



# City of Sugar Land

## Planning & Zoning Commission Agenda

Sugar Land City Hall  
2700 Town Center  
Boulevard North  
Sugar Land, TX 77479

**Tuesday, August 12, 2025**  
**Planning & Zoning Commission Meeting**  
**City Council Chamber**  
**6:30 PM**

### **I. Attention**

Members of the City Council, Board and/or Commission may participate in deliberations of posted agenda items through video conferencing means. A quorum of the City Council, Board and/or Commission will be physically present at the above-stated location, and said location is open to the public. Audio/Video of open deliberations will be available for the public to hear/view; and are recorded as per the Texas Open Meetings Act.

The meeting will live stream at <https://www.sugarlandtx.gov/1238/SLTV-16-Live-Video> or <https://www.youtube.com/user/SugarLandTXgov/live>. Sugar Land Comcast/Xfinity Cable Subscribers can also tune-in on Channel 16.

### **II. Call to Order**

### **III. Public Comment**

Pursuant to Texas Government Code section 551.007, citizens are permitted to address the City Council, Board and/or Commission in person with regard to matters posted for consideration on the agenda. Each speaker must complete a "Request to Speak" form and give it to the City Secretary or designee, prior to the beginning of the meeting.

Each speaker is limited to 3 minutes, speakers requiring a translator will have 6 minutes, regardless of the number of agenda items to be addressed. Comments or discussion by City Council, Board, and/or Commission members, will only be made at the time the subject is scheduled for consideration.

For questions or assistance, please contact the Office of the City Secretary (281) 275-2730.

### **IV. Minutes**

#### **A. MINUTES**

Consideration of and action on the minutes of the July 24, 2025 meeting.

**Linda Mendenhall, City Clerk**

### **V. Subdivision Plat**

#### **A. RYEHILL SECTION ONE FINAL PLAT**

Consideration of and action on the Ryehill Section One Final Plat.

**Jessica Echols, Senior Planner**

### **VI. Fact, Findings, and Recommendation**

#### **A. CONDITIONAL USE PERMIT FOR THE EXPANSION OF FORT BEND CHRISTIAN ACADEMY**

Consideration of and action on a recommendation for a proposed Conditional Use Permit for the expansion of Fort Bend Christian Academy, located at 1201 Lakeview Drive and 1250 Seventh Street, to the Members of City Council.

**Jessica Echols, Senior Planner**

## **VII. Reports**

### **A. Planning and Zoning Commission Liaison Report**

- City Council Meeting August 5, 2025

**Matthew Caligur, Chair**

### **B. City Staff Report**

- Calendar of Scheduled Meetings and Events

**Lisa Kocich-Meyer, Director of Planning & Development Services**

## **VIII. Adjournment**

The Planning and Zoning Commission reserve the right, upon motion, to suspend the rules to consider business out of the posted order. In addition to any Executive Session listed above, the Planning and Zoning Commission reserves the right to adjourn into Executive Session at any time during this meeting for the purpose of consultation with the Attorney as authorized by Texas Government Code Sections 551.071 to discuss any of the matters listed above.

If you plan to attend this public meeting and you have a disability that requires special arrangements at the meeting, please contact the City Secretary, (281) 275-2730. Requests for special services must be received 48 hours prior to the meeting time. Reasonable accommodations will be made to assist your needs.

The agenda and supporting documentation is located on the [City Website](#) under meeting agendas.



## **Planning & Zoning Commission Agenda Request**

### **August 12, 2025**

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**Agenda Request No:** IV.A.

**Agenda of:** Planning & Zoning Commission Meeting

**Initiated by:** Justin Perez, Agenda Coordinator

**Presented by:** Linda Mendenhall, City Clerk

**Responsible Department:** Admin

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**Agenda Caption:**

#### **MINUTES**

Consideration of and action on the minutes of the July 24, 2025 meeting.

**Recommended Action:**

Consider the minutes of the July 24, 2025 meeting.

**Executive Summary:**

Consider the minutes of the July 24, 2025 meeting.

#### **Budget**

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**Expenditure Required:** N/A

**Current Budget:** N/A

**Additional Funding:** N/A

**Funding Source:** N/A

**Account Number (ORG-OBJ-Project):** N/A

#### **Attachments**

1. 072425pz\_minutes



## City of Sugar Land

### Planning & Zoning Commission Minutes

Sugar Land City Hall  
2700 Town Center  
Boulevard North  
Sugar Land, TX 77479

Thursday, July 24, 2025  
Planning & Zoning Commission Meeting Minutes  
City Council Chamber  
6:30 PM

#### I. Attention

Members of the City Council, Board and/or Commission may participate in deliberations of posted agenda items through video conferencing means. A quorum of the City Council, Board and/or Commission will be physically present at the above-stated location, and said location is open to the public. Audio/Video of open deliberations will be available for the public to hear/view; and are recorded as per the Texas Open Meetings Act.

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#### II. Call to Order

##### QUORUM PRESENT

The Planning and Zoning Commission meeting was called to order at 6:31 p.m. by Vice Chair Taylor Landin in the absence of the Chair, Matthew Caligur.

Chuck Brown, Randall Halbrook, Fareena Dawood, Sapana Pate, and Taylor Landin were present. Matthew Caligur arrived at 6:32 p.m. Mary Smith and Apurva Parikh were absent.

#### III. Public Comment

Pursuant to Texas Government Code section 551.007, citizens are permitted to address the City Council, Board and/or Commission in person with regard to matters posted for consideration on the agenda. Each speaker must complete a "Request to Speak" form and give it to the City Secretary or designee, prior to the beginning of the meeting.

Each speaker is limited to 3 minutes, speakers requiring a translator will have 6 minutes, regardless of the number of agenda items to be addressed. Comments or discussion by City Council, Board, and/or Commission members, will only be made at the time the subject is scheduled for consideration.

For questions or assistance, please contact the Office of the City Secretary (281) 275-2730.

No members of the public addressed the Commission.

#### IV. Minutes

##### A. MINUTES

Consideration of and action on the minutes of the July 8, 2025 meeting.

**Linda Mendenhall, City Clerk**

A motion to **Approve the minutes of the July 8, 2025 meeting**, was made by Taylor Landin and seconded by Chuck Brown; the motion **Passed**.



Ayes: Chuck Brown, Randall Halbrook, Fareena Dawood, Sapana Patel, Matthew Caligur, Taylor Landin  
Absent: Mary Smith, Apurva Parikh

## **V. Subdivision Plat**

### **A. Consideration of and action on the Final Plat for Ryehill Section 2B.**

**Jessica Echols, Senior Planner**

Jessica Echols, Senior Planner, gave a presentation, made comments, and answered questions from the Commission.

A motion to **Approve the Ryehill Section 2B Final Plat**, was made by Matthew Caligur and seconded by Taylor Landin; the motion **Passed**.

Ayes: Chuck Brown, Randall Halbrook, Fareena Dawood, Sapana Patel, Matthew Caligur, Taylor Landin  
Absent: Mary Smith, Apurva Parikh

### **B. Consideration of and action on the Final Plat for Ryehill Section Three.**

**Jessica Echols, Senior Planner**

Jessica Echols, Senior Planner, gave a presentation, made comments, and answered questions from the Commission.

A motion to **Approve the Ryehill Section Three Final Plat**, was made by Matthew Caligur and seconded by Fareena Dawood; the motion **Passed**.

Ayes: Chuck Brown, Randall Halbrook, Fareena Dawood, Sapana Patel, Matthew Caligur, Taylor Landin  
Absent: Mary Smith, Apurva Parikh

## **VI. Public Hearings**

### **A. PUBLIC HEARING 6:30 P.M.: Receive and hear all persons desiring to be heard on the proposed Conditional Use Permit for the expansion of an existing Private School (Elementary, Middle, and High) at 1201 Lakeview Drive and 1250 Seventh Street, further described as a subdivision of 21.52 acres located in the Brown and Belknap League, A-15, City of Sugar Land, Fort Bend County, Texas.**

Review of and discussion on the proposed Conditional Use Permit for the expansion of an existing Private School (Elementary, Middle, and High) at 1201 Lakeview Drive and 1250 Seventh Street, further described as a subdivision of 21.52 acres located in the Brown and Belknap League, A-15, City of Sugar Land, Fort Bend County, Texas.

**Jessica Echols, Senior Planner**

Jessica Echols, Senior Planner, gave a presentation, made comments, and answered questions from the Commission.

Matthew Caligur, Chair, opened the public hearing at 6:58 p.m. Mindy Stubbs, Shelley Pizzitola, and Linda Wright addressed the Commission and spoke in favor of this agenda item. The public

hearing was closed by Matthew Caligur, Chair, at 7:07 p.m. Commissioner Chuck Brown recused himself from this item at 6:41 p.m. and returned to the meeting at 7:19 p.m.

## **VII. Reports**

### **A. Planning and Zoning Commission Liaison Report**

- City Council Meeting July 15, 2025

#### **Chuck Brown, Commissioner**

Commissioner Chuck Brown attended and reported on the July 15, 2025, City Council meeting.

### **B. City Staff Report**

- Calendar of Scheduled Meetings and Events

#### **Lisa Kocich-Meyer, Director of Planning & Development Services**

Jessica Rodriguez, Assistant Director of Planning and Development Services, reported on upcoming meetings and events.

## **VIII. Adjournment**

A motion to **Adjourn at 7:21 p.m.**, was made by Matthew Caligur and seconded by Taylor Landin; the motion **Passed**.

Ayes: Chuck Brown, Randall Halbrook, Fareena Dawood, Sapana Patel, Matthew Caligur, Taylor Landin

Absent: Mary Smith, Apurva Parikh



## **Planning & Zoning Commission Agenda Request**

### **August 12, 2025**

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**Agenda Request No:** V.A.

**Agenda of:** Planning & Zoning Commission Meeting

**Initiated by:** Jessica Echols, Senior Planner

**Presented by:** Jessica Echols, Senior Planner

**Responsible Department:** Planning and Development Services

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#### **Agenda Caption:**

#### **RYEHILL SECTION ONE FINAL PLAT**

Consideration of and action on the Ryehill Section One Final Plat.

#### **Recommended Action:**

Staff Recommends Approval of the Final Plat for Ryehill Section One.

#### **Executive Summary:**

This is the Final Plat for Ryehill Section One. It consists of 43.04 acres and includes 142 single-family lots, 4 blocks, and 6 reserves. This property is part of the Ryehill Development and is located in the City's ETJ, south of FM 2759 and east of FM 762. Access will be provided via Ryehill Parkway.

This Final Plat complies with the Pulte (Ryehill) Development Agreement in terms of lot sizes, lot widths, lot depths, building lines, and other development standards outlined in the agreement. It is also consistent with the General Plan (Exhibit B of the Development Agreement – amended 01/15/25) and meets the Subdivision Regulations in Chapter 5 of the Development Code.

The Final Plat is consistent with the approved Preliminary Plat, which was reviewed and approved without conditions by the Commission during the March 11, 2025, Planning & Zoning Commission meeting.

Staff recommends approval of the Ryehill Section One Final Plat.

#### **Budget**

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**Expenditure Required:** n/a

**Current Budget:** n/a

**Additional Funding:** n/a

**Funding Source:** n/a

**Account Number (ORG-OBJ-Project):** n/a

**Attachments**

1. Final Plat
2. Vicinity Map
3. Ryehill General Plan
4. Approved Preliminary Plat and Box Exhibit
5. Commission Guide for Platting Compliance



STATE OF TEXAS  
COUNTY OF FORT BEND

THE UNDERSIGNED, JEN TEXAS 37 LLC, A TEXAS LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH TOM WOLIVER, ITS VICE PRESIDENT, (HEREIN CALLED "OWNER"), OWNER OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING PLAT OF RYEHILL SECTION ONE, DOES HEREBY MAKE SUBDIVISION OF SAID PROPERTY ACCORDING TO THE LINES, STREETS, LOTS, BUILDING LINES, AND EASEMENTS SHOWN THEREON AND DESIGNATE SAID SUBDIVISION AS RYEHILL SECTION ONE, 43.04 ACRES, LOCATED IN THE JOSEPH KUYKENDALL SURVEY, A-49, FORT BEND COUNTY, TEXAS, AND HEREBY DEDICATES TO PUBLIC USE AS SUCH, THE STREETS AND EASEMENTS SHOWN THEREON FOREVER AND DOES HEREBY WAIVE ANY CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHING OF GRADES AS APPROVED FOR THE STREETS DEDICATED OR OCCASIONED BY THE ALTERATION OF THE SURFACE OF ANY PORTION OF STREETS TO CONFORM TO SUCH GRADES, AND DOES HEREBY BIND ITSELF, ITS SUCCESSORS AND ASSIGNS TO WARRANT AND DEFEND FOREVER THE TITLE TO THE LAND SO DEDICATED.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL ELEVEN FEET, SIX INCHES (11' 6") FOR TEN FEET (10' 0") PERIMETER GROUND EASEMENTS OR SEVEN FEET, SIX INCHES (7' 6") FOR FOURTEEN FEET (14' 0") PERIMETER GROUND EASEMENTS OR FIVE FEET, SIX INCHES (5' 6") FOR SIXTEEN FEET (16' 0") PERIMETER GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16' 0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. & A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENTS TOTAL TWENTY-ONE FEET, SIX INCHES (21' 6") IN WIDTH.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL TEN (10' 0") FOR TEN FEET (10' 0") BACK-TO-BACK GROUND EASEMENTS OR EIGHT FEET (8' 0") FOR FOURTEEN FEET (14' 0") BACK-TO-BACK GROUND EASEMENTS, OR SEVEN FEET (7' 0") FOR SIXTEEN FEET (16' 0") BACK-TO-BACK GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16' 0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO BOTH SIDES AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. & A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENTS TOTAL THIRTY FEET (30' 0") IN WIDTH.

FURTHER, OWNERS DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION OF RYEHILL SECTION ONE, WHERE BUILDING LINES OR PUBLIC UTILITY EASEMENTS ARE TO BE ESTABLISHED OUTSIDE THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION AND DO HEREBY MAKE AND ESTABLISH ALL BUILDING SETBACK LINES AND DEDICATE TO THE USE OF THE PUBLIC, ALL PUBLIC UTILITY EASEMENTS SHOWN IN SAID ADJACENT ACREAGE.

FURTHER, WE DO HEREBY ACKNOWLEDGE THE RECEIPT OF THE "ORDERS OF REGULATION FOR THE REGULATION OF OUTDOOR LIGHTING IN THE UNINCORPORATED AREAS OF FORT BEND COUNTY, TEXAS" AND DO HEREBY COVENANT AND AGREE AND SHALL COMPLY WITH THIS ORDER AS ADOPTED BY FORT BEND COUNTY COMMISSIONERS COURT ON MARCH 23, 2004, AND ANY SUBSEQUENT AMENDMENTS.

IN TESTIMONY WHEREOF, JEN TEXAS 37 LLC, A TEXAS LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY TOM WOLIVER, ITS VICE PRESIDENT.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

JEN TEXAS 37 LLC,  
A TEXAS LIMITED LIABILITY COMPANY

BY: \_\_\_\_\_  
TOM WOLIVER, VICE PRESIDENT

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED TOM WOLIVER, ITS VICE PRESIDENT, OF JEN TEXAS 37 LLC, A TEXAS LIMITED LIABILITY COMPANY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED, AND AS THE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_DAY OF \_\_\_\_\_, 2025.

\_\_\_\_\_  
NOTARY PUBLIC IN AND  
FOR THE STATE OF TEXAS

\_\_\_\_\_  
PRINT NAME

MY COMMISSION EXPIRES: \_\_\_\_\_

CERTIFICATE FOR SURVEYOR

I, DEVIN R. ROYAL, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS SUBDIVISION IS TRUE AND CORRECT; WAS PREPARED FROM AN ACTUAL BOUNDARY SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION ACCORDING TO THE STANDARDS OF PRACTICE OF THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS, THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE NEAREST STREET INTERSECTION; THAT THE BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE/TANGENCY AND OTHER POINTS OF REFERENCE WERE MARKED ON THE GROUND BEFORE I SIGNED AND SEALED THIS DOCUMENT; AND THAT ALL PREVIOUSLY EXISTING PROPERTY MARKERS ARE SUFFICIENTLY DESCRIBED ON THIS DOCUMENT AS FOUND AND ALL SET MARKERS ARE A MINIMUM 5/8-INCH DIAMETER IRON ROD WITH SURVEYOR'S CAP. THE INTERIOR CORNERS OF THIS SUBDIVISION WERE NOT SET AT THE TIME THIS PLAT WAS SIGNED AND SEALED BY ME. THESE CORNERS ARE EXPECTED TO BE SET AFTER CONSTRUCTION OF THE PUBLIC INFRASTRUCTURE AND FINAL GRADING WITHIN THE SUBDIVISION.

\_\_\_\_\_  
DEVIN R. ROYAL, R.P.L.S.  
TEXAS REGISTRATION NO.6667

\_\_\_\_\_  
DATE

CERTIFICATE FOR ENGINEER

I, CHAD R. HARTMANN, A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT MEETS ALL REQUIREMENTS OF FORT BEND COUNTY AND THE CITY OF SUGAR LAND.

\_\_\_\_\_  
CHAD R. HARTMANN  
TEXAS LICENSE NO. 109947

\_\_\_\_\_  
DATE

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF SUGAR LAND, TEXAS HAS APPROVED THIS PLAT AND SUBDIVISION OF RYEHILL SECTION ONE, IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF SUGAR LAND AS SHOWN HEREON AND AUTHORIZES THE RECORDING OF THIS PLAT.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

BY: \_\_\_\_\_  
MATTHEW CALIGUR, CHAIR

BY: \_\_\_\_\_  
LINDA MENDENHALL, CITY CLERK

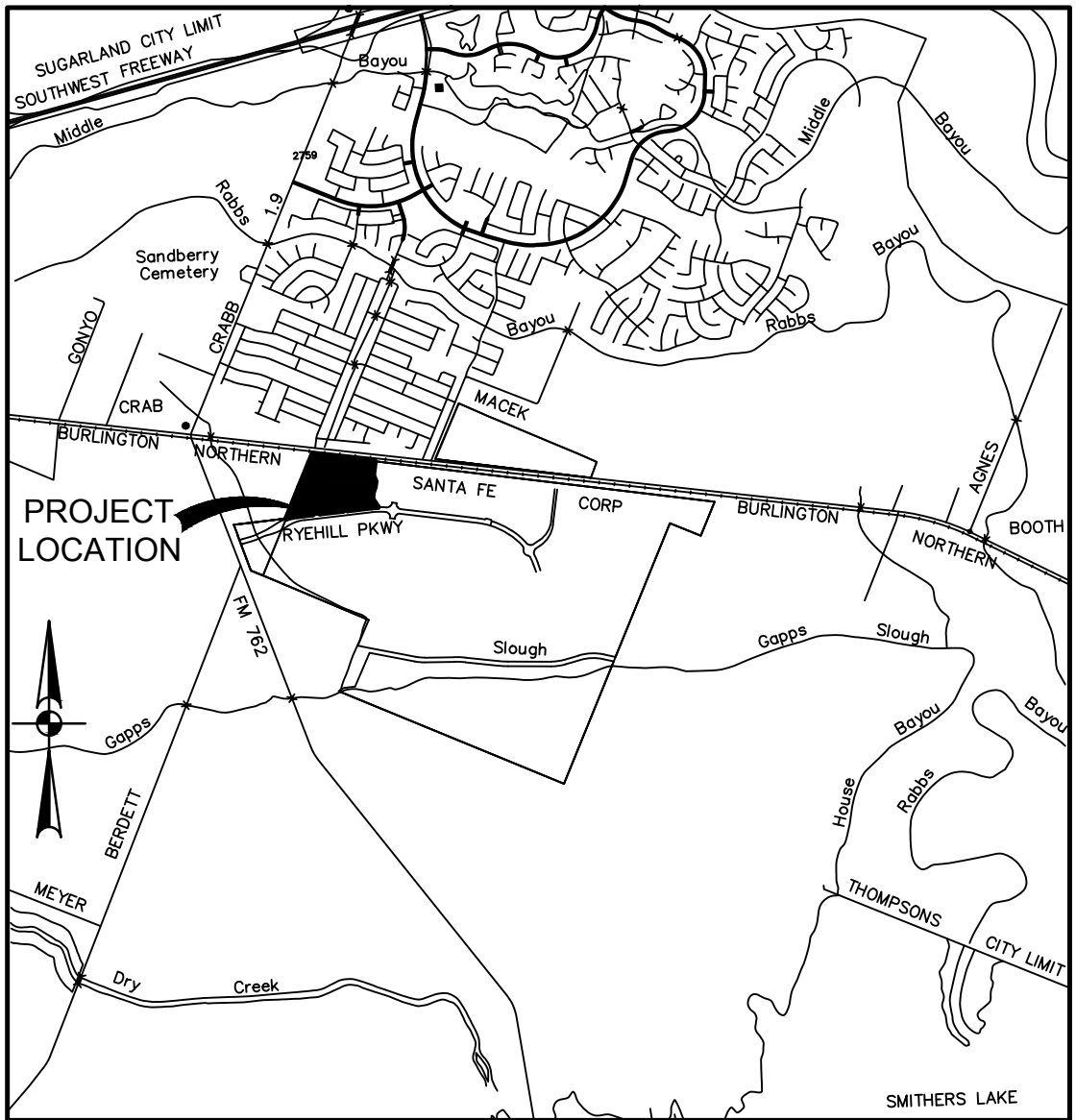
STATE OF TEXAS  
COUNTY OF FORT BEND

I, LAURA RICHARD, COUNTY CLERK IN AND FOR FORT BEND COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORDATION IN MY OFFICE ON \_\_\_\_\_ 2025, AT \_\_\_\_\_ O'CLOCK \_\_\_\_ M. IN PLAT NUMBER \_\_\_\_\_ OF THE PLAT RECORDS OF SAID COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE AT RICHMOND, TEXAS, THE DAY AND DATE LAST ABOVE WRITTEN.

