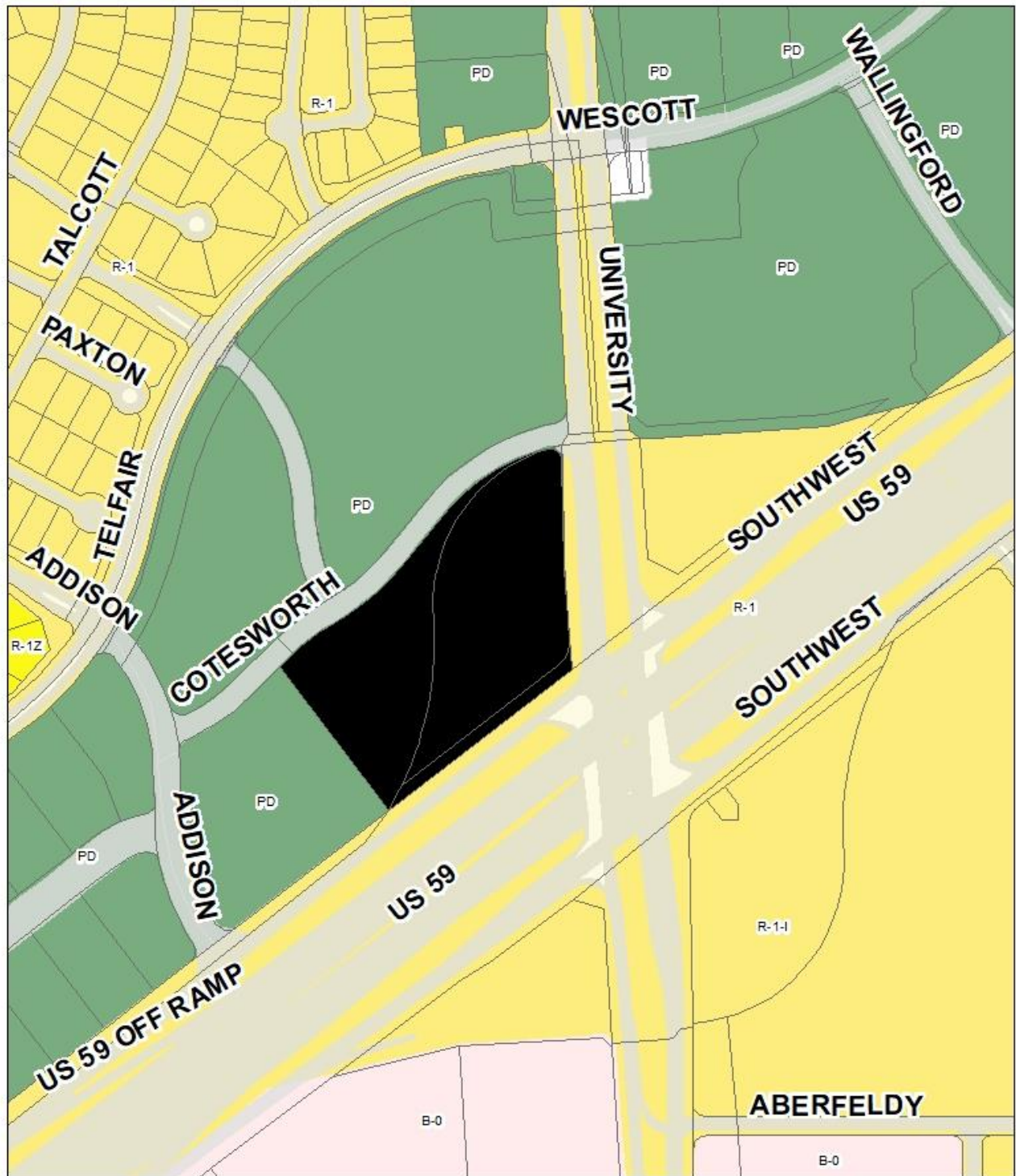


Vicinity Map:



420



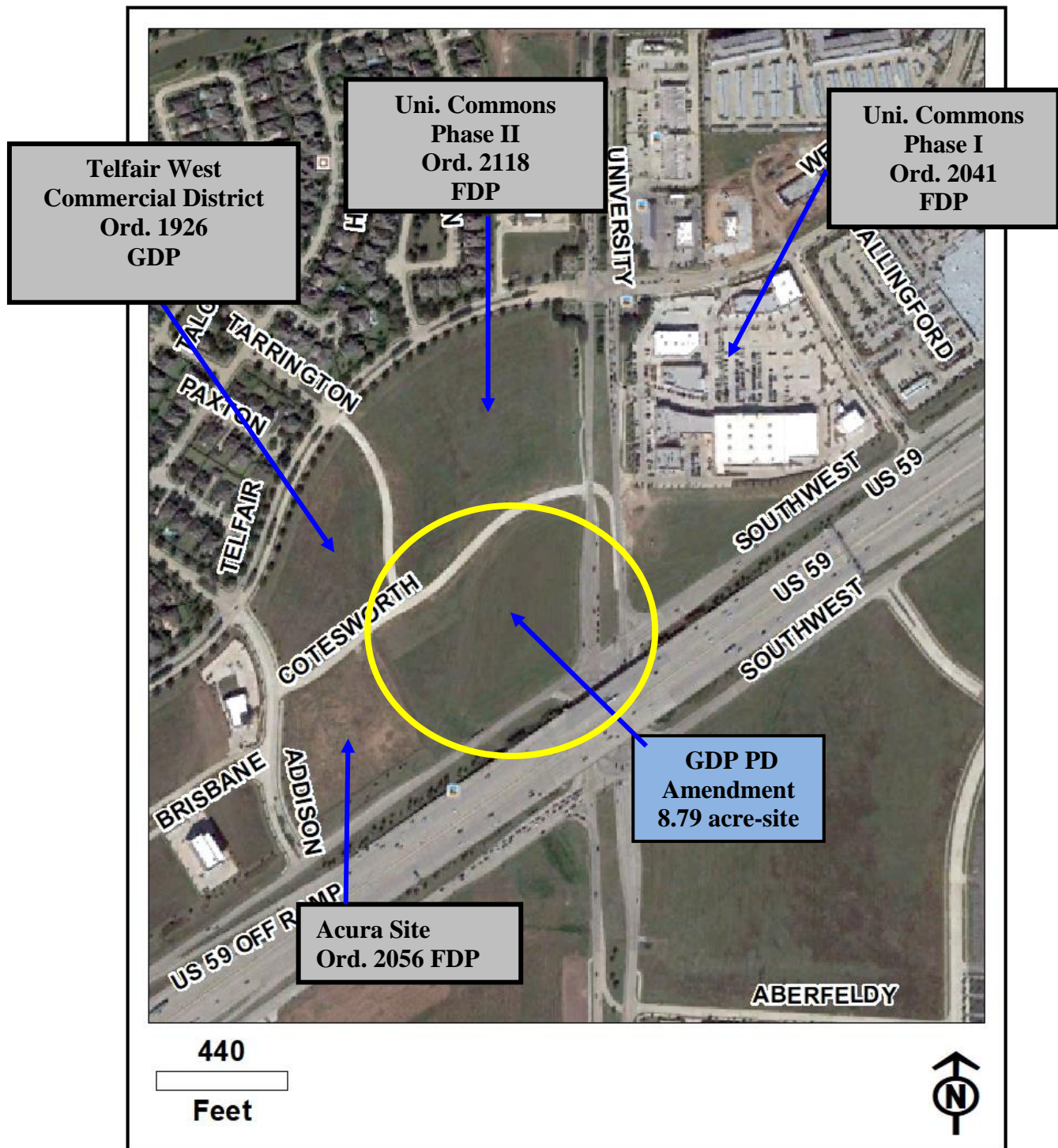
Feet



Telfair West Commercial District Tract C-3A and Retained TXDOT ROW

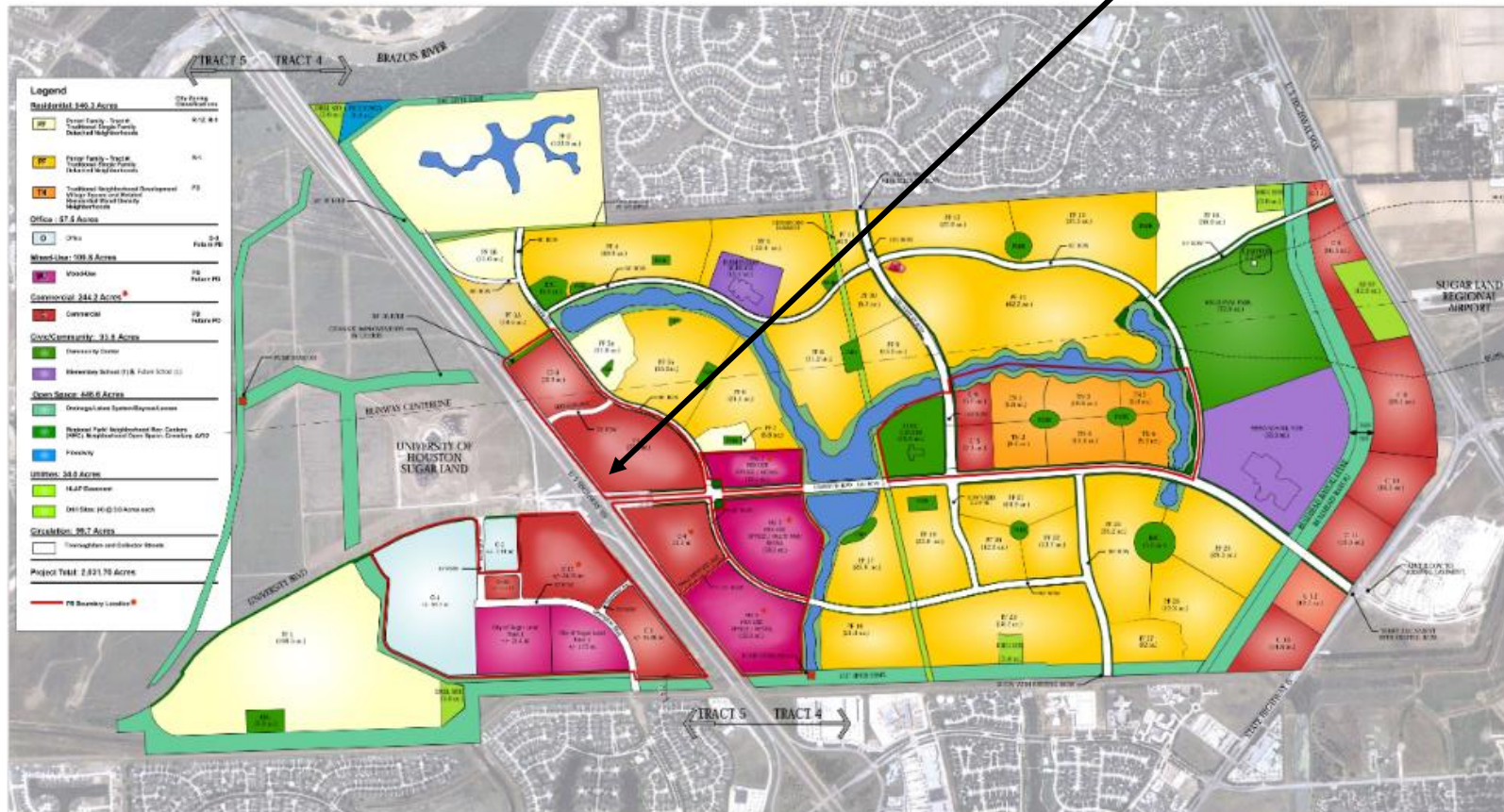


Aerial Photograph:



Telfair General Land Plan (Updated 2016):

Telfair West Commercial District PD Amendment



GENERAL NOTES
 (1) Development shall comply with subdivision regulations, including minimum lot sizes.
 (2) Boundary lines.



TELFAIR
 GENERAL LAND PLAN - AMENDMENT 7
 OWNER: NEWLAND COMMUNITIES
 1000 N. SAMPSON ROAD, SUITE 100
 HOUSTON, TEXAS 77064

DESIGN FIRM: TEG PARTNERS
 LAND PLANNERS / LANDSCAPE ARCHITECTS
 9015 KIRBY DRIVE, SUITE 300
 ALLESTON, TX 77401

Original Date: July 09, 2003
 Revised Date: July 11, 2016

This document is a land use plan and should not be used for any other purpose without the written consent of the design firm.

