

ORDINANCE NO. 1803

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SUGAR LAND, TEXAS, PERMANENTLY ZONING 15.29 ACRES OF LAND, TO BE KNOWN AS THE CROSSING AT TELFAIR SECTION 3, LOCATED AT THE SOUTHWEST INTERSECTION OF STATE HIGHWAY 6 AND UNIVERSITY BOULEVARD WITHIN THE TELFAIR DEVELOPMENT, AS ZONING DISTRICT CLASSIFICATION PD (PLANNED DEVELOPMENT), AND APPROVING A FINAL DEVELOPMENT PLAN FOR THE DISTRICT.

WHEREAS, Hwy 6 & 90, Ltd., has requested that 15.29 acres of land located at the southwest intersection of State Highway 6 and U.S. Highway 90A within the Telfair Development be permanently zoned as zoning district classification PD (Planned Development); and

WHEREAS, the applicant has submitted a final development plan for the PD zoning district which complies with the requirements of the zoning regulations; and

WHEREAS, the Planning and Zoning Commission recommends approval of the zoning change and the final development plan for the PD zoning district; and

WHEREAS, the City Council has held a public hearing on the proposed permanent zoning for which notice was given as required by law; and

WHEREAS, the City Council finds that the zoning change and the final development plan comply with the City's comprehensive plan; NOW, THEREFORE;

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

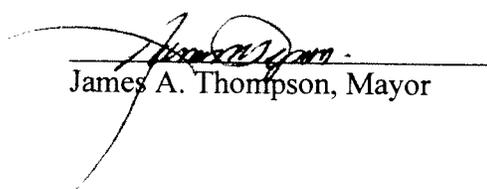
Section 1. That the 15.29 acres of land described in Exhibit A, attached to and incorporated into this ordinance by reference, is permanently zoned as zoning district classification PD (Planned Development Zoning District).

Section 2. That a final development plan, attached to and incorporated into this ordinance by reference as Exhibit B, is approved for the PD zoning district.

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

APPROVED on first consideration on September 02, 2010.

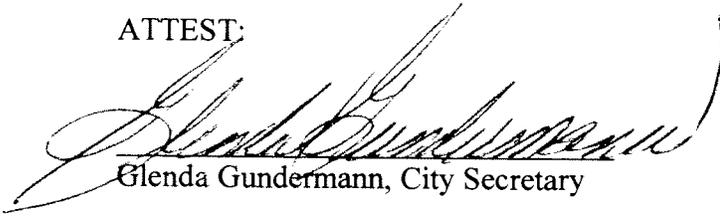
ADOPTED upon second consideration on September 16, 2010.


James A. Thompson, Mayor

Reviewed for Legal Compliance:

Aaron Bales

ATTEST:


Glenda Gundermann, City Secretary

- Attachments: Exhibit A: Metes and Bounds Description
Exhibit B: Final Development Plan
Exhibit B-1: Site & Landscape Plan
Exhibit B-2: Cross Section - Option B
Exhibit B-3: Permitted Uses
Exhibit B-4: Plant List
Exhibit B-5: Gas Sales Elevations
Exhibit B-6: Primary Building Elevations
Exhibit B-7: Primary Outdoor Merchandise Area Elevations
Exhibit B-8: Carwash Elevations

**EXHIBIT A
METES & BOUNDS DESCRIPTION**

June 9, 2010
Job No. 1455-1001

DESCRIPTION OF
15.293 ACRES

Being 15.293 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 112.736 acre tract conveyed to Hwy 6 & 90, LTD., by instrument of record in File 2006031364, Official Public Records, of said Fort Bend County (F.B.C.O.P.R.), said 15.293 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 a 5/8-inch iron rod with plastic cap stamped "LJA ENG" set marking the most northerly northwest corner of University Boulevard (width varies) as shown on University Boulevard Phase 1 North, a subdivision of record in Plat No. 20070059, Plat Records, of said Fort Bend County, same being on the northerly line of said 112.736 acre tract, and on the southerly right-of-way line of State Highway No. 6 (width varies);

Thence, with the westerly right-of-way line of said University Boulevard, the following seven (7) courses:

- 1) South 52° 44' 11" East, 0.35 feet to a 5/8-inch iron rod with plastic cap stamped "LJA ENG" set for corner, the beginning of a curve;
- 2) 47.41 feet along the arc of a tangent curve to the right, having a radius of 50.00 feet, a central angle of 54° 19' 50" and a chord which bears South 25° 34' 14" East, 45.66 feet to a 5/8-inch iron rod with plastic cap stamped "LJA ENG" set for corner;
- 3) South 37° 14' 07" West, 6.41 feet to a 5/8-inch iron rod with plastic cap stamped "LJA ENG" set for corner, the beginning of a curve;

