

ORDINANCE NO. 2041

AN ORDINANCE OF THE CITY OF SUGAR LAND, TEXAS, PROVIDING FOR A CHANGE OF ZONING FROM PLANNED DEVELOPMENT DISTRICT (PD) GENERAL DEVELOPMENT PLAN (UNIVERSITY COMMONS) TO PLANNED DEVELOPMENT DISTRICT (PD) FINAL DEVELOPMENT PLAN (UNIVERSITY COMMONS) FOR APPROXIMATELY 14.7 ACRES OF LAND LOCATED AT THE NORTHEAST CORNER OF UNIVERSITY BOULEVARD AND U.S. HIGHWAY 59 ADJACENT TO WESTCOTT AVENUE AND WALLINGFORD DRIVE IN THE TELFAIR DEVELOPMENT.

WHEREAS, the proposed Final Development Plan (University Commons) is part of the 84.3 acre General Development Plan PD located at the northeast corner of the intersection of U.S. Highway 59 and University Blvd, approved by City Council under Ordinance 1826 in 2011; and

WHEREAS, Telfair, L.P. has applied for a change in zoning from Planned Development District (PD) General Development Plan (University Commons) zoning district classification to Planned Development District (PD) Final Development Plan (University Commons) zoning district classification for 14.7 acres of land located at the northeast corner of University Boulevard and U.S. Highway 59 adjacent to Westcott Avenue and Wallingford Drive in the Telfair Development.

WHEREAS, the City Planning and Zoning Commission forwarded its final report to the City Council, recommending approval of the rezoning 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 such requested zoning change; and

WHEREAS, the City Planning and Zoning Commission recommended granting such requested zoning change with modifications and the same is herein incorporated and made a part of this ordinance; and

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

**BE IT ORDAINED BY THE CITY COUNCIL
OF THE CITY OF SUGAR LAND, TEXAS:**

Section 1. That the facts and recitations set forth in the preamble of the ordinance are hereby declared true and correct.

Section 2. That the zoning district classification of approximately 14.7 acres of land located at northeast corner of University Boulevard and U.S. Highway 59 adjacent to Westcott Avenue and Wallingford Drive in the Telfair Development and described in Exhibit A, attached to and incorporated into this ordinance by reference, is changed from Planned Development District (PD) General Development Plan (University Commons) to Planned Development District (PD) Final Development Plan (University Commons) zoning district classification under the comprehensive zoning ordinance of the City of Sugar Land, Texas.

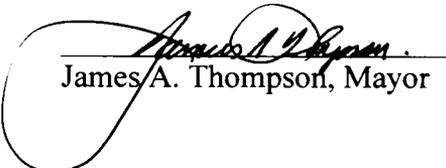
Section 3. That the following Exhibits are attached to and incorporated into this ordinance:

Exhibit A: Legal Description
Exhibit B-1: General Site Layout Plan
Exhibit B-2.1: Final Site Layout Plan – Option A
Exhibit B-2.2: Final Site Layout Plan – Option B
Exhibit B-2.3: Pedestrian Amenities – Option A
Exhibit B-2.4: Pedestrian Amenities – Option B
Exhibit B-2.5.1: Typical Plaza Vignettes – Option A
Exhibit B-2.5.2: Typical Plaza Vignettes – Option A
Exhibit B-2.6.1: Typical Plaza Vignettes – Option B
Exhibit B-2.6.2: Typical Plaza Vignettes – Option B
Exhibit B-2.7: Pedestrian Walkway Cross Section 1
Exhibit B-2.8: Pedestrian Walkway Cross Section 2
Exhibit B-3: Permitted Land Uses
Exhibit B-4.1: Telfair Landscape Species List
Exhibit B-4.2: Landscape Planting Plan – Option A
Exhibit B-4.3: Landscape Planting Plan – Option B
Exhibit B-5.1: University Boulevard Perspective #1
Exhibit B-5.2: University Boulevard Perspective #2
Exhibit B-5.3: Anchor Lineup Perspective
Exhibit B-5.4: Wallingford Perspective
Exhibit B-5.5: Wescott Perspective
Exhibit B-5.6: U.S. Highway 59 Perspective
Exhibit B-5.7: Screen Wall Elevations
Exhibit B-5.8: Building 2 Scored Stucco Elevation
Exhibit B-5.9: Building 4 Scored Stucco Elevation
Exhibit B-5.10: Building 6 Scored Stucco Elevation
Exhibit B-6.1: Building Transparency Plan – Option A
Exhibit B-6.2: Building Transparency Plan – Option B
Exhibit B-7.1: Vehicular Circulation Plan – Option A
Exhibit B-7.2: Vehicular Circulation Plan – Option B
Exhibit B 7.3: Drive-Thru Circulation Plan – Option A
Exhibit B 7.4: Drive-Thru Circulation Plan – Option B
Exhibit B-7.5: Pedestrian Circulation Plan – Option A
Exhibit B-7.6: Pedestrian Circulation Plan – Option B
Exhibit B-8.1: Final Signage Elevations
Exhibit B-8.2: Final Signage Elevations
Exhibit B-9.1: Final Signage Layout Plan – Option A
Exhibit B-9.2: Final Signage Layout Plan – Option B

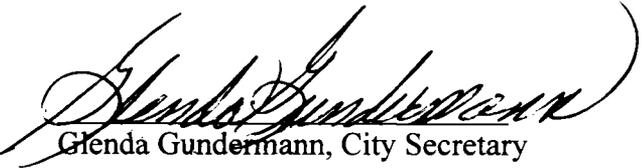
Section 4. That the City's official zoning map be amended to reflect this change in zoning district classification.

READ IN FULL on first consideration on February 02, 2016.

APPROVED upon second consideration on February 16, 2016.


James A. Thompson, Mayor

ATTEST:


Glenda Gundermann, City Secretary

APPROVED AS TO FORM:



Attachments:

- Exhibit A: Legal Description
- Exhibit B-1: General Site Layout Plan
- Exhibit B-2.1: Final Site Layout Plan – Option A
- Exhibit B-2.2: Final Site Layout Plan – Option B
- Exhibit B-2.3: Pedestrian Amenities – Option A
- Exhibit B-2.4: Pedestrian Amenities – Option B
- Exhibit B-2.5.1: Typical Plaza Vignettes – Option A
- Exhibit B-2.5.2: Typical Plaza Vignettes – Option A
- Exhibit B-2.6.1: Typical Plaza Vignettes – Option B
- Exhibit B-2.6.2: Typical Plaza Vignettes – Option B
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- Exhibit B-5.10: Building 6 Scored Stucco Elevation
- Exhibit B-6.1: Building Transparency Plan – Option A

Exhibit B-6.2: Building Transparency Plan – Option B
Exhibit B-7.1: Vehicular Circulation Plan – Option A
Exhibit B-7.2: Vehicular Circulation Plan – Option B
Exhibit B 7.3: Drive-Thru Circulation Plan – Option A
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Exhibit B-9.1: Final Signage Layout Plan – Option A
Exhibit B-9.2: Final Signage Layout Plan – Option B

FINAL DEVELOPMENT PLAN SUBMITTAL:

UNIVERSITY COMMONS 14.734 AC.

TELFAIR CENTER LAKEFRONT DISTRICT 'A'



DEVELOPER:



ARCHITECT:



MONDAY, JANUARY 11, 2016

EXHIBIT A
METES AND BOUNDS DESCRIPTION
(University Commons - Telfair Lakefront District A)

March 18, 2014
Job No. 1800-0140A

DESCRIPTION OF
14.734 ACRES

Being 14.734 acres 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 Number 2003149525, Official Public Records, of said Fort Bend County, (F.B.C.O.P.R.), said NNP-Keepsake, L.P., formerly known as NNP-Telfair LP by an instrument of record in File Number 2006007940, F.B.C.O.P.R., said NNP-Telfair LP now known as NNP-Telfair LLC, by Certificate of Conversion dated March 22, 2012, said 14.734 acres being more particularly described by metes and bounds as follows (all bearings referenced to the Texas Coordinate System, South Central Zone, NAD 83, 1993 adjustment);

BEGINNING at a 5/8-inch iron rod with a plastic cap stamped "LJA ENG" found marking the southeast corner of University Boulevard (width varies) as shown on University Boulevard Phase One, a subdivision of record on Plat Number 20060062 of the Plat Records of said Fort Bend County, (F.B.C.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 along the easterly right-of-way line of said University Boulevard the following (3) three courses:

1. North 03° 59' 02" West, 120.00 feet to a 5/8-inch iron rod with a plastic cap stamped "LJA ENG" found for corner, the beginning of a curve;
2. 37.49 feet along the arc of a tangent curve to the left having a radius of 3,000.00 feet, a central angle of 00° 42' 58" and a chord which bears North 04° 20' 31" West, 37.49 feet to a 5/8-inch iron rod with a plastic cap stamped "LJA ENG" found for corner;
3. North 04° 42' 00" West, 459.07 feet to a 5/8-inch iron rod with a plastic cap stamped "LJA ENG" set for corner;

EXHIBIT A
METES AND BOUNDS DESCRIPTION

14.734 acres

(University Commons - Telfair Lakefront District A)

March 18, 2014
Job No. 1800-0140A

Thence, North $86^{\circ} 02' 28''$ East, departing said easterly right-of-way line, 88.92 feet to a 5/8-inch iron rod with a plastic cap stamped "LJA ENG" set for corner;

Thence, North $03^{\circ} 45' 46''$ West, 109.25 feet to a 5/8-inch iron rod with a plastic cap stamped "LJA ENG" set on the southerly right-of-way line of Wescott Avenue (80 feet wide) as shown on Wescott Avenue Phase 4 Street Dedication, a subdivision of record on Plat Number 20110182, F.B.C.P.R., the beginning of a curve;

Thence, 518.70 feet along the southerly right-of-way line of said Wescott Avenue and along the arc of a non-tangent curve to the left having a radius of 1,390.00 feet, a central angle of $21^{\circ} 22' 51''$ and a chord which bears North $73^{\circ} 15' 47''$ East, 515.70 feet to a 5/8-inch iron rod with a plastic cap stamped "LJA ENG" set for corner, the beginning of a reverse curve;

Thence, 53.26 feet along the arc of a tangent curve to the right having a radius of 35.00 feet, a central angle of $87^{\circ} 10' 56''$ and a chord which bears South $73^{\circ} 50' 10''$ East, 48.27 feet to a 5/8-inch iron rod with a plastic cap stamped "LJA ENG" set for corner;

Thence, South $30^{\circ} 14' 42''$ East, 265.99 feet to a 5/8-inch iron rod with a plastic cap stamped "LJA ENG" set for corner, the beginning of a curve;

Thence, 256.85 feet along the arc of a tangent curve to the left having a radius of 2,035.00 feet, a central angle of $07^{\circ} 13' 54''$ and a chord which bears South $33^{\circ} 51' 39''$ East, 256.68 feet to a 5/8-inch iron rod with a plastic cap stamped "LJA ENG" set for corner;

Thence, South $37^{\circ} 28' 36''$ East, 76.48 feet to a 5/8-inch iron rod with a plastic cap stamped "LJA ENG" set for corner, the beginning of a curve;

Thence, 30.79 feet along the arc of a tangent curve to the right having a radius of 500.00 feet, a central angle of $03^{\circ} 31' 43''$ and a chord which bears South $35^{\circ} 42' 44''$ East, 30.79 feet to a 5/8-inch iron rod with a plastic cap stamped "LJA ENG" set for corner;

EXHIBIT A
METES AND BOUNDS DESCRIPTION

14.734 acres

(University Commons - Telfair Lakefront District A)

March 18, 2014
Job No. 1800-0140A

Thence, South 33° 56' 53" East, 50.43 feet to a 5/8-inch iron rod with a plastic cap stamped "LJA ENG" set for corner, the beginning of a curve;

Thence, 30.79 feet along the arc of a tangent curve to the left having a radius of 500.00 feet, a central angle of 03° 31' 43" and a chord which bears South 35° 42' 44" East, 30.79 feet to a point for corner, the beginning of a reverse curve;

Thence, 54.98 feet along the arc of a tangent curve to the right having a radius of 35.00 feet, a central angle of 89° 59' 54" and a chord which bears South 07° 31' 21" West, 49.50 feet to a point for corner;

Thence, South 52° 31' 18" West, 237.77 feet to a TxDot Aluminum Disc found for corner;

Thence, South 74° 56' 03" West, 252.95 feet to a 5/8-inch iron rod with a plastic cap stamped "LJA ENG" found for corner;

Thence, South 86° 10' 16" West, 495.70 feet to a 5/8-inch iron rod with a plastic cap stamped "LJA ENG" found for corner;

Thence, North 48° 52' 00" West, 35.28 feet to the POINT OF BEGINNING and containing 14.734 acres of land.

This description prepared from a survey and plat prepared by the undersigned dated March 18, 2014.



Gary D. Nutter
Registered Professional Land Surveyor
Texas Registration No. 5659



LJA Engineering, Inc.

EXHIBIT B
FINAL DEVELOPMENT PLAN
(University Commons – Telfair Center Lakefront District A)

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

B. General Provisions.

1. The PD approved herein for the 14.734 acre retail commercial parcel that is District A of the Telfair Center Lakefront District must be constructed, developed, and maintained in compliance with this ordinance and other applicable ordinances of the City of Sugar Land (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:

PD means the planned development district created by this ordinance.

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

Retail means a commercial establishment engaged in the selling of goods and merchandise to the general public and rendering services incidental to the sale of such goods.

3. The PD shall be developed in accordance with the following exhibits that are attached to and made part of this Final Development Plan:

Exhibit B-1:	<i>General Site Layout Plan</i>
Exhibit B-2.1:	<i>Final Site Layout Plan – Option A</i>
Exhibit B-2.2:	<i>Final Site Layout Plan – Option B</i>
Exhibit B-2.3:	<i>Pedestrian Amenities – Option A</i>
Exhibit B-2.4:	<i>Pedestrian Amenities – Option B</i>
Exhibit B-2.5.1:	<i>Typical Plaza Vignettes – Option A</i>
Exhibit B-2.5.2:	<i>Typical Plaza Vignettes – Option A</i>
Exhibit B-2.6.1:	<i>Typical Plaza Vignettes – Option B</i>
Exhibit B-2.6.2:	<i>Typical Plaza Vignettes – Option B</i>
Exhibit B-2.7:	<i>Pedestrian Walkway Cross Section 1</i>
Exhibit B-2.8:	<i>Pedestrian Walkway Cross Section 2</i>
Exhibit B-3:	<i>Permitted Land Uses</i>
Exhibit B-4.1:	<i>Telfair Landscape Species List</i>
Exhibit B-4.2:	<i>Landscape Planting Plan – Option A</i>
Exhibit B-4.3:	<i>Landscape Planting Plan – Option B</i>
Exhibit B-5.1:	<i>University Boulevard Perspective #1</i>
Exhibit B-5.2:	<i>University Boulevard Perspective #2</i>

Exhibit B-5.3:	<i>Anchor Lineup Perspective</i>
Exhibit B-5.4:	<i>Wallingford Perspective</i>
Exhibit B-5.5:	<i>Wescott Perspective</i>
Exhibit B-5.6:	<i>U.S. Highway 59 Perspective</i>
Exhibit B-5.7:	<i>Screen Wall Elevations</i>
Exhibit B-5.8:	<i>Building 2 Scored Stucco Elevation</i>
Exhibit B-5.9:	<i>Building 4 Scored Stucco Elevation</i>
Exhibit B-5.10:	<i>Building 6 Scored Stucco Elevation</i>
Exhibit B-6.1:	<i>Building Transparency Plan – Option A</i>
Exhibit B-6.2:	<i>Building Transparency Plan – Option B</i>
Exhibit B-7.1:	<i>Vehicular Circulation Plan – Option A</i>
Exhibit B-7.2:	<i>Vehicular Circulation Plan – Option B</i>
Exhibit B 7.3:	<i>Drive-Thru Circulation Plan – Option A</i>
Exhibit B 7.4:	<i>Drive-Thru Circulation Plan – Option B</i>
Exhibit B-7.5:	<i>Pedestrian Circulation Plan – Option A</i>
Exhibit B-7.6:	<i>Pedestrian Circulation Plan – Option B</i>
Exhibit B-8.1:	<i>Final Signage Elevations</i>
Exhibit B-8.2:	<i>Final Signage Elevations</i>
Exhibit B-9.1:	<i>Final Signage Layout Plan – Option A</i>
Exhibit B-9.2:	<i>Final Signage Layout Plan – Option B</i>

4. As shown on Exhibit B-1 *General Site Layout Plan*, the PD shall encompass the following tract:

- (a) District A, 14.734 acres at the southeast corner of University Boulevard and Wescott Avenue, within the Telfair Center Lakefront General Development Plan Ordinance No. 1826.

C. Land Uses.

1. Permitted land uses are identified in Exhibit B-3 *Permitted Land Uses*.
2. Certain land uses are permitted when developed under specified conditions as established in the Notes section of Exhibit B-3 *Permitted Land Uses*.
3. Drive-thrus are restricted to certain Retail and Financial land uses as established in the Notes section of Exhibit B-3 *Permitted Land Uses*. Drive-thrus shall not be visible from the public ROW, and shall require the use of screening and buffering in the form of landscaping elements to screen visibility of the cars in the drive-thru from the public ROW. Refer to Exhibit B-7.3 *Drive-Thru Circulation Plan – Option A* and Exhibit B-7.4 *Drive-Thru Circulation Plan – Option B* for designated circulation patterns for drive-thrus within the PD.
4. The storage of fleet vehicles is strictly prohibited within the PD.
5. Outside storage and other outside uses (displays, seasonal sales, etc.) are strictly prohibited within the PD.

D. Development Regulations – Sites within the PD shall be developed in accordance with Exhibit B-2.1 *Final Site Layout Plan – Option A* and Exhibit B-2.2 *Final Site Layout Plan – Option B*, and the following development regulations:

1. Maximum height of structures:
 - (a) 35-feet above ground level

2. Maximum building square footages:

- (a) Building Envelope 1: 15,600 square feet (Option A)
18,000 square feet (Option B)
- (b) Building Envelope 2: 25,000 square feet
- (c) Building Envelope 3: 10,000 square feet
- (d) Building Envelope 4: 91,200 square feet
- (e) Building Envelope 5: 6,000 square feet
- (f) Building Envelope 6: 12,000 square feet

3. Minimum building setbacks:

- (a) Abutting U.S. Highway 59: 50-feet
- (b) Abutting University Boulevard: 40-feet
- (c) Abutting all other public street lot lines: 10-feet
- (d) Other side and rear yards (including interior lot lines): None required if adjoining another building, 5-foot minimum if not adjoining.

4. Minimum parking lot setbacks:

- (a) U.S. Highway 59 lot lines: 50-feet
- (b) University Boulevard lot lines: 40-feet
- (c) All other public street lot lines: 15-feet
- (d) Interior lot lines: 6-feet
- (e) All other property lines: 6-feet

5. Any site within the PD that is to be sold off at a future date, must conform to the minimum building and parking lot setbacks. Refer to Exhibit B-2.1 *Final Site Layout Plan – Option A* and Exhibit B-2.2 *Final Site Layout Plan – Option B* for applicable sites.

6. Paving:

- (a) Access drives may be paved with a concrete surface or interlocking pavers supported by a 6-inch reinforced concrete tray and sub-grade per City design standards.

7. Bicycle Parking:

- (a) Off-street parking for bicycles shall be provided at a ratio of 2% of the total number of automobile parking spaces, and shall be located within 50-feet of building entrances and shall include racks or other structures intended for parking bicycles.

8. Service Areas:

- (a) Service areas shall be screened from public view and the ROW by means of screen walls. Screen walls shall be a minimum eight feet (8') in height and implement architectural elements and features that complement the building architecture.
- (b) Areas used to hold refuse containers must be screened from public view with a solid masonry enclosure not less than 6-feet in height and metal gate not less than 6-feet in height.

E. Landscape and Pedestrian Circulation Regulations – All sites within the 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
 - (b) University Boulevard: 40-feet
 - (c) Other public streets: 10-feet
 - (d) Interior lot lines: 6-feet
 - (e) All other property lines: 6-feet
2. Any site within the PD that is to be sold off at a future date, must conform to the minimum landscape buffers and requirements. If such requirements cannot be met (property line bisects shared access drive, parking aisle, etc.), required landscaping must be mitigated elsewhere within the PD, but in close proximity to said site, with additional trees, shrubs, etc. Refer to Exhibit B-2.1 *Final Site Layout Plan – Option A* and Exhibit B-2.2 *Final Site Layout Plan – Option B* for applicable sites. Refer to Exhibit B-4.2 *Landscape Planting Plan – Option A* and Exhibit B-4.3 *Landscape Planting Plan – Option B* for landscape plan and required landscape calculations.
3. Minimum 15% open space of lot area, inclusive of landscape buffers. Any site within the PD that is to be sold off at a future date, must meet the 15% open space of lot area, inclusive of landscape buffers, independent of the remaining sites within the PD.
4. Each premise shall have, located in the front yard or street 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 and 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. Shrubs used for screening and buffering shall be planted in a double row of 36 inches tall and planted triangularly spaced 36 inches on center.
7. Plants shall be in accordance with Exhibit B-4.1 *Telfair Landscape Species List*. Modifications or additions to this list are subject to review and approval by the Director.
8. Sidewalks and pedestrian walkways shall be provided in accordance with Exhibit B-7.5 *Pedestrian Circulation Plan – Option A* and Exhibit B-7.6 *Pedestrian Circulation Plan – Option B*.
9. Sidewalks:
 - (a) Continuous sidewalks with a minimum 5-foot width shall be provided along all public roadways and select internal access drives, as shown on Exhibit B-7.5 *Pedestrian Circulation Plan – Option A* and Exhibit B-7.6 *Pedestrian Circulation Plan – Option B*.
 - (b) Pedestrian access easements shall be provided along U.S. Highway 59 for possible future sidewalks. Refer to Exhibit B-7.5 *Pedestrian Circulation Plan – Option A* and Exhibit B-7.6 *Pedestrian Circulation Plan – Option B*.
10. 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; and
 - (v) Lighted with pedestrian-scaled fixtures.
- (b) A pedestrian walkway shall be provided to connect the building entrance to the public street sidewalk.
 - (c) Pedestrian amenities shall be provided at the intersection of the walkway with the sidewalk. Refer to Exhibit B-2.3 *Pedestrian Amenities – Option A* and Exhibit B-2.4 *Pedestrian Amenities – Option B*.
 - (d) For land uses with parking located between the street and the building, at least one pedestrian walkway shall be provided to and through its associated parking area to connect the building entrance to the public street sidewalk. Refer to Exhibit B-2.7 *Pedestrian Walkway Cross Section 1*.
 - (e) A pedestrian walkway shall be provided to connect the building entrance to adjacent retail use. Refer to Exhibit B-2.8 *Pedestrian Walkway Cross Section 2*.