\_\_\_\_\_  
LAURA RICHARD  
CLERK OF THE COUNTY  
FORT BEND COUNTY, TEXAS

BY: \_\_\_\_\_  
DEPUTY



VICINITY MAP  
NOT-TO-SCALE  
MAP REF: KEY MAP 607W & 607X  
ZIP CODE: 77469

I, J. STACY SLAWINSKI, THE FORT BEND COUNTY ENGINEER, DO HEREBY CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPLIES WITH ALL OF THE EXISTING RULES AND REGULATIONS OF THIS OFFICE AS ADOPTED BY THE FORT BEND COUNTY COMMISSIONER'S COURT HOWEVER, NO CERTIFICATION IS HEREBY GIVEN AS TO THE EFFECT OF DRAINAGE FROM THIS SUBDIVISION ON THE INTERCEPTING DRAINAGE ARTERY OR PARENT STREAM OR ON ANY OTHER AREA OR SUBDIVISION WITHIN THE WATERSHED.

\_\_\_\_\_  
J. STACY SLAWINSKI, P.E.  
FORT BEND COUNTY ENGINEER

APPROVED BY THE COMMISSIONER'S COURT OF FORT BEND COUNTY, TEXAS  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

\_\_\_\_\_  
VINCENT M. MORALES, JR.  
COMMISSIONER, PRECINCT 1

\_\_\_\_\_  
GRADY PRESTAGE  
COMMISSIONER, PRECINCT 2

\_\_\_\_\_  
KP GEORGE  
COUNTY JUDGE

\_\_\_\_\_  
W.A. "ANDY" MEYERS  
COMMISSIONER, PRECINCT 3

\_\_\_\_\_  
DEXTER L. McCOY  
COMMISSIONER, PRECINCT 4

# RYEHILL SECTION ONE

A SUBDIVISION OF 43.04 ACRES LOCATED IN THE JOSEPH KUYKENDALL SURVEY,  
A-49, CITY OF SUGAR LAND ETJ, FORT BEND COUNTY, TEXAS.

142 LOTS      6 RESERVES      4 BLOCKS

JULY 2025

OWNER:  
JEN TEXAS 37, LLC.  
A TEXAS LIMITED LIABILITY COMPANY  
1450 LAKE ROBBINS DRIVE, SUITE 430  
THE WOODLANDS, TEXAS 77380  
TEL: (281) 362-8998

**PAPE-DAWSON  
ENGINEERS**

2107 CITYWEST BLVD, 3RD FLR | HOUSTON, TX 77042 | 713.428.2400  
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

SHEET 1 OF 5

FINAL PLAT OF RYEHILL SECTION ONE

Civil Job No. 42080-17

Print: Jul 24, 2025, 12:55pm User: JD: timothywood  
File: C:\Users\LOCAL~1\temp\KcPublish\_14184\Plat 42080-17-FINAL.dwg



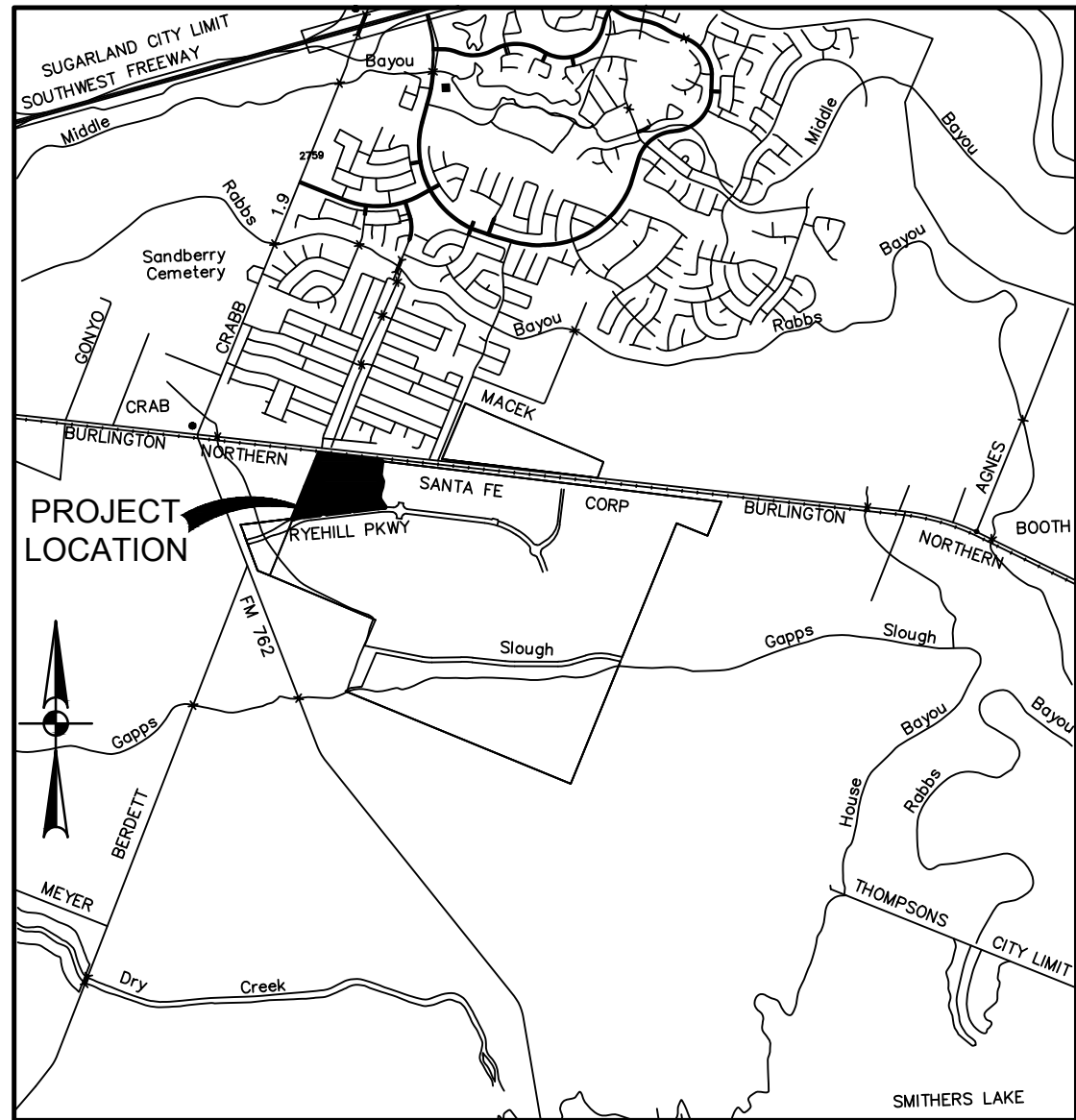
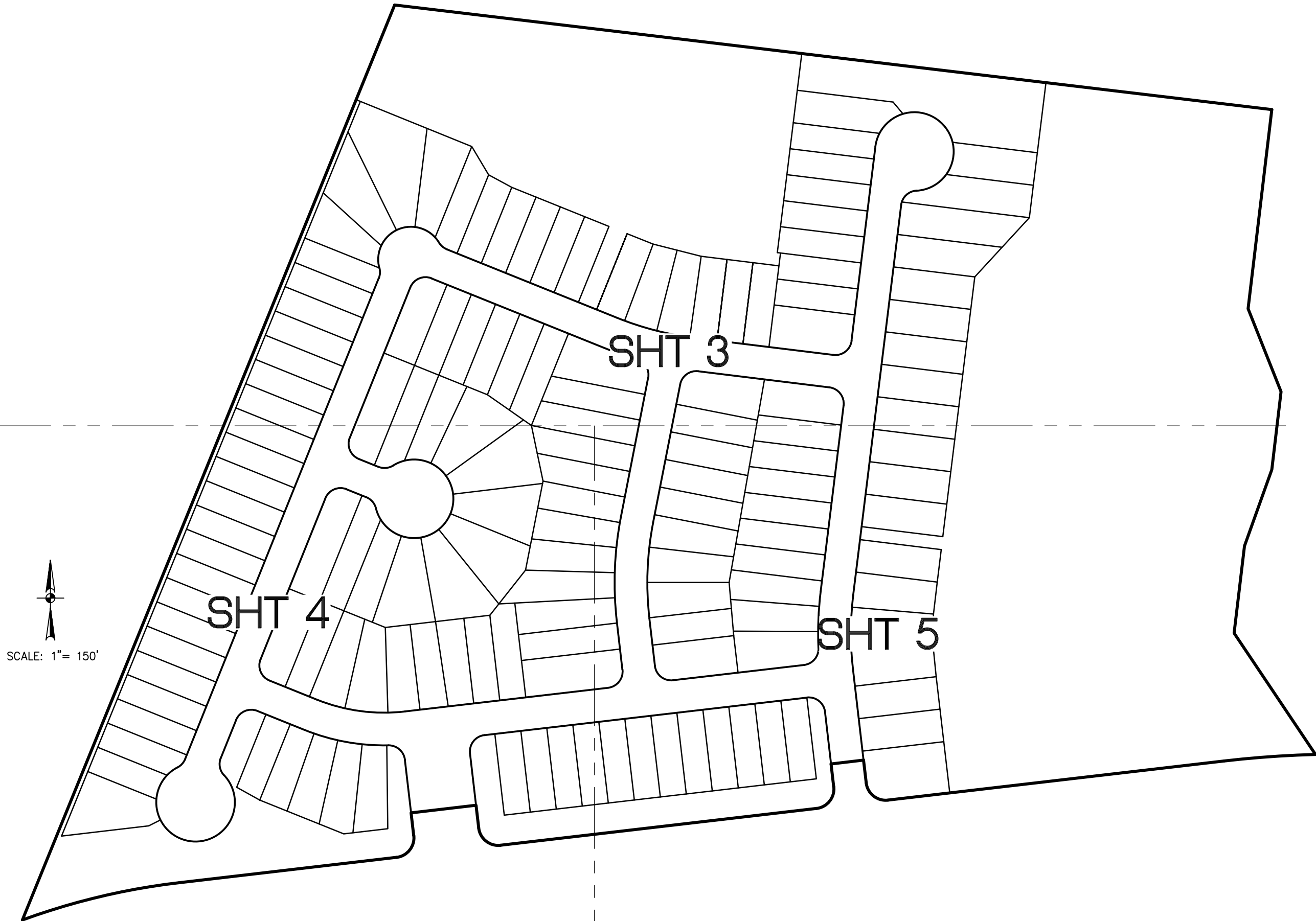
GENERAL NOTES:

1. ELEVATIONS USED FOR DELINEATING CONTOUR LINES ARE BASED ON NAVD 88, 2021 ADJUSTMENT.
- PROJECT BENCHMARK: CITY OF SUGARLAND REFERENCE MARKER 001 (RM-001)  
A 3-INCH BRASS DISK SET IN CONCRETE STAMPED 'CITY OF SUGAR LAND GPS MARKER RM 001'. LOCATED FROM THE INTERSECTION OF WILLIAMS TRACE BLVD. AND ELKINS RD., TRAVEL SOUTH ON ELKINS RD. APPROXIMATELY 2.15 MILES TO THE SOUTH END OF THE FIRST MEDIAN, APPROXIMATELY 246 FEET SOUTH OF THE INTERSECTION OF SABER RIVER DR. AND ELKINS RD. CITY OF SUGARLAND, TX. ELEV = 69.747 NAVD88
2. ALL BEARINGS REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, HAVING A SCALE FACTOR OF 1.00013.
3. THIS PLAT WAS PREPARED TO MEET CITY OF SUGAR LAND AND FORT BEND COUNTY REQUIREMENTS.
4. THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY TEXAS AMERICAN TITLE COMPANY. FILE NO. 2791025-02738, EFFECTIVE DATE JULY 7, 2023. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
5. THIS PLAT LIES WHOLLY WITHIN FORT BEND MUNICIPAL UTILITY DISTRICT NO. 269, FORT BEND COUNTY DRAINAGE DISTRICT, LAMAR CONSOLIDATED I.S.D., THE ETJ OF THE CITY OF SUGAR LAND, AND FORT BEND COUNTY.
6. APPROVAL OF THIS PLAT WILL EXPIRE ONE YEAR FROM PLANNING AND ZONING COMMISSION APPROVAL IF NOT RECORDED IN THE REAL PROPERTY RECORDS OF THE COUNTY OF FORT BEND.
7. THE PIPELINES AND PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION ARE AS SHOWN.
8. ALL LANDSCAPING AND STRUCTURES, INCLUDING FENCES, AT INTERSECTIONS SHALL CONFORM TO THE CITY OF SUGAR LAND AND AASHTO SITE DISTANCE REQUIREMENTS FOR MOTORISTS.
9. NO OWNER OF THE LAND SUBJECT TO AN EASEMENT MAY PLACE, BUILD OR CONSTRUCT ANY PERMANENT BUILDING, STRUCTURE OR OBSTRUCTION OF ANY KIND OVER, UNDER OR UPON THE EASEMENT, PROVIDED THAT SUCH OWNER MAY CROSS OR COVER THE EASEMENT WITH A PAVED DRIVEWAY/PARKING LOT UNDER THE FOLLOWING CONDITIONS. THE DRIVEWAY SHALL BE JOINED AT THE BOUNDARY LINE OF THE EASEMENT TO LIMIT THE AMOUNT OF PAVING THAT MUST BE REMOVED TO PROVIDE ACCESS, AND THERE SHALL BE NO OBLIGATION OF THE CITY TO REPLACE/REPAIR ANY PAVING REMOVED IN THE EXERCISE OF THIS EASEMENT.
10. WOOD SHINGLES ARE HEREBY PROHIBITED WITHIN THIS SUBDIVISION.
11. SIDEWALKS SHALL BE CONSTRUCTED AS REQUIRED BY SECTION 5.8 OF THE DESIGN STANDARDS OF THE CITY OF SUGAR LAND. PRIOR TO THE CERTIFICATION OF COMPLIANCE OF STREETS WITHIN THE SUBDIVISION BY THE CITY OF SUGAR LAND, SIDEWALKS SHALL BE CONSTRUCTED BY THE DEVELOPER ALONG ALL STREETS WHERE HOUSES WILL NOT FRONT OR SIDE. HOMEBUILDERS SHALL CONSTRUCT SIDEWALKS ALONG STREETS ON WHICH HOMES FRONT AND ALONG STREETS ON WHICH HOMES SIDE.
12. RYEHILL SECTION ONE LIES WITHIN UNSHADED ZONE "X" AS PER FLOOD INSURANCE RATE MAP, MAP NUMBER(S) 48157C0265L, DATED APRIL 2, 2014.
13. MASTER NOTE N/A
14. THE DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF SUGAR LAND AND THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONDING DURING INTENSE RAINFALL EVENTS.
15. PRIOR TO ANY CONSTRUCTION ON SUBJECT LOTS OR NON-RESIDENTIAL TRACTS, THE CITY OF SUGAR LAND SHALL REVIEW AND APPROVE DRAINAGE CALCULATIONS PERFORMED BY A REGISTERED PROFESSIONAL ENGINEER ILLUSTRATING AVAILABLE OUTFALL AND/OR DETENTION CAPACITY.
16. MASTER NOTE N/A
17. MASTER NOTE N/A
18. MASTER NOTE N/A
19. MASTER NOTE N/A
20. MASTER NOTE N/A
21. MASTER NOTE N/A
22. MASTER NOTE N/A
23. ALL BUILDING LINE TRANSITIONS SHALL BE AT 45 DEGREE ANGLES TO THE STRAIGHT SIDE LOT LINE WHERE THE TRANSITION OCCURS.
24. DRIVEWAY REQUIREMENTS FOR THE LOCATIONS, WIDTHS AND OFFSET FROM AN INTERSECTION AND ANY EXISTING DRIVEWAYS OR PROPOSED DRIVEWAYS, SHALL CONFORM TO CHAPTER FIVE ARTICLE VII OF THE DEVELOPMENT CODE OF THE CITY OF SUGAR LAND.
25. ALL LAKE/DETENTION TRACTS, EASEMENTS, OPEN SPACE, OR OTHER COMMON AREAS WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE MAINTAINED BY FORT BEND COUNTY MUD NO. 269 UNTIL A HOMEOWNERS' ASSOCIATION IS ESTABLISHED. HOMEOWNERS' ASSOCIATIONS SHALL BE ESTABLISHED IN ACCORDANCE WITH CHAPTER FIVE, ARTICLE IV, SECTION 5-34 OF THE DEVELOPMENT CODE OF CITY OF SUGAR LAND.
26. MASTER NOTE N/A
27. ALL LOTS AND RESERVES SHALL HAVE MINIMUM SIDE AND REAR BUILDING SETBACKS AS ESTABLISHED BY THE DEVELOPERS AGREEMENT BY AND BETWEEN THE CITY OF SUGAR LAND, TEXAS, AND PULTE HOMES OF TEXAS L.P.
28. WITHIN SUGAR LAND'S ETJ, ALL GARAGES SHALL BE SET BACK A MINIMUM OF TWENTY (20) FEET FROM THE STREET RIGHT-OF-WAY ON CORNER LOTS, WHEN SAID LOT IS A SIDE LOADING LOT. A SIDE LOADING LOT IS A CORNER LOT WITH A SIDE LOADING GARAGE OR CAR PORT.
29. MASTER NOTE N/A
30. MASTER NOTE N/A
31. MASTER NOTE N/A
32. MASTER NOTE N/A
33. MASTER NOTE N/A
34. ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
35. ALL NUMBERS OMITTED ABOVE ARE CITY OF SUGAR LAND MASTER NOTES THAT DO NOT APPLY TO THIS PROPERTY AND WERE INTENTIONALLY OMITTED.
36. THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 80.70 FEET (NAVD 1988) ABOVE MEAN SEA LEVEL, IN ADDITION NO TOP OF SLAB ELEVATION SHALL BE LESS THAN 24 INCHES ABOVE THE LOWEST TOP OF CURB ADJACENT TO THE LOT IN WHICH IT LIES. IN THE ABSENCE OF A CURB, THE TOP OF SLAB ELEVATION SHALL BE NO LESS THAN 24 INCHES ABOVE THE HIGHEST NATURAL GROUND ALONG THE PERIMETER OF THE BUILDING FOUNDATION AND 12 INCHES ABOVE ANY DOWN GRADIENT ROADWAY OR DRAINAGE RESTRAINT, WHICHEVER IS HIGHER.
37. ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
38. SITE PLANS SHALL BE SUBMITTED TO FORT BEND COUNTY AND ANY OTHER APPLICABLE JURISDICTION FOR REVIEW AND APPROVAL. DEVELOPMENT PERMITS AND ALL OTHER APPLICABLE PERMITS SHALL BE OBTAINED FROM THE FORT BEND COUNTY PRIOR TO BEGINNING CONSTRUCTION.
39. SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT NOT LESS THAN 5 FEET IN WIDTH ON BOTH SIDES OF ALL DEDICATED RIGHTS-OF-WAY WITHIN SAID PLAT AND ON THE CONTIGUOUS RIGHT-OF-WAY OF ALL PERIMETER ROADS SURROUNDING SAID PLAT, IN ACCORDANCE WITH A.D.A.
40. A MINIMUM DISTANCE OF 10' SHALL BE MAINTAINED BETWEEN RESIDENTIAL DWELLINGS.
41. THIS PLAT LIES WITHIN LIGHT ZONE 2 OF THE FORT BEND COUNTY LIGHTING ORDINANCE.
42. FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 269 SHALL BE RESPONSIBLE FOR MAINTAINING RESERVE "D".
43. DESIGNATION OF DRILL SITES, EASEMENTS, AND RELEASE OF OTHER SURFACE RIGHTS AGREEMENT, RECORDED UNDER F.B.C. CLERK'S FILE NO. 2024001915, HAS BEEN PARTIALLY ABANDONED BY THAT ABANDONMENT OF EASEMENTS RECORDED UNDER F.B.C. CLERK'S FILE NO. 2025058901, AS TO THE RIGHT-OF-WAY SHOWN ON THIS PLAT.

