

ORDINANCE NO. 1812

AN ORDINANCE OF THE CITY OF SUGAR LAND, TEXAS, APPROVING A CHANGE OF ZONING FOR 15.9 ACRES OF LAND LOCATED AT THE NORTHWEST INTERSECTION OF UNIVERSITY BOULEVARD AND NEW TERRITORY BOULEVARD IN THE TELFAIR DEVELOPMENT FROM ZONING DISTRICT CLASSIFICATION INTERIM R-1 TO ZONING DISTRICT CLASSIFICATION PD (PLANNED DEVELOPMENT) AND APPROVING A GENERAL DEVELOPMENT PLAN FOR THE DISTRICT.

WHEREAS, NNP-Telfair LP has applied for a change in zoning from Interim R-1 to PD zoning district classification for 15.9 acres of land located at the northwest intersection of University Boulevard and New Territory Boulevard in the Telfair development; and

WHEREAS, the Planning and Zoning Commission recommends approval of the zoning change; and

WHEREAS, the City Council has held a public hearing on the proposed amendment for which notice was published at least fifteen days prior to the hearing date;

WHEREAS, the City Council finds that the zoning change complies with the City's comprehensive plan; NOW, THEREFORE;

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

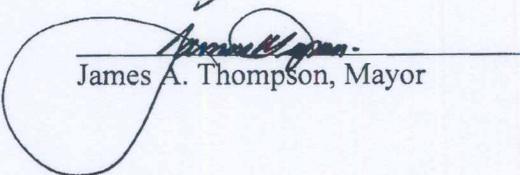
Section 1. That the zoning district classification of the 15.9 acres of land described in Exhibit A, attached to and incorporated into this ordinance by reference, is changed from zoning district classification Interim R-1 to zoning district classification PD (Planned Development) under the comprehensive zoning ordinance of the City of Sugar Land, Texas.

Section 2. That the General Development Plan for the district as shown in Exhibit B is approved.

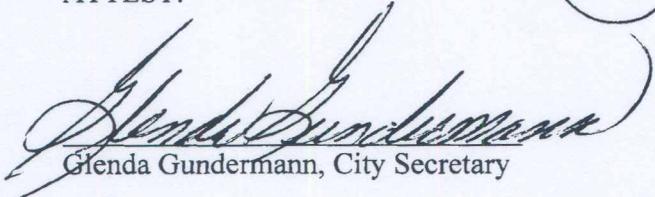
Section 3. That the City's official zoning map is amended to show the change in zoning district classification.

APPROVED on first consideration on April 19, 2011.

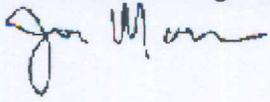
ADOPTED upon second consideration on May 3, 2011.


James A. Thompson, Mayor

ATTEST:


Glenda Gundermann, City Secretary

Reviewed for Legal Compliance:

A handwritten signature in black ink, appearing to read "Jon M. [unclear]". The signature is written in a cursive style with a large initial "J" and "M".

Attachments: Exhibit A - Metes and Bounds Description of 15.9 Acres
Exhibit B - General Development Plan
Exhibit C - Site Plan

EXHIBIT A

METES AND BOUNDS DESCRIPTION

October 5, 2010
Job No. 1800-0010A-001

DESCRIPTION OF 15.900 ACRES

Being 15.900 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 instrument of record in File No. 2003149525, Official Public Records, of said Fort Bend County (F.B.C.O.P.R.), said NNP-Keepsake, L.P. now known as NNP-Telfair LP, by instrument of record in File No. 2006007940, F.B.C.O.P.R., said 15.900 acres being more particularly described by metes and bounds as follows (all bearings referenced to the Texas State Plane Coordinate System, South Central Zone, NAD 83, 1993 adjustment);

BEGINNING at the intersection of the north right-of-way line of New Territory Boulevard (called 130 feet wide at this point) as shown on New Territory Boulevard – Telfair, a subdivision of record in Plat No. 20060061, Plat Record, of said Fort Bend County, (F.B.C.P.R.), and the west right-of-way line of University Boulevard (width varies) as shown on University Boulevard Phase One, a subdivision of record in Plat No. 20060062, F.B.C.P.R.;

Thence, with the north right-of-way line of said New Territory Boulevard the following four (4) courses:

- 1) South 86° 01' 48" West, 33.12 feet to a point for corner, the beginning of a curve;
- 2) 83.94 feet along the arc of a tangent curve to the right having a radius of 2000.00 feet, a central angle of 02° 24' 17" and a chord which bears South 87° 13' 56" West, 83.93 feet to a point for corner;
- 3) South 88° 26' 05" West, 643.52 feet to a point for corner, the beginning of a curve;

15.900 acres

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- 4) 237.36 feet along the arc of a tangent curve to the left, having a radius of 2060.00 feet, a central angle of $06^{\circ} 36' 07''$ and a chord which bears South $85^{\circ} 08' 01''$ West, 237.23 feet to a point for corner on the easterly line of that certain called 86.591 acre tract conveyed to Fort Bend County Levee Improvement District No. 17, by instrument of record in File No. 2008014459, F.B.C.O.P.R.;

Thence, with the easterly line of said 86.591 acre tract, North $12^{\circ} 31' 57''$ West, 105.79 feet to a point for corner;

Thence, continuing with the easterly line of said 86.591 acre tract, North $21^{\circ} 23' 07''$ West, 31.52 feet to the southeast corner of that certain called 41.832 acre tract conveyed to Fort Bend County Levee Improvement District No. 17, by instrument of record in File No. 2008083024, F.B.C.O.P.R., the beginning of a curve;

Thence, with the easterly line of said 41.832 acre tract, the following five (5) courses:

- 1) 7.36 feet along the arc of a non-tangent curve to the right, having a radius of 76.00 feet, a central angle of $05^{\circ} 32' 49''$ and a chord which bears North $12^{\circ} 52' 35''$ East, 7.36 feet to a point for corner, the beginning of a reverse curve;
- 2) 210.35 feet along the arc of a tangent curve to the left, having a radius of 161.00 feet, a central angle of $74^{\circ} 51' 33''$ and a chord which bears North $21^{\circ} 46' 47''$ West, 195.71 feet to a point for corner, the beginning of a reverse curve;
- 3) 62.52 feet along the arc of a tangent curve to the right, having a radius of 45.50 feet, a central angle of $78^{\circ} 43' 55''$ and a chord which bears North $19^{\circ} 50' 36''$ West, 57.72 feet to a point for corner, the beginning of a reverse curve;
- 4) 239.85 feet along the arc of a tangent curve to the left, having a radius of 152.00 feet, a central angle of $90^{\circ} 24' 43''$ and a chord which bears North $25^{\circ} 41' 00''$ West, 215.73 feet to a point for corner, the beginning of a reverse curve;

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- 5) 52.58 feet along the arc of a tangent curve to the right, having a radius of 67.50 feet, a central angle of $44^{\circ} 38' 00''$ and a chord which bears North $48^{\circ} 34' 21''$ West, 51.26 feet to a point for corner;

