev. Code)

(NOTE- A GENERAL DEVELOPMENT PLAN (1ST STEP PD) MAY BE CONSIDERED FOR REVIEW WITH AREAS OF URBAN AND SUBURBAN)

PD DISTRICT CHARACTER TYPE FOR BUILDING FINISH STANDARDS- (SELECT MINIMUM OF ONE OR MORE)

- PD Architectural Character
- PD Cultural Character
- PD Historic Character

CONTACT INFORMATION

Property Owner (Please Note - the Property Owner's Information Must be provided):

Name TCT-Reserve C

Address 300 Promenade Way Suite 200 Sugar Land, TX 77478

Phone 281-313-0000 Email Pjacob@rubiconrealty.com

Property Owner's Authorization (May be submitted under separate cover on company letterhead):

I am the owner of the property for which this application is being made. I authorize

G. Peter Jacob (Project Representative) to submit this application and to correspond with the City of Sugar Land regarding this application on my behalf.

X  Property Owner's Signature (Required) 8/13/2021 Date

Project Representative:

Contact Person G. Peter Jacob

Company Rubicon Realty Group

Address 300 Promenade Way Suite 200 Sugarland, TX 77478

Phone 281-313-0000 X 111 Email Pjacob@rubiconrealty.com

This is to certify that the information on this form is COMPLETE, TRUE and CORRECT and the undersigned is authorized to make this application. I understand that this application will expire one year from the date of submittal if the Planning Department has not received a revised submittal.

X  Project Representative's Signature 8/13/2021 Date

Please note: a courtesy notification sign will be placed on the subject property during the public hearing process and will be removed after the public hearing.

Please contact Development Planning staff at 281-275-2218 or by email at planning@sugarlandtx.gov to set up an appointment to discuss your proposal prior to submitting a Planned Development (PD) District application. Note- Staff can provide suggested guidance as to type of pertinent information and exhibits.

**TCT Reserve C, Ltd.
300 Promenade Way, Suite 200
Sugar Land, Texas 77478
(281) 313-0000**

August 16, 2021

Ms. Lauren Fehr, AICP
Principal Planner
City of Sugar Land/Planning Dept.
2700 Town Center Blvd. North
Sugar Land, Texas 77479

Re: Ordinance #1863

Dear Ms. Fehr:

TCT Reserve C, Ltd., is desirous of amending Ordinance #1863, so specific uses can be added to Exhibit C Permitted Uses.

The uses which are hereby requested to be approved are as follows:

- Veterinary Services-SIC 0742
- Tobacco Stores (with lounge)-SIC 5993
- CBD Retail Store-SIC 5912 (Although SIC 5912 is a Permitted Use classification, this specific use is added for clarification purposes)
- Vape Store-SIC 5999 (Although SIC 5912 is a Permitted Use classification, this specific use is added for clarification purposes)

Accordingly, pursuant to the Planned Development Amendment Application, I have enclosed the following:

- 1 copy of the completed Planned Development District Amendment Application;
- 1 copy of this letter stating TCT Reserve C, Ltd.'s (Applicant) request for amending Ordinance #1863;
- Submittal Fee of \$2,120.50 (\$1,908.00 + \$212.50 (10.0 acres x \$21.25));
- 1 copy of the recorded plat (The Crossing at Telfair Section 4 Part 1, Reserves A, B & C);
- TIA (not applicable).

Should staff require anything further, please let me know.

Sincerely,



G. Peter Jacob, CPM®, CDP®
Manager

GPJ:cs
Enclosures

EXHIBIT C
PERMITTED USES (Highlighted areas are changes from original PD Ord. 1863)