| LINE TABLE |             |         |
|------------|-------------|---------|
| LINE #     | BEARING     | LENGTH  |
| L1         | N22°02'40"E | 10.56'  |
| L2         | N6°38'48"W  | 35.00'  |
| L3         | S83°21'12"W | 50.00'  |
| L4         | S6°38'48"E  | 35.00'  |
| L5         | N6°38'48"W  | 35.00'  |
| L6         | S83°21'12"W | 100.00' |
| L7         | S6°38'48"E  | 35.00'  |
| L8         | S68°04'17"E | 150.91' |
| L9         | N82°59'43"W | 35.00'  |
| L10        | S23°04'17"E | 6.57'   |
| L11        | S68°04'17"E | 14.43'  |
| L12        | S83°21'12"W | 41.28'  |
| L13        | S63°13'05"W | 20.00'  |
| L14        | S40°06'50"E | 23.65'  |
| L15        | N6°48'09"E  | 42.78'  |
| L16        | S6°48'07"W  | 39.35'  |
| L17        | S52°14'48"W | 15.04'  |
| L18        | N6°48'09"E  | 65.76'  |
| L19        | N6°48'07"E  | 48.65'  |
| L20        | S6°48'09"W  | 58.78'  |
| L21        | S6°38'48"E  | 17.34'  |
| L22        | N6°48'09"E  | 49.90'  |

| CURVE TABLE |          |            |               |         |         |
|-------------|----------|------------|---------------|---------|---------|
| CURVE #     | RADIUS   | DELTA      | CHORD BEARING | CHORD   | LENGTH  |
| C1          | 1550.00' | 5°11'04"   | S85°56'43"W   | 140.20' | 140.25' |
| C2          | 30.00'   | 90°00'00"  | S51°38'48"E   | 42.43'  | 47.12'  |
| C3          | 30.00'   | 90°00'00"  | N38°21'11"E   | 42.43'  | 47.12'  |
| C4          | 30.00'   | 90°00'00"  | S51°38'48"E   | 42.43'  | 47.12'  |
| C5          | 30.00'   | 90°00'00"  | N38°21'12"E   | 42.43'  | 47.12'  |
| C6          | 1050.00' | 13°28'52"  | S76°36'46"W   | 246.48' | 247.05' |
| C7          | 25.00'   | 84°28'19"  | N48°52'58"W   | 33.61'  | 36.86'  |
| C8          | 325.00'  | 23°02'50"  | N79°35'42"W   | 129.85' | 130.73' |
| C9          | 25.00'   | 90°00'00"  | S66°55'43"W   | 35.36'  | 39.27'  |
| C10         | 25.00'   | 65°15'49"  | S10°42'12"E   | 26.96'  | 28.48'  |
| C11         | 60.00'   | 285°58'23" | N80°20'55"W   | 72.24'  | 299.47' |
| C12         | 25.00'   | 40°42'34"  | N42°17'00"E   | 17.39'  | 17.76'  |
| C13         | 25.00'   | 36°52'19"  | N3°29'34"E    | 15.81'  | 16.09'  |
| C14         | 50.00'   | 163°44'37" | S66°55'43"W   | 99.00'  | 142.89' |
| C15         | 25.00'   | 36°52'19"  | N49°38'08"W   | 15.81'  | 16.09'  |
| C16         | 475.00'  | 14°55'26"  | S75°32'00"E   | 123.37' | 123.72' |
| C17         | 25.00'   | 90°00'00"  | N52°00'17"E   | 35.36'  | 39.27'  |
| C18         | 60.00'   | 259°50'09" | S43°04'39"E   | 92.04'  | 272.10' |
| C19         | 25.00'   | 79°50'09"  | S46°55'21"W   | 32.08'  | 34.83'  |
| C20         | 475.00'  | 13°39'05"  | S0°10'44"W    | 112.91' | 113.17' |
| C21         | 25.00'   | 90°00'00"  | N51°38'48"W   | 35.36'  | 39.27'  |
| C22         | 25.00'   | 90°00'00"  | S38°21'12"W   | 35.36'  | 39.27'  |

| CURVE TABLE |         |            |               |         |         |
|-------------|---------|------------|---------------|---------|---------|
| CURVE #     | RADIUS  | DELTA      | CHORD BEARING | CHORD   | LENGTH  |
| C23         | 25.00'  | 90°00'00"  | S23°04'17"E   | 35.36'  | 39.27'  |
| C24         | 25.00'  | 90°00'00"  | S66°55'43"W   | 35.36'  | 39.27'  |
| C25         | 25.00'  | 53°58'05"  | N41°05'15"W   | 22.69'  | 23.55'  |
| C26         | 60.00'  | 287°56'10" | S21°55'43"W   | 70.59'  | 301.53' |
| C27         | 25.00'  | 53°58'05"  | N84°56'40"E   | 22.69'  | 23.55'  |
| C28         | 25.00'  | 90°00'00"  | S23°04'17"E   | 35.36'  | 39.27'  |
| C29         | 25.00'  | 90°00'00"  | S66°55'43"W   | 35.36'  | 39.27'  |
| C30         | 525.00' | 5°38'00"   | N70°53'17"W   | 51.60'  | 51.62'  |
| C31         | 25.00'  | 84°47'03"  | N31°18'46"W   | 33.71'  | 36.99'  |
| C32         | 525.00' | 17°43'34"  | N2°12'59"E    | 161.78' | 162.42' |
| C33         | 25.00'  | 90°00'00"  | N38°21'12"E   | 35.36'  | 39.27'  |
| C34         | 275.00' | 28°34'31"  | S82°21'33"E   | 135.73' | 137.15' |
| C35         | 25.00'  | 90°00'00"  | S51°38'48"E   | 35.36'  | 39.27'  |
| C36         | 475.00' | 17°43'34"  | S2°12'59"W    | 146.37' | 146.95' |
| C37         | 25.00'  | 85°55'31"  | S54°02'31"W   | 34.08'  | 37.49'  |
| C38         | 25.00'  | 90°00'00"  | N37°59'43"W   | 35.36'  | 39.27'  |
| C39         | 525.00' | 9°28'05"   | N2°16'14"E    | 86.66'  | 86.76'  |
| C40         | 50.00'  | 90°00'00"  | S66°55'43"W   | 70.71'  | 78.54'  |
| C41         | 500.00' | 14°55'26"  | S75°32'00"E   | 129.87' | 130.24' |
| C42         | 500.00' | 17°43'34"  | S2°12'59"W    | 154.07' | 154.69' |
| C43         | 500.00' | 13°39'05"  | S0°10'44"W    | 118.85' | 119.13' |
| C44         | 300.00' | 28°34'31"  | S82°21'33"E   | 148.07' | 149.62' |



VICINITY MAP  
NOT-TO-SCALE  
MAP REF: KEY MAP 607W & 607X  
ZIP CODE: 77469

# RYEHILL SECTION ONE

A SUBDIVISION OF 43.04 ACRES LOCATED IN THE JOSEPH KUYKENDALL SURVEY,  
A-49, CITY OF SUGAR LAND ETJ, FORT BEND COUNTY, TEXAS.

142 LOTS    6 RESERVES    4 BLOCKS

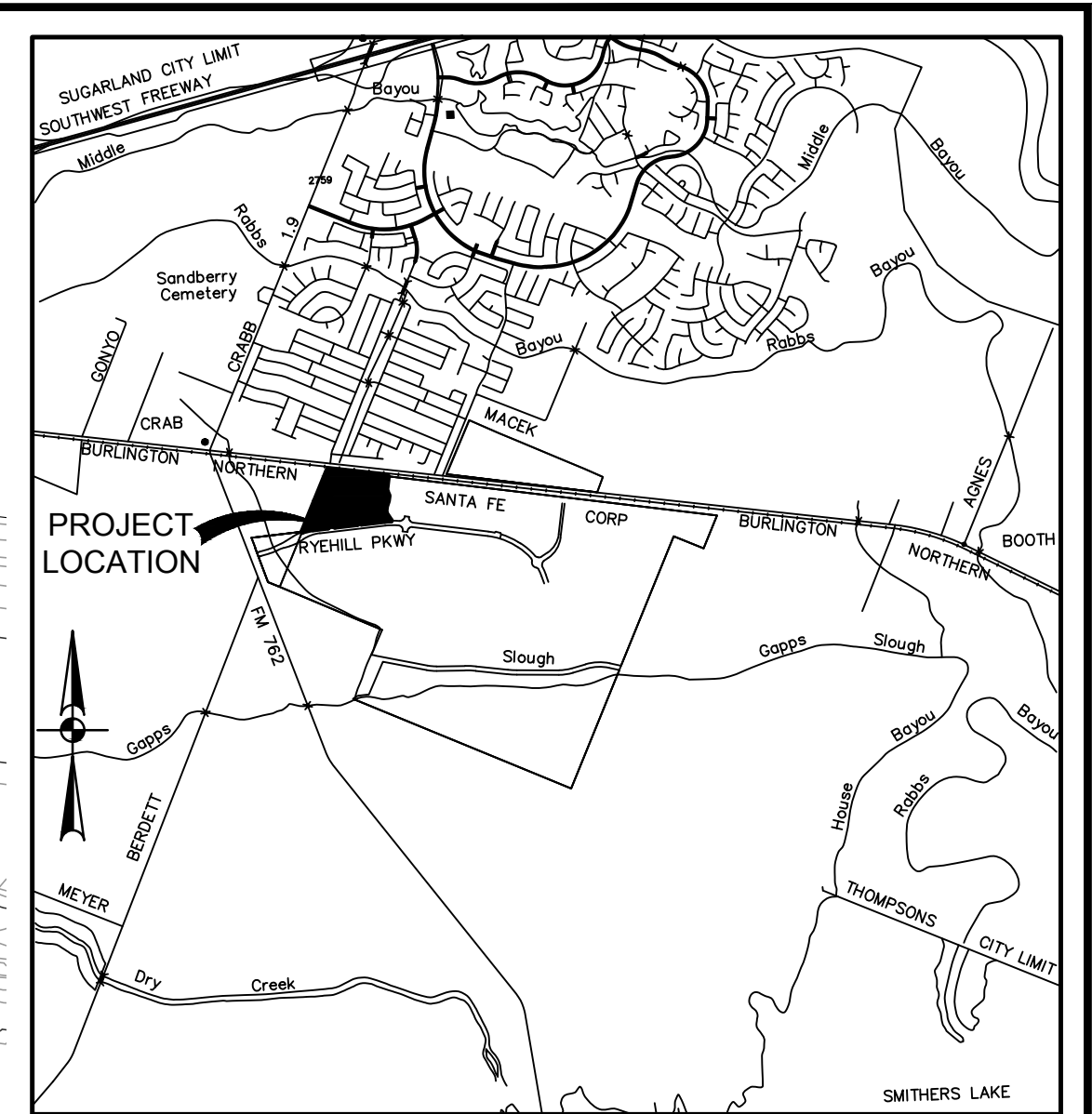
JULY 2025

OWNER:  
JEN TEXAS 37, LLC.  
A TEXAS LIMITED LIABILITY COMPANY  
1450 LAKE ROBBINS DRIVE, SUITE 430  
THE WOODLANDS, TEXAS 77380  
TEL: (281) 362-8998



2107 CITYWEST BLVD, 3RD FLR | HOUSTON, TX 77042 | 713.428.2400  
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800





- VICINITY MAP**  
NOT-TO-SCALE  
MAP REF: KEY MAP 607W & 607X  
ZIP CODE: 77469
- LEGEND**
- FOUND 5/8" IRON ROD (UNLESS NOTED OTHERWISE)
  - SET 5/8" IRON ROD (PD)
  - SET 5/8" IRON ROD (PD)-ROW/LOT
  - STREET NAME CHANGE
  - ① BLOCK NUMBER
  - A RESERVE SYMBOL

**ABBREVIATION LEGEND**

|       |                                          |
|-------|------------------------------------------|
| ESMT  | EASEMENT                                 |
| VOL   | VOLUME PAGE                              |
| PG    | PAGE                                     |
| POB   | POINT OF BEGINNING                       |
| R     | RADIUS                                   |
| ROW   | RIGHT OF WAY                             |
| FBCDR | FORT BEND COUNTY DEED RECORDS            |
| FBCPR | FORT BEND COUNTY PLAT RECORDS            |
| OPRFB | OFFICIAL PUBLIC RECORDS FORT BEND COUNTY |
| N     | NORTHING COORDINATES                     |
| E     | EASTING COORDINATES                      |
| UE    | UTILITY EASEMENT                         |
| CF NO | CLERK'S FILE NUMBER                      |
| BL    | BUILDING LINE                            |
| WLE   | WATER LINE EASEMENT                      |
| SSE   | SANITARY SEWER EASEMENT                  |
| STMSE | STORM SEWER EASEMENT                     |
| NTS   | NOT TO SCALE                             |

# RYEHILL SECTION ONE

A SUBDIVISION OF 43.04 ACRES LOCATED IN THE JOSEPH KUYKENDALL SURVEY, A-49, CITY OF SUGAR LAND ETJ, FORT BEND COUNTY, TEXAS.

142 LOTS 6 RESERVES 4 BLOCKS

JULY 2025

OWNER:  
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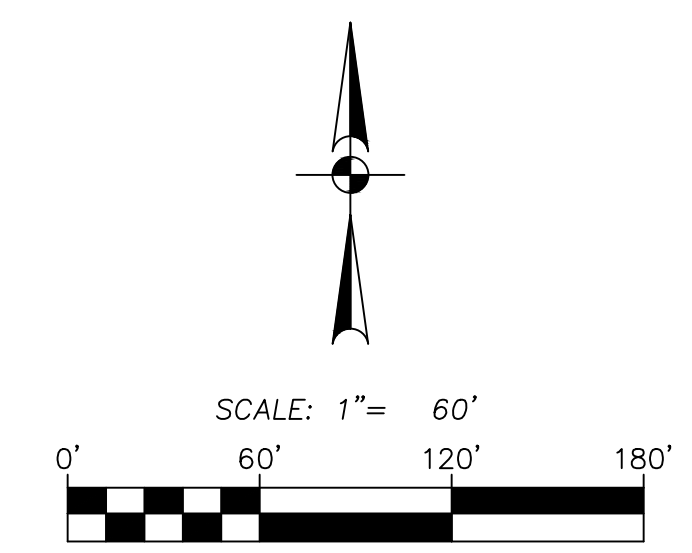
**LINE TABLE**

| LINE # | BEARING     | LENGTH |
|--------|-------------|--------|
| L9     | N82°59'43"W | 35.00' |
| L10    | S23°04'17"E | 6.57'  |
| L14    | S43°06'50"E | 23.65' |
| L15    | N6°48'09"E  | 42.78' |
| L16    | S6°48'07"W  | 39.35' |
| L17    | S52°14'48"W | 15.04' |
| L18    | N6°48'09"E  | 65.76' |
| L19    | N6°48'07"E  | 48.65' |
| L20    | S6°48'09"W  | 58.78' |
| L22    | N6°48'09"E  | 49.90' |

**CURVE TABLE**

| CURVE # | RADIUS  | DELTA      | CHORD BEARING | CHORD   | LENGTH  |
|---------|---------|------------|---------------|---------|---------|
| C13     | 25.00'  | 36°52'19"  | N3°29'34"E    | 15.81'  | 16.09'  |
| C14     | 50.00'  | 163°44'37" | S66°55'43"W   | 99.00'  | 142.89' |
| C15     | 25.00'  | 36°52'19"  | N49°38'08"W   | 15.81'  | 16.09'  |
| C16     | 475.00' | 14°55'26"  | S75°32'00"E   | 123.37' | 123.72' |
| C17     | 25.00'  | 90°00'00"  | N52°00'17"E   | 35.36'  | 39.27'  |
| C18     | 60.00'  | 259°50'09" | S43°04'39"E   | 92.04'  | 272.10' |
| C19     | 25.00'  | 79°50'09"  | S46°55'21"W   | 32.08'  | 34.83'  |
| C29     | 25.00'  | 90°00'00"  | S66°55'43"W   | 35.36'  | 39.27'  |
| C30     | 525.00' | 5°38'00"   | N70°53'17"W   | 51.60'  | 51.62'  |
| C31     | 25.00'  | 84°47'03"  | N31°18'46"W   | 33.71'  | 36.99'  |
| C37     | 25.00'  | 85°55'31"  | S54°02'31"W   | 34.08'  | 37.49'  |
| C38     | 25.00'  | 90°00'00"  | N37°59'43"W   | 35.36'  | 39.27'  |
| C40     | 50.00'  | 90°00'00"  | S66°55'43"W   | 70.71'  | 78.54'  |
| C41     | 500.00' | 14°55'26"  | S75°32'00"E   | 129.87' | 130.24' |

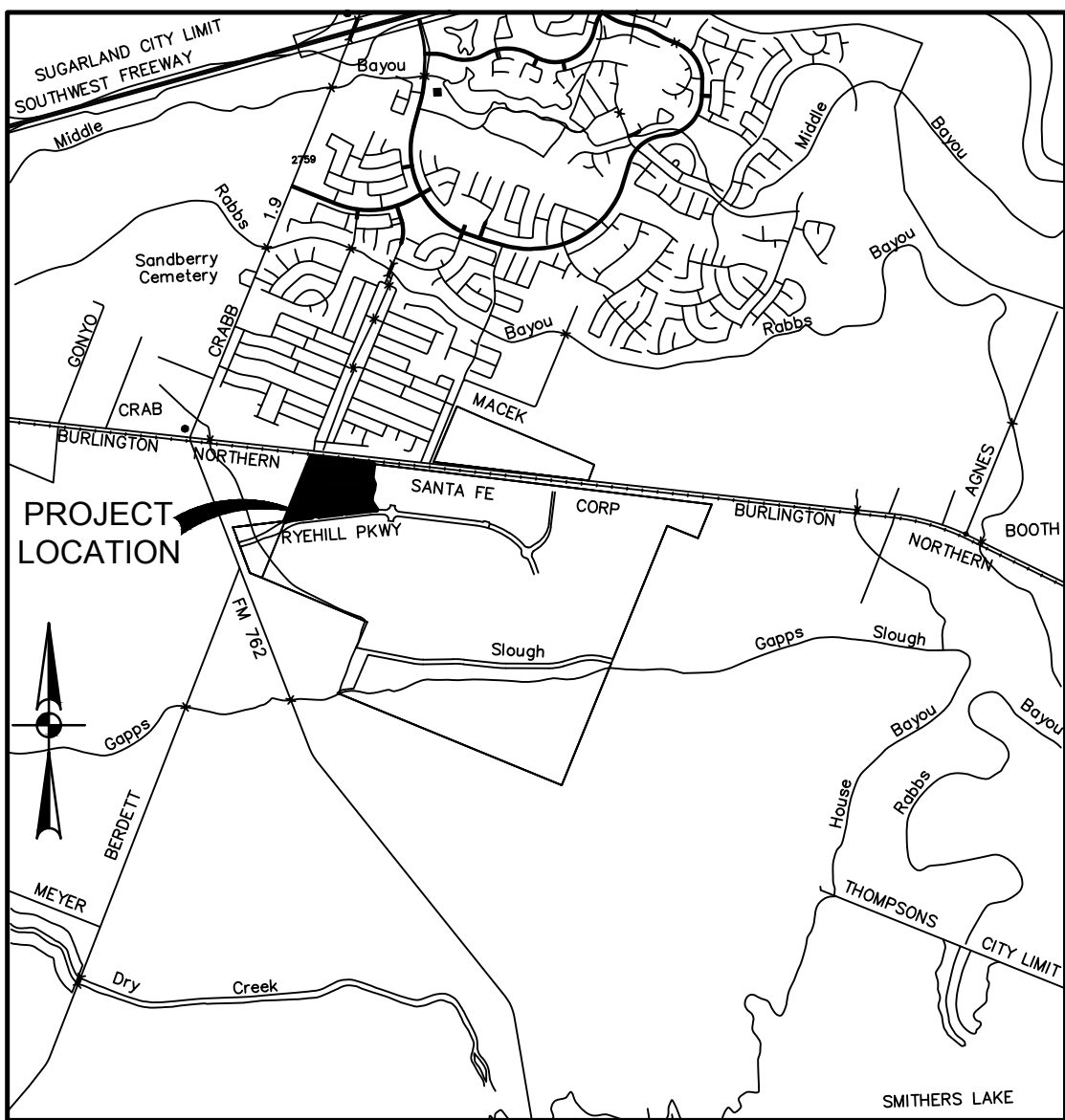
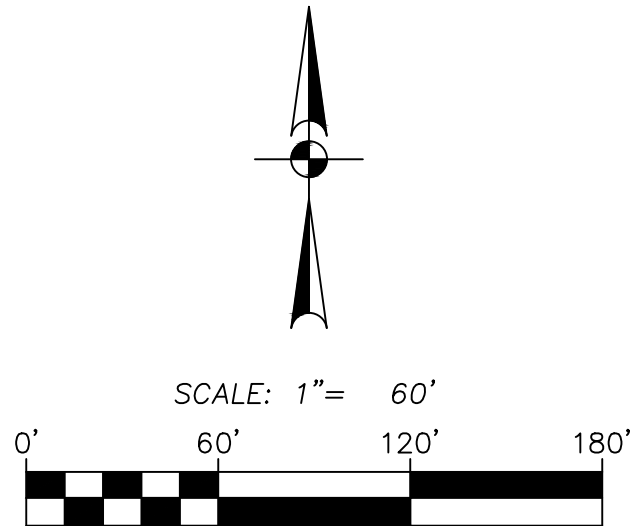
- RESTRICTED RESERVE B**  
(RESTRICTED DRILL SITE PURPOSES ONLY)  
4.076 AC. 177,557 SQ.FT.
- RESTRICTED RESERVE D**  
(RESTRICTED TO DRAINAGE/DETENTION AND INCIDENTAL UTILITIES PURPOSES ONLY)  
10.726 AC. 467,230 SQ.FT.
- RESTRICTED RESERVE C**  
(RESTRICTED TO LANDSCAPE, OPEN SPACE PURPOSES ONLY)  
0.682 AC. 29,718 SQ.FT.