Thence, leaving the easterly line of said 41.832 acre tract, North $86^{\circ} 45' 27''$ East, 432.11 feet to a point for corner, the beginning of a curve;

Thence, 67.02 feet along the arc of a non-tangent curve to the left, having a radius of 50.00 feet, a central angle of $76^{\circ} 47' 59''$ and a chord which bears North $86^{\circ} 45' 27''$ East, 62.11 feet to a point for corner;

Thence, North $86^{\circ} 45' 27''$ East, 777.58 feet to a point for corner on the west right-of-way line of the aforementioned University Boulevard (width varies) as shown on University Boulevard Phase Two Street Dedication, a subdivision of record in Plat No. 20090018, F.B.C.P.R.;

Thence, with said west right-of-way line, the following four (4) courses:

- 1) South $03^{\circ} 58' 12''$ East, 276.88 feet to a point for corner, the beginning of a curve;
- 2) 49.71 feet along the arc of a tangent curve to the right, having a radius of 500.00 feet, a central angle of $05^{\circ} 41' 48''$ and a chord which bears South $01^{\circ} 07' 18''$ East, 49.69 feet to a point for corner;
- 3) South $01^{\circ} 43' 36''$ West, 50.99 feet to a point for corner, the beginning of a curve;
- 4) 49.71 feet along the arc of a tangent curve to the left, having a radius of 500.00 feet, a central angle of $05^{\circ} 41' 48''$ and a chord which bears South $01^{\circ} 07' 18''$ East, 49.69 feet to a point for corner;

15.900 acres

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Thence, continuing with said west right-of-way line, South 03° 58' 12" East, at 142.55 feet pass the southwest corner of said University Boulevard Phase Two Street Dedication, same being the most northerly northwest corner of the aforementioned University Boulevard Phase One, and continuing with the west right-of-way line of said University Boulevard Phase One, in all a total distance of 152.52 feet to a point for corner, the beginning of a curve;

Thence, continuing with said west right-of-way line, 78.54 feet along the arc of a tangent curve to the right, having a radius of 50.00 feet, a central angle of 90° 00' 00" and a chord which bears South 41° 01' 48" West, 70.71 feet to the POINT OF BEGINNING and containing 15.900 acres of land.

LJA Engineering & Surveying, Inc.

EXHIBIT B
GENERAL DEVELOPMENT PLAN
Telfair Central Commercial District

A. Contents. This General Development Plan contains the following sections:

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

B. General Provisions.

1. The PD approved herein must be constructed, developed, and maintained in compliance with this ordinance and other applicable ordinances of the City. If any provision or regulation of any City ordinance applicable in a B-1 (Neighborhood Business) zoning district is not contained in this ordinance, all the regulations contained in the Development Code applicable to the B-1 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 General Development Plan have the meaning established by the Development Code. In this ordinance:

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

PD means the planned development district created by this ordinance.

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

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 is divided into four districts, labeled A – D, as shown on Exhibit B-1, *General Site Plan*.

4. Any Final Development Plan shall be of sufficient size and/or include sufficient information to demonstrate pedestrian and vehicular connectivity, integrated design, and overall consistency, adherence and compliance with the PD.

C. Land Uses.

1. Permitted land uses for the PD are listed in Exhibit B-2, *Permitted Uses*. Certain land uses are limited in location as noted in the Notes section of Exhibit B-2, *Permitted Uses*. All other land uses are prohibited.
2. Certain land uses are permitted when developed under specified conditions as established in the Notes section of Exhibit B-2, *Permitted Uses*.
3. Drive-through lanes associated with any use are prohibited in district “C” as defined on Exhibit B-1, *General Site Plan*, and in district “D” within 200 feet of the adjacent residential zoning district.

D. Development Regulations – Sites within the PD shall be developed in accordance with the following development regulations:

1. Maximum height of structures: 40 feet above ground level, excluding parapet walls per Section 2-181(2) of the Development Code.

2. Minimum building setbacks:

- | | |
|---------------------------------------------------------|-----------|
| (a) Abutting University and New Territory Blvds: | 40 feet |
| (b) Abutting street right-of-way line to the north: | 25 feet |
| (c) Abutting residential lot line to the north: * | 57 feet * |
| (d) Buildings facing or siding Telfair Lake greenbelt : | 10 feet |
| (e) Abutting internal streets or access easements: | 10 feet |
| (f) All other side and rear yard setbacks: | 10 feet |

*Bulk Plane calculation shown on Exhibit B-6

3. Minimum parking lot setbacks:

- | | |
|--------------------------------------------------------|---------|
| (a) University Boulevard lot lines: | 40 feet |
| (b) New Territory lot lines: | 30 feet |
| (c) Abutting residential zoning district to the north: | 25 feet |
| (d) Telfair Lake greenbelt lot lines: | 10 feet |
| (e) Abutting internal streets or access easements: | 10 feet |
| (f) All other side and rear yard setbacks: | 10 feet |

4. Paving:

- (a) All parking lots, driveways, and vehicle use areas outside of individual building parcels must be constructed of concrete.
- (b) All driveways and access easements within individual building parcels may be paved with a concrete surface or interlocking pavers supported by a 6 inch reinforced concrete tray and a sub-grade per City design standards.
- (c) A roundabout will be constructed at the northern entrance from the neighborhood with the intent to help buffer the residential lots from the mixed use development. The roundabout will include landscape features around the perimeter of the roundabout and within the center island. The paving of the roundabout must include decorative pavers.

5. Public Streets:

- (a) All public street rights-of-way within the PD shall be developed in accordance with Exhibit B-3, *Public Street Cross Section*. The design of median and median openings is subject to additional analysis by City staff at the time of Final Development Plan submittal.
- (b) Designated parking lanes for parallel parking may be provided along a public street as shown on Exhibit B-3, *Street Cross Section*. Such parking lanes shall be contingent on adequate sight-line triangles at intersections as determined by City staff review.

E. Landscape and Pedestrian Circulation Regulations – 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) University Boulevard: 40 feet
- (b) New Territory Boulevard 30 feet
- (c) Residential zoning district to north: 25 feet
- (d) Telfair Lake greenbelt 10 feet
- (e) Internal streets or access easements: 10 feet

2. Minimum 15% open space of lot area, inclusive of landscape buffers

3. The 25-foot wide landscape buffer adjacent to the residential zoning district to the north, shall include, at time of planting, shade trees with a minimum spacing of 15 feet on center and a continuous hedge with a minimum height of 3 feet.

4. Shade trees shall have a minimum 4-inch caliper and minimum 10-foot height as measured at ground level when planted.

5. In addition to landscape buffers, a minimum of 500 square feet of publicly-accessible outdoor spaces including parks, squares, or plazas will be provided within each of the four (4) PD districts.

6. Approved plant materials are shown in Exhibit B-5, *Plant List*.

7. Sidewalks: see Exhibit B-7, *Trails & Access Plan*

- (a) Continuous sidewalks with a minimum 5-foot width required along all public roadways and internal access easements.
- (b) Minimum 6-foot width required along University and New Territory Boulevards.
- (c) A minimum 5-foot width, paved pedestrian walkway shall connect a building entrance to a sidewalk paralleling a roadway.