F. Freestanding Signs.

1. Fronting on U.S. Highway 59:

- (a) Maximum effective area: 150 square feet
- (b) Maximum height: 12-feet
- (c) Minimum setback: 10-feet
- (d) Number per feet of frontage: 1 per 250-feet

2. Fronting on University Boulevard:

- (a) Maximum effective area: 60 square feet
- (b) Maximum height: 6-feet
- (c) Minimum setback: 10-feet
- (d) Number per feet of frontage: 1 per 125-feet

3. Fronting on all other public streets:

- (a) Maximum effective area: 60 square feet
- (b) Maximum height: 6-feet
- (c) Minimum setback: 10-feet
- (d) Number per feet of frontage: 1 per 125-feet

4. Minimum spacing:

- (a) For U.S. Highway 59, freestanding sign must not be located within 250-feet of another freestanding sign on the same street frontage.
- (b) For University Boulevard and all other public streets, freestanding sign must not be located within 125-feet of another freestanding sign on the same street frontage.

5. Each business within the PD shall be restricted to displaying signage on no more than one (1) single freestanding sign per street frontage.

6. 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.

7. Exterior finishes for freestanding signs shall comply with Chapter 4 of the Sugar Land Development Code and Exhibit B-8.1 and Exhibit B-8.2 *Final Signage Elevations*.

8. Additional regulations on freestanding signs within the Chapter 4 Development Code remain applicable.

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

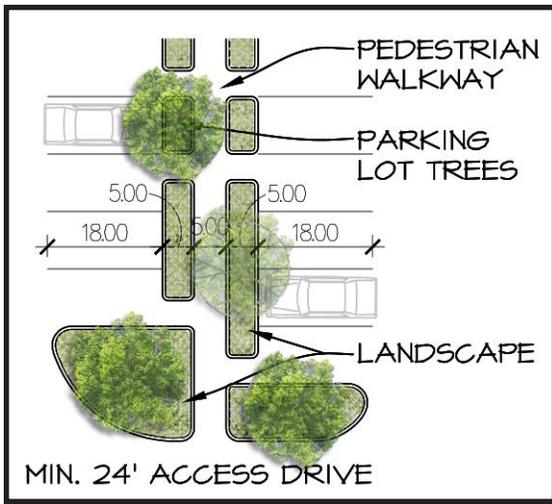
1. Buildings shall be designed in accordance with the following criteria:
 - (a) Break up the horizontal and vertical building planes through offsets, changes in building materials, colors and textures or other methods; and
 - (b) Incorporate architectural details that create shade and cast shadows to provide visual relief.
2. Building finishes:
 - (a) Primary Finish means an Exterior Finish consisting of brick, stone, (natural, cast, or cultured-textured), and glass.
 - (b) Secondary Finish means an Exterior Finish consisting of scored stucco, wood, ceramic tiles, concrete masonry units (indented, hammered, or split faced concrete), and fiber cement siding.
 - (c) Primary Finishes shall comprise at least 80% 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 alternate Primary or Secondary Finishes not specified in this article if the Director determines that the alternative finish is substantially equal to or better than a specified Primary or Secondary 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 un-textured surfaces (not to include architectural metals).
 - (iv) Exterior Insulated Finish Systems (E.I.F.S.).
 - (v) Flat stucco.
3. Building treatments:
 - (a) Canopies shall be provided at all street-facing building entrances intended for pedestrians. Canopies may be structural extensions of the building or constructed of fabric attached to the building. An individual canopy shall cover a ground area of at least 20 square feet.
 - (b) As depicted on Exhibit B-6.1 *Building Transparency Plan – Option A* and Exhibit B-6.2 *Building Transparency Plan – Option B*, select façades of retail buildings facing a public street right-of-way or internal access drive (not including back-of-building service and/or delivery areas) shall be at least 50% transparent in order to create a more inviting public entrance, and to permit visibility between building occupants, outdoor pedestrians and motor vehicle drivers.
 - (c) Ground floor front facades of retail buildings that face public streets and/or internal access drives (not including back-of-building service and/or delivery areas) shall have storefronts, canopies, arcades, display windows, entry areas, awnings or other features along at least 50% of their horizontal length.
4. No single building finish material shall cover more than 80% of the front of any building.
5. Buildings within a single development shall be of complementary architectural design, color and materials. Such façade treatments shall be applied to all sides of each building.

6. 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.
7. Rear-of-building façades facing the public ROW shall be required to incorporate appropriate architectural treatments and screening walls, or landscape screening walls, so as to provide visual relief and minimize visibility into service areas behind those buildings. Visual relief shall be accomplished through the breakup of horizontal and vertical building planes through offsets, changes in building materials, colors and textures, or other methods. Refer to Exhibit B-5.5 *Wescott Perspective*.
8. Rear-of-building façades facing the U.S. Highway 59 corridor shall incorporate appropriate architectural treatments and screening walls so as to provide visual relief and minimize visibility into service areas behind those buildings. This shall be accomplished through the breakup of horizontal and vertical building planes through offsets, changes in building materials, colors and textures, or other methods. Refer to Exhibit B-5.6: *U.S. Highway 59 Perspective*.

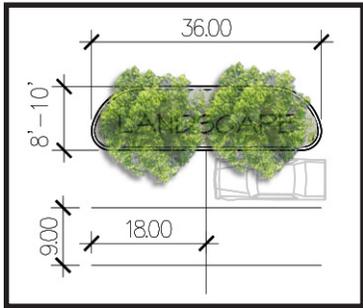
EXHIBIT B-1
GENERAL SITE LAYOUT PLAN
(University Commons - Telfair Lakefront District A)



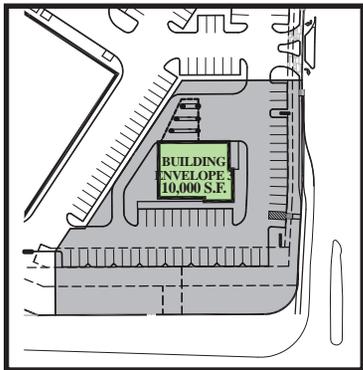
**EXHIBIT B-2.1
FINAL SITE LAYOUT PLAN - OPTION A
(University Commons - Telfair Lakefront District A)**



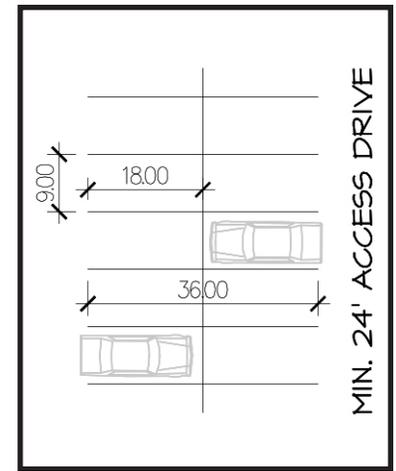
1 PEDESTRIAN WALKWAY



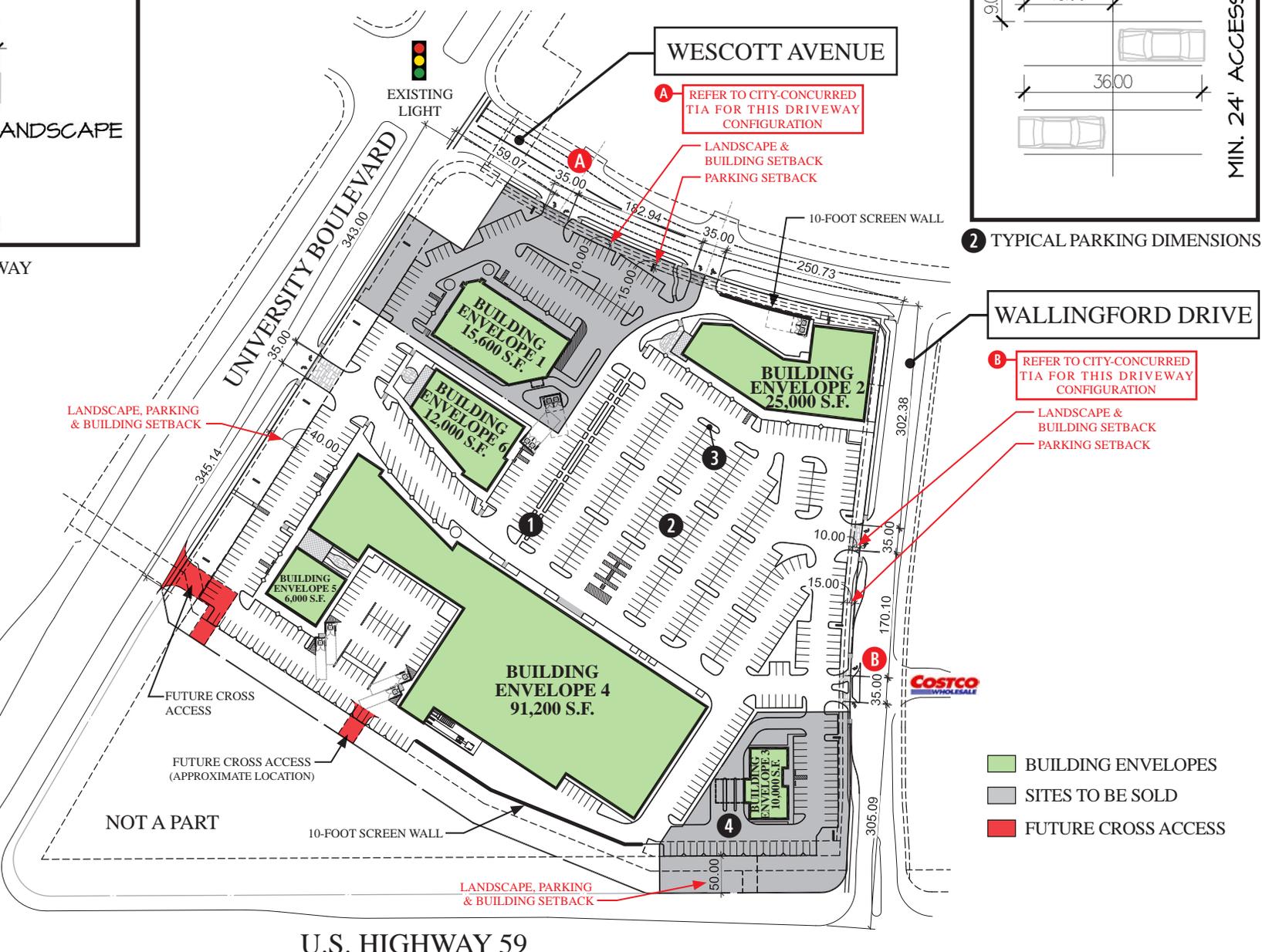
3 TYPICAL LANDSCAPE ISLAND



4 ALTERNATE LAYOUT:
BUILDING ENVELOPE 3



2 TYPICAL PARKING DIMENSIONS



- BUILDING ENVELOPES
- SITES TO BE SOLD
- FUTURE CROSS ACCESS

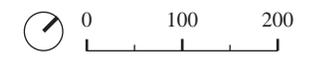
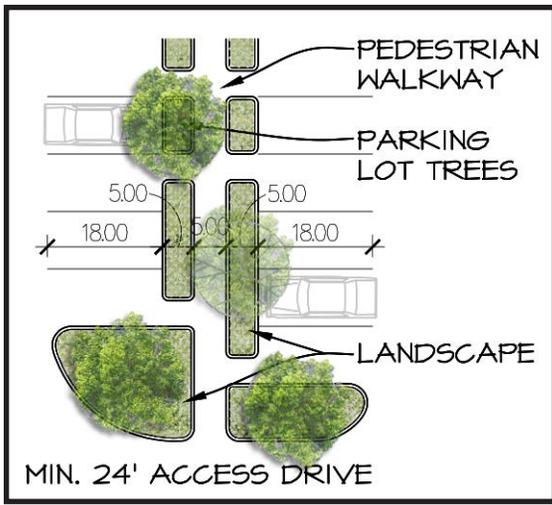
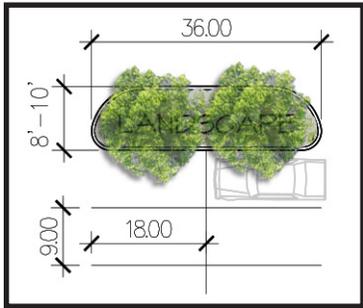


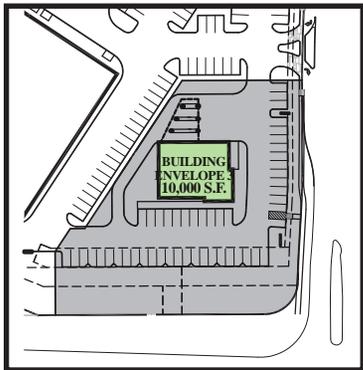
EXHIBIT B-2.2
FINAL SITE LAYOUT PLAN - OPTION B
(University Commons - Telfair Lakefront District A)



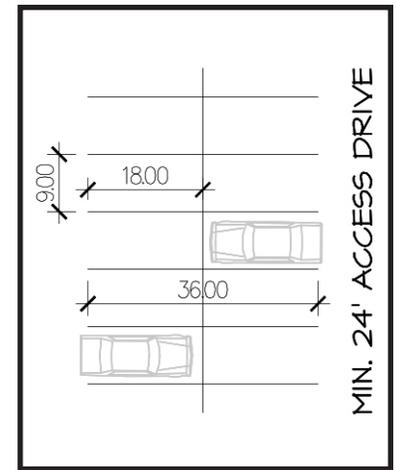
1 PEDESTRIAN WALKWAY



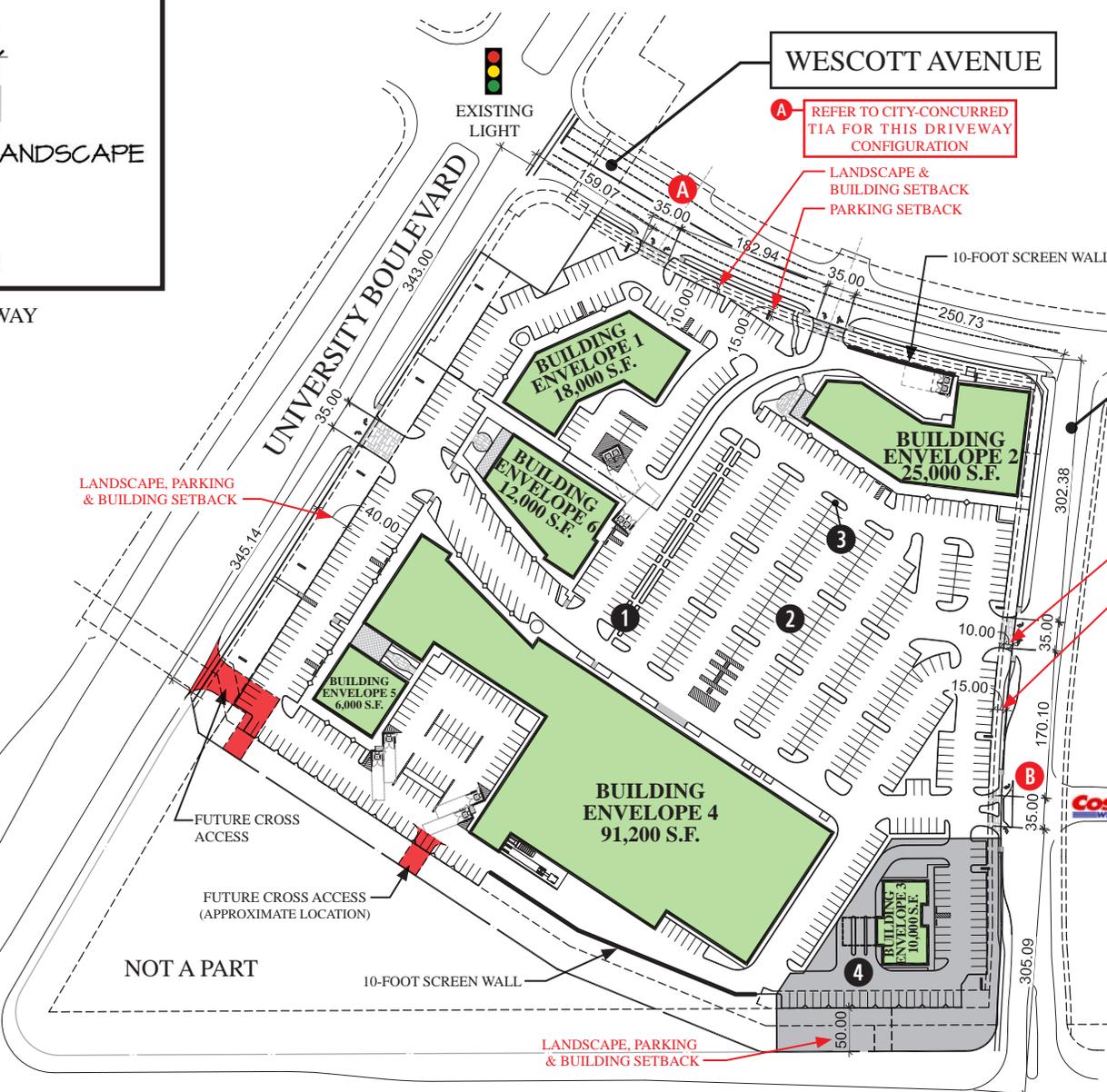
3 TYPICAL LANDSCAPE ISLAND



4 ALTERNATE LAYOUT:
BUILDING ENVELOPE 3



2 TYPICAL PARKING DIMENSIONS



WESCOTT AVENUE

WALLINGFORD DRIVE

U.S. HIGHWAY 59

A REFER TO CITY-CONCURRED TIA FOR THIS DRIVEWAY CONFIGURATION

LANDSCAPE & BUILDING SETBACK
PARKING SETBACK

B REFER TO CITY-CONCURRED TIA FOR THIS DRIVEWAY CONFIGURATION

LANDSCAPE & BUILDING SETBACK
PARKING SETBACK

- BUILDING ENVELOPES
- SITES TO BE SOLD
- FUTURE CROSS ACCESS

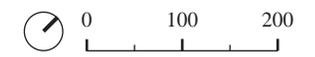


EXHIBIT B-2.3
PEDESTRIAN AMENITIES - OPTION A
(University Commons - Telfair Lakefront District A)