Staff Report:

SURROUNDING ZONING AND LAND USES:

Subject Property Zoning Subject Property Land Use	Planned Development (Ordinance 1926 Telfair West Commercial District General Development Plan) Undeveloped commercial property
Surrounding Zoning	North: PD (Ordinance 2118 University Commons Phase II FDP) South: TxDOT Right-of-way East: PD (Ordinance No. 2041 University Commons PD FDP) West: PD (Ordinance 2056 Acura Sugar Land FDP)
Surrounding Land Use	North: Undeveloped Land South: TxDOT right-of-way & undeveloped land East: Retail shopping center West: Ongoing development

Overall Master Site Plan

The General Development Plan approved under Ordinance No. 1926 contained approximately 35.9 acres with 30.714 acres owned by NNP-Telfair and 5.186 acres originally owned by the State of Texas located at the northwest corner of US Highway 59 and University Boulevard. The PD - General Development Plan was approved on September 03, 2013 as the first step PD.

The proposed PD amendment to the General Development Plan (GDP) pertains only to the undeveloped Tract C-3A (8.426-acres) in the southern portion of the overall 35.9-acre area. The property is bounded at the north by Cotesworth Avenue, to the east by University Boulevard, to the west by the Acura PD FDP site, and to the south by both TxDOT property and US 59 frontage roads. The applicant is requesting smaller setbacks on this tract that is proposed to be divided into two parcels. However, one Final Development Plan will be required for the whole C-3A tract. The following graphics show the modification of the State of Texas Tract from when the PD was adopted in 2013 to current date. The land adjustments are also a result of the Houston Pipeline easement relocation and the completion of the public streets Cotesworth Avenue and Tarrington Avenue.

Except from Original PD Ordinance No. 1926 Telfair West Commercial District GDP

Proposed PD Amendment – Exhibit B-1



Permitted Uses

Exhibit B-3 lists the permitted uses for this PD district. The majority of the uses are allowed by right while others contain specific restrictions for specific land uses. The applicant has refined the use list based on the size of the site. Some of the uses removed from the original approved list are the SIC Code 8221- 8222 Colleges, Universities, Professional Schools and Junior Colleges, SIC Code 8243 – 8249: Vocational Schools, and SIC Code 7381 Armored Car Services from the list. During the workshop the Commission reviewed the permitted land uses and vetted out additional uses from Exhibit B-3. The Commission recommended a number of specific land uses be removed. Some of the land uses included Retail Nurseries and Garden Supply Stores (SIC Code 5261), Decoration Services for Special Events under SIC Code 7389 Miscellaneous, Miniature Golf Courses and Operation of Tennis Clubs under SIC Code 7999, Religious Organizations (SIC Code 8661), Justice Public Order and Safety (SIC Codes 9211 – 9229). Staff also further suggested removing land uses such as Sky writing under SIC Code 7319 and General Medical and Surgical Hospitals (SIC Code 8062). A number of uses have been excluded from this PD due to the location of the proposed development and the size of this smaller overall tract. The applicant has responded and incorporated the Commission's and staff's suggestions. Although, the applicant has indicated a hospital is not proposed in the near future on this site, the applicant decided to keep General Medical and Surgical Hospitals (SIC Code 8062). A suggestion was made by staff to add a cap on the number of beds allowed in the hospital. The cap will limit the number of parking spaces required onsite and will further shape the development of the hospital. During the first public hearing the Commission believed the requested changes were addressed by the applicant.