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

1. Ground floor facades for retail buildings that face public streets shall have storefronts, arcades, display windows, entry areas, awnings or other features along no less than 50 percent of their horizontal length.
2. The ratio of glass to wall of the retail building façade shall not be more than forty percent (40%).
3. Building façade finishes shall include a pattern with no less than three of the elements listed below:
 - (a) Color change
 - (b) Texture change
 - (c) Material change
 - (d) Expression of structural bay through a change in plane.
4. Building façade finishes:
 - (a) Primary finishes are limited to brick, stone (natural, cast, or cultured-textured), textured concrete panels, stucco and glass, and shall comprise at least 70% of the façade.
 - (b) Secondary finishes shall include wood, ceramic tiles, concrete masonry units (indented, hammered, or split face concrete), and fiber cement siding, and shall comprise no more than 30% of the façade.
 - (c) Use of architectural metals is limited to canopies, parapet walls, roof systems, and miscellaneous trim work, and such use must meet the durability standards of the City of Sugar Land Development Code.
5. No single building finish material shall cover more than 80 percent of the front of any building.
6. The following building materials shall not be used in an exterior finish:
 - (a) Vinyl siding, wood fiber hardboard siding, oriented strand board siding, plastic, or fiberglass panels.
 - (b) Unfired or underfired clay, sand, or brick shale
 - (c) Smooth or untextured concrete surfaces, other than split-face concrete masonry units.
 - (d) Exterior Insulated Finish Systems (E.I.F.S.)
7. All building facades which are visible from a public street, Telfair Lake Greenbelt, or residential lots shall utilize similar materials colors, textures and articulation as the front façade.
8. No rear building facades shall be adjacent to and face a public street or Telfair Lake greenbelt. See Exhibit B-4, Orientation Plan
9. Roofs shall have at least one of the following:
 - (a) Parapets concealing flat roofs and rooftop equipment
 - (b) Overhanging eaves, extending no less than 3 feet past the supporting wall.

G. Additional Regulations.

1. Outside display or storage of merchandise is not permitted.
2. On-site storage of fleet vehicles is not permitted.
3. All service areas and mechanical equipment shall be internal and centralized, located a minimum of fifty (50') feet from adjacent public rights-of-way or Telfair Lake greenbelt, and screened from off-site views using walls, berms, shrubs and trees. See Exhibit B-4, Orientation Plan. This includes screening of the following:
 - (a) Trash compactors and bins
 - (b) Storage tanks and pumps
 - (c) TV, microwave, radio and cell phone antennas
 - (d) Irrigation controllers and backflow preventers
 - (e) Electrical transformers and control boxes
 - (f) Air-conditioning units
 - (g) Loading and truck service areas
 - (h) Auxiliary buildings
 - (i) Shipping and receiving dock doors
 - (j) Truck dock and trash bins
 - (k) Trash enclosures
 - (l) Ground-mounted mechanical equipment
4. The use of outdoor speakers is prohibited in districts C and D.
5. Any lighting used to illuminate sidewalks, trails, landscape buffers, publicly-accessible outdoor spaces, parking spaces, and buildings shall comply with the maximum lighting standards per Section 2-318 of the Development Code.

EXHIBIT B-1 GENERAL SITE LAYOUT PLAN

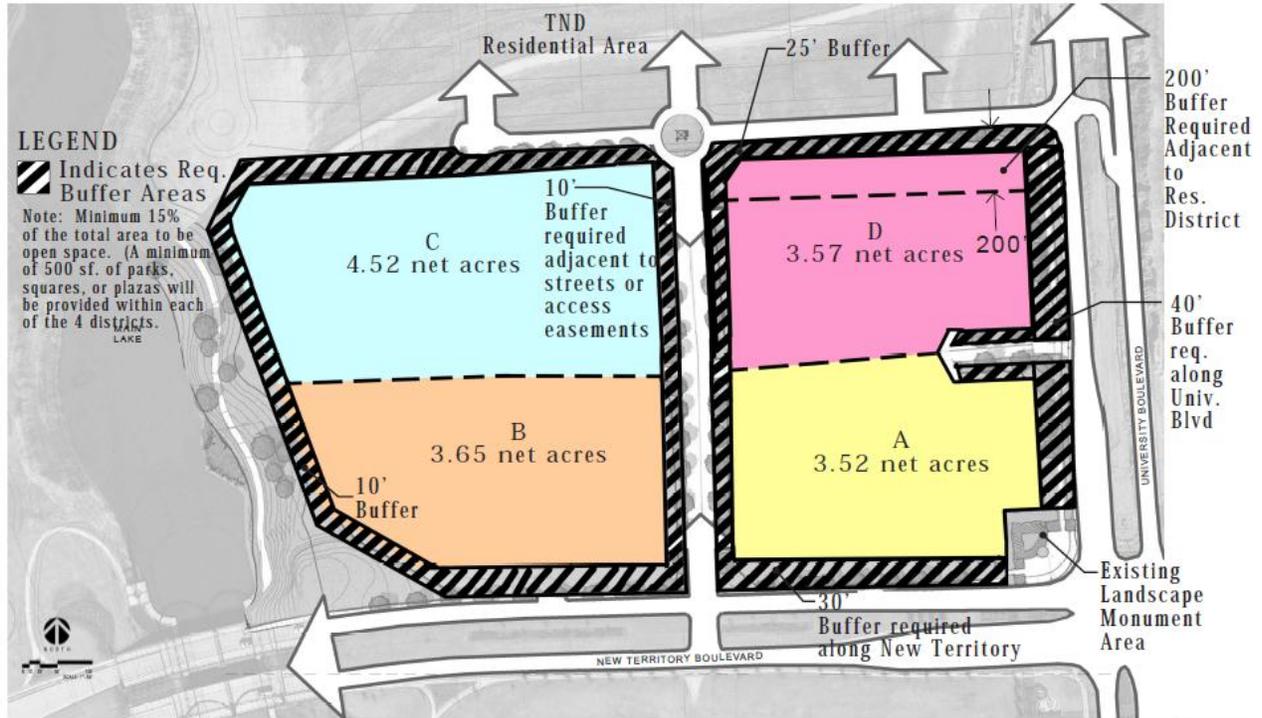


EXHIBIT B-2 PERMITTED USES

Exhibit B-2 Permitted Uses

USES	SIC CODE	A	B	C	D	See note:
<u>AGRICULTURE, FORESTRY AND FISHING</u>						
Animal Specialties – Small Animal Veterinarian Clinic Only	742	X	X	X	X	
<u>RETAIL:</u>						
Travel Agencies	4724	X	X	X	X	
Radiotelephone Communications	4812	X	X	X	X	
Telephone Communications, except Radiotelephone	4813	X	X	X	X	
Telegraph and other Message Communications	4822	X	X	X	X	
Cable and Other Pay Television Services	4841	X	X	X	X	
Paint, Glass and Wallpaper Stores (10,000 sq ft maximum per store)	5231	X	X		X	1
Hardware Stores	5251	X	X		X	1,2
Lawn & Garden Supply Stores	5261	X	X		X	1,2
Misc. General Merchandise, only as follows:	5399	X	X		X	1,2
Catalog Showrooms, General Merchandise; Except Catalog						
Country General Stores-Retail						
General Merchandise Stores-Retail						
General Stores-Retail						
Grocery Stores	5411	X	X	X	X	2
Meat and Fish (Seafood) Markets	5421	X	X		X	1,2
Fruit and Vegetable Markets	5431	X	X	X	X	
Candy, Nut and Confectionery Stores	5441	X	X	X	X	
Retail Bakeries	5461	X	X	X	X	
Miscellaneous Food Stores, except Poultry Dealers (retail)	5499	X	X	X	X	2
Men's and Boy's Clothing Stores	5611	X	X	X	X	2
Women's Clothing Stores	5621	X	X	X	X	2
Women's Accessory & Specialty Stores	5632	X	X	X	X	2
Children's and Infant's Wear Stores	5641	X	X	X	X	2