Page 1 of 4

I:\Projdsk1\SURVEY\1455\1001\M&B\Telfair heb 15.293ac.doc

15.293 acres

June 9, 2010
Job No. 1455-1001

- 4) 21.44 feet along the arc of a tangent curve to the left, having a radius of 509.50 feet, a central angle of $02^{\circ} 24' 41''$ and a chord which bears South $36^{\circ} 01' 47''$ West, 21.44 feet to a 5/8-inch iron rod with plastic cap stamped "LJA ENG" set for corner;
- 5) South $34^{\circ} 49' 26''$ West, 214.68 feet to a 5/8-inch iron rod with plastic cap stamped "LJA ENG" set for corner, the beginning of a curve;
- 6) 19.48 feet along the arc of a tangent curve to the right, having a radius of 490.50 feet, a central angle of $02^{\circ} 16' 32''$ and a chord which bears South $35^{\circ} 57' 42''$ West, 19.48 feet to a 5/8-inch iron rod with plastic cap stamped "LJA ENG" set for corner;
- 7) South $37^{\circ} 05' 59''$ West, 407.05 feet to a 5/8-inch iron rod with plastic cap stamped "LJA ENG" set for corner making the east corner of Restricted Reserve "A" as shown on said University Boulevard Phase 1 North subdivision;

Thence, with the northeasterly line of said Restricted Reserve "A", North $56^{\circ} 17' 33''$ West, 90.30 feet to a 5/8-inch iron rod with plastic cap stamped "LJA ENG" found for corner marking the north corner of said Restricted Reserve "A";

Thence, with the northwesterly line of said Restricted Reserve "A", South $33^{\circ} 42' 27''$ West, 71.50 feet to a 5/8-inch iron rod found for corner marking the west corner of said Restricted Reserve "A", same being on the southerly line of the aforementioned 112.736 acre tract and on the northerly line of that certain called 2.449 acre tract conveyed to Fort Bend County Levee Improvement District No. 17, by instrument of record in File No. 2004077317, F.B.C.O.P.R.;

Thence, with the common line of said 112.736 and 2.449 acre tracts, North $56^{\circ} 17' 33''$ West, 728.03 feet to a 5/8-inch iron rod with plastic cap stamped "LJA ENG" set for corner;

Page 2 of 4

I:\Projdsk1\SURVEY\1455\1001\M&B\telfair heb 15.293ac.doc

15.293 acres

June 9, 2010
Job No. 1455-1001

Thence, leaving said common line, North 33° 42' 19" East, 632.16 feet to a 5/8-inch iron rod with plastic cap stamped "LJA ENG" set for corner;

Thence, North 55° 56' 43" West, 72.39 feet to a 5/8-inch iron rod with plastic cap stamped "LJA ENG" set for corner;

Thence, North 33° 42' 19" East, 177.32 feet to a 5/8-inch iron rod with plastic cap stamped "LJA ENG" set for corner on the northerly line of said 112.736 acre tract and on the southerly right-of-way line of the aforementioned State Highway No. 6;

Thence, with the common line of said 112.736 acre tract and said State Highway No. 6, the following four (4) courses:

- 1) South 55° 56' 43" East, 276.62 feet to a 5/8-inch iron rod with plastic cap stamped "LJA ENG" set for corner, the beginning of a curve;
- 2) 116.05 feet along the arc of a non-tangent curve to the right, having a radius of 2844.79 feet, a central angle of 02° 20' 15" and a chord which bears South 54° 48' 06" East, 116.05 feet to a 5/8-inch iron rod with plastic cap stamped "LJA ENG" for corner;
- 3) South 48° 52' 39" East, 173.99 feet to a 5/8-inch iron rod found for corner;
- 4) South 52° 44' 09" East, 316.89 feet to the POINT OF BEGINNING and containing 15.293 acres of land.

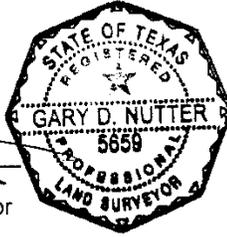
15.293 acres

June 9, 2010
Job No. 1455-1001

This description prepared from a survey and plat prepared by the undersigned dated June 9, 2010.



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



LJA Engineering & Surveying, Inc.