MATCH LINE SHEET 3

MATCH LINE SHEET 5



VICINITY MAP

NOT-TO-SCALE  
MAP REF: KEY MAP 607W & 607X  
ZIP CODE: 77469

LEGEND

- FOUND 5/8" IRON ROD (UNLESS NOTED OTHERWISE)
- SET 5/8" IRON ROD (PD)
- SET 5/8" IRON ROD (PD)-ROW/LOT
- STREET NAME CHANGE
- ① BLOCK NUMBER
- Ⓐ RESERVE SYMBOL

ABBREVIATION LEGEND

|       |                                          |
|-------|------------------------------------------|
| ESMT  | EASEMENT                                 |
| VOL   | VOLUME PAGE                              |
| POB   | POINT OF BEGINNING                       |
| R     | RADIUS                                   |
| ROW   | RIGHT OF WAY                             |
| FBCDR | FORT BEND COUNTY DEED RECORDS            |
| FBCPR | FORT BED COUNTY PLAT RECORDS             |
| OPRRC | OFFICIAL PUBLIC RECORDS FORT BEND COUNTY |
| N     | NORTHING COORDINATES                     |
| E     | EASTING COORDINATES                      |
| UE    | UTILITY EASEMENT                         |
| CF NO | CLERK'S FILE NUMBER                      |
| BL    | BUILDING LINE                            |
| WLE   | WATER LINE EASEMENT                      |
| SSE   | SANITARY SEWER EASEMENT                  |
| STWSE | STORM SEWER EASEMENT                     |
| NTS   | NOT TO SCALE                             |

| LINE TABLE |             |         |
|------------|-------------|---------|
| LINE #     | BEARING     | LENGTH  |
| L1         | N22°07'40"E | 10.56'  |
| L5         | N6°38'48"W  | 35.00'  |
| L6         | S83°21'12"W | 100.00' |
| L7         | S6°38'48"E  | 35.00'  |
| L8         | S68°04'17"E | 150.91' |
| L11        | S68°04'17"E | 14.43'  |
| L12        | S83°21'12"W | 41.28'  |
| L13        | S63°13'05"W | 20.00'  |
| L21        | S6°38'48"E  | 17.34'  |

| CURVE TABLE |          |            |               |              |
|-------------|----------|------------|---------------|--------------|
| CURVE #     | RADIUS   | DELTA      | CHORD BEARING | CHORD LENGTH |
| C4          | 30.00'   | 90°00'00"  | S51°38'48"E   | 42.43'       |
| C5          | 30.00'   | 90°00'00"  | N38°21'12"E   | 42.43'       |
| C6          | 1050.00' | 13°28'52"  | S76°36'46"W   | 246.48'      |
| C7          | 25.00'   | 84°28'19"  | N48°52'58"W   | 33.61'       |
| C8          | 325.00'  | 23°02'50"  | N79°35'42"W   | 129.85'      |
| C9          | 25.00'   | 90°00'00"  | S66°55'43"W   | 35.36'       |
| C10         | 25.00'   | 65°15'49"  | S10°42'12"E   | 26.96'       |
| C11         | 60.00'   | 285°58'23" | N80°20'55"W   | 72.24'       |
| C12         | 25.00'   | 40°42'34"  | N42°17'00"E   | 17.39'       |
| C22         | 25.00'   | 90°00'00"  | S38°21'12"W   | 35.36'       |
| C23         | 25.00'   | 90°00'00"  | S23°04'17"E   | 35.36'       |
| C24         | 25.00'   | 90°00'00"  | S66°55'43"W   | 35.36'       |
| C25         | 25.00'   | 53°58'05"  | N41°05'15"W   | 22.69'       |
| C26         | 60.00'   | 287°56'10" | S21°55'43"W   | 70.59'       |
| C27         | 25.00'   | 53°58'05"  | N84°56'40"E   | 22.69'       |
| C28         | 25.00'   | 90°00'00"  | S23°04'17"E   | 35.36'       |
| C34         | 275.00'  | 28°34'31"  | S82°21'33"E   | 135.73'      |
| C44         | 300.00'  | 28°34'31"  | S82°21'33"E   | 148.07'      |

# RYEHILL SECTION ONE

A SUBDIVISION OF 43.04 ACRES LOCATED IN THE JOSEPH KUYKENDALL SURVEY, A-49, CITY OF SUGAR LAND ETJ, FORT BEND COUNTY, TEXAS.

142 LOTS    6 RESERVES    4 BLOCKS

JULY 2025

OWNER:  
JEN TEXAS 37, LLC.  
A TEXAS LIMITED LIABILITY COMPANY

1450 LAKE ROBBINS DRIVE, SUITE 430  
THE WOODLANDS, TEXAS 77380  
TEL: (281) 362-8998

**PAPE-DAWSON  
ENGINEERS**

2107 CITYWEST BLVD, 3RD FLR | HOUSTON, TX 77042 | 713.428.2400  
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

SHEET 4 OF 5

Ⓐ RESTRICTED RESERVE A  
(RESTRICTED TO LANDSCAPE, OPEN SPACE  
AND INCIDENTAL UTILITIES PURPOSES ONLY)  
1.562 AC.    68,062 SQ.FT.

Ⓕ RESTRICTED RESERVE F  
(RESTRICTED TO LANDSCAPE, OPEN SPACE  
AND INCIDENTAL UTILITIES PURPOSES ONLY)  
0.739 AC.    32,181 SQ.FT.

JEN TEXAS 37, LLC  
CALLED 690.84 ACRES  
C.F. NO. 2024001914  
O.P.R.F.B.C.

CALLED 22.93 ACRES  
BHAKTI VISHRAM KUTEER, LLC  
C.F. NO. 2007040033  
O.P.R.F.B.C.

CORNERSTONE COMMUNITY  
BIBLE CHURCH  
PLAT NO. 20090123  
F.B.C.P.R.

ACCESS ESMT  
C.F. NO. 2025058163  
OPRRC

30" DRILL SITE  
ACCESS ESMT  
C.F. NO. 2024001915  
OPRRC

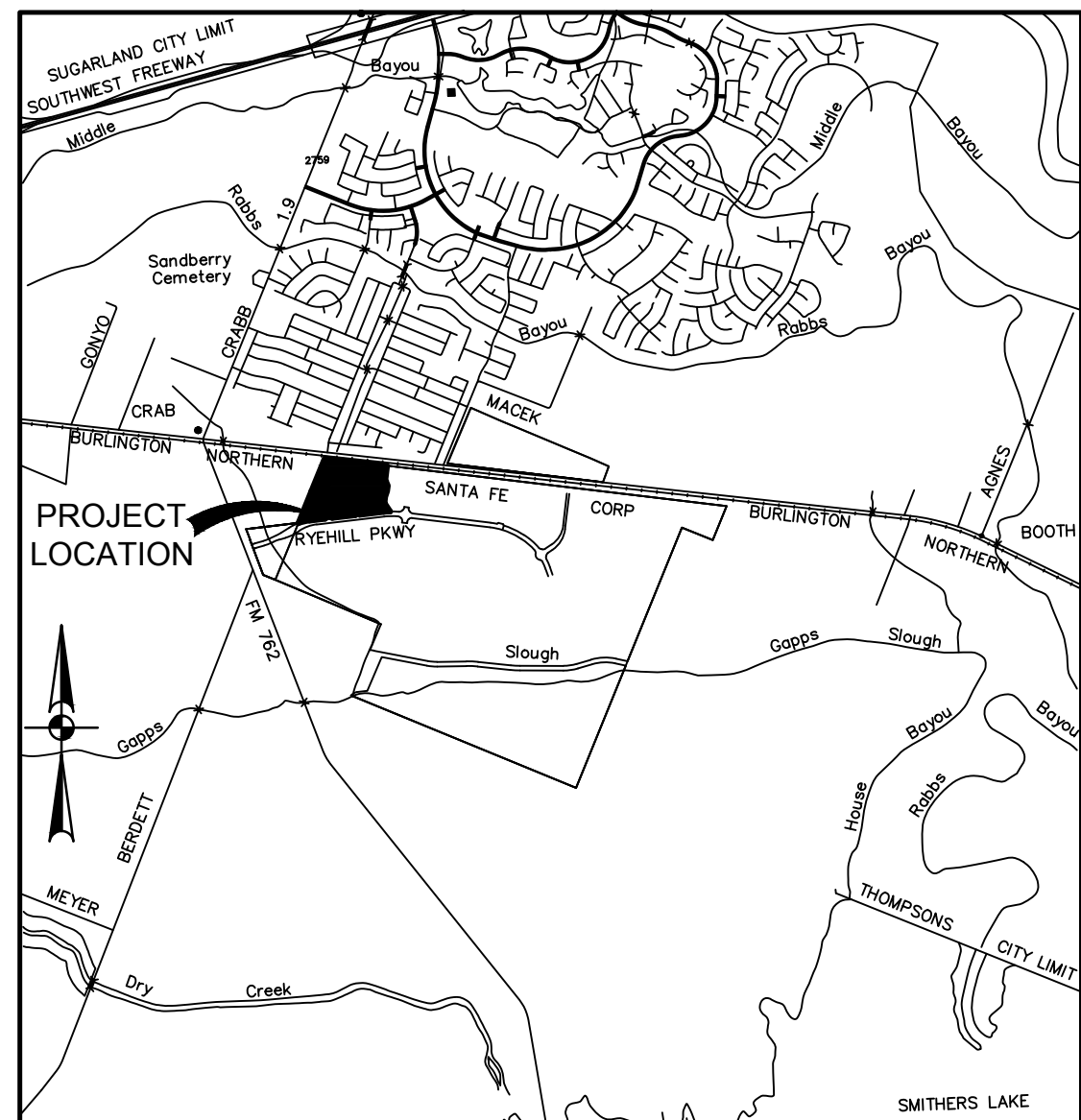
RYEHILL PARKWAY  
STREET DEDICATION  
SECTION TWO  
PLAT NO. 20250158  
FBCPR

FINAL PLAT OF RYEHILL SECTION ONE

Civil Job No. 42080-17

Date: Jul 24, 2025, 12:55pm User: ID: timothywood  
File: C:\Users\LOCAL~1\Temp\KPublish\_14184\PL42080-17-FINAL.dwg





VICINITY MAP

NOT-TO-SCALE  
MAP REF: KEY MAP 607W & 607X  
ZIP CODE: 77469

LEGEND

- FOUND 5/8" IRON ROD (UNLESS NOTED OTHERWISE)
- SET 5/8" IRON ROD (PD)
- SET 5/8" IRON ROD (PD)-ROW/LOT
- STREET NAME CHANGE
- ① BLOCK NUMBER
- ⬢ RESERVE SYMBOL

ABBREVIATION LEGEND

| ESMT    | EASEMENT                                 |
|---------|------------------------------------------|
| VOL.    | VOLUME PAGE                              |
| POB     | POINT OF BEGINNING                       |
| R       | RADIUS                                   |
| ROW     | RIGHT OF WAY                             |
| FBCDR   | FORT BEND COUNTY DEED RECORDS            |
| FBCPR   | FORT BED COUNTY PLAT RECORDS             |
| OPR/FBC | OFFICIAL PUBLIC RECORDS FORT BEND COUNTY |
| N:      | NORTHING COORDINATES                     |
| E:      | EASTING COORDINATES                      |
| UE      | UTILITY EASEMENT                         |
| CF NO   | CLERK'S FILE NUMBER                      |
| BL      | BUILDING LINE                            |
| WLE     | WATER LINE EASEMENT                      |
| SSE     | SANITARY SEWER EASEMENT                  |
| STWSE   | STORM SEWER EASEMENT                     |
| NTS     | NOT TO SCALE                             |

RYEHILL  
SECTION ONE

A SUBDIVISION OF 43.04 ACRES LOCATED IN THE JOSEPH KUYKENDALL SURVEY,  
A-49, CITY OF SUGAR LAND ETJ, FORT BEND COUNTY, TEXAS.

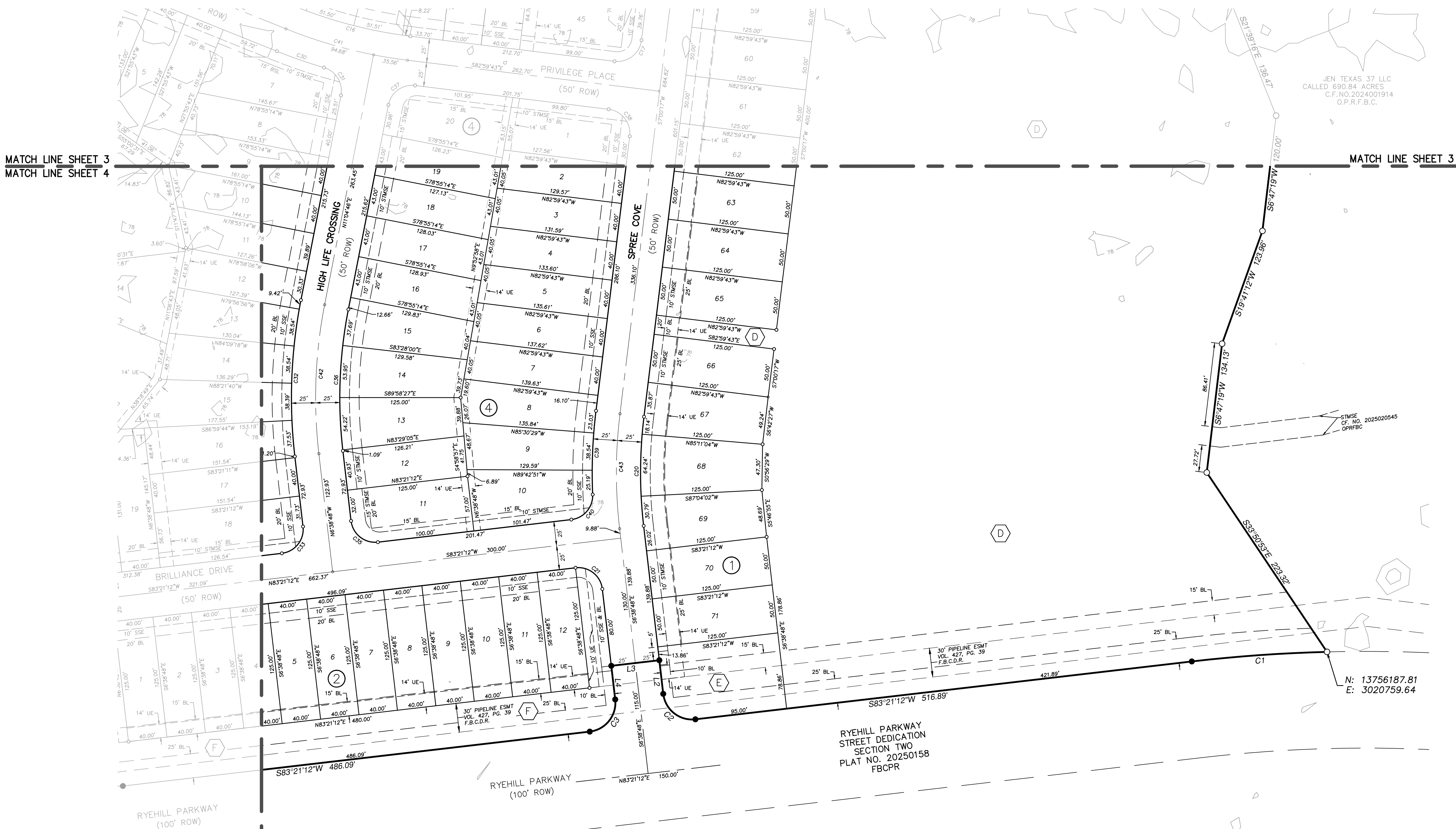
142 LOTS    6 RESERVES    4 BLOCKS

JULY 2025

OWNER:  
JEN TEXAS 37, LLC.  
A TEXAS LIMITED LIABILITY COMPANY  
1450 LAKE ROBBINS DRIVE, SUITE 430  
THE WOODLANDS, TEXAS 77380  
TEL: (281) 362-8998



2107 CITYWEST BLVD, 3RD FLR | HOUSTON, TX 77042 | 713.428.2400  
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800



JEN TEXAS 37, LLC  
CALLED 690.84 ACRES  
C.F. NO. 2024001914  
O.P.R.F.B.C.

