

**ORDINANCE NO. 2307**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SUGAR LAND, TEXAS, PROVIDING FOR A CHANGE OF ZONING FROM TELFAIR WEST COMMERCIAL DISTRICT PLANNED DEVELOPMENT (PD) DISTRICT GENERAL DEVELOPMENT PLAN (GDP) TO TELFAIR WEST COMMERCIAL DISTRICT PLANNED DEVELOPMENT (PD) FINAL DEVELOPMENT PLAN (FDP) FOR TRACT C-3A CONSISTING OF APPROXIMATELY 8.426 ACRES OF LAND LOCATED AT THE NORTHWEST CORNER OF US HIGHWAY 59 AND UNIVERSITY BOULEVARD.**

WHEREAS, by the adoption of Ordinance 1926 on September 3, 2013, the City Council approved the permanent zoning of 35.9 acres of land located at the northwest corner of U.S. Highway 59 and University Boulevard as zoning district Planned Development (PD) District General Development Plan – Telfair West Commercial District; and

WHEREAS, by the adoption of Ordinance 2135 on July 17, 2018, the City Council amended the Telfair West Commercial District Planned Development (PD) District General Development Plan (GDP) for Tract C-3A and the retained Texas Department of Transportation (TXDOT) right-of-way consisting of approximately 8.80 acres of land; and

WHEREAS, Blake Tartt III with New Regional Planning, Inc. has applied for a change in zoning from Telfair West Commercial District Planned Development (PD) General Development Plan zoning district classification to Telfair West Commercial District Planned Development (PD) Final Development Plan (FDP) zoning district classification for Tract C-3A consisting of approximately 8.426 acres of land located at the northwest corner of U.S. Highway 59 and University Boulevard; and

WHEREAS, the City Planning and Zoning Commission held a public hearing and unanimously recommended approval on April 27, 2023; 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 8.426 acres of land, described in Exhibit A, attached hereto and incorporated into this ordinance by reference, is changed from Telfair West Commercial District Planned Development (PD) General Development Plan zoning district classification to Telfair West Commercial

District Planned Development (PD) Final Development Plan (FDP) zoning district classification under the comprehensive zoning ordinance of the City of Sugar Land, Texas.

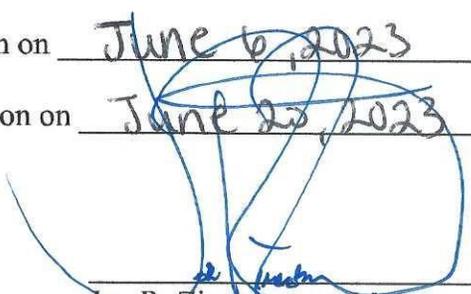
**Section 3.** The City's official zoning map is amended to reflect this change in zoning district classification.

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

- Exhibit A: Legal Descriptions
- Exhibit B: Final Development Plan
- Exhibit B-1: Zoning/Location Map
- Exhibit B-2: Site Plan
- Exhibit B-3: Permitted Uses
- Exhibit B-4: Landscape Plan
- Exhibit B-5: Plant List
- Exhibit B-6: Pedestrian and Bicycle Access
- Exhibit B-7: Reserve A – Retail Building Elevations
- Exhibit B-8: Reserve B – Bank Building Elevations
- Exhibit B-9: Reserve C – Store Building Elevations

READ IN FULL on first consideration on June 6, 2023.

APPROVED upon second consideration on June 23, 2023.

  
\_\_\_\_\_  
Joe R. Zimmerman, Mayor

ATTEST:



APPROVED AS TO FORM:



Attachments:

- Exhibit A: Legal Descriptions
- Exhibit B: Final Development Plan
- Exhibit B-1: Zoning/Location Map
- Exhibit B-2: Site Plan

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DESCRIPTION OF  
8.426 ACRES  
(367,019 SQUARE FEET)

Being 8.426 acres (367,019 square feet) of land located in the Alexander Hodge League, Abstract 32, Fort Bend County, Texas, more particularly being a portion of the residue of a called 1,651.239 acre tract conveyed to NNP-Keepsake, L.P., by an instrument of record under File Number 2003149525, Official Public Records of said Fort Bend County (F.B.C.O.P.R.), amended and renamed to NNP-Telfair LP by an instrument of record under File Number 2006007940, F.B.C.O.P.R., now known as NNP-Telfair, LLC by Certificate of Conversion effective date of March 22, 2012 and a portion of that certain called 4.815 acre tract conveyed to NNP-Telfair, LLC by an instrument of record under File Number 2016038380, F.B.C.O.P.R., said 8.426 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 brass TxDOT right-of-way disk found at an angle point on the northerly right-of-way line of U.S. Highway No. 59 (width varies) conveyed to the State of Texas by the instruments of record in Volume 460, Page 73, and Volume 1821, Page 962 of the Deed Records of said Fort Bend County, Texas (F.B.C.D.R.) and under File Numbers 2003149525 and 2016038379, F.B.C.O.P.R, said point being on the south line of said 1651.239 acre tract, and being the southeast corner of Commercial Reserve "A" of Automobile Dealership Telfair, a subdivision of record in Plat Number 20160167, of the Plat Records, of said Fort Bend County, (F.B.C.P.R.), said Commercial Reserve "A" conveyed to Group 1 Realty, Inc by an instrument of record under File Number 2013137868, F.B.C.O.P.R.;

Thence, North  $37^{\circ} 30' 20''$  West, along the easterly line of said Commercial Reserve "A", 469.95 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" previously set for the north corner of said Commercial Reserve "A", said point being on the southerly right-of-way line of Cotesworth Avenue, 60 feet wide as shown on Cotesworth Avenue Phase 1 Street Dedication, a subdivision of record in Plat Number 20140181, F.B.C.P.R.;

Thence, along the southerly line of Cotesworth Avenue the following seven (7) courses:

1. North  $45^{\circ} 36' 54''$  East, 50.00 feet to a point for the southeast corner of said Cotesworth Avenue, same being the southwest corner of Cotesworth Avenue, 60 feet wide as shown on Cotesworth Avenue Phase 2 Street Dedication, a subdivision of record in Plat Number 20170067, F.B.C.P.R., the beginning of a curve;
2. 116.64 feet along the arc of a tangent curve to the right, having a radius of 520.00 feet, a central angle of  $12^{\circ} 51' 07''$ , and a chord which bears North  $52^{\circ} 02' 28''$  East, 116.40 feet to a point for corner;
3. North  $58^{\circ} 28' 01''$  East, 52.43 feet to a point for corner, the beginning of a curve;
4. 194.53 feet along the arc of a tangent curve to the left, having a radius of 578.75 feet, a central angle of  $19^{\circ} 15' 28''$ , and a chord which bears North  $48^{\circ} 50' 17''$  East, 193.61 feet to a point for corner;
5. North  $39^{\circ} 12' 33''$  East, 175.24 feet to a point for corner, the beginning of a curve;
6. 323.09 feet along the arc of a tangent curve to the right, having a radius of 520.00 feet, a central angle of  $35^{\circ} 35' 57''$ , and a chord which bears North  $57^{\circ} 00' 31''$  East, 317.92 feet to a point for corner, the beginning of a compound curve;

7. 63.76 feet along the arc of a tangent curve to the right, having a radius of 35.00 feet, a central angle of  $104^{\circ} 22' 16''$ , and a chord which bears South  $53^{\circ} 00' 23''$  East, 55.30 feet to a point for corner on the west right-of-way line of the aforementioned U.S. Highway No. 59 (an extension of University Boulevard) (width varies) described in File Number 2016038379, F.B.C.O.P.R, said point being on the east line of said 4.815 acre tract;

