

Staff Report

P&Z MEETING SUMMARY:

The Planning and Zoning Commission held a workshop on the proposed Final Development Plan on February 23, 2017. The Commission heard a presentation by the applicant and held a discussion regarding the proposal. The Commission had a number of questions during the workshop and the applicant modified the Final Development Plan in response to the Commission's questions and subsequent discussions.

The Commission held a public hearing on the proposed Final Development Plan on May 9, 2017. The Commission heard a presentation by the applicant and held further discussion regarding the proposal. No members of the public spoke. Based on the discussion, the applicant again made modifications to the Final Development Plan in response to the Commission's questions and suggestions.

During the P&Z meetings, the Commission held discussion regarding a number of key elements of the proposed development. Originally the applicant had proposed a one-way shared common driveway along the rear of the SF-1 lots, however after significant discussion regarding traffic operations and vehicle circulation along the driveway it was modified to become a two-way driveway. This will provide for more efficient and safe vehicle circulation along this driveway.

The Commission also discussed the varying widths and locations of the landscape areas along the shared common driveway and directly adjacent to the rear of the SF-1 homes. In response, the applicant stated that the varying widths were designed to avoid building the sanitary sewer line under the paving, and that dry utilities would be provided for in the 14 foot wide utility easements to serve each of the lots. The landscape areas also allow for a buffer area from the edge of the paving to the back of the lot and will allow for maintenance of the paving without encroaching on the private lot.

The Commission held a discussion regarding the parking scenario for the overall development and whether the parallel parking spaces shown along Imperial Blvd. were required parking for this FDP. Staff explained that the parallel parking spaces are outside of the PD boundary and were not required parking spaces to serve the single family residential home development. However, additional information has been provided by the applicant regarding the parallel parking spaces on Imperial Blvd. and further clarifying details on overall site parking elements have been addressed within the Ordinance before the Council.

On June 13, 2017, the Commission held Consideration and Action on the proposed Final Development Plan. The Commission reviewed the revisions made by the applicant based on the feedback provided during the public hearing. Following additional discussion, the Commission unanimously recommended approval of the FDP with minor modifications to the proposed material. The Ordinance before City Council now includes the clarifications as suggested by the Commission during each of the meetings.

Overall the proposed single family residential development was received well by the Commission. The Commissioners were able to review the material including a set of exhibits and indicated the single family home product was appropriate for this site and the level of detail included provides for a higher level of certainty as to the development.

ANALYSIS:

In a Planned Development rezoning case, the staff, Planning and Zoning Commission, and City Council take many factors into consideration. These include the location of the property in relation to surrounding existing zoning and uses, assuring compliance with zoning regulations applicable to the requested zoning, examining the proposed list of uses and mitigation, and weighing the proposal against the intent of PD District zoning.

PLANNED DEVELOPMENT (PD) DISTRICT INTENT AND MINIMUM SIZE:

The following excerpts from Chapter Two, Article II of the Development Code regarding PD Districts should be taken into consideration:

Sec. 2-130. Intent.

“The Planned Development (PD) district is designed to permit flexibility and encourage a more creative, efficient, and aesthetically desirable design and placement of Buildings, Open Spaces and circulation patterns by allowing a mixture or combination of uses and to best utilize special site features such as topography, size, and shape. A PD district may be used to permit new or innovative concepts in land utilization not permitted by other zoning districts in this Code. While greater flexibility is given to allow special conditions or restrictions that would not otherwise allow the development to occur, the requirements established herein ensure against the misuse of such increased flexibility. It is intended for application in all land use designations on the Future Land Use Plan, provided that the uses and development standards proposed are consistent with the stated goals of the City’s Comprehensive Plan. The layout plan should provide an overall design, enhanced or increased Open Space, or other features or amenities that result in a high-quality development or offer unique or special benefits to the community as specified in this Part.”

Sec. 2-131. Minimum Size.

“A district containing only Residential Uses must contain at least 10 acres of land. A district containing both Residential and Nonresidential Uses must contain at least 25 acres of land. A district containing Nonresidential Uses only must contain at least 5 acres of land. As an exception, the Commission may recommend approval of and the Council may approve a district with less land than specified in this Section if the developer clearly demonstrates that a smaller development would achieve the intent of the district.”

PROPOSED PD INFORMATION:

Overall Site Plan

The proposed Final Development Plan (FDP) is a single family development with two types of zero lot line single family home sites, SF-1 and SF-2, as depicted on the Site Plan in Exhibit B-2. The SF-1 home sites are proposed as rear load single family lots where all lots will take driveway access from a shared common driveway (25 foot wide private access and public utility easement), while the larger SF-2 home sites are proposed as a front load single family lot where each driveway will be accessed from a public street. The proposed home sites utilize a zero lot line with certain designated lots that offer an alternative side setback option as depicted in Exhibit B-3, Lot Configurations. Exhibit B-4A & B-4B depict the two methods of access for the SF-1 and SF-2 home sites via either the shared common driveway or public street. Please refer to the chart below for the various development regulations for each single family lot type, SF-1 & SF-2.

Bulk Regulations for Single Family Lot Types

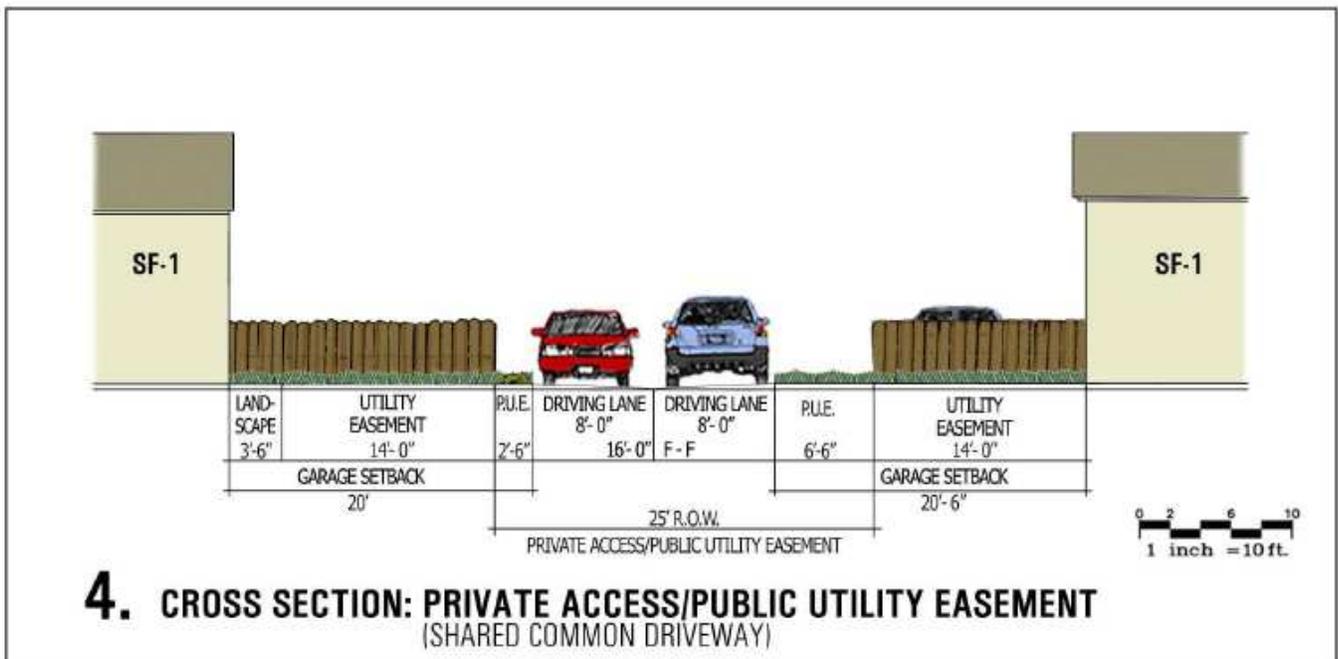
	SF-1 (45 lots)	SF-2 (15 lots)
Min Lot Area	3,255 s.f.	7,800 s.f.
Min Lot Width	31 ft	65 ft
Min Lot Depth	105 ft	120 ft
Max Lot Coverage	60%	60%
Max Height	2 ½ stories, no more than 35 ft	2 ½ stories, no more than 35 ft

Shared Access Driveway/Utility Easement

The FDP is proposing a 25 foot wide private access and public utility easement (also known as shared common driveway) along the rear of the SF-1 single family lots. During the workshop and public hearing, the Commission reviewed a proposal for 15 feet of paving width within the 25 foot private access/public utility easement for a one-way driveway providing access to vehicle traffic associated with the homes, with the additional 10 feet being comprised of landscape areas.

