



City of Sugar Land

Planning & Zoning Commission Agenda

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

Thursday, September 25, 2025
Planning & Zoning Commission Meeting
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 September 9, 2025 meeting.

Linda Mendenhall, City Clerk

V. Subdivision Plat

A. RYEHILL PARKWAY STREET DEDICATION SECTION TWO REPLAT NO. 1

Consideration of and action on the approval of Ryehill Parkway Street Dedication Section Two Replat No. 1.

Jessica Echols, Senior Planner

VI. Public Hearings

A. PUBLIC HEARING 6:30 P.M.: Receive and hear all persons desiring to be heard on the proposed changes to the Lake Pointe Redevelopment District, Chapter 2, Part 5 of the Development Code.

Consideration of and action on a recommendation on the proposed changes to the

Lake Pointe Redevelopment District, Chapter 2, Part 5 of the Development Code, to the City Council.

Ruth M. Lohmer, Redevelopment Planning Manager

VII. Workshop

A. IMPERIAL HISTORIC DISTRICT

Review of and discussion on the redevelopment of the Imperial Historic District.

Ruth M. Lohmer, Redevelopment Planning Manager

VIII. Reports

A. Planning and Zoning Commission Liaison Report

- City Council Meeting September 16, 2025

Taylor Landin, Vice Chair

B. City Staff Report

- Calendar of Scheduled Meetings and Events

Lisa Kocich-Meyer, Director of Planning & Development Services

IX. 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.

Post on this 17th day of September 2025 at 10:30 a.m.



Planning & Zoning Commission Agenda Request

September 25, 2025

Agenda Request No: IV.A.

Agenda of: Planning & Zoning Commission Meeting

Initiated by: Ashley Newsome, Deputy City Clerk

Presented by: Linda Mendenhall, City Clerk

Responsible Department: City Clerk's Office

Agenda Caption:

MINUTES

Consideration of and action on the minutes of the September 9, 2025 meeting.

Recommended Action:

Consideration of and action on the minutes of the September 9, 2025 meeting.

Executive Summary:

Consider the minutes of the September 9, 2025 meeting.

Budget

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. 9.9.25 PZ meeting minutes (1)



City of Sugar Land

Planning & Zoning Commission Minutes

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

**Tuesday, September 9, 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.

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

QUORUM PRESENT

Chuck Brown, Mary Smith, Randall Halbrook, Apurva Parikh, Fareena Dawood, Sapana Patel, and Taylor Landin were present. Matthew Caligur was 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 August 28, 2025 meeting.

Linda Mendenhall, City Clerk

A motion to **Approve the minutes of the August 28, 2025 meeting**, was made by Fareena Dawood and seconded by Sapana Patel; the motion **Passed**.

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

Absent: Matthew Caligur

V. Workshop

A. AMENDMENT TO THE SUGAR LAND DEVELOPMENT CODE

Review of and discussion on a proposed amendment to Chapter 2 of the Sugar Land Development Code.

Emily Ercius, Planner I

Emily Ercius, Planner I, gave a presentation, made comments and answered questions from the Commission.

B. LAKE POINTE REDEVELOPMENT DISTRICT

Review of and discussion on changes to the Lake Pointe Redevelopment District.

Ruth M. Lohmer, Redevelopment Planning Manager

Ruth M. Lohmer, Redevelopment Planning Manager, gave a presentation, made comments and answered questions from the Commission.

VI. Reports

A. Planning and Zoning Commission Liaison Report

- City Council Meeting September 2, 2025
- City Council Meeting September 9, 2025

Taylor Landin, Vice Chair

Taylor Landin, Vice Chair, attended and reported on the September 2, 2025, and the September 9, 2025, City Council meetings

B. City Staff Report

- Calendar of Scheduled Meetings and Events

Lisa Kocich-Meyer, Director of Planning & Development Services

Lisa Kocich-Meyer, Director of Planning and Development Services, reported on upcoming meetings and events.

VII. Adjournment

A motion to **Adjourn at 7:26 p.m.**, was made by Taylor Landin and seconded by Chuck Brown; the motion **Passed**.

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

Absent: Matthew Caligur



Planning & Zoning Commission Agenda Request

September 25, 2025

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

Agenda Caption:

RYEHILL PARKWAY STREET DEDICATION SECTION TWO REPLAT NO. 1

Consideration of and action on the approval of Ryehill Parkway Street Dedication Section Two Replat No. 1.

Recommended Action:

Staff recommends Conditional Approval of Ryehill Parkway Street Dedication Section Two Replat No. 1.

Executive Summary:

Ryehill Parkway Street Dedication Section Two Replat No. 1 consists of 13.43 acres and is located within the Ryehill Development, south of FM 2759 and east of FM 762, at the boundary of the City of Sugar Land's extraterritorial jurisdiction (ETJ) limits and the City of Rosenberg's corporate city limits. The reason for the replat is to incorporate an approximately 1-acre strip of land along the City of Sugar Land's ETJ limits, dedicate additional right-of-way, and create two reserves restricted to drainage, landscape, and open space purposes.

This is a replat of Ryehill Parkway Street Dedication Section Two (recorded in Plat No. 20250158 of Fort Bend County Plat Records) and a partial replat of Ryehill Parkway Street Dedication and Reserves Section One (recorded in Plat No. 20250083 of Fort Bend County Plat Records), which is a plat approved by the City of Rosenberg. The replat is required because an approximately 1-acre strip of land located in the City of Sugar Land's ETJ was erroneously included within the boundaries of the plat approved by the City of Rosenberg, and only the City of Sugar Land has jurisdiction to approve a plat affecting that land.

To correct this platting error, the applicant submitted an amending plat for Ryehill Parkway Street Dedication and Reserves Section One to remove the strip of land mistakenly included within the plat boundary. The amending plat was approved by the City of Rosenberg on August 19, 2025. At the time of writing this report, the amending plat has not been recorded with the Fort Bend County Clerk's Office. Therefore, the subdivision boundaries and recordation

information have not been shown on the face of the replat. However, staff has included a recommended condition to address this.

Since the plat approved by the City of Rosenberg dedicated part of the strip of land as right-of-way to Fort Bend County, an access easement over that portion of right-of way was recorded by separate instrument (CF NO 2025058163 OPRFBC) to ensure continuity of the legal access to the development.

It should also be noted that the previous Abandonment of Easements document (recorded under file no. 2025058901 of the Fort Bend County Official Public Records) released only the drill site access easements within the plat boundaries of Ryehill Parkway Street Dedication Section Two and Ryehill Section One upon approval of the final plats. It has since been updated to release all portions of the drill site access easement located within public right-of-way for all Ryehill plats upon approval and recordation. This updated document (recorded under file no. 2025084765 of the Fort Bend County Official Public Records) is referenced in Master Note 40 on Sheet 2 of the replat.

The Commission reviewed and approved the final plat for Ryehill Parkway Street Dedication Section Two with conditions during their scheduled meeting on May 22, 2025. Those conditions included correcting the jurisdictional boundary between the City of Sugar Land's ETJ and the City of Rosenberg's city limits outside the plat boundary, filling in the recordation number for the 30-foot drill site access easement abandonment document in Master Note 40, removing the 30-foot drill site access easement from the right-of-way on the face of the plat, and removing the abandoned CenterPoint easement from the face of the plat. These conditions were met, and the plat was record on June, 25, 2025.

Staff recommends approval of the Ryehill Parkway Street Dedication Section Two Replat No. 1 with the following condition:

- The subdivision boundaries and recordation information for Ryehill Parkway Street Dedication and Reserves Section One Amending Plat No. 1 and Ryehill Section One are shown within 200 feet of the plat boundary (Development Application Handbook Section 4 Graphic Requirements for Final Plats; Section 5-4. A., Section 5-4. C., Section 5-11. K., and Section 5-17 of the Sugar Land Development Code).

Budget

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. Proposed Replat
2. Vicinity Map
3. Ryehill General Plan
4. 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 PARKWAY STREET DEDICATION SECTION TWO REPLAT NO. 1, 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 PARKWAY STREET DEDICATION SECTION TWO REPLAT NO. 1, 13.43 ACRES, LOCATED IN THE ABNER KUYKENDALL SURVEY, A-48, AND 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 PARKWAY STREET DEDICATION SECTION TWO REPLAT NO. 1 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 PARKWAY STREET DEDICATION SECTION TWO REPLAT NO. 1, 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

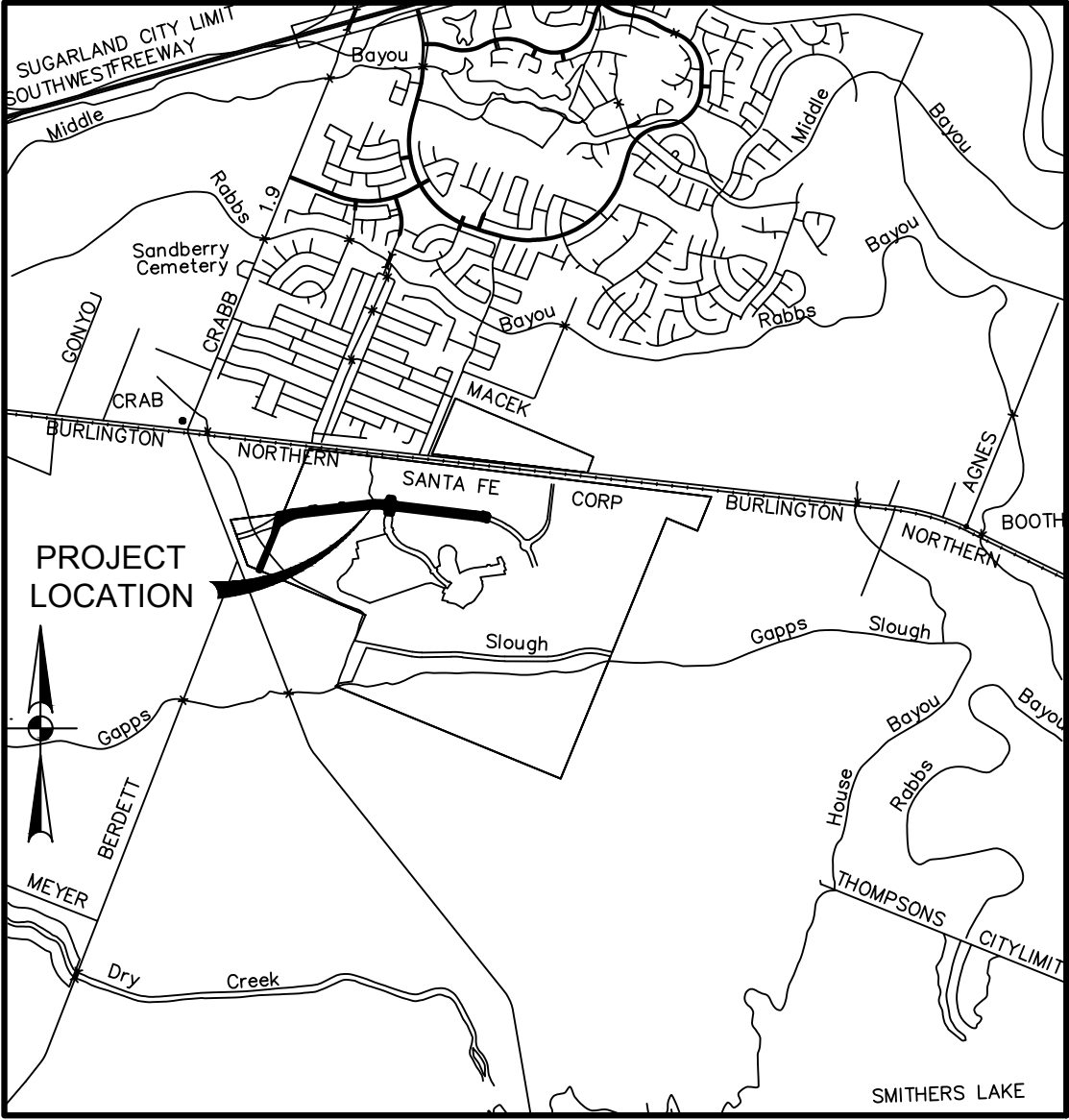
STATE OF TEXAS
COUNTY OF FORT BEND

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 606Z, 607W & 607X

I, J. STACY SLAWNSKI, 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 SLAWNSKI, 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 PARKWAY STREET DEDICATION SECTION TWO REPLAT NO. 1

A SUBDIVISION OF 13.43 ACRES BEING A REPLAT OF RYEHILL PARKWAY STREET DEDICATION SECTION TWO AS RECORDED IN PLAT NO 20250158, FORT BEND COUNTY PLAT RECORDS AND A PARTIAL REPLAT OF RYEHILL PARKWAY STREET DEDICATION AND RESERVES SECTION ONE AS RECORDED IN PLAT NO 20250083, FORT BEND COUNTY PLAT RECORDS, LOCATED IN THE ABNER KUYKENDALL SURVEY, A-48 AND IN THE IN THE JOSEPH KUYKENDALL SURVEY, A-49, SUGAR LAND ETJ, FORT BEND COUNTY, TEXAS.