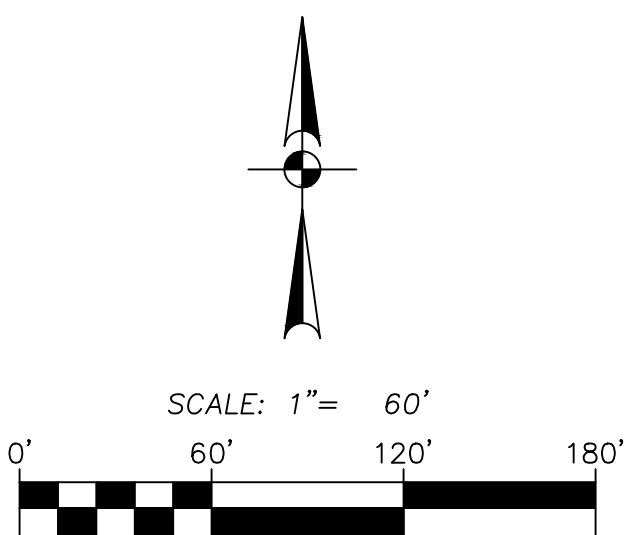
| LINE TABLE |             |        |
|------------|-------------|--------|
| LINE #     | BEARING     | LENGTH |
| L2         | N6°38'48"W  | 35.00' |
| L3         | S83°21'12"W | 50.00' |
| L4         | S6°38'48"E  | 35.00' |

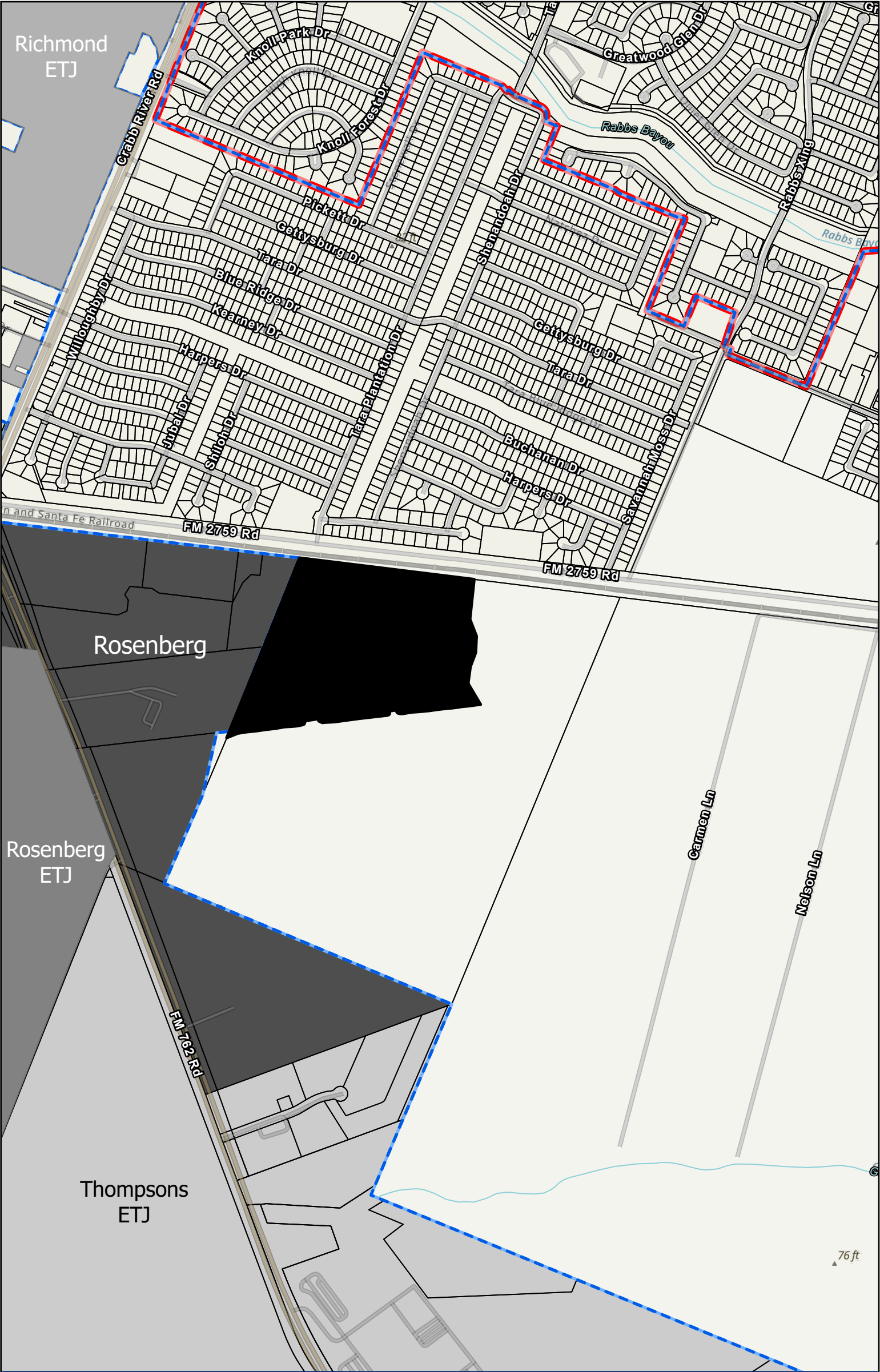
| CURVE TABLE |          |           |               |              |
|-------------|----------|-----------|---------------|--------------|
| CURVE #     | RADIUS   | DELTA     | CHORD BEARING | CHORD LENGTH |
| C1          | 1550.00' | 57°10'44" | S85°56'43"W   | 140.20'      |
| C2          | 30.00'   | 90°00'00" | S51°38'48"E   | 42.43'       |
| C3          | 30.00'   | 90°00'00" | N38°21'11"E   | 42.43'       |
| C20         | 475.00'  | 13°39'05" | S07°10'44"W   | 112.91'      |
| C21         | 25.00'   | 90°00'00" | N51°38'48"W   | 35.36'       |
| C32         | 525.00'  | 17°43'34" | N21°2'59"E    | 161.78'      |
| C33         | 25.00'   | 90°00'00" | N38°21'12"E   | 35.36'       |
| C35         | 25.00'   | 90°00'00" | S51°38'48"E   | 35.36'       |
| C36         | 475.00'  | 17°43'34" | S21°2'59"W    | 146.37'      |
| C39         | 525.00'  | 9°28'05"  | N21°6'14"E    | 86.66'       |
| C40         | 25.00'   | 85°49'00" | N40°26'42"E   | 34.04'       |
| C42         | 500.00'  | 17°43'34" | S21°2'59"W    | 154.07'      |
| C43         | 500.00'  | 13°39'05" | S07°10'44"W   | 118.85'      |

RESTRICTED RESERVE D  
(RESTRICTED TO DRAINAGE/DETENTION AND  
INCIDENTAL UTILITIES PURPOSES ONLY)  
0.726 AC.    467,230 SQ.FT.

RESTRICTED RESERVE E  
(RESTRICTED TO LANDSCAPE, OPEN SPACE  
AND INCIDENTAL UTILITIES PURPOSES ONLY)  
0.222 AC.    9,665 SQ.FT.

RESTRICTED RESERVE F  
(RESTRICTED TO LANDSCAPE, OPEN SPACE  
AND INCIDENTAL UTILITIES PURPOSES ONLY)  
0.739 AC.    32,181 SQ.FT.



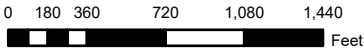


Ryehill  
Section 1

- ETJ
- Subject Site
- City Limits



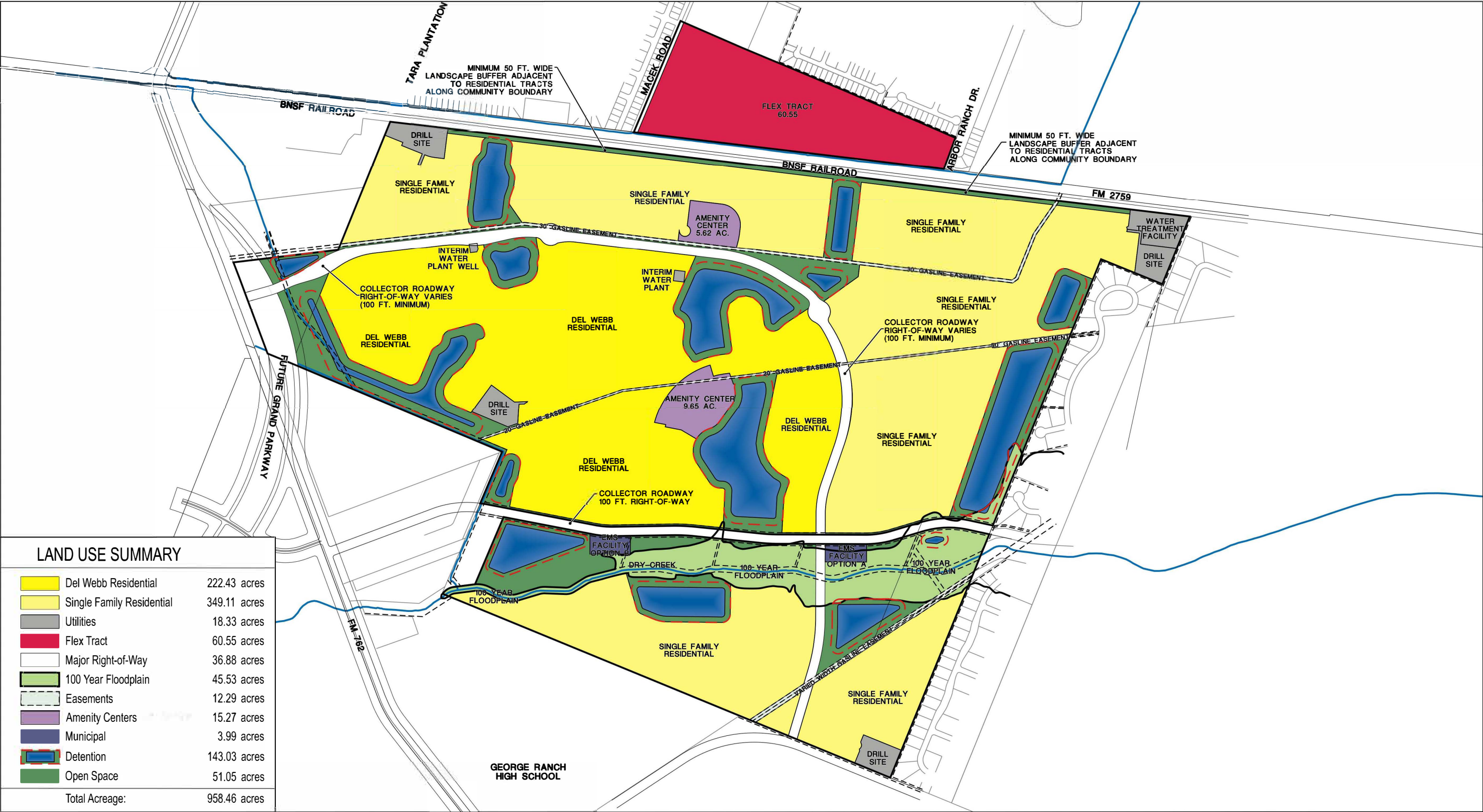
DECEMBER 2024



This map has been produced from various sources. Every effort has been made to ensure the accuracy of this map. However, the City of Sugar Land assumes no liability or damages due to errors, or omissions. This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. If any errors are detected, please contact the GIS Division of Information Technology at (281)275-2379.





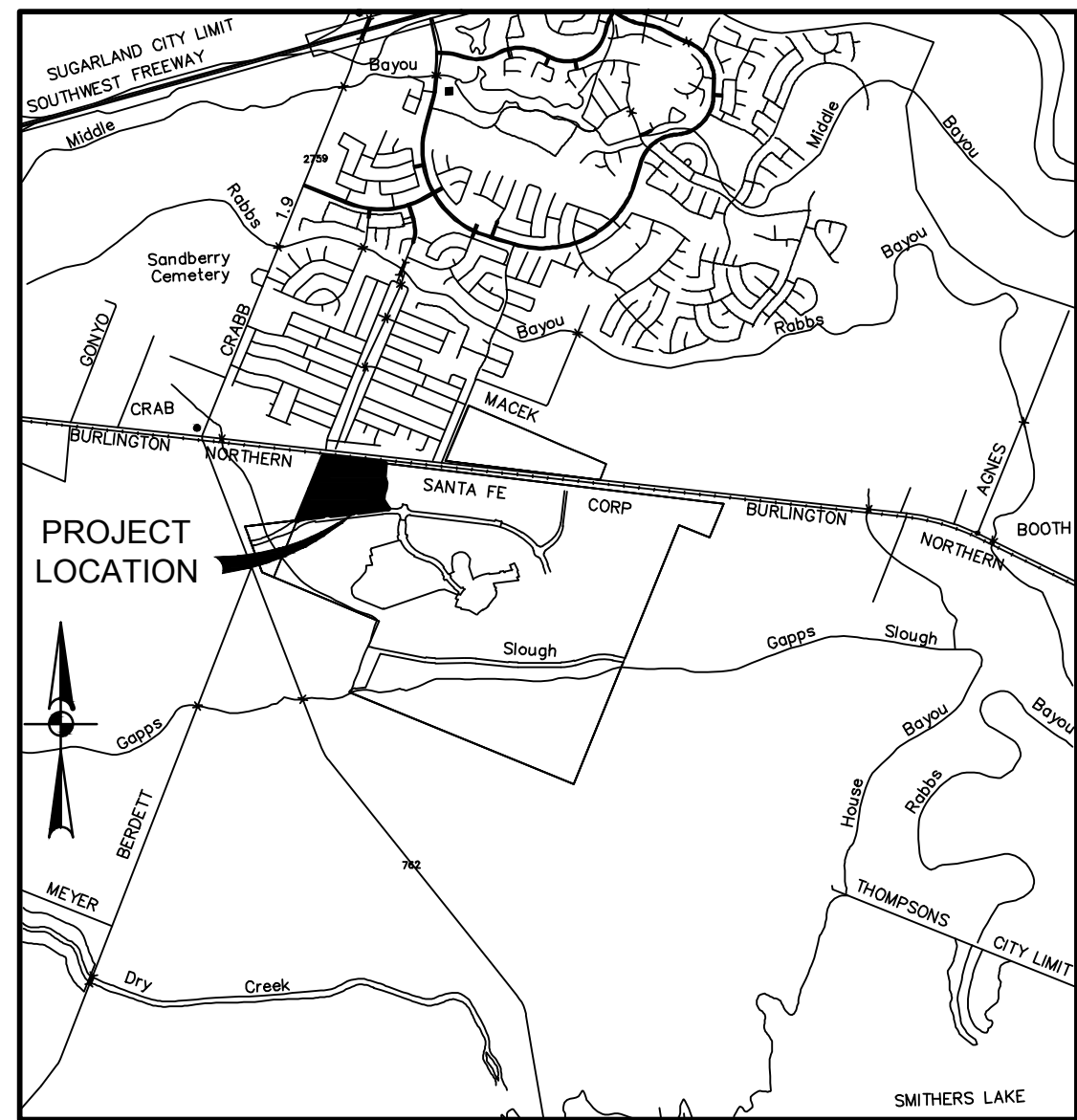
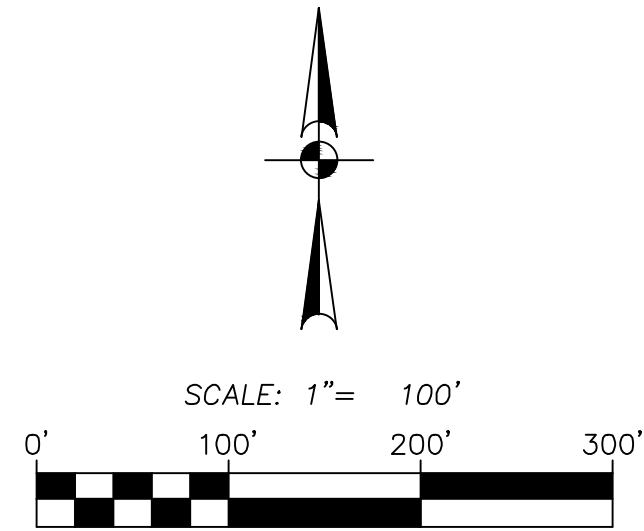
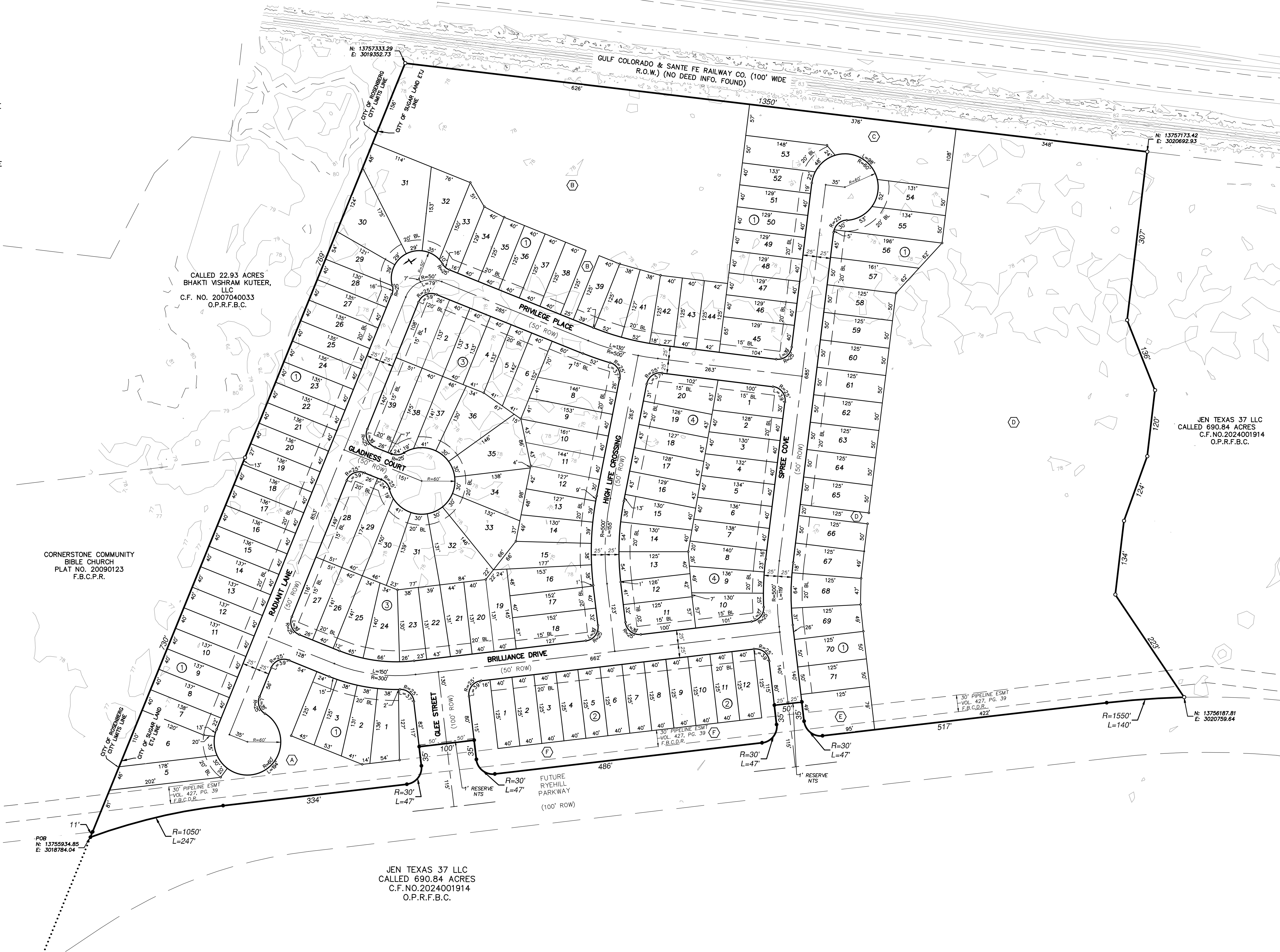




- RESTRICTED RESERVE A  
(RESTRICTED TO LANDSCAPE, OPEN SPACE  
AND INCIDENTAL UTILITIES PURPOSES ONLY)  
1.128 AC. 49,141 SQ.FT.
- RESTRICTED RESERVE B  
(RESTRICTED DRILL SITE PURPOSES ONLY)  
4.003 AC. 174,376 SQ.FT.
- RESTRICTED RESERVE C  
(RESTRICTED TO LANDSCAPE, OPEN SPACE  
PURPOSES ONLY)  
0.682 AC. 29,718 SQ.FT.
- RESTRICTED RESERVE D  
(RESTRICTED TO DRAINAGE/DETENTION AND  
INCIDENTAL UTILITIES PURPOSES ONLY)  
10.726 AC. 467,230 SQ.FT.
- RESTRICTED RESERVE E  
(RESTRICTED TO LANDSCAPE, OPEN SPACE  
AND INCIDENTAL UTILITIES PURPOSES ONLY)  
0.222 AC. 9,665 SQ.FT.
- RESTRICTED RESERVE F  
(RESTRICTED TO LANDSCAPE, OPEN SPACE  
AND INCIDENTAL UTILITIES PURPOSES ONLY)  
0.739 AC. 32,181 SQ.FT.
- TOTAL: 17.50 AC. 762,311 SQ.FT.

ELEVATIONS USED FOR DELINEATING CONTOUR LINES ARE  
BASED UPON U.S.C. & G.S. DATUM, NAVD-88 (1991  
ADJ.)

THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH  
CENTRAL ZONE NUMBER 4204 STATE PLANE GRID  
COORDINATES (NAD 83) AND MAY BE BROUGHT TO  
SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE  
1.00013.



VICINITY MAP  
NOT-TO-SCALE  
MAP REF: KEY MAP 607W & 607X  
ZIP CODE: 77469

#### LEGEND

- FOUND 5/8" IRON ROD  
(UNLESS NOTED OTHERWISE)
- SET 5/8" IRON ROD (PD)
- SET 5/8" IRON ROD (PD)-ROW/LOT

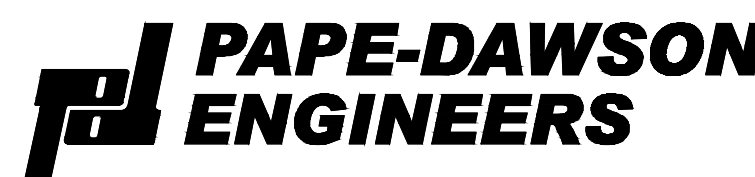
|        |                                          |
|--------|------------------------------------------|
| AC     | ACRE                                     |
| BL     | BUILDING LINE                            |
| L      | ARC LENGTH                               |
| R      | RADIUS                                   |
| ROW    | RIGHT OF WAY                             |
| SQ.FT. | SQUARE FEET                              |
| FBCPR  | FORT BEND COUNTY PLAT RECORDS            |
| OPRFBC | OFFICIAL PUBLIC RECORDS FORT BEND COUNTY |
| NTS    | NOT TO SCALE                             |
| N      | NORTHING COORDINATES                     |
| E      | EASTING COORDINATES                      |

- ↗ = STREET NAME CHANGE
- ① = BLOCK NUMBER
- A = RESERVE SYMBOL

## PRELIMINARY PLAT OF RYEHILL SECTION ONE

A SUBDIVISION OF 43.038 ACRES  
LOCATED IN THE JOSEPH KUYKENDALL SURVEY, A-49  
CITY OF SUGAR LAND ETJ, FORT BEND COUNTY, TEXAS  
142 LOTS 6 RESERVES 4 BLOCKS  
SCALE: 1"=100' FEBRUARY, 2025

OWNER:  
JEN TEXAS 37, LLC,  
A TEXAS LIMITED LIABILITY COMPANY  
ADDRESS:  
1401 LAKE PLAZA DRIVE  
SUITE 200 - 158  
SPRING, TEXAS 77389  
TEL. 214-394-0493



2107 CITYWEST BLVD, 3RD FLR 1 HOUSTON, TX 77042 | 713.428.2400  
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #1002800



- RESTRICTED RESERVE A  
(RESTRICTED TO LANDSCAPE, OPEN SPACE  
AND INCIDENTAL UTILITIES PURPOSES ONLY)  
1.128 AC. 49,141 SQ.FT.
- RESTRICTED RESERVE B  
(RESTRICTED DRILL SITE PURPOSES ONLY)  
4.003 AC. 174,376 SQ.FT.
- RESTRICTED RESERVE C  
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0.739 AC. 32,181 SQ.FT.
- TOTAL: 17.50 AC. 762,311 SQ.FT.

ELEVATIONS USED FOR DELINEATING CONTOUR LINES ARE  
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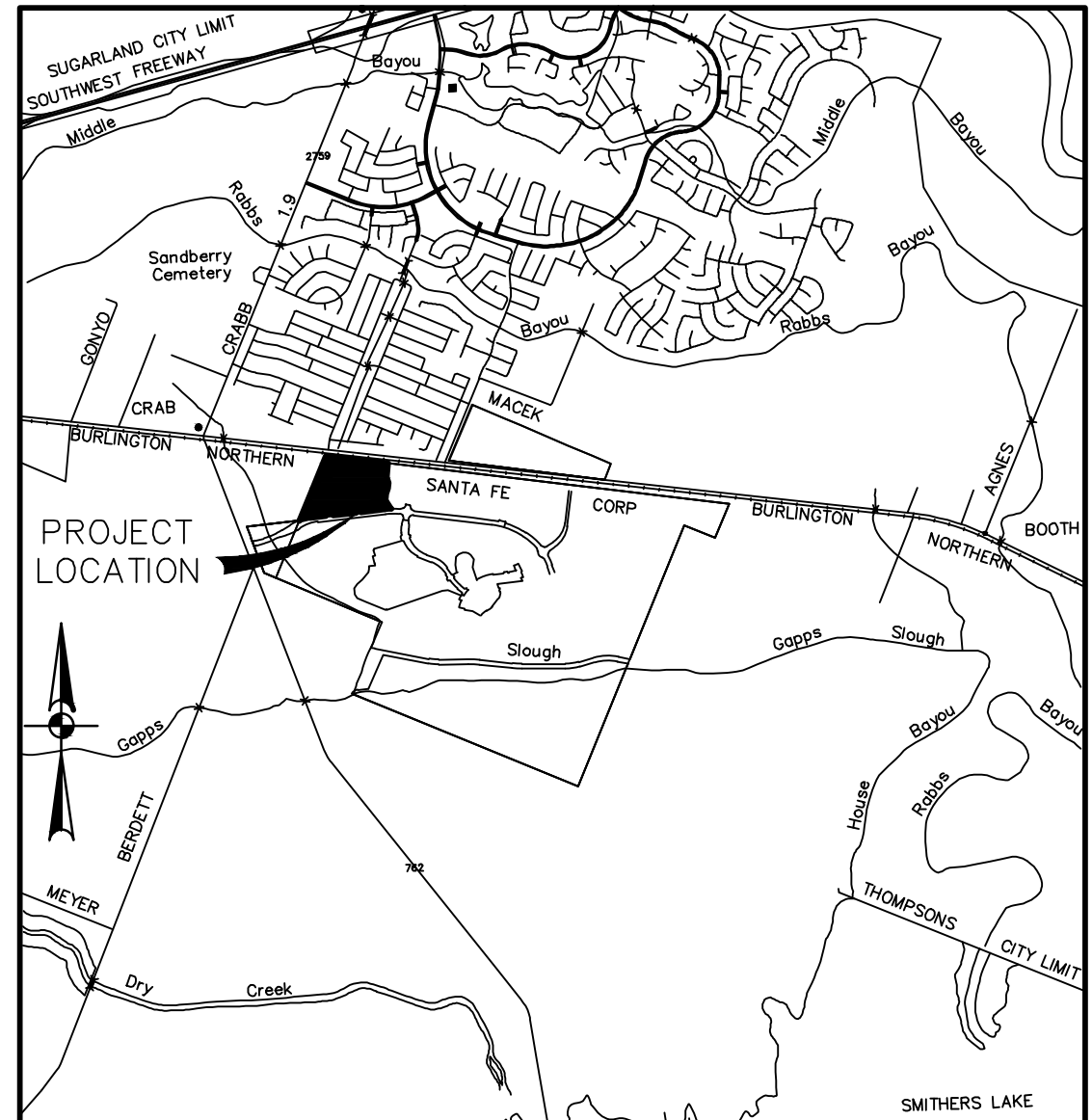
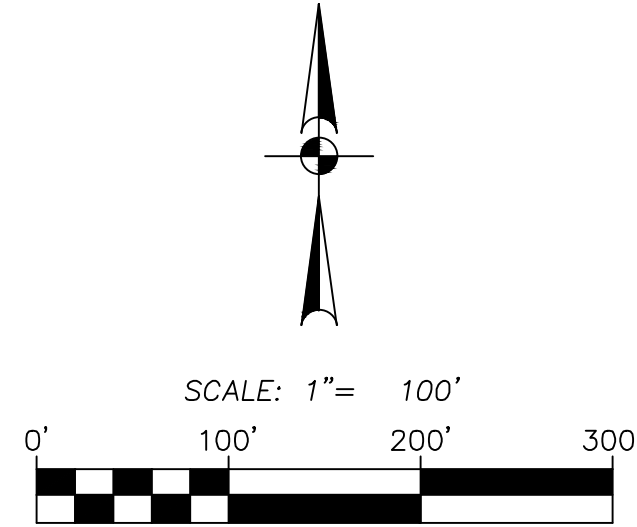
THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH  
CENTRAL ZONE NUMBER 4204 STATE PLANE GRID  
COORDINATES (NAD 83) AND MAY BE BROUGHT TO  
SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE  
1.00013.

CALLLED 22.93 ACRES  
BHAKTI VISHRAM KUTEER,  
LLC  
C.F. NO. 2007040033  
O.P.R.F.B.C.

CORNERSTONE COMMUNITY  
BIBLE CHURCH  
PLAT NO. 20090123  
F.B.C.P.R.

JEN TEXAS 37 LLC  
CALLLED 690.84 ACRES  
C.F. NO. 2024001914  
O.P.R.F.B.C.

JEN TEXAS 37 LLC  
CALLLED 690.84 ACRES  
C.F. NO. 2024001914  
O.P.R.F.B.C.



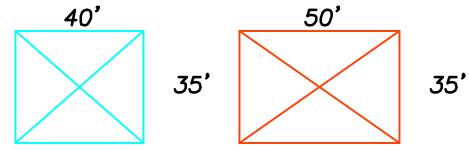
VICINITY MAP  
NOT-TO-SCALE  
MAP REF: KEY MAP 607W & 607X  
ZIP CODE: 77469

LEGEND

- FOUND 5/8" IRON ROD  
(UNLESS NOTED OTHERWISE)
- SET 5/8" IRON ROD (PD)
- SET 5/8" IRON ROD (PD)-ROW/LOT

|        |                                          |
|--------|------------------------------------------|
| AC     | ACRE                                     |
| BL     | BUILDING LINE                            |
| L      | ARC LENGTH                               |
| R      | RADIUS                                   |
| ROW    | RIGHT OF WAY                             |
| SQ.FT. | SQUARE FEET                              |
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- = STREET NAME CHANGE
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BOX EXHIBIT OF  
RYEHILL  
SECTION ONE

A SUBDIVISION OF 43.038 ACRES  
LOCATED IN THE JOSEPH KUYKENDALL SURVEY, A-49  
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2107 CITYWEST BLVD, 3RD FLR 1 HOUSTON, TX 77042 1 713.428.2400  
TEXAS ENGINEERING FIRM #470 1 TEXAS SURVEYING FIRM #1002800



D:\s\Exh 20\_2025\_055en User ID: Timothy\wood  
File: L:\02\_LAND PLANNING\CLIENTS\Public\PROJECT # - Strauss Tract\04\_Land Planning\011\_P-Plots\ryehill Section 1\Box Exhibit\ryehill\_Box-Exhibit\_Section-1.dwg

| PARCEL TABLE |       |
|--------------|-------|
| PARCEL       | AREA  |
| BLK 1 LOT 1  | 5946  |
| BLK 1 LOT 2  | 6180  |
| BLK 1 LOT 3  | 5763  |
| BLK 1 LOT 4  | 5254  |
| BLK 1 LOT 5  | 7852  |
| BLK 1 LOT 6  | 10385 |
| BLK 1 LOT 7  | 5477  |
| BLK 1 LOT 8  | 5503  |
| BLK 1 LOT 9  | 5497  |
| BLK 1 LOT 10 | 5491  |
| BLK 1 LOT 11 | 5484  |
| BLK 1 LOT 12 | 5478  |
| BLK 1 LOT 13 | 5472  |
| BLK 1 LOT 14 | 5466  |
| BLK 1 LOT 15 | 5460  |
| BLK 1 LOT 16 | 5454  |
| BLK 1 LOT 17 | 5448  |
| BLK 1 LOT 18 | 5442  |
| BLK 1 LOT 19 | 5436  |
| BLK 1 LOT 20 | 5431  |

| PARCEL TABLE |       |
|--------------|-------|
| PARCEL       | AREA  |
| BLK 1 LOT 21 | 5425  |
| BLK 1 LOT 22 | 5420  |
| BLK 1 LOT 23 | 5415  |
| BLK 1 LOT 24 | 5410  |
| BLK 1 LOT 25 | 5405  |
| BLK 1 LOT 26 | 5400  |
| BLK 1 LOT 27 | 5395  |
| BLK 1 LOT 28 | 5367  |
| BLK 1 LOT 29 | 5559  |
| BLK 1 LOT 30 | 9800  |
| BLK 1 LOT 31 | 14468 |
| BLK 1 LOT 32 | 8104  |
| BLK 1 LOT 33 | 5702  |
| BLK 1 LOT 34 | 5088  |
| BLK 1 LOT 35 | 5000  |
| BLK 1 LOT 36 | 5000  |
| BLK 1 LOT 37 | 5000  |
| BLK 1 LOT 38 | 5000  |
| BLK 1 LOT 39 | 5083  |
| BLK 1 LOT 40 | 5698  |

| PARCEL TABLE |      |
|--------------|------|
| PARCEL       | AREA |
| BLK 1 LOT 41 | 5693 |
| BLK 1 LOT 42 | 5262 |
| BLK 1 LOT 43 | 5000 |
| BLK 1 LOT 44 | 5267 |
| BLK 1 LOT 45 | 8220 |
| BLK 1 LOT 46 | 5160 |
| BLK 1 LOT 47 | 5160 |
| BLK 1 LOT 48 | 5160 |
| BLK 1 LOT 49 | 5160 |
| BLK 1 LOT 50 | 5160 |
| BLK 1 LOT 51 | 5160 |
| BLK 1 LOT 52 | 5186 |
| BLK 1 LOT 53 | 7414 |
| BLK 1 LOT 54 | 6438 |
| BLK 1 LOT 55 | 8262 |
| BLK 1 LOT 56 | 8943 |
| BLK 1 LOT 57 | 7148 |
| BLK 1 LOT 58 | 6250 |
| BLK 1 LOT 59 | 6250 |
| BLK 1 LOT 60 | 6250 |

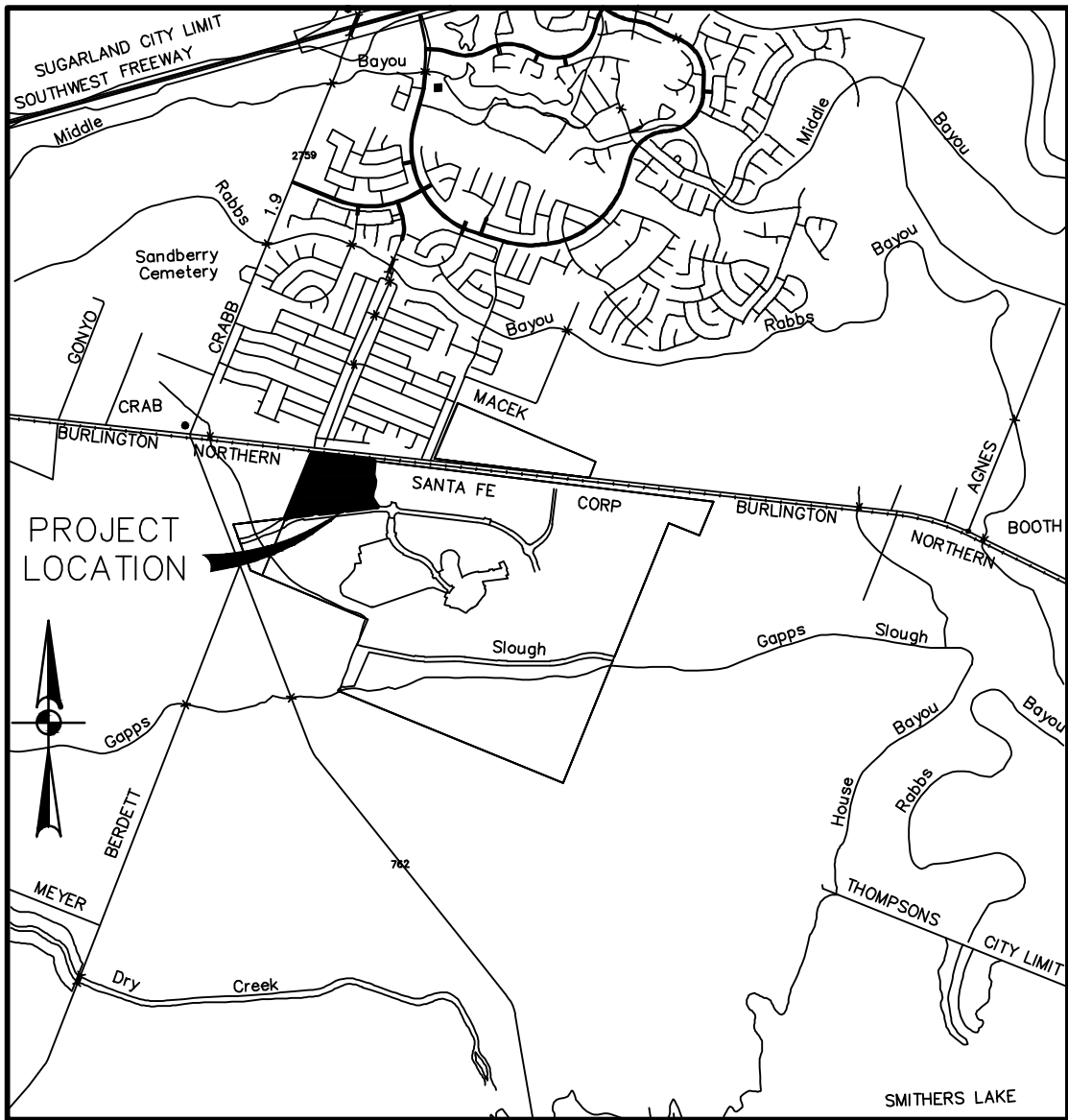
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|--------------|------|
| PARCEL       | AREA |
| BLK 1 LOT 61 | 6250 |
| BLK 1 LOT 62 | 6250 |
| BLK 1 LOT 63 | 6250 |
| BLK 1 LOT 64 | 6250 |
| BLK 1 LOT 65 | 6250 |
| BLK 1 LOT 66 | 6250 |
| BLK 1 LOT 67 | 6458 |
| BLK 1 LOT 68 | 6998 |
| BLK 1 LOT 69 | 6607 |
| BLK 1 LOT 70 | 6250 |
| BLK 1 LOT 71 | 6250 |
| BLK 2 LOT 1  | 5000 |
| BLK 2 LOT 2  | 5000 |
| BLK 2 LOT 3  | 5000 |
| BLK 2 LOT 4  | 5000 |
| BLK 2 LOT 5  | 5000 |
| BLK 2 LOT 6  | 5000 |
| BLK 2 LOT 7  | 5000 |
| BLK 2 LOT 8  | 5000 |
| BLK 2 LOT 9  | 5000 |

| PARCEL TABLE |      |
|--------------|------|
| PARCEL       | AREA |
| BLK 2 LOT 10 | 5000 |
| BLK 2 LOT 11 | 5000 |
| BLK 2 LOT 12 | 5000 |
| BLK 3 LOT 1  | 6583 |
| BLK 3 LOT 2  | 5320 |
| BLK 3 LOT 3  | 5320 |
| BLK 3 LOT 4  | 5320 |
| BLK 3 LOT 5  | 5506 |
| BLK 3 LOT 6  | 5877 |
| BLK 3 LOT 7  | 7914 |
| BLK 3 LOT 8  | 5980 |
| BLK 3 LOT 9  | 6287 |
| BLK 3 LOT 10 | 6103 |
| BLK 3 LOT 11 | 5421 |
| BLK 3 LOT 12 | 5198 |
| BLK 3 LOT 13 | 5555 |
| BLK 3 LOT 14 | 5769 |
| BLK 3 LOT 15 | 6988 |
| BLK 3 LOT 16 | 6626 |
| BLK 3 LOT 17 | 6062 |

| PARCEL TABLE |      |
|--------------|------|
| PARCEL       | AREA |
| BLK 3 LOT 18 | 8462 |
| BLK 3 LOT 19 | 5726 |
| BLK 3 LOT 20 | 5240 |
| BLK 3 LOT 21 | 5428 |
| BLK 3 LOT 22 | 5404 |
| BLK 3 LOT 23 | 5720 |
| BLK 3 LOT 24 | 6690 |
| BLK 3 LOT 25 | 6442 |
| BLK 3 LOT 26 | 5655 |
| BLK 3 LOT 27 | 7006 |
| BLK 3 LOT 28 | 8643 |
| BLK 3 LOT 29 | 6659 |
| BLK 3 LOT 30 | 6078 |
| BLK 3 LOT 31 | 8577 |
| BLK 3 LOT 32 | 9270 |
| BLK 3 LOT 33 | 9237 |
| BLK 3 LOT 34 | 8276 |
| BLK 3 LOT 35 | 9492 |
| BLK 3 LOT 36 | 8831 |
| BLK 3 LOT 37 | 5645 |

| PARCEL TABLE |      |
|--------------|------|
| PARCEL       | AREA |
| BLK 3 LOT 38 | 6287 |
| BLK 3 LOT 39 | 8174 |
| BLK 4 LOT 1  | 6806 |
| BLK 4 LOT 2  | 5143 |
| BLK 4 LOT 3  | 5223 |
| BLK 4 LOT 4  | 5304 |
| BLK 4 LOT 5  | 5384 |
| BLK 4 LOT 6  | 5465 |
| BLK 4 LOT 7  | 5545 |
| BLK 4 LOT 8  | 5862 |
| BLK 4 LOT 9  | 5747 |
| BLK 4 LOT 10 | 7002 |
| BLK 4 LOT 11 | 6991 |
| BLK 4 LOT 12 | 5260 |
| BLK 4 LOT 13 | 5926 |
| BLK 4 LOT 14 | 5962 |
| BLK 4 LOT 15 | 5874 |
| BLK 4 LOT 16 | 5563 |
| BLK 4 LOT 17 | 5525 |
| BLK 4 LOT 18 | 5486 |

| PARCEL TABLE |      |
|--------------|------|
| PARCEL       | AREA |
| BLK 4 LOT 19 | 5447 |
| BLK 4 LOT 20 | 7260 |



VICINITY MAP  
NOT-TO-SCALE  
MAP REF: KEY MAP 607W & 607X  
ZIP CODE: 77469

LEGEND  
BLK = BLOCK  
SQ.FT. = SQUARE FEET

BOX EXHIBIT OF  
**RYEHILL**  
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A SUBDIVISION OF 43.158 ACRES  
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SUITE 200 - 158  
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TEL. 214-394-0493  
**PAPE-DAWSON**  
**ENGINEERS**  
2107 CITYWEST BLVD, 3RD FLR 1 HOUSTON, TX 77042 | 713.428.2400  
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #1002800