Based on the discussions held during the P&Z Commission meetings and suggestions made by the Commission, it was determined that the safest and most efficient path forward would be to make the shared common driveway available for two-way traffic. The Commission felt that the benefit of the two-way driveway would alert cars that another vehicle was present and potentially deter unsafe vehicle maneuvering. City Staff further evaluated the revised driveway design for two-way traffic and requested the applicant also consider adding another foot of paving to the driveway to allow for better traffic circulation. The applicant agreed and the paving width of the shared common driveway has now been modified from 15-feet wide to 16-feet wide within the 25 foot private access/public utility easement.

See excerpt below depicting the relationship between the lots and the shared common driveway.



The Commission also reviewed a modification made to the connection between the shared common driveway and Silent Manor Drive. The site plan that was reviewed during the workshop did not provide for a left turn option onto Silent Manor Drive, however after reviewing the vehicle traffic operations as well as the potential for the driveway to become a two-way drive, Staff determined that a channelized left turn out of the shared common driveway onto Silent Manor Drive was appropriate. This was reviewed with the Commission and no additional modifications were proposed. The exhibits were modified to not only include the channelized left turn option, but to also depict the two-way traffic flow as it relates to this point of access onto Silent Manor Drive. The Ordinance before City Council now includes these modifications as suggested by Staff and the Commission.

(See exhibit excerpts below shows channelized left / right exit-only from the two-way PAE / PUE).



Parking & Pedestrian Amenities

The Commission discussed the overall parking scenario for the development and whether the parallel parking spaces along Imperial Boulevard and the additional parking spaces on Silent Manor Drive were required parking for the PD. Staff explained that the parallel parking spaces are outside of the PD boundary and were not required parking spaces to serve the single family residential home development. These parking spaces will be available for residents and their guests to utilize, however are not required to meet any parking regulations in the code.

Based on discussions held, the Commission made suggestion to the language in Exhibit B, the PD document, to provide additional information as to plans for constructing the parking spaces along Imperial Blvd. since the spaces are outside of the PD boundary including details regarding installation of these parallel parking spaces. The applicant provided additional information indicating that the Master Developer would be constructing the parallel parking spaces on Imperial Boulevard. Please note that the parallel parking spaces on the far side of Imperial Boulevard were addressed and installed in the same manner, and were not a part of the Final Development Plan for Silent Manor.

The PD also includes a number of requirements for pedestrian connectivity to pedestrian plazas located throughout the area. This includes requirements for pedestrian connection to a proposed sidewalk along Imperial Boulevard and the existing Skeeter Trail along Oyster Creek directly south of the PD area. Exhibit B-5 depicts the open space and trail plan which outlines both existing and proposed trails and sidewalks within and around the PD area. This information was reviewed by the Commission and was viewed as providing for better overall connectivity to the existing pedestrian network in the surrounding area.

POINTS FOR CONSIDERATION:

- The FDP is intended as a single family development with two types of home sites, a traditional single family home (SF-2) and a detached urban home (SF-1).
- Exhibit B-3, Lot Configurations, illustrates how each lot type, SF-1 and SF-2, is to be developed in terms of setbacks, location of driveway access, sidewalks, and landscaped areas. This exhibit also provides details as to the zero lot line home site and the designated lots which have an alternative side setback. The Commission provided feedback to the applicant requesting additional detail and labeling be provided in order to align with the development regulations in Exhibit B. This has now been included in the Ordinance before the City Council.
- The FDP proposes to utilize a shared common driveway for access to the rear load, SF-1, home sites. The SF-1 home sites will only be permitted to take driveway access from this shared common drive. The Commission held significant discussion regarding the originally proposed one-way nature of this driveway to ensure that vehicles will be able to successfully maneuver through the one-way shared common driveway. Based on these discussions, the applicant has modified the one-way driveway to a two-way driveway to provide for better traffic circulation, and an additional foot of paving width has also been added to the driveway so that it is now a 16-foot wide paved driveway.
- The FDP includes requirements for pedestrian connectivity to a proposed 8-foot sidewalk along Imperial Blvd., existing 8-foot sidewalk around the detention pond, and connection to the existing 10-foot Skeeter Trail located along Oyster Creek directly south of this proposed PD area. Exhibit B-5 depicts the landscape, open space, and trail plan for the PD which was reviewed by the Commission during the workshop and public hearing where it was viewed as providing for better overall connectivity to the existing pedestrian network in the surrounding area.

Public Hearing Notice



NOTICE OF PUBLIC HEARING

PROPOSED REZONING OF APPROXIMATELY 15.2 ACRES FROM PLANNED DEVELOPMENT (PD) DISTRICT GENERAL DEVELOPMENT PLAN TO PLANNED DEVELOPMENT (PD) DISTRICT FINAL DEVELOPMENT PLAN – IMPERIAL BALLPARK TRACT B – 15.2 ACRE SF DISTRICT

City Council Public Hearing: 6:00 p.m., August 1, 2017 to hear all persons interested in the proposed rezoning of approximately 15.2 acres from Planned Development (PD) District General Development Plan to Planned Development (PD) District Final Development Plan for a single family project located along Imperial Boulevard; further identified as being a tract containing 15.185 acres of land, within the Alexander Hodge League, Abstract 32, a portion of the remainder of a call 60.770 acre tract of land recorded in the name of Cherokee Sugar Land, L.P. in Fort bend County Clerk’s File (F.B.C.C.F.) Number 2007084091 and the State of Texas Permanent School Fund in F.B.C.C.F. Numbers 2007088839 and 2011006652.

City of Sugar Land City Council Chamber, 2700 Town Center Boulevard North. Details of the proposed rezoning may be obtained by contacting the 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, Minutes, and Videos” City Council no later than Friday, July 28, 2017.

ORDINANCE NO. 2102

AN ORDINANCE OF THE CITY OF SUGAR LAND, TEXAS, PROVIDING FOR A CHANGE OF ZONING OF APPROXIMATELY 15.2 ACRES OF LAND LOCATED ALONG IMPERIAL BOULEVARD AND THE INTERSECTION OF SILENT MANOR DRIVE IN THE IMPERIAL DEVELOPMENT FROM PLANNED DEVELOPMENT (PD) DISTRICT GENERAL DEVELOPMENT PLAN TO PLANNED DEVELOPMENT (PD) DISTRICT FINAL DEVELOPMENT PLAN AS A SINGLE FAMILY RESIDENTIAL PD (IMPERIAL BALLPARK TRACT B – 15.2 ACRE SF DISTRICT).

WHEREAS, by the adoption of Ordinance No. 1969 on September 16, 2014, the City Council approved a change of zoning to create a planned development district (PD) for approximately 690.2 acres of land in the Imperial PD General Development Plan; and

WHEREAS, Imperial Johnson, LLC, requests that approximately 15.2 acres of land located along Imperial Boulevard and the intersection of Silent Manor Drive in the Imperial Development be rezoned from Planned Development District (PD) General Development Plan to Planned Development District (PD) Final Development Plan as a single family residential PD (Imperial Ballpark Tract B – 15.2 Acre SF District); and

WHEREAS, the City Planning and Zoning Commission forwarded its final report to the City Council, recommending approval of the rezoning request with the modifications reflected in this ordinance; and

WHEREAS, the City Planning and Zoning Commission and the City Council have each conducted, in the time and manner and after notice required by law and applicable ordinances, a public hearing on such requested zoning change; and

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

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

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

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

Section 2. That the zoning district classification of approximately 15.2 acres of land located along Imperial Boulevard and the intersection of Silent Manor Drive in the Imperial development described in Exhibit A, attached hereto and incorporated into this ordinance by reference, is changed from Planned Development (PD) District General Development Plan to Planned Development (PD) District Final Development Plan (Imperial Ballpark Tract B – 15.2 Acre SF District) zoning district classification under the comprehensive zoning ordinance of the City of Sugar Land, Texas.