REASON FOR REPLAT: TO INCLUDE PROPERTY LOCATED IN THE CITY OF SUGAR LAND ETJ ALONG WEST BOUNDARY LINE AND TO DEDICATE ADDITIONAL RIGHT-OF-WAY AND CREATE 2 RESERVES AND 2 BLOCKS

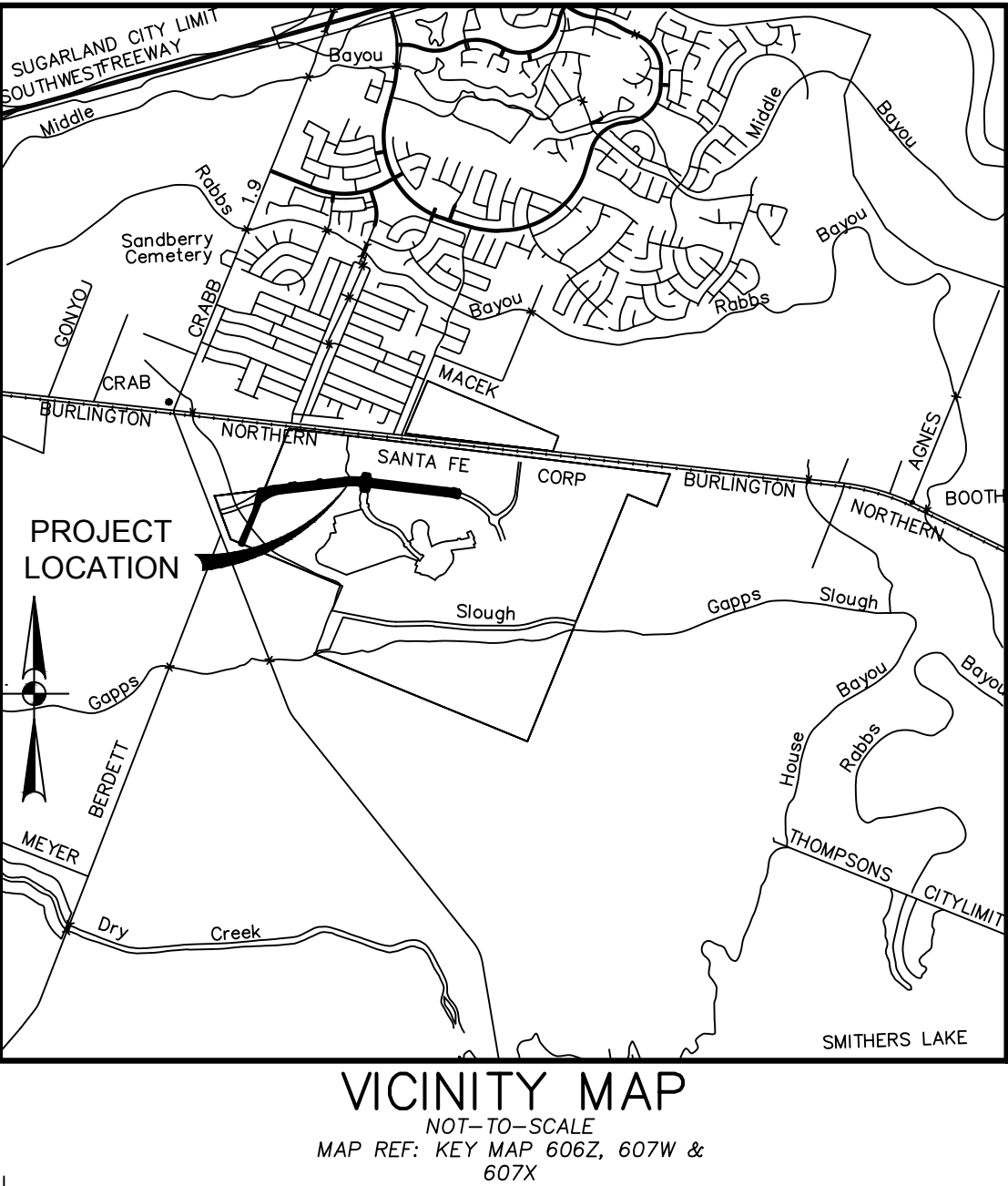
0 LOTS 2 RESERVES 2 BLOCKS

AUGUST 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

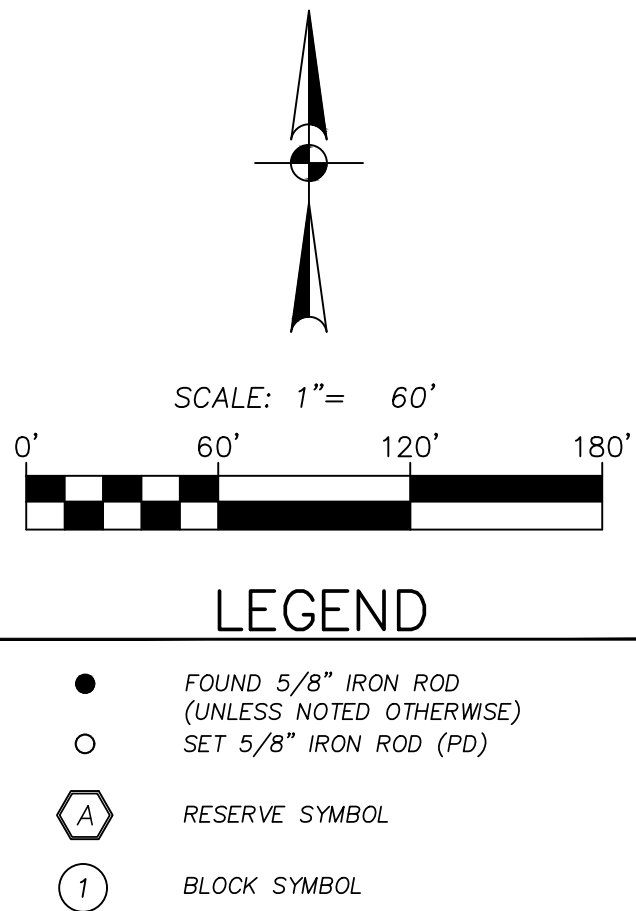
PAPE-DAWSON
2107 CITYWEST BLVD, 3RD FLR I HOUSTON, TX 77042 I 713.428.2400
TEXAS ENGINEERING FIRM #470 I TEXAS SURVEYING FIRM #10028800



A SUBDIVISION OF 13.43 ACRES BEING A REPLAT OF RYEHILL PARKWAY STREET DEDICATION SECTION TWO AS RECORDED IN PLAT NO 20250158, FORT BEND COUNTY PLAT RECORDS AND A PARTIAL REPLAT OF RYEHILL PARKWAY STREET DEDICATION AND RESERVES SECTION ONE AS RECORDED IN PLAT NO 20250083, FORT BEND COUNTY PLAT RECORDS,
LOCATED IN THE ABNER KUYKENDALL SURVEY, A-48
AND IN THE IN THE JOSEPH KUYKENDALL SURVEY, A-49,
SUGAR LAND ETJ, FORT BEND COUNTY, TEXAS.

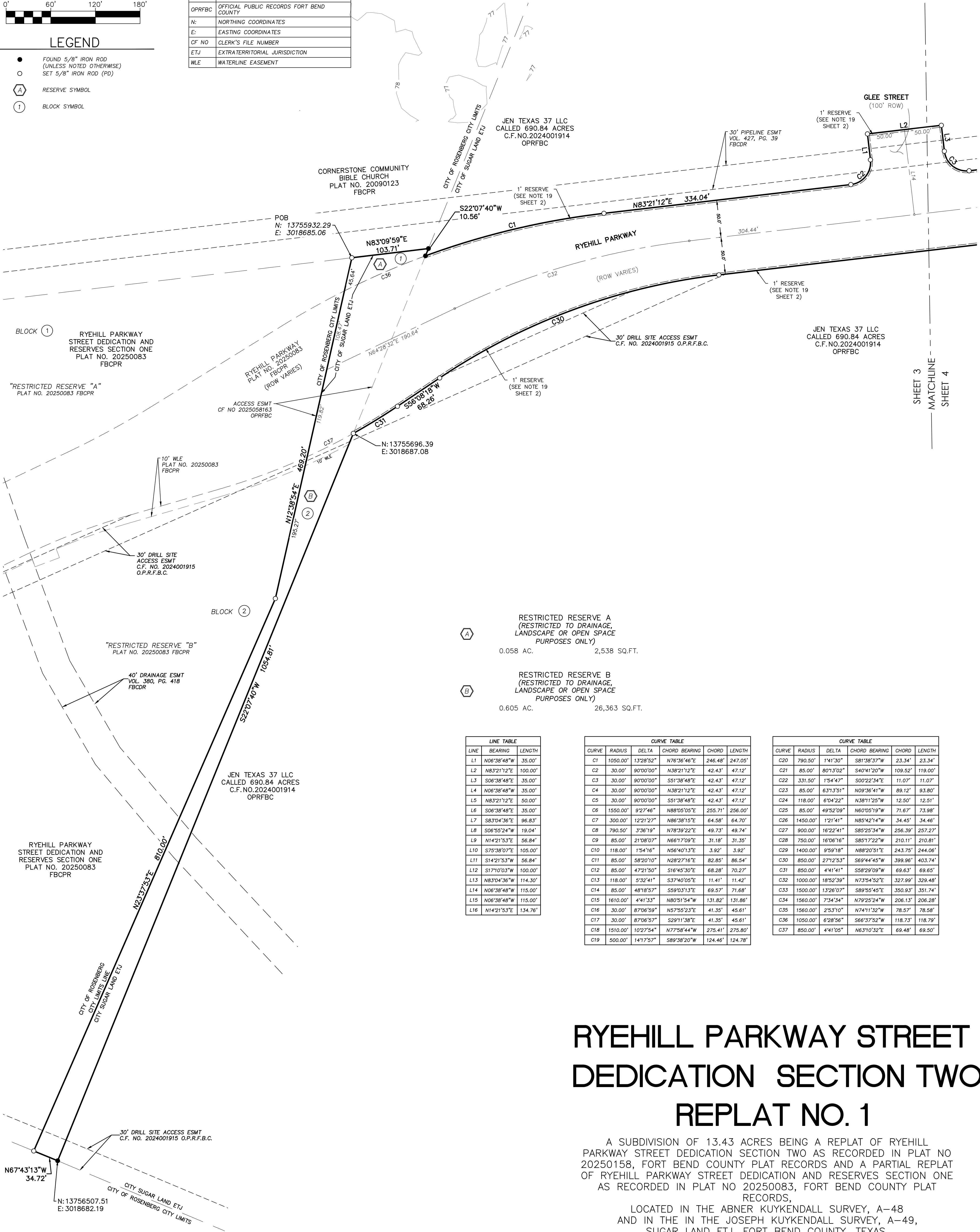
0 LOTS 2 RESERVES 2 BLOCKS
AUGUST 2025

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



ABBREVIATION LEGEND

ESMT	EASEMENT
VOL. PG.	VOLUME PAGE
POB	POINT OF BEGINNING
R	RADIUS
ROW	ROW OF WAY
FBCDR	FORT BEND COUNTY DEED RECORDS
FBCPR	FORT BED COUNTY PLAT RECORDS
OPRFBC	OFFICIAL PUBLIC RECORDS FORT BEND COUNTY
N:	NORTHING COORDINATES
E:	EASTING COORDINATES
CF NO	CLERK'S FILE NUMBER
ETJ	EXTRATERRITORIAL JURISDICTION
WLE	WATERLINE EASEMENT



RESTRICTED RESERVE A
(RESTRICTED TO DRAINAGE,
LANDSCAPE OR OPEN SPACE
PURPOSES ONLY)

0.058 AC. 2,538 SQ.FT.

RESTRICTED RESERVE B
(RESTRICTED TO DRAINAGE,
LANDSCAPE OR OPEN SPACE
PURPOSES ONLY)