USES	SIC CODE	A	B	C	D	See note:
Family Clothing Stores	5651	X	X	X	X	2
Shoe Stores	5661	X	X	X	X	2
Miscellaneous Apparel & Accessory Stores	5699	X	X	X	X	2
Furniture and Home furnishings Stores (15,000 s.f. max per store)	5712-5719	X	X	X	X	1
Household Appliance Stores (15,000 s.f. max per store)	5722	X	X	X	X	1
Radio, Television, & Computer Stores (15,000 s.f. max per store)	5731-5736	X	X	X	X	1
Eating Places	5812	X	X	X	X	
Drug Stores and Proprietary Stores	5912	X	X	X	X	
Sporting Goods Stores and Bicycle Shops	5941	X	X	X	X	
Book Stores	5942	X	X	X	X	
Stationery Stores	5943	X	X	X	X	
Jewelry Stores	5944	X	X	X	X	
Hobby, Toy, and Game Shops (10,000 s.f. maximum per shop)	5945	X	X	X	X	
Camera and Photographic Supply Stores	5946	X	X	X	X	
Gift, Novelty, and Souvenir Shops	5947	X	X	X	X	
Luggage and Leather Goods	5948	X	X	X	X	
Sewing, Needlework, and Piece Goods Stores	5949	X	X	X	X	
Catalog and Mail-Order Houses	5961	X	X	X	X	
Direct Selling Establishments (telephone or house-to-house)	5963	X	X	X	X	
Florists	5992	X	X	X	X	
Tobacco Stores excluding Stands	5993	X	X			
News Dealers and Newsstands	5994	X	X	X	X	
Optical Goods Stores	5995	X	X	X	X	
Miscellaneous Retail Stores, not elsewhere classified - only as follows:	5999	X	X	X	X	
Architectural Supplies, Art Dealers, Artificial Flowers, Artists' Supply and Material Stores, Auction Rooms (general merchandise), Autograph and Philatelist Supply Stores, Awing Shops, Baby Carriages, Baking and Cake Decorating Supply Stores, Banner Shops, Candle Shops, Coin Shops (except mail-order), Cosmetics Stores, Electric Razor Shops, Flag Shops, Gem Stones (rough), Gravestones (finished), Hearing Aids,						

Repealed by
Ord 2333

USES	SIC CODE	A	B	C	D	See note:
Ice Dealers, Monuments (finished to custom order) Orthopedic and Artificial Limb Stores, Pet Food Stores, Pet Shops (no outdoor runs allowed), Picture Frames (ready-made), Police Supply Stores, Religious Goods Stores (other than books), Rock and Stone Specimens, Rubber Stamp Stores, Sales Barns, Stamps-Philatelist (except mail-order), Stones, Crystalline (rough), Telephone Stores, Telescopes, Tent Shops, Tombstones, Trophy Shops, Typewriter Stores, Whirlpool Baths						
<u>FINANCE, INSURANCE, AND REAL ESTATE:</u>						
Central Reserve Depositories	6011-6019	X	X			
Commercial Banks	6021-6029	X	X			
Savings Institutions	6035-6036	X	X			
Credit Unions	6061-6062	X	X			
Foreign Bank & Branches & Agencies	6081-6082	X	X			
Nondeposit Trust Facilities	6091	X	X			
Functions Closely Related to Banking, not elsewhere classified, except: - Check Cashing Agencies	6099	X	X			
Federal & Federally Sponsored Credit	6111	X	X	X	X	
Personal Credit Institutions	6141	X	X	X	X	
Business Credit Institutions	6153-6159	X	X	X	X	
Mortgage Bankers and Brokers	6162-6163	X	X	X	X	
Security and Commodity Brokers, Dealers, Exchanges, Services	6211-6289	X	X	X	X	
Insurance Carriers	6311-6399	X	X	X	X	
Insurance Agents, Brokers, and Service	6411	X	X	X	X	
Operators of Nonresidential Buildings	6512	X	X	X	X	
Operators of Apartment Buildings (Off-Site Management Only)	6513	X	X	X	X	
Operators of Dwellings Other than Apartment Buildings	6514	X	X	X	X	
Real Estate Agents and Managers	6531	X	X	X	X	
Title Abstract Offices	6541	X	X	X	X	

USES	SIC CODE	A	B	C	D	See note:
Land Subdividers and Developers	6542-6553	X	X	X	X	
Holding Offices	6712-6720	X	X	X	X	
Investment Offices	6722-6799	X	X	X	X	
SERVICES:						
Garment Pressing, and Agents for Laundries and Dry Cleaners (pressing and pickup-drop off only)	7212	X	X			
Photographic Studios, Portraits	7221	X	X	X	X	
Beauty Shop	7231	X	X	X	X	
Barber Shop	7241	X	X	X	X	
Shoe Repair Shop and Shoeshine Parlors	7251	X	X	X	X	
Tax Return Preparation	7291	X	X	X	X	
Miscellaneous Personal Services, not elsewhere classified - only as follows:	7299	X	X	X	X	
Formal Wear and Costume Rental, Professional, Scientific, and Technical Services including consumer credit and debt counseling services, Employment Placement Agencies, Other support services including consumer bartering services, Diet and Weight Reducing Centers, Personal Care Services including personal caregivers, companions, personal attendants, home care aides and direct support professionals						
Advertising Agencies	7311	X	X	X	X	
Outdoor Advertising Services	7312	X	X	X	X	
Radio, Television & Publishers' Representatives	7313	X	X	X	X	
Advertising, not elsewhere classified	7319	X	X	X	X	
Credit Reporting and Collection	7322-7323	X	X	X	X	
Mailing, Reproduction, Stenographic	7331-7338	X	X	X	X	
Building Cleaning and Maintenance Services, not elsewhere classified	7349	X	X	X	X	
Personnel Supply Services	7361-7363	X	X	X	X	
Computer Programming, Data Processing, and Other Computer Related Services	7371-7379	X	X	X	X	
Security Systems Services	7382	X	X	X	X	