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

Exhibit A: Legal Description for 15.185 Acres

Exhibit B: Final Development Plan

- Exhibit B-1: Location Map
- Exhibit B-2: Site Plan
- Exhibit B-3: Lot Configurations
- Exhibit B-4A: Cross Section SF-2
- Exhibit B-4B: Cross Section SF-1
- Exhibit B-5: Landscape, Open Space, Trail Plan
- Exhibit B-6: Plant List

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

READ IN FULL on first consideration on _____, 2017.

APPROVED upon second consideration on _____, 2017.

Joe R. Zimmerman, Mayor

ATTEST:

APPROVED AS TO FORM:



Glenda Gundermann, City Secretary

Attachments:

- Exhibit A: Legal Description for 15.185 Acres
- Exhibit B: Final Development Plan
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County: Fort Bend
Project: Imperial Redevelopment
Job No.: 063701
MB No.: 16-264

FIELD NOTES FOR 15.185 ACRES

Being a tract containing 15.185 acres of land located in the Alexander Hodge League, Abstract number 32, in Fort Bend County, Texas; Said 15.185 acre tract being Silent Manor Drive, a subdivision recorded in Plat Number 20130152 of the Fort Bend County Plat Records (F.B.C.P.R.), a portion of the remainder of a call 60.770 acre tract of land recorded in the name of Cherokee Sugar Land, L.P. in Fort Bend County Clerk's File (F.B.C.C.F.) Number 2007084091 and the State of Texas Permanent School Fund in F.B.C.C.F. Numbers 2007088839 and 2011006652 and a portion of the remainder of a call 497.696 acre tract of land recorded in the name of Cherokee Sugar Land, L.P. in F.B.C.C.F. Number 2003023371 and 2008070584 and the State of Texas Permanent School Fund in F.B.C.C.F. Number 2007088840 and 2011006653. Same being a portion of Tract 3A, Part 2 as illustrated on the State of Texas Department of Transportation Partition Plat recorded in Slide Numbers 1832B, 1833A and 1833B of the F.B.C.P.R.; Said 15.185 acre tract being more particularly described by metes and bounds as follows (bearings are based on the Texas Coordinate System, NAD '83, South Central Zone):

Beginning at a 5/8-inch iron rod found at the most easterly corner of the southeasterly intersection of Stadium Drive (80-foot width) and Imperial Boulevard (85-foot width), both recorded in Plat Number 20120139 of the F.B.C.P.R.;

Thence, with the westerly Right-of-Way (R.O.W.) line of said Imperial Boulevard, the following four (4) courses:

1. South 80 degrees 19 minutes 58 seconds East, a distance of 113.56 feet to a 5/8-inch iron rod found;
2. 872.52 feet along the arc of a curve to the right, said curve having a central angle of 61 degrees 54 minutes 32 seconds, a radius of 807.50 feet and a chord which bears South 49 degrees 22 minutes 42 seconds East, a distance of 830.69 feet to a 5/8-inch iron rod found;
3. South 18 degrees 25 minutes 26 seconds East, a distance of 116.68 feet to a 5/8-inch iron rod found;
4. 366.95 feet along the arc of a curve to the left, said curve having a central angle of 23 degrees 33 minutes 26 seconds, a radius of 892.50 feet and a chord which bears South 30 degrees 12 minutes 09 seconds East, a distance of 364.37 feet;

Thence, through and across aforesaid 60.770 acre tract, the following four (4) courses:

1. South 56 degrees 00 minutes 00 seconds West, a distance of 85.54 feet;
2. South 89 degrees 15 minutes 00 seconds West, a distance of 546.49 feet;
3. North 77 degrees 23 minutes 59 seconds West, a distance of 129.92 feet;

4. South 89 degrees 15 minutes 00 seconds West, a distance of 74.19 feet to the southeasterly corner of Reserve "A", Imperial Ballpark Lofts, a subdivision recorded in Plat Number 20130174 of the F.B.C.P.R.;

Thence, with the easterly lines of said Reserve "A", the following two (2) courses:

1. North 00 degrees 53 minutes 19 seconds East, a distance of 370.05 feet;
2. North 89 degrees 24 minutes 24 seconds West, a distance of 9.45 feet;

Thence, through and across aforesaid 60.770 acre tract, the following two (2) courses:

1. North 00 degrees 35 minutes 36 seconds East, a distance of 94.96 feet;
2. 69.57 feet along the arc of a curve to the right, said curve having a central angle of 45 degrees 02 minutes 18 seconds, a radius of 88.50 feet and a chord which bears North 23 degrees 06 minutes 45 seconds East, a distance of 67.79 feet to the R.O.W. line of aforesaid Silent Manor Drive;

Thence, with said R.O.W. line, 74.37 feet along the arc of a curve to the right, said curve having a central angle of 71 degrees 01 minutes 19 seconds, a radius of 60.00 feet and a chord which bears North 10 degrees 28 minutes 51 seconds West, a distance of 69.70 feet;

Thence, through and across said 60.770 acre tract and aforesaid 497.696 acre tract, the following two (2) courses:

1. South 78 degrees 20 minutes 34 seconds West, a distance of 70.66 feet;
2. North 65 degrees 57 minutes 45 seconds West, a distance of 320.99 feet to the easterly R.O.W. line of aforesaid Stadium Drive;

Thence, with said easterly R.O.W. line, 225.92 feet along the arc of a curve to the left, said curve having a central angle of 14 degrees 32 minutes 39 seconds, a radius of 890.00 feet and a chord which bears North 14 degrees 50 minutes 02 seconds East, a distance of 225.31 feet to a 5/8-inch iron rod found at the most westerly corner of aforesaid intersection;

Thence, with said intersection, the following four (4) courses:

1. 22.51 feet along the arc of a curve to the right, said curve having a central angle of 29 degrees 38 minutes 55 seconds, a radius of 43.50 feet and a chord which bears North 22 degrees 23 minutes 10 seconds East, a distance of 22.26 feet to a 5/8-inch iron rod found;
2. North 37 degrees 12 minutes 37 seconds East, a distance of 48.71 feet to a 5/8-inch iron rod found;
3. 30.52 feet along the arc of a curve to the right, said curve having a central angle of 34 degrees 58 minutes 06 seconds, a radius of 50.00 feet and a chord which bears North 54 degrees 41 minutes 40 seconds East, a distance of 30.04 feet to a 5/8-inch iron rod found;
4. 87.80 feet along the arc of a curve to the right, said curve having a central angle of 27 degrees 29 minutes 19 seconds, a radius of 183.00 feet and a chord which bears North 85 degrees 55 minutes 23 seconds East, a distance of 86.96 feet to the **Point of Beginning** and containing 15.185 acres of land.