Thence, South  $00^{\circ} 49' 15''$  East, along the west right-of-way line of said U.S. Highway No. 59 and the east line of said 4.815 acre tract, 257.95 feet to a 5/8-inch iron rod with an aluminum TxDOT disk found for an angle point on the west line of said U.S. Highway No. 59 and the east line of said 4.815 acre tract;

Thence, South  $04^{\circ} 09' 12''$  East, continuing along the west right-of-way line of said U.S. Highway No. 59 and the east line of said 4.815 acre tract, 209.02 feet to a 5/8-inch iron rod with an aluminum TxDOT disk found for corner and the northerly end of a radial cut-back corner at the intersection of said west right-of-way line and the northerly right-of-way line of U.S. Highway No. 59 (width varies) described in File Number 2016038379, F.B.C.O.P.R, the beginning of a curve;

Thence, along said radial cut back corner 76.19 feet along the arc of a tangent curve to the right, having a radius of 77.02 feet, a central angle of  $56^{\circ} 40' 38''$ , and a chord which bears South  $24^{\circ} 11' 03''$  West, 73.12 feet to a 5/8-inch iron rod with an aluminum TxDOT disk found for corner at the southerly end of said radial cut-back corner;

Thence, South  $52^{\circ} 31' 18''$  West, continuing along the northerly right-of-way line of said U.S. Highway No. 59 and the southerly line of said 4.815 acre tract, 514.96 feet to a 5/8-inch iron rod with an aluminum TxDOT disk found for the southwest corner of said 4.815 acre tract, same being on a southerly line of the aforementioned 1651.239 acre tract and the northerly right-of-way line of said U.S. Highway No. 59 described in 2003149525, F.B.C.O.P.R., the beginning of a curve;

8.426 acres

September 8, 2017  
Job No. 1800-0014A

Thence, continuing along the northerly right-of-way line of said U.S. Highway No. 59 and the southerly line of said 4.815 acre tract, 71.81 feet along the arc of a non-tangent curve to the right, having a radius of 875.69 feet, a central angle of  $04^{\circ} 41' 54''$ , and a chord which bears South  $27^{\circ} 56' 42''$  West, 71.79 feet to the POINT OF BEGINNING and containing 8.426 acres (367,019 square feet) of land.

This description is based on record information and does not reflect a recent on the ground survey. Corner monuments were not set at the client's request.

LJA Engineering, Inc.



**EXHIBIT B**  
**FINAL DEVELOPMENT PLAN**  
**Telfair West Commercial District, Tract C-3A**  
**8.426 Acres**

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

- General Provisions
- Reserves and Land Use
- Development Regulations
- Landscape Requirements
- Pedestrian and Bicycle Access
- Freestanding Signs
- Building Regulations
- Exterior Equipment and Service Areas

**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.
2. If any provision or regulation of any City ordinance applicable in the 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.
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 A:	<i>Legal Description</i>
Exhibit B:	<i>Final Development Plan</i>
Exhibit B-1:	<i>Zoning/Location Map</i>
Exhibit B-2:	<i>Site Plan</i>
Exhibit B-3:	<i>Permitted Uses</i>
Exhibit B-4:	<i>Landscape Plan</i>
Exhibit B-5:	<i>Plant List</i>
Exhibit B-6:	<i>Pedestrian and Bicycle Access</i>
Exhibit B-7:	<i>Reserve A - Retail Building Elevations</i>
Exhibit B-8:	<i>Reserve B - Bank Building Elevations</i>
Exhibit B-9:	<i>Reserve C – Store Building Elevations</i>

4. As shown on [Exhibit B-1, Zoning/Location Map](#), the PD amendment regards 8.426 acres at the northwest corner of U.S. Highway 59 (Interstate Highway 69) at University Boulevard.

5. Except as otherwise provided herein, the words used in this general development plan have the meaning established by the Development Code. In this ordinance:

*Arcade* means an outdoor covered passageway with a minimum 6-foot width that is intended for pedestrians and lined with shops or offices.

*Acura Telfair* means the automotive dealership at the northeast corner of U.S. Highway 59 at Addison Avenue that adjoins the west property line of the PD, established by City of Sugar Land Ordinance No. 2056.

*Amended General Development Plan* means the amended General Development Plan for the Telfair West Commercial District, as established by City of Sugar Land Ordinance No. 2135.

*Offset* means either an abrupt change in the dimension or profile of a building wall, or a horizontal ledge on the face of a wall formed by the diminution of its thickness above.

*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 amended planned development district created by this ordinance.

*Pavers* mean colored interlocking bricks, tiles, stones, blocks, or concrete units used to establish a horizontal surface suitable for vehicular or pedestrian use.

*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.

*U.S. Highway 59* means the adjacent controlled access highway that is owned by the State of Texas and managed by the Texas Department of Transportation. The highway is also referred to as Interstate Highway 69 and/or the Southwest Freeway.

**C. Reserves and Land Use.**

1. Site development shall be comprised of three reserves labeled A, B, and C as shown on [Exhibit B-2, Site Plan](#), to be used as follows:

<u>Reserve</u>	<u>Use</u>	<u>Approximate Building Size</u>
A	Multi-Tenant Retail	12,000 square feet (+/-)
B	Bank Building	4,000 square feet (+/-)
C	Home Improvement Store	75,000 square feet (maximum)

2. Permitted land uses are listed in [Exhibit B-3, Permitted Uses](#). Per [Exhibit B-3](#), certain land uses are permitted in specific reserves, and certain land uses must be developed per specific conditions. All other land uses are prohibited.

3. Reserve acreages are approximate, and the size of the reserves may be adjusted.
4. Fleet vehicle storage is prohibited for all permitted uses in the PD.

**D. Development Regulations** – The PD shall be developed in accordance [Exhibit B-2, Site Plan](#), and the following regulations:

1. Vehicular access:
  - (a) No vehicular access points (i.e., driveways) shall connect to either University Boulevard or U.S. Highway 59.
  - (b) Access shall be solely from Cotesworth Avenue with minimum separation between driveways per Table 5-51.1 of the Development Code.
  - (c) If the reserves are separately platted, a reciprocal access easement will be required along the common line between Reserves A/B and C as shown on [Exhibit B-2](#).
2. Maximum height of structures shall be 50 feet above ground level subject to the following limitations and conditions:
  - (a) Airport height restrictions
  - (b) Chimneys, ornamental tower spires, elevator bulkheads, fire towers, stacks, roof gables, parapet walls, and mechanical equipment may extend an additional height not to exceed 15 feet above the maximum height allowed for the Structure to which it is affixed.
3. Minimum setbacks for buildings, parking lots and drive aisles:
  - (a) Abutting U.S. Highway 59: 35 feet, widening to 50 feet at the Acura property line per [Exhibits B-2\(A-C\)](#)
  - (b) Abutting University Boulevard: 40 feet
  - (c) Abutting Cotesworth Avenue: 15 feet
  - (f) Abutting Acura Telfair property line: 10 feet.
4. Parking:
  - (a) Required parking: Parking for a home improvement store with a maximum 75,000 square foot building shall be provided either in accordance with a staff-approved parking ratio supported by a parking study or the Development Code. Parking for all other uses shall meet the requirements of the Development Code.
  - (b) Shared parking: In calculating the required number of parking spaces for each land use, the Director may give credit for shared parking utilizing the *Shared Parking* criteria published by the *Urban Land Institute*.
5. 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 pavers, as defined herein, of similar style and color supported by a 6-inch reinforced concrete tray and a sub-grade per City design standards.
6. Outside Dining Areas: Restaurants and bars that provide adjacent areas for outdoor dining shall adhere to the following:
    - (a) Shall not encroach into any sidewalk or other pedestrian walkway as established herein.
    - (b) Must provide additional off-street parking for that portion of the outdoor dining area to which the off-street parking requirements apply.
  7. Outside use: Merchandise may be displayed or stored outside the building on the same premises if the merchandise:
    - (a) Is not located on public property or within a required building setback, parking lot setback, parking space or drive aisle
    - (b) Is under an arcade no less than 10 feet wide along the front of a retail building
    - (c) Is owned by the owner or lessee of the building
    - (d) Occupies a contiguous area less than 10% of the ground floor area of the attendant building or tenant space, but no greater than 5,000 square feet
    - (e) Merchandise area must be integrated into the architecture of the building and/or must be screened from street view with plant materials or with architectural materials that match the main building.

