



City of Sugar Land

Planning & Zoning Commission Agenda

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

Tuesday, October 14, 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 25, 2025 meeting.

Linda Mendenhall, City Clerk

V. Subdivision Plat

A. DW SUGAR LAND ENTRY RESERVE FINAL PLAT

Consideration of and action on the approval of the DW Sugar Land Entry Reserve Final Plat.

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 Chapter 2, Article II, Table 2-92.1 of the Development Code.

Consideration of and action on a recommendation on the proposed changes to Chapter 2, Article II, Table 2-92.1 of the Development Code, to the City Council.

Emily Ercius, Planner I

VII. Reports

A. Planning and Zoning Commission Liaison Report

- City Council Meeting October 7, 2025

Mary Smith, Commissioner

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.

Posted on this 7th day of October, 2025 at 3:00 P.M.



Planning & Zoning Commission Agenda Request
October 14, 2025

Agenda Request No: IV.A.

Agenda of: Planning & Zoning Commission Meeting

Initiated by: Nicole Fontenette, Public Meeting Coordinator

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 25, 2025 meeting.

Recommended Action:

Consideration of and action on the minutes of the September 25, 2025 meeting

Executive Summary:

Consider the minutes of the September 25, 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. 9.25.25 PZ Meeting minutes



City of Sugar Land

Planning & Zoning Commission Minutes

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

Thursday, September 25, 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

Mary Smith, Randall Halbrook, Fareena Dawood, Sapana Patel, Matthew Caligur, and Taylor Landin were present. Chuck Brown 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 September 9, 2025 meeting.

Linda Mendenhall, City Clerk

A motion to **Approve the minutes of the September 9, 2025, meeting**, was made by Taylor Landin and seconded by Fareena Dawood; the motion **Passed**.

Ayes: Mary Smith, Randall Halbrook, Fareena Dawood, Sapana Patel, Matthew Caligur, Taylor Landin

Absent: Chuck Brown, Apurva Parikh

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

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

The Planning and Zoning Commission approved the Ryehill Parkway Street Dedication Section Two Replat No. 1 with the following conditions: 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.

A motion to **Approve the Ryehill Parkway Street Dedication Section Two Replat No. 1 with conditions**, was made by Matthew Caligur and seconded by Taylor Landin; the motion **Passed**.
Ayes: Mary Smith, Randall Halbrook, Fareena Dawood, Sapana Patel, Matthew Caligur, Taylor Landin

Absent: Chuck Brown, Apurva Parikh

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

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

Matthew Caligur, Chair, opened the public hearing at 6:54 p.m. No members of the public addressed the Commission during the public hearing. Matthew Caligur, Chair, closed the public hearing at 6:54 p.m.

A motion to **Approve the recommendation on the proposed changes to the Lake Point Redevelopment District, Chapter 2, Part 5 of the Development Code**, was made by Matthew Caligur and seconded by Taylor Landin; the motion **Passed**.

Ayes: Mary Smith, Randall Halbrook, Fareena Dawood, Sapana Patel, Matthew Caligur, Taylor Landin

Absent: Chuck Brown, Apurva Parikh

VII. Workshop

A. IMPERIAL HISTORIC DISTRICT

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

Ruth M. Lohmer, Redevelopment Planning Manager

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

VIII. Reports

A. Planning and Zoning Commission Liaison Report

- City Council Meeting September 16, 2025

Taylor Landin, Vice Chair

Taylor Landin, Vice Chair, did not have a report for the September 16, 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 & Development Services, reported on upcoming scheduled meetings and events.

IX. Adjournment

A motion to **Adjourn at 7:47 p.m.**, was made by Matthew Caligur and seconded by Taylor Landin; the motion **Passed**.

Ayes: Mary Smith, Randall Halbrook, Fareena Dawood, Sapana Patel, Matthew Caligur, Taylor Landin

Absent: Chuck Brown, Apurva Parikh

Linda Mendenhall, City Clerk





Planning & Zoning Commission Agenda Request October 14, 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:

DW SUGAR LAND ENTRY RESERVE FINAL PLAT

Consideration of and action on the approval of the DW Sugar Land Entry Reserve Final Plat.