EXHIBIT B
FINAL DEVELOPMENT PLAN
(The Crossing at Telfair Section 3)

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

1. Contents
2. General Provisions
3. Land Uses
4. Development Regulations
5. Building Regulations
6. Landscape & Pedestrian Circulation Regulations
7. 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-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:

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

PD means the planned development district created by this ordinance.

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

C. Land Uses.

Permitted land uses other than those listed below for all parcels are listed in Exhibit B-3. The land uses detailed in the table below are limited in number as shown.

Use	SIC Code	Section 3
Grocery Stores (includes Convenience Stores)	5411	1 (See Note 1)
Carwash	7542	1 (See Note 2)
Child Day Care Services	8351	1

Notes:

1. A maximum of one (1) Grocery Store (which may include Gasoline, Convenience Store and/or a Car Wash) **or** one (1) Convenience Store (which may include Gasoline and/or a Car Wash) is permitted.
2. Only one (1) Car Wash, whether accessory to a grocery store (SIC 5411) or a stand alone Car Wash (SIC 7542), is permitted.

D. Development Regulations.

Sites within the PD shall be developed in accordance with the following development regulations.

1. Maximum height of structures: 8 stories, but not more than 100 feet, exclusive of parapet walls and no building shall exceed the airport height hazard requirements of Chapter IX of the Development Code.

2. Minimum Building Setbacks:

- (a) Abutting Highway 6: 40 feet
- (b) Abutting University Boulevard: 40 feet
- (c) Abutting Driveway 5: 10 feet
- (d) Abutting Private Access Easement: 25 feet
- (e) Abutting the Levee: 14 feet
- (f) All other: 10 feet

3. Minimum Parking Lot Setbacks:

- (a) Abutting Highway 6: 26 feet
- (b) Abutting University Boulevard: 40 feet
- (c) Abutting Driveway 5: 6 feet
- (d) Abutting Private Access Easement: 6 feet
- (e) Abutting the Levee: 14 feet
- (f) All other: 6 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 streets within individual building parcels may be paved with a concrete surface or interlocking pavers.
- (c) Decorative paving must be used at each entry off a collector.
- (d) Paving must be integrally colored.

5. Conditions for Gasoline Sales:

- (a) Buildings associated with gasoline sales shall be built in substantial compliance with the attached elevations (Exhibit B-5).
- (b) There shall be a maximum of six pump stations, with two vehicle fueling areas per station.
- (c) Lighting shall be recessed under the pump station canopy and in fixtures throughout the site.
- (d) There shall be no outdoor speakers, except those required by law at pump stations.
- (e) Fueling canopy columns shall be 100% of the following two materials: brick and/or stone.
- (f) Canopy roofs over pump dispensers shall have a hip roof.
- (g) Minimum landscaping buffering shall include:
 - a. Hedges of at least four feet in height at time of planting screening the entire parking lot perimeter.
 - b. Trees of at least four inches in diameter and ten feet in height at time of planting for every 50 feet of parking lot perimeter, except street trees.

6. Conditions for Auto / Car Leasing:

- (a) The site shall provide a separate area for fleet vehicle parking.
- (b) Minimum landscaping buffering shall include:
 - a. Hedges of at least four feet in height at time of planting screening the entire fleet vehicle parking lot perimeter.
 - b. Trees of at least four inches in diameter and ten feet in height at time of planting for every 50 feet of parking lot perimeter, except street trees.

7. Conditions for Dry Cleaning Plants:

- (a) Rear doors must be screened by masonry screening walls that are a minimum of 6 feet in height.

8. Conditions for Day-Care Center:

- (a) Shall be developed in accordance with an approved traffic circulation plan and traffic study to include only on-site queuing.

- (b) Must provide dedicated outside or inside play areas, and shall not retrofit parking lots for play areas

E. Building Regulations.

Buildings within the PD shall be developed in accordance with the following building regulations.

1. Building Finish Standards:

- (a) Building Finish Standards apply to all exterior walls of a building.
- (b) Primary Finishes are limited to brick, stone (natural, cast, or cultured textured), stucco, and glass wall.
- (c) Secondary Finishes are limited to exterior insulated finish system (EIFS), wood, and ceramic tiles, decorative CMU and fiberglass reinforced cement exterior siding.
- (d) A minimum of eighty percent (80%) of the exterior finish must be of Primary Finishes, as defined by this development plan. The remaining must be of Secondary Finishes, as defined by this development plan.
- (e) Use of architectural metals is limited to canopies, parapet walls, roof systems, and miscellaneous trim work and must meet the durability standards of the City of Sugar Land Development Code.
- (f) A single building material may not cover more than eighty percent (80%) of the front of any building.