USES	SIC CODE	A	B	C	D	See note:
News Syndicates	7383	X	X	X	X	
Photofinishing Laboratories	7384	X	X	X	X	
Business Services, not elsewhere classified	7389	X	X	X	X	
Watch, Clock, and Jewelry Repair	7631	X	X	X	X	
Video Tape Rental	7841	X	X	X	X	
Dance Studio and Schools except Dance Halls	7911	X	X	X	X	
Theatrical Producers (except motion picture) & Miscellaneous Theatrical Services	7922	X	X	X	X	
Physical Fitness Facilities (10,000 square foot maximum per facility)	7991	X	X	X	X	
Offices & Clinics of Doctors, Dentists, Chiropractors, Optometrists and Podiatrist	8011-8043	X	X	X	X	
Legal Services	8111	X	X	X	X	
Data Processing Schools	8243	X	X	X	X	2
Business and Secretarial Schools	8244	X	X	X	X	
Vocational Schools, not elsewhere classified	8249	X	X	X	X	2
Schools and Educational Services, not elsewhere classified - only as follows: Art Schools (except commercial), Automobile Driving Instruction, Baton Instruction, Bible Schools (not operated by churches), Ceramic Schools, Charm Schools, Civil Service Schools, Continuing Education Schools, Curriculum Development (educational), Diction Schools, Drama Schools, Finishing Schools (charm and modeling), Flying Instruction, Hypnosis Schools, Language Schools, Modeling Schools (clothes), Music Schools, Personal Development Schools, Public Speaking Schools, Reading Schools, Speed Reading Courses, Student Exchange Programs, and Survival Schools	8299	X	X	X	X	2
Child Day Care Services	8351	X	X	X	X	3
Museums and Art Galleries	8412	X	X	X	X	
Botanical and Zoological Gardens	8422	X	X	X	X	
Business Associations	8611	X	X	X	X	
Professional Membership Organizations	8621	X	X	X	X	
Labor Organizations	8631	X	X	X	X	

USES	SIC CODE	A	B	C	D	See note:
Civic and Social Organizations	8641	X	X	X	X	
Political Organizations	8651	X	X	X	X	
Religious Organizations	8661	X	X	X	X	
Membership Organizations, not elsewhere classified	8699	X	X	X	X	
Engineering Services	8711	X	X	X	X	
Architectural Services	8712	X	X	X	X	
Surveying Services	8713	X	X	X	X	
Accounting, Auditing & Bookkeeping Services	8721	X	X	X	X	
Research and Testing Services	8731-8734	X	X	X	X	
Management Services	8741	X	X	X	X	
Management Consulting Services	8742	X	X	X	X	
Public Relations Services	8743	X	X	X	X	
Business Consulting Services, not elsewhere classified	8748	X	X	X	X	
Services, not classified elsewhere - only as follows:	8999	X	X	X	X	
Actuaries (consulting), Advertising Copy (writers of), Announcers (radio and television service), Art Restoration, Artificial Nucleation (cloud seeding), Artist's Studios (except commercial and medical), Authors, Chemists (consulting), Christian Science lectures, Consultants (nuclear), Entomologists (consulting), Geologists (consulting), Ghost Writing, Greeting Cards (hand painting of), Inventors, Lecturers, Music Arrangers, Newspaper Columnists, Physicists (consulting), Psychologists (industrial), Radio Commentators, Sculptors' Studios, Song Writers, Stained Glass Artists, Weather Forecasters, Writers						
NON-CLASSIFIABLE ESTABLISHMENTS						
Parks and Recreational Facilities, Public or Private	99	X	X	X	X	

Notes:

1. Use prohibited in district "D" within 200 feet of the adjacent residential zoning district.

USES**SIC CODE****A****B****C****D****See note:**

-
2. Addition of maximum square footage requirement of 20,000 sf per store: Only one use containing a sq. footage exceeding 15,000 sf. per store is permitted within each district.
 3. Conditions for Day-Care Center:
 - a. Shall be developed in accordance with an approved traffic circulation plan & traffic study, with on-site queing only.
 - b. Must provide dedicated outside play areas, and shall not retrofit parking lots for play areas.
 - c. Maximum of 2 permitted in Telfair Central Commercial Planned Development.

EXHIBIT B-3 PUBLIC STREET CROSS SECTION

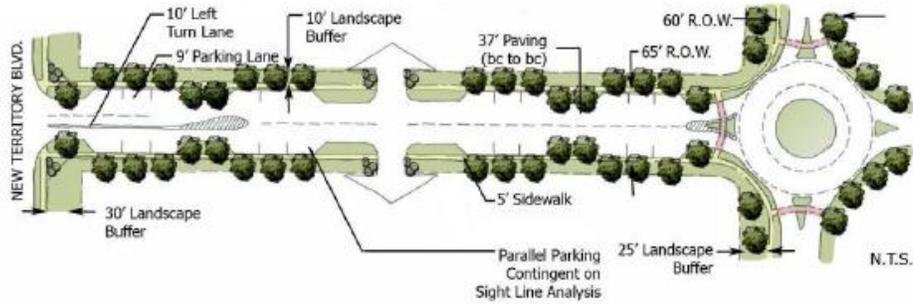
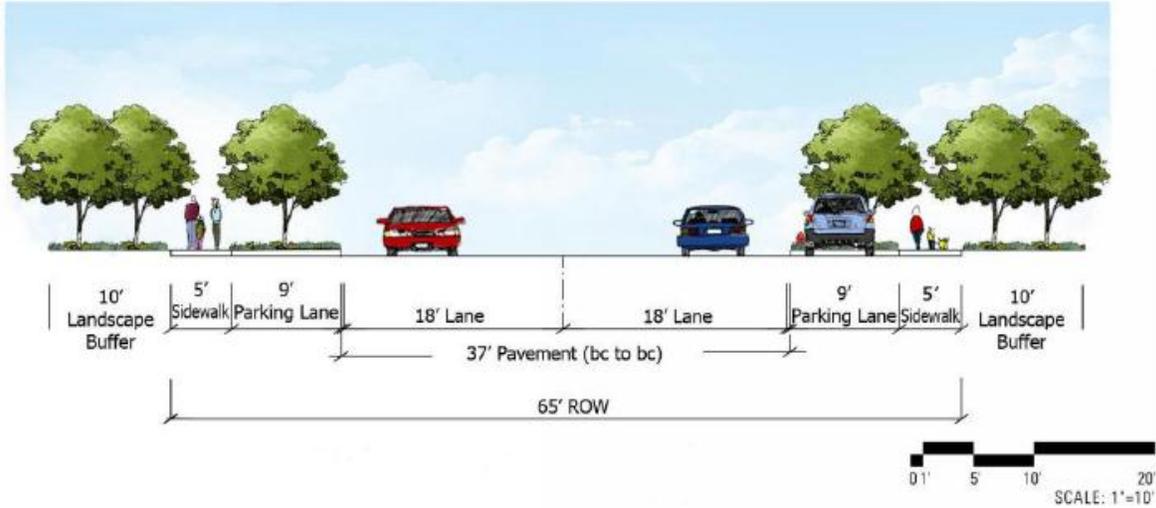