<u>USES</u>	<u>SIC CODE</u>	<u>NOTES</u>
Parks and Recreation	99	
Corporate Offices (not retail)	99	
Veterinary Services for Animal Specialties	0742	3
Travel Agencies	4724	
<u>RETAIL</u>		
Lumber and Other Building Materials	5211	
Paint, Glass, and Wallpaper Stores	5231	
Hardware Stores	5251	
Retail Nurseries, Lawn and Garden Supply Stores	5261	
Department Stores	5311	
Variety Stores	5331	
Misc. General Merchandise Stores	5399	
Grocery Stores, maximum of 10,000 square feet	5411	
Meat and Fish Markets	5421	
Fruit and Vegetable Markets	5431	
Candy, Nut, and Confectionary Stores	5441	
Dairy Products Stores	5451	
Retail Bakeries	5461	
Misc. Food Stores	5499	
Auto and Home Supply Stores	5531	
Men's and Boy's Clothing Stores	5611	
Women's Clothing Stores	5621	
Women's Accessory & Specialty Stores	5632	
Children's and Infant's Wear Stores	5641	
Family Clothing Stores	5651	
Shoe Stores	5661	
Misc. Apparel & Accessory Stores	5699	
Furniture Stores	5712	
Floor Covering Stores	5713	
Drapery, Curtain, and Upholstery Stores	5714	
Miscellaneous Home furnishings Stores	5719	
Household Appliance Stores	5722	
Radio, Television & Consumer Electronic Stores	5731	
Computer and Computer Software Stores	5734	
Musical Instrument Stores	5736	
Eating Places	5812	
Drinking Places (with alcoholic beverages)	5813	
Drug Stores and Proprietary Stores	5912	5
CBD Retail Store		4

Liquor Stores	5921	
Used Merchandise Stores	5932	
Sporting Goods Stores and Bicycle Shops (Including gun sales & repair)	5941	
Book Stores	5942	
Stationery Stores	5943	
Jewelry Stores	5944	
Hobby, Toy, and Game Shops	5945	
Camera and Photographic Supply Stores	5946	
Gift, Novelty, and Souvenir Shops	5947	
Luggage and Leather Good Stores	5948	
Sewing, Needlework, and Piece Goods Stores	5949	
Florists	5992	
Retail Tobacco Store & Tobacco Bar	5993	4
Optical Goods Stores	5995	
Miscellaneous Retail Stores	5999	
Vape Retail Store		4
Cosmetic Stores		
Hearing Aid and Artificial Limb Stores		
Pets and Pet Supply Stores		
Art Dealers		
Telephone and Typewriter Stores		
Other Miscellaneous Retail Stores		
<u>FINANCE, INSURANCE, AND REAL ESTATE</u>		
National Commercial Banks	6021	
State Commercial Banks	6022	
Commercial Banks	6029	
Savings Institutions, Federally Chartered	6035	
Savings Institutions, Not Federally Chartered	6036	
Credit Unions, Federally Chartered	6061	
Credit Unions, Not Federally Chartered	6062	
Federal and Federally Sponsored Credit Agencies	6111	
Personal Credit Institutions	6141	
Short-Term Business Credit Institutions	6153	
Miscellaneous Business Credit Institutions	6159	
Mortgage Bankers and Loan Correspondents	6162	
Loan Brokers	6163	
Investment Advice	6282	
Life Insurance	6311	
Accident and Health Insurance	6321	
Hospital and Medical Service Plans	6324	
Fire, Marine and Casualty Insurance	6331	
Surety Insurance	6351	
Title Insurance	6361	
Pension, Health and Welfare Funds	6371	

Insurance Carriers, NEC	6399	
Insurance Agents, Brokers, and Service	6411	
Real Estate Agents and Managers	6531	
Title Abstract Offices	6541	
Land Subdividers and Developers	6552	
Offices of Bank Holdings Companies	6712	
Offices of Holding Companies, NEC	6719	
Management Investment Offices, Open-End	6722	
Education, Religious, and Charitable Trusts	6732	
Trusts, Except Educational, Religious, and Charitable Managers	6733	
Patent Owners and Lessors	6794	
Real Estate Investment Trusts	6798	
Investors, NEC	6799	
<u>SERVICES</u>		
Drycleaners (drop-off only)	7212	
Photographic Studies, Portrait	7221	
Beauty Shops	7231	
Barber Shops	7241	
Shoe Repair Shops and Shoeshine Parlors	7251	
Tax Return Preparation Services	7291	
Miscellaneous Personal Services	7299	
Babysitting Bureaus		
Diet and Weight Reducing Services		
Formal Wear and Costume Rental		
Personal Care Services		
Advertising Agencies	7311	
Radio, Television & Publishers' Representatives	7313	
Advertising, NEC	7319	
Adjustment and Collection Services	7322	
Credit Reporting Services	7323	
Photocopying and Duplicating Services	7334	
Commercial Photography	7335	
Commercial Art and Graphic Design	7336	
Secretarial and Court Reporting	7338	
Medical Equipment Rental and Leasing	7352	
Employment Agencies	7361	
Help Supply Services	7363	
Computer Programming Services	7371	
Prepackaged Software	7372	
Computer Integrated Systems Design	7373	
Computer Processing & Data Preparation and Processing Services	7374	
Information Retrieval Services	7375	
Computer Facilities Management Services	7376	
Computer Rental and Leasing	7377	