2. Facades & Exterior Walls:

- (a) Facades greater than 100 feet in length shall incorporate plane recesses having a minimum depth of at least 3 percent of the length of the facade and extending at least 20 percent of the length of the facade. No uninterrupted length of a façade shall exceed 100 feet in length.
- (b) Ground floor facades 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.
- (c) Stores occupying less than 20,000 square feet must contain glass between the height of 3 feet and 8 feet above the sidewalk grade for no less than forty percent of the horizontal length of the building façade.
- (d) The ratio of glass to wall of the building façade must not be more than forty percent except for ground level commercial areas where the standard listed in 2(c) applies.

3. Fenestration:

- (a) Punched-type windows, inset from the face of the building, are required above the first floor.
- (b) Continuous horizontal ribbon windows are prohibited.

- (c) Clear glass is required in all retail storefronts.
- (d) Use of reflective glazing shall be limited to second level uses and above.

4. Detail Features:

- (a) Building facades must include a repeating pattern that includes no less than three of the elements listed below. All elements shall repeat at intervals of no more than fifty feet, either horizontally or vertically.
 - Color Change
 - Texture Change
 - Material Module Change

5. Roofs:

- (a) Roofs will have at least one of the following features:
 - Parapets concealing flat roofs and rooftop equipment from public view. The average height will not exceed 15% of the height of the supporting wall unless necessary to screen rooftop equipment. All parapets will feature three dimensional cornice treatments and will be solid from all sides if visible at any distance from the ground.
 - Overhanging eaves, extending no less than 3 feet past the supporting walls.

F. Landscape & Pedestrian Circulation Regulations.

1. Minimum landscape buffers, continuous along:

- (a) Abutting Highway 6: 26 feet
- (b) Abutting University Boulevard: 40 feet
- (c) Abutting Driveway 5: 6 feet
- (d) Abutting Private Access Easement: 6 feet (non-contiguous)
- (e) Abutting the Levee: 14 feet
- (f) All other: 6 feet

2. Minimum Open Space: 20%.

3. Street Trees:

- (a) Must be planted on a thirty foot on center average.
- (b) Must have a minimum caliper of 4" as measured at ground level when planted.
- (c) Must not be located closer than ten feet from a street lamppost.

4. Sidewalks:

- (a) Sidewalks are required to be five (5) feet wide.
- (b) Continuous sidewalks are required along all public roadways.
- (c) Sidewalks are required along both sides of Driveways as shown in Exhibit B-1.

- (d) All sidewalks shall be built six (6) feet from the back of curb, as shown on Exhibit B-1.
 - (e) The proposed concrete trail along Bullhead Slough shall be five (5) feet wide.
5. The PD shall be developed in accordance with the Site Layout Plan (Exhibit B-1).
 6. The primary circulation route designated on the Site Layout Plan (Exhibit B-1) shall be developed in accordance with the attached Cross Section (Exhibit B-2).
 7. Plants used to satisfy the requirements of the PD shall be those on the Plant List (Exhibit B-4)
 8. Buildings within the PD shall be developed substantially in compliance with the attached elevations (Exhibit B-5, Exhibit B-6, Exhibit B-7, and Exhibit B-8). The Primary Building may be developed utilizing either Elevation A or Elevation B, as shown on Exhibit B-6.

G. Additional Regulations.

1. Outside display of merchandise is not permitted in the district, except as follows:
 - a. Outdoor merchandise areas will be located along the front of the Primary Building in an area not exceeding 5,000 sf in the aggregate, as shown on the Site Layout Plan (Exhibit B-1). Outdoor merchandise may only be located within areas designated on the Site Layout Plan. Outdoor merchandise may not be located in a parking space drive aisle, or block sidewalks.
 - b. Outdoor merchandise areas will be integrated into the building architecture. The Primary Outdoor Merchandise Area (designated on Exhibit B-1) shall be constructed substantially in compliance with the attached Elevations for Primary Outdoor Merchandise Area (Exhibit B-7). Screening walls around the Primary Outdoor Merchandise Area will be a minimum of 6 feet tall and a maximum of 9 feet tall. The screening wall will consist of a 4 foot masonry (brick or stone) wall from ground level up, with a minimum 2 foot to maximum 5 foot architectural framework treatment on top, as shown on the attached elevations (Exhibit B-7).
 - c. If merchandise is to be displayed or stored within the East Tower, it shall be placed behind the tower walls so as to be screened from view at the front of the tower.
 - d. If merchandise is to be displayed or stored within the West Tower, it shall be placed so as to be screened from view at the front of the tower. The merchandise shall be placed behind the tower walls or be located as shown on the Site Layout Plan (Exhibit B-1), within the Seasonal Promo area. If merchandise is placed within the Seasonal Promo area, it shall be screened from view at the front of the tower with a 4 foot masonry (brick or stone)