EXHIBIT B-4 ORIENTATION PLAN

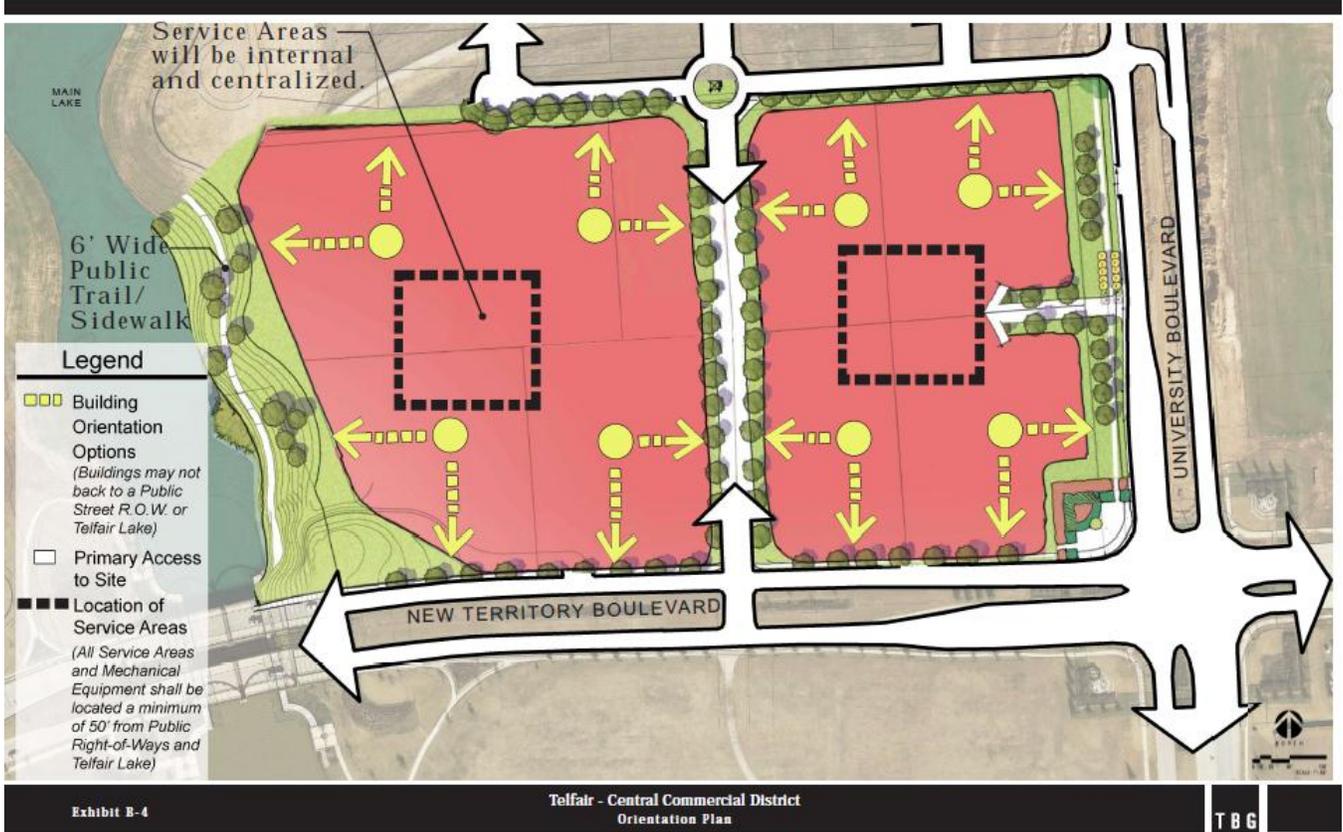


EXHIBIT B-5 PLANT LIST

EXHIBIT B-5

TELFAIR CENTRAL COMMERCIAL PLANT LIST

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

Shade Trees

Bald Cypress – *Taxodium distichum*
Bosque Elm – *Ulmus parvifolia* 'Bosque'
Bur Oak – *Quercus macrocarpa*
Cedar Elm – *Ulmus crassifolia*
Drake Elm – *Ulmus parvifolia* 'Drake'
Live Oak – *Quercus virginiana*
Shumard Oak – *Quercus shumardii*
Magnolia – *Magnolia* spp.
Monterrey Oak – *Quercus polymorpha*
Pecan – *Carya illinoensis*
Sweetgum – *Liquidambar styraciflua*
Water Oak – *Quercus nigra*

Ornamental Trees

American Holly – *Ilex opaca*
Bradford Pear – *Pyrus calleryana* 'Bradford'
Crape Myrtle – *Lagerstroemia* spp.
Redbud – *Cercis canadensis*
Yaupon Holly – *Ilex vomitoria*
Evergreen Chinese Elm – *Ulmus parvifolia*

Shrubs

Azalea – *Rhododendron* spp.
Abelia – *Abelia x grandiflora*
Barberry – *Berberis thunbergii* 'atropurpurea'
Butterfly Iris - *Iris grandiflora*
Dwarf Wax Myrtle – *Myrica cerifera* var. *pumila*
Dwarf Pittosporum – *Pittosporum tobira wheeleri*
Fatsia – *Fatsia japonica*
Fringe Flower - *Loropetalum chinense*
Indian Hawthorne - *Raphiolepis indica*
Muhly Grass - *Muhlenbergia* spp.
Nandina – *Nandina* spp.
Oleander – *Oleander* spp.
Pigmy Date Palm - *Phoenix roebelenii*
Pindo Palm - *Butia capitata*
Pittosporum – *Pittosporum tobira*
Possumhaw – *Ilex decidua*
Rosemary - *Rosmarinus officinalis*

Sago Palm - *Cycas revoluta*
Texas Silverleaf Sage - *Leucophyllum* spp.
Variegated Pittosporum - *Pittosporum tobira variegata*

Groundcover & Vines

Ajuga – *Ajuga reptans*
Algerian Ivy - *Hedera canariensis*
Boston Fern - *Nephrolepis exaltata*
Carolina Jasmine - *Gelsemium sempervirens*
Chinese Star Jessamine - *Trachelospermum jasminoides*
Climbing Fig - *Ficus pumila*
Daylily - *Hemerocallis* spp.
English Ivy – *Hedera helix*
Holly Fern - *Cyrtomium falcatum*
Honeysuckle – *Lonicera* spp.
Japanese Star Jasmine - *Trachelospermum asiaticum*
Katie Ruellia - *Ruellia brittoniana 'Katie'*
Knockout Rose – *Rosa* spp.
Lamb's Ear - *Stachys byzantina*
Liriope/Variiegated Liriope – *Liriope muscari/'variegata'*
Monkey Grass - *Ophiopogon japonica*
New Gold Lantana – *Lantana* spp.
Society Garlic - *Tulbaghia violacea*
Trumpet Creeper – *Campsis radicans*
Wisteria – *Wisteria* spp.
Wood Fern – *Dryopteris* spp.