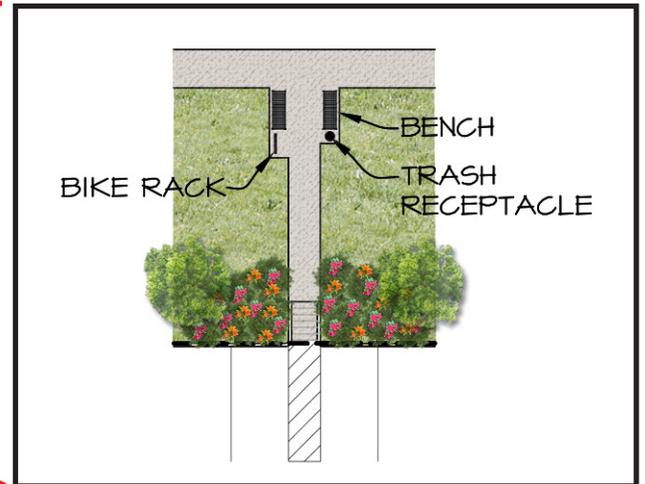
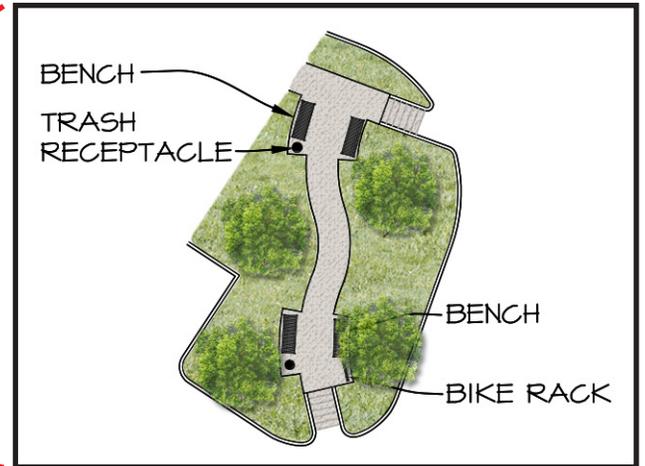
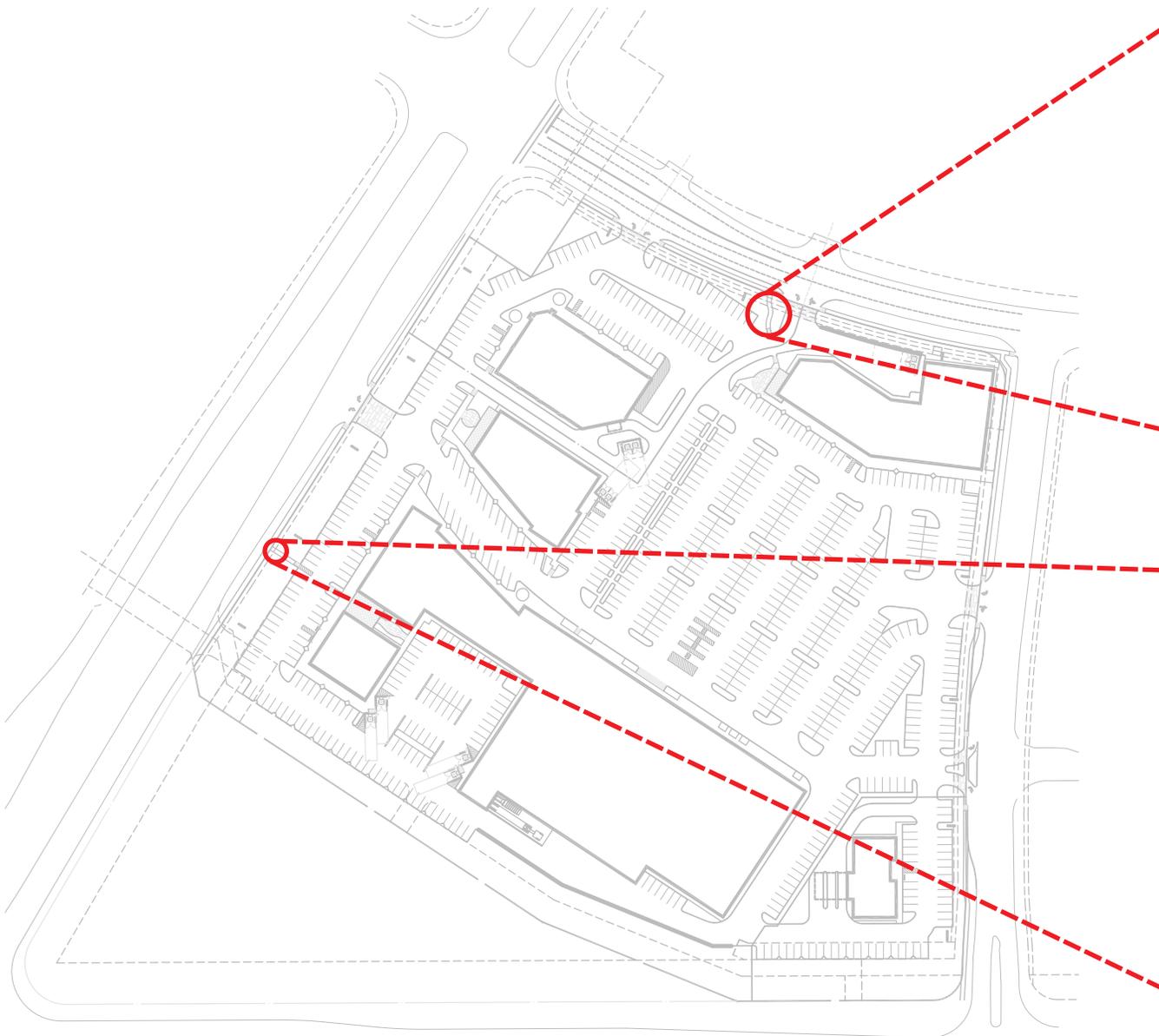
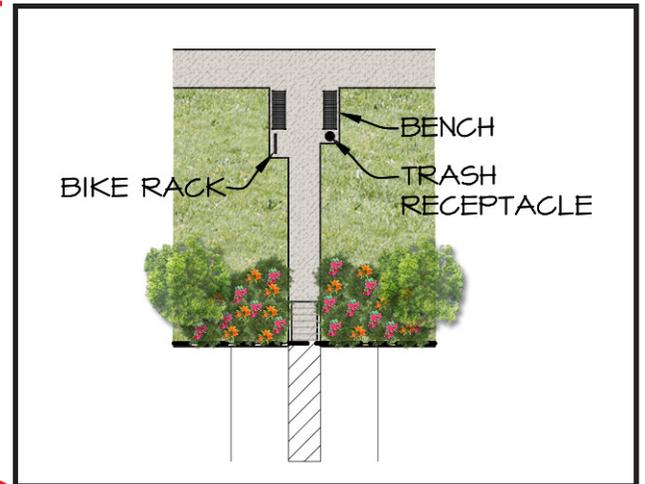
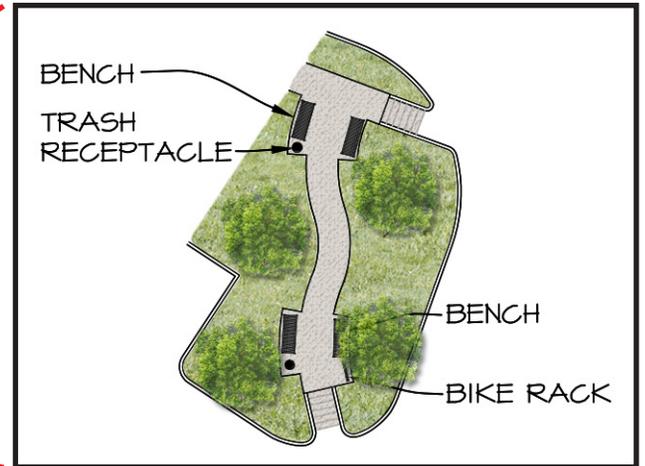
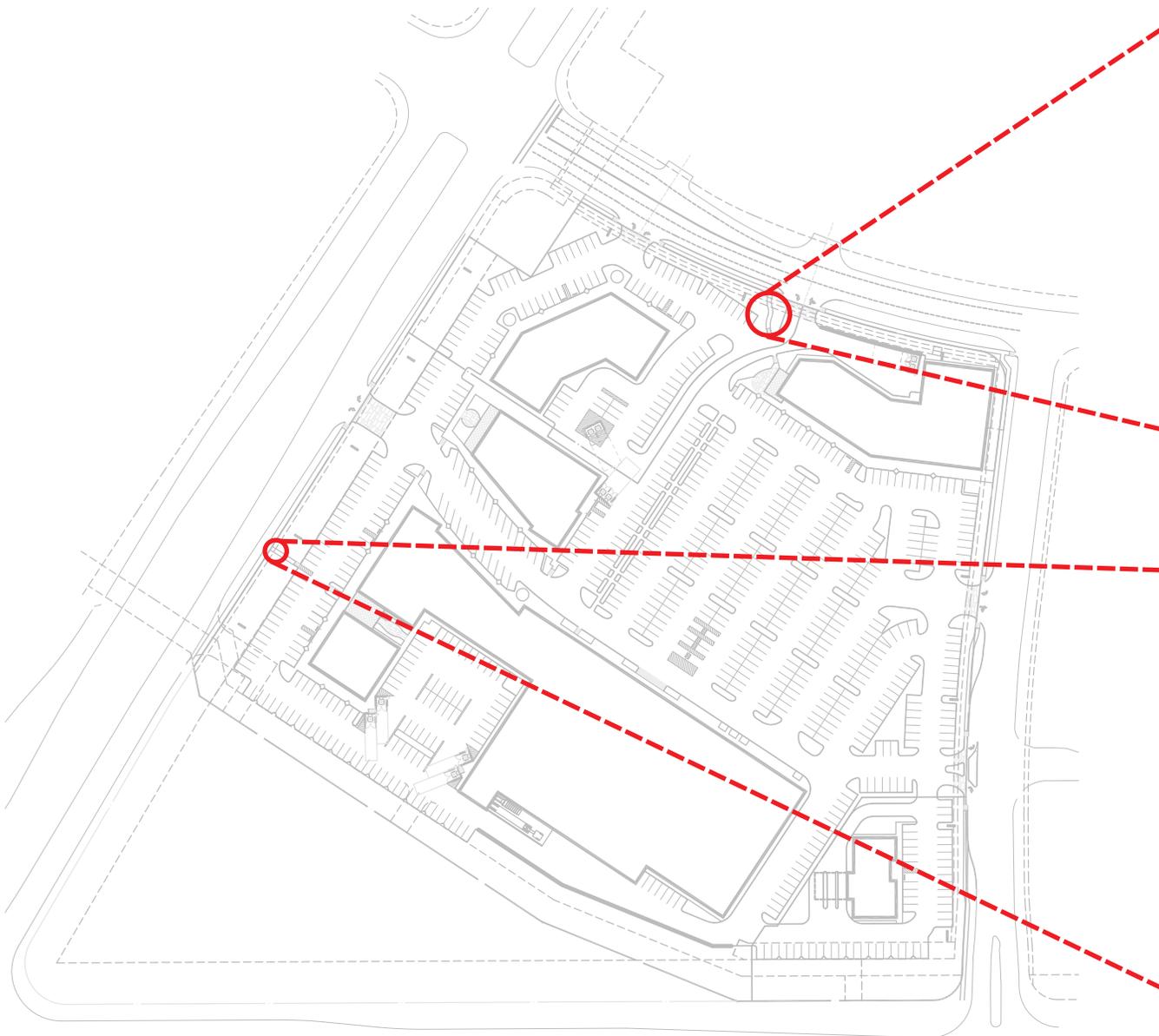
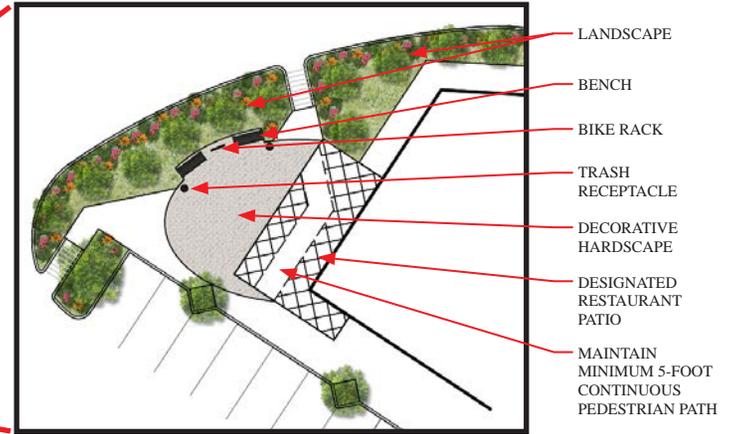
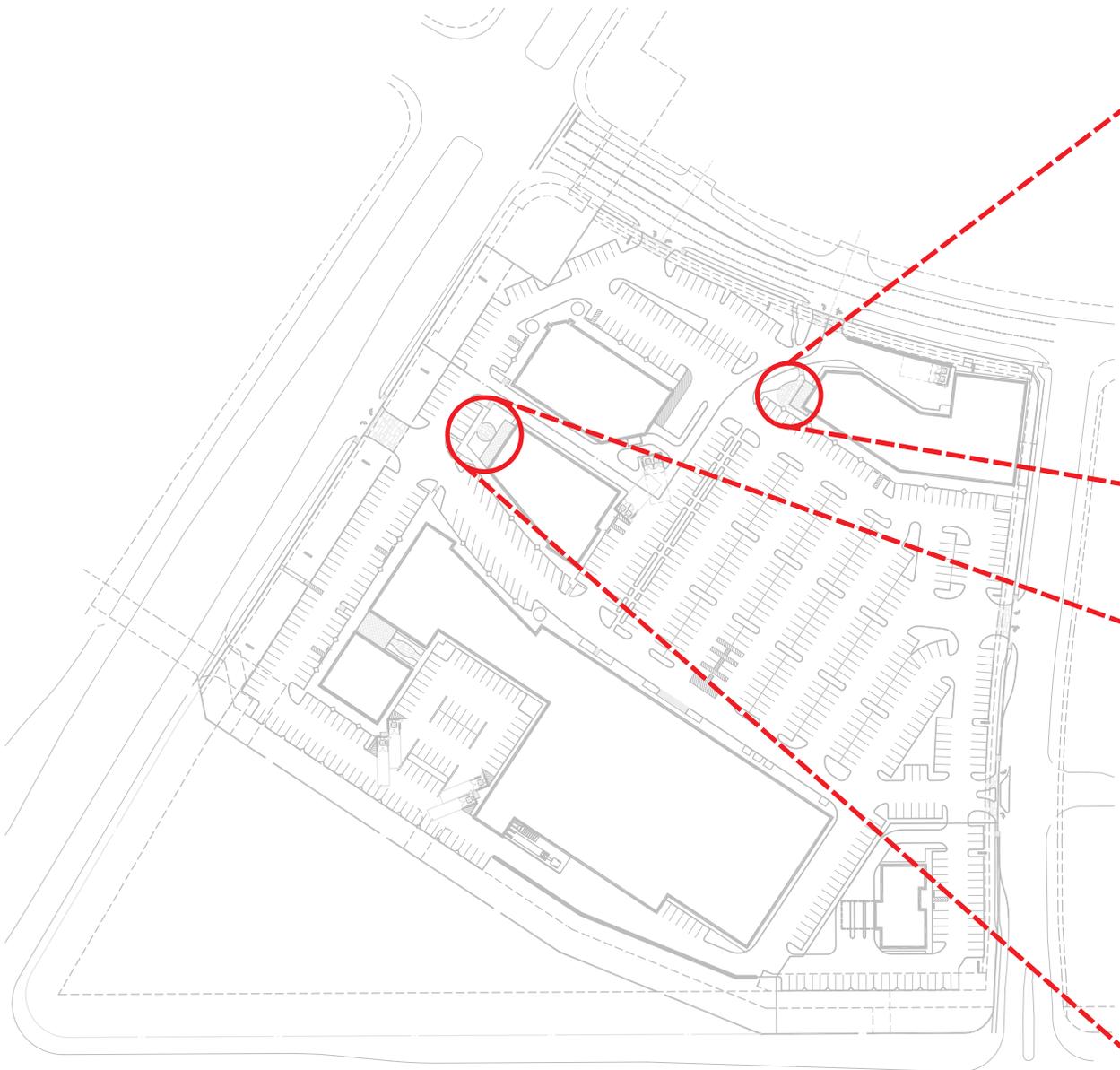


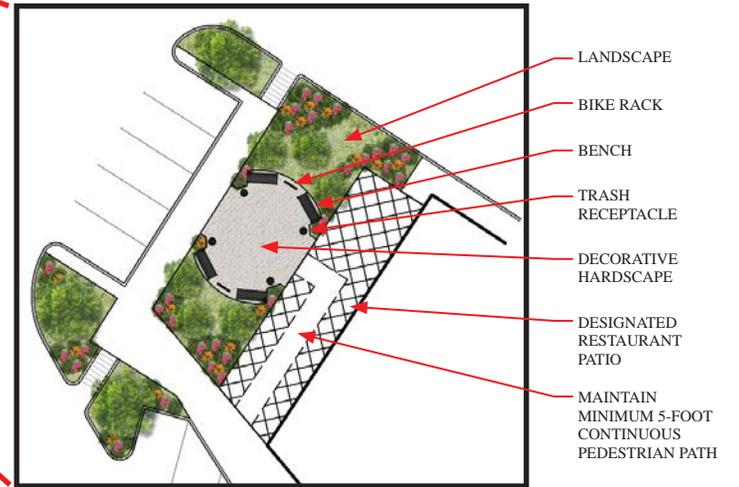
EXHIBIT B-2.4
PEDESTRIAN AMENITIES - OPTION B
(University Commons - Telfair Lakefront District A)



**EXHIBIT B-2.5.1
TYPICAL PLAZA VIGNETTES - OPTION A
(University Commons - Telfair Lakefront District A)**

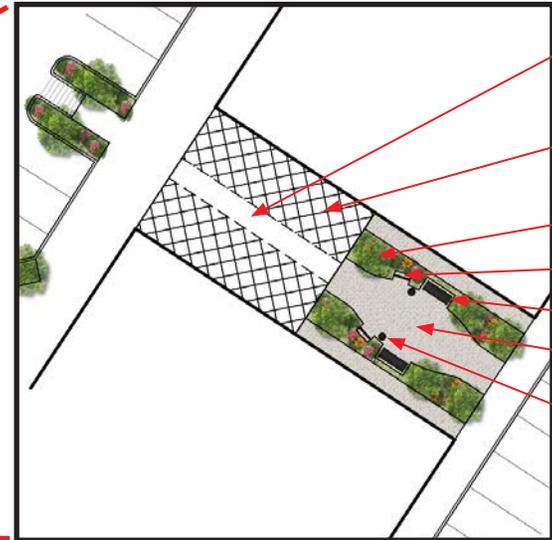
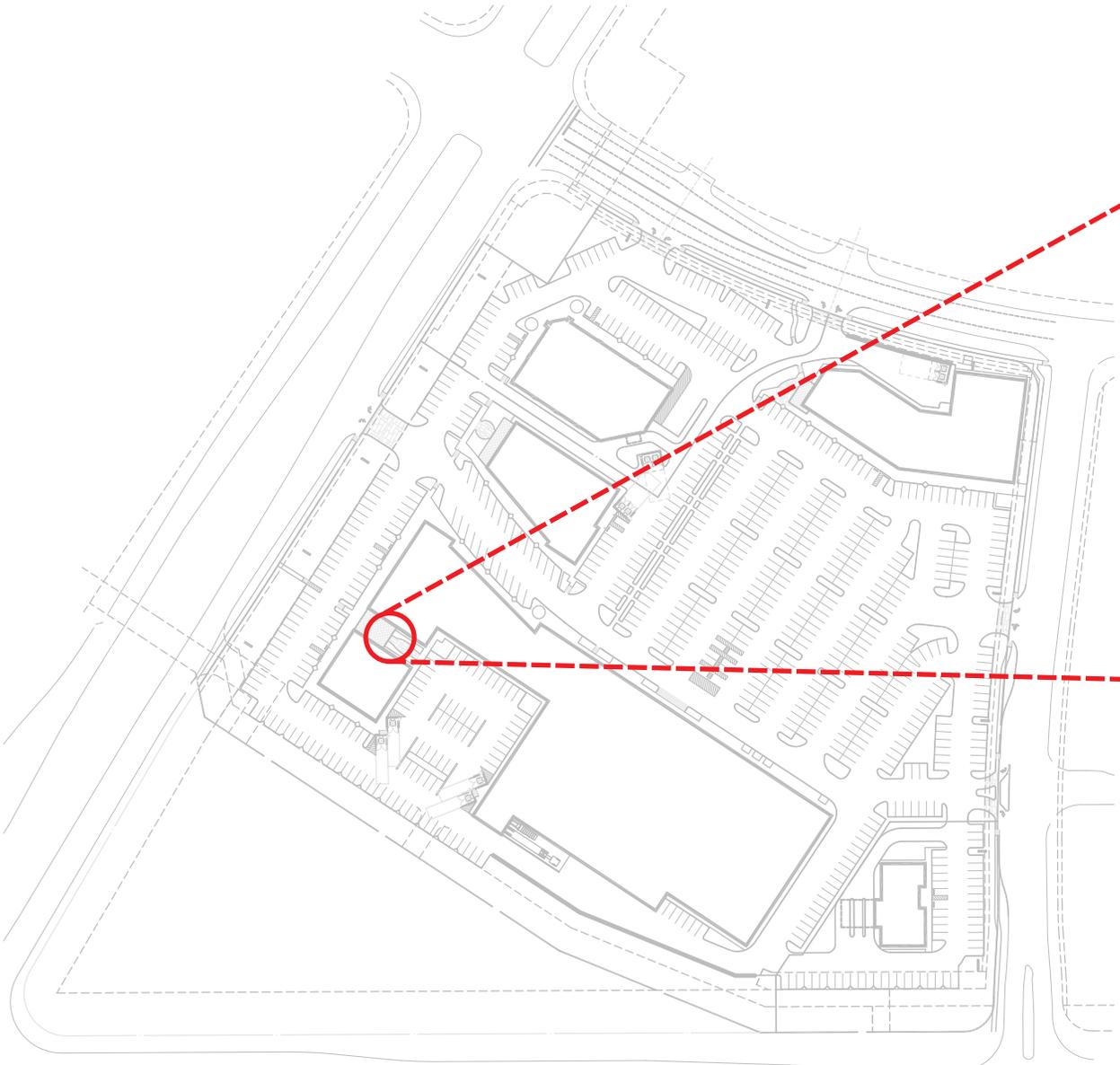


MINIMUM PLAZA AREA: 500 S.F.



MINIMUM PLAZA AREA: 500 S.F.

EXHIBIT B-2.5.2
TYPICAL PLAZA VIGNETTES - OPTION A
(University Commons - Telfair Lakefront District A)

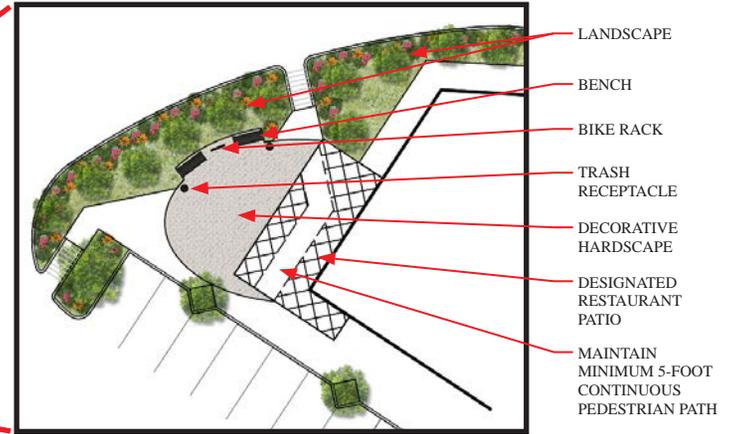
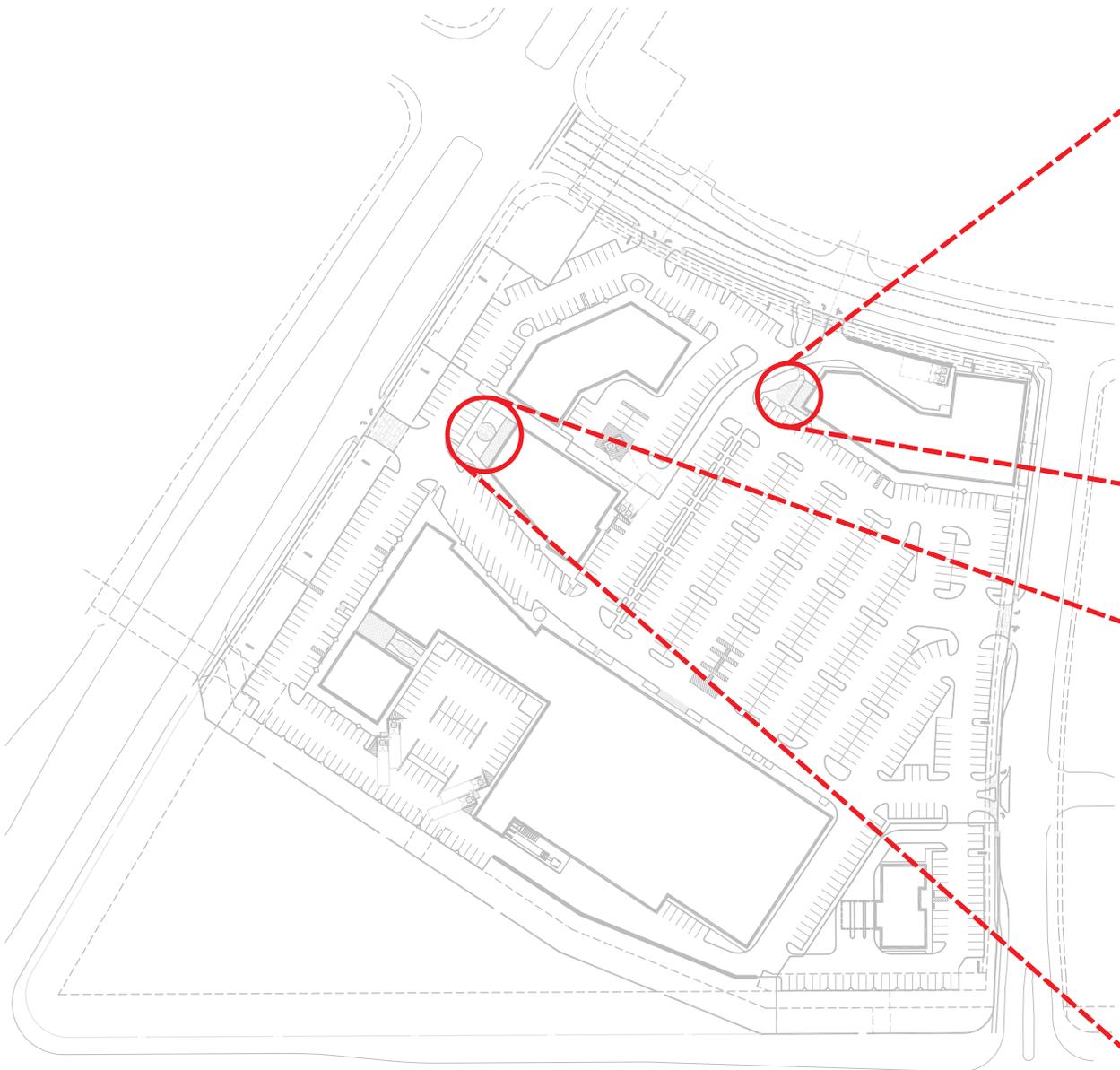


- MAINTAIN MINIMUM 5-FOOT CONTINUOUS PEDESTRIAN PATH
- DESIGNATED RESTAURANT PATIO
- LANDSCAPE
- BIKE RACK
- BENCH
- DECORATIVE HARDSCAPE
- TRASH RECEPTACLE

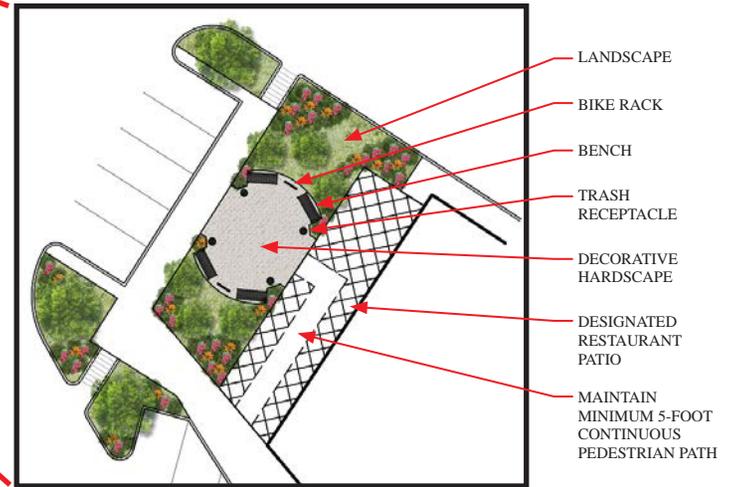
MINIMUM PLAZA AREA: 700 S.F.