0.605 AC. 26,363 SQ.FT.

LINE TABLE		
LINE	BEARING	LENGTH
L1	N06°38'48\"W	35.00'
L2	N83°21'12\"E	100.00'
L3	S06°38'48\"E	35.00'
L4	N06°38'48\"W	35.00'
L5	N83°21'12\"E	50.00'
L6	S06°38'48\"E	35.00'
L7	S83°04'36\"E	96.83'
L8	S06°55'24\"W	19.04'
L9	N14°21'53\"E	56.84'
L10	S75°38'07\"E	105.00'
L11	S14°21'53\"W	56.84'
L12	S17°10'03\"W	100.00'
L13	N83°04'36\"W	114.30'
L14	N06°38'48\"W	115.00'
L15	N06°38'48\"W	115.00'
L16	N14°21'53\"E	134.78'

CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	1050.00'	13°28'52\"	N76°36'46\"E	246.48'	247.05'
C2	30.00'	90°00'00\"	N38°21'12\"E	42.43'	47.12'
C3	30.00'	90°00'00\"	S51°38'48\"E	42.43'	47.12'
C4	30.00'	90°00'00\"	N38°21'12\"E	42.43'	47.12'
C5	30.00'	90°00'00\"	S51°38'48\"E	42.43'	47.12'
C6	1550.00'	9°27'46\"	N88°05'05\"E	255.71'	256.00'
C7	300.00'	12°21'27\"	N86°38'15\"E	64.58'	64.70'
C8	790.50'	3°36'19\"	N78°39'22\"E	49.73'	49.74'
C9	85.00'	21°08'07\"	N66°17'09\"E	31.18'	31.35'
C10	118.00'	1°54'16\"	N56°40'13\"E	3.92'	3.92'
C11	85.00'	58°20'10\"	N28°27'16\"E	82.85'	86.54'
C12	85.00'	47°21'50\"	S16°45'30\"E	68.28'	70.27'
C13	118.00'	5°32'41\"	S37°40'05\"E	11.41'	11.42'
C14	85.00'	48°18'57\"	S59°03'13\"E	69.57'	71.68'
C15	1610.00'	4°41'33\"	N80°51'54\"W	131.82'	131.86'
C16	30.00'	87°06'59\"	N57°55'23\"E	41.35'	45.61'
C17	30.00'	87°06'57\"	S29°11'38\"E	41.35'	45.61'
C18	1510.00'	10°27'54\"	N77°58'44\"W	275.41'	275.80'
C19	500.00'	14°17'57\"	S89°38'20\"W	124.46'	124.78'

CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C20	790.50'	1°41'30\"	S81°38'37\"W	23.34'	23.34'
C21	85.00'	80°13'02\"	S40°41'20\"W	109.52'	119.00'
C22	331.50'	1°54'47\"	S00°22'34\"E	11.07'	11.07'
C23	85.00'	63°13'51\"	N09°36'41\"W	89.12'	93.80'
C24	118.00'	6°04'22\"	N38°11'25\"W	12.50'	12.51'
C25	85.00'	49°52'09\"	N60°05'19\"W	71.67'	73.98'
C26	1450.00'	1°21'41\"	N85°42'14\"W	34.45'	34.46'
C27	900.00'	16°22'41\"	S85°25'34\"W	256.39'	257.27'
C28	750.00'	16°06'16\"	S85°17'22\"W	210.11'	210.81'
C29	1400.00'	9°59'19\"	N88°20'51\"E	243.75'	244.06'
C30	850.00'	27°12'53\"	S69°44'45\"W	399.96'	403.74'
C31	850.00'	4°41'41\"	S58°29'09\"W	69.63'	69.65'
C32	1000.00'	18°52'39\"	N73°54'52\"E	327.99'	329.48'
C33	1500.00'	13°26'07\"	S89°55'45\"E	350.93'	351.74'
C34	1560.00'	7°34'34\"	N79°25'24\"W	206.13'	206.28'
C35	1560.00'	2°53'10\"	N74°11'32\"W	78.57'	78.58'
C36	1050.00'	6°28'56\"	S66°37'52\"W	118.73'	118.79'
C37	850.00'	4°41'05\"	N63°10'32\"E	69.48'	69.50'

RYEHILL PARKWAY STREET DEDICATION SECTION TWO REPLAT NO. 1

A SUBDIVISION OF 13.43 ACRES BEING A REPLAT OF RYEHILL PARKWAY STREET DEDICATION SECTION TWO AS RECORDED IN PLAT NO 20250158, FORT BEND COUNTY PLAT RECORDS AND A PARTIAL REPLAT OF RYEHILL PARKWAY STREET DEDICATION AND RESERVES SECTION ONE AS RECORDED IN PLAT NO 20250083, FORT BEND COUNTY PLAT RECORDS,

LOCATED IN THE ABNER KUYKENDALL SURVEY, A-48 AND IN THE IN THE JOSEPH KUYKENDALL SURVEY, A-49, SUGAR LAND ETJ, FORT BEND COUNTY, TEXAS.

REASON FOR REPLAT: TO INCLUDE PROPERTY LOCATED IN THE CITY OF SUGAR LAND ETJ ALONG WEST BOUNDARY LINE AND TO DEDICATE ADDITIONAL RIGHT-OF-WAY AND CREATE 2 RESERVES AND 2 BLOCKS

0 LOTS 2 RESERVES 2 BLOCKS

AUGUST 2025

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

ADDRESS:
1401 LAKE PLAZA DRIVE
SUITE 200 - 15B
SPRING, TEXAS 77389
TEL. 214-394-0493

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



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

ABBREVIATION LEGEND

ESMT	EASEMENT
VOL. PG.	VOLUME PAGE
POB	POINT OF BEGINNING
R	RADIUS
ROW	ROW OF WAY
FBCDR	FORT BEND COUNTY DEED RECORDS
FBCPR	FORT BEND COUNTY PLAT RECORDS
OPRFBC	OFFICIAL PUBLIC RECORDS FORT BEND COUNTY
N:	NORTHING COORDINATES
E:	EASTING COORDINATES
CF NO	CLERK'S FILE NUMBER



A SUBDIVISION OF 13.43 ACRES BEING A REPLAT OF RYEHILL PARKWAY STREET DEDICATION SECTION TWO AS RECORDED IN PLAT NO 20250158, FORT BEND COUNTY PLAT RECORDS AND A PARTIAL REPLAT OF RYEHILL PARKWAY STREET DEDICATION AND RESERVES SECTION ONE AS RECORDED IN PLAT NO 20250083, FORT BEND COUNTY PLAT RECORDS,

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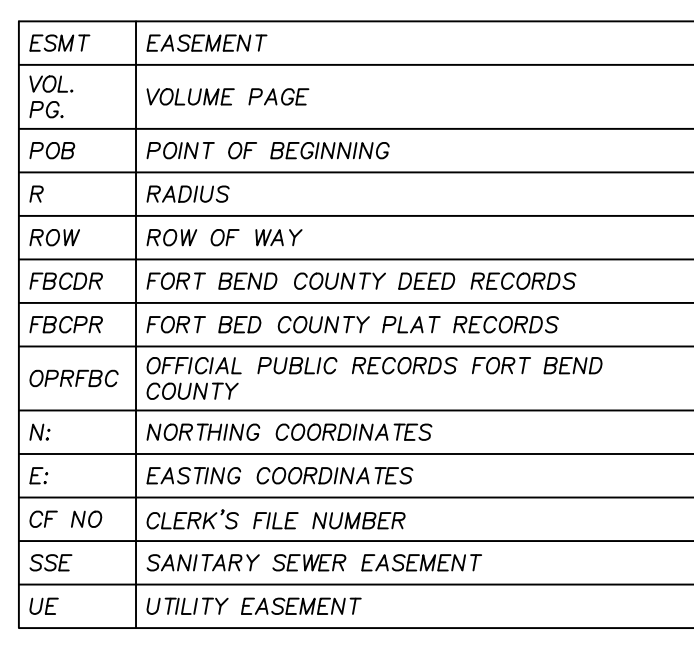
PAPE-DAWSON

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

LINE TABLE		
LINE	BEARING	LENGTH
L1	N06°38'48"W	35.00'
L2	N83°21'12"E	100.00'
L3	S06°38'48"E	35.00'
L4	N06°38'48"W	35.00'
L5	N83°21'12"E	50.00'
L6	S06°38'48"E	35.00'
L7	S83°04'36"E	96.83'
L8	S06°55'24"W	19.04'
L9	N14°21'53"E	56.84'
L10	S75°38'07"E	105.00'
L11	S14°21'53"W	56.84'
L12	S17°10'03"W	100.00'
L13	N83°04'36"W	114.30'
L14	N06°38'48"W	115.00'
L15	N06°38'48"W	115.00'
L16	N14°21'53"E	134.76'

CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	1050.0'	132°52'	N76°36'46"E	246.48'	247.05'
C2	30.00'	90°00'00"	N38°21'12"E	42.43'	47.12'
C3	30.00'	90°00'00"	S51°38'12"E	42.43'	47.12'
C4	30.00'	90°00'00"	N38°21'12"E	42.43'	47.12'
C5	30.00'	90°00'00"	S51°38'12"E	42.43'	47.12'
C6	1550.0'	92°746"	N88°05'05"E	255.71'	256.00'
C7	300.00'	122°12'27"	N86°38'15"E	64.58'	64.70'
C8	790.50'	336°19"	N78°39'22"E	49.73'	49.74'
C9	85.00'	210°08'07"	N66°17'09"E	31.18'	31.35'
C10	118.00'	154°16"	N56°40'13"E	3.92'	3.92'
C11	85.00'	58°20'10"	N28°27'16"E	82.85'	86.54'
C12	85.00'	47°21'50"	S16°45'30"E	68.28'	70.22'
C13	118.00'	53°24'11"	S34°40'05"E	11.41'	11.47'
C14	85.00'	48°18'57"	S59°03'13"E	69.57'	71.68'
C15	1610.00'	343°41"	N80°51'54"W	131.82'	131.88'
C16	30.00'	87°06'59"	N57°55'23"E	41.35'	45.61'
C17	30.00'	87°06'59"	S29°11'38"W	41.35'	45.61'
C18	1510.00'	102°27'54"	N77°58'44"W	275.41'	275.80'

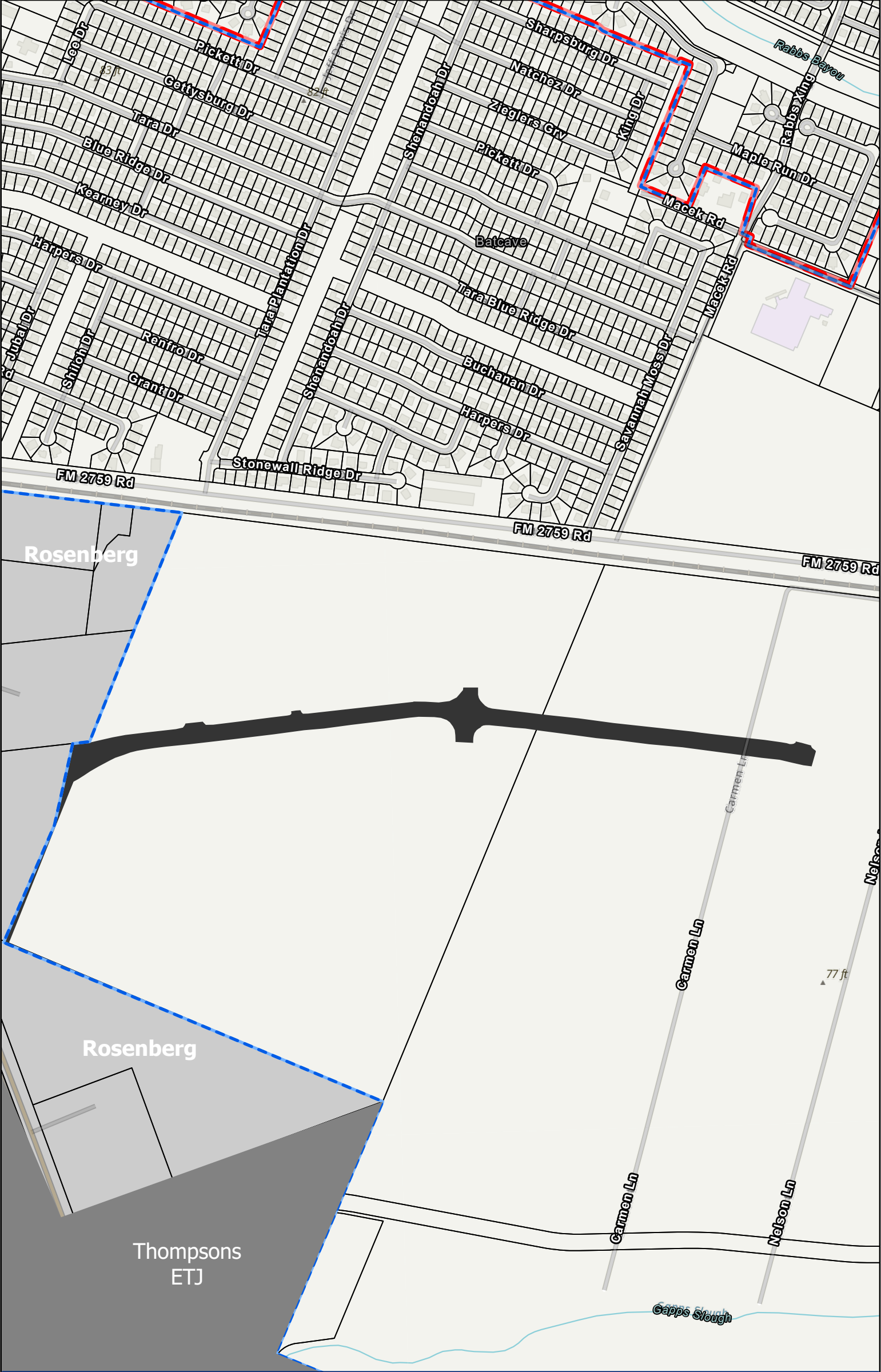
CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C20	790.50'	1°41'30"	S81°38'37"W	23.34'	23.34'
C21	85.00'	80°1'302"	S40°41'20"W	109.52'	119.07'
C22	331.50'	1°54'47"	S00°22'34"W	11.90'	11.07'
C23	85.00'	63°1'35"	N09°36'14"E	89.12'	93.80'
C24	118.00'	6°04'22"	N38°21'25"W	12.50'	12.51'
C25	85.00'	49°52'09"	N60°05°19"W	71.67'	73.98'
C26	1450.00'	1°21'41"	N85°42°14"W	34.45'	34.46'
C27	900.00'	122°44'	S85°25°34"W	256.39'	257.22'
C28	750.00'	16°06'16"	S85°17°22"W	21.10'	210.81'
C29	1400.00'	9°58'20"	N88°20°15"E	243.75'	244.06'
C30	850.00'	2°12'53"	S69°44°45"W	399.96'	403.74'
C31	850.00'	4°41'41"	S58°29°09"W	66.63'	69.65'
C32	1000.00'	18°52'39"	N73°54°52"E	329.97'	329.48'
C33	1500.00'	13°26'07"	S89°55°45"E	350.93'	351.74'
C34	1560.00'	73°34'24"	N74°11°32"W	206.13'	206.28'
C35	1560.00'	2°53'10"	N74°11°32"W	78.57'	78.58'
C36	850.00'	6°25'56"	S66°37°52"W	118.73'	118.79'
C37	1500.00'	44°1'05"	N63°10°32"E	69.48'	69.50'