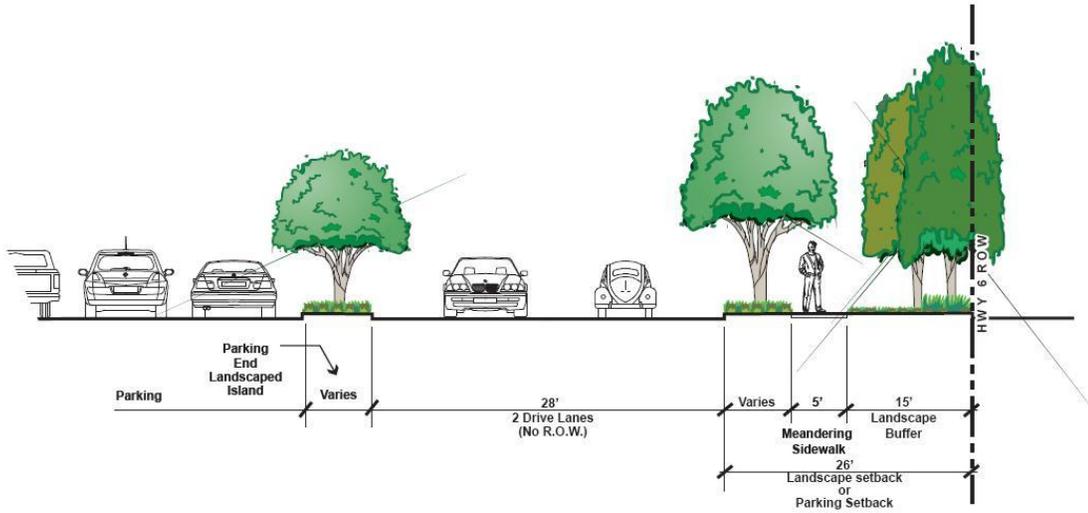
wall to match the materials used in the lower (masonry) portion of the wall around the Primary Outdoor Merchandise Area.

2. Shopping cart storage areas along the front of the Primary Building shall be screened with a 4 foot screening wall consisting of architecturally finished metals that screen the entire cart area from front view, with openings within the panels not to exceed 25% for ventilation of the carts.
3. All accessory buildings must be located internal to the tract and not on or abutting public or private streets.
4. Fleet vehicle storage is not permitted in the PD for any of the allowed uses, with the exception of SIC 7515 passenger car leasing.
5. There shall be no water features (Except fountains) in the PD to minimize bird attractants.
6. The PD shall be developed in accordance with the Sugar Land Regional Airport Runway Protection Zone (RPZ)
7. Phasing of building construction is permitted to allow for future expansion of the grocery store.
8. Access to the City of Sugar Land sanitary lift station site will be provided from the Crossing at Telfair Section 3 site if required by city staff during construction plan review.

EXHIBIT B-1 SITE LAYOUT PLAN



EXHIBIT B-2 CROSS SECTION FOR PRIMARY CIRCULATION ROUTE



WDJ Weaver Davis & Jacob
 REALTY GROUP
 3201 Rocky Creek Dr. Suite 100
 Missouri City, TX 77459
 Tel: 281.313.0000
 Fax: 281.313.0110