Computer Maintenance & Repair	7378	
Computer Related Services, NEC	7379	
Security Systems Services	7382	
Photofinishing Laboratories	7384	
Business Services, NEC	7389	
Passenger Car Rental	7514	1
Passenger Car Leasing	7515	1
Radio and Television Repair Shops	7622	
Electrical and Electronic Repair Shops, NEC	7629	
Watch, Clock, and Jewelry Repair	7631	
Reupholstery and Furniture Repair	7641	
Motion Picture and Video Tape Production	7812	
Motion Picture Theaters, Except Drive-In	7832	
Video Tape Rental	7841	
Dance Studios, Schools, and Halls	7911	
Theatrical Producers (Except Motion Picture) & Misc. Theatrical Services	7922	
Bands, Orchestras, Actors, and Other Entertainers and Groups	7929	
Bowling Centers	7933	
Professional Sports Clubs and Promoters	7941	
Physical Fitness Facilities	7991	
Membership Sports and Recreation Clubs	7997	
Amusement and Recreation Services	7999	
Amusement concessions		
Amusement rides		
Baseball instruction schools		
Basketball instruction schools		
Billiard parlors		
Bowling instruction		
Bridge club, non-membership		
Bridge instruction		
Concession operators, amusement devices and rides		
Go-cart raceway operation		
Go-cart rentals		
Golf courses, miniature operation of		
Golf, pitch-n-putt		
Gymnastics instruction		
Ice skating rink operation		
Judo instruction		
Karate instruction		
Pack trains for amusement		
Ping pong parlors		
Pool parlors		
Roller skating rink operation		
Scenic railroads for amusement		
Schools and camps, sports instructional		

Scuba and skin diving instruction		
Skating instruction, ice or roller		
Ski instruction		
Slot-car racetracks		
Sports instructors, professional: golf, skiing, swimming, etc.		
Sports professionals		
Swimming instruction		
Swimming pools, except membership		
Tennis courts, outdoor and indoor operation of, non-membership		
Tennis professionals		
Ticket sales offices for sporting events, contract		
Trampoline operation		
Waterslides, operation of		
Wave pools, operation of		
Wax figure exhibitions		
Yoga instruction		
Offices and Clinics of Doctors of Medicine	8011	
Offices and Clinics of Dentists	8021	
Offices and Clinics of Doctors of Osteopathy	8031	
Offices and Clinics of Chiropractors	8041	
Offices and Clinics of Optometrists	8042	
Offices and Clinics of Podiatrists	8043	
Offices and Clinics of Health Practitioners, NEC	8049	
Skilled Nursing and Care Facilities	8051	
Intermediate Care Facilities	8052	
Nursing and Personal Care Facilities, NEC	8059	
Medical Laboratories	8071	
Dental Laboratories	8072	
Home Health Care Services	8082	
Kidney Dialysis Centers	8092	
Specialty Outpatient Facilities	8093	
Family Planning Centers		
Outpatient Mental Health Facilities		
Health and Allied Services, NEC	8099	
Legal Services	8111	
Colleges, Universities, and Professional Schools	8221	
Junior Colleges and Technical Institutes	8222	
Libraries	8231	
Data Processing Schools	8243	
Business and Secretarial Schools	8244	
Vocational Schools, NEC	8249	
Schools and Educational Services, NEC	8299	
Individual and Family Social Services	8322	
Job Training and Vocational Rehabilitation Services	8331	
Residential Care (a common food service area is required)	8361	2