**E. Landscape Requirements** – The PD shall be developed in accordance with [Exhibit B-4, Landscape Plan](#), and the following landscape regulations:

1. Minimum widths for landscape buffers, continuous along:
  - (a) U.S. Highway 59: 35 feet, widening to 50 feet at the Acura Telfair property line as shown on [Exhibit B-4](#)
  - (b) University Boulevard: 40 feet
  - (c) Cotesworth Avenue: 15 feet
  - (d) Acura Telfair property line: 10 feet
2. Landscape buffers may include vehicular driveways perpendicular to the length of the buffer, freestanding signs, sidepaths, sidewalks, pedestrian walkways, pedestrian plazas, and future transit stops, but no parking.
3. Minimum open space: 15% per each phase of site development.

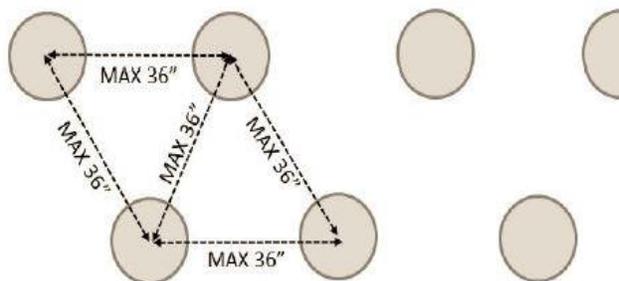
4. Shade trees:

- (a) Along U.S. Highway 59, one tree shall be located in the required landscape buffer for each 30 feet of highway frontage, or portion thereof, measured along the right-of-way line.
- (b) Within U.S. Highway 59, one tree shall be located in the right-of-way for each 50 feet of highway frontage, or portion thereof, subject to approval by the *Texas Department of Transportation*. Such trees shall be maintained by the adjacent property owner or the *Telfair Commercial Association*.
- (c) Along University Boulevard and Cotesworth Avenue, one tree shall be located in the required landscape buffer for each 30 feet of street frontage, or portion thereof, measured along the right-of-way line.
- (d) Along the common property line with Acura Telfair, one tree shall be located for each 50 feet or portion thereof, measured along the property line. Such trees shall be placed outside the existing utility easement containing overhead electric lines.
- (e) Required trees may be clustered or spaced linearly; they need not be placed evenly.
- (f) All shade trees within the PD, including those required within internal parking lots per Chapter 2, Article XV, Landscaping and Screening Regulations, shall have a minimum 4-inch caliper and minimum 10-foot height as measured at ground level when planted.
- (g) Existing shade trees, in healthy condition, planted approximately 60 feet apart along U.S. Highway 59, University Boulevard, and Cotesworth shall count toward the shade tree requirement specified above.

5. Parking lot screening and buffering:

- (a) Off-street parking, adjacent to landscape buffers along public streets, shall have a continuous hedge of a minimum 3-foot at the time of planting to screen the parking lot from the street or access easement.
- (b) Shrubs for screening and buffering must be planted in a double row of 36 inches tall at the time of planting and planted with triangular centers and not be separated by more than 3 feet as shown in [FIGURE 1](#).
- (c) Wherever shrubs are used to meet a screening requirement, the plants must be planted and maintained to form a continuous, unbroken, solid, visual screen within 1 year of planting, unless providing for an intersecting sidewalk.

**FIGURE 1:**



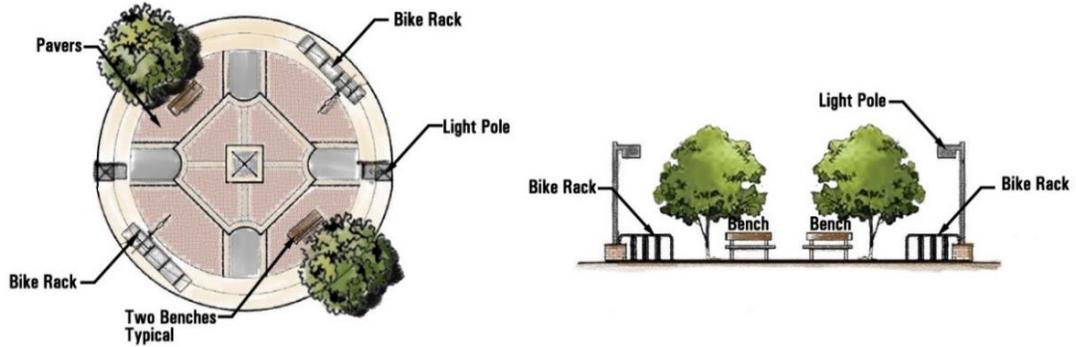
6. As noted on [Exhibit B-4, Landscape Plan](#), shrubs, and ornamental grasses may be planted within the 30-foot pipeline easement that overlaps the landscape buffer, but no shade or ornamental trees will be permitted. All plantings within the easement are subject to approval by the pipeline easement owner.
7. Plant species used to satisfy the requirements of the PD shall be those listed on [Exhibit B-5, Plant List](#).
8. Landscape irrigation shall include drip irrigation in designated areas and water-saving irrigation programming to minimize usage and reduce waste.

**F. Pedestrian and Bicycle Access** – All reserves within the PD shall be developed in accordance with the following pedestrian circulation regulations:

1. Sidepaths, sidewalks, and pedestrian easements shall be provided as shown on [Exhibit B-6, Pedestrian and Bicycle Access](#), and described below:
  - (a) An existing, continuous sidepath with a minimum 10-foot width shall be maintained along University Boulevard.
  - (b) An existing, continuous sidewalk with a minimum 6-foot width shall be maintained along Cotesworth Avenue.
  - (c) A 14-foot pedestrian access easement shall be provided along U.S. Highway 59 for a possible future 10-foot wide sidepath.
2. Pedestrian walkways:
  - (a) Pedestrian walkways required in this section shall meet the following criteria:
    - (i) Minimum 6-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 area through the use of color, texture, and materials
    - (iv) Predominantly shaded with street trees at one per 30 linear feet of walkway or building canopies
    - (v) Lighted with pedestrian-scaled fixtures.
  - (b) At least one pedestrian walkway shall be provided to connect each building to the adjoining public street sidepath or sidewalk. Where parking is located between the street and building, a walkway shall be provided across the attendant parking area.
  - (c) Landscaping with shrubs and/or small and ornamental trees listed on [Exhibit B-5, Plant List](#), shall be provided at the intersection of the walkway with the sidepath or sidewalk.
3. As part of Reserve A, a public pedestrian plaza as exemplified in [FIGURE 2](#), shall be located at or near University Boulevard and Cotesworth Avenue with the following features:
  - (a) Minimum size of 500 square feet
  - (b) Decorative paving pattern
  - (c) At least 2 benches or picnic tables

- (d) At least 2 shade trees
- (e) Decorative lighting
- (f) Bicycle parking for at least 3 bicycles.