Landscaping

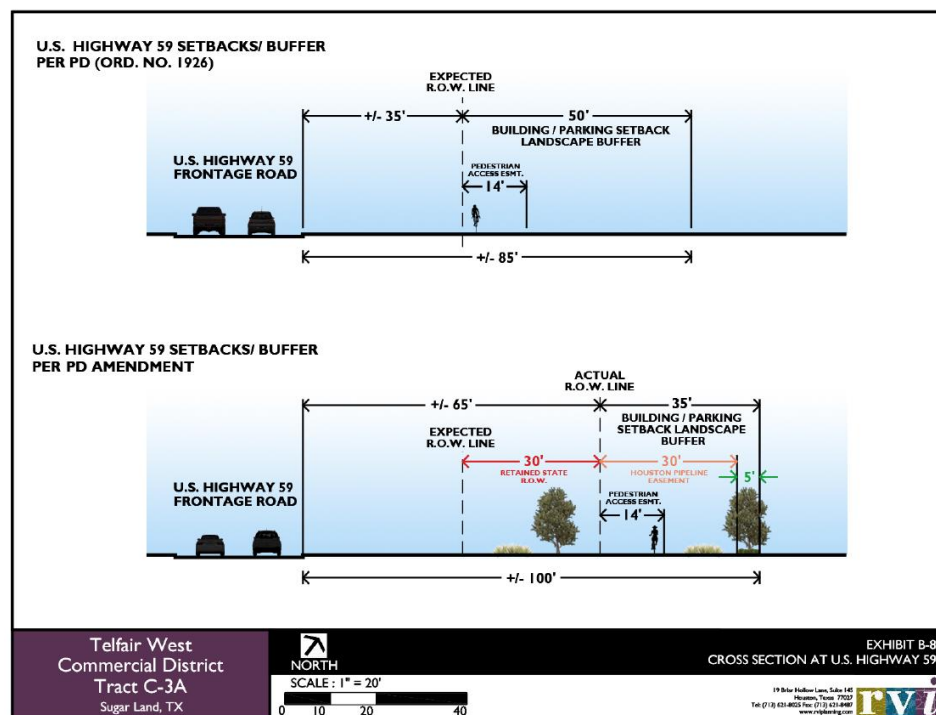
The General Development Plan approved under Ordinance No. 1926 included a less detailed exhibit that depicted the landscaping. The PD amendment has new exhibits that illustrates the required landscape buffers and parking setbacks.

The original PD requires a 50-foot wide landscape buffer abutting US Highway 59. The applicant is proposing a 35-foot wide landscape buffer at the southern boundary of Tract C-3A. This is 15 feet less than previously approved in the original PD. The applicant believes this is reasonable due to the fact that the original General Development Plan anticipated a larger amount of land being included within the PD along US Highway 59. The state retained a larger strip of property along US 59 when the property owner NNP-Telfair purchased the area in 2016. Within this proposed 35-foot wide landscape buffer there is a 30-foot pipeline easement that was relocated. The pipeline easement was originally located diagonally across the tract. This results in a 5-foot wide landscape area for planting specifically shade trees. Exhibit B-8 depicts a cross section of the proposed setbacks and buffer along US Highway 59. The pipeline company does allow shrubs to be planted within the easement; however, it does prohibit trees to be planted within the easement. The plant list has been modified to include magnolias as a shade tree as well as an ornamental tree. Staff believes this is an acceptable tree for this landscape buffer given the narrow root and the vertical growth shape.

The Commission held extensive discussion during the workshop regarding the proposed reduced landscape setback. The Commission did find the reduced landscape setback to be reasonable due to TxDOT's right-of-way being larger than previously anticipated and the relocation of the pipeline easement. Although, the TxDOT's right-of-way was not included within the boundaries of the PD, the Commission noted it is important to understand and be able to visualize the landscaping for this area since it is part of the gateway to Telfair. The applicant agreed to provide the details illustrating the proposed landscape areas with the public right-of-way as done in other areas abutting TxDOT's right-of-way. The applicant provided correspondence to staff post the workshop providing assurances regarding the landscaping within the public right-of-way adjacent to Tract C-3A.