0 LOTS 2 RESERVES 2 BLOCKS
AUGUST 2025

SHEET 5 OF 10

LINE TABLE			CURVE TABLE						CURVE TABLE					
LINE	BEARING	LENGTH	CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH	CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
L1	N06°38'46"W	35.00'	C1	1050.00'	132°8'52"	N76°36'46"E	246.48'	247.05'	C20	790.50'	1°41'30"	S81°38'37"W	23.34'	23.34'
L2	N83°21'12"E	100.00'	C2	30.00'	90°00'00"	N38°21'12"E	42.43'	47.12'	C21	85.00'	80°13'02"	S40°41'20"W	109.92'	119.00'
L3	S06°38'46"E	35.00'	C3	30.00'	90°00'00"	S51°38'46"E	42.43'	47.12'	C22	331.50'	1°54'43"	S00°22'34"E	11.07'	11.07'
L4	N06°38'46"W	35.00'	C4	30.00'	90°00'00"	N38°21'12"E	42.43'	47.12'	C23	85.00'	63°13'51"	N08°36'41"W	89.12'	93.80'
L5	N83°21'12"E	50.00'	C5	30.00'	90°00'00"	S51°38'46"E	42.43'	47.12'	C24	118.00'	6°04'22"	N81°13'25"W	12.50'	12.50'
L6	S06°38'46"E	35.00'	C6	1550.00'	92°47'46"	N88°05'05"E	255.71'	256.00'	C25	85.00'	49°52'09"	N60°05'19"W	71.67'	73.98'
L7	S83°04'36"E	96.83'	C7	300.00'	12°21'27"	N86°38'15"E	64.58'	64.70'	C26	1450.00'	1°21'41"	N85°42'14"W	34.45'	34.46'
L8	S06°55'24"W	19.04'	C8	790.50'	3°36'19"	N78°39'22"E	49.73'	49.74'	C27	900.00'	16°22'41"	S85°25'14"W	256.39'	257.27'
L9	N14°21'53"E	56.84'	C9	85.00'	21°08'07"	N66°17'09"E	31.18'	31.35'	C28	750.00'	16°06'16"	S87°17'22"W	210.11'	210.81'
L10	S75°38'07"E	105.00'	C10	118.00'	1°54'16"	N56°40'13"E	3.92'	3.92'	C29	1400.00'	9°59'18"	N86°20'45"W	243.35'	244.06'
L11	S14°21'53"E	56.84'	C11	85.00'	58°20'10"	N28°27'16"E	82.85'	86.54'	C30	850.00'	27°12'53"	S89°04'45"W	398.96'	403.74'
L12	S17°10'03"W	100.00'	C12	85.00'	47°21'50"	S16°45'30"E	68.28'	70.27'	C31	850.00'	4°11'41"	S58°29'09"W	69.63'	69.65'
L13	N83°04'36"W	114.30'	C13	118.00'	5°32'41"	S37°40'05"E	11.41'	11.42'	C32	1000.00'	18°52'39"	N73°54'52"E	327.99'	329.48'
L14	N06°38'46"W	115.00'	C14	85.00'	48°18'57"	S59°03'13"E	69.57'	71.68'	C33	1500.00'	13°26'07"	S89°55'45"W	350.93'	351.74'
L15	N06°38'46"W	115.00'	C15	1610.00'	44°13'33"	N80°51'54"W	131.82'	131.86'	C34	1560.00'	7°34'34"	N79°25'24"W	206.13'	206.28'
L16	N14°21'53"E	134.76'	C16	30.00'	87°06'59"	S55°23'25"E	41.35'	45.61'	C35	1560.00'	2°53'10"	N74°11'32"W	78.67'	78.68'
			C17	30.00'	87°06'59"	S29°11'38"E	41.35'	45.61'	C36	1050.00'	6°28'56"	S66°37'52"W	118.73'	118.79'
			C18	1510.00'	102°72'54"	N77°58'44"W	275.41'	275.80'	C37	850.00'	4°41'05"	N63°10'32"E	69.48'	69.50'
			C19	500.00'	141°7'57"	S89°38'20"W	124.46'	124.78'						

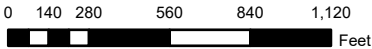


**Ryehill Parkway
Street Dedication
Section Two Replat No. 1**

- ETJ
- City Limits
- Subject Site

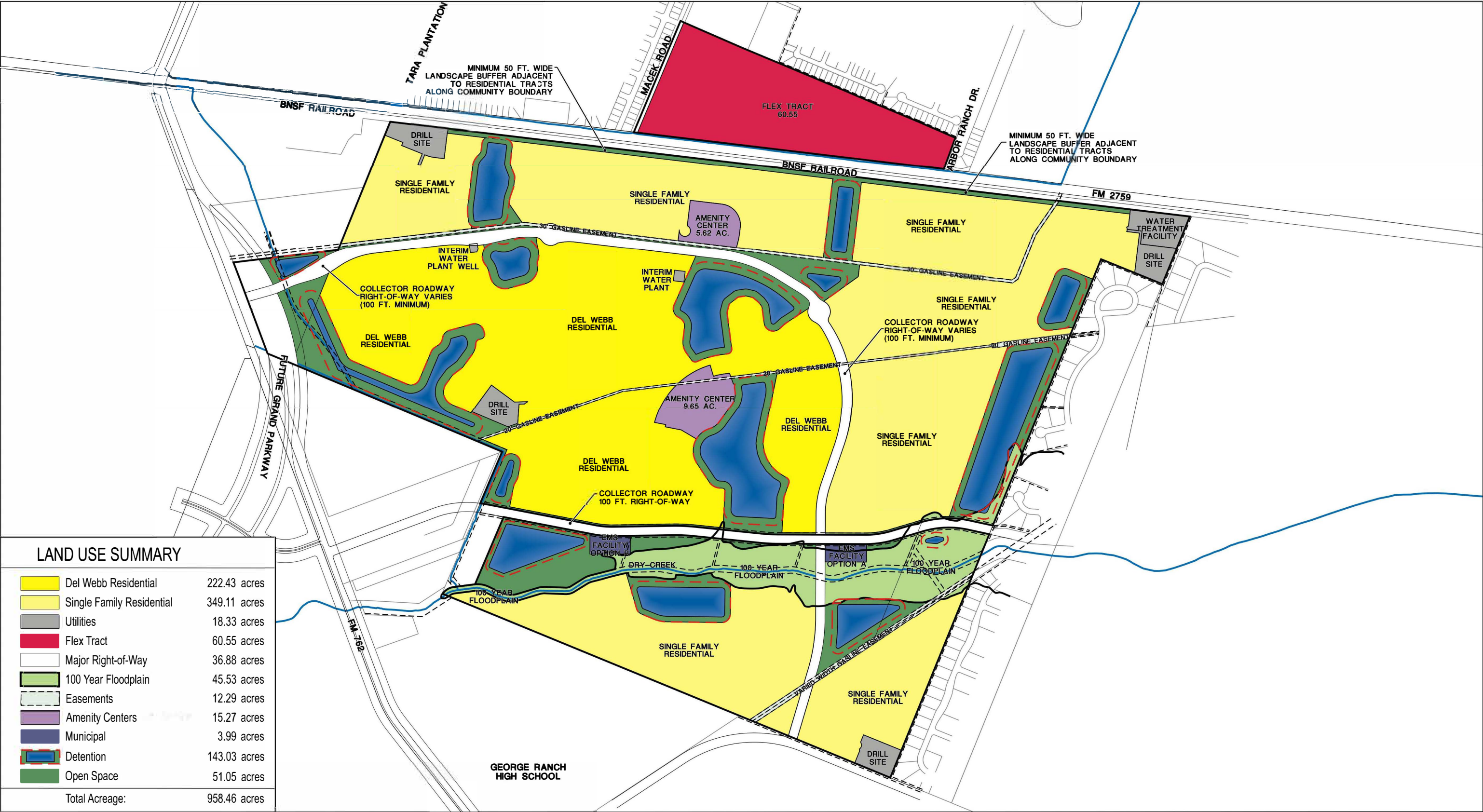


SEPTEMBER 2025



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.



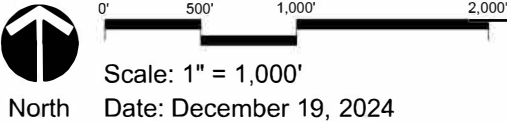


LAND USE SUMMARY

	Del Webb Residential	222.43 acres
	Single Family Residential	349.11 acres
	Utilities	18.33 acres
	Flex Tract	60.55 acres
	Major Right-of-Way	36.88 acres
	100 Year Floodplain	45.53 acres
	Easements	12.29 acres
	Amenity Centers	15.27 acres
	Municipal	3.99 acres
	Detention	143.03 acres
	Open Space	51.05 acres
Total Acreage:		958.46 acres

CONCEPT PLAN
RYEHILL COMMUNITY

PulteGroup, Inc.
SUGAR LAND, TEXAS



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- COSL's Development Code (DC) /Design Standards (DS) /Dev. App. Handbook (DAH) NOTE- any DAH conditions are based on authority granted in Chapter 5 (Subdivision Regulations) of the Development Code
KEY IDENTIFIER INFO- 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. & Development Code (DC) Ch. 5, Art. II, Sec. 5-17
LEGEND TABLE- 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 & Development Code (DC) Ch. 5, Art. II, Sec. 5-17
STREETS- 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 & Development Code (DC) Ch. 5, Art. II, Sec. 5-17
LOTS & RESERVES- 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 & Development Code (DC) Ch. 5, Art. II, Sec. 5-17 & Development Code (DC) Ch. 2, Art. II for City Limits Or Development Code (DC) Ch. 5, Art. III, Sec. 5-21 for ETJ

included and accurate. Note- Final plats require course and bearing info, not Prelim. Plats	
CONTOURS OR SPOT ELEVATIONS- Identifying information for property elevation	Dev. App. Handbook (DAH) Sec. 4 Graphic Requirements for Prelim. Plat & Development Code (DC) Ch. 5, Art. II, Sec. 5-17
EASEMENTS- 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.	Dev. App. Handbook (DAH) Sec. 4 Graphic Requirements for Prelim. Plat & Development Code (DC) Ch. 5, Art. II, Sec. 5-17
LEGIBILITY- 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.	Dev. App. Handbook (DAH) Sec. 4 Graphic Requirements for Prelim. Plat & Development Code (DC) Ch. 5, Art. II, Sec. 5-17
SPECIAL LOT WIDTH TOOL FOR NON-PERPENDICULAR RESIDENTIAL LOTS (BOX EXHIBIT)- 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.	Development App. Handbook (DAH) Sec. 4 (Separate Exhibit) Prelim. Plats Only & Development Code (DC) Ch. 5, Art. II, Sec. 5-17
NOTE- 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).	If Preliminary Plat is non-compliant with General Land Plan, citation would be Development Code (DC) Ch. 5, Art. II , Sec. 5-10