Recommended Action:

Staff Recommends Approval of the DW Sugar Land Entry Reserve Final Plat.

Executive Summary:

This is the Final Plat for DW Sugar Land Entry Reserve. It consists of 16.236 acres and includes one block and three reserves. The reserves are restricted to a lift station, a detention pond, and private streets, including Webb Parkway. Webb Parkway will connect to Ryehill Parkway to the north and will serve as the collector roadway through the Del Webb community. 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.

This Final Plat meets the Subdivision Regulations in Chapter 5 of the Development Code and is consistent with the General Plan (Exhibit B of the Development Agreement). It is also consistent with the Preliminary Plat, which the Commission reviewed and approved with no conditions during the February 27, 2025, Planning & Zoning Commission meeting.

Staff recommends approval of the DW Sugar Land Entry Reserve Final Plat.

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

STATE OF TEXAS
COUNTY OF FORT BEND

WE, JEN TEXAS 37 LLC, A TEXAS LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH TOM WOLIVER, ITS VICE PRESIDENT, HEREINAFTER REFERRED TO AS OWNERS OF THE 16.236 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF DW SUGAR LAND ENTRY RESERVE, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY ACCORDING TO THE LINES, STREETS, LOTS, BUILDING LINES, AND EASEMENTS THEREON SHOWN AND DESIGNATE SAID SUBDIVISION AS DW SUGAR LAND ENTRY RESERVE, LOCATED IN THE ABNER KUYKENDALL SURVEY, A-48 AND THE JOSEPH KUYKENDALL SURVEY A-49, FORT BEND, COUNTY TEXAS, AND HEREBY DEDICATE TO THE PUBLIC USE AS SUCH, ALL STREETS (EXCEPT STREETS DESIGNATED AS PRIVATE) AND EASEMENTS SHOWN THEREON FOREVER AND DO HEREBY WAIVE ANY CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHING OF GRADES AS APPROVED FOR THE STREETS DEDICATED OR OCCASIONED BY ALTERATION OF THE SURFACE OF ANY PORTION OF STREETS TO CONFORM TO SUCH GRADES, AND DO HEREBY BIND THEMSELVES, AND THEIR 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 DW SUGAR LAND ENTRY RESERVE 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 HARRIS

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 DW SUGAR LAND ENTRY RESERVE, 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