## **Planning & Zoning Commission- Quick Reference Guide for Platting Compliance – 2024**

In accordance with requirements from TX HB 3167 adopted 2019 and updated Chapter 5 (Subdivision Regulations) of Development Code from Ordinance No. 2187 (2020)

### **STATE LAW ESSENTIALS FOR PLATTING**

- **State Law does not prescribe specifics for preliminary plats, but must be processed within timeframes and the shot clock of Final Plats as of September of 2019**
- **Elements required for Final Plats / Replats in State Law**
  - **Plat must accurately describe a piece of property with measurements / dimensions**
  - **Plats must be tied to a point of beginning and within a survey section of land**
  - **Final Plats must be prepared by a Registered Professional Land Surveyor (RPLS)**
  - **Final Plats must be prepared in a manner for recordation which includes notarized signatures of owners**
- **Municipal and County Governments then prescribe specifics for content of plats including text and graphic requirements through authority granted under State Law. The City of Sugar Land's primary documents for specifics on platting are Chapter 5 (Subdivision Regulations) of the Development Code, and the code-authorized Development Application Handbook.**

### **EXPLANATION/HOW TO USE PRELIMINARY PLAT AND FINAL PLAT GUIDE TABLES-**

The following tables for Preliminary Plat and Final Plat review have been prepared for plat decision-making by the Commission. The tables are to assist Commissioners with specific references to City documents for plat approval with conditions or denial with reasons, as per State Law TX HB 3167. These tables are not intended to replace the Development Code or the Development Application Handbook, but are to provide a general guide for a Commissioner reviewing plat documents and making motions.

#### **Example-**

For a motion to approve a preliminary plat where the Commission noted an element missing such as the Point of Beginning (POB), a condition for approval could then be cited as follows- "Missing Point of Beginning- as required by the Development Application Handbook". For an error of needing a call-out for a dimension on a plat, this could be stated as "Missing Call-out for Lot- as required by Development Code Chapter 5".

It is important to note that the Sugar Land Planning & Zoning Commission typically states what items (if any) need to be corrected as conditions for approval of a plat, or in rare cases when a plat is denied, the statement of the issue / issues. When stating those items of conditions or reasons on the record, the new state law changes will simply require a document reference. The primary purpose of State Law on identifying requirements (conditions) for plat approval and reasons for plat denials is to ensure that there are no arbitrary or preferential requirements being placed on platting by the approval authorities. Over time, this guide may be expanded as appropriate, to assist with a variety of platting situations. While the goal of City staff is to reference all plat issues with the applicant and have them make corrections to the documents or point out the issues, there will be times where unexpected issues arise that may warrant conditions, or in a rare case, may require denial with specific reasons. City Staff will also be available to assist prior to plat motions as to specific references.

## PRELIMINARY PLATS

(Primary purpose for Preliminary Platting is to provide a general understanding of property location, including general street and lot layout, and receive approval, prior to submittal of Final Platting and the Infrastructure Construction Plans to the City)

| TYPE OF REQUIREMENT / CONDITION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | CODE & STANDARDS REFERENCES FOR CITING-<br>COSL's Development Code (DC) /Design Standards (DS) /Dev. App. Handbook (DAH)<br>NOTE- any DAH conditions are based on authority granted in Chapter 5 (Subdivision Regulations) of the Development Code           |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>KEY IDENTIFIER INFO-</b><br>Vicinity map, acreage amount, Abstract & League, North Arrow, Graphic Scale, Point of Beginning (POB) and plat boundary in bold and general dimension call-outs. Jurisdictions also must be included such as location (i.e. City or ETJ), listing MUD's, LID's when located within the plat boundary. Information about property adjacent and within 200' of the plat boundary such as recordation information (plats, deeds if unplatted, property descriptions, lot lines). Note- In some cases, certain identifier information may not be available at time of prelim. platting or may not be finalized. | Dev. App. Handbook (DAH) Sec. 4 Graphic Requirements for Prelim. Plat.<br>&<br>Development Code (DC) Ch. 5, Art. II, Sec. 5-17                                                                                                                               |
| <b>LEGEND TABLE-</b><br>Reference for elements that are abbreviated on the plat (ex. B.L. Building Line, S.S.E. Sanitary Sewer Easement) As applicable.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Dev. App. Handbook (DAH) Sec. 4 Graphic Requirements for Prelim. Plat<br>&<br>Development Code (DC) Ch. 5, Art. II, Sec. 5-17                                                                                                                                |
| <b>STREETS-</b><br>General dimension call-outs, radius dimensions, including at cul-de-sacs, noted on street. Also include any proposed access easement information as applicable. Placeholder street names at a min. for any new streets. Note- streets must be confirmed by Fire Dept. prior to Final Plat approval to avoid duplicate names or similarities for emergency response purposes.                                                                                                                                                                                                                                            | Design Standards (DS), Dev. App. Handbook (DAH) Sec. 4 Graphic Requirements for Prelim. Plat<br>&<br>Development Code (DC) Ch. 5, Art. II, Sec. 5-17                                                                                                         |
| <b>LOTS &amp; RESERVES-</b><br>General dimension call-outs, min. width, depth, and area for res. lots, reserve table with acreage and type of reserve if reserves included. For residential lots in-city, zoning district prevails in Ch. 2 and in ETJ min. single-family regulations prevail in Ch. 5 (Ex. 50' x 100' for R-1Z is Ch. 2) Illustrating min. front yard and street side yards on prelim. plats. Lot, block, reserve numbering / lettering information to be                                                                                                                                                                 | Dev. App. Handbook (DAH) Sec. 4 Graphic Requirements for Prelim. Plat<br>&<br>Development Code (DC) Ch. 5, Art. II, Sec. 5-17<br>&<br>Development Code (DC) Ch. 2, Art. II for City Limits<br>Or<br>Development Code (DC) Ch. 5, Art. III, Sec. 5-21 for ETJ |



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| included and accurate. Note- Final plats require course and bearing info, not Prelim. Plats                                                                                                                                                                                                                                                      |                                                                                                                                           |
| <b>CONTOURS OR SPOT ELEVATIONS-</b><br>Identifying information for property elevation                                                                                                                                                                                                                                                            | <b>Dev. App. Handbook (DAH) Sec. 4 Graphic Requirements for Prelim. Plat &amp; Development Code (DC) Ch. 5, Art. II, Sec. 5-17</b>        |
| <b>EASEMENTS-</b><br>Proposed easements not required, with exception of access easements to serve as main access (for commercial sites only) - Existing Recorded Easements Required to be referenced by recordation file, type of easement, and width.                                                                                           | <b>Dev. App. Handbook (DAH) Sec. 4 Graphic Requirements for Prelim. Plat &amp; Development Code (DC) Ch. 5, Art. II, Sec. 5-17</b>        |
| <b>LEGIBILITY-</b><br>Ability to clearly identify graphics, text, and call-outs, including darkened overall plat boundary. If plat utilizes match lines, i.e. for larger acreage or unusual geographic shaped property, those must accurately match up.                                                                                          | <b>Dev. App. Handbook (DAH) Sec. 4 Graphic Requirements for Prelim. Plat &amp; Development Code (DC) Ch. 5, Art. II, Sec. 5-17</b>        |
| <b>SPECIAL LOT WIDTH TOOL FOR NON-PERPENDICULAR RESIDENTIAL LOTS (BOX EXHIBIT)-</b><br>Utilized for non-perpendicular residential lots to illustrate minimum width and a total square footage of lots. Not a house pad, but a lot width tool as set forth in the Development Application Handbook. Reviewed as a separate exhibit from the Plat. | <b>Development App. Handbook (DAH) Sec. 4 (Separate Exhibit) Prelim. Plats Only &amp; Development Code (DC) Ch. 5, Art. II, Sec. 5-17</b> |
| <b>NOTE-</b> For plats that are located within an approved General Land Plan jurisdiction, staff will provide a recommendation of compliance per assessment under the GLP and Dev. Code (DC).                                                                                                                                                    | <b>If Preliminary Plat is non-compliant with General Land Plan, citation would be Development Code (DC) Ch. 5, Art. II , Sec. 5-10</b>    |

## FINAL PLATS & REPLATS

(Primary purpose for Final Platting is to provide a plat document suitable for future recordation, detailing all lots, reserves, and streets with specific measurements and dimensions and prepared by a registered professional land surveyor. Final Plats must include the Infrastructure Construction Plans as part of the submittal to the City at time of application, and approval of the plans by the City prior to plat recordation).

| TYPE OF REQUIREMENT / CONDITION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | CODE & STANDARDS REFERENCES FOR CITING-<br>COSL's Development Code (DC) /Design Standards (DS) /Dev. App. Handbook (DAH)<br>NOTE- any DAH conditions are based on authority granted in Chapter 5 (Subdivision Regulations) of the Development Code                                      |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>KEY IDENTIFIER INFO-</b><br>Vicinity map, acreage amount, Abstract & League, North Arrow, Graphic Scale, Point of Beginning (POB) and plat boundary in bold and general dimension call-outs. Jurisdictions also must be included such as location (i.e. City or ETJ), listing MUD's, LID's when located within the plat boundary. Information about property adjacent and within 200' of the plat boundary such as recordation information (plats, deeds if unplatted, property descriptions, lot lines, streets). Course and bearing of overall boundary. | Dev. App. Handbook (DAH) Sec. 4 Graphic Requirements for Final Plat<br>&<br>Development Code (DC) Ch. 5, Art. II, Sec. 5-17                                                                                                                                                             |
| <b>LEGEND TABLE-</b><br>Reference for elements that are abbreviated on the plat (ex. B.L. Building Line, S.S.E. Sanitary Sewer Easement) Information to be provided as applicable.                                                                                                                                                                                                                                                                                                                                                                            | Development App. Handbook (DAH) Sec. 4 Graphic Requirements for Final Plat<br>&<br>Development Code (DC) Ch. 5, Art. II, Sec. 5-17                                                                                                                                                      |
| <b>STREETS-</b><br>Specific dimension call-outs, finalized street names at min., radius dimensions at cul-de-sac noted on street. Curve, line, and bearing information to be shown on street or referenced in table as appropriate. Also include any access easement information as applicable. Finalized street names for any new streets are required.                                                                                                                                                                                                      | Design Standards (DS), Dev. App. Handbook (DAH) Sec. 4 Graphic Requirements for Final Plat<br>&<br>Development Code (DC) Ch. 5, Art. II, Sec. 5-17                                                                                                                                      |
| <b>LOTS &amp; RESERVES-</b><br>Specific dimension call-outs, min. width and depth for res. lots, reserve table with acreage and type of reserve if reserves included in plat. Curve, line, and bearing information to be shown on the lots and reserves or referenced in table/tables as appropriate. Lot, block, reserve numbering / lettering information to be included and accurate.                                                                                                                                                                      | Development App. Handbook (DAH) Sec. 4 Graphic Requirements for Final Plat Development Code (DC)<br>&<br>Development Code (DC) Ch. 5, Art. II, Sec. 5-17<br>&<br>Development Code (DC) Ch. 2, Art. II for City Limits<br>Or<br>Development Code (DC) Ch. 5 , Art. II, Sec. 5-21 for ETJ |

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| <b>CONTOURS OR SPOT ELEVATIONS-</b><br>Identifying information for property elevation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | <b>Development App. Handbook (DAH) Sec. 4 Graphic Requirements for Final Plat &amp; Development Code (DC) Ch. 5, Art. II, Sec. 5-17</b>                             |
| <b>EASEMENTS-</b><br>Proposed easements identified by type and dimensions when created by plat, existing recorded easements referenced by type and recorded file info. Note- any proposed separate instrument easements must be recorded and noted by file number for plat to be authorized by Commission. There may also be cases of easements required to serve the plat outside the boundary but adjacent, which will need call-outs and recorded file number on the document. (Not to be a condition for recordation of separate instruments after Commission approval. Those instruments need to be recorded and noted on the final plat prior to Commission approval). | <b>Development App. Handbook (DAH) Sec. 4 Graphic Requirements for Final Plat &amp; Design Standards (DS) &amp; Development Code (DC) Ch. 5, Art. II, Sec. 5-17</b> |
| <b>LEGIBILITY-</b><br>Ability to clearly identify graphics, text, and call-outs, including darkened overall plat boundary. If plat utilizes match lines, i.e. for larger acreage or unusual geographic shaped property, those must accurately match up.                                                                                                                                                                                                                                                                                                                                                                                                                      | <b>Development App. Handbook (DAH) Sec. 4 Graphic Requirements for Final Plat &amp; Development Code (DC) Ch. 5, Art. II, Sec. 5-17</b>                             |
| <b>USE OF PLAT INSETS FOR FINAL PLATS-</b><br>While insets are not required under the Codes, if plat includes insets to show an enlarged specific area of the plat, i.e. when multiple easements are included or intersect, then all information on plat face within that area must be shown within the inset for accuracy, including easement widths/dimensions.                                                                                                                                                                                                                                                                                                            | <b>Development App. Handbook (DAH) Sec. 4 Graphic Requirements for Final Plat &amp; Development Code (DC) Ch. 5, Art. II, Sec. 5-17</b>                             |
| <b>MASTER NOTES-</b><br>Master notes to be included on final plats as applicable from COSL Master Note List.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <b>Development App. Handbook (DAH) Sec. 4 Graphic Requirements for Final Plat &amp; Development Code (DC) Ch. 5, Art. II, Sec. 5-17</b>                             |
| <b>OWNER'S DEDICATION BLOCK &amp; SIGNATURE AREAS, INCLUDING LIENHOLDERS INFORMATION WHEN APPLICABLE-</b><br>Owner's Dedication block and signature areas to be included with information at minimum from COSL Dedication Block reference. Entities and names should match on owners dedication, and owner                                                                                                                                                                                                                                                                                                                                                                   | <b>Development App. Handbook (DAH) Sec. 4 Graphic Requirements for Final Plat &amp; Development Code (DC) Ch. 5, Art. II, Sec. 5-17</b>                             |



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|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| information under notaries, as well as within title block. Lienholder information should be present (if lienholders exist for the property, based on title report / city planning letter).    |                                                                                                                                                                                                                                                                  |
| <b>SIGNAUTRE BLOCK FOR REGISTERED PROFESSIONAL LAND SURVEYOR- (RPLS)</b><br>To be included as per requirements of reference block.                                                            | <b>Development App. Handbook (DAH) Sec. 4 Graphic Requirements for Final Plat<br/> &amp;<br/> Development Code (DC) Ch. 5, Art. II, Sec. 5-11<br/> &amp;<br/> Development Code (DC) Ch. 5, Art. II, Sec. 5-17</b>                                                |
| <b>SIGNATURE BLOCKS FOR CITY &amp; COUNTY</b><br>To be included with current information of officials and titles.                                                                             | <b>Development App. Handbook (DAH) Sec. 4 Graphic Requirements for Final Plat<br/> &amp;<br/> Development Code (DC) Ch. 5, Art. II, Sec. 5-17</b>                                                                                                                |
| <b>NOTE-</b> For plats that are located within an approved General Land Plan jurisdiction, staff will provide a recommendation of compliance per assessment under the GLP and Dev. Code (DC). | <b>If Final Plat is non-compliant with General Land Plan, citation would be Development Code (DC) Ch. 5, Art. II, Sec. 5-11</b><br><br><b>This would also be the citation if Final Plat is non-compliant with an approved Preliminary Plat for the property.</b> |



## **Planning & Zoning Commission Agenda Request**

### **August 12, 2025**

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**Agenda Request No:** VI.A.

**Agenda of:** Planning & Zoning Commission Meeting

**Initiated by:** Jessica Echols, Senior Planner

**Presented by:** Jessica Echols, Senior Planner

**Responsible Department:** Planning and Development Services

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#### **Agenda Caption:**

#### **CONDITIONAL USE PERMIT FOR THE EXPANSION OF FORT BEND CHRISTIAN ACADEMY**

Consideration of and action on a recommendation for a proposed Conditional Use Permit for the expansion of Fort Bend Christian Academy, located at 1201 Lakeview Drive and 1250 Seventh Street, to the Members of City Council.

#### **Recommended Action:**

Staff recommends the Commission provide a recommendation of approval on the proposed Conditional Use Permit to Members of City Council. Staff supports a recommendation of approval with the staff recommended conditions.

#### **Executive Summary:**

This request is for a Conditional Use Permit (CUP) for the expansion of Fort Bend Christian Academy. The subject site is approximately 21.52 acres of land situated south of Seventh Street, north of Lakeview Drive, east of Eldridge Road, and west of Gillingham Lane in the Business Office District (B-O). The expansion or development of a Private School (Elementary, Middle, High) in the Business Office District (B-O) requires a CUP.

Fort Bend Christian Academy is proposing to construct a one-story, 10,997 square foot addition to the existing Lower/Middle School at 1201 Lakeview Drive. The purpose of the proposed expansion is to alleviate the Lower/Middle School's current shortage of classrooms. The current Lower/Middle School enrollment is 508 students, with a projected maximum enrollment of 570 students after the expansion.

The Commission held a Public Hearing on July 24, 2025, at which three members of the public spoke in favor of the proposed CUP. After the Public Hearing closed, the Commission asked a few clarifying questions regarding the existing queuing along Gillingham Lane and the expected reduction from the proposed internal circulation modifications, their role in the CUP process, and the reasoning behind staff's recommended condition that the school continue contracting with

officers to direct turn restrictions. Since the time of the last meeting, staff has not received any inquiries and is not aware of any opposition.

Staff supports a recommendation of approval to Members of City Council for the proposed Conditional Use Permit with the following conditions:

- Site to be developed in accordance with the attached Overall Site Plan.
- Traffic flow and vehicular stacking must comply with the attached Traffic Circulation Plan. The drop-off and pick-up times detailed on the Traffic Circulation Plan must be maintained, and the school shall continue to contract with police officers to enforce the turn restrictions.
- The Lower/Middle School has a maximum enrollment of 570 students.

## **Budget**

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**Expenditure Required:** n/a

**Current Budget:** n/a

**Additional Funding:** n/a

**Funding Source:** n/a

**Account Number (ORG-OBJ-Project):** n/a

## **Attachments**

1. Staff Report
2. Overall Site Plan
3. Traffic Circulation Plan
4. Addition Rendering
5. Request for CUP Letter

## FORT BEND CHRISTIAN ACADEMY CUP

### Request

This request is for a Conditional Use Permit (CUP) for the expansion of Fort Bend Christian Academy. The subject site is approximately 21.52 acres of land situated south of Seventh Street, north of Lakeview Drive, east of Eldridge Road, and west of Gillingham Lane in the Business Office District (B-O). The expansion or development of a Private School (Elementary, Middle, High) in the Business Office District (B-O) requires a CUP.