GBI PARTNERS, L.P.
TBPLS FIRM#10130300
Phn: 281.499.4539
November 14, 2016

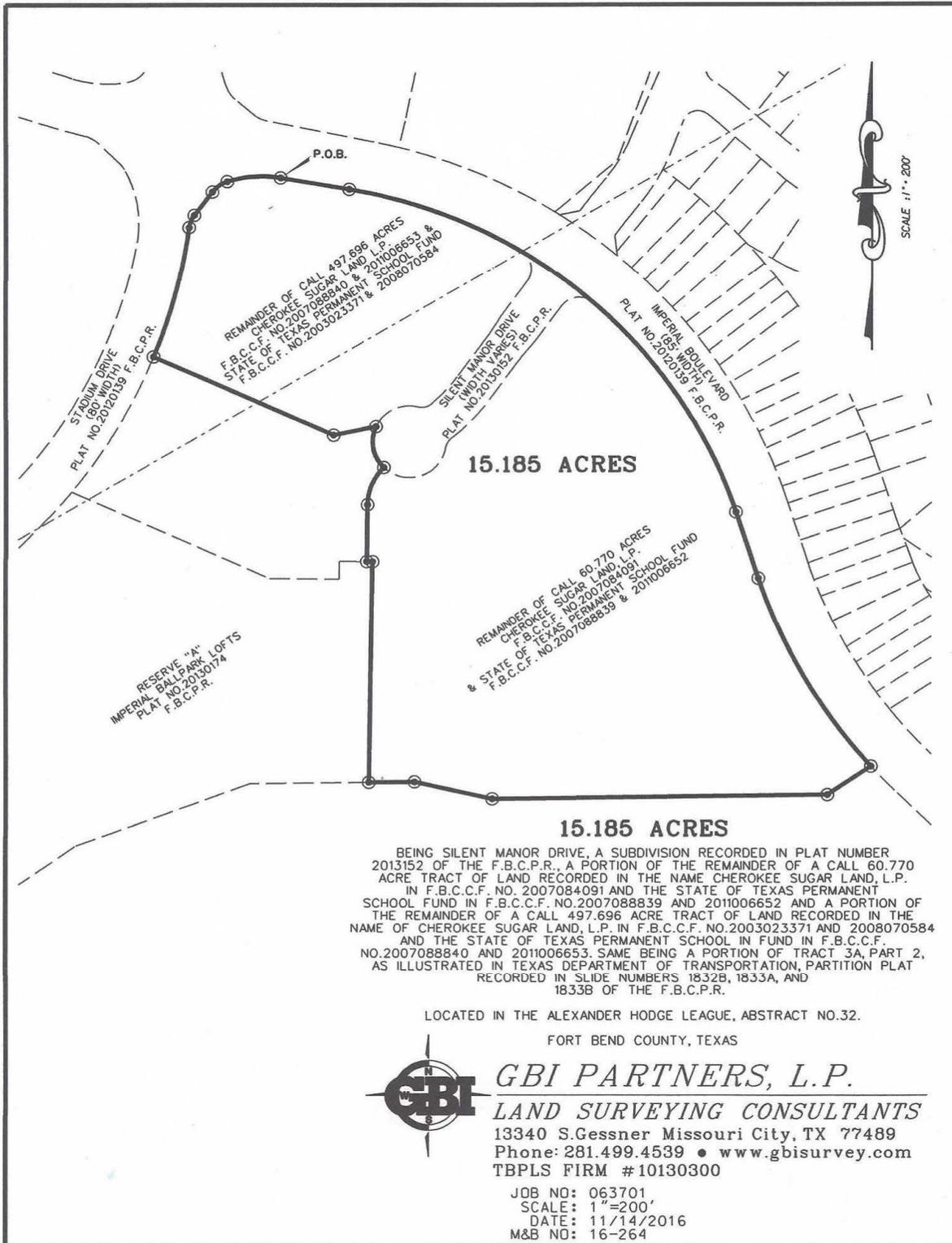


EXHIBIT B
FINAL DEVELOPMENT PLAN
Imperial Ballpark Tract B – 15.2 Acre SF District

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

- B. General Provisions
- C. Land Uses
- D. Development Regulations for Rear Load Single Family Lots –SF-1
- E. Development Regulations for Front Load Single Family Lots – SF-2
- F. Streets and Shared Common Driveway
- G. Parking Regulations
- H. Landscape and Pedestrian Circulation Regulations
- I. Building 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 R-1 (Standard Single Family Residential) zoning district is not contained in this ordinance, all the regulations contained in the Development Code applicable to the R-1 zoning district in effect on the effective date of this ordinance apply to this PD as though written herein, except to the extent the City regulation or provision conflicts with a provision of this ordinance.

2. Except as otherwise provided herein, the words used in this Final Development Plan have the meaning established by the Development Code. In this ordinance:

Ballpark District means the Ballpark District as shown on the General Development Plan for Imperial.

General Development Plan means the General Development Plan for Imperial, as established by City of Sugar Land Ordinance No. 1969, and as amended.

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

PD means the planned development district created by this ordinance.

Porch means the integral front entrance to a residential building, partly if not entirely covered, that is at least 8-feet deep and extends at least 25% of the front façade width.

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

Shared Common Driveway means a privately owned and maintained vehicular access way that provides access from a public street to SF-1, urban home lots.

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: *Legal Description*

- Exhibit B: *Final Development Plan*
- Exhibit B-1: *Location Map*
- Exhibit B-2: *Site Plan*
- Exhibit B-3: *Lot Configurations*
- Exhibit B-4A: *Cross Section SF-2*
- Exhibit B-4B: *Cross Section SF-1*
- Exhibit B-5: *Landscape, Open Space, Trail Plan*
- Exhibit B-6: *Plant List*

4. As shown on *Exhibit B-1, Location Map*, the PD encompasses 15.2 acres, west of Imperial Blvd, east of Stadium Drive and north of Oyster Creek, within the Ballpark District, Tract B.

C. Land Uses.

1. Permitted land uses are listed below. All other land uses are prohibited in the PD.

<u>Use</u>	<u>SIC Code</u>
Private Household Services	8811
Dwellings – Single Family (Zero lot line)- SF-2	99 (Non-Classifiable)
Dwellings – Single Family Detached (Zero lot line Urban Homes)- SF-1	99 (Non-Classifiable)
Parks and Recreational Facilities, Public or Private	99 (Non-Classifiable)
Residential Sales Office (Temporary)	99 (Non-Classifiable)

D. Development Regulations for “Rear Load” Single Family Lots – SF1, as shown on *Exhibit B-2, Site Plan* and *Exhibit B-3, Lot Configurations*, single-family home sites within the PD shall be developed in accordance with the following regulations:

1. Minimum lot area: 3,255 square feet
2. Minimum lot width: 31 feet
3. Minimum lot depth: 105 feet
4. Maximum lot coverage: 60%
5. Maximum height of structures: 2 & 1/2 stories, but no more than 35 feet from ground level.
6. Minimum building setbacks:
 - (a) Front yard: 10 feet minimum
 - (b) Side yard:
 - i. Typical Lots: 0’/6’ - zero foot yard on one side adjoined by 6-foot yard on the adjacent lot. Zero-foot side must abut required 6-foot yard on the adjacent lot. A 6-foot maintenance easement adjacent to the lot line and within the 6-foot side yard shall be stated in the plat notes, and there shall be a right to access the 0 building line side from the maintenance easement for maintenance purposes.
 - ii. For “designated” lots as shown on *Exhibit B-2, Site Plan* and *Exhibit B-3, Lot Configurations*, 5 feet minimum on each side with a 6-foot minimum between structures.
 - (c) Rear yard: 14 feet minimum for main dwelling as shown on *Exhibit B-3, Lot Configurations*
 - i. Garages 20 feet minimum setback from shared common driveway paving.

7. A mutual use maintenance easement shall be established within the six feet between residential structures. Home owners will be allowed access to the full use of the easement for maintenance purposes.
8. Vehicular Access: All lots shall take driveway access from a shared common driveway as described in Section F.2. No lot shall take direct driveway access from Imperial Boulevard or from the proposed public street.
9. Residential Driveways: Driveways for zero-lot line residences are permitted a minimum one-foot (1') from a side yard lot line. Driveways must be constructed on the zero-lot line side of the lot. On "designated" lots, driveways will be a minimum four (4') feet from the adjacent lot line.

E. Development Regulations for "Front Load" Single Family Lots – SF2, as shown on [Exhibit B-2, Site Plan](#) and [Exhibit B-3, Lot Configurations](#), single family home sites within the PD shall be developed in accordance with the following regulations:

1. Minimum lot area: 7,800 square feet
2. Minimum lot width: 65 feet
3. Minimum lot depth: 120 feet
4. Maximum lot coverage: 60%
5. Maximum height of structures: 2 & 1/2 stories, but no more than 35 feet from ground level.
6. Minimum front yard building setbacks:
 - (a) Front yard: 15 feet for the principal structure
 - (b) Garages:
 - i. 15 feet for side load garages when the garage face is perpendicular to the street
 - ii. 20 feet when the garage face is parallel to the street
 - (c) Porches, as defined herein, may encroach the front yard setback by a maximum of 5 feet.
7. Minimum side yard building setbacks:
 - (a) 0-foot yard on one side adjoined by 10-foot yard on adjacent lot. Zero-foot side must abut required 10-foot yard on adjacent lot. A 6-foot maintenance easement adjacent to the lot line and within the 10-foot side yard shall be stated in the plat notes, and there shall be a right to access the 0 building line side from the maintenance easement for maintenance purposes.
 - (b) Corner Lots: 10 feet minimum setback from the street right-of-way on the street side of a corner lot.
 - (c) For "designated" lots as shown on [Exhibit B-2, Site Plan](#), and [Exhibit B-3, Lot Configurations](#), 5 feet on each side with a 10-foot minimum between structures.
8. Minimum rear yard setback: 14 feet.
9. Residential Driveways: Driveways for zero-lot line residences are permitted a minimum one-foot (1') from a side yard lot line.