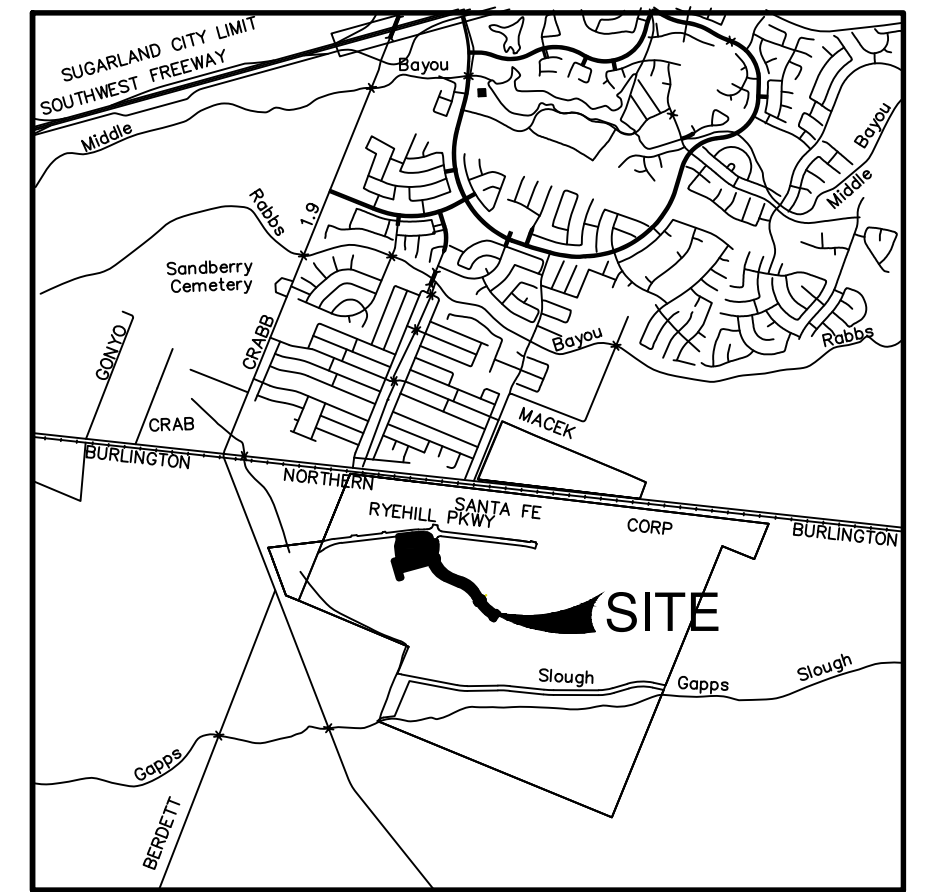
STATE OF TEXAS
COUNTY OF FORT BEND

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

DW SUGAR LAND ENTRY RESERVE

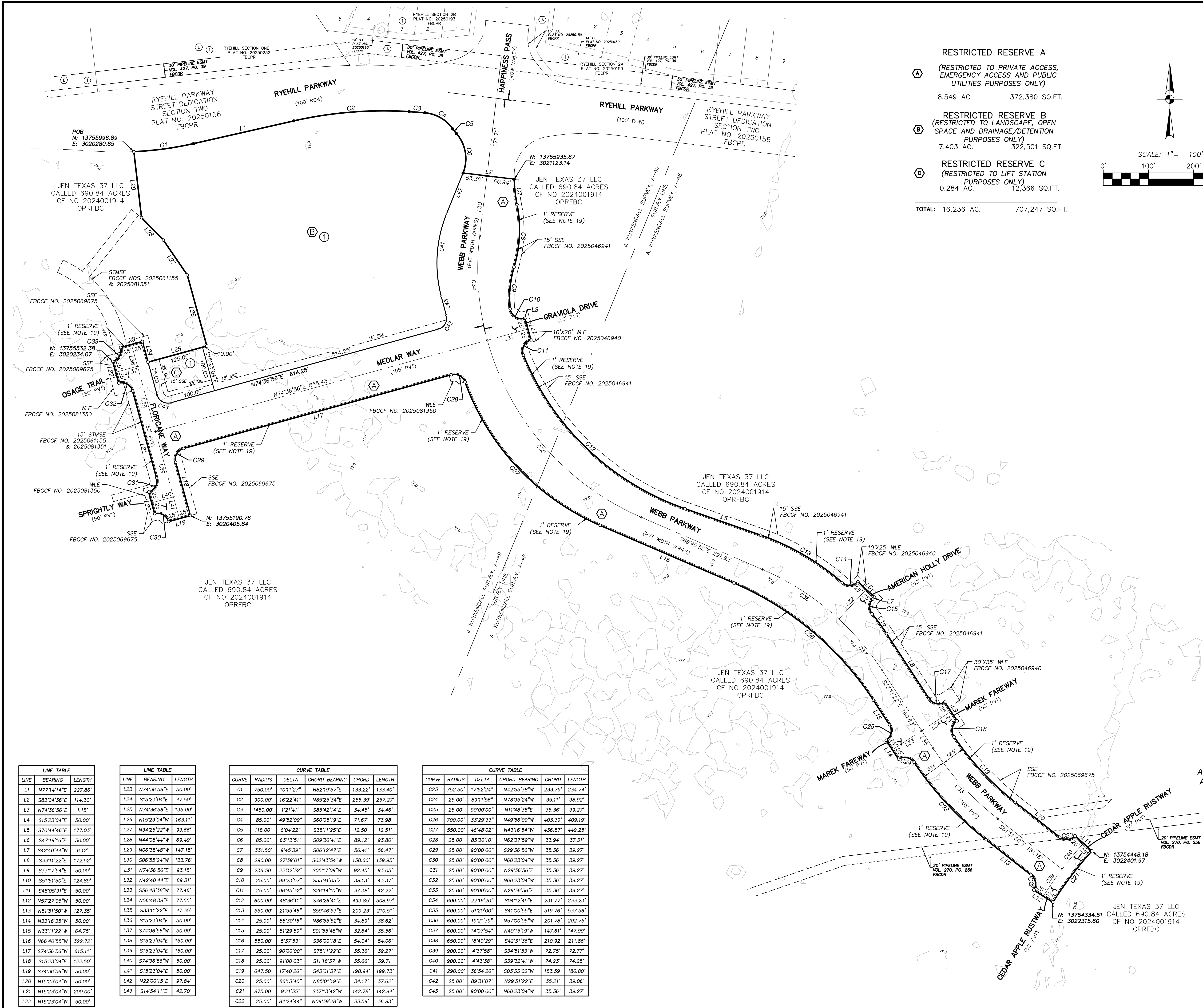
A SUBDIVISION OF 16.236 ACRES LOCATED IN THE ABNER KUYKENDALL SURVEY,
A-48 AND JOSEPH KUYKENDALL SURVEY, A-49, CITY OF SUGAR LAND ETJ, FORT
BEND COUNTY, TEXAS.