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- COSL's Development Code (DC) /Design Standards (DS) /Dev. App. Handbook (DAH) NOTE- any DAH conditions are based on authority granted in Chapter 5 (Subdivision Regulations) of the Development Code
KEY IDENTIFIER INFO- 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 & Development Code (DC) Ch. 5, Art. II, Sec. 5-17
LEGEND TABLE- 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 & Development Code (DC) Ch. 5, Art. II, Sec. 5-17
STREETS- 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 & Development Code (DC) Ch. 5, Art. II, Sec. 5-17
LOTS & RESERVES- 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) & Development Code (DC) Ch. 5, Art. II, Sec. 5-17 & Development Code (DC) Ch. 2, Art. II for City Limits Or Development Code (DC) Ch. 5 , Art. II, Sec. 5-21 for ETJ

CONTOURS OR SPOT ELEVATIONS- Identifying information for property elevation	Development App. Handbook (DAH) Sec. 4 Graphic Requirements for Final Plat & Development Code (DC) Ch. 5, Art. II, Sec. 5-17
EASEMENTS- 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).	Development App. Handbook (DAH) Sec. 4 Graphic Requirements for Final Plat & Design Standards (DS) & Development Code (DC) Ch. 5, Art. II, Sec. 5-17
LEGIBILITY- 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.	Development App. Handbook (DAH) Sec. 4 Graphic Requirements for Final Plat & Development Code (DC) Ch. 5, Art. II, Sec. 5-17
USE OF PLAT INSETS FOR FINAL PLATS- 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.	Development App. Handbook (DAH) Sec. 4 Graphic Requirements for Final Plat & Development Code (DC) Ch. 5, Art. II, Sec. 5-17
MASTER NOTES- Master notes to be included on final plats as applicable from COSL Master Note List.	Development App. Handbook (DAH) Sec. 4 Graphic Requirements for Final Plat & Development Code (DC) Ch. 5, Art. II, Sec. 5-17
OWNER'S DEDICATION BLOCK & SIGNATURE AREAS, INCLUDING LIENHOLDERS INFORMATION WHEN APPLICABLE- 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	Development App. Handbook (DAH) Sec. 4 Graphic Requirements for Final Plat & Development Code (DC) Ch. 5, Art. II, Sec. 5-17

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).	
SIGNAUTRE BLOCK FOR REGISTERED PROFESSIONAL LAND SURVEYOR- (RPLS) To be included as per requirements of reference block.	Development App. Handbook (DAH) Sec. 4 Graphic Requirements for Final Plat & Development Code (DC) Ch. 5, Art. II, Sec. 5-11 & Development Code (DC) Ch. 5, Art. II, Sec. 5-17
SIGNATURE BLOCKS FOR CITY & COUNTY To be included with current information of officials and titles.	Development App. Handbook (DAH) Sec. 4 Graphic Requirements for Final Plat & Development Code (DC) Ch. 5, Art. II, Sec. 5-17
NOTE- 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).	If Final Plat is non-compliant with General Land Plan, citation would be Development Code (DC) Ch. 5, Art. II, Sec. 5-11 This would also be the citation if Final Plat is non-compliant with an approved Preliminary Plat for the property.



Planning & Zoning Commission Agenda Request

September 25, 2025

Agenda Request No: VI.A.

Agenda of: Planning & Zoning Commission Meeting

Initiated by: Ruth M. Lohmer, Redevelopment Planning Manager

Presented by: Ruth M. Lohmer, Redevelopment Planning Manager

Responsible Department: Redevelopment

Agenda Caption:

PUBLIC HEARING 6:30 P.M.: Receive and hear all persons desiring to be heard on the proposed changes to the Lake Pointe Redevelopment District, Chapter 2, Part 5 of the Development Code.

Consideration of and action on a recommendation on the proposed changes to the Lake Pointe Redevelopment District, Chapter 2, Part 5 of the Development Code, to the City Council.

Recommended Action:

Hold public hearing, consideration and action proposed changes to the Lake Pointe Redevelopment District, Chapter 2, Part 5 of the Development Code.

Executive Summary:

The purpose of this agenda item is for the Planning & Zoning Commission to hold a public hearing, consideration and action on proposed changes to the Lake Pointe Redevelopment (LPR) district, Chapter 2, Part 5 of the Development Code.

Background

The LPR district was originally created and applied to the 52-acre former Fluor campus in December 2023. The district was created in alignment with the City's Strategic Action Plan priority of Fostering Sensitive Redevelopment, and specifically preparing priority sites — Imperial and Lake Pointe — for redevelopment.

As with all zoning regulations, the LPR district is not a static or exact reflection of the vision for the site. Zoning regulations are living documents that need to be continually evaluated and modified to reflect market realities, site conditions and limitations, and other forces driving development. As such, staff have continued to evaluate and refine district regulations and brought forward two revisions to the district since its creation.

In May 2025, City Council approved the Redevelopment Concept Plan and Redevelopment

Agreement with Lovett, the developer who purchased the property. Since that time, staff and Lovett have collaborated on the design and layout of the site and together have identified additional necessary changes to the LPR district. These changes to the Lake Pointe Redevelopment district regulations will enable redevelopment to achieve the compact high-quality development envisioned for the site. Changes include reductions in front building setbacks, removal of the minimum density requirement, adjustments to building heights and side setbacks, and others.

The proposed changes to the Lake Pointe Redevelopment District are described in the attached Summary of Draft Code Changes v2 and the full amendment is provided in two versions: P&Z PH, C&A Draft Code Changes and P&Z PH, C&A Draft Code Changes Redline.

P&Z Workshop

The Planning and Zoning Commission held a workshop on September 9, 2025 to review the proposed changes to the Lake Pointe Redevelopment District. The Commission asked clarifying questions about the changes and expressed a desire to see exhibits which would demonstrate the proposed changes. The Commission also expressed concern about the increase in middle housing maximum height (from 50 feet to 60 feet) and the decrease in the minimum mews width (from 30 feet to 14 feet). Staff worked with the developer to evaluate options for these areas of concern and modified the proposed amendments. The minimum mews width has been adjusted to 20 feet; maximum building heights have been reduced from 50 feet to 45 feet on mews, and from 60 feet to 55 feet on public streets. These changes are reflected in the P&Z PH, C&A Draft Code Changes. Additional exhibits are also attached to demonstrate the code in action, including:

- House sections of 3-story, 3.5-story and 4-story homes, showing floor heights and overall height
- Conceptual Site Layout, showing how lots, alleys, and mews are anticipated to be laid out across the site
- Layout of Phase 1, showing in more detail how Phase 1 is expected to be designed

In addition, attached is an exhibit (Examples of Mews Lots) showing other developments with mews and townhomes or urban homes to provide the Commission with examples of this type of development.

P&Z Public Hearing

All the requirements for holding a public hearing have been met, including placing the notice in the local newspaper, on the City's website, and in the vestibule of City Hall. Staff has not received any inquiries or opposition to the proposed changes. A copy of the public hearing notice is attached.

Recommendation and Next Steps

Staff supports a recommendation of approval to the City Council for the proposed changes to the Lake Pointe Redevelopment district. City Council will hold a public hearing and first consideration of the ordinance on October 21.

Budget

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. P&Z PH, C&A Draft Code Changes
2. P&Z PH, C&A Draft Code Changes Redline
3. Summary of Draft Code Changes v2
4. House Sections
5. Conceptual Site Layout
6. Phase 1 Site Layout
7. Examples of Mews Lots
8. Lake Pointe Redevelopment District Changes PH Notice 9.25.25

P&Z Public Hearing Draft Code Changes

PART 5. - LAKE POINTE REDEVELOPMENT DISTRICT (LPR)

Sec. 2-118. - District Regulations.

- A. *Regulations for Nonresidential, Multi-Family and Mixed-Use Development.* The following bulk regulations apply to all Nonresidential, Multi-family, and Mixed-Use sites in the Lake Pointe Redevelopment District:

Table 2-118.1: Bulk Regulations for Nonresidential, Multi-Family and Mixed-Use Development	
Description	Regulation
Setbacks	
Front, minimum/maximum	0/5 feet (a)
Street side, minimum/maximum	0/5 feet (a)
Interior side, minimum	0 feet (b)
Rear, minimum	5 feet (b)
Other	
Building height, max	(c)
Building street frontage, minimum	See Sec. 2-121.C
REFERENCES a. Front and Street Side i. Shall be measured from the back of the Pedestrian Realm. ii. If an easement is present, and it prevents the structure from being located on the maximum building line, 75% of the building face shall be built to the easement line. b. Measured from the property line. c. Airport Height Hazard Regulations apply.	

- B. *Regulations for Middle Housing Development.* The following bulk regulations apply to Middle Housing sites in the Lake Pointe Redevelopment District. See Figures 2-118.A.1—2-118.A.4. for detail.

Table 2-118.2: Bulk Regulations for Middle Housing Development	
Description	Regulation
Setbacks	

Front, minimum/maximum		0/20 feet (a)
Street side, minimum/maximum		0/20 feet (a)
Interior Side, min	Dwelling, Single Family Attached (Townhome)	(b)
	Dwelling, Two-Family (Duplex)	3 feet
	Dwelling, Urban Home	(c)
	Dwelling, Multiplex	5 feet
Rear, minimum		5 feet (d)
Other		
Building height, maximum	Lots fronting on a public Street	4 stories but not more than 55 feet
	Lots fronting on a Mews	3 stories but not more than 45 feet
Dwelling, Urban Home Maximum Lot Width		40 feet (e)
REFERENCES a. Front and Street Side i. For lots fronting on a Street, the Front Yard setback shall be measured from the back of the Pedestrian Realm. ii. If an easement is present and it prevents the structure from being located on the maximum building line, 60% of the building face shall be built to the easement line. b. Townhome attached on 2 sides - 0 feet. Townhome attached on 1 side and other side yard open - 3 feet. c. Side setbacks shall be established on the plat and shall be: i. Three feet on each side; or ii. Zero feet on one side and 6 feet on second side; or. iii. For the rear 40 feet of the lot: zero feet on one side and six feet on the other; and for the front of the lot: three feet on each side. iv. For ii. and iii above, zero-foot side must abut required 6-foot Yard on adjacent lot. A 3-foot maintenance easement adjacent to the lot line and within the 6-foot side yard shall be delineated on the plat, and there shall be a right to access the 0-foot building line side from the maintenance easement for maintenance purposes d. Rear, minimum shall be as follows: i. For rear-loading lots, Rear Yard setback shall be measured from the edge of alley or private drive pavement. e. For corner lots, maximum lot width shall be 50 feet.		

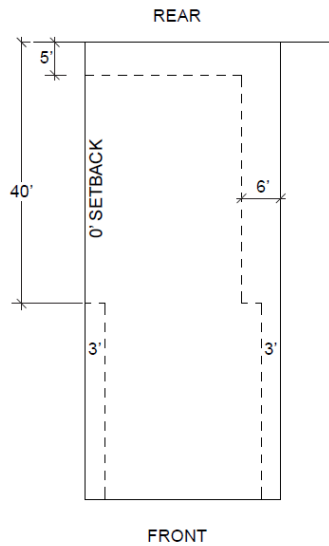


Figure 2-118.A.5: Variable Side Setbacks - Urban Home Dwelling

Sec. 2-122. - Building Design—Middle Housing Development.

A. *Building Orientation and Entrances.*

1. Buildings shall be oriented so that the Primary Facade faces and provides pedestrian access to a Street, Civic Space, or Mews. Mews shall be a minimum of 20 feet wide, measured from property line to property line, and include a 5-foot-wide paved walkway that connects and provides pedestrian access from each Dwelling Unit to a Street.
2. The orientation of the Primary Entrance and façade of residential dwellings shall be consistent with the established pattern along the block face.
3. No residential structure shall be sited diagonally or otherwise skewed on the lot.