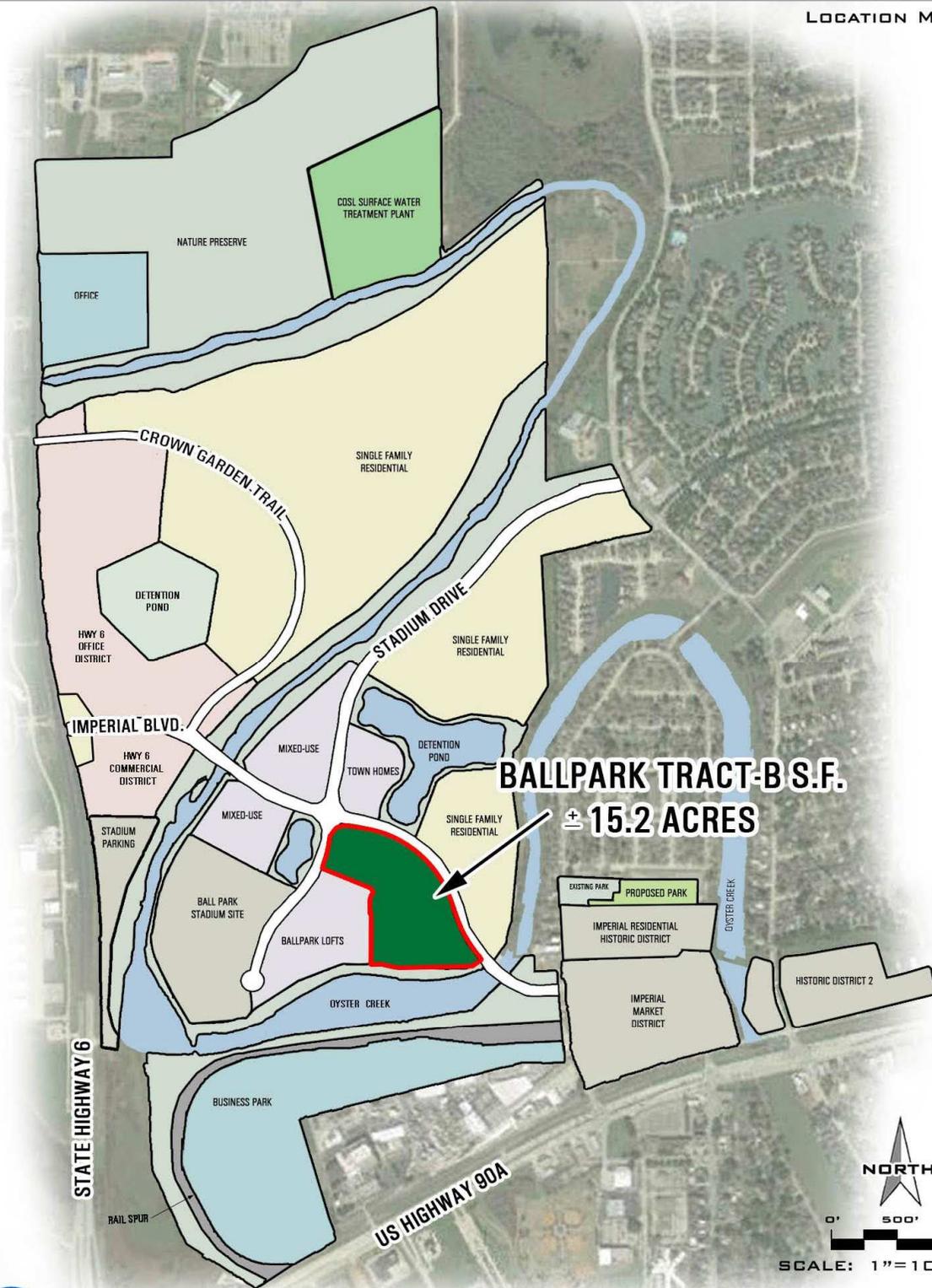
- F. Streets and Shared Common Driveway** – As shown on [Exhibit B-4A, Cross Section SF-2](#) and [Exhibit B-4B, Cross Section SF-1](#), vehicular circulation for the PD shall be developed in accordance with the following regulations:
1. The residential street intersecting Silent Manor Drive as shown on [Exhibit B-2, Site Plan](#), shall include a change in pavement color, texture or paving pattern within the residential street at the subdivision entrance.
 2. A 16-foot wide shared common driveway within a 25-foot wide private access and public utility easement shall be located to the rear of the SF-1 single family lots. Traffic on the shared common driveway shall be two-way. Overhead utility lines are prohibited along the driveway.
- G. Parking Regulations.**
1. Twenty-one (21), parallel parking spaces located outside the boundary of the Final Development Plan will be constructed on Imperial Boulevard as documented by separate agreement with the Master Developer. The location of the parallel parking spaces as required in Ordinance No. 1969 and will be constructed by the Master Developer.
 2. Parallel parking will be prohibited along the shared common driveway and signage indicating “no parking” shall be installed along the driveway as indicated on [Exhibit B-2, Site Plan](#).
 3. No driveway openings will be permitted in front of the SF-1 lots to allow for additional on-street parking spaces.
 4. A minimum of 4 guest parking spaces shall be provided on Silent Manor Drive and 2 guest parking spaces are proposed along the shared common driveway as shown on [Exhibit B-2, Site Plan](#).
- H. Landscape and Pedestrian Circulation Regulations** – As shown on [Exhibit B-5, Landscape, Open Space, Trail Plan](#), the PD shall be developed in accordance with the following landscape and pedestrian circulation regulations:
1. Landscape buffers:
 - (a) 25-foot minimum buffer shall be provided along west property line adjacent to Imperial Lofts.
 - (b) 10-foot minimum buffer, contiguous to lot lines, shall be provided along Silent Manor Drive.
 - (c) Required landscape buffers shall include one shade tree for each 30 feet of street frontage, or portion thereof, measured along the right-of-way line. The trees may be clustered or spaced linearly; they need not be placed evenly.
 - (d) Required buffers may include trails per Section H.5. except for along the western property line.
 2. Open Space:
 - (a) Minimum 15% open space, inclusive of the detention pond, to be distributed as shown on [Exhibit B-5, Landscape, Open Space, Trail Plan](#).
 - (b) Open space around the detention pond shall include a Bicycle / Pedestrian Plaza, shown as Plaza A on [Exhibit B-5, Landscape, Open Space, Trail Plan](#) and as described below.
 - (c) The existing “trail head plaza” and “boat dock plaza” as shown as Plaza B, and Plaza C on [Exhibit B-5, Landscape, Open Space, Trail Plan](#) shall remain as is.

3. Shade trees:
 - (a) Trees required per Article XV, Sec 2-384 (Residential Front Yard Landscaping Requirements) of the Development Code may be located within, landscape buffers, or other common open space located within the PD.
 - (b) In addition to Section 2-384 requirements, one tree shall be provided within 15 feet of a street-side lot line per 50 feet of lot frontage on the side street, or portion thereof. Trees may be located within landscape buffers, or other common open space located within the PD.
 - (c) Shade trees shall have a minimum 4-inch caliper and minimum 10-foot height as measured at ground level when planted.
4. Plant species used to satisfy the requirements of the PD are listed on [Exhibit B-6, Plant List](#).
5. Sidewalks & trails:
 - (a) Minimum 5-foot width sidewalks shall be provided along both sides of local public residential streets.
 - (b) Minimum 8-foot wide sidewalk shall be provided along the west side of Imperial Boulevard.
 - (c) All sidewalks and trails shall be paved with concrete.
6. Bicycle/Pedestrian plaza, as shown as Plaza A, on [Exhibit B-5: Landscape, Open Space, Trail Plan](#):
 - (a) A publicly-accessible outdoor plaza shall be located adjacent to the detention area.
 - (b) Plaza shall have a minimum surface area of 500 square feet. - existing
 - (c) Plaza surface shall include a decorative paving pattern. - existing
 - (d) Plaza shall include at least 2 benches and 2 shade trees. - existing
 - (e) Plaza shall provide one bicycle rack which will accommodate bicycle parking for five bicycles – to be provided with the approval of this Final Development Plan
7. Lighting used to illuminate sidewalks, trails, landscape buffers, the pedestrian plaza, or other common open space shall be arranged, located, or screened to direct light away from residential lots.