0 LOTS 3 RESERVES 1 BLOCK

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

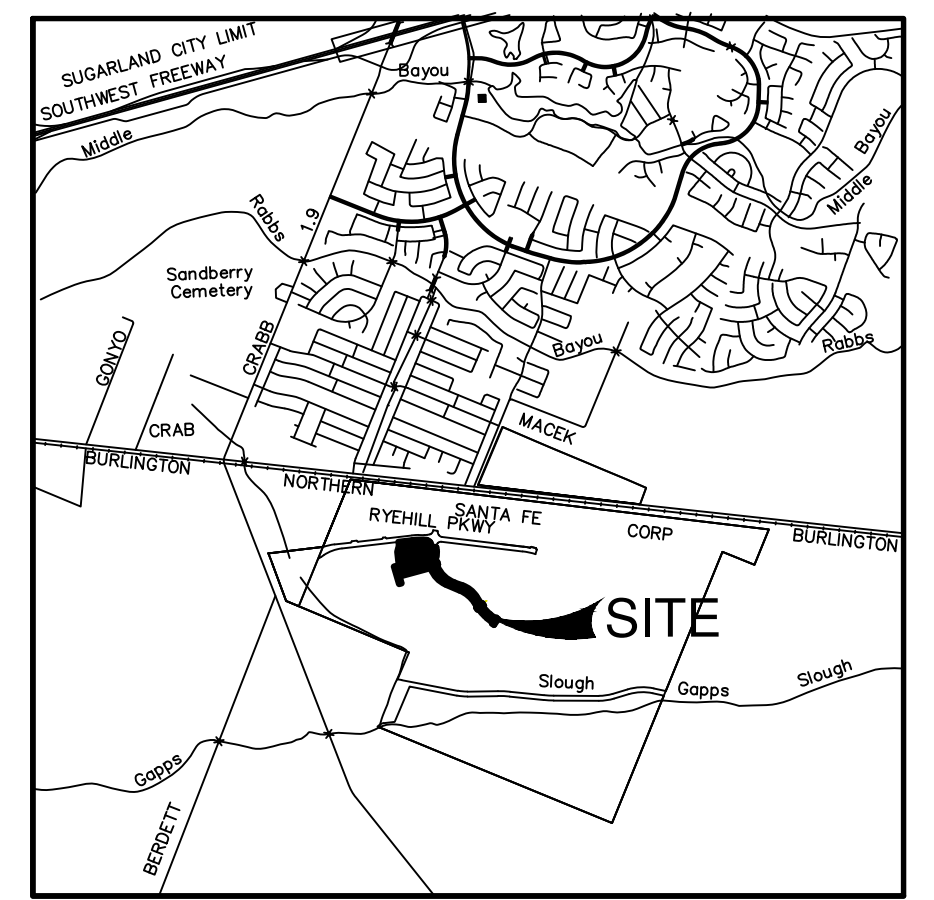
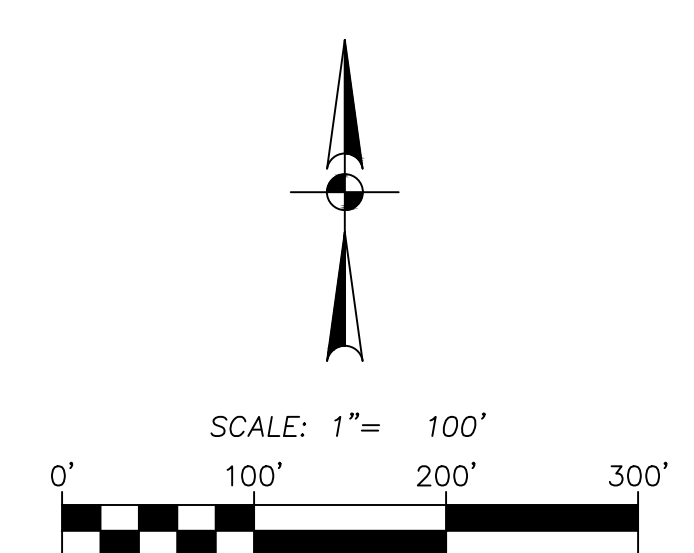