VERDIN + ASSOCIATES
M
 LAND PLANNING URBAN DESIGN & DESIGN

EXHIBIT B-3

PERMITTED USES

<u>USES</u>	<u>SIC CODE</u>
Parks and Recreation	99
Corporate Offices (not retail)	99
 <u>RETAIL</u>	
Lumber and Other Building Materials	5211
Paint, Glass, and Wallpaper Stores	5231
Hardware Stores	5251
Retail Nurseries, Lawn and Garden Supply Stores	5261
Department Stores	5311
Variety Stores	5331
Misc. General Merchandise Stores	5399
Grocery Stores	5411
Convenience Stores with Gas	
Supermarkets and Grocery Stores with Little General Merchandise	
Supermarkets and Grocery Stores with Substantial General Merchandise	
Convenience Stores without Gas	
Meat and Fish Markets	5421
Fruit and Vegetable Markets	5431
Candy, Nut, and Confectionary Stores	5441
Dairy Products Stores	5451
Retail Bakeries	5461
Misc. Food Stores	5499
Auto and Home Supply Stores	5531
Men's and Boy's Clothing Stores	5611
Women's Clothing Stores	5621
Women's Accessory & Specialty Stores	5632
Children's and Infant's Wear Stores	5641
Family Clothing Stores	5651
Shoe Stores	5661
Misc. Apparel & Accessory Stores	5699
Furniture Stores	5712
Floor Covering Stores	5713
Drapery, Curtain, and Upholstery Stores	5714
Miscellaneous Home furnishings Stores	5719
Household Appliance Stores	5722
Radio, Television & Consumer Electronic Stores	5731
Computer and Computer Software Stores	5734
Musical Instrument Stores	5736
Eating Places	5812
Drinking Places (with alcoholic beverages)	5813
Drug Stores and Proprietary Stores	5912

<u>USES</u>	<u>SIC CODE</u>
Liquor Stores	5921
Used Merchandise Stores	5932
Sporting Goods Stores and Bicycle Shops (Including gun sales & repair)	5941
Book Stores	5942
Stationery Stores	5943
Jewelry Stores	5944
Hobby, Toy, and Game Shops	5945
Camera and Photographic Supply Stores	5946
Gift, Novelty, and Souvenir Shops	5947
Luggage and Leather Good Stores	5948
Sewing, Needlework, and Piece Goods Stores	5949
Florists	5992
Optical Goods Stores	5995
Miscellaneous Retail Stores	5999
Cosmetic Stores	
Hearing Aid and Artificial Limb Stores	
Pets and Pet Supply Stores	
Art Dealers	
Telephone and Typewriter Stores	
Other Miscellaneous Retail Stores	

FINANCE, INSURANCE, AND REAL ESTATE

National Commercial Banks	6021
State Commercial Banks	6022
Commercial Banks	6029
Savings Institutions, Federally Chartered	6035
Savings Institutions, Not Federally Chartered	6036
Credit Unions, Federally Chartered	6061
Credit Unions, Not Federally Chartered	6062
Federal and Federally Sponsored Credit Agencies	6111
Personal Credit Institutions	6141
Short-Term Business Credit Institutions	6153
Miscellaneous Business Credit Institutions	6159
Mortgage Bankers and Loan Correspondents	6162
Loan Brokers	6163
Investment Advice	6282
Life Insurance	6311
Accident and Health Insurance	6321
Hospital and Medical Service Plans	6324
Fire, Marine and Casualty Insurance	6331
Surety Insurance	6351
Title Insurance	6361
Pension, Health and Welfare Funds	6371
Insurance Carriers, NEC	6399

USES

Insurance Agents, Brokers, and Service	6411
Real Estate Agents and Managers	6531
Title Abstract Offices	6541
Land Subdividers and Developers	6552
Offices of Bank Holdings Companies	6712
Offices of Holding Companies, NEC	6719
Management Investment Offices, Open-End	6722
Education, Religious, and Charitable Trusts	6732
Trusts, Except Educational, Religious, and Charitable Managers	6733
Patent Owners and Lessors	6794
Real Estate Investment Trusts	6798
Investors, NEC	6799

SIC CODE**SERVICES**

Garment Pressing, and Agents for Laundries and Drycleaners (pressing and pickup-dropoff only)	7212
Drycleaning Plants, Except Rug Cleaning	7216
Photographic Studies, Portrait	7221
Beauty Shops	7231
Barber Shops	7241
Shoe Repair Shops and Shoeshine Parlors	7251
Tax Return Preparation Services	7291
Miscellaneous Personal Services	7299
Babysitting Bureaus	
Diet and Weight Reducing Services	
Formal Wear and Costume Rental	
Personal Care Services	
Advertising Agencies	7311
Radio, Television & Publishers' Representatives	7313
Advertising, NEC	7319
Adjustment and Collection Services	7322
Credit Reporting Services	7323
Photocopying and Duplicating Services	7334
Commercial Photography	7335
Commercial Art and Graphic Design	7336
Secretarial and Court Reporting	7338
Medical Equipment Rental and Leasing	7352
Employment Agencies	7361
Help Supply Services	7363
Computer Programming Services	7371
Prepackaged Software	7372
Computer Integrated Systems Design	7373
Computer Processing & Data Preparation and Processing Services	7374
Information Retrieval Services	7375
Computer Facilities Management Services	7376