During the Commission's public hearing on April 26, 2018, there was significant discussion regarding the proposed landscaping within the retained TxDOT's right-of-way and the fact that it was not included within the boundaries of the PD amendment and therefore the proposed landscaping plan within the right-of-way was not enforceable. The Commission stated the primary concern was the need to ensure that a requirement be put in place in the PD to be included. This is now assured though the inclusion of the additional acreage the exhibits showing the plantings, and the requirements for a single final development plan. Exhibit B has been updated to reflect the updated acreage and provisions applicable to the retained state right-of-way. The applicant also clarified the landscaping within the right-of-way will be maintained by the Telfair Commercial Association as agreed in their bylaws. Exhibit B-8 Cross Section at U.S Highway 59, shows the landscaping with the retained state right-of-way. While the concept design was originally a supplemental graphic, it is now an exhibit (Exhibit B-9) and it illustrates the expected landscaping for this gateway area including the proposed landscaping within the retained right-of-way. Please note the landscaping shown on the north east corner of University Boulevard and U.S. Highway 59 frontage is not part of this PD and is simply shown to illustrate and aid in visualizing one of Telfair's gateways. Staff anticipates the incorporation of this type of illustration when the small northeast corner of University Boulevard and US Highway 59 PD zoning process begins with the Vista property owner. The Commission reviewed this new exhibit (Exhibit B-9) during the public hearing and consideration & action meeting on May 24, 2018 and requested minor modifications to add arrows to the area not incorporated within this PD amendment and to show the west corner of the landscape area along U.S. Highway 59

Proposed PD Amendment – Exhibit B-5



Proposed PD Amendment – Exhibit B-9



TBG TELFAIR - UNIVERSITY BLVD AND HWY 59 ROW / **CONCEPT DESIGN**
Sugar Land, Texas

1" = 100' 0"

EXHIBIT B-9

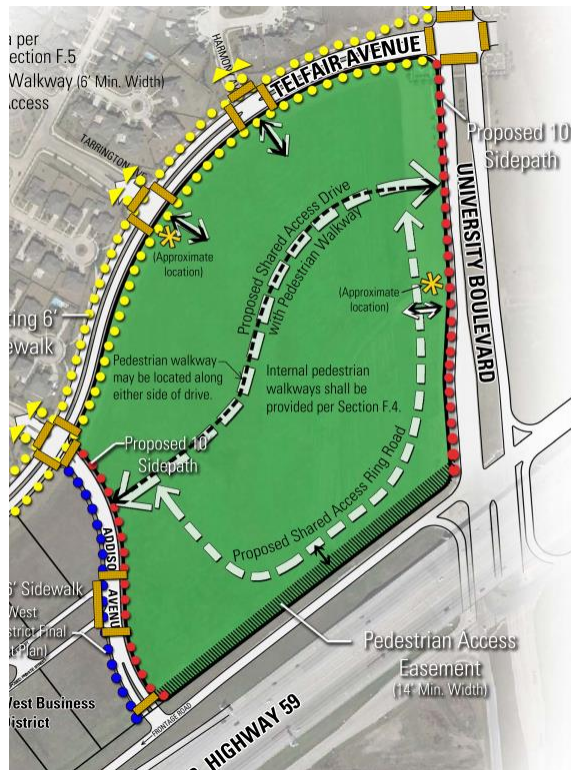
Pedestrian Amenities

The PD amendment covers all the pedestrian regulations previously approved as part of Ordinance 1926. This includes pedestrian walkways, pedestrian plaza, and bicycle requirements. Exhibit B-6 depicts the location of a proposed 6-foot wide sidewalk along Cotesworth Avenue, the proposed 10-foot sidepath along University Boulevard and the 14-foot pedestrian access easement along US Highway 59. The pedestrian access easement is located within the 30-foot pipeline easement. During the workshop, there was significant discussion on the future 10-foot sidepath that is anticipated to encroach into the pipeline easement.

Since the workshop, the applicant has also submitted correspondence to staff from the pipeline company. The pipeline company has indicated no objection to the future 10-foot side path to be located within the 30-foot pipeline easement in a dedicated 14-foot pedestrian easement.

Except from Original PD Ordinance No. 1926
Telfair West Commercial District GDP

Proposed PD Amendment – Exhibit B-6



Development Regulations and Building Regulations

The GPD PD amendment specifies development regulations for Tract C-3A in the text Exhibit B and Exhibit B-2 General Site Layout Plan exhibit which defines the building and parking/landscape setbacks along all public roadways and internal access easements. During the workshop, the Commission requested to add the setbacks abutting across access easements in the text exhibit. There was also discussion regarding the outside use provisions that were carried over from the existing PD and the Commission requested the provisions to be modified to be more restrictive. A suggestion was also made to prohibit fleet storage throughout the PD. The applicant has incorporated the changes as requested by the Commission. The Commission reviewed this new exhibit during the first public hearing and no further modifications were requested.