TOTAL PLAZA AREA: 1,700 S.F.

**EXHIBIT B-2.6.1
TYPICAL PLAZA VIGNETTES - OPTION B
(University Commons - Telfair Lakefront District A)**



MINIMUM PLAZA AREA: 500 S.F.



MINIMUM PLAZA AREA: 500 S.F.

EXHIBIT B-2.6.2
TYPICAL PLAZA VIGNETTES - OPTION B
(University Commons - Telfair Lakefront District A)

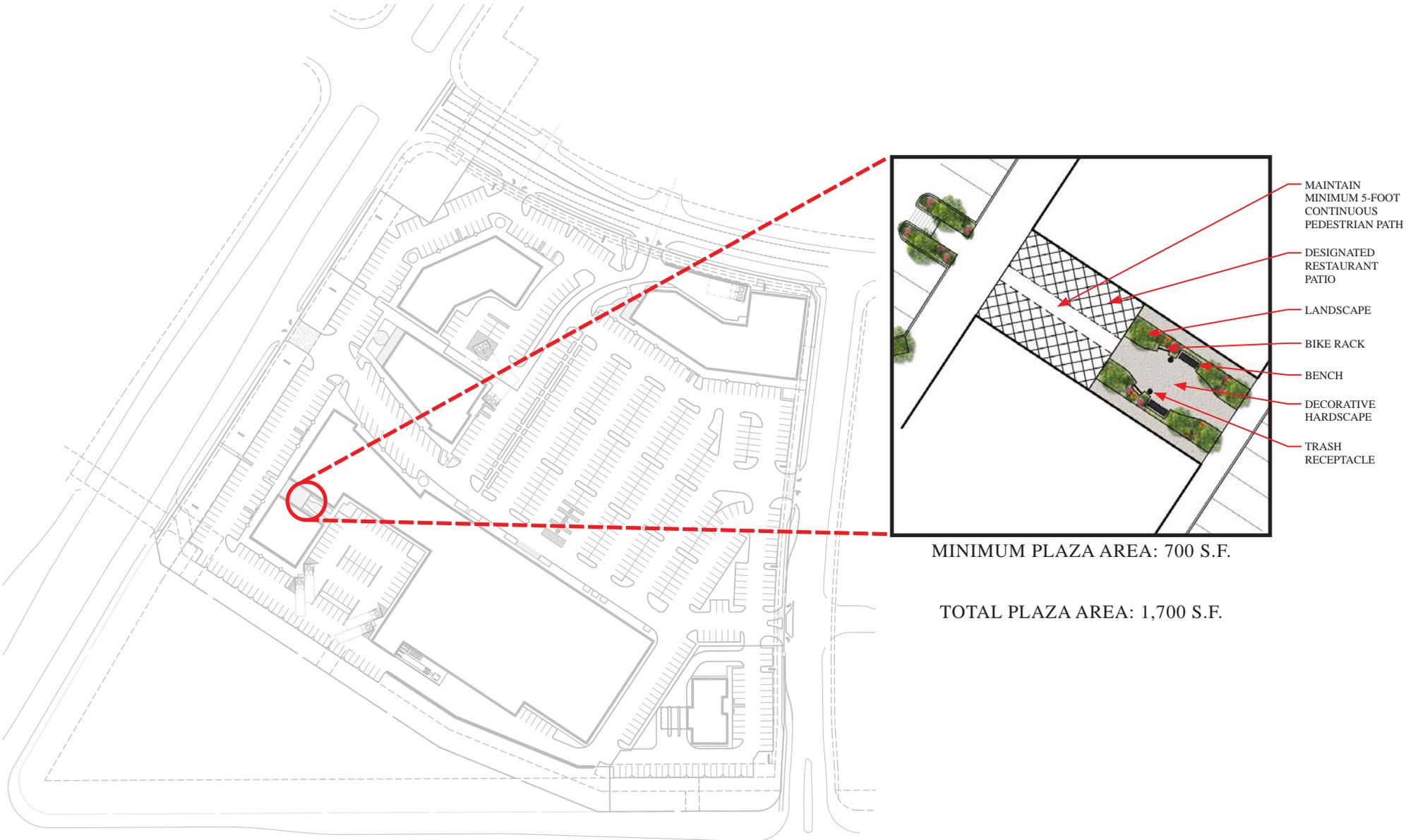


EXHIBIT B-2.7
PEDESTRIAN WALKWAY CROSS SECTION 1
(University Commons - Telfair Lakefront District A)

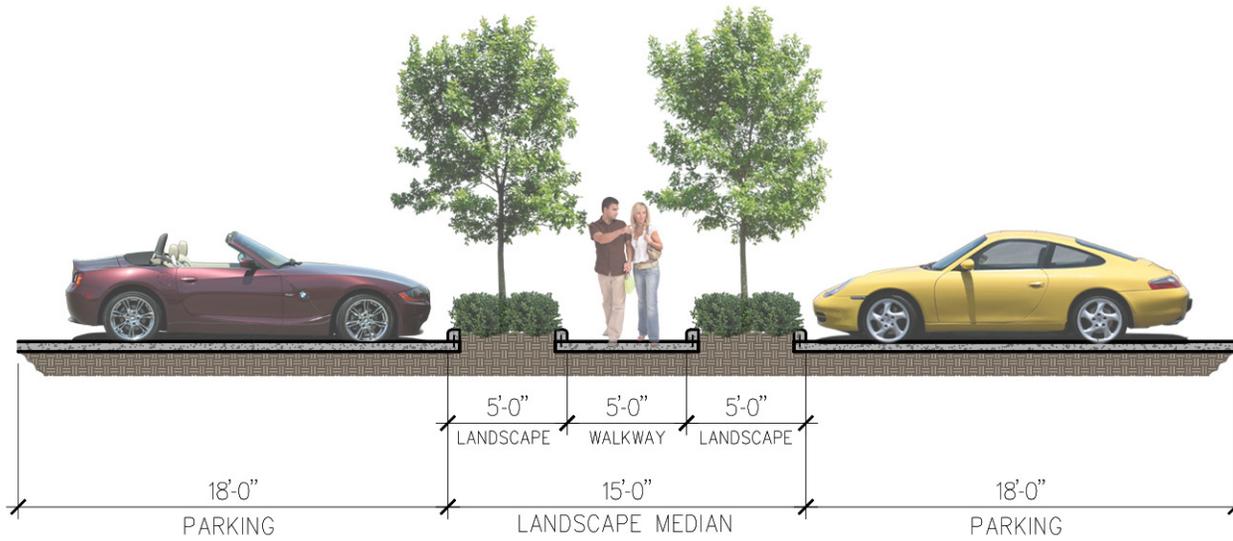
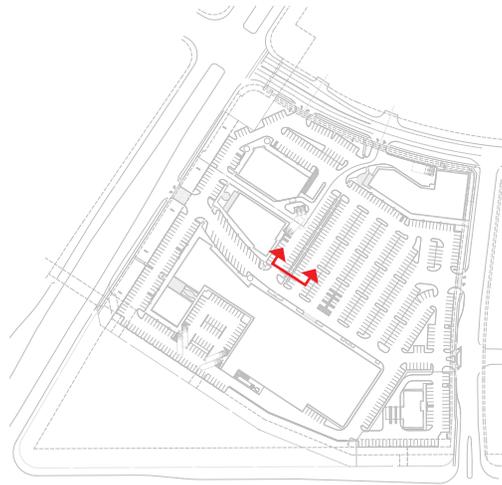


EXHIBIT B-2.8
PEDESTRIAN WALKWAY CROSS SECTION 2
(University Commons - Telfair Lakefront District A)

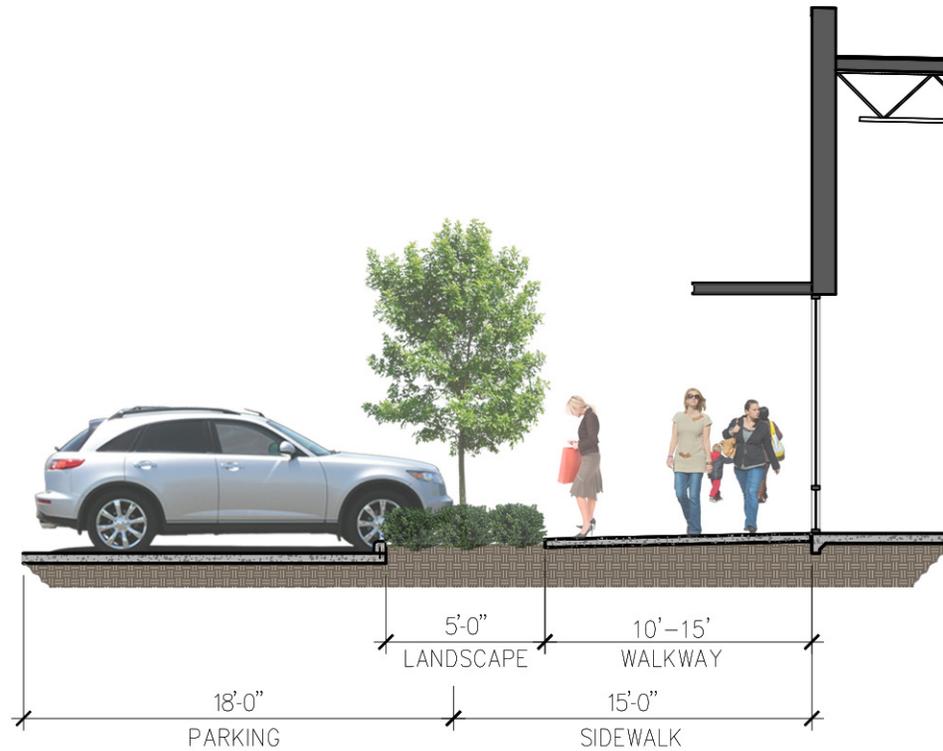
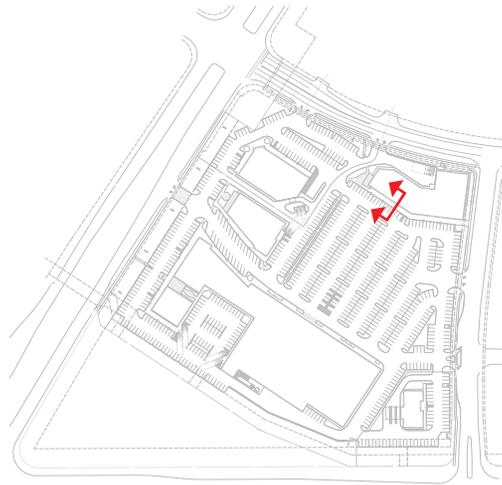


EXHIBIT B-3
PERMITTED LAND USES
(University Commons - Telfair Lakefront District A)

DESCRIPTION	SIC CODE	A	NOTES
RETAIL			
Travel Agencies	4724	X	
Telephone Communications	4812-4813	X	
Telegraph and Other Message Communications	4822	X	
Radio and Television Broadcasting	4832-4833	X	
Cable and Other Pay Television Services	4841	X	
Miscellaneous Communication Services	4899	X	
Lumber and Other Building Materials	5211	X	
Paint, Glass, and Wallpaper Stores	5231	X	
Hardware Stores	5251	X	9
Retail Nurseries and Garden Stores	5261	X	
Department Stores	5311	X	9
Variety Stores	5331	X	
Grocery Stores	5411	X	1,10
Meat and Fish (Seafood) Markets	5421	X	
Fruit and Vegetable Markets	5431	X	
Candy, Nut and Confectionery Stores	5441	X	
Dairy Product Stores	5451	X	
Retail Bakeries	5461	X	
Miscellaneous Food Stores	5499	X	
Men's and Boy's Clothing Store	5611	X	9
Women's Clothing Stores	5621	X	9
Women's Accessory & Specialty Stores	5632	X	9
Children's and Infants' Wear Stores	5641	X	9
Family Clothing Stores	5651	X	9
Shoe Stores	5661	X	9
Miscellaneous Apparel & Accessory Stores	5699	X	
Furniture and Home Furnishings Stores	5712-5719	X	
Household Appliance Stores	5722	X	
Radio, Television & Computer Stores	5731-5736	X	

EXHIBIT B-3
PERMITTED LAND USES
(University Commons - Telfair Lakefront District A)

Eating Places	5812	X	
Drug Stores and Proprietary Stores	5912	X	4
Liquor Stores	5921	X	7, 12
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			
Miscellaneous Shopping Goods Stores	5941-5949	X	
Nonstore Retailers	5961-5963	X	
Retail Stores, NEC	5992-5999	X	
			5993 Repealed by Ord 2333
FINANCE, INSURANCE AND REAL ESTATE			
Central Reserve Depositories	6011-6099	X	4
Commercial Banks	6021-6029	X	4
Savings Institutions	6035-6036	X	4
Credit Unions	6061-6062	X	4
Foreign Bank & Branches & Agencies	6081-6082	X	4
Federal & Federal-Sponsored Credit	6111	X	4
Personal Credit Institutions	6141	X	4
Business Credit Institutions	6153-6159	X	4
Mortgage Bankers and Brokers	6162-6163	X	
Security & Commodity Brokers with no Outside Drive-Through	6211-6289	X	
Insurance Agents, Brokers, and Service	6411	X	
Real Estate Agents and Managers	6531	X	
Title Abstract Offices	6541	X	
Management Investment Offices, Open-End	6722	X	

SERVICES

EXHIBIT B-3
PERMITTED LAND USES
(University Commons - Telfair Lakefront District A)

Garment Pressing	7212	X	2, 3
Photographic Studies, Portrait	7221	X	
Beauty Shops	7231	X	
Barber Shops	7241	X	
Shoe Repair and Shoeshine Parlors	7251	X	
Miscellaneous Personal Services	7291-7299	X	
Advertising Agencies	7311	X	
Outdoor Advertising Agencies	7312	X	
Radio, Television & Publishers' Representatives	7313	X	
Advertising, NEC	7319	X	
Credit Reporting and Collection	7322-7323	X	
Mailing, Reproduction, Stenographic	7331-7338	X	
Services to Buildings	7342-7349	X	
Computer and Data Processing Services	7371-7379	X	
Miscellaneous Business Services	7381-7389	X	
Electrical Repair Shops	7622-7629	X	
Watch, Clock and Jewelry Repair	7631	X	
Reupholstery and Furniture Repair	7641	X	
Motion Picture Theaters	7832-7833	X	11
Video Tape Rental	7841	X	
Dance Studios, Schools and Halls	7911	X	
Producers, Orchestras, Entertainers	7922-7929	X	
Bowling Centers	7933	X	
Physical Fitness Facilities	7991	X	8
Amusement and Recreation Services, only as follows: Yoga Instruction	7999	X	6
Offices & Clinics of Medical Doctors	8011	X	
Offices & Clinics of Dentists	8021	X	
Offices of Osteopathic Physicians	8031	X	
Offices of Other Health Practicioners	8041-8049	X	
Medical and Dental Laboratories	8071-8072	X	
Home Health Care Services	8082	X	

EXHIBIT B-3
PERMITTED LAND USES
(University Commons - Telfair Lakefront District A)

Health and Allied Services, NEC	8092-8099	X	
Legal Services	8111	X	
Colleges and Universities	8221-8222	X	
Libraries	8231	X	
Schools and Educational Services, NEC	8299	X	
Individual and Family Services	8322	X	5
Job Training and Related Services	8331	X	
Museums and Art Galleries	8412	X	
Botanical and Zoological Gardens	8422	X	
Business Associations	8611	X	
Professional Organizations	8621	X	
Labor Organizations	8631	X	
Civic and Social Organizations	8641	X	
Political Organizations	8651	X	
Religious Organizations	8661	X	
Membership Organizations, NEC	8699	X	
Engineering Services	8711	X	
Architectural Services	8712	X	
Surveying Services	8713	X	
Accounting, Auditing & Bookkeeping	8721	X	
Research and Testing Services	8731-8734	X	
Management Consulting Services	8742	X	
Public Relation Services	8743	X	
Business Consulting Services, NEC	8748	X	
Service, NEC	8999	X	
Finance, Taxation & Monetary Policy	9311	X	

NOTES:

- 1) No fuel sales allowed.
- 2) No more than one Garment Pressing (SIC 7212) within District A.
- 3) For Garment Pressing (SIC 7212), rear doors must be screened by masonry screening walls that are a minimum of 6-feet in height.

EXHIBIT B-3
PERMITTED LAND USES
(University Commons - Telfair Lakefront District A)

- 4) No drive-thrus permitted except for Drug Stores and Proprietary Stores (SIC 5912), Central Reserve Depositories (SIC 6011-6099), Commercial Banks (SIC 6021-6029), Savings Institutions (SIC 6035-6036), Credit Unions (SIC 6061-6062), Foreign Bank & Branches & Agencies (SIC 6081-6082), Federal & Federal-Sponsored Credit (SIC 6111), Personal Credit Institutions (SIC 6141) and Business Credit Institutions (SIC 6153-6159).
- 5) Limited to the following: senior citizen centers, family counseling, elderly activity center, marriage counseling, and adoption services.
- 6) Size restricted to maximum 6,000 square feet.
- 7) Size restricted to maximum 22,000 square feet.
- 8) Size restricted to maximum 45,000 square feet.
- 9) Size restricted to maximum 65,000 square feet.
- 10) Size restricted to maximum 70,000 square feet.
- 11) Size restricted to maximum 45,000 square feet.
- 12) For Liquor Stores (SIC 5921) greater than 12,000 square feet but less than or equal to 22,000 square feet, such establishments shall not dedicate more than fifty percent (50%) of its leased premises to the sale of hard liquor.

EXHIBIT B-4.1
TELFAIR LANDSCAPE SPECIES LIST
(University Commons - Telfair Lakefront District A)

The following is a list of approved plant materials. If the property owner requests plants that are not contained in this list, the Director may approve them if they are determined to be similarly hardy.

A. Shade Trees.

- Red Oak
- Live Oak / *Quercus Virginiana*
- Water Oak / *Quercus Nigra*
- Drake Elm / *Ulmus Parvifolia*
- Pecan / *Carya Illinoensis*
- Chinese Elm
- Laurel Oak
- Mexican Sycamore / *Platanus Mexicana*
- Allee Elm / *Ulmus Parvifolia*
- Bald Cypress / *Taxodium Distichum*
- D.D. Blanchard Magnolia / *Magnolia Grandiflora*

B. Ornamental Trees.

- Southern Magnolia / *Magnolia Grandiflora*
- Riverbirch / *Betula Nigra*
- Redbud / *Cercis Canadensis*
- Savannah Holly / *Ilex Opaca*
- Photinia Tree / *Photinia Fraseri*
- Crepe Myrtle / *Lagerstroemia Indica*
- Wax Myrtle
- Ep American Holly / *Ilex x Attenuata*
- Japanese Blueberry Tree / *Eleocarpus Decipiens*
- Bottlebrush Tree / *Callistemon Citrinus*
- Italian Cypress / *Cupressus Sempervirens*
- Red Cedar / *Juniperus Virginiana*

EXHIBIT B-4.1
TELFAIR LANDSCAPE SPECIES LIST
(University Commons - Telfair Lakefront District A)

C. Shrubs for Screening and Buffering.

- Waxleaf Ligustrum / *Ligustrum Japonica*
- Redtip Photinia / *Photinia Fraseri*
- Oleander
- Wax Myrtle
- Burfurd Holly

D. Shrubs for Mass Plantings.

- Indian Hawthorn / *Raphiolepis*
- “Nana” Dwarf Youpon Holly / *Ilex Vomitoria*
- Dwarf Chinese Holly / *Ilex Conruta*
- Azaleas / *Rhododendron Indica*
- Dwarf Burfurd Holly / *Ilex Furfurdii*
- Green Pittosporum / *Pittosporum Tobira*
- Variegated Pittosporum / *Pittosporum Variegata*
- Dwarf Pittosporum / *Pittosporum Wheeleri*
- Dwarf Crepe Myrtle / *Lagerstroemia Indica*
- Compact Nandina / *Nandina Domestica*
- Parson Juniper / *Juniperus C. Parsonii*
- Tam Juniper / *Juniperus C. Tamariscifolia*
- Pfitzer Juniper / *Juniperus C. Pfitzeranna*
- Knockout Roses / *Rosa Radrazz*
- Silver Cloud Texas Sage / *Leucophyllum Frutescens*
- Little John Dwarf Bottlebrush / *Callistemon Citrinus*
- Petite Pink Oleander / *Nerium Oleander*
- Purple Pixie Loropetalum / *Loropetalum Chinenses*
- Dwarf Waxmyrtles / *Myrica Pusila*
- Bi-Color Ixora / *Ixora Chinenses*
- E. Goucher Abelia / *Abelia Grandiflora*

EXHIBIT B-4.1
TELFAIR LANDSCAPE SPECIES LIST
(University Commons - Telfair Lakefront District A)

E. Groundcover Plantings.

- Asian Jasmine / *Trachelospermum Asiaticum*
- Monkey Grass / *Ophiogon Japonica*
- Boxwood / *Buxus Macrophylla*
- Carolina Jessamine / *Gelsemium Semperviren*
- Liriope / *Liriope Muscari*
- Honeysuckle
- Dwarf Gardenia / *Gardenia Radicans*
- Butterfly Iris / *Morae Dietes Iriododes*
- Variegated Flax Lily / *Daniella Tasmanica*
- Wedelia / *Wedelia Trilobata*
- Gold Lantana / *Lantana Camara*