RESTRICTED RESERVE A
 (RESTRICTED TO PRIVATE ACCESS, EMERGENCY ACCESS AND PUBLIC UTILITIES PURPOSES ONLY)
 8.549 AC. 372,380 SQ.FT.

RESTRICTED RESERVE B
 (RESTRICTED TO LANDSCAPE, OPEN SPACE AND DRAINAGE/DETENTION PURPOSES ONLY)
 7.403 AC. 322,501 SQ.FT.

RESTRICTED RESERVE C
 (RESTRICTED TO LIFT STATION PURPOSES ONLY)
 0.284 AC. 12,366 SQ.FT.

TOTAL: 16.236 AC. 707,247 SQ.FT.



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
 - ① BLOCK NUMBER
 - Ⓐ RESERVE SYMBOL
 - ↔ STREET NAME CHANGE

ABBREVIATION LEGEND

ESMT	EASEMENT
POB	POINT OF BEGINNING
PVT	PRIVATE
ROW	RIGHT OF WAY
FBCCF NO	FORT BEND COUNTY CLERK FILE NUMBER
FBCCR	FORT BEND COUNTY DEED RECORDS
OPRFBC	OFFICIAL PUBLIC RECORDS FORT BEND COUNTY
N:	NORTHING COORDINATES
E:	EASTING COORDINATES
BL	BUILDING LINE
WLE	WATER LINE EASEMENT
SSE	SANITARY SEWER EASEMENT
STMSSE	STORM SEWER EASEMENT

DW SUGAR LAND ENTRY RESERVE

A SUBDIVISION OF 16.236 ACRES LOCATED IN THE ABNER KUYKENDALL SURVEY, A-48 AND JOSEPH KUYKENDALL SURVEY, A-49, CITY OF SUGAR LAND ETJ, FORT BEND COUNTY, TEXAS.

0 LOTS 3 RESERVES 1 BLOCK
 SEPTEMBER 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
 2107 CITYWEST BLVD, 3RD FLR I HOUSTON, TX 77042 I 713.428.2400
 TEXAS ENGINEERING FIRM #470 I TEXAS SURVEYING FIRM #10028800

LINE TABLE

LINE	BEARING	LENGTH
L1	N77°14'14"E	227.86'
L2	S83°04'36"E	114.30'
L3	N74°36'56"E	1.15'
L4	S15°23'04"E	50.00'
L5	S70°44'46"E	177.03'
L6	S47°19'16"E	50.00'
L7	S42°40'44"W	6.12'
L8	S33°17'22"E	172.52'
L9	S33°17'54"E	50.00'
L10	S51°51'50"E	124.89'
L11	S48°05'31"E	50.00'
L12	N57°27'06"W	50.00'
L13	N51°51'50"W	127.35'
L14	N33°16'35"W	50.00'
L15	N33°17'22"W	64.75'
L16	N66°40'55"W	322.72'
L17	S74°36'56"W	615.11'
L18	S15°23'04"E	122.50'
L19	S74°36'56"W	50.00'
L20	S15°23'04"E	50.00'
L21	N15°23'04"W	200.00'
L22	N15°23'04"W	50.00'