<u>USES</u>	<u>SIC CODE</u>
Computer Rental and Leasing	7377
Computer Maintenance & Repair	7378
Computer Related Services, NEC	7379
Security Systems Services	7382
Photofinishing Laboratories	7384
Business Services, NEC	7389
Passenger Car Rental	7514
Passenger Car Leasing	7515
Carwashes	7542
Radio and Television Repair Shops	7622
Electrical and Electronic Repair Shops, NEC	7629
Watch, Clock, and Jewelry Repair	7631
Reupholstery and Furniture Repair	7641
Motion Picture and Video Tape Production	7812
Motion Picture Theaters, Except Drive-In	7832
Video Tape Rental	7841
Dance Studios, Schools, and Halls	7911
Theatrical Producers (Except Motion Picture) & Misc. Theatrical Services	7922
Bands, Orchestras, Actors, and Other Entertainers and Groups	7929
Bowling Centers	7933
Professional Sports Clubs and Promoters	7941
Physical Fitness Facilities	7991
Membership Sports and Recreation Clubs	7997
Amusement and Recreation Services	7999
Amusement concessions	
Amusement rides	
Baseball instruction schools	
Basketball instruction schools	
Billiard parlors	
Bowling instruction	
Bridge club, non-membership	
Bridge instruction	
Concession operators, amusement devices and rides	
Go-cart raceway operation	
Go-cart rentals	
Golf courses, miniature operation of	
Golf, pitch-n-putt	
Gymnastics instruction	
Ice skating rink operation	
Judo instruction	
Karate instruction	
Ping pong parlors	
Pool parlors	
Roller skating rink operation	

<u>USES</u>	<u>SIC CODE</u>
Amusement and Recreation Services	7999
Schools and camps, sports instructional	
Scuba and skin diving instruction	
Skating instruction, ice or roller	
Ski instruction	
Slot-car racetracks	
Sports instructors, professional: golf, skiing, swimming, etc.	
Sports professionals	
Swimming instruction	
Swimming pools, except membership	
Tennis courts, outdoor and indoor operation of, non-membership	
Tennis professionals	
Ticket sales offices for sporting events, contract	
Trampoline operation	
Wax figure exhibitions	
Yoga instruction	
Offices and Clinics of Doctors of Medicine	8011
Offices and Clinics of Dentists	8021
Offices and Clinics of Doctors of Osteopathy	8031
Offices and Clinics of Chiropractors	8041
Offices and Clinics of Optometrists	8042
Offices and Clinics of Podiatrists	8043
Offices and Clinics of Health Practitioners, NEC	8049
Medical Laboratories	8071
Dental Laboratories	8072
Home Health Care Services	8082
Kidney Dialysis Centers	8092
Specialty Outpatient Facilities	8093
Family Planning Centers	
Outpatient Mental Health Facilities	
Health and Allied Services, NEC	8099
Legal Services	8111
Colleges, Universities, and Professional Schools	8221
Junior Colleges and Technical Institutes	8222
Libraries	8231
Data Processing Schools	8243
Business and Secretarial Schools	8244
Vocational Schools, NEC	8249
Schools and Educational Services, NEC	8299
Individual and Family Social Services	8322
Job Training and Vocational Rehabilitation Services	8331
Child Day Care Services	8351
Social Services, NEC	8399
Museums and Art Galleries	8412
Business Associations	8611

<u>USES</u>	<u>SIC CODE</u>
Professional Membership Organizations	8621
Civic, Social, and Fraternal Associations	8641
Political Organizations	8651
Religious Organizations	8661
Membership Organizations, NEC	8699
Engineering Services	8711
Architectural Services	8712
Surveying Services	8713
Accounting, Auditing & Bookkeeping Services	8721
Management Services	8741
Management Consulting Services	8742
Public Relations Services	8743
Facilities Support Management Services	8744
Business Consulting Services, NEC	8748
Services, NEC	8999
Public Finance, Taxation & Monetary Policy	9311
Administration of Educational Programs	9411
Administration of Public Health Programs	9431
Administration of Social, Human Resources & Income Maintenance Programs	9441
Administration of Veterans' Affairs, Except Health Insurance	9451

**EXHIBIT B-4
PLANT LIST**

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

Street Trees:

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

Small & Ornamental Trees:

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

Shrubs:

- Encore Azalea - *Azalea hybrid* 'Autumn Sweetheart', 'Autumn Twist', 'Autumn Rouge', 'Autumn Bravo'
 - Indica Azalea - *Azalea indica* 'Sweet Forgiveness', 'Geo. Taber', 'GG Gerbing', 'Formosa'
 - Abelia - *Abelia x grandiflora* 'Prostrata', 'Sherwoodi', Edward Goucher'
 - Boxwood - *Buxus spp.*
- Dwarf Bottlebrush - *Callistemon citrinus* 'Austraflora', 'Firebrand', 'Little John', and 'Splendens'
 - Camellia - *Camellia spp.*
 - Japanese Clethera - *Ternstroemia gymnathera*
 - Sago Palm - *Cycas revoluta*