B. *Building Form.*

1. *Building Mass.* Exterior walls shall be broken up to prevent the appearance of featureless walls using recessed entryways, bay windows, use of more than one exterior finish material, use of architectural details, or such other technique or combinations of techniques.
2. *360-Degree Architecture.* Those sides of a building that are not visible from the street frontage shall have a finished façade that is similar to the visible façades in terms of materials and architectural detailing.

- C. *Building Transparency.*** At least 15 percent of the area of facades that face Streets, Mews and Civic Spaces shall be windows or doors. Facades facing alleys shall include a minimum of two windows.

P&Z Public Hearing Draft Code Changes

PART 5. - LAKE POINTE REDEVELOPMENT DISTRICT (LPR)

Sec. 2-118. - District Regulations.

- A. *Regulations for Nonresidential, Multi-Family and Mixed-Use Development.* The following bulk regulations apply to all Nonresidential, Multi-family, and Mixed-Use sites in the Lake Pointe Redevelopment District:

Table 2-118.1: Bulk Regulations for Nonresidential, Multi-Family and Mixed-Use Development	
Description	Regulation
Setbacks	
Front, minimum/maximum	0/5 feet (a)
Street side, minimum/maximum	0/5 feet (a)
Interior side, minimum	0 feet (b)
Rear, minimum	5 feet (b)
Other	
Building height, max	(c)
Building street frontage, minimum	See Sec. 2-121.C
REFERENCES a. Front and Street Side i. Shall be measured from the back of the Pedestrian Realm. ii. If an easement is present, <u>and it prevents the structure from being located on the maximum building line</u> , 75% of the building face shall be built to the easement line. b. Measured from the property line. c. Airport Height Hazard Regulations apply.	

- B. *Regulations for Middle Housing Development.* The following bulk regulations apply to Middle Housing sites in the Lake Pointe Redevelopment District. See Figures 2-118.A.1—2-118.A.4. for detail.

Table 2-118.2: Bulk Regulations for Middle Housing Development	
Description	Regulation
Setbacks	

September 25, 2027
pg. 1

Front, minimum/maximum		05/20 feet (a)
Street side, minimum/maximum		05/20 feet (a)
Interior Side, min	Dwelling, Single Family Attached (Townhome)	(b)
	Dwelling, Two-Family (Duplex)	3 feet
	Dwelling, Urban Home	(c)
	Dwelling, Multiplex	5 feet
Rear, minimum		5 feet (d)
Other		
Building height, maximum	<u>Lots fronting on a public Street</u>	4 stories but not more than 50 55 feet
	<u>Lots fronting on a Mews</u>	3 stories but not more than 45 feet
Density, minimum		40 Dwelling Units per gross acre
Dwelling, Urban Home Maximum Lot Width		40 feet (e)
REFERENCES a. Front and Street Side i. For lots fronting on a Street, the Front Yard setback shall be measured from the back of the Pedestrian Realm. ii. If an easement is present <u>and it prevents the structure from being located on the maximum building line, 75</u>60% of the building face shall be built to the easement line. b. Townhome attached on 2 sides - 0 feet. Townhome attached on 1 side and other side yard open - 3 feet. c. <u>Side setbacks shall be established on the plat and shall be:</u> i. Three feet on each side; <u>or</u> ii. Zero feet on one side and 6 feet on second side; or, Zero foot side must abut required 6-foot Yard on adjacent lot. A 3-foot maintenance easement adjacent to the lot line and within the 6-foot side yard shall be delineated on the plat, and there shall be a right to access the 0-foot building line side from the maintenance easement for maintenance purposes. iii. <u>For the rear 40 feet of the lot: zero feet on one side and six feet on the other; and for the front of the lot: three feet on each side.</u> iv. <u>For ii. and iii above, zero-foot side must abut required 6-foot Yard on adjacent lot. A 3-foot maintenance easement adjacent to the lot line and within the 6-foot side yard shall be delineated on the plat, and there shall be a right to access the 0-foot building line side from the maintenance easement for maintenance purposes</u> d. d. Rear, minimum shall be as follows: i. For rear-loading lots, Rear Yard setback shall be measured from the edge of alley or private drive pavement. <u>e. For corner lots, maximum lot width shall be 50 feet.</u>		

Commented [RL1]: Changed to 55 feet after P&Z feedback (originally proposed to be 60 feet)

Commented [RL2]: Changed to 45 feet after P&Z feedback (originally proposed to be 50 feet)

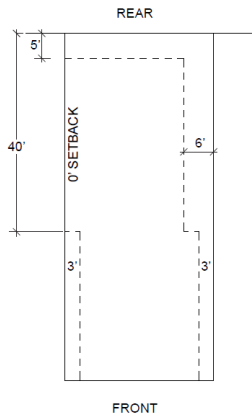


Figure 2-118.A.5: Variable Side Setbacks - Urban Home Dwelling

Sec. 2-122. - Building Design—Middle Housing Development.

A. Building Orientation and Entrances.

1. Buildings shall be oriented so that the Primary Facade faces and provides pedestrian access to a Street, Civic Space, or Mews. Mews shall be a minimum of ~~30-20~~ feet wide, measured from property line to property line, and include a 5-foot-wide paved walkway that connects and provides pedestrian access from each Dwelling Unit to a Street.
2. The orientation of the Primary Entrance and façade of residential dwellings shall be consistent with the established pattern along the block face.
3. No residential structure shall be sited diagonally or otherwise skewed on the lot.

Commented [RL3]: Changed to 20 feet after P&Z feedback (originally proposed to be 14 feet)

B. Building Form.

1. **Building Mass.** Exterior walls shall be broken up to prevent the appearance of featureless walls using recessed entryways, bay windows, use of more than one exterior finish material, use of architectural details, or such other technique or combinations of techniques.
2. **360-Degree Architecture.** Those sides of a building that are not visible from the street frontage shall have a finished façade that is similar to the visible façades in terms of materials and architectural detailing.

- C. Building Transparency.** At least 15 percent of the area of ~~facades that face Streets,-facing- Mews and Civic Spaces~~ ~~façades~~ shall be windows or doors. Facades facing alleys shall include a minimum of two windows.

Summary of Draft Code Changes

PART 5. - LAKE POINTE REDEVELOPMENT DISTRICT (LPR)

Sec. 2-118. - District Regulations.

A. Regulations for Nonresidential, Multi-family and Mixed-use Development

- Front and Street Side Setback: clarify language related to maximum building setback when an easement is present

B. Regulations for Middle Housing Development

- Front and Street Side Setback:
 - Decrease minimum building setback from 5 feet to 0 feet
 - Clarify language related to maximum building setback when an easement is present; decrease required building frontage from 75% to 60%
- Interior Side Setback for Urban Homes:
 - Add option for variable setbacks: 3 feet and 3 feet at the front, 0 feet and 6 feet for the rear 40 feet of the lot
- Maximum Building Height:
 - Distinguish between lots fronting on Public Streets and lots fronting on Mews
 - Lots fronting on Public Streets: increase maximum height from 50 feet to ~~60-55~~ feet (maintain 4 story-maximum)
 - Note – revised from 60 feet to 55 feet after P&Z workshop feedback
 - Lots fronting on Mews: ~~maintain 50-foot height decrease~~ maximum ~~height to 45 feet~~ and decrease from 4 stories to 3 stories
 - Note – revised from 50 feet to 45 feet after P&Z workshop feedback
- Minimum Density:
 - Remove requirement
- Maximum Lot Width for Urban Homes:
 - Provide additional lot width for corner lots: increase from 40 feet to 50 feet
- Add Figure 2-118.A.5 showing variable side setbacks for Urban Homes

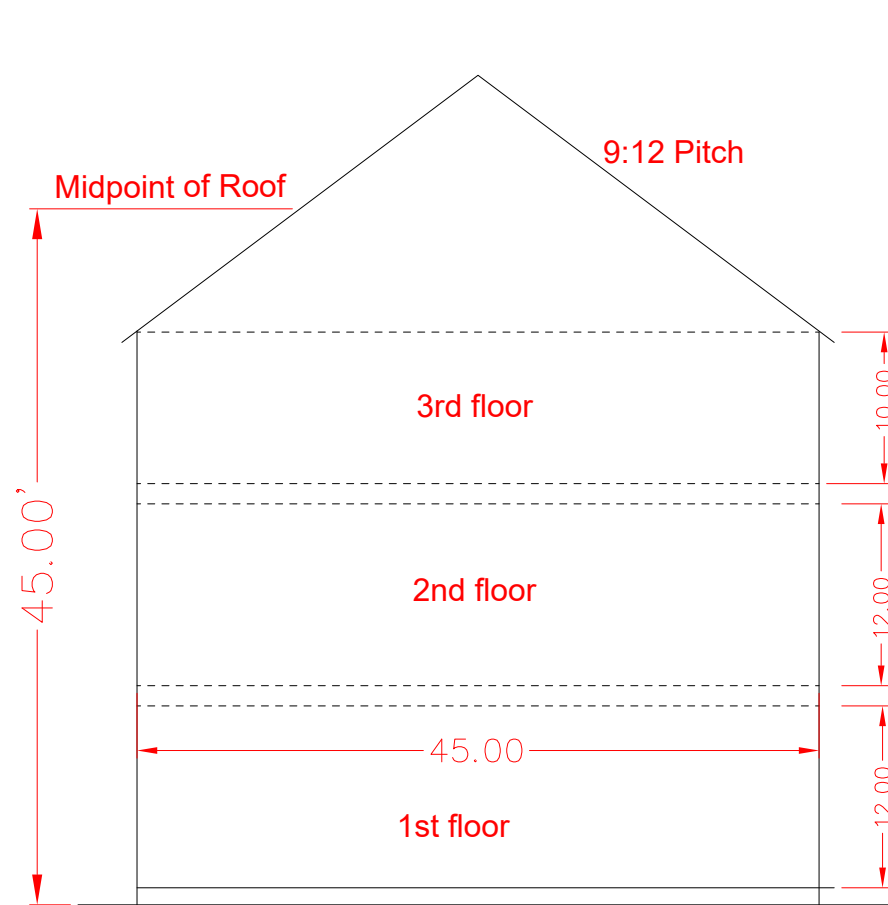
Sec. 2-122. - Building Design—Middle Housing Development.

A. Building Orientation and Entrances

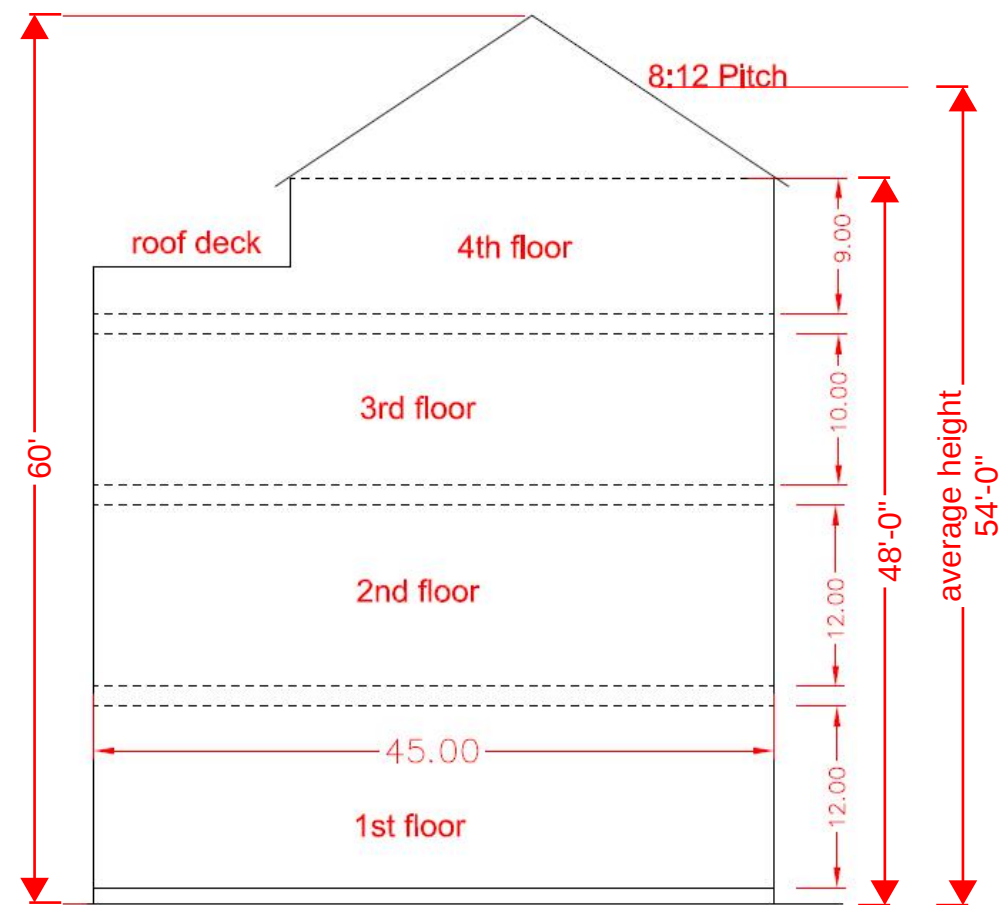
- Minimum Mews Width: decrease from 30 feet to ~~14-20~~ feet
 - Note – revised from 14 feet to 20 feet after P&Z workshop feedback