F. Decorative Grasses.

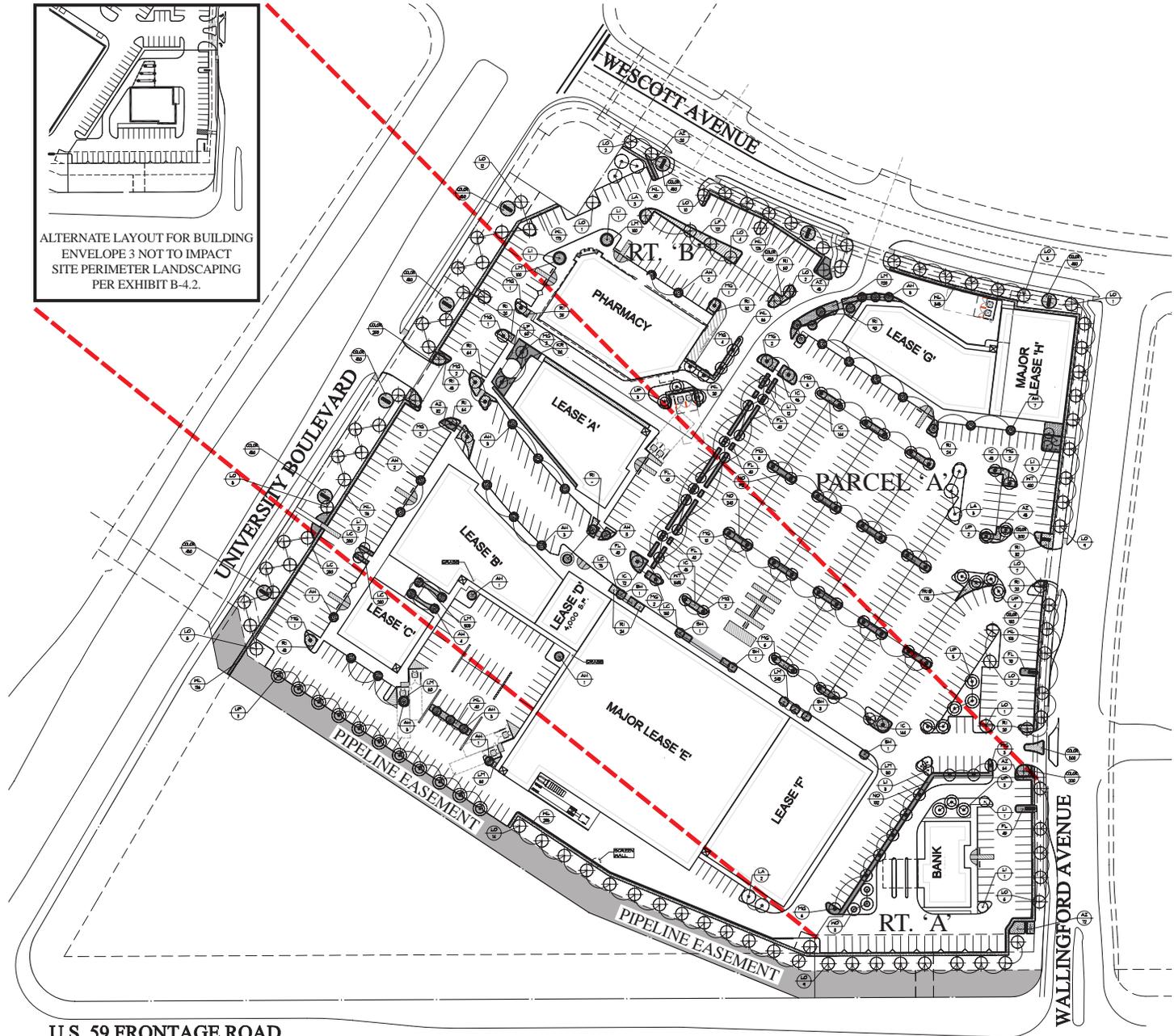
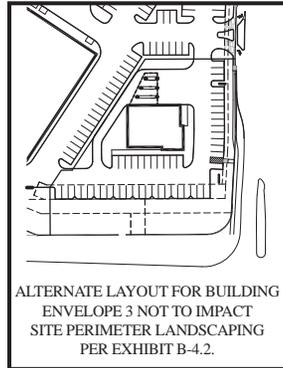
- Gulf Coast Muhly Grass / *Muhlenbergia Capillaris*
- Cassian Pennisetum / *Pennisetum Aloepercuroides*
- Adagio Miscanthus / *Miscanthus Sinenses*

EXHIBIT B-4.2
LANDSCAPE PLANTING PLAN - OPTION A
(University Commons - Telfair Lakefront District A)

Replaced by Exhibit B-4.4

Landscape Legend:

Symbolic Name	Quantities (Verify)	Botanical Name	Common Name	Size and Plant Requirements
LO	102	Quercus Virginiana	Live Oak	4" cal. 100 gal. container; 14' to 15' ht.
UP	28	Ulmus Parvifolia Semperviren	Drake Elm	3-1/2" cal. 65 gal. container; 12' to 14' ht.
MG	61	Magnolia Grandiflora	DD Blanchard Magnolia	3-1/2" cal. 65 gal. 12' to 14' ht.
LA	8	Quercus Laeurefolius	Laurel Oak	3-1/2" cal. 65 gal. container; 12' to 14' ht.
AH	42	Ilex x Attenuata	Eagleton American Holly	3-1/2" cal. 65 gal. 12' to 14' ht. tree form.
WO	3	Quercus Nigra	Water Oak	3-1/2" cal. 65 gal. container; 12' to 14' ht.
LI	24	Lagerstroemia Indica	Muskogree Crepe myrtles	2-1/2" cal. 45 gal. 10' to 12' ht. m/trk.
SH	7	Ilex Opaca	Savannah Holly	3-1/2" cal. 65 gal. container; 10' to 12' ht. tree form/ single trunk.
WL	1452	Ligustrum Japonica	Waxleaf Ligustrum	5 gal. planted at 36" o.c. double row/ triangular spaced. 36" ht. x 30" sprd.
KR	80	Rosa Radrazz	Knockout Roses	5 gal. planted at 30" o.c.
LP	60	Loropetalum Chinenses	Loropetalum	5 gal. planted at 30" o.c.
NO	534	Nerium Oleander	Petite Pink Dwarf Oleander	5 gal. planted at 30" o.c. 36" ht. x 24" spread. triangularly spaced.
IC	552	Ilex Cornuta	Dwarf Chinese Holly	5 gal. planted at 30" o.c. 30" height x 24" spread at time of planting.
RI	566	Nerium Oleander	Clara Indian Hawthorn	5 gal. planted at 30" o.c. triangularly spaced.
AZ	284	Rhododendron Indica	Encore Azaleas	5 gal. planted at 30" o.c. 30" height x 24" spread at time of planting.
Iris	176	Morae Dietes Iradodes	Butterfly Iris	1 gal. planted at 18" o.c.
FL	310	Daniella Tasmanica	Variegated Flax Lily	1 gal. planted at 18" o.c.
LM	2230	Liriope Muscari	Big Blue Liriope	1 gal. planted at 12" o.c. + Hemerocallis Sp. (Daylilies) 1 gal. @ 24" o.c. within LM bed.
WT	2065	Wedelia Trilobata	Wedelia	1 gal. planted at 12" o.c.
Color	4900	Seasonal Color	Annuals	4" pot planted at 8" o.c. Maximum of three (3) varieties to be used as approved by owner.
Grass	VERIFY SF.	Cynodon Dactylon	Common Bermuda	Solid Sod. All areas within project limits including all right of way areas shall be solid sodded. All areas to be cleaned up and fine graded with a minimum two inches of topsoil to adhere to civil grading/drainage plan.



University Commons Landscape Calculations for Site Plan Option No. 40:

Item	C.O.S. Landscape Requirements	Measurements	Required	Provided
A.	Section 3.5 Non-Residential Use Landscaping Requirements:	Street Tree Requirements: 1 tree for every 30 L.F.		
1.	University Boulevard	751.00 L.F.	25	28
2.	Westcott Avenue	661.00 L.F.	22	22
3.	Wallingford Avenue	810.37 L.F.	27	27
4.	U.S. 59	245.00 L.F.	8	8
B.	Section 3.6 Front Yard Parking Lot Landscaping Requirements:	Street Shrub Requirements 10 shrubs for every 30 L.F.		
1.	University Boulevard	751.00 L.F.	250	445
2.	Westcott Avenue	661.00 L.F.	220	337
3.	Wallingford Avenue	810.37 L.F.	270	384
4.	U.S. 59	245.00 L.F.	80	173
C.	Section 3.8 Interior Parking Lot Landscaping Requirements:	Number of cars / 20 x 162 = SF. Required 773/20 = 38.65x162= 6,261.30 SF Required.	Required 773/20 = 38.65x162= 6,261.30 SF Required.	3,459 SF. To be verified.
1.	Parcel A	645 cars	65 trees	96
2.	Retail "A"	50 cars	5 trees	8
3.	Retail "B"	78 cars	8 trees	18
D.	Landscape SF Calculations: 15%			
1.	Parcel A	11.76 acres	76,839 SF.	76,841 SF. 40.00%
2.	Retail "A"	1.14 acres	7,448 SF.	19,365 SF. 38.80%
3.	Retail "B"	1.83 acres	11,937 SF.	16,522 SF. 19.90%

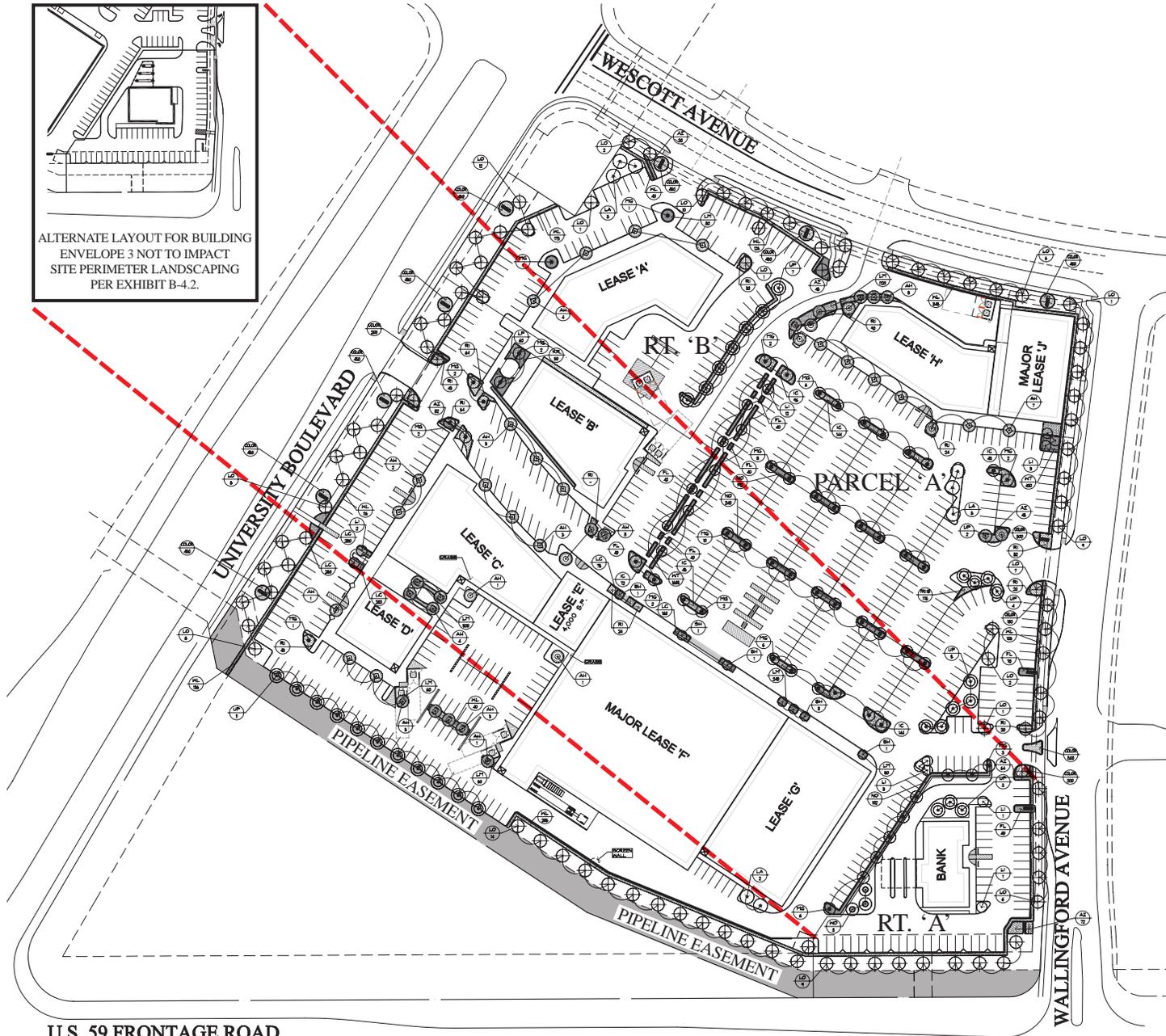
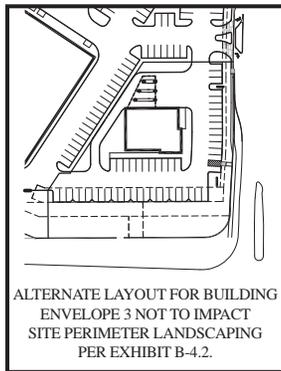
U.S. 59 FRONTAGE ROAD

EXHIBIT B-4.3
LANDSCAPE PLANTING PLAN - OPTION B
(University Commons - Telfair Lakefront District A)

Replaced by Exhibit B-4.4

Landscape Legend:

Symbolic Name	Quantities (Verify)	Botanical Name	Common Name	Size and Plant Requirements
LO	97	Quercus Virginiana	Live Oak	4" cal. 100 gal. container; 14' to 15' ht.
UP	30	Ulmus Parvifolia Semperviren	Drake Elm	3-1/2" cal. 65 gal. container; 12' to 14' ht.
MG	56	Magnolia Grandiflora	DD Blanchard Magnolia	3-1/2" cal. 65 gal. 12' to 14' ht.
LA	8	Quercus Laeurefolius	Laurel Oak	3-1/2" cal. 65 gal. container; 12' to 14' ht.
AH	44	Ilex x Attenuata	Eagleton American Holly	3-1/2" cal. 65 gal. 12' to 14' ht. tree form.
WO	3	Quercus Nigra	Water Oak	3-1/2" cal. 65 gal. container; 12' to 14' ht.
LI	23	Lagerstroemia Indica	Muskogree Crepe myrtles	2-1/2" cal. 45 gal. 10' to 12' ht. m/trk.
SH	7	Ilex Opaca	Savannah Holly	3-1/2" cal. 65 gal. container; 10' to 12' ht. tree form/ single trunk.
WL	1260	Ligustrum Japonica	Waxleaf Ligustrum	5 gal. planted at 36" o.c. double row/ triangular spaced. 36" ht. x 30" sprd.
KR	80	Rosa Radrazz	Knockout Roses	5 gal. planted at 30" o.c.
LP	60	Loropetalum Chinenses	Loropetalum	5 gal. planted at 30" o.c.
NO	534	Nerium Oleander	Petite Pink Dwarf Oleander	5 gal. planted at 30" o.c. 36" ht. x 24" spread. triangularly spaced.
IC	552	Ilex Cornuta	Dwarf Chinese Holly	5 gal. planted at 30" o.c. 30" height x 24" spread at time of planting.
RI	464	Nerium Oleander	Clara Indian Hawthorn	5 gal. planted at 30" o.c. triangularly spaced.
AZ	284	Rhododendron Indica	Encore Azaleas	5 gal. planted at 30" o.c. 30" height x 24" spread at time of planting.
Iris	440	Morae Dietes Irriododes	Butterfly Iris	1 gal. planted at 18" o.c.
FL	310	Daniella Tasmanica	Variegated Flax Lily	1 gal. planted at 18" o.c.
LM	2110	Liriope Muscari	Big Blue Liriope	1 gal. planted at 12" o.c. + Hemerocallis Sp. (Daylilies) 1 gal. @ 24" o.c. within LM bed.
WT	2065	Wedelia Trilobata	Wedelia	1 gal. planted at 12" o.c.
Color	4900	Seasonal Color	Annuals	4" pot planted at 8" o.c. Maximum of three (3) varieties to be used as approved by owner.
Grass	VERIFY SF.	Cynodon Dactylon	Common Bermuda	Solid Sod. All areas within project limits including all right of way areas shall be solid sodded. All areas to be cleaned up and fine graded with a minimum two inches of topsoil to adhere to civil grading/drainage plan.



University Commons Landscape Calculations for Site Plan Option No. 41:

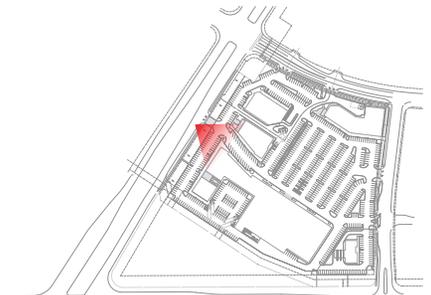
Item	C.O.S. Landscape Requirements	Measurements	Required	Provided
A.	Section 3.5 Non-Residential Use Landscaping Requirements:	Street Tree Requirements: 1 tree for every 30 L.F.		
1.	University Boulevard	751.00 L.F.	25	28
2.	Westcott Avenue	661.00 L.F.	22	22
3.	Wallingford Avenue	810.37 L.F.	27	27
4.	U.S. 59	245.00 L.F.	8	8
B.	Section 3.6 Front Yard Parking Lot Landscaping Requirements:	Street Shrub Requirements 10 shrubs for every 30 L.F.		
1.	University Boulevard	751.00 L.F.	250	445
2.	Westcott Avenue	661.00 L.F.	220	337
3.	Wallingford Avenue	810.37 L.F.	270	384
4.	U.S. 59	245.00 L.F.	80	173
C.	Section 3.8 Interior Parking Lot Landscaping Requirements:	Number of cars / 20 x 162 = SF.	Required 784/20 = 39.2x162= 6,350.30 SF Required.	3,459 SF. To be verified.
1.	Parcel A	645 cars	65 trees	96
2.	Retail "A"	50 cars	5 trees	8
3.	Retail "B"	78 cars	11 trees	18
D.	Landscape SF Calculations: 15%			
1.	Parcel A	11.76 acres	76,839 SF.	76,841 SF. 40.00%
2.	Retail "A"	1.14 acres	7,448 SF.	19,365 SF. 38.80%
3.	Retail "B"	1.83 acres	11,937 SF.	16,522 SF. 19.90%

U.S. 59 FRONTAGE ROAD

EXHIBIT B-5.1
UNIVERSITY BOULEVARD PERSPECTIVE #1
(University Commons - Telfair Lakefront District A)



- | | | |
|------------------------|------------------------------|---------------------|
| A Brick 1 | G Metal Coping | N Wood |
| B Brick 2 | H Metal Awning | P (Not Used) |
| C Brick 3 | J Metal Eyebrow | |
| D (Not Used) | K (Not Used) | |
| E CSMU* | L Aluminum Storefront | |
| F Scored Stucco | M (Not Used) | |

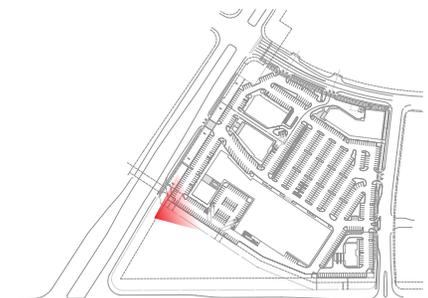


*Calcium Silicate Masonry Unit

EXHIBIT B-5.2
UNIVERSITY BOULEVARD PERSPECTIVE #2
(University Commons - Telfair Lakefront District A)



- | | | |
|---------------------|------------------------------|---------------------|
| A Brick 1 | G Metal Coping | N Wood |
| B Brick 2 | H Metal Awning | P (Not Used) |
| C Brick 3 | J (Not Used) | |
| D (Not Used) | K Architectural Metal | |
| E CSMU* | L Aluminum Storefront | |
| F (Not Used) | M (Not Used) | |

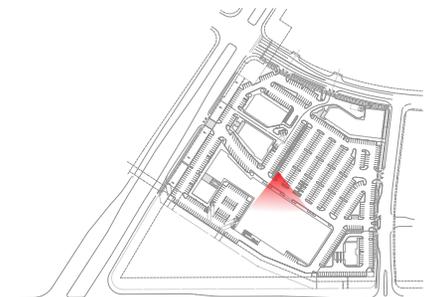


*Calcium Silicate Masonry Unit

**EXHIBIT B-5.3
ANCHOR LINEUP PERSPECTIVE
(University Commons - Telfair Lakefront District A)**



- | | | |
|------------------------|------------------------------|---------------------|
| A Brick 1 | G Metal Coping | N (Not Used) |
| B Brick 2 | H (Not Used) | P (Not Used) |
| C Brick 3 | J Metal Eyebrow | |
| D (Not Used) | K (Not Used) | |
| E CSMU* | L Aluminum Storefront | |
| F Scored Stucco | M Kalwall® System | |

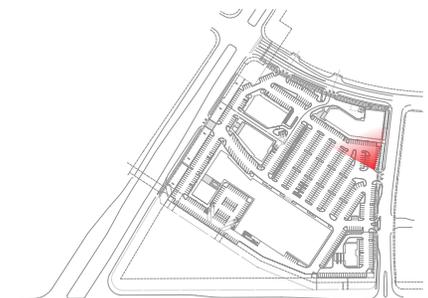


*Calcium Silicate Masonry Unit

**EXHIBIT B-5.4
WALLINGFORD PERSPECTIVE
(University Commons - Telfair Lakefront District A)**



- | | | |
|------------------------|------------------------------|---------------------|
| A Brick 1 | G Metal Coping | N (Not Used) |
| B Brick 2 | H Metal Awning | P (Not Used) |
| C Brick 3 | J Metal Eyebrow | |
| D (Not Used) | K Architectural Metal | |
| E CSMU* | L Aluminum Storefront | |
| F Scored Stucco | M (Not Used) | |

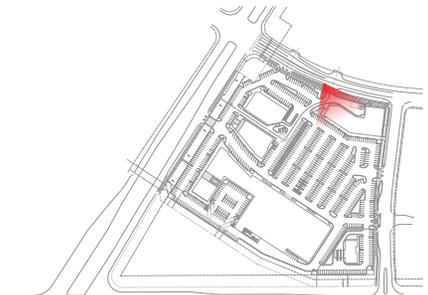


*Calcium Silicate Masonry Unit

**EXHIBIT B-5.5
WESCOTT PERSPECTIVE
(University Commons - Telfair Lakefront District A)**



- | | | |
|---------------------|---------------------|---------------------|
| A Brick 1 | G (Not Used) | N (Not Used) |
| B Brick 2 | H (Not Used) | P Stone |
| C Brick 3 | J (Not Used) | |
| D Brick 4 | K (Not Used) | |
| E CSMU* | L (Not Used) | |
| F (Not Used) | M (Not Used) | |

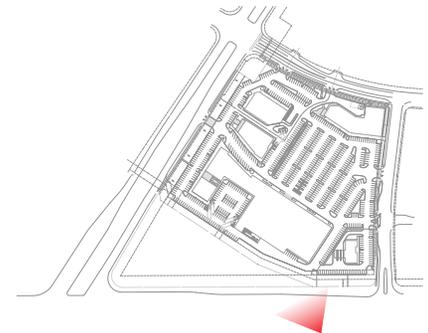


*Calcium Silicate Masonry Unit

EXHIBIT B-5.6
U.S. HIGHWAY 59 PERSPECTIVE
(University Commons - Telfair Lakefront District A)