The regulations related to building finishes, facades and exterior walls remain the same as were established in the General Development Plan for Ordinance No. 1926. The building finish requirements are above the minimum required in the B-2 District and include primary finishes of brick, stone, stucco, and glass. In addition to the building regulations discussed above, the GDP also includes specific building façade design requirements such as requirements for architectural details and other building relief in the form of offsets, and changes in material, color, and texture.

PUBLIC HEARING

The Notice of Public Hearing was published in a newspaper of general circulation, all property owners within 200 feet of the proposed site were notified, and the public hearing notice was published on the

City of Sugar Land's Internet Home Page. Staff also placed a courtesy notification sign at the property regarding the public hearing. Staff has not received any information inquiries and is not aware of any opposition to the proposed PD amendment.

POINTS FOR CONSIDERATION:

- The GDP PD amendment is now inclusive of Tract C-3A and the retained TxDOT right-of-way creating a more uniform PD.
- The general site layout plan depicted within Exhibit B-2 shows a clearer understanding of what can be expected for the future development of Tract C-3A as compared to the original PD.
- The proposed PD amendment will reduce the landscape setback from a 50-foot to a 35- foot landscape buffer. Trees are not permitted to be planted within the 30-foot pipeline easement located within the proposed 35- foot landscape buffer. This will allow for a 5-foot landscape area. The applicant provided correspondence to staff providing assurances regarding the landscaping within the state right-of-away adjacent to Tract C-3A. The landscape details are further identified in Exhibit B and shown in Exhibit B-5 and B-9 of the expected landscaping within TxDOT and University Boulevard's right-of-way.
- This PD amendment will be a standalone amendment to the General Development Plan and will not nullify PD GDP Ordinance 1926. The PD amendment includes all the applicable regulations previously adopted in the original first-step PD, in addition to the proposed PD regulations triggered by the land reconfiguration and further customization of the use list and requirements.



NOTICE OF PUBLIC HEARING

AMENDMENT TO TELFAIR WEST COMMERCIAL DISTRICT PLANNED DEVELOPMENT (PD) GENERAL DEVELOPMENT PLAN (GDP) FOR TRACT C-3A AND THE RETAINED TXDOT RIGHT-OF-WAY ALONG US HIGHWAY 59 FRONTAGE ROAD (APPROXIMATELY 8.8 ACRES IN TOTAL)

City Council Meeting 6:00 p.m., July 3, 2018, City of Sugar Land City Council Chamber, 2700 Town Center Boulevard North to hear all persons interested in the amendment to the Telfair West Commercial District Planned Development (PD) General Development Plan (GDP) established by Ordinance No. 1926, for Tract C-3A and the retained TxDOT right-of-way along US Highway 59 frontage road (totaling approximately 8.8 acres in total). The property is located at the northwest corner of US Highway 59 (Southwest Freeway) and University Boulevard; further identified as being a 8.426 acre portion, within the Alexander Hodge League, Abstract 32, of the acreage covered by Ordinance No. 1926, out of a tract called approximately 1,651 acres conveyed to NNP-Keepsake, L.P., by instrument of record under File Number 2003149525, Official Public Records of said Fort Bend County (F.B.C.O.P.R.), and being approximately 0.37 acres of land located in the Alexander Hodge League, Abstract 32, Fort Bend County, Texas, more particularly being a portion of the U.S. Highway No. 59 right-of-way bounded on the north and west by a called 4.815 acre tract conveyed to NNP Telfair, LLC by instrument of record under File No. 2016038380, Official Public Records of said Fort Bend County, Texas (F.B.C.O.P.R.).

City of Sugar Land City Council Chamber, 2700 Town Center Boulevard North. Details of the proposed rezoning may be obtained by contacting City of Sugar Land Development Planning Office by email planning@sugarlandtx.gov or phone (281) 275-2218. The agenda item for this meeting will be placed on the City website at www.sugarlandtx.gov under "Meeting Agendas" for the City Council no later than Friday, June 29, 2018.