**FIGURE 2**



4. Bicycle Parking Regulations:

- (a) Off-street parking spaces for bicycles shall be provided within 50 feet of a public entrance to each building.
- (b) Required minimum number of bicycle parking spaces per location shall be 3.
- (c) Bicycle parking spaces shall not encroach into any sidewalk or other pedestrian walkway as required herein.
- (d) Bicycle parking spaces shall include racks with a minimum of 3 spaces in any one location. Lockers, or other structures intended for parking bicycles may be utilized for supplemental bicycle parking.
- (e) Racks shall be designed to support the bicycle upright in two places on the bicycle frame.

**G. Freestanding Signs.**

1. Fronting on U.S. Highway 59:

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

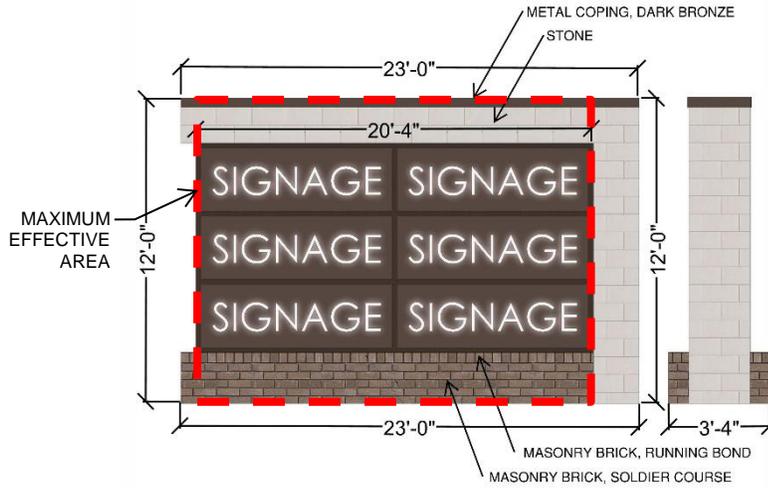
2. Minimum spacing:

- (a) Freestanding sign must not be located within 250 feet of another freestanding sign.
- (b) Freestanding signs shall be located as shown on [Exhibit B-2, Site Plan](#).

3. 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.

4. Additional regulations within the Development Code, Section 4-24, regarding freestanding signs remain applicable.
5. Design and exterior finishes for freestanding signs along and fronting U.S. Highway 59 are shown in [FIGURE 3](#) below. Dimensions are approximate but subject to the maximum effective area specified above.

**FIGURE 3**



**H. Building Regulations** – Buildings within the PD shall be developed in accordance with the building elevations shown in [Exhibits B-7](#) through [B-9](#) and the following regulations:

1. Building façade criteria and features:
  - (a) As shown in [FIGURE 4](#), building facades shall include offsets, changes in building materials, colors, and textures, and architectural detailing that creates shade and cast shadows.

**FIGURE 4**



**DECORATIVE EAVES  
AND ARCHITECTURAL  
DETAILS THAT PROVIDE  
INTEREST AND SCALE**

- (b) As shown in [FIGURE 5](#), facades greater than 100 feet in length shall incorporate offsets having a minimum depth of at least 2 feet, and extending at least 20% of the length of the façade. No uninterrupted length of a façade shall exceed 100 feet. Regulation applies to all building facades within the PD except for the rear retail building façade facing Acura Telfair on [Exhibit B-2](#).

**FIGURE 5**



- (c) Canopies, arcades, or recessed entries shall be provided at pedestrian entrances to the building. As shown in [FIGURE 6](#), canopies and arcades shall be structural extensions of the building and cover a ground area of at least 20 feet. A recessed entry shall be at least 40 square feet in size.

**FIGURE 6**



- (d) The façades of the multi-tenant retail building facing University Boulevard and Cotesworth Avenue shall be at least 60% transparent as shown in [FIGURE 7](#) by means of storefronts, entrances, and display windows in order to permit visibility between the building occupants and outdoor pedestrians and motor vehicle drivers.

**FIGURE 7**



- (e) Facades of all buildings within the PD shall be of similar architectural design, colors, and materials.
- (f) The Director may approve alternative canopy or façade treatments not specified herein if equal or better than a specified requirement in quality, durability, and appearance and the use thereof will not violate any provision of this article.

2. Building façade finishes and materials:

- (a) Primary Finish means an exterior finish consisting of brick, stone (natural, cast, or cultured-textured), glass, and architecturally finished concrete panels.
- (b) Primary Finishes shall comprise at least 70% of each façade. The remaining portion of an exterior wall that is not constructed of a Primary Finish must be constructed of a Secondary Finish.
- (c) Secondary Finish means an exterior finish consisting of wood, concrete masonry units (indented, hammered, or split face concrete), stucco and fiber cement siding.
- (d) Secondary Finishes shall comprise no more than 30% of the façade for any building.
- (e) As shown on [FIGURE 8](#), no single finish material shall cover more than 80% of a building façade visible from a public street.

**FIGURE 8**



- (f) Unless approved by the Director, use of architectural metals is limited to canopies, parapet walls, roof systems, and miscellaneous trim work, and such use shall meet the durability standards of the Development Code.

- (g) The Director may approve alternative Primary or Secondary Finishes not specified in this article if the Director determines that the alternative finish is substantially equal to or better than a specified Primary or Secondary Finish in quality, durability, and appearance and the use thereof will not violate any provision of this article.
- (h) The following materials shall not be used for a Primary or Secondary Finish:
  - i. Vinyl siding, wood fiber hardboard siding, oriented strand board siding, plastic, or fiberglass panels
  - ii. Unfired or underfired clay, sand, or shale brick
  - iii. Smooth or untextured concrete surfaces
  - iv. Exterior Insulated Finish Systems (E.I.F.S.).

**I. Exterior Equipment and Service Areas** – As exemplified in [FIGURE 9](#) below, exterior equipment and service areas shall be developed in accordance with the following regulations:

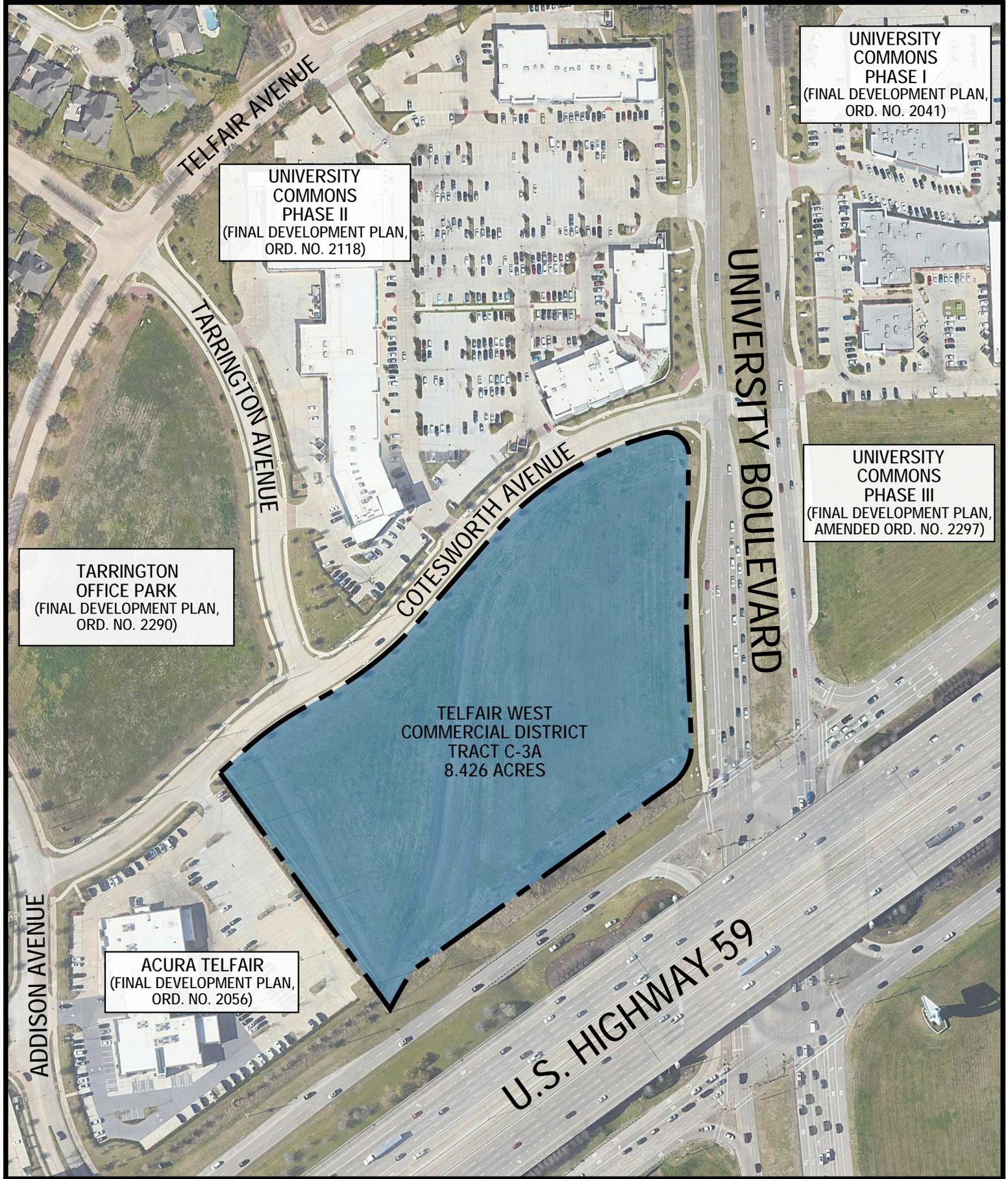
1. Exterior Equipment and Service Siting and Screening:
  - (a) Service and Equipment Areas must be oriented away from public streets unless adequately screened.
  - (b) Service and Equipment Areas must be visually and acoustically screened from primary building entrances.
  - (c) Screening shall consist of wing walls, landscape screens, changes in building orientation, and/or other architectural elements that provide sufficient barrier.
  - (d) Screening shall extend a minimum of 12 inches above the object being screened.
  - (e) 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.

**FIGURE 9**



2. Mechanical and Utility Equipment Siting and Screening:
  - (a) Mechanical and utility equipment must be placed in the most inconspicuous location possible.
  - (b) Such equipment shall be located preferably along or near internal drives, parking aisles and spaces, or rear-facing facades.
  - (c) Ground-mounted mechanical equipment must be hidden from public view or screened with architecturally integral wing walls and/or landscape planting, or another acceptable screening device.

- (d) Where building mounted utility equipment cannot be placed behind screens or other barriers and is visible from the public street, the utility equipment must be treated such that it blends into the context of the adjacent façade materials.
- (e) Utility boxes taller than 2 feet may not be placed in a street intersection clear vision area or interfere with the use of vehicular access drives, sidewalks, or pedestrian walkways.



UNIVERSITY COMMONS PHASE I (FINAL DEVELOPMENT PLAN, ORD. NO. 2041)

UNIVERSITY COMMONS PHASE II (FINAL DEVELOPMENT PLAN, ORD. NO. 2118)

UNIVERSITY COMMONS PHASE III (FINAL DEVELOPMENT PLAN, AMENDED ORD. NO. 2297)

TARRINGTON OFFICE PARK (FINAL DEVELOPMENT PLAN, ORD. NO. 2290)

TELFAIR WEST COMMERCIAL DISTRICT TRACT C-3A 8.426 ACRES

ACURA TELFAIR (FINAL DEVELOPMENT PLAN, ORD. NO. 2056)

ADDISON AVENUE

TELFAIR AVENUE

TARRINGTON AVENUE

COTESWORTH AVENUE

UNIVERSITY BOULEVARD

U.S. HIGHWAY 59

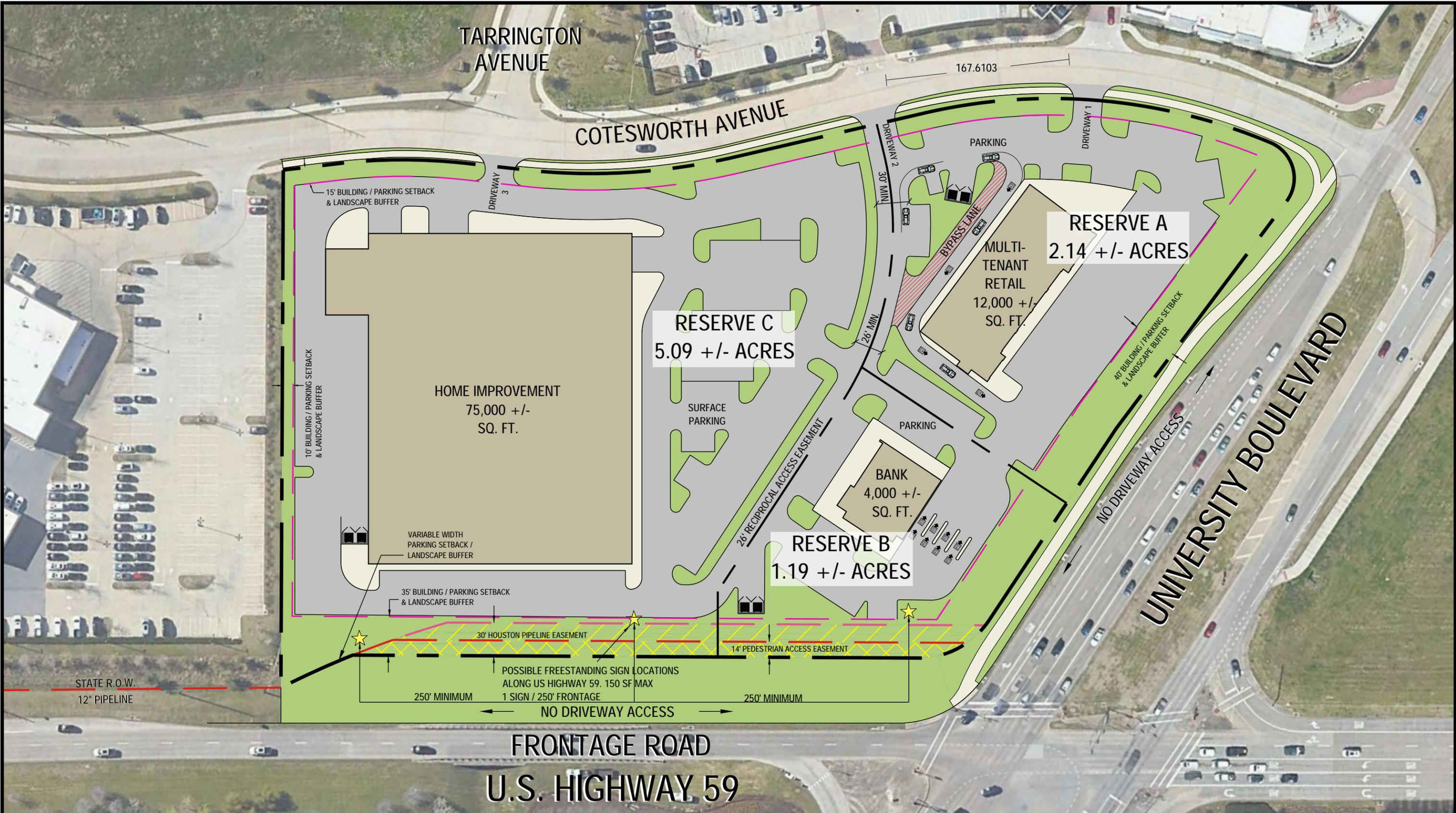


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Exhibit B-1: Zoning/Location Map