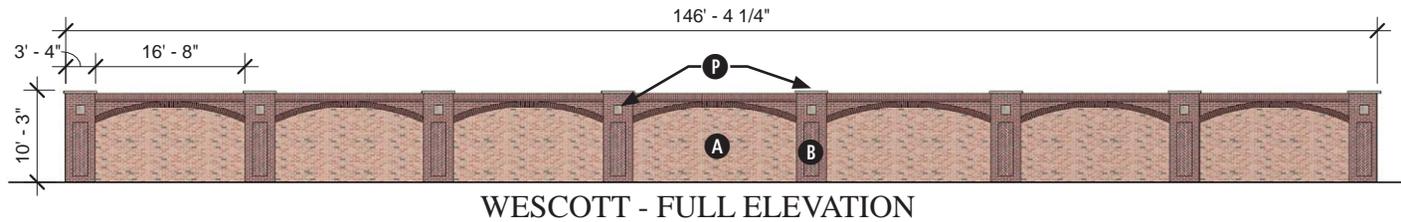
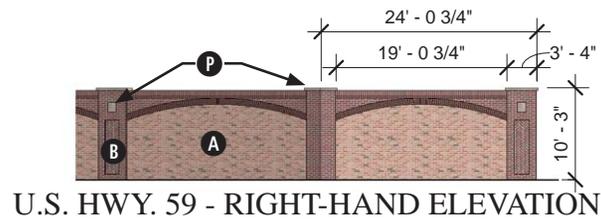
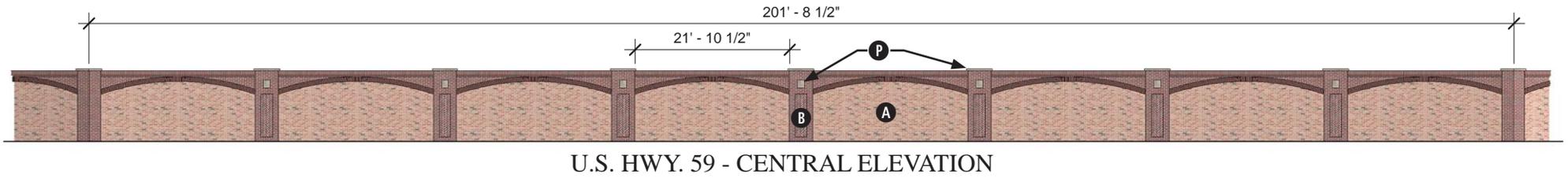
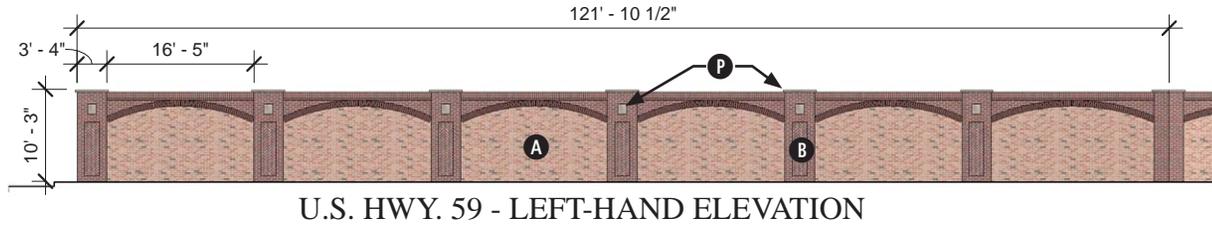


- | | | |
|---------------------|---------------------|---------------------|
| A Brick 1 | G (Not Used) | N (Not Used) |
| B Brick 2 | H (Not Used) | P Stone |
| C Brick 3 | J (Not Used) | |
| D Brick 4 | K (Not Used) | |
| E CSMU* | L (Not Used) | |
| F (Not Used) | M (Not Used) | |



*Calcium Silicate Masonry Unit

EXHIBIT B-5.7
SCREEN WALL ELEVATIONS
(University Commons - Telfair Lakefront District A)



- | | | |
|---------------------|---------------------|---------------------|
| A Brick 1 | G (Not Used) | N (Not Used) |
| B Brick 2 | H (Not Used) | P Stone |
| C (Not Used) | J (Not Used) | |
| D (Not Used) | K (Not Used) | |
| E (Not Used) | L (Not Used) | |
| F (Not Used) | M (Not Used) | |

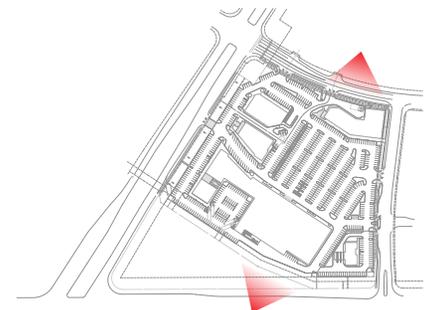


EXHIBIT B-5.8
BUILDING 2 SCORED STUCCO ELEVATION
(University Commons - Telfair Lakefront District A)

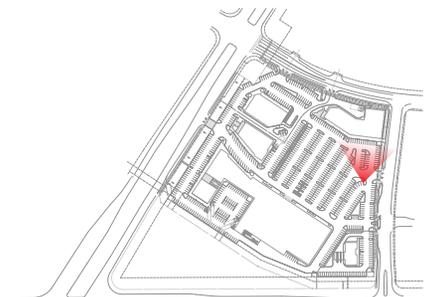
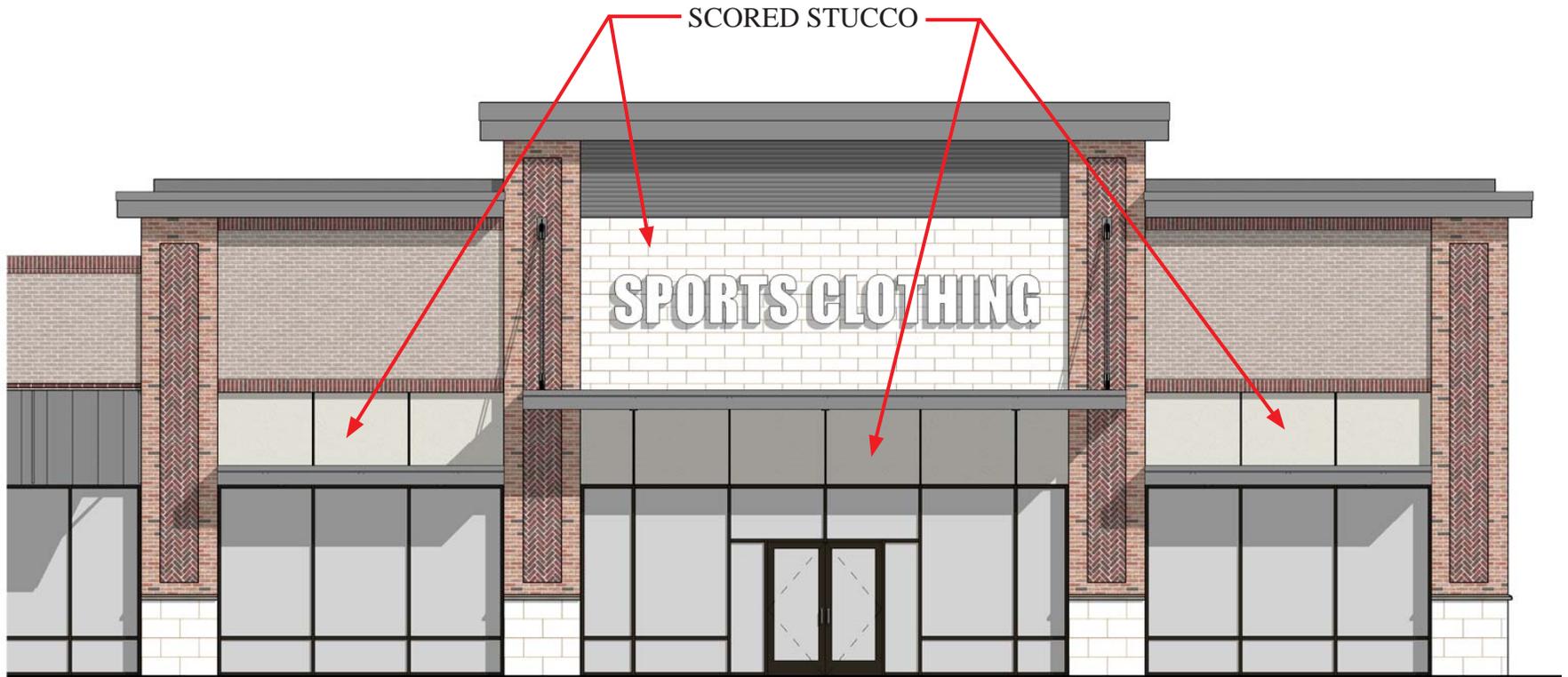


EXHIBIT B-5.9
BUILDING 4 SCORED STUCCO ELEVATION
(University Commons - Telfair Lakefront District A)

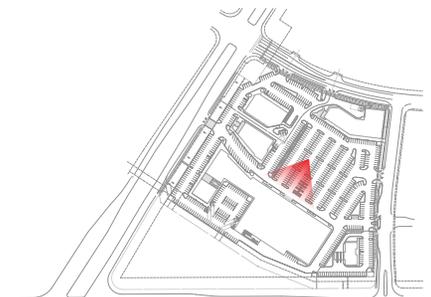


EXHIBIT B-5.10
BUILDING 6 SCORED STUCCO ELEVATION
(University Commons - Telfair Lakefront District A)

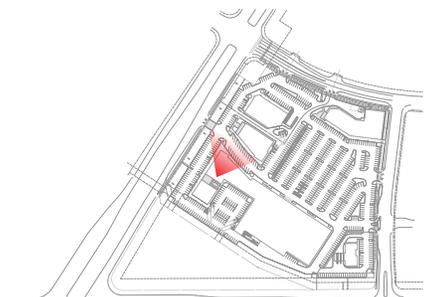
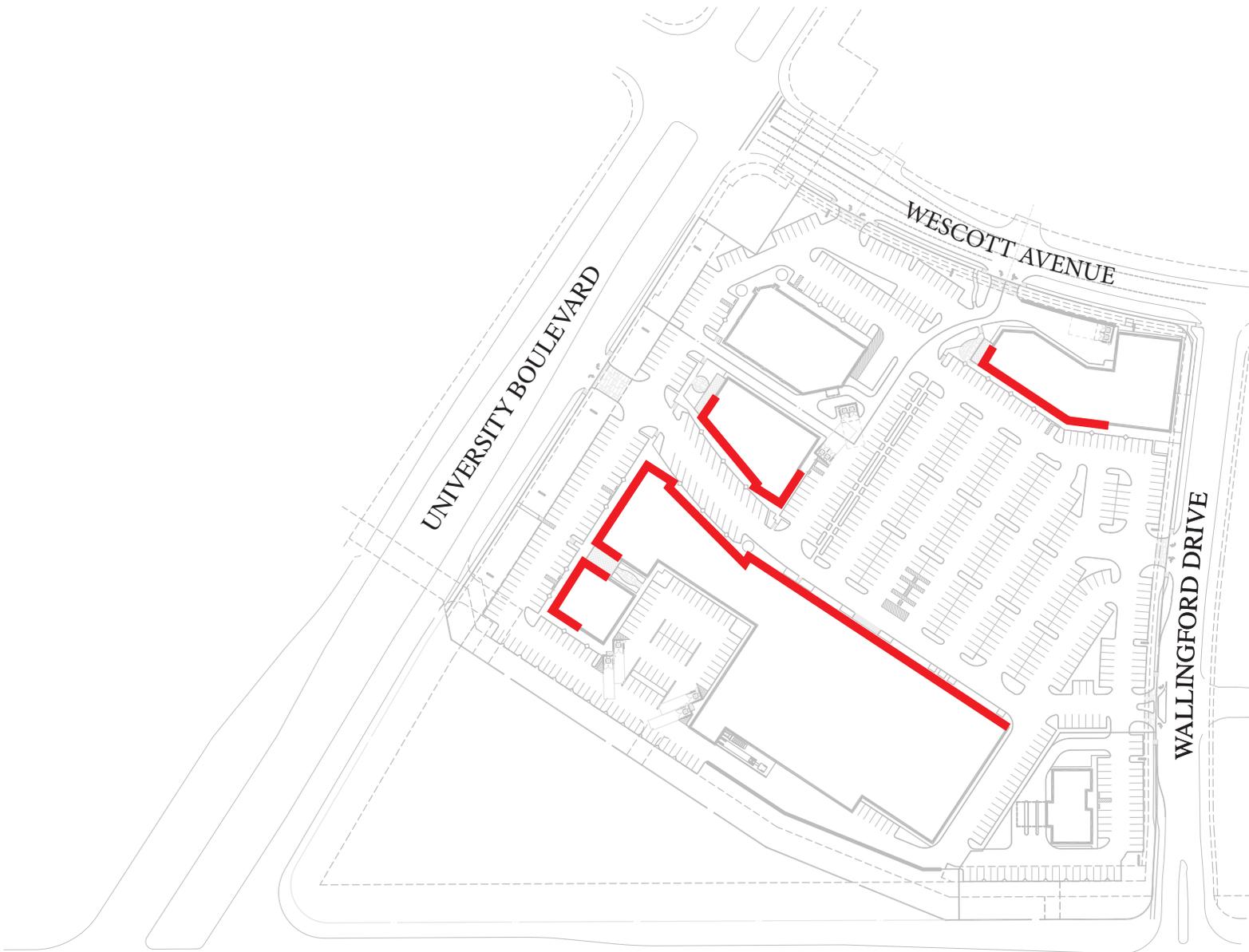


EXHIBIT B-6.1
BUILDING TRANSPARENCY PLAN - OPTION A
(University Commons - Telfair Lakefront District A)



 Select façades having at least 50% transparency

U.S. HIGHWAY 59

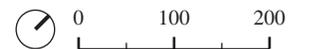


EXHIBIT B-6.2
BUILDING TRANSPARENCY PLAN - OPTION B
(University Commons - Telfair Lakefront District A)

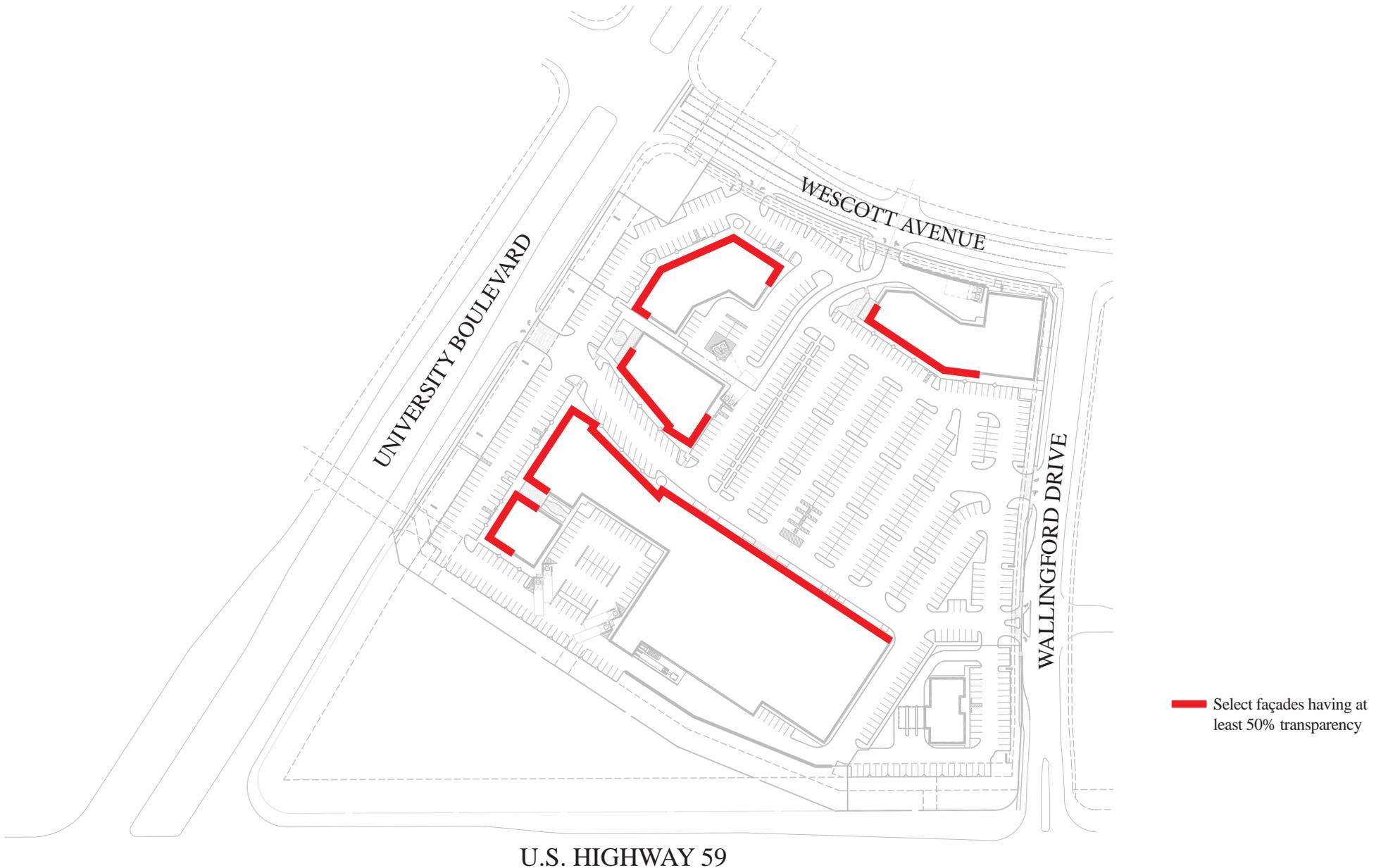
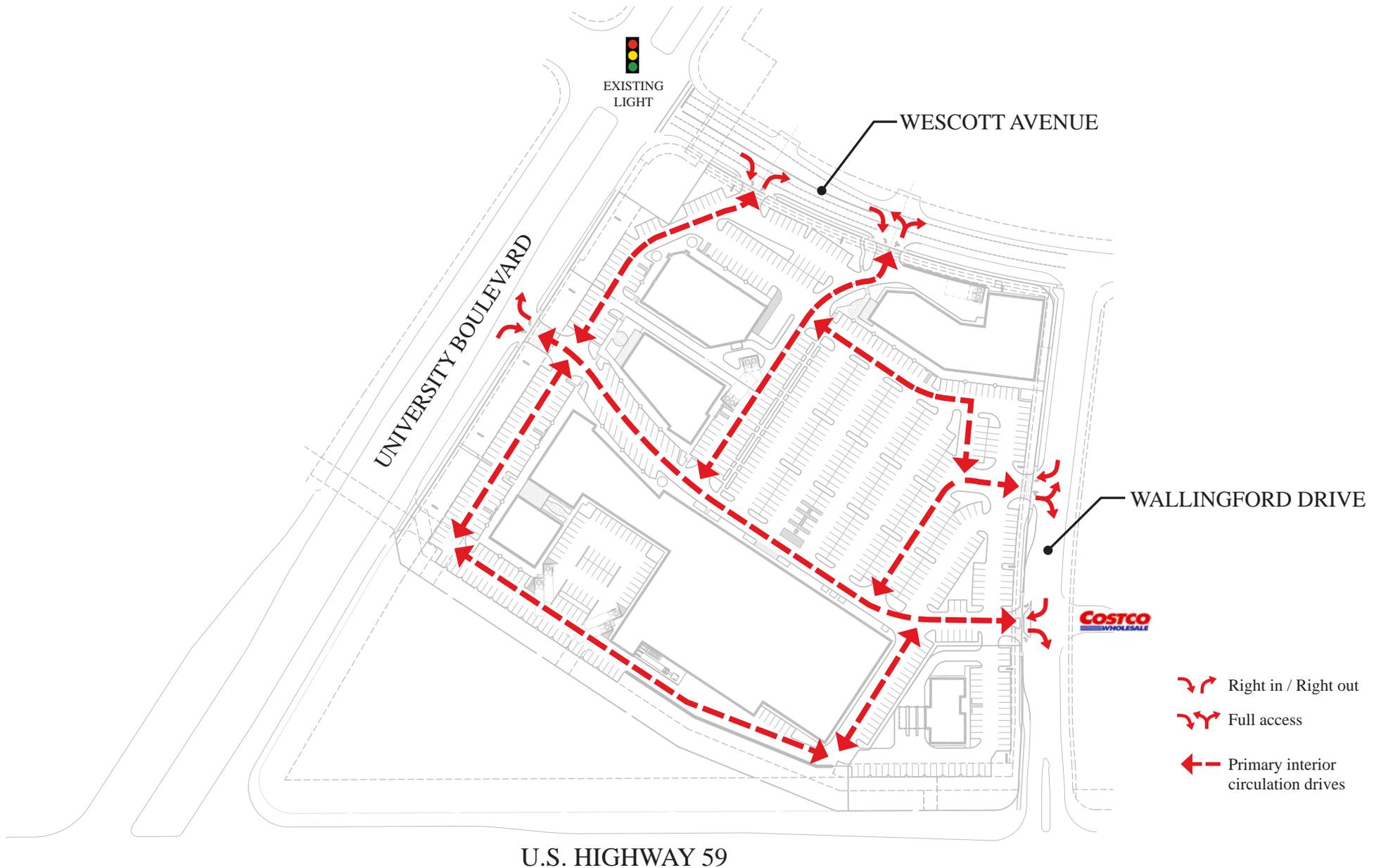


EXHIBIT B-7.1
VEHICULAR CIRCULATION PLAN - OPTION A
(University Commons - Telfair Lakefront District A)



WESCOTT AVENUE

UNIVERSITY BOULEVARD

WALLINGFORD DRIVE



- Right in / Right out
- Full access
- Primary interior circulation drives

U.S. HIGHWAY 59

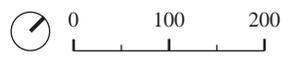


EXHIBIT B-7.2
VEHICULAR CIRCULATION PLAN - OPTION B
(University Commons - Telfair Lakefront District A)