B. Building Transparency

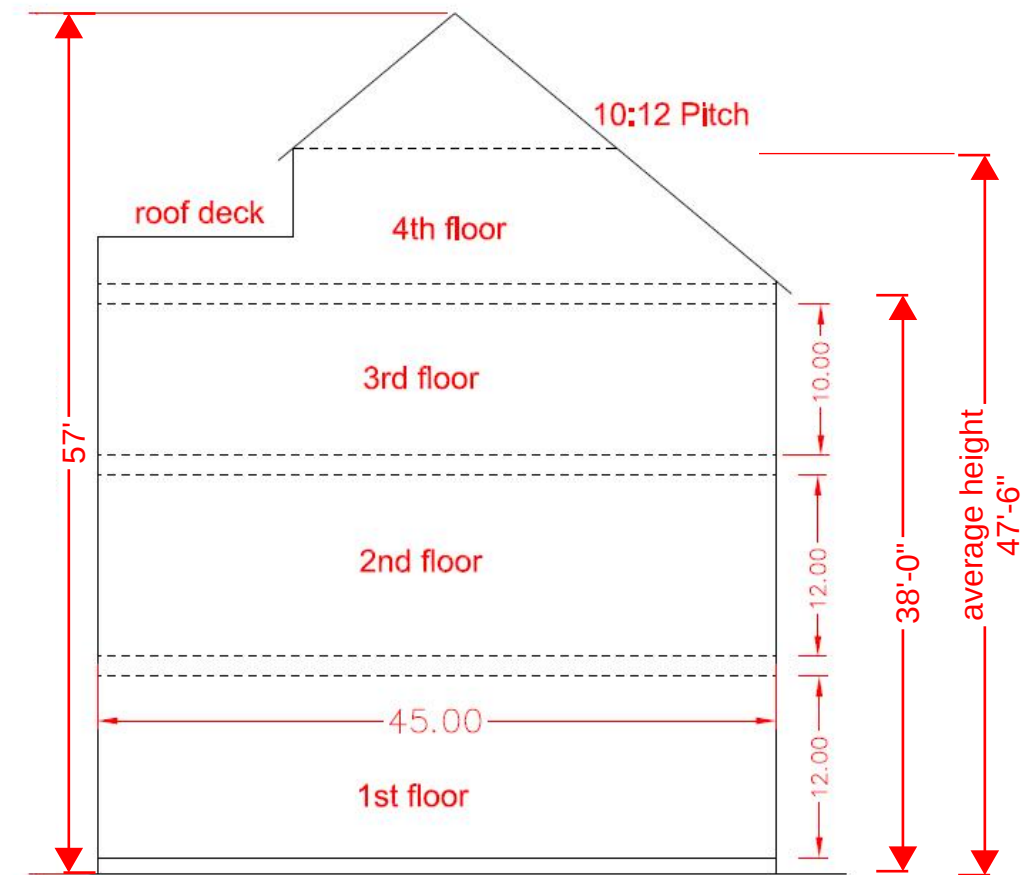
- Require facades facing Mews and Civic Spaces to meet Public Street-facing facades requirement of 15%
- Add transparency requirements for alley-facing facades: minimum 2 windows



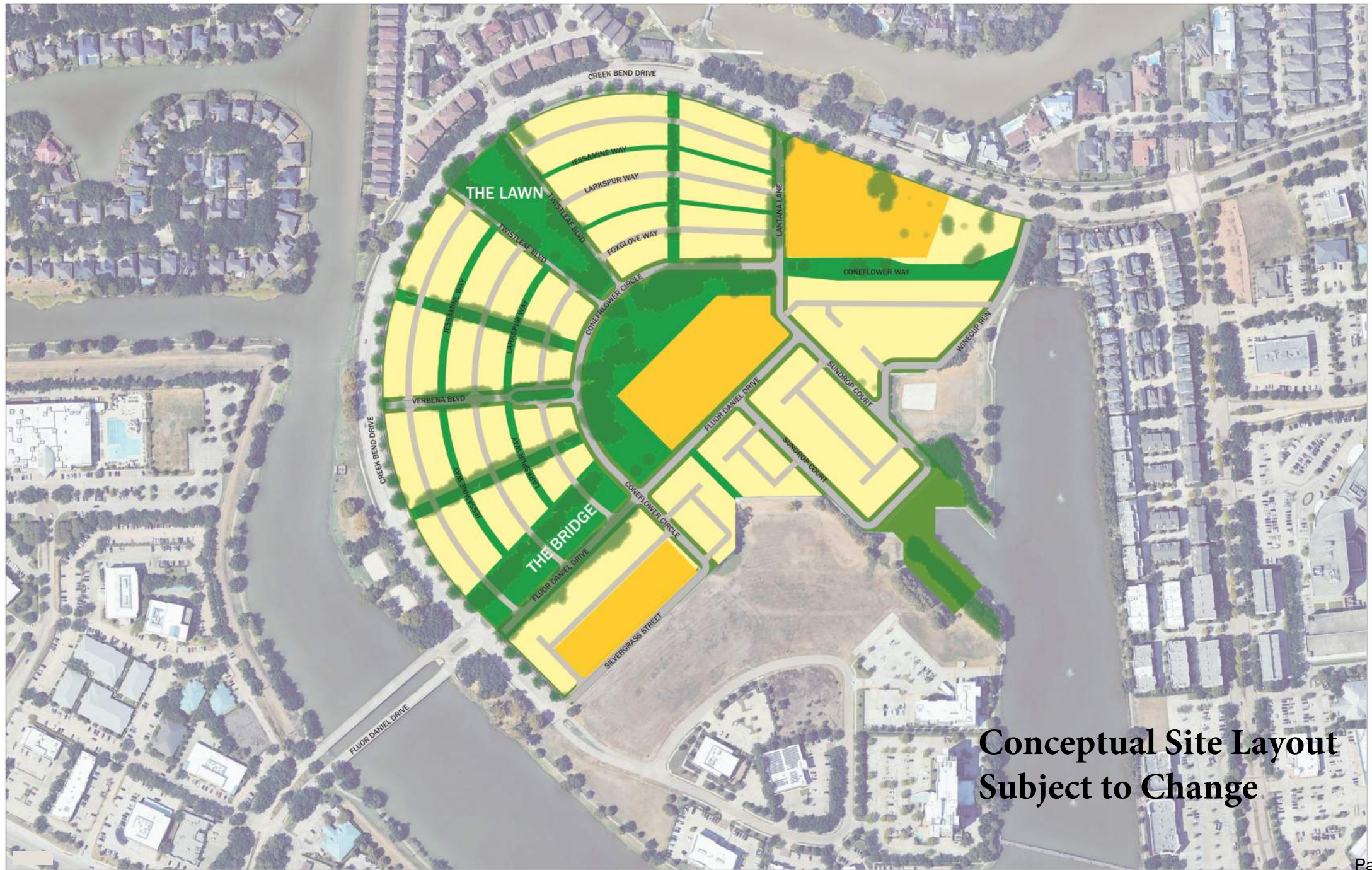
3 story homes



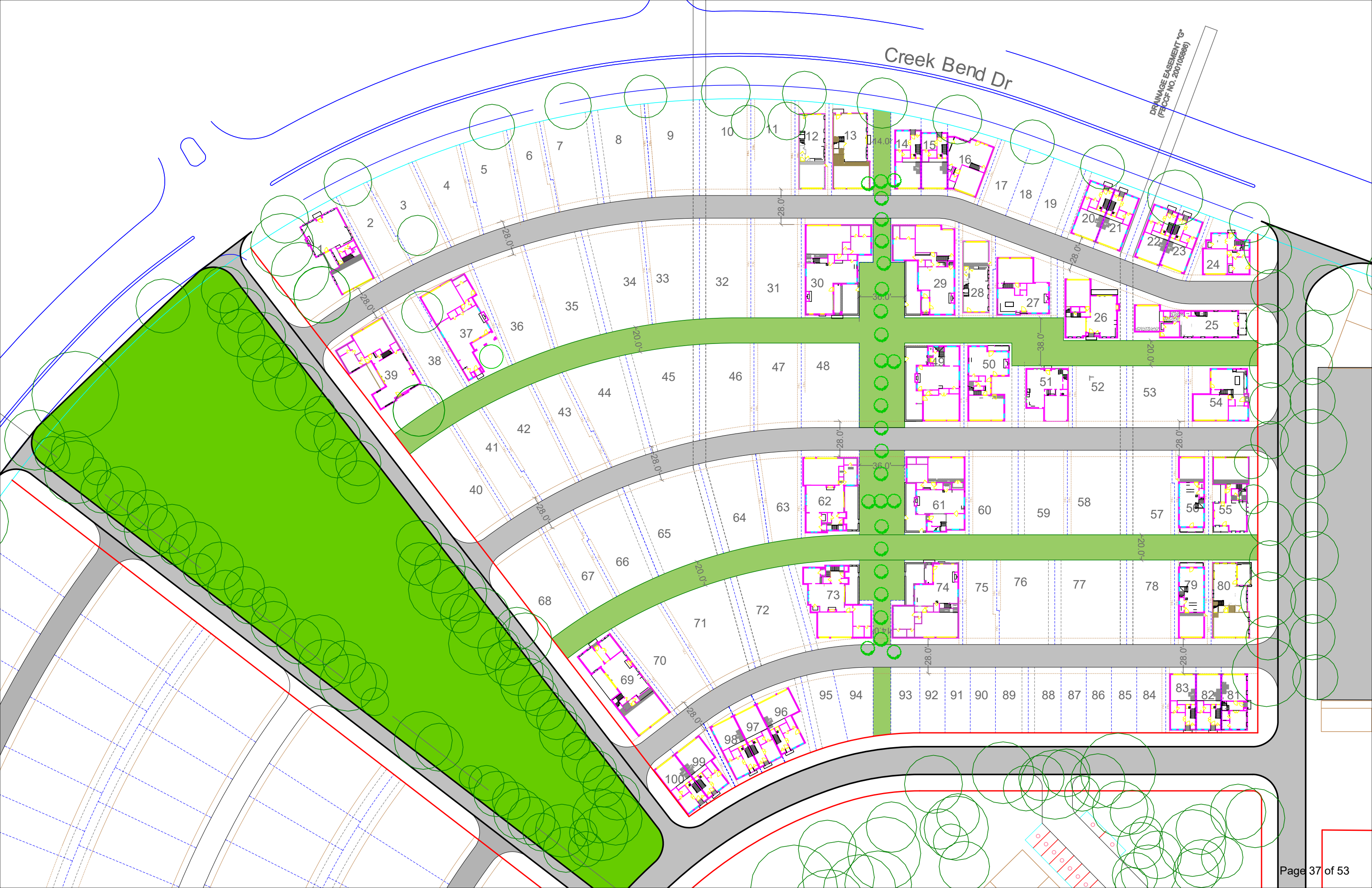
4 story with Roof deck



3.5 story with Roof deck



**Conceptual Site Layout
Subject to Change**





Oak Place





LOVETT
HOMES
Castle Court







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NOTICE OF PUBLIC HEARING

PROPOSED AMENDMENTS TO THE LAKE POINTE REDEVELOPMENT DISTRICT IN CHAPTER 2 OF THE SUGAR LAND DEVELOPMENT CODE

Planning & Zoning Commission Public Hearing 6:30 p.m., September 25, 2025, City of Sugar Land City Council Chamber, 2700 Town Center Boulevard North, hosted via live stream at <http://www.sugarlandtx.gov/1238/SLTV-16-Live-Video> or <https://www.youtube.com/sugarlandtxgov/live> and Sugar Land Comcast Subscribers can also tune-in on Channel 16, to hear all persons interested in the proposed amendments to the Lake Pointe Redevelopment District in Chapter 2 of the Sugar Land Development Code.

These changes to the Lake Pointe Redevelopment district regulations in Chapter 2 of the Development Code will enable the redevelopment to achieve the compact high-quality development envisioned for the site. Changes include reductions in front building setbacks, removal of minimum density requirement, adjustments to building heights and side setbacks, and others.