Annuals & Bulbs

Spring & Summer

Amaryllis – *Amaryllis* spp.
Begonia – *Begonia* spp.
Daylily – *Hemerocallis* spp.
Dusty Miller - *Senecio cineraria*
Impatiens – *Impatiens* spp.
Lily of the Nile – *Agapanthus* spp.
Marigold – *Tagetes* spp.
Periwinkle – *Vinca* spp.
Petunia – *Petunia* spp.
Portulaca – *Portulaca* spp.
Rain Lily - *Zephyranthes grandiflora*
Salvia – *Salvia* spp.
Verbena – *Verbena* spp.

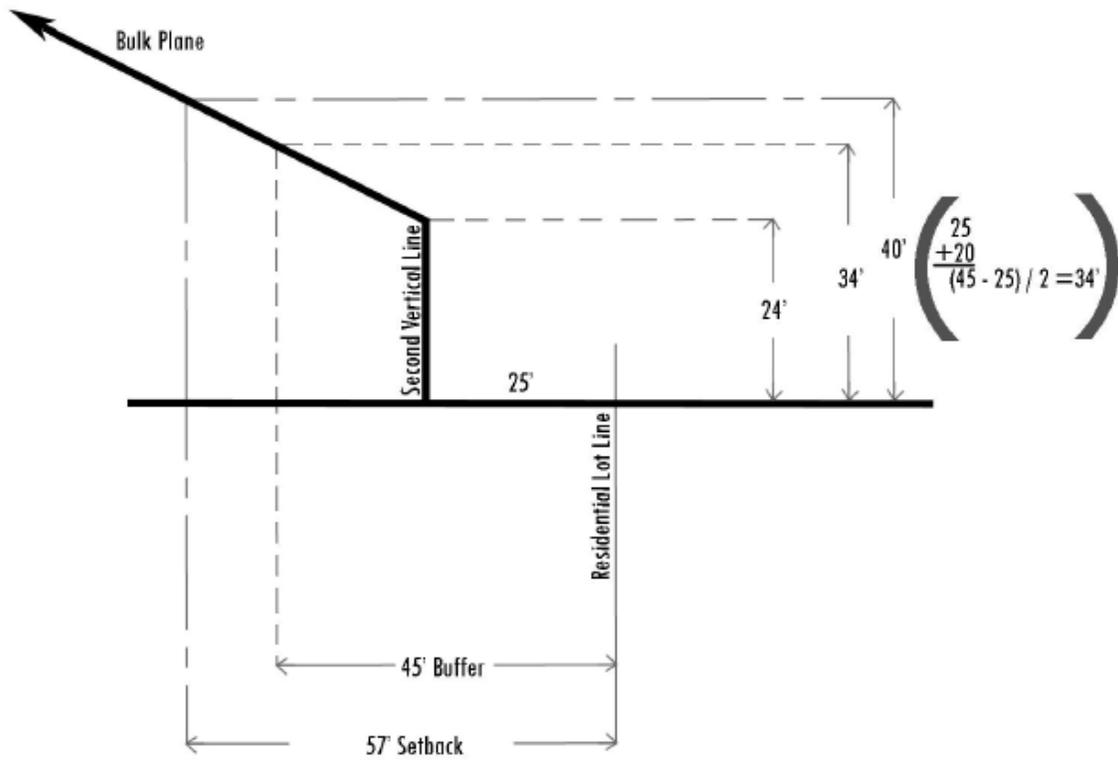
Fall & Winter

Chrysanthemum – *Chrysanthemum* spp.
Daffodil - *Narcissus* spp.
Pansy – *Viola* spp.
Tulip – *Tulipa* spp.

**EXHIBIT B-6
BULK PLANE**



**Telfair Central Commercial
Bulk Plane
Exhibit B-6**



$$\left(\frac{40 - 24}{16 \times 2} = 32' \right)$$
$$\left(\frac{+25}{57} \right)$$