Homes for the Elderly		
Other Residential Care		
Social Services, NEC	8399	
Museums and Art Galleries	8412	
Business Associations	8611	
Professional Membership Organizations	8621	
Civic, Social, and Fraternal Associations	8641	
Political Organizations	8651	
Religious Organizations	8661	
Membership Organizations, NEC	8699	
Engineering Services	8711	
Architectural Services	8712	
Surveying Services	8713	
Accounting, Auditing & Bookkeeping Services	8721	
Management Services	8741	
Management Consulting Services	8742	
Public Relations Services	8743	
Facilities Support Management Services	8744	
Business Consulting Services, NEC	8748	
Services, NEC	8999	
Public Finance, Taxation & Monetary Policy	9311	
Administration of Educational Programs	9411	
Administration of Public Health Programs	9431	
Administration of Social, Human Resources & Income Maintenance Programs	9441	
Administration of Veterans' Affairs, Except Health Insurance	9451	

Notes:

1. Conditions for Auto/Car Leasing
 - a. The site shall provide separate areas for customer parking and fleet vehicle parking.
 - b. Minimum landscaping buffering shall include:
 - i. Hedge of at least 4 feet in height at time of planting screening the entire fleet vehicle parking lot perimeter.
 - ii. Trees of at least 4 inches in diameter and 10 feet in height at time of planting for every 50 feet of parking lot perimeter, except street trees.

2. Conditions for Residential Care. Any Residential Care Facility developed within the PD must provide the following:
 - a. Common food service area.
 - b. Weekly housekeeping service.
 - c. 24-hour on-site courtesy office.
 - d. Wellness Center.
 - e. Common leisure/activity area.
 - f. The maximum number of units will be 150.

3. Conditions for Veterinary Services.

- a. Veterinary Services are defined to include uses associated with animal hospitals, after-hours emergency hospitals, veterinary clinics and veterinary rehabilitation facilities.
- b. Occupied space not to exceed 10,000 Square Feet.
- c. No boarding of animals with the exception of animals recovering from a medical procedure shall be permitted.
- d. A designated outdoor area in close proximity to the rear door is to be provided for use by animals being medically treated. This area is to be cleaned of all animal waste daily and disposed of in a sanitary manner. Such outdoor area is to be shown on a site plan upon lease finish plan review. The designated outdoor area shall measure no larger than 20' x 20' and shall be enclosed via a masonry wall on all four sides along with a metal entrance gate to match existing architecture. Should the outdoor area utilize existing parking spaces and thereby reduce the number of overall parking spaces such reduction shall not decrease the overall required parking ratio for the property.
- e. At all times, those sidewalk areas in the front and to the sides of the front door shall be maintained in a clean and sanitary manner to protect the health and well-being of all guests, customers, employees and owners.

4. Conditions for Retail Tobacco Store, Tobacco Bar, CBD and Vape Retail Stores

- a. Retail Tobacco Stores, Tobacco Bars, CBD and Vape Retail Stores will adhere to City of Sugar Land-Code of Ordinances, Chapter 3, Article VIII-Smoking in Public Places.

5. Drug Stores and Proprietary Stores

- a. All uses listed in Standard Industrial Classification Manual 1987 are allowed by right. CBD Retail Store is added as a separate use to allow for Condition 4.

EXHIBIT I: LANDSCAPE / PEDESTRIAN / BUILDING & PARKING PLAN

LEGEND

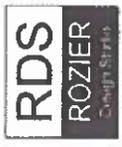
-  PRIVATE SIDEWALK PATH
-  PUBLIC SIDEWALK
-  TRAFFIC CIRCULATION
-  LANDSCAPE SETBACKS
-  BUILDING ENVELOPE
-  ANGLED PARKING
-  REQUIRED CROSS ACCESS



Excerpt from existing PD Ord 1863 for reference only.



EXHIBIT I
PD SECTION FOUR - PART I
THE CROSSING AT TELFAIR





City Council Agenda Request

MARCH 1, 2022

AGENDA REQUEST NO: IV.A.