Telfair West Commercial District Tract C-3A



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**EXHIBIT B-3: PERMITTED USES**  
**Telfair West Commercial District, Tract C-3A**

**Institutional – Reserves A & B only**

---

Library

**Office – Reserves A & B only**

---

Professional Office, Neighborhood  
Professional Office, Regional

**Retail – Reserves A & B only**

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Bar  
Furniture and Home Furnishings Store  
Grocery, Convenience Store, Market, or Supermarket, with no gas pumps or car wash  
Home Improvement Store, Small  
Household Appliance Store  
Liquor Store  
Lumber and Other Building Materials – *Subject to outside use regulations in Exhibit B, D.9.*  
Nurseries and Gardening, Retail – *Subject to outside use regulations in Exhibit B, D.9.*  
Pharmacy  
Restaurant, With Drive-In and/or Drive-Thru Service (maximum size of 2,500 square feet)  
Restaurant, With No Drive-Thru and/or Drive-Thru Service  
Retail, Neighborhood

~~Tobacco and Hookah Retail Store, in accordance with the following requirements:~~

- ~~1. Maximum 2,500 square foot limit~~
- ~~2. Electronic vaper sales and devices prohibited.~~

Repealed per Ord 2333

**Retail – Reserve C only**

---

Home Improvement Store, Large, with limited parking and trip generation:

1. *Majority of interior space used for storage of materials; minority of space used for display.*
2. *Only allowed if parked per the Development Code or a Staff-approved alternative ratio supported by a parking study.*

**Services – Reserves A & B only**

---

Animal Services, Small Animals, with no outdoor runs  
Cleaning, Dry Cleaners Pick-Up & Drop-Off, in accordance with the following requirements:  
1. *No more than one in PD.*  
2. *Screening is required to minimize view of any door, utility door, or loading and unloading bay from any adjacent property line.*  
Clinic, Medical, Dental, or Therapist  
Concierge Medical Care  
Counseling and Therapy Services – *Limited to senior citizen centers, family counseling, elderly activity centers, marriage counseling, and adoption centers*  
Emergency Rooms/Urgent Care Facility

**Services – Reserves A & B only (continued)**

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Financial Institution with Drive-Thru  
Fitness Center, Indoor Fitness Instruction  
Fitness Center, Small  
Individual and Family Social Services  
Other Educational Services  
Other Health Services  
Permanent Makeup  
Print Shop, Local  
Radio and Television Broadcasting  
Repair Shop, Small Personal and Household Goods  
Salon, Spa, or Barber Shop  
Studio, Art Instruction  
Studio, Dance  
Studio, Photography  
Supply Rental

**Legend**

- Existing Tree
- Proposed Tree



**EHRA**  
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**identityARCHITECTS**

EHRA JOB NO. 221-042-00

SCALE: 1"=80'

NORTH

**Exhibit B-4:**  
**Landscape Plan**  
 Telfair West Commercial District Tract C-3A

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## EXHIBIT B-5: PLANT LIST

### Telfair West Commercial District, Tract C-3A

*The following is a list of approved trees and shrubs. Alternative plants not specified in this list may be approved by the Director if determined that an alternative is substantially equal to or better than a specified material and the use will not violate any provision of the PD.*

#### **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*  
Magnolia – *Magnolia sp.*  
Shumard Oak – *Quercus shumardii*  
Monterrey Oak – *Quercus polymorpha*  
Pecan – *Carya illinoensis*  
Water Oak – *Quercus nigra*

#### **Small & Ornamental Trees**

---

American Holly – *Ilex opaca*  
Crape Myrtle – *Lagerstroemia sp.*  
Evergreen Chinese Elm – *Ulmus parvifolia*  
Magnolia – *Magnolia sp.*  
Redbud – *Cercis canadensis*  
Yaupon Holly – *Ilex vomitoria*

#### **Evergreen Shrubs for Screening and Buffering**

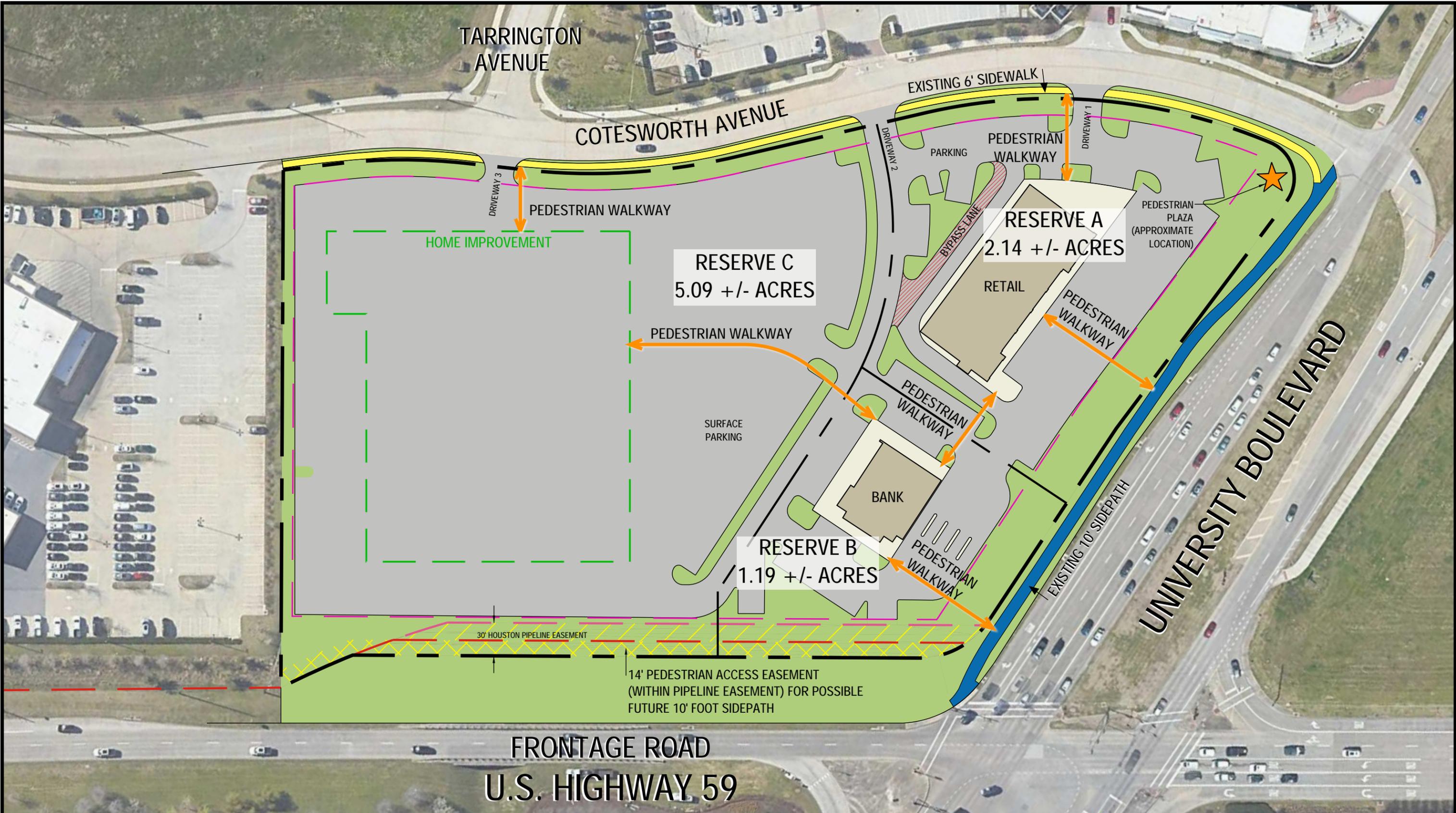
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Hollies – *Hollies sp.*  
Magnolia – *Magnolia sp.*  
Oleander – *Oleander sp.*  
Pittosporum – *Pittosporum tobira*  
Southern Wax Myrtle – *Myrica cerifera*  
Texas Silverleaf Sage – *Leucophyllum sp.*