The agenda item for this meeting will be placed on the City of Sugar Land website at www.sugarlandtx.gov under "Meeting Agendas" Planning & Zoning Commission no later than Wednesday September 17, 2025. Request details or provide feedback on the proposed rezoning online at www.sugarlandtx.gov/PublicHearingComment or contact City of Sugar Land Redevelopment Department at (281) 275-2229.



Planning & Zoning Commission Agenda Request

September 25, 2025

Agenda Request No: VII.A.

Agenda of: Planning & Zoning Commission Meeting

Initiated by: Ruth M. Lohmer, Redevelopment Planning Manager

Presented by: Ruth M. Lohmer, Redevelopment Planning Manager

Responsible Department: Redevelopment

Agenda Caption:

IMPERIAL HISTORIC DISTRICT

Review of and discussion on the redevelopment of the Imperial Historic District.

Recommended Action:

Hold workshop on the redevelopment of the Imperial Historic District

Executive Summary:

City Council first deemed redevelopment of the Imperial Historic District their top priority with the adoption of Council Strategic Outcome Areas and a 2-Year Action Plan in 2021. This priority was reinforced through adoption of the next 2-Year Action Plan, and again in the 2025-2027 Strategic Action Plan. The 2025-2027 Strategic Action Plan was developed through a process that was designed to provide an open, inclusive, and transparent platform for community and City staff members to help create a shared vision and plan for the future of Sugar Land. Over 1,500 people had input into the planning process. One of the five priorities of the 2025-2027 Strategic Action Plan is "Fostering Sensitive Redevelopment" and a key objective is "Preparing Key Sites for Redevelopment", which states: "Position Imperial Historical District and Lake Pointe Redevelopment District for transformative redevelopment by establishing a clear vision, securing partnerships and leverage strategic incentives."

The City has taken significant steps throughout 2025 to advance redevelopment of the Imperial Historic District. Most importantly, the City acquired the 40-acre site in June. One of the next steps will be a community engagement process that will result in the development of a vision for the redevelopment.

The purpose of this workshop is for staff to review what has transpired to date and next steps with the redevelopment in preparation for the upcoming community engagement process.

Budget

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. Summary of Imperial Progress and Future Steps

Summary of Imperial Progress and Future Steps

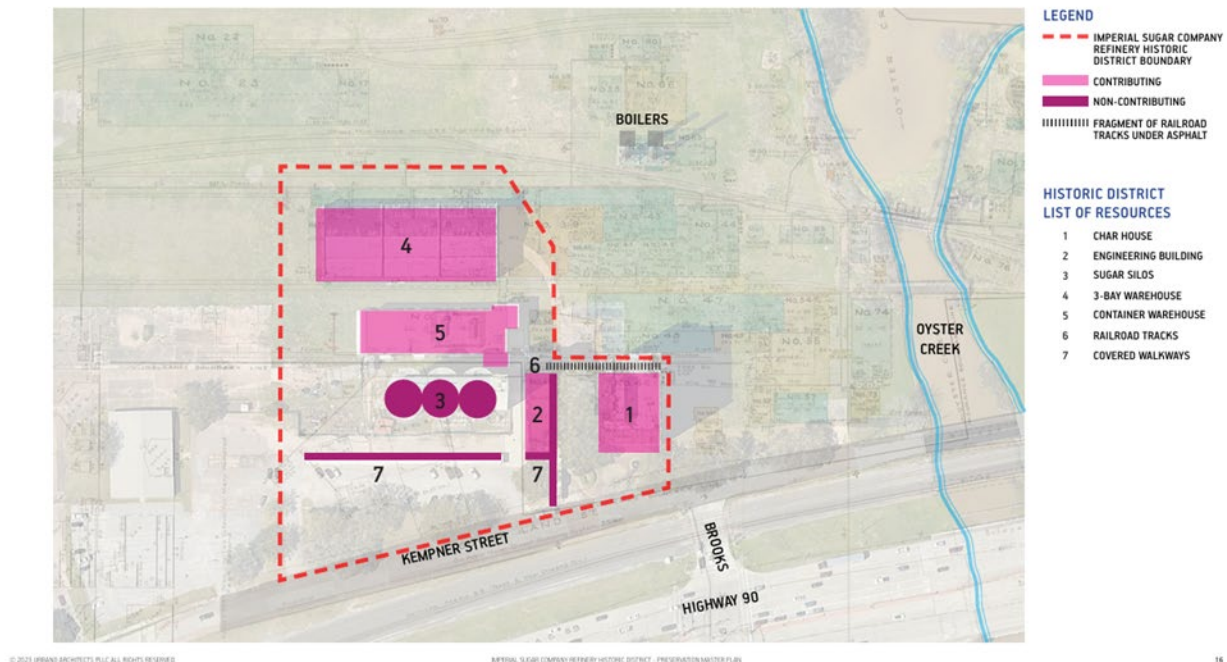
Background

Imperial Sugar Company, which operated from 1843 to 2003 in Sugar Land, was the foundation of our community – creating jobs and homes and attracting people to what would one day become Sugar Land. Since Imperial Sugar’s closure, redevelopment of the city’s namesake has been a desire of the Sugar Land community and private development. During this time, the site has been owned by various private parties and there have been multiple attempts by private developers to redevelop the site. Previous ownership has taken some steps to ready the site for development, including demolishing some buildings, environmental remediation and establishing the Fort Bend Children’s Discovery Center, a satellite location of the Houston Children’s Museum. The city has participated in a supportive role, setting up financing tools, such as a Tax Increment Reinvestment Zone (TIRZ), entering into a redevelopment agreement, which has since been amended three times, investing in a Visitor Center in the Container Warehouse, and funding pre-development costs, to name a few.

In 2017, the approximately 20-acre site was designated as historic at the state and national level. We now refer to it as the “Imperial Historic District.”

EXISTING SITE PLAN (2023)

Imperial Sugar Company Refinery Historic District - National Register of Historic Places Registration Form, Section 10, Page 25



Over the last 20 years, the historic structures have begun to deteriorate and multiple private attempts to redevelop the site have failed, for various reasons, such as:

- Community desires and regulatory documents did not align with market realities.

- Challenges in assembling enough land to develop a financially feasible project.
- Cost, time, and complexity of historic preservation and the site overall did not provide returns needed to secure private capital.

In 2021, redevelopment of the Imperial Historic District was deemed Sugar Land City Council's top priority with the adoption of Council Strategic Outcome Areas and a 2-Year Action Plan. To reinforce efforts, the Department of Redevelopment was created in July 2023, combining existing employees from the Sugar Land Office of Economic Development and Planning and Development Services to align expertise and resources to focus on the city's top priority.

At first, the city continued its supportive approach to redeveloping this site. Entering into two agreements with PUMA Development in 2023 to fund pre-development costs, primarily focused on the Char House, and a lease agreement to increase the financial feasibility of redevelopment and adaptive reuse of the Char House. However, in the end, this attempt was also unsuccessful.

A New Approach – City Acquisition

Looking for a new approach, in May 2024, staff from the Department of Redevelopment toured major redevelopment projects in the Austin area that were in different stages of redevelopment and being led by public entities, to understand the barriers, approach and model for success. Most notably, staff found inspiration in the successful redevelopment of the [Bell District in Cedar Park](#) and [Mueller in Austin](#). Both projects showed how underutilized areas could be thoughtfully transformed into community assets while driving economic revitalization and how a city and private developer could partner.

A city is not constrained by the same financial pressures as a private developer. First, cities are not subject to the same carrying costs, due to our tax-exempt status. Private developers also often struggle with this kind of land assembly as it is complex and time-consuming, and they face pressures from investors expecting a return in a specified timeframe. In contrast, the city's return on investment is not measured just in dollars – increased property and sales tax revenue – but also outcomes – job creation, population growth and overall improvements to quality of life. Therefore, it is the city's best interest to take a long-term view, pursuing redevelopment in a way that aligns with community priorities and creates long-term revenues and benefits that maintain the city's high-quality services.

These insights reinforced the recommendation of a new approach, for the City to step into the driver's seat, acquire the property, and lead the effort to transform this iconic site. The City Council toured the Austin area sites mentioned above at a Council Retreat in Fall 2024 and at that time

directed staff to pursue an approach that included acquiring the land and partnering with a master developer to redevelop the site.

The following is a timeline of the steps that have taken place this year to date:

- February
 - February 14: City announced intent to acquire Imperial site and City Council authorized City Manager to complete negotiation and acquisition of 6 parcels.
 - February 18: City Council approved a public notice of the public hearing for the issuance of the Certification of Obligation (CO), which was published twice in February.
- April
 - April 1: Sugar Land Development Corporation (SLDC) and Sugar Land 4B Corporation (SL4B), separately, considered and approved resolutions to enter into agreements with the City regarding funding site improvements and historic preservation in the Imperial Historic District. These agreements committed the economic development corporations' revenue, a ¼ cent sales tax dedicated to economic development, to paying the debt service of the proposed CO. In addition to approving the agreement, the SL4B also held a public hearing in keeping with its statutory requirements for funding approval.
 - April 15: City Council considered and approved a Certificate of Obligation of \$50 million. This funding provides the resources needed to acquire the property, preserve the Char House and construct needed infrastructure improvements..
- June
 - June 18: The City of Sugar Land finalized the purchase of six parcels totaling approximately 40 acres, officially bringing the Imperial Historic District under City ownership.

This critical milestone gives the city full control of the site for the first time, laying the groundwork to protect the historic structures, guide future redevelopment, and ensure the project aligns with community priorities.

The acquisition was publicly announced the same day through a press release and shared broadly across the City's communications channels to keep everyone informed of this significant step forward. To date, three press releases have been distributed related to the project, sent to local and regional media directly and shared with the community through numerous social media posts across various City platforms. Additionally, an e-newsletter has been sent to the 544 people subscribed to receive project updates and the past three monthly, Economic Development/Redevelopment e-newsletters have included updates on the project.

Since acquisition, staff is now focused on site security, preservation planning, and setting the stage for a community-driven and market realistic redevelopment process. Steps have been taken to protect the site and prevent further deterioration, such as adding security cameras and removing overgrown shrubbery to enhance visibility. Planning has begun for preservation work on the Char House, which will need to be completed in the near future in order to stop deterioration and preserve the structure for future use.

Redevelopment Vision

Plans are underway for a robust community engagement process, with a significant step being the creation of a vision for the site. Private developers have initiated and led previous efforts to preserve the Char House and integrate it into an enhanced surrounding area. These efforts included limited community engagement. With the City now in the driver's seat for the effort, it is more important than ever to understand the community's priorities for the site and its historic buildings.

This fall the community will have an opportunity to participate in the engagement process, which will help the City and community establish guiding principles that will shape redevelopment goals and help guide the future selection of a master developer. This project will also help the City to determine the preferred option for the future of the Char House building regarding re-use, preservation, and/or restoration. Rather than designing a specific concept plan for the site, the vision and guiding principles will communicate the community's expectations for the site and provide the framework that the City's future development partner will use to shape a market-supported project.

Future Steps

Following the redevelopment visioning of this site, it is currently anticipated that in early 2026, the City will begin a two-part procurement process to identify developers with the experience to complete this project successfully. This process ensures that redevelopment is community-informed but developer-led—allowing private-sector partners to bring creative, market-responsive ideas to life while meeting the City's expectations for preservation, economic vitality, and quality of life.



Planning & Zoning Commission Agenda Request

September 25, 2025

Agenda Request No: VIII.A.

Agenda of: Planning & Zoning Commission Meeting

Initiated by: Ashley Newsome, Deputy City Clerk

Presented by: Taylor Landin, Vice Chair

Responsible Department: Planning and Development Services

Agenda Caption:

Planning and Zoning Commission Liaison Report

- City Council Meeting September 16, 2025

Recommended Action:

Executive Summary:

Budget

Expenditure Required: n/a

Current Budget: n/a

Additional Funding: n/a

Funding Source: n/a

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

Attachments

None



Planning & Zoning Commission Agenda Request

September 25, 2025

Agenda Request No: VIII.B.

Agenda of: Planning & Zoning Commission Meeting

Initiated by: Ashley Newsome, Deputy City Clerk

Presented by: Lisa Kocich-Meyer, Director of Planning & Development Services

Responsible Department: Planning and Development Services

Agenda Caption:

City Staff Report

- Calendar of Scheduled Meetings and Events

Recommended Action:

Executive Summary:

Budget

Expenditure Required: n/a

Current Budget: n/a

Additional Funding: n/a

Funding Source: n/a

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

Attachments

None