### Background

In 2001, Fort Bend Baptist Academy (now Fort Bend Christian Academy) was granted a CUP to construct an elementary school on its campus at 1250 Seventh Street. At the time, the high school was already established on the campus. Conditions of approval included a maximum enrollment of 675 elementary students, compliance with the approved traffic flow plan, and development and operation of the site in accordance with the approved site plan.

### Case Analysis

Fort Bend Christian Academy is proposing to construct a one-story, 10,997 square foot addition to the existing Lower/Middle School at 1201 Lakeview Drive. The purpose of the proposed expansion is to alleviate the Lower/Middle School's current shortage of classrooms. The current Lower/Middle School enrollment is 508 students, with a projected maximum enrollment of 570 students after the expansion.

Fort Bend Christian Academy's campus consists of a North Campus, which houses the Upper School (9<sup>th</sup>–12<sup>th</sup> Grade), and a South Campus, which houses the Lower School (Pre-K–4<sup>th</sup> Grade) and Middle School (5<sup>th</sup>–8<sup>th</sup> Grade). The proposed scope of work, which also includes relocating a fire lane, expanding detention facilities, and reconfiguring a loading zone, is limited to the South Campus. The Upper School student population will not increase under the proposed CUP, and enrollment will remain at approximately 370 students. The CUP is required due to the proposed building addition and the increased student capacity of the Lower/Middle School.



## Fort Bend Christian Academy Conditional Use Permit

The surrounding area is also zoned B-O, with land uses including churches, assisted living facilities, a Fort Bend County library, and a City of Sugar Land water plant. Located across Gillingham Lane is the Schlumberger (SLB) campus, which is zoned Restricted Industrial District (M-1).

Parking requirements for Private Schools (Elementary, Middle, High) are based on the number of students. The required parking ratio for elementary and middle schools is one parking space per 20 students. Based on 570 students, 29 parking spaces are required. There are currently 129 spaces serving the Lower/Middle School, which exceeds the required number of parking spaces for both current and projected student enrollment.

The Lower/Middle School is accessed via a curb cut along Lakeview Drive. Upon entering the parking lot, parents are directed into two lanes: one for single-riders and one for multi-riders. During morning drop-off and afternoon pick-up, offsite queuing is limited to westbound Lakeview Drive and southbound Gillingham Lane. The school currently contracts with SLPD officers to enforce turn lane restrictions.

Staff has reviewed and concurred with the Traffic Impact Analysis (TIA) that includes the proposed Traffic Circulation Plan. The TIA examined site generated traffic impacts of the proposed addition on the surrounding roadway network. The study analyzed traffic impacts based on projected morning and afternoon peak period traffic conditions once the proposed addition is constructed and at capacity (570 students).

While the additional traffic generated by the expansion is not expected to significantly impact traffic operations, Fort Bend Christian Academy has incorporated several modifications to their existing circulation plan to help alleviate existing and future traffic conditions. These modifications were presented and discussed at the July 24, 2025, Planning & Zoning Commission meeting. The school's proposed drop-off and pick-up schedule, internal circulation, offsite queuing, and turn restrictions are illustrated on the attached Traffic Circulation Plan and include:

- Restricting parking in the row of spaces adjacent to Lakeview Drive (approximately 39 spaces) after 2 p.m. with "No Parking" signs to accommodate an additional on-site queuing lane during afternoon pick-up.
- Extending the loading zone to increase length of the onsite queuing lanes.

- Adjusting dismissal times to create greater spread in designated parent pick-up times.

The proposed CUP is consistent with the Land Use Plan. This property is identified as “Neighborhood Commercial & Services” on the Future Land Use Map. This category consists of conventional car-oriented retail and services, such as small offices, religious institutions, and other low impact commercial uses that serve local neighborhoods. Buildings are identified to be low to mid-rise and located on Collectors or Arterials.

## RECOMMENDATION

The CUP process provides an opportunity to review detailed plans for a proposed development to determine whether the use is appropriate for the site; however, it should be noted that the proposed CUP is for the expansion of an existing school. Recommended conditions of approval may be added to the Commission’s recommendation to the City Council, which can help to mitigate possible negative impacts. Staff supports a recommendation of approval to Members of City Council with the following conditions:

- Site to be developed in accordance with the attached Overall Site Plan
- Traffic flow and vehicular stacking must comply with the attached Traffic Circulation Plan. The drop-off and pick-up times detailed on the Traffic Circulation Plan must be maintained and the school shall continue to contract with police officers to enforce the turn restrictions.
- The Lower/Middle School has a maximum enrollment of 570 students

## PUBLIC HEARING RECAP

The Planning & Zoning Commission held a Public Hearing on July 24, 2025, followed by Discussion and Direction. During the Public Hearing, three members of the public spoke in support of the proposed CUP, emphasizing the school’s need to expand in order to provide additional classrooms for teachers and to separate middle school students from elementary students due to their differing needs. After the Public Hearing, the Commission asked questions about the current queue length on Gillingham Lane during afternoon pick-up and how much the proposed internal circulation modifications would reduce that queue. The Commission also inquired about their role in the review of CUPs and the reasoning behind staff’s recommendation that the school continue contracting with officers to enforce the turn

## Fort Bend Christian Academy Conditional Use Permit

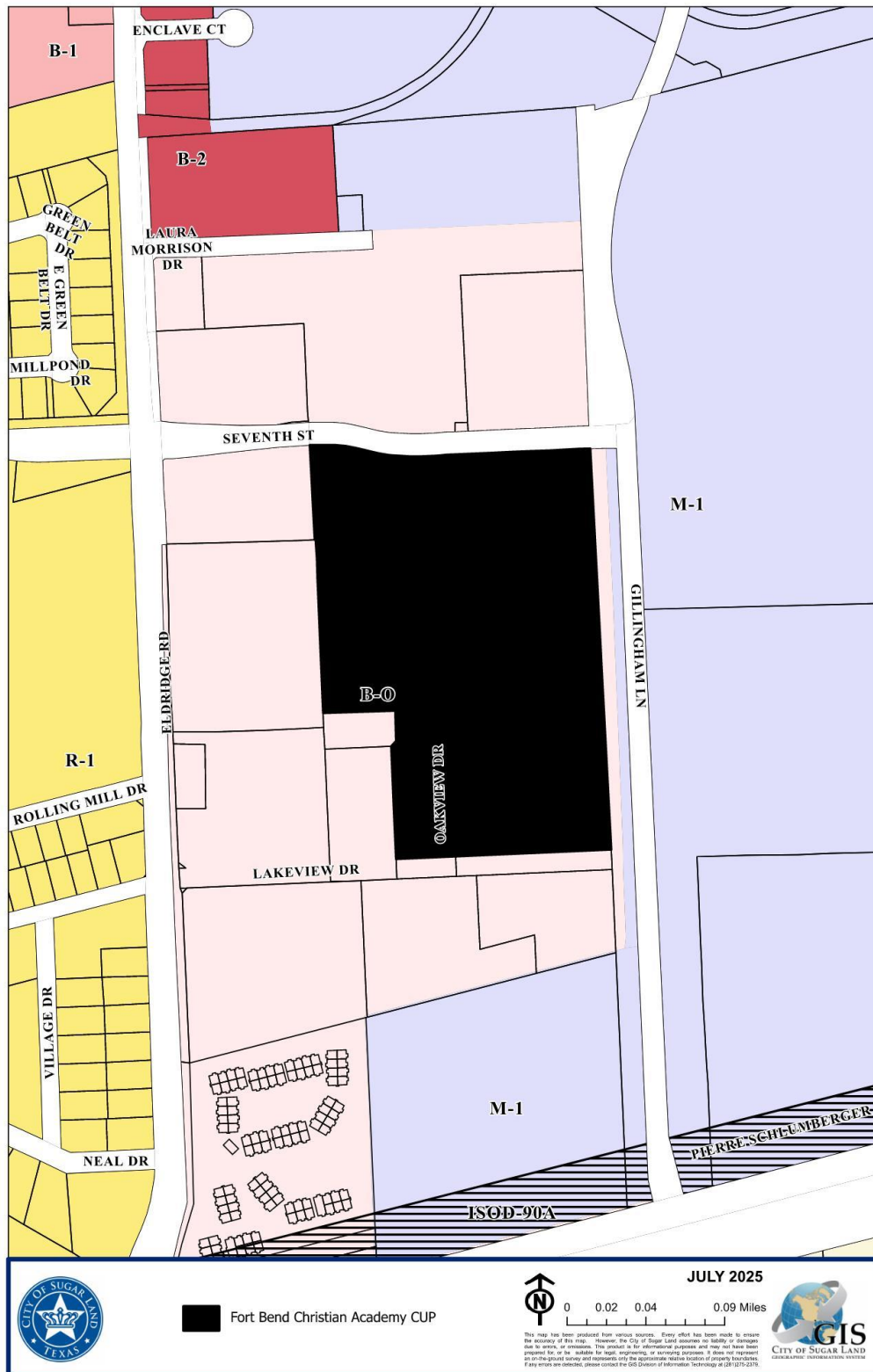
restrictions on Lakeview Drive and Gillingham Lane. Since the time of the last meeting, staff has not received any inquiries and is not aware of any opposition.

## AERIAL MAP

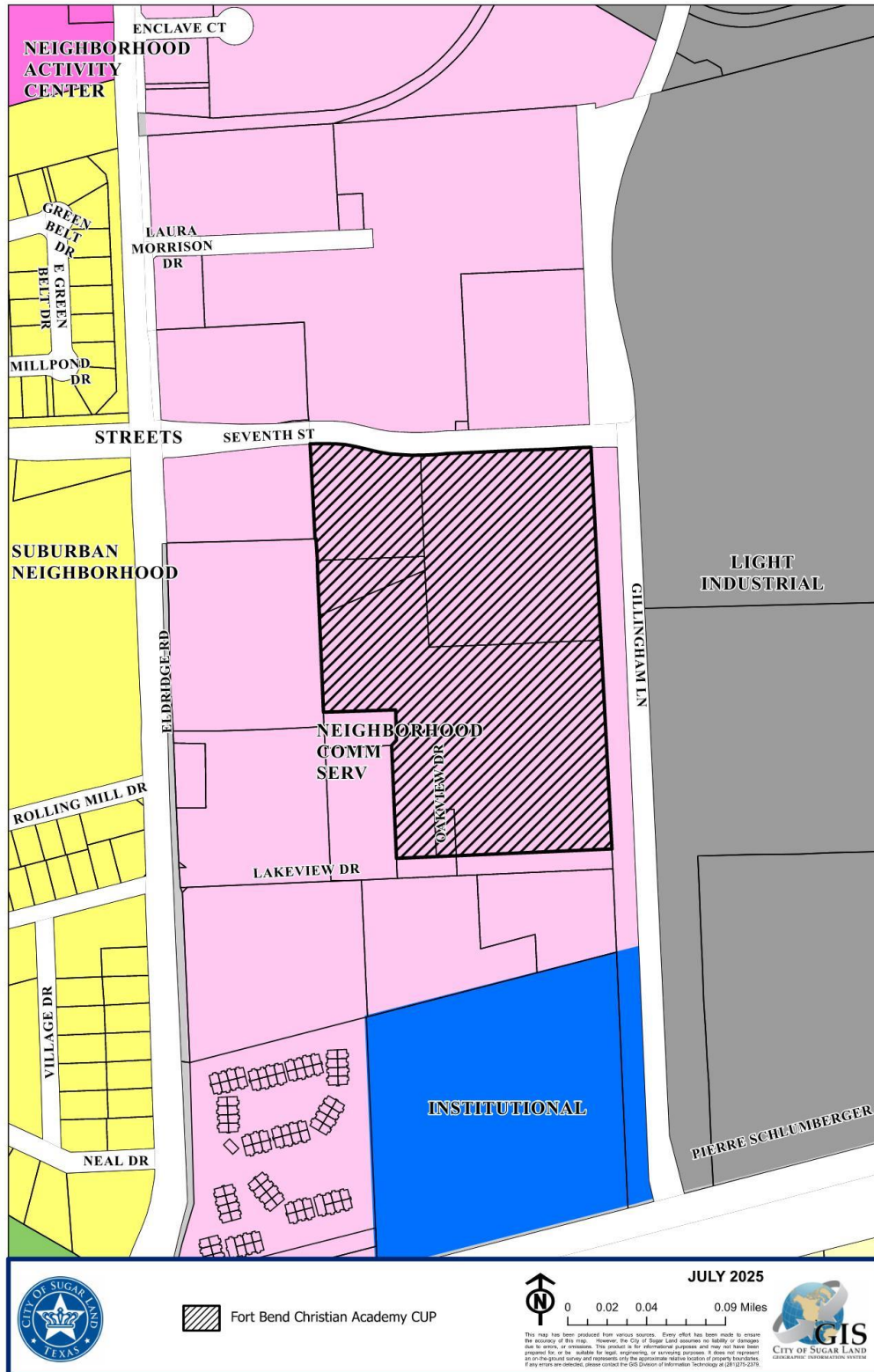




## ZONING MAP



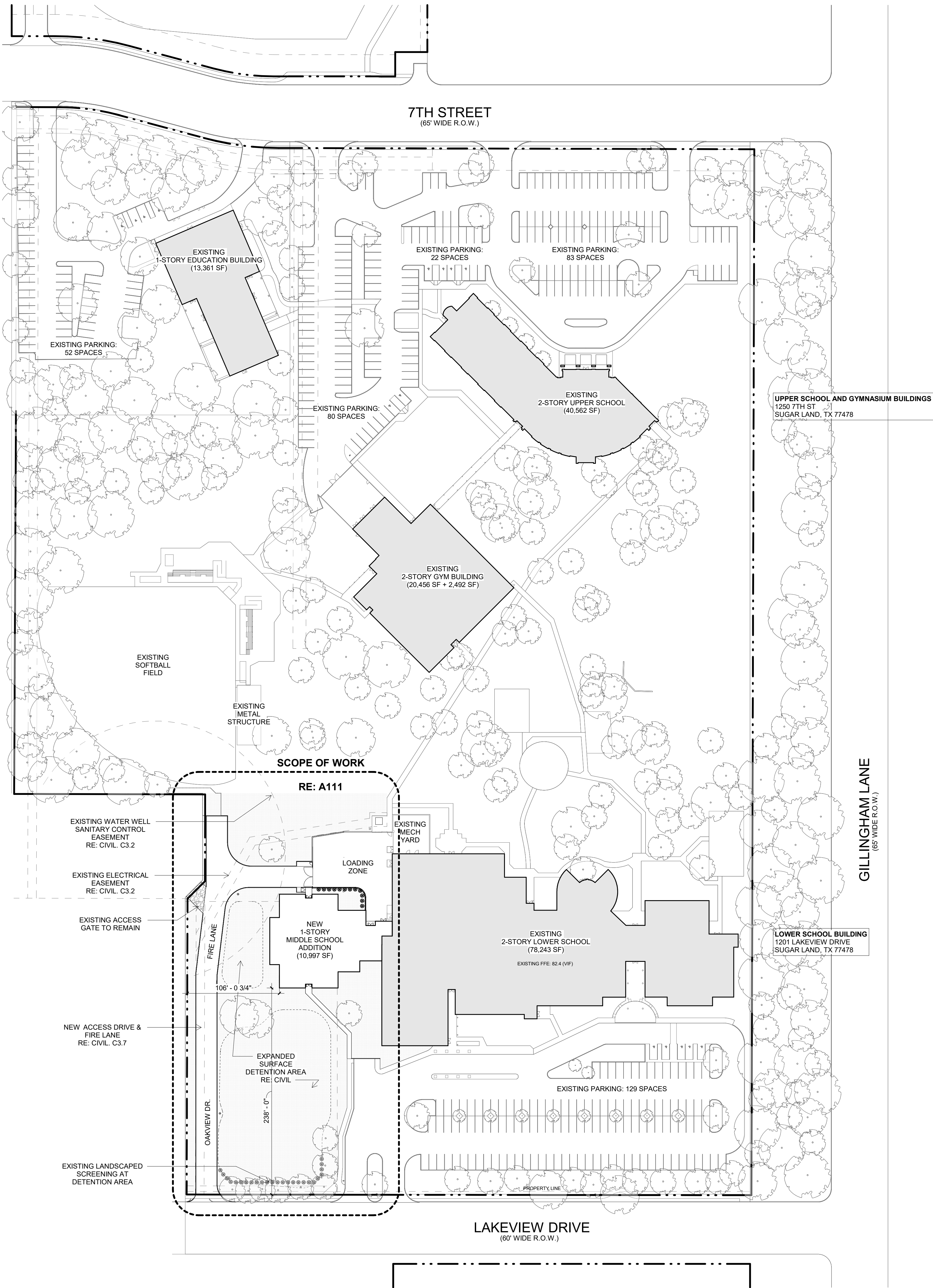
## FUTURE LAND USE MAP EXCERPT





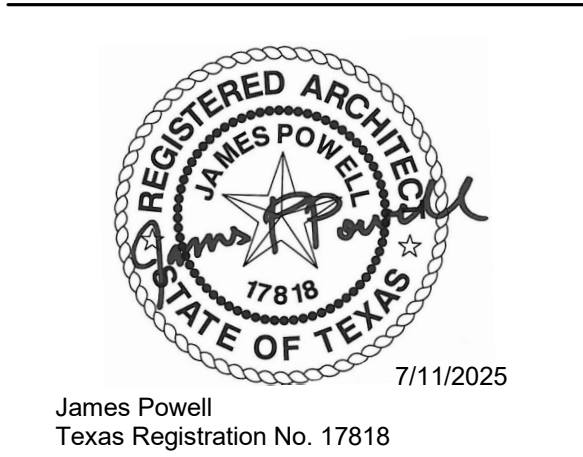
7/10/2025 12:29:43 PM  
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**LOWER SCHOOL PARKING**  
PROPOSED CAPACITY: 570 STUDENTS  
PARKING AT 1:20 STUDENTS = 29 SPACES  
PARKING PROVIDED: 129 SPACES



**1 OVERALL SITE PLAN**  
1" = 60'-0"

| REVISIONS |            |                 |
|-----------|------------|-----------------|
| No.       | DATE       | DESCRIPTION     |
| 1         | 01-10-2025 | CITY REVISION 1 |



Fort Bend Christian Academy  
MIDDLE SCHOOL ADDITION  
1201 LAKEVIEW DR. SUGAR LAND, TX 77478  
**MERRIMAN HOLT POWELL ARCHITECTS**  
3900 Essex Lane, Suite 200  
Houston, Texas 77027-5133  
Tel. 713 522-2885 Fax 713 524-4151

CONSTRUCTION DOCUMENTS  
September 30, 2024  
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Merriman Holt Powell Architects

**OVERALL SITE PLAN**



FBCA Traffic Circulation Plan

| Grade                                       | Drop-off |         | Pick-up |
|---------------------------------------------|----------|---------|---------|
|                                             | Begins   | Ends    | Begins  |
| Lower (Pre K - K)                           | 7:30 am  | 8:00 am | 3:00 pm |
| Lower (1 <sup>st</sup> - 4 <sup>th</sup> )  | 7:30 am  | 8:00 am | 3:15 pm |
| Middle (5 <sup>th</sup> - 8 <sup>th</sup> ) | 7:45 am  | 8:30 am | 3:30 pm |
| Note: School starts at 8:35 am.             |          |         |         |







April 9, 2025

Jessica Echols, Planner II  
Department of Planning & Development  
City of Sugar Land City Hall  
2700 N Town Center Blvd  
Sugar Land, TX

RE: Update of Fort Bend Christian Academy CUP

**Jessica**, Fort Bend Christian Academy is seeking to update the CUP which was approved in July of 2001. The school would like the revised CUP to include an expansion of the school onto a parcel to the west of the existing building that was not included in the approved CUP.

The new addition will alleviate the current shortage of classrooms. Currently teachers have no off period in their classrooms and some classes have been forced to meet in the cafeteria. Grades 6 and 7 will be moving to the new building, allowing some of their classrooms to be used for enrichment activities such as dance and theater. The addition will provide larger and enhanced Science Labs and provide a new Commons Area. The current enrollment is 508. The new addition will raise the capacity to 570 students.

We appreciate your help in this process!

Sincerely,



William H. Merriman