## **Shrubs as a Single Specimen or for Mass Plantings**

---

Azalea – *Rhododendron sp.*  
Abelia – *Abelia x grandiflora*  
Barberry – *Berberis thunbergii 'atropurpurea'*  
Butterfly Iris – *Dietes grandiflora*  
Dwarf Wax Myrtle – *Myrica cerifera var. pumila*  
Dwarf Pittosporum – *Pittosporum tobira wheeleri*  
Fatsia – *Fatsia japonica*  
Fringe Flower – *Loreopetalum chinense*  
Hollies – *Hollies sp.*  
Indian Hawthorne – *Raphiolepis indica*  
Miscanthus Grass – *Miscanthus sp.*  
Muhly Grass – *Muhlenbergia sp.*  
Nandina – *Nandina sp.*  
Pennisetum Grass – *Pennisetum sp.*  
Pigmy Date Palm – *Phoenix roebelenii*  
Pindo Palm – *Butia capitata*  
Rosemary – *Rosmarinus officinalis*  
Sago Palm – *Cycas revolute*  
Texas Silverleaf Sage – *Leucophyllum sp.*  
Variegated Pittosporum – *Pittosporum tobira variegata*



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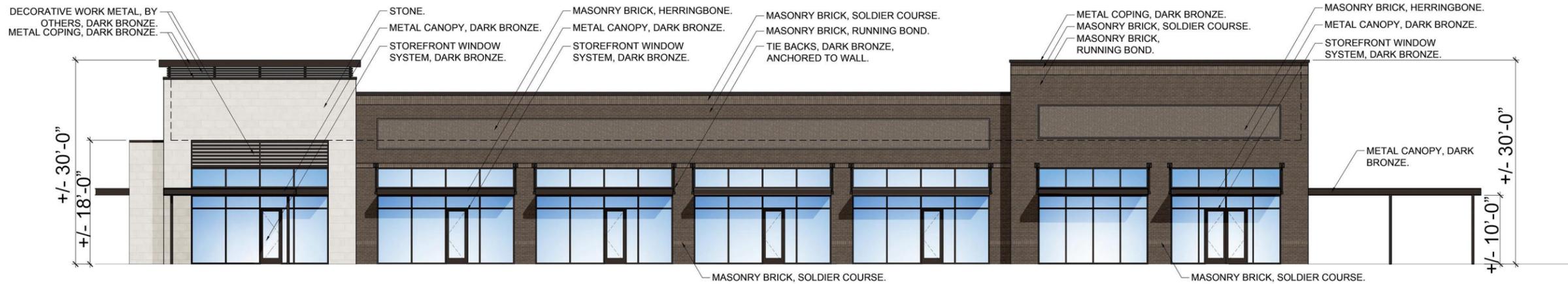


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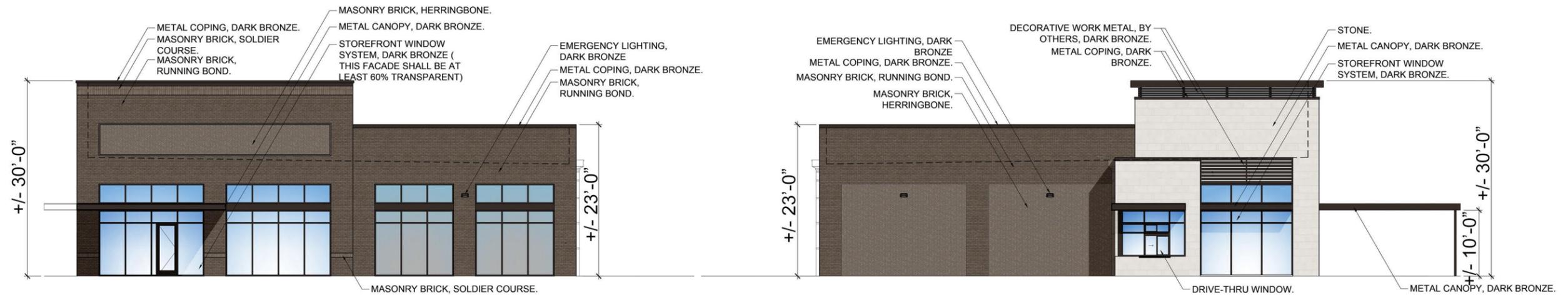
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Exhibit B-6:  
Pedestrian and Bicycle Access  
Telfair West Commercial District Tract C-3A

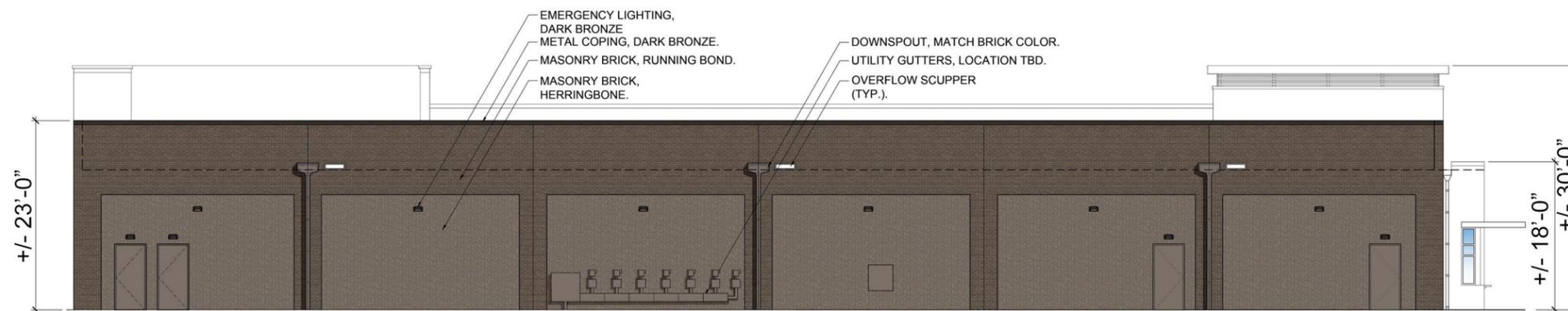


**01 UNIVERSITY BLVD ELEVATION (FRONT)**



**02 COTESWORTH AVE ELEVATION (SIDE)**

**03 SOUTH ELEVATION (SIDE)**



**04 WEST ELEVATION (REAR)**

Note: Elevations are illustrative only for the purpose of zoning by the City of Sugar Land.