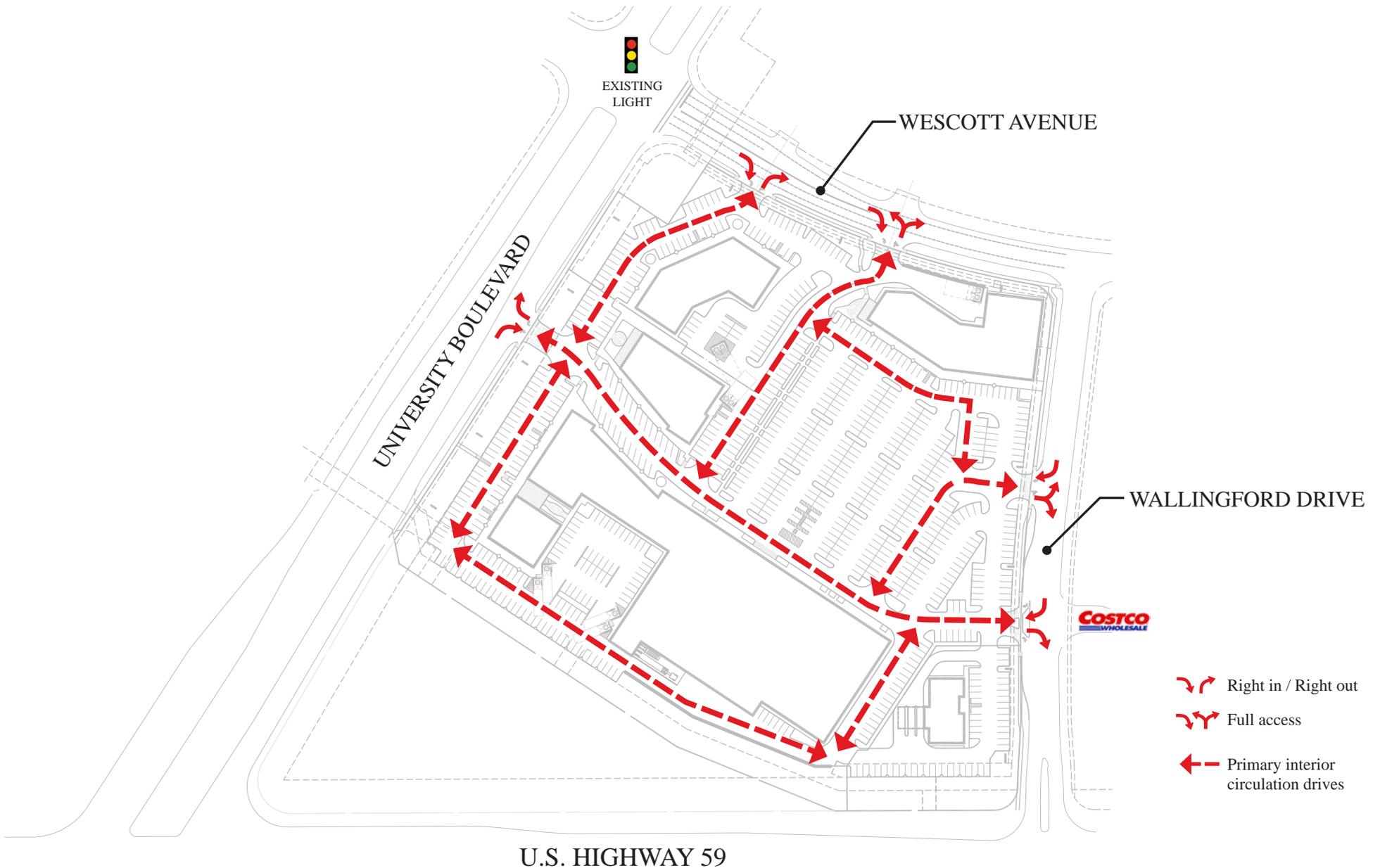
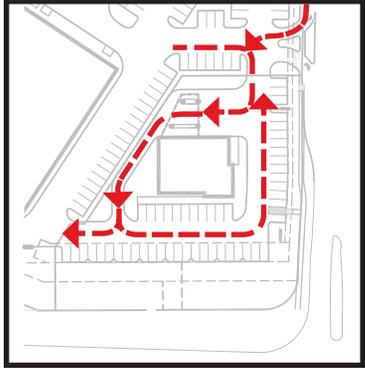
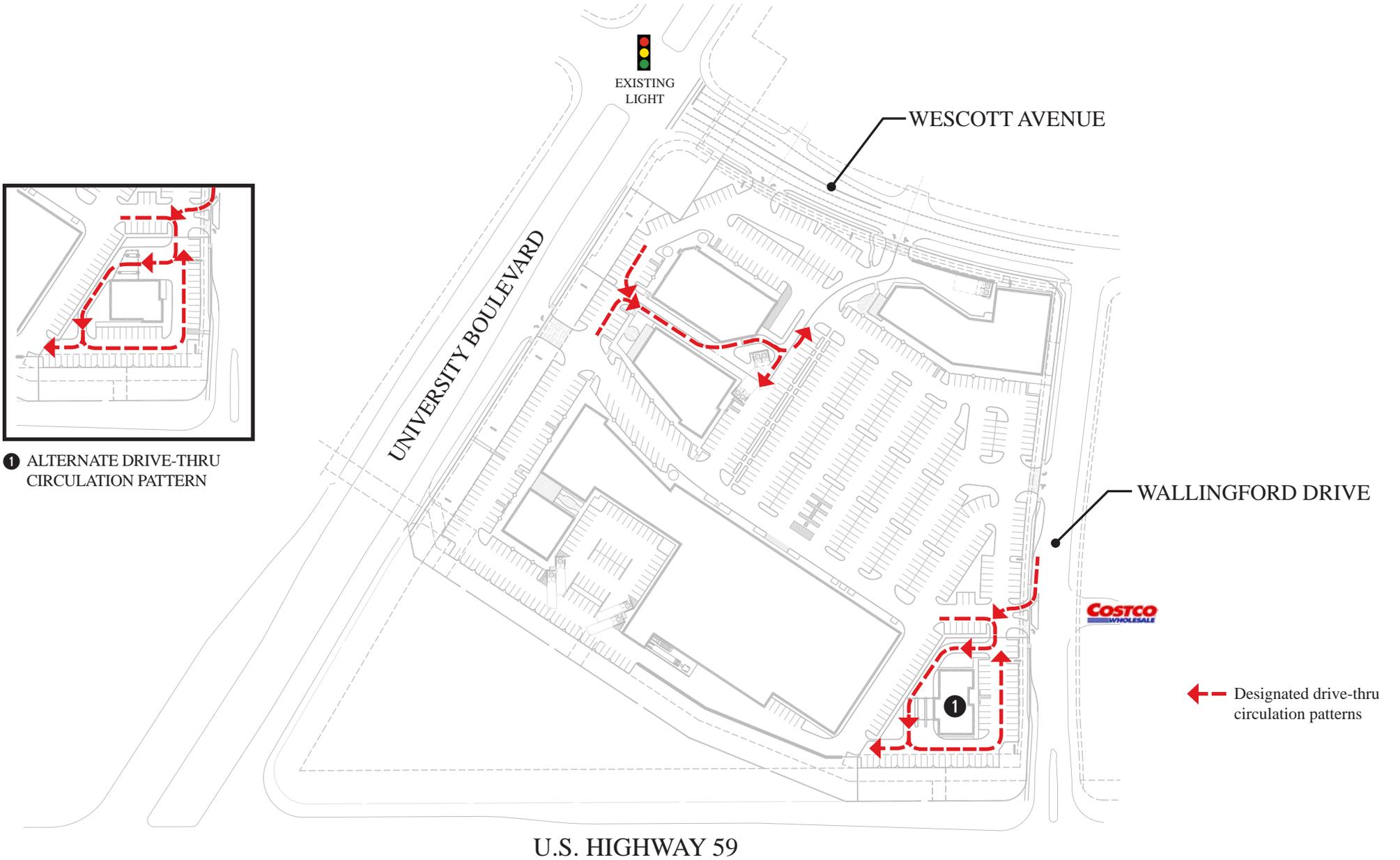
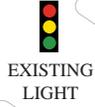


EXHIBIT B-7.3
DRIVE-THRU CIRCULATION PLAN - OPTION A
(University Commons - Telfair Lakefront District A)



1 ALTERNATE DRIVE-THRU CIRCULATION PATTERN



← Designated drive-thru circulation patterns

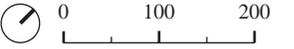
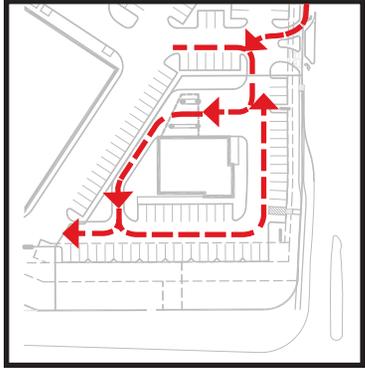
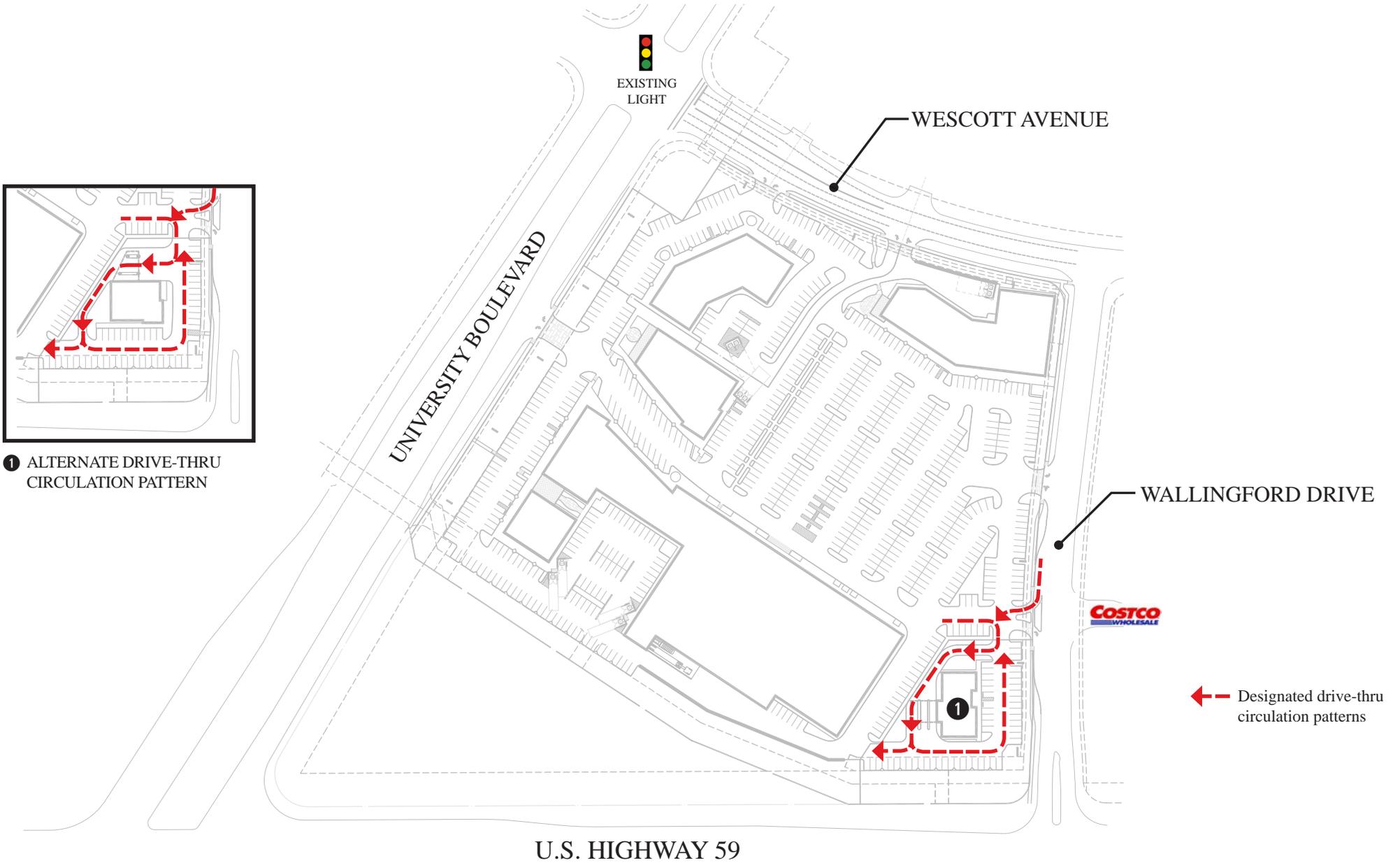
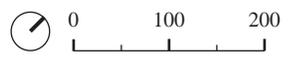


EXHIBIT B-7.4
DRIVE-THRU CIRCULATION PLAN - OPTION B
(University Commons - Telfair Lakefront District A)



1 ALTERNATE DRIVE-THRU CIRCULATION PATTERN

← Designated drive-thru circulation patterns



**EXHIBIT B-7.5
PEDESTRIAN CIRCULATION PLAN - OPTION A
(University Commons - Telfair Lakefront District A)**

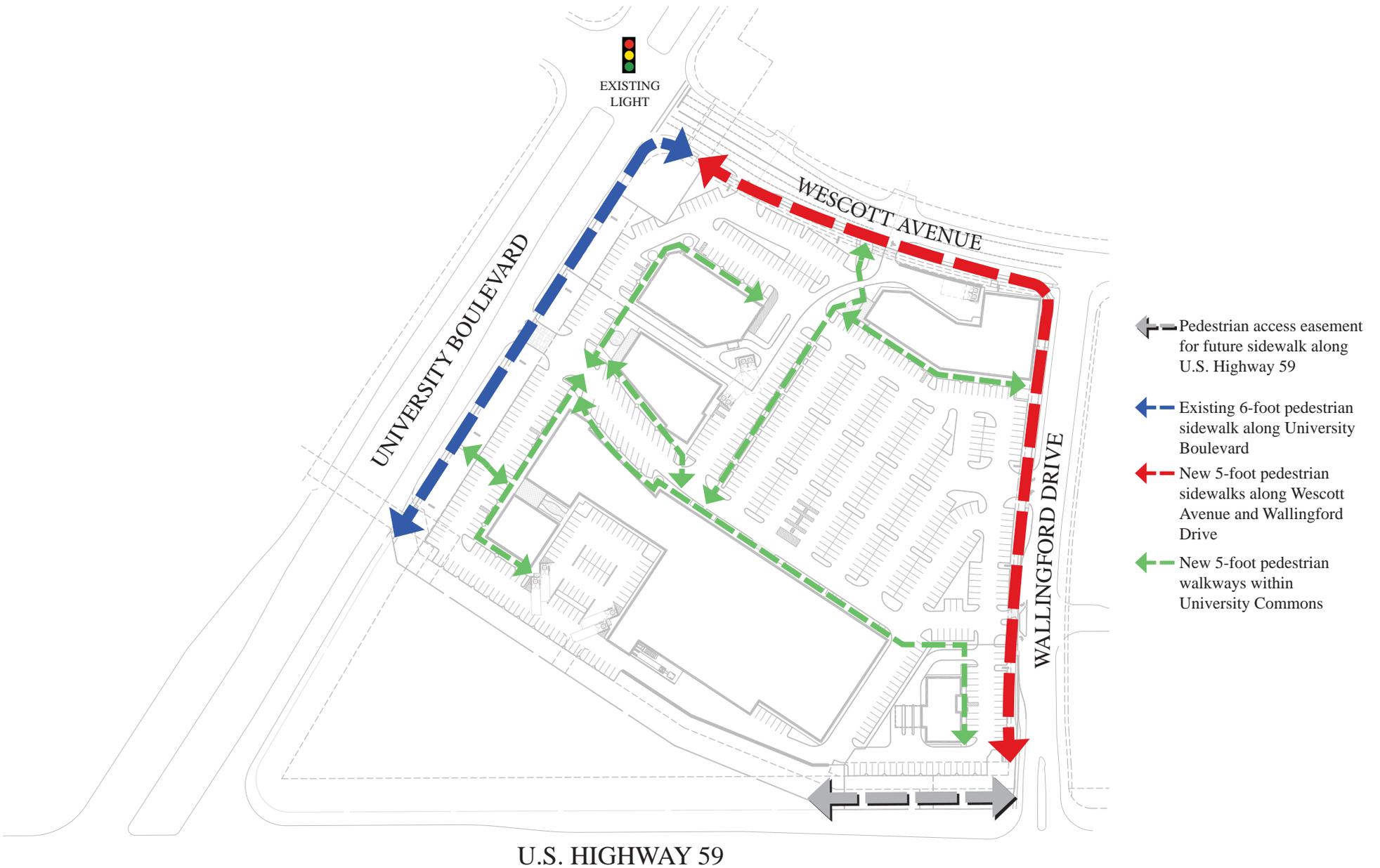
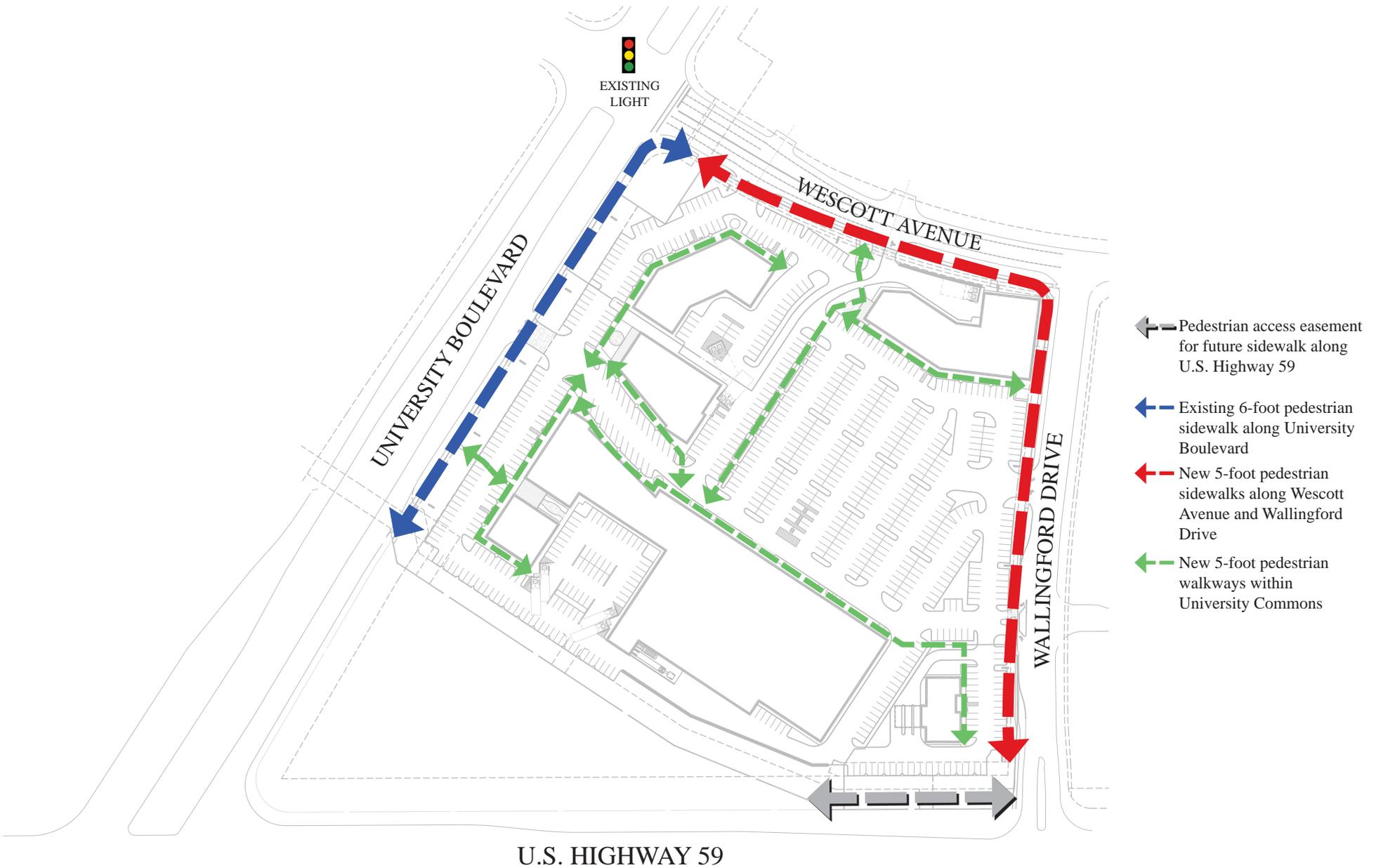
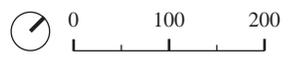


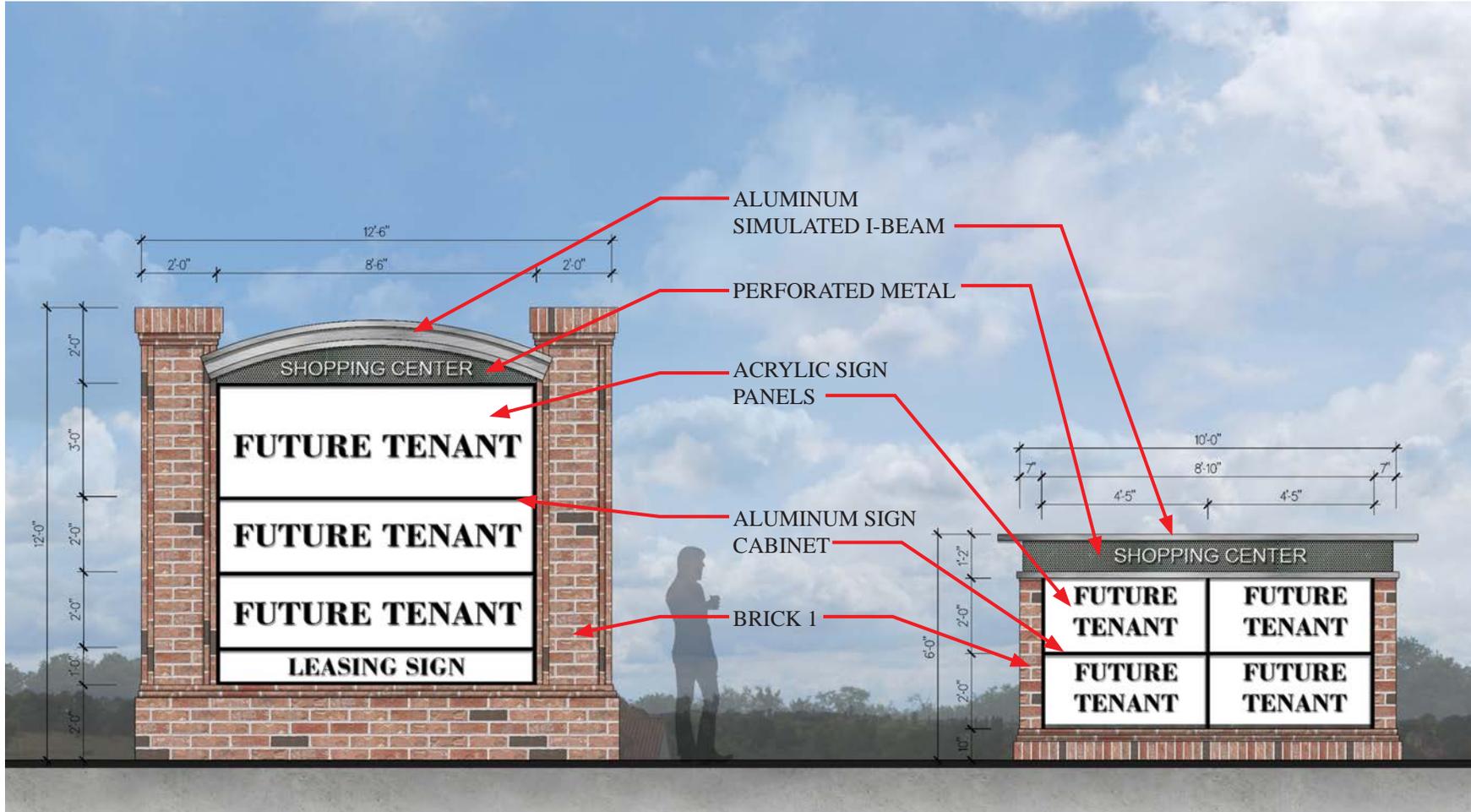
EXHIBIT B-7.6
PEDESTRIAN CIRCULATION PLAN - OPTION B
(University Commons - Telfair Lakefront District A)