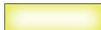
I. Building Regulations – Single family homes within the PD shall be developed in accordance with the following building regulations:

1. Primary exterior finishes are limited to brick, stone (natural, cast, or cultured-textured), stucco, and glass, and shall comprise at least 85% of the front façade and 70% of the remaining facades.
2. Secondary exterior finishes shall include wood, ceramic tiles, and fiber cement siding.
3. The following building materials shall not be used on the exterior finish:
 - (a) Vinyl siding, wood fiber hardboard siding, oriented strand board siding, plastic, or fiberglass panels.
 - (b) Smooth or untextured concrete surfaces.
 - (c) Exterior Insulated Finish Systems (E.I.F.S.)
 - (d) Galvanized, aluminum coated, zinc-aluminum coated, or unpainted metal finishes.
 - (e) Unfired or underfired clay, sand, or shale brick.

4. No single exterior finish material shall cover more than 80% of the front of any single family home.
5. Builders of the SF-1, urban home units shall achieve Bronze level certification utilizing the Greater Houston Builders Association (GHBA) *Green Built Gulf Coast Program* or equivalent as the basis for their design and construction requirements.



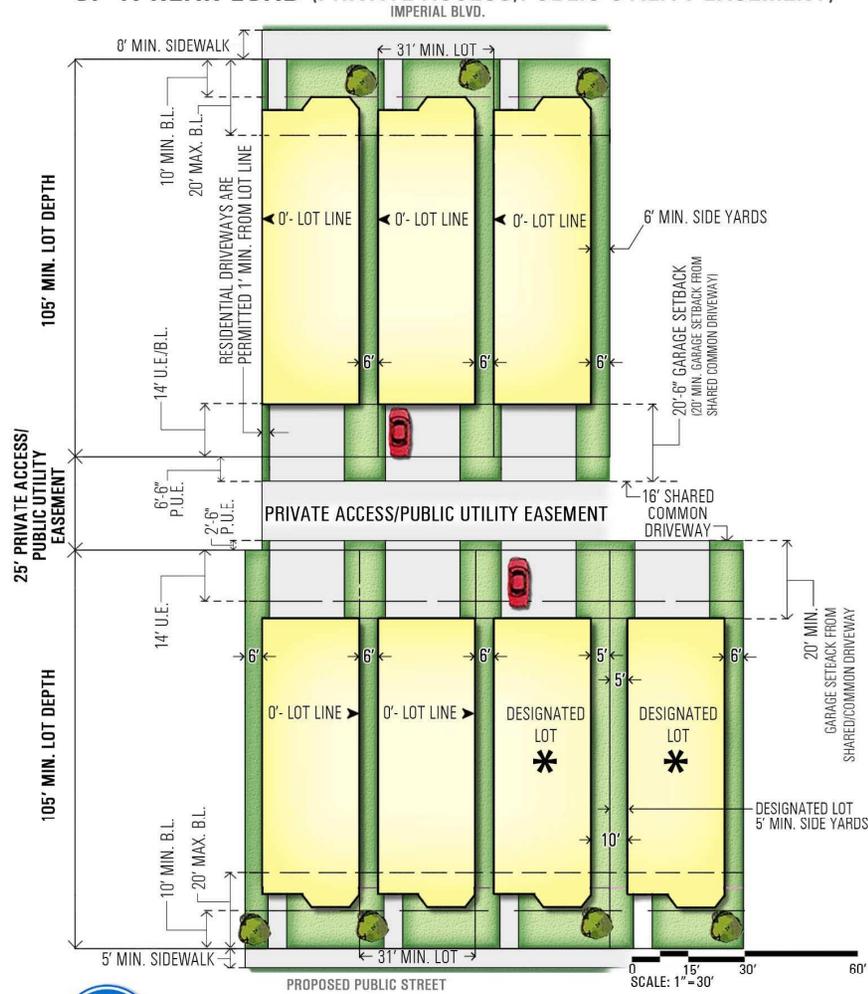
LEGEND

-  SF-1-REAR LOAD SINGLE FAMILY
-  SF-2-FRONT LOAD SINGLE FAMILY
-  INDICATES 0' LOT LINE
-  DESIGNATED LOT WITH 5' MINIMUM SIDEYARD SETBACK PER EXHIBIT B-3
-  FRONT OF LOT TO FACE TO PUBLIC STREET
-  PUBLIC STREET
-  25' PRIVATE ACCESS/PUBLIC UTILITY EASEMENT (TWO-WAY TRAFFIC) (SHARED COMMON DRIVEWAY)
-  PROPOSED OPEN SPACE
-  APPROXIMATE LOCATIONS FOR GUEST PARKING (MIN. 6 SPACES)

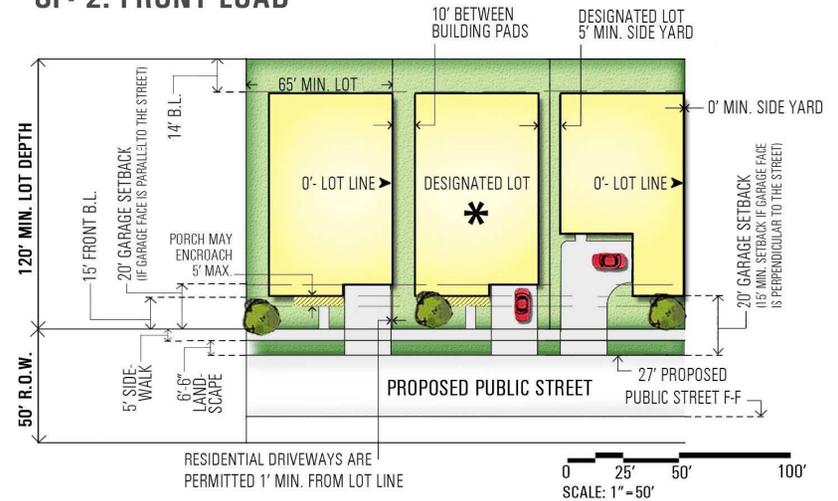
NOTE 1: PARALLEL PARKING SHALL BE PROHIBITED ALONG SHARED COMMON DRIVEWAY AND SIGNAGE INDICATING "NO PARKING" SHALL BE INSTALLED ALONG THE DRIVEWAY (SHALL COMPLY WITH SECTION G.2. OF THE FINAL DEVELOPMENT PLAN).