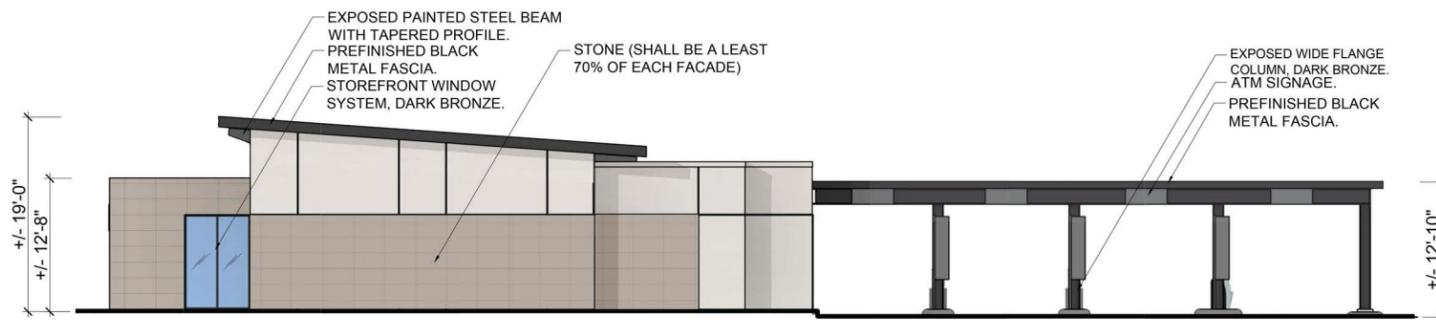
**Exhibit B-7:  
Reserve A  
Retail Building Elevations**



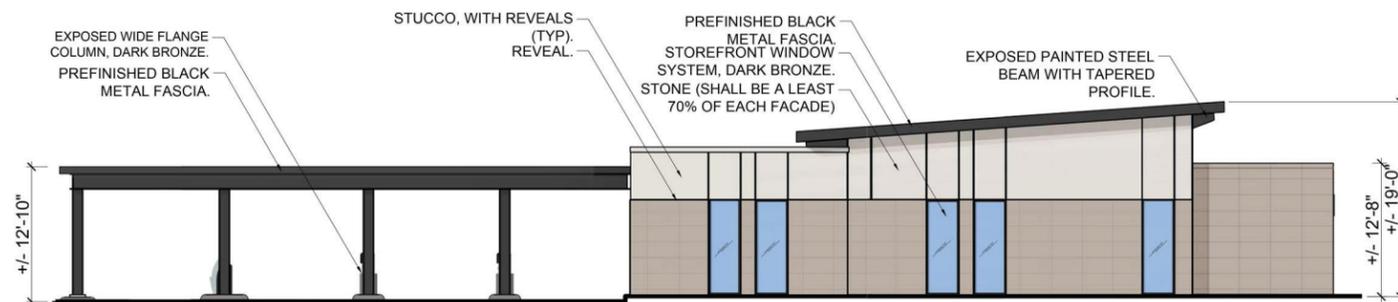
01 WEST ELEVATION (FRONT)



02 UNIVERSITY BLVD ELEVATION

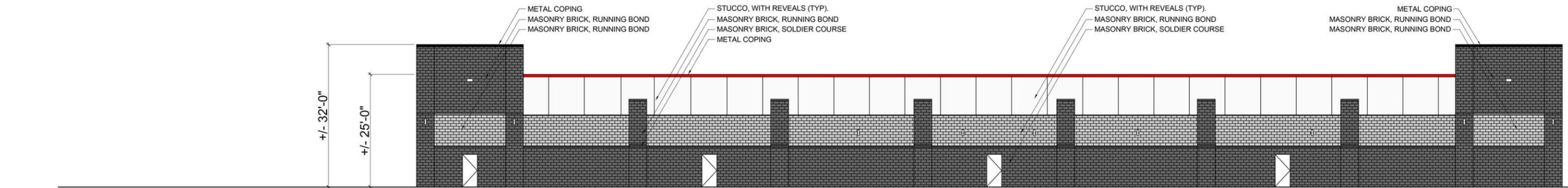


03 U.S HWY 59 ELEVATION

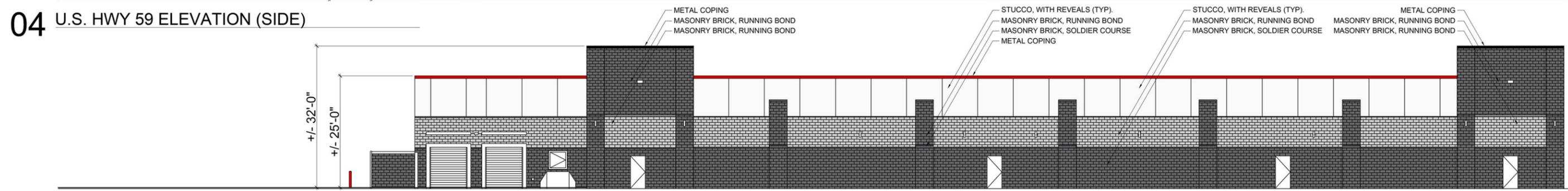


04 NORTH ELEVATION

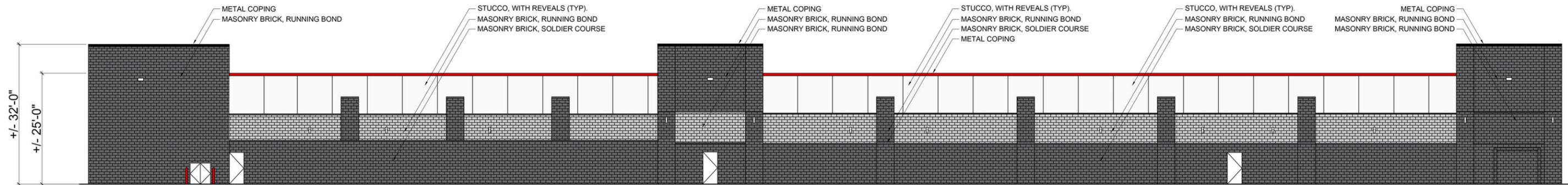
Note: Elevations are illustrative only for the purpose of zoning by the City of Sugar Land.



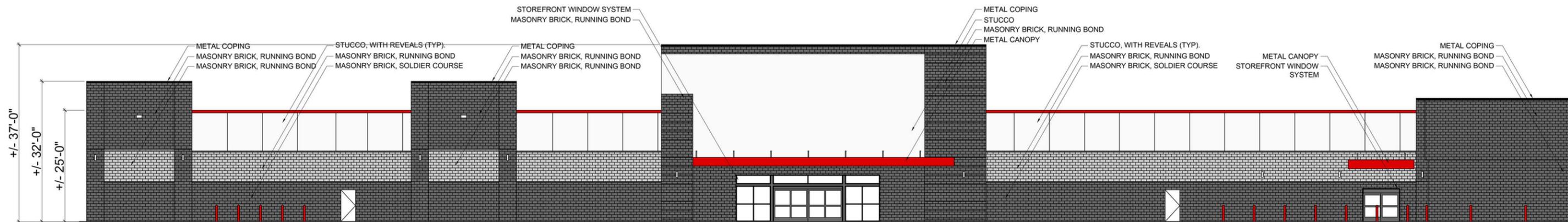
04 U.S. HWY 59 ELEVATION (SIDE)



03 COTESWORTH AVE. ELEVATION (SIDE)



02 WEST ELEVATION (TOWARD AUTO DEALERSHIP)



01 EAST ELEVATION (FRONT)

**Exhibit B-9:**  
Reserve C  
Store Building Elevations

Note: Elevations are illustrative only for the purpose of zoning by the City of Sugar Land.