- Pedestrian access easement for future sidewalk along U.S. Highway 59
- Existing 6-foot pedestrian sidewalk along University Boulevard
- New 5-foot pedestrian sidewalks along Wescott Avenue and Wallingford Drive
- New 5-foot pedestrian walkways within University Commons



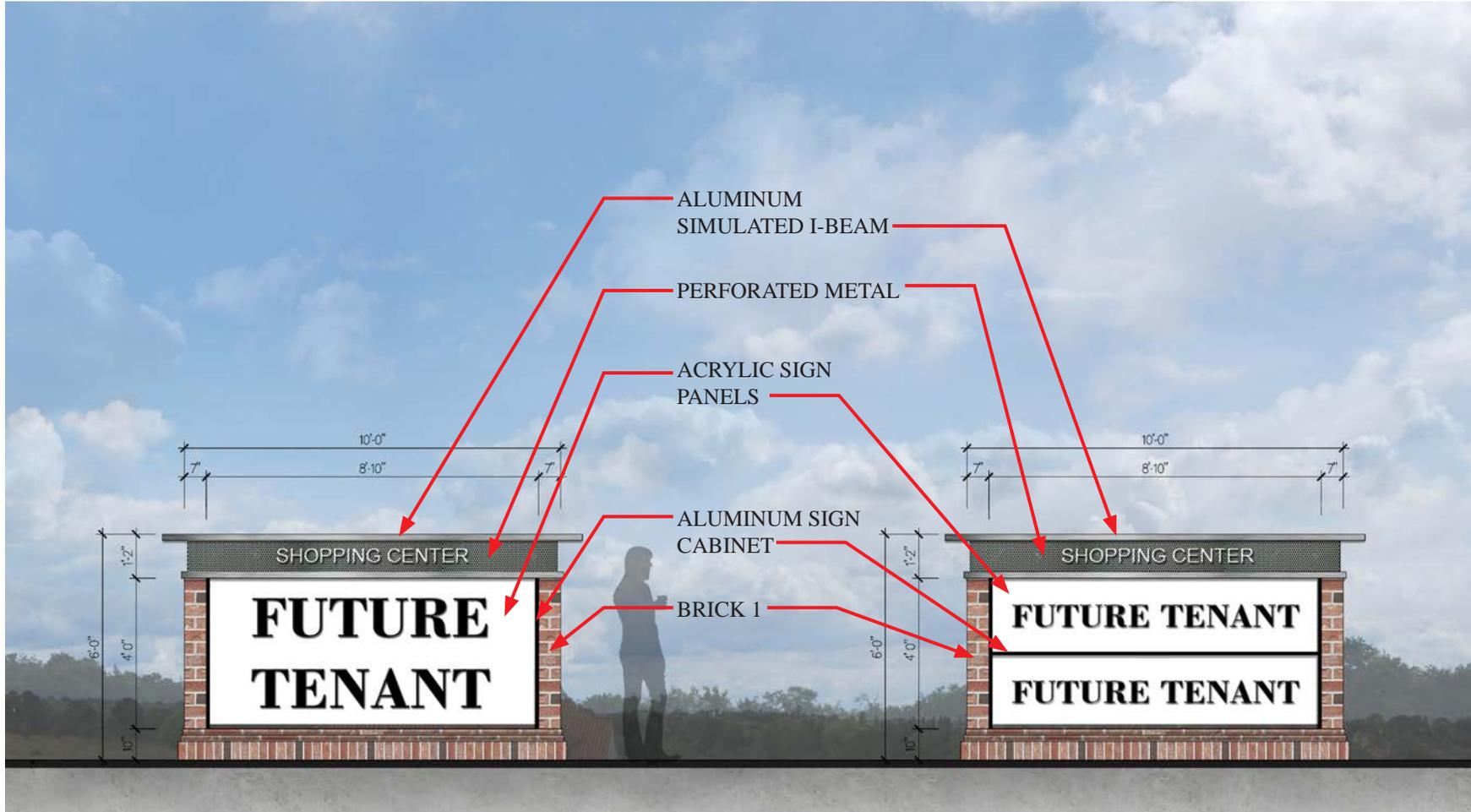
**EXHIBIT B-8.1
FINAL SIGNAGE ELEVATIONS
(University Commons - Telfair Lakefront District A)**



**FREESTANDING SIGN
U.S. HIGHWAY 59
(Refer to Exhibits B-9.1 & B-9.2 for locations)**

**FREESTANDING SIGN OPTION 1
ALL OTHER STREETS
(Refer to Exhibits B-9.1 & B-9.2 for locations)**

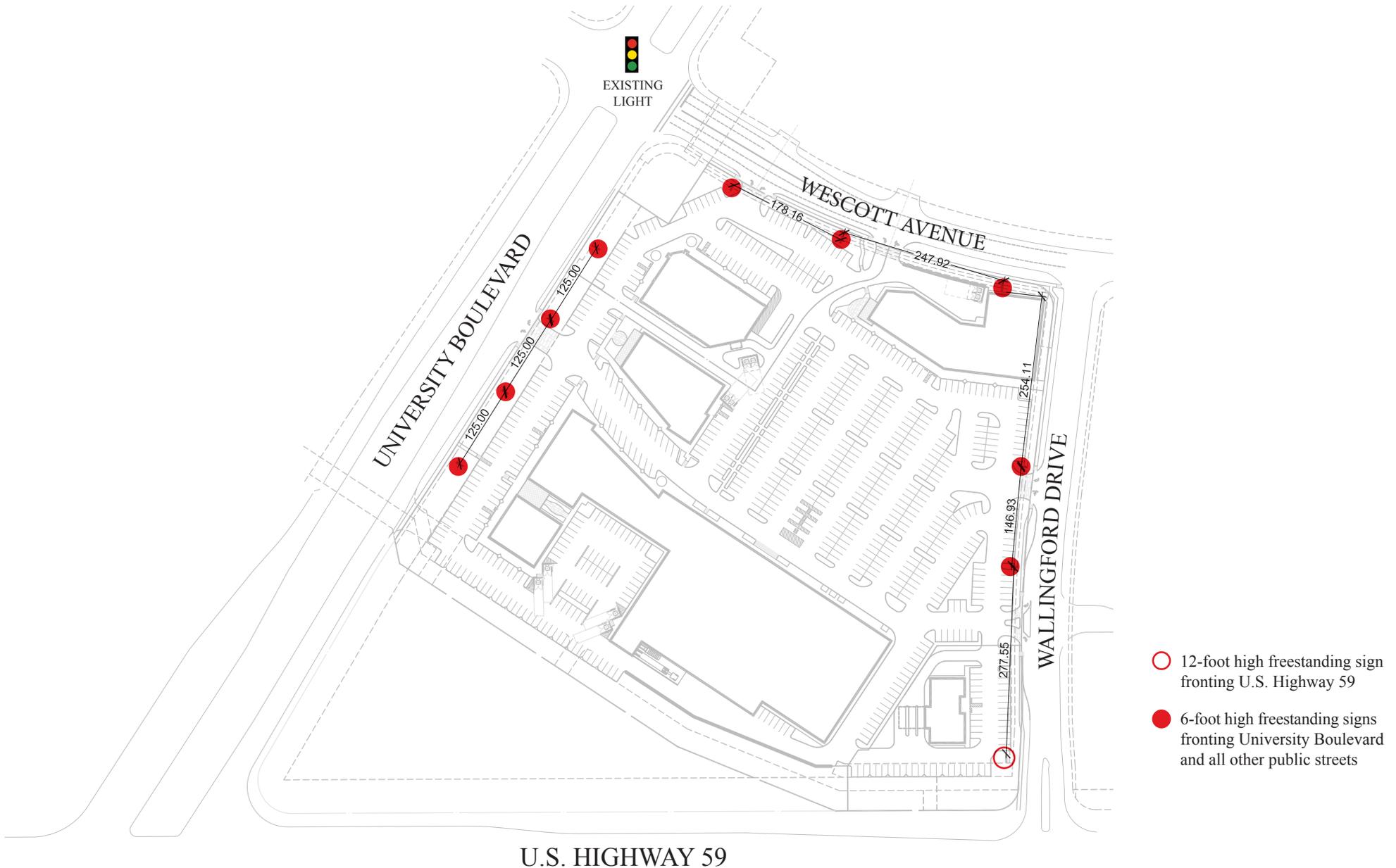
**EXHIBIT B-8.2
FINAL SIGNAGE ELEVATIONS
(University Commons - Telfair Lakefront District A)**



FREESTANDING SIGN OPTION 2
ALL OTHER STREETS
(Refer to Exhibits B-9.1 & B-9.2 for locations)

FREESTANDING SIGN OPTION 3
ALL OTHER STREETS
(Refer to Exhibits B-9.1 & B-9.2 for locations)

**EXHIBIT B-9.1
FINAL SIGNAGE LAYOUT PLAN - OPTION A
(University Commons - Telfair Lakefront District A)**



- 12-foot high freestanding sign fronting U.S. Highway 59
- 6-foot high freestanding signs fronting University Boulevard and all other public streets

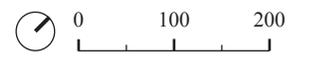
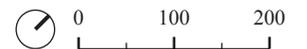
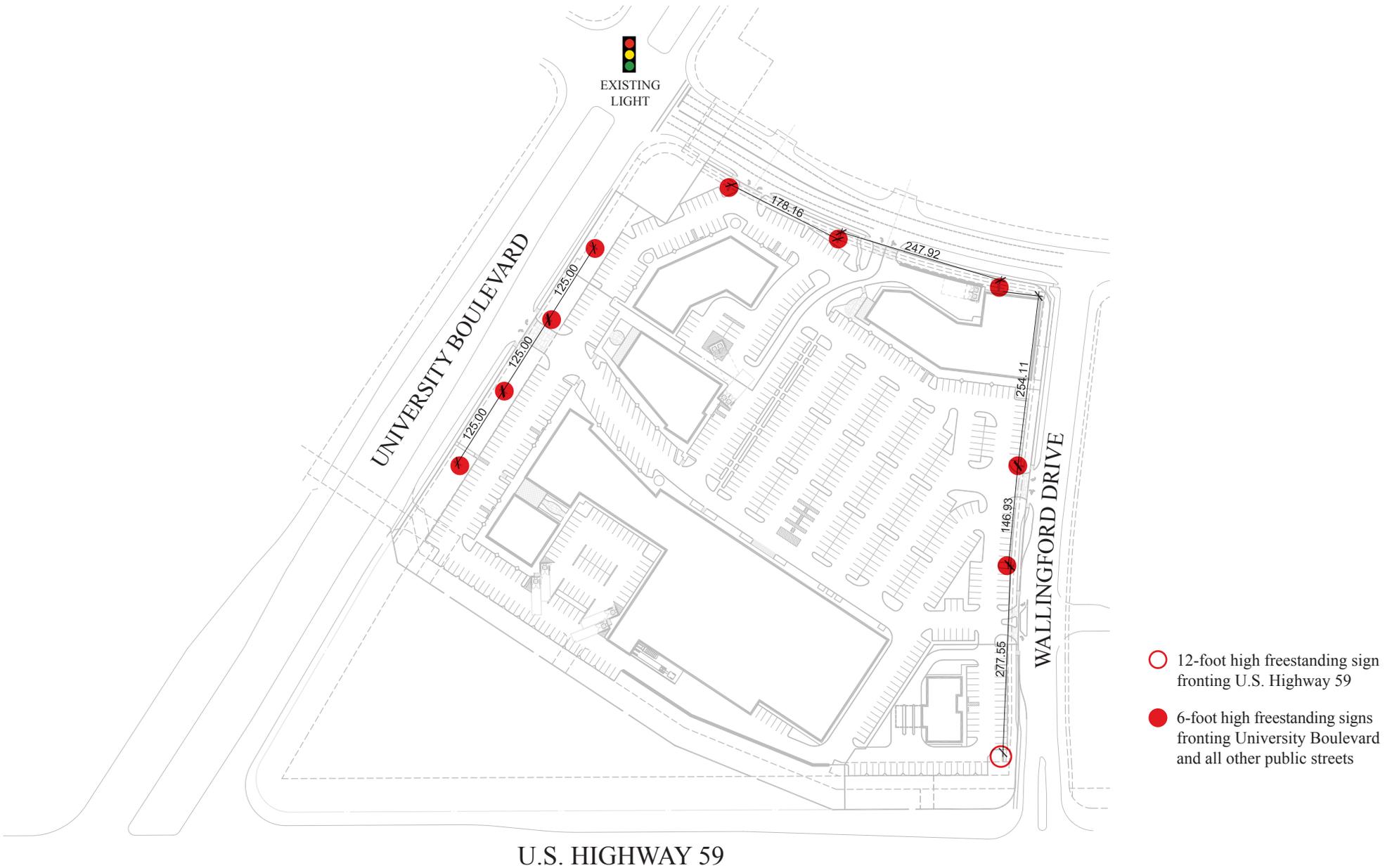


EXHIBIT B-9.2
FINAL SIGNAGE LAYOUT PLAN - OPTION B
(University Commons - Telfair Lakefront District A)





Administrative Amendment to a Planned Development District
Authorized Under Development Code, Chapter 2, Article II, Part 5, Section 2-135

PD Amendment Information:	
PD Name	University Commons Final Development Plan
PD Ordinance Number	Ordinance No. 2041
Date of Ordinance Adoption:	February 16, 2016
Classification	Administrative Amendment No. 1
Purpose of Administrative Amendment	<ol style="list-style-type: none">1. Amend the Landscape Planting Plan to reflect conditions in the field affecting the ability to plant street trees and shrubs along a portion of University Blvd.2. Include a new landscape cross section exhibit which depicts the site conditions as part of this amendment.
Initiated by:	Property Owner (see letter dated June 29, 2017)
Affected Ordinance Exhibits	Exhibit B-4.2, Exhibit B-4.3, Exhibit B-4.4 & Exhibit B-4.5
Planning Case No.	17-75000004

A handwritten signature in cursive script, appearing to read "Lisa Kocich-Meyer".

Lisa Kocich-Meyer, AICP
Director of Planning

July 12, 2017

Attachments:

New Exhibit B-4.4, & Exhibit B-4.5 which will replace existing Exhibit B-4.2 & Exhibit B-4.3

EXHIBIT B-4.4
AMENDED LANDSCAPE PLANTING PLAN
(University Commons - Telfair Lakefront District A)

Landscape Legend:

Symbolic Name	Quantities (Verify)	Botanical Name	Common Name	Size and Plant Requirements
LA	11	Quercus laurifolia	Laurel Oak	4" cal. 100 gal. container, 14' to 15' ht.
LO	74	Quercus virginiana	Live Oak	4" cal. 100 gal. container, 14' to 15' ht.
UP	23	Ulmus parvifolia	Allee Elm	4" cal. 100 gal. container, 14' to 15' ht.
MG	42	Magnolia grandiflora	D.D. Blanchard Magnolia	4" cal. 100 gal. container, 12' to 15' ht.
AH	40	Ilex x attenuata	E.P. American Holly	3-1/2" cal. 65 gal. container, 12' to 14' ht. Tree-form clear trunk height to 40" ht. (Note: Install 4" diameter 5/8" 40 PVO sump pipe extending from top of tree well to bottom of tree pit. Bottom of tree pit shall be filled with a minimum 12" layer of washed loose gravel wrapped with an approved filter membrane fabric prior to installation of specified tree and backfill materials. Top of sump pipe shall be capped.)
JB	29	Elaeagnus japonica	Japanese Blueberry Tree	3-1/2" cal. 65 gal. container, 12' to 14' ht.
NO	722	Nerium oleander	Petite Pink Dwarf Oleander	5 gal. planted at 36" o.c. 30" ht. x 24" spread at time of installation.
WL	921	Ligustrum japonica	Wakleaf Ligustrum	5 gal. planted at 36" o.c. 30" ht. x 24" spread at time of installation.
RI	526	Raphanolepis indica	Clara Indian Hawthorn	5 gal. planted at 30" o.c. 24" ht. x 18" spread at time of installation.
KR	344	Rosa Knockout	Roses	5 gal. planted at 30" o.c. 24" ht. x 18" spread at time of installation.
LP	191	Loropetalum chinenses	Purple Plume Loropetalum	5 gal. planted at 30" o.c. 24" ht. x 18" spread at time of installation.
DD	310	Calistemon citrinus	Little John Dwarf Bottlebrush	5 gal. planted at 30" o.c. 24" ht. x 18" spread at time of installation.
BM	68	Buxus macrophylla	Japanese Boxwood	5 gal. planted at 30" o.c. 24" ht. x 18" spread at time of installation.
IC	78	Ilex crenata	Chinese Holly	5 gal. planted at 30" o.c. 24" ht. x 18" spread at time of installation.
IR	319	Morae dietes inodora	Butterfly Iris	1 gal. planted at 18" o.c.
FL	230	Daniella tasmanica	Variegated Flax Lily	1 gal. planted at 18" o.c.
LM	1620	Liriope muscari	Big Blue Liriope	1 gal. planted at 12" o.c. + 102 Hemerocallis Sp. (Dwarfs) 1 gal. planted at 24" o.c. within LM bed.
WT	2470	Wedelia trilobata	Wedelia	1 gal. planted at 12" o.c. over jute mesh @ slopes.
FT	96	Asparagus Meyer	Fortail Fern	1 gal. planted @ 18" o.c.
Color	1900	Seasonal Color	Annuals	4" pot planted @ 8" o.c. Maximum of three (3) varieties/color to be used. All annuals to be approved by Owner prior to installation.
Sod	Verify SF	Oxydion Dactylon	Common Bermuda	Solid Sod.
Grass	Verify SF	Oxydion Dactylon	Common Bermuda	Hydromulched all unpaved areas within limits of the project including all right of way areas. All areas to be grassed shall be cleaned up of all debris/brush. Areas shall be fine graded with a minimum two inch layer of topsoil to adhere to civil grading/ drainage plan prior to actual grass works.

University Commons City of Sugarland Landscape Requirements

	COS Landscape Ordinance Requirements	Landscape Required	Landscape Provided
A.	Section 3-6 Non Residential Use Landscape Requirements	15% of 512,267 SF = 76,840.05 SF. Landscape SF. Required.	15.5% landscape SF. provided or 79,401.36 SF.
B.	Section 3-6 Front Yard Parking Lot Landscape Requirements		
1.	Wilmington 525.00 LF.	18 Street Trees + 180 shrubs	19 Street Trees + 204 shrubs
2.	Wheaton 245.00 LF.	9 Street Trees + 90 shrubs	7 Street Trees + 166 shrubs
3.	U.S. 59 505.00 LF.	17 Street Trees + 170 shrubs	25 Street Trees + 198 shrubs
4.	University Boulevard 630 LF.	21 Street Trees + 210 shrubs	23 Street Trees + 268 shrubs
		64 Street Trees + 640 shrubs	74 Street Trees + 924 shrubs
C.	Section 3-8 Interior Parking Lot Landscape Requirements	826 cars / 20 = 31.26 x 182 = 5682.50 SF. And 32 Parking Lot Trees Required.	124 Parking Lot Trees Provided
D.	Section 3-10: Tree Preservation		No Existing Trees on site

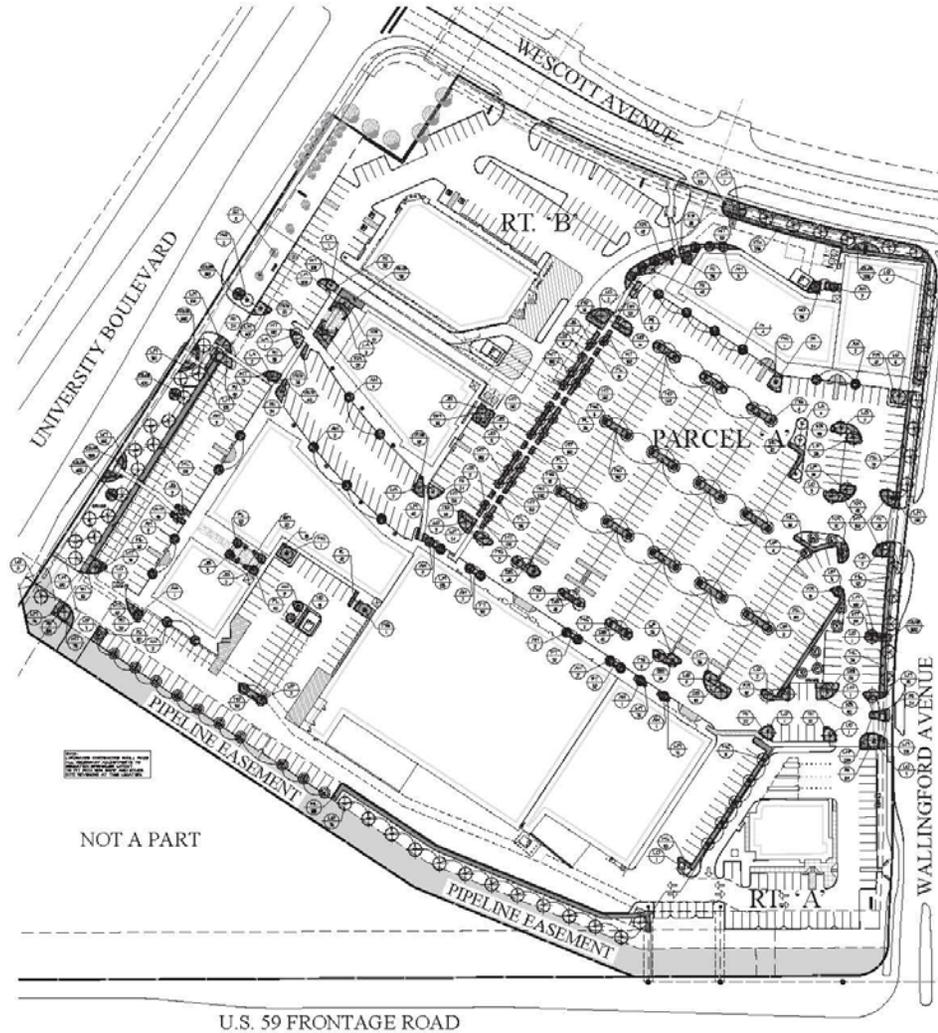


EXHIBIT B-4.5
AMENDED LANDSCAPE CROSS SECTION
(University Commons - Telfair Lakefront District A)

STREET TREE CREDIT TO BE
RECEIVED FOR EXISTING EIGHT
INCH (8") DIA. MAGNOLIA TREES