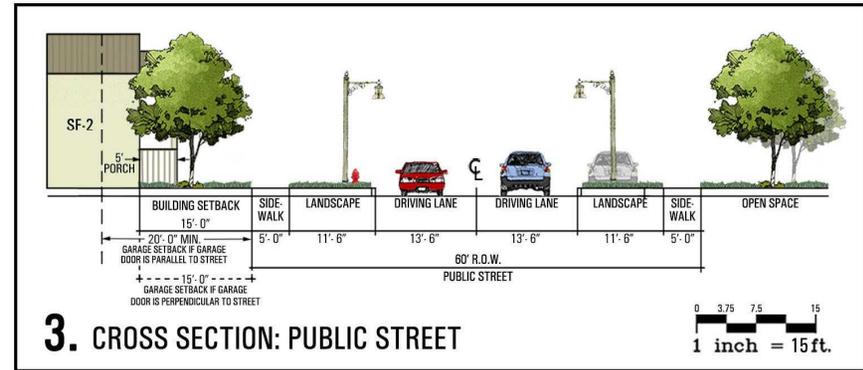
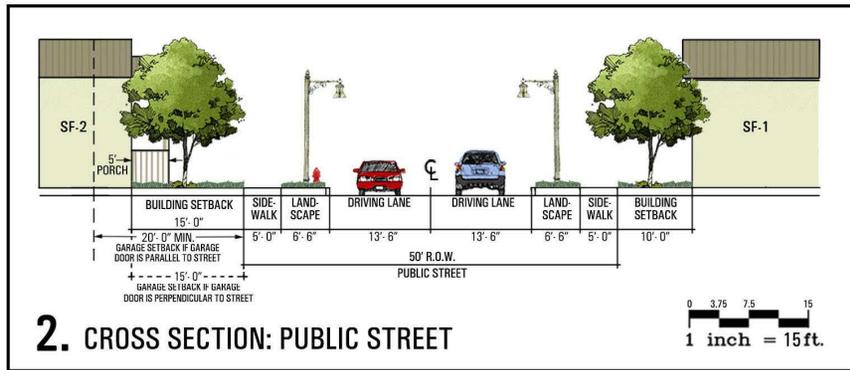
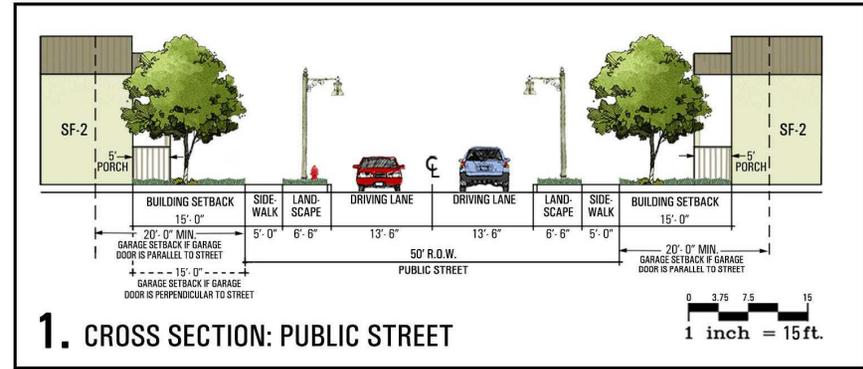
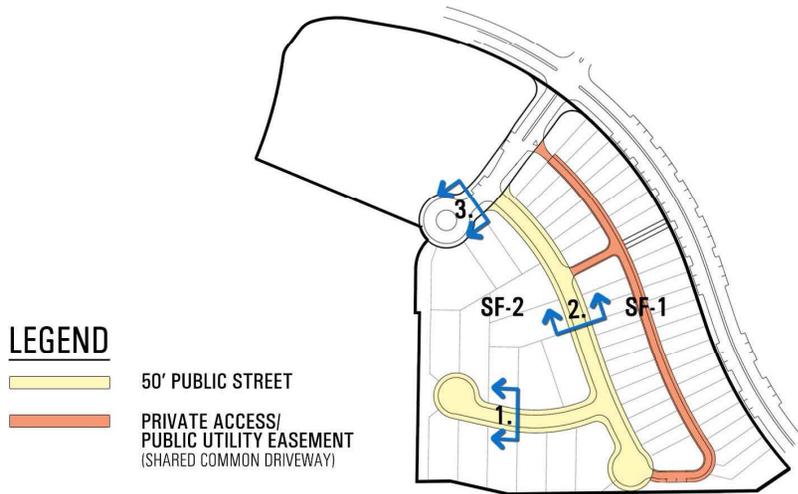


SF-1. REAR LOAD (PRIVATE ACCESS/PUBLIC UTILITY EASEMENT)

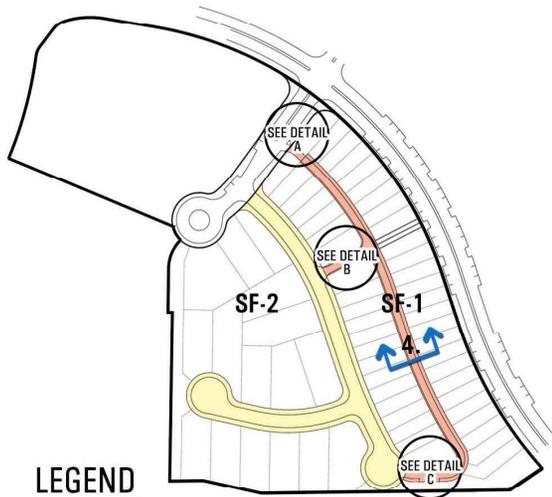


SF- 2. FRONT LOAD



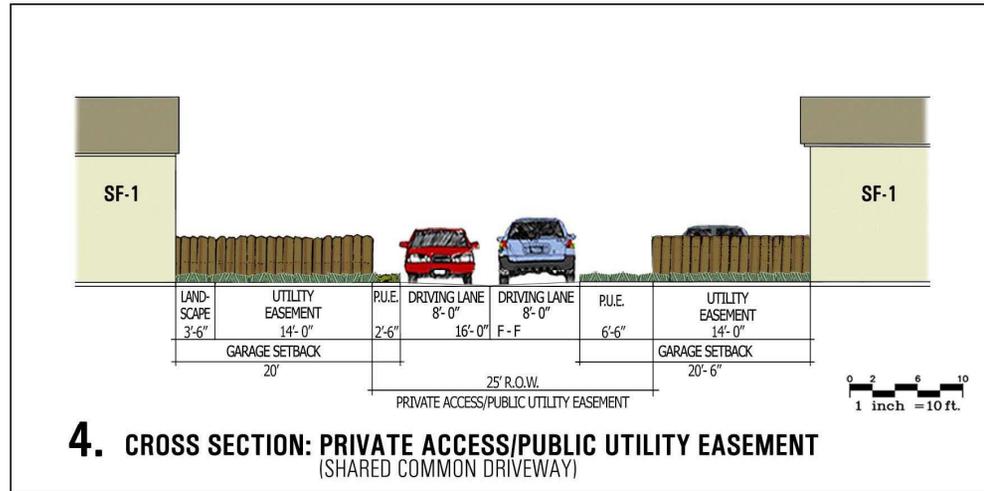


CROSS SECTION SF-1
PRIVATE ACCESS/PUBLIC UTILITY
EASEMENT

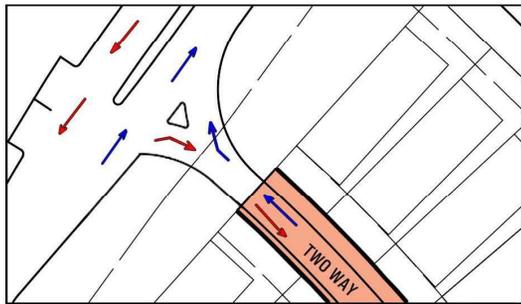


LEGEND

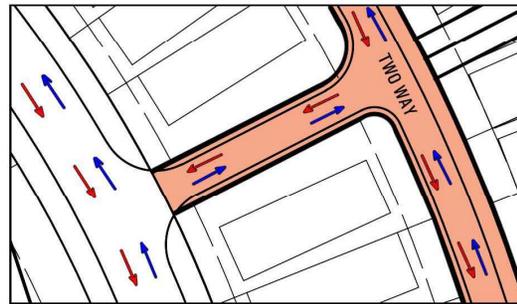
- 50' PUBLIC STREET
- PRIVATE ACCESS/PUBLIC UTILITY EASEMENT (SHARED COMMON DRIVEWAY)



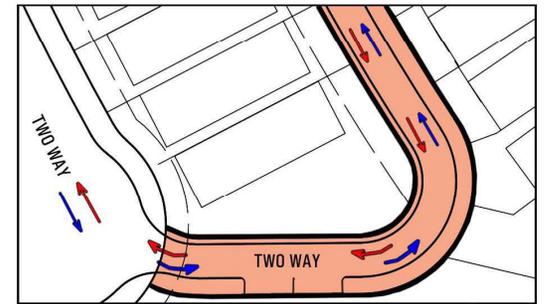
4. CROSS SECTION: PRIVATE ACCESS/PUBLIC UTILITY EASEMENT
 (SHARED COMMON DRIVEWAY)