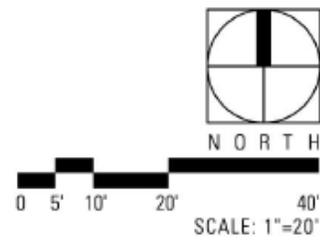
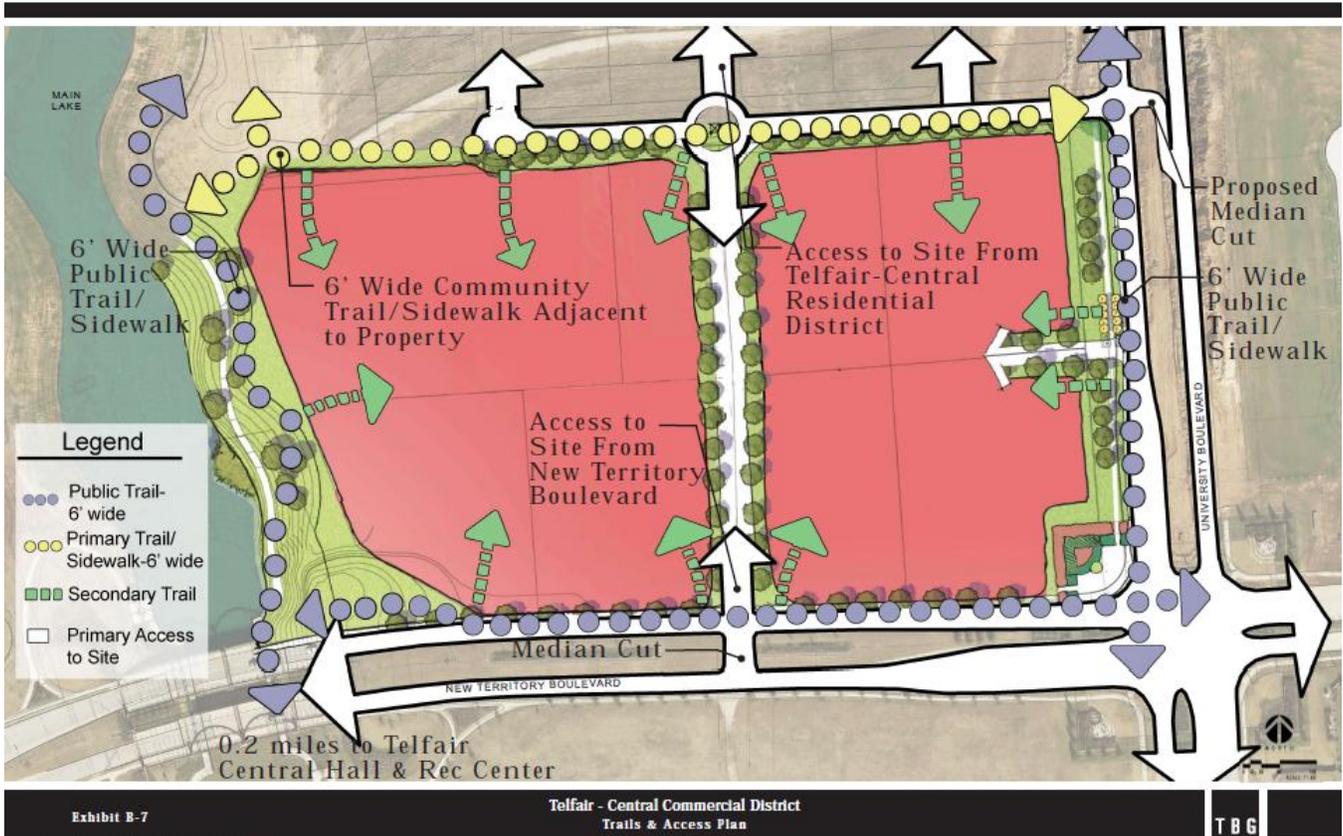
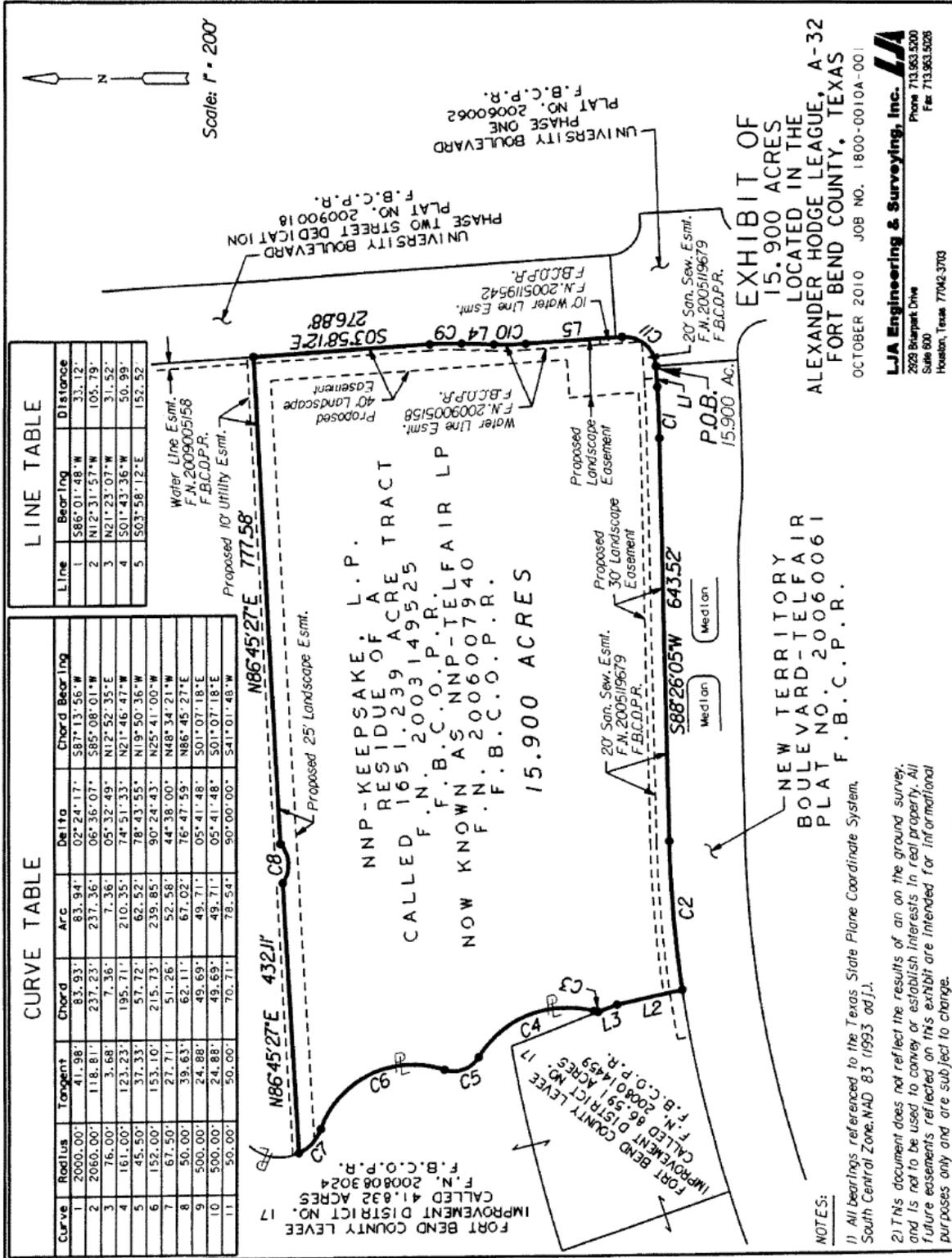


EXHIBIT B-7 TRAILS AND ACCESS PLAN



The information shown is based on the best information available and is subject to change without notice.

EXHIBIT C



LINE TABLE

Line	Bearing	Distance
1	S86°01'48"W	33.12'
2	N12°31'57"W	105.79'
3	N21°23'01"W	31.52'
4	S01°43'36"W	50.99'
5	S03°58'12"E	152.52'

CURVE TABLE

Curve	Radius	Tangent	Chord	Arc	Delta	Chord Bearing
1	2000.00'	41.98'	83.93'	83.94'	02°24'17"	S87°13'56"W
2	2060.00'	118.81'	237.23'	237.23'	06°36'07"	S85°08'01"W
3	76.00'	3.68'	7.36'	7.36'	05°32'49"	N12°52'35"E
4	161.00'	123.23'	195.71'	210.35'	74°51'33"	N21°46'47"W
5	45.50'	37.33'	57.72'	62.52'	78°43'55"	N19°50'36"W
6	152.00'	153.10'	215.73'	239.85'	90°24'43"	N25°41'00"W
7	67.50'	27.71'	51.26'	52.58'	44°38'00"	N86°34'21"W
8	50.00'	39.63'	62.11'	67.02'	76°47'59"	N86°45'27"E
9	500.00'	24.88'	49.69'	49.71'	05°41'48"	S01°07'18"E
10	500.00'	24.88'	49.69'	49.71'	05°41'48"	S01°07'18"E
11	50.00'	50.00'	70.711'	78.54'	50°00'00"	S41°01'48"W

Scale: 1" = 200'

EXHIBIT OF
15.900 ACRES
LOCATED IN THE
ALEXANDER HODGE LEAGUE, A-32
FORT BEND COUNTY, TEXAS

LJA Engineering & Surveying, Inc.
2929 Briarpark Drive
Suite 600
Houston, Texas 77042-3703
Phone 713.953.5200
Fax 713.953.5208

OCTOBER 2010 JOB NO. 1800-0010A-001

NEW TERRITORY
BOULEVARD-TELFAIR
PLAT NO. 20060061
F.B.C.O.P.R.

NNP-KEEPSAKE, L.P.
RESIDUE OF A
1651.239 ACRE TRACT
CALLED F.N. 2003149525
F.B.C.O.P.R.
NOW KNOWN AS NNP-TELFAIR LP
F.N. 2006007940
F.B.C.O.P.R.
15.900 ACRES

NOTES:
1) All bearings referenced to the Texas State Plane Coordinate System, South Central Zone, NAD 83 (1993 adj.).
2) This document does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property. All future easements reflected on this exhibit are intended for informational purposes only and are subject to change.