Umbrella Plant - *Cyperus alternifolius*
 Butterfly Iris - *Diets iridioides*
 Elaeagnus Ebbingei - *Elaeagnus macrophylla*
 Silverberry - *Elaeagnus fruilandi*
 Gardenia - *Gardenia spp.*
 Dwarf Burford Holly - *Ilex cornuta 'Burfordii Nana'*
 Pittosporum - *Pittosporum tobika*
 Variegated Pittosporum - *Pittosporum tobika varie gated*
 Barbados Cherry - *Malpighia Glabra*
 Fatsia - *Fatsia japonica*
 Chinese Holly - *Ilex cornuta 'Rotunda'*
 Dwarf Yaupon - *Ilex vomitoria 'Nana'*
 Louisiana Iris - *Iris louisiana*
 Dwarf Crape Myrtle - *Lagerstroemia indica 'Nana'*
 Ligustrum - *Ligustrum japonicum*
 Waxleaf Glossy Pruet - *Ligustrum lucidum*
 Fringe Flower Razzleberri - *Loropetalum chinese 'Monraz'*
 Maiden Grass - *Miscanthus sinensis var.*
 Dwarf Wax Myrtle - *Myrica pusilla*
 Nandina - *Nandina domestica*
 Purple Fountain Grass - *Pennisetum setaceum*
 Indian Hawthorn - *Raphiolepis indica 'Clara'*
 Shrub Rose - *Rosa spp. 'Knockout', 'The Fairy', 'Bonica'*
 Society Garlic - *Tulbaghia violacea*
 Sweet Viburnum - *Viburnum spp.*
 Bridal Wreath Spirea - *Spirea prunifolia*
 Feijoa - *Feijoa sellowiana*
 Oleander - *Nerium oleander*
 Dwarf Oleander - *Nerium oleander 'Petite Pink'*
 Plumbago - *Plumbago auriculata*
 Dwarf Pomegranate - *Punica granatum 'Nana'*
 Kumquat - *Fortunella spp.*
 Muhly Grass - *Meuhlenbergia lindheimeri*
 Dwarf Maiden Grass - *Miscanthus sinensis 'Morning Light'*

Groundcovers & Vines:

Carpet Bugle - *Ajuga reptans*
 Coral Vine - *Antigonon leptopus*
 Asparagus Fern - *Asparagus sprengeri*
 Crossvine - *Bignonia capreolata*
 Trumpet Creeper - *Campsis radicans*
 Mexican Heather - *Cuphea hyssopifolia*
 Wood Fern - *Dryopteris normalis*
 Carolina Jasmine - *Gelsimium sempervirens*
 English Ivy - *Hedera helix*
 Daylily - *Hemerocallis 'Evergreen Yellow Supreme', 'Ming Toy', 'Stella D'oro'*.

Coral Honeysuckle - *Lonicera sempervirens*
Big Blue Liriope - *Liriope muscari* 'Big Blue'
Evergreen Wisteria - *Millettia reticulata*
Variegated Giant Liriope - *Ophiopogon jaburan*
Monkey Grass - *Ophiopogon japonica*
Katie Ruellia - *Ruellia brittonia* 'Katy'
Virginia Creeper - *Parthenocissus quinquefolia*
Star Jasmine - *Trachelospermum jasminoides*
Purple Queen - *Setcreasea pallida*
Lantana - *Lantana sellowiana*
Fig Ivy - *Ficus pumila*
Bouganvillea - *Bouganvillea* spp.

Arborvitae, yucca, cactus, and bamboo are prohibited.

**EXHIBIT B-5
GAS SALES ELEVATIONS**



**EXHIBIT B-6
PRIMARY BUILDING ELEVATIONS**

Elevation A:



Elevation B:



Notes regarding elevations:

- 1. The single line elevation drawing represents a conceptual building elevation. Final building heights, canopy configurations, number and placement of windows are subject to adjustment as the exterior is developed.**
- 2. Final signage size and locations are subject to adjustment as the exterior is developed.**

**EXHIBIT B-7
PRIMARY OUTDOOR MERCHANDISE AREA ELEVATIONS**



**EXHIBIT B-8
CARWASH ELEVATIONS**