PRIVATE ACCESS/PUBLIC UTILITY EASEMENT DETAIL A
 (SHARED COMMON DRIVEWAY)



PRIVATE ACCESS/PUBLIC UTILITY EASEMENT DETAIL B
 (SHARED COMMON DRIVEWAY)



PRIVATE ACCESS/PUBLIC UTILITY EASEMENT DETAIL C
 (SHARED COMMON DRIVEWAY)



LEGEND

- OPEN SPACE
- 5' PROPOSED SIDEWALK
- 8' PROPOSED SIDEWALK
- 8' EXISTING SIDEWALK
- 10' EXISTING TRAIL
- PLAZA A EXISTING BICYCLE/
PEDESTRIAN PLAZA
BICYCLE PARKING TO BE ADDED WITH
FINAL DEVELOPMENT PLAN
- PLAZA B EXISTING TRAIL HEAD PLAZA
- PLAZA C EXISTING BOAT DOCK PLAZA
- REQUIRED SHADE TREE**
SHADE TREES SHALL BE A MIN. 4-INCH CALIPER
AND MIN. 10-FEET HEIGHT AT TIME OF PLANTING.
REQUIRED TREE CALIPER SIZE IS MEASURED FROM 6"
IN HEIGHT ABOVE NATURAL GROUND, AND HEIGHT
MEASUREMENT FOR MINIMUM HEIGHT OF TREES IS
MEASURED FROM NATURAL GROUND.
- LOT FRONTAGE:**
± 3,197 LF/ 50 FT = MIN. 51 TREES
- STREET MEDIAN:**
± 125 LF/ 50 FT = EXISTING 4 TREES
SHADE TREES PROVIDED AT A RATIO OF
1 TREE PER 50' OF LOT FRONTAGE.
REQUIRED SHADE TREES MAY BE PLANTED WITHIN
THE FRONT B.L. OF LOTS AND/OR ON OPEN SPACE
WITHIN THE F.D.P.
- LANDSCAPE BUFFER:**
± 775 LF/ 30 FT = 26 TREES
SHADE TREES PROVIDED AT A RATIO OF
1 TREE PER 30' OF STREET FRONTAGE.
REQUIRED SHADE TREES MAY BE PLANTED WITHIN
THE FRONT B.L. OF LOTS AND/OR ON OPEN SPACE
WITHIN THE F.D.P.



NOTE: TREE GRAPHICS ARE SHOWN FOR GRAPHIC PURPOSES ONLY AND, WHILE THEY DO REPRESENT NUMBER OF TREES REQUIRED, THE LOCATION IS SUBJECT TO CHANGE.

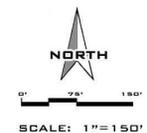


Exhibit B-6
Plant List for Imperial Ballpark- Tract B-Single Family

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:

Pecan	<i>Carya illinoensis</i>
Fringe Tree	<i>Chionanthus virginicus</i>
Japanese Blueberry	<i>Elaeocarpus decipiens</i>
Nellie R. Stevens Holly	<i>Ilex x attenuata 'Nellie R. Stevens'</i>
Savannah Holly	<i>Ilex attenuate 'Savannah'</i>
Southern Magnolia	<i>Magnolia grandiflora</i>
Loblolly Pine	<i>Pinus taeda</i>
Texas Pistache	<i>Pistacia texana</i>
Sycamore	<i>Platanus occidentalis'</i>
Bur Oak	<i>Quercus macrocarpa</i>
Chinkapin Oak	<i>Quercus muehlenbergii</i>
Monterey Oak	<i>Quercus polymorpha</i>
Water Oak	<i>Quercus nigra</i>
Live Oak	<i>Quercus virginiana</i>
Shumard Oak	<i>Quercus shumardii</i>
Bald Cypress	<i>Taxodium distichum</i>
Pond Cypress	<i>Taxodium ascendens</i>
Cedar Elm	<i>Ulmus crassifolia</i>
Bosque or Drake Elm	<i>Ulmus parvifolia 'Bosque' or 'Drake'</i>

Small & Ornamental Trees:

Texas Redbud	<i>Cercis canadensis 'var. texensis'</i>
European Fan Palm	<i>Chamaerops humilis</i>
Desert Willow	<i>Chilopsis linearis</i>
Smokebush	<i>Cotinus obovatus</i>
Foster Holly	<i>Ilex x attenuata 'Fosterii'</i>
Possumhaw Holly	<i>Ilex decidua</i>
Yaupon Holly	<i>Ilex vomitoria</i>
Columnar Juniper	<i>Juniporus spp.</i>
Crape Myrtle	<i>Lagerstroemia indica 'Basham's Pink', 'Natchez', 'Muskogee'</i>
Little Gem Magnolia	<i>Magnolia grandiflora 'Little Gem'</i>
Tree form (MT) Ligustrum	<i>Ligustrum japonicum</i>
Saucer Magnolia	<i>Magnolia x soulangeana</i>
Sweetbay Magnolia	<i>Magnolia virginiana</i>
Tree Wax Myrtle	<i>Myrica cerifica</i>
Mexican Plum	<i>Prunus mexicana</i>
Texas Sable Palm	<i>Sabal texana</i>
Texas Mountain Laurel	<i>Sophora secundiflora</i>
Windmill Palm	<i>Trachycarpus fortunei</i>
Chaste Tree	<i>Vitex agnus-castus</i>

Shrubs:

Abelia	<i>Abelia x grandiflora</i> 'Prostrata', 'Sherwoodi', Edward Goucher'
Dwarf Bottlebrush	<i>Callistemon citrinus</i> 'Australora', 'Firebrand', 'Little John', and 'Splendens'
Japanese Clevera	<i>Ternstroemia gymnathera</i>
Sago Palm	<i>Cycas revoluta</i>
Umbrella Plant	<i>Cyperus alternifolius</i>
African/Butterfly Iris	<i>Dietes iridioides</i> , <i>Dietes bicolor</i>
Elaeagnus Ebbingei	<i>Elaeagnus macrophylla</i>
Silverberry	<i>Elaeagnus fruilandi</i>
Pineapple Guava	<i>Feijoa sellowiana</i>
Red Yucca	<i>Hesperaloe parviflora</i>
Barbados Cherry	<i>Malpighia Glabra</i>
Fatsia	<i>Fatsia japonica</i>
Dwarf Burford Holly	<i>Ilex cornuta</i> 'Burfordii Nana'
Chinese Holly	<i>Ilex cornuta</i> 'Rotunda'
Dwarf Yaupon	<i>Ilex vomitoria</i> 'Nana'
Louisiana Iris	<i>Iris louisiana</i>
Dwarf Crape Myrtle	<i>Lagerstroemia indica</i> 'Nana'
Ligustrum	<i>Ligustrum japonicum</i>
Waxleaf Glossy Privet	<i>Ligustrum lucidum</i>
Fringe Flower	<i>Loropetalum chinense</i>
Maiden Grass	<i>Miscanthus sinensis</i> var.
Dwarf Wax Myrtle	<i>Myrica pusilla</i>
Nandina	<i>Nandina domestica</i>
Purple Fountain Grass	<i>Pennisetum setaceum</i>
Indian Hawthorn	<i>Raphiolepis indica</i> 'Clara'
Shrub Rose	<i>Rosa</i> spp. 'Knockout', 'The Fairy', 'Bonica', 'Carefree Wonder'
Society Garlic	<i>Tulbaghia violacea</i>
Sweet Viburnum	<i>Viburnum</i> spp.
Bridal Wreath Spirea	<i>Spirea prunifolia</i>
Oleander	<i>Nerium oleander</i>
Dwarf Oleander	<i>Nerium oleander</i> 'Petite Pink', 'Little Red'
Plumbago	<i>Plumbago auriculata</i>
Dwarf Pomegranate	<i>Punica granatum</i> 'Nana'
Kumquat	<i>Fortunella</i> spp.
Muhly Grass	<i>Meuhlenbergia lindheimeri</i>
Dwarf Maiden Grass	<i>Miscanthus sinensis</i> 'Morning Light'