AGENDA OF: City Council Meeting

INITIATED BY: *Laura Waller, Planner II*

PRESENTED BY: *Laura Waller, Planner II*

RESPONSIBLE DEPARTMENT: Planning and Zoning

AGENDA CAPTION:

SECOND CONSIDERATION: Consideration of and action on **CITY OF SUGAR LAND ORDINANCE NO. 2259:** AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SUGAR LAND, TEXAS, AMENDING THE FINAL DEVELOPMENT PLAN OF THE CROSSING AT TELFAIR SECTION 4 PART 1 PLANNED DEVELOPMENT (PD) DISTRICT, LOCATED NEAR THE INTERSECTION OF STATE HIGHWAY 6 AND UNIVERSITY BOULEVARD IN THE TELFAIR DEVELOPMENT; RE-ADOPTING THE FINAL DEVELOPMENT PLAN FOR THE ENTIRE PLANNED DEVELOPMENT; AND REPEALING ORDINANCE NO. 1863.

RECOMMENDED ACTION:

Consider Second Reading of Planned Development FDP Ordinance No. 2259.

EXECUTIVE SUMMARY:

This is a request for a Planned Development (PD) District Amendment to property known as The Crossing at Telfair Section 4 Part 1 originally adopted under Ordinance 1863 in 2012. The master developer (Rubicon) has requested to add several land use categories, including Veterinary Services (SIC 0742), Tobacco Stores & Tobacco Bar (SIC 5993), and calling out CBD Retail Store as a specific use under SIC Code 5912 and Vape Retail Store as a specific use under SIC Code 5999. These additional uses would allow for a small vet clinic with limited exterior runs and fencing, vape and CBD retail stores, and tobacco stores with or without on-site consumption by also allowing for a tobacco bar. A tobacco bar is a facility in which the on-site sales or rental of tobacco products and smoking accessories (including e-cigarettes) for consumption or use on the premises exceeds 20% of gross revenues. Allowing for these uses in the PD will keep up with demand and changing dynamics in the market, according to the applicant. These uses are allowed by right in the City's standard General Business (B-2) Districts and appear compatible

with the existing PD, which is fully built out.

A Public Hearing was held on December 14, 2021, with the Planning & Zoning Commission, at which no speakers were present. The Commission held some discussion about the proximity of smoking in relation to any potential businesses with children's play areas, as well as comments with regard to the draft provisions for the amendments on any outdoor areas that vet services might need at rear of site. Further discussion at the January 11, 2022, Commission meeting led to the recommendation for the revised Ordinance to include masonry walls for any exterior pet runs at the rear, and to defer to the City of Sugar Land Code of Ordinances for any additional smoking requirements as to proximity to other businesses in the immediate vicinity. The ultimate conclusion of the Commission was that the proposed revisions were compatible with the District and overall area, and the amendment was unanimously recommended for approval to Mayor and City Council.

The Notice of Public Hearing was published in a newspaper of general circulation and on the City of Sugar Land's Internet Home Page. All property owners within 200' of the subject property were notified via mail. A courtesy notification sign was also placed at the site. The public hearing notice included a link to an online form that can be submitted to provide comments in advance of the meeting. At the time of writing this report, staff has not received any inquiries and is not aware of any opposition.

A Public Hearing and First Reading of Ordinance No. 2259 was held during the February 15, 2021 City Council Meeting. Attached is the proposed Ordinance No. 2259, Vicinity Maps, Recorded Plat, Public Hearing Notice, PD Amendment Application, and Letter from Applicant. Also included is an excerpt from the current PD that shows the property's lot, building, and internal access easements as a general reference. The only part of the original PD Ordinance to be amended is the use list, and the new Ordinance will readopt all other provisions.

BUDGET

EXPENDITURE REQUIRED: n/a

CURRENT BUDGET: n/a

ADDITIONAL FUNDING: n/a

FUNDING SOURCE:n/a

ATTACHMENTS:

	Description	Type
D	Supplemental Information	Other Supporting Documents
D	Ordinance 2259	Ordinances

REVIEWERS:

Department	Reviewer
Planning and Zoning	Perez, Justin