LINE TABLE

LINE	BEARING	LENGTH
L23	N74°36'56"E	50.00'
L24	S15°23'04"E	47.50'
L25	N74°36'56"E	135.00'
L26	N15°23'04"W	163.11'
L27	N34°25'22"W	93.66'
L28	N44°08'44"W	69.49'
L29	N06°38'48"W	147.15'
L30	S06°55'24"W	133.76'
L31	N74°36'56"E	93.15'
L32	N42°40'44"E	89.31'
L33	S56°48'38"W	77.46'
L34	N56°48'38"E	77.55'
L35	S33°17'22"E	47.35'
L36	S15°23'04"E	50.00'
L37	S74°36'56"W	50.00'
L38	S15°23'04"E	150.00'
L39	S15°23'04"E	150.00'
L40	S74°36'56"W	50.00'
L41	S15°23'04"E	50.00'
L42	N22°00'15"E	97.84'
L43	S14°54'11"E	42.70'

CURVE TABLE

CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	750.00'	107°11'27"	N82°19'57"E	133.22'	133.40'
C2	900.00'	16°22'41"	N85°25'34"E	256.39'	257.27'
C3	1450.00'	1°21'41"	S85°42'14"E	34.45'	34.46'
C4	85.00'	49°52'09"	S60°05'19"E	71.67'	73.98'
C5	118.00'	6°04'22"	S38°11'25"E	12.50'	12.51'
C6	85.00'	6°37'51"	S09°36'41"E	89.12'	93.60'
C7	331.50'	9°45'39"	S06°12'47"E	56.41'	56.47'
C8	290.00'	27°39'01"	S02°43'54"W	138.60'	139.95'
C9	236.50'	22°32'32"	S05°17'09"W	92.45'	93.05'
C10	25.00'	89°23'57"	S55°41'05"E	38.13'	43.37'
C11	25.00'	96°45'32"	S26°14'10"W	37.38'	42.22'
C12	600.00'	48°36'11"	S46°26'41"E	493.85'	508.97'
C13	550.00'	21°55'46"	S59°46'33"E	209.23'	210.51'
C14	25.00'	88°30'16"	N86°55'52"E	34.89'	38.62'
C15	25.00'	81°29'59"	S01°55'45"W	32.64'	35.56'
C16	550.00'	5°37'53"	S36°00'18"E	54.04'	54.06'
C17	25.00'	90°00'00"	S78°11'22"E	35.36'	39.27'
C18	25.00'	91°00'03"	S11°18'37"W	35.66'	39.71'
C19	647.50'	17°40'26"	S43°01'37"E	198.94'	199.73'
C20	25.00'	86°13'40"	N85°01'19"E	34.17'	37.62'
C21	875.00'	9°21'35"	S37°13'42"W	142.78'	142.94'
C22	25.00'	84°24'44"	N09°39'28"W	33.59'	36.83'

CURVE TABLE

CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C23	752.50'	17°52'24"	N42°55'38"W	233.79'	234.74'
C24	25.00'	89°11'56"	N78°35'24"W	35.11'	38.92'
C25	25.00'	90°00'00"	N11°48'38"E	35.36'	39.27'
C26	700.00'	33°29'33"	N49°56'09"W	403.39'	409.19'
C27	550.00'	46°48'02"	N43°16'54"W	436.87'	449.25'
C28	25.00'	85°30'10"	N62°37'59"W	33.94'	37.31'
C29	25.00'	90°00'00"	S29°36'56"W	35.36'	39.27'
C30	25.00'	90°00'00"	N60°23'04"W	35.36'	39.27'
C31	25.00'	90°00'00"	N29°36'56"E	35.36'	39.27'
C32	25.00'	90°00'00"	N60°23'04"W	35.36'	39.27'
C33	25.00'	90°00'00"	N29°36'56"E	35.36'	39.27'
C34	600.00'	22°16'20"	S04°12'45"E	231.77'	233.23'
C35	600.00'	51°20'00"	S41°00'55"E	519.76'	537.56'
C36	600.00'	19°21'39"	N57°00'05"W	201.78'	202.75'
C37	600.00'	14°07'54"	N40°15'19"W	147.61'	147.99'
C38	650.00'	18°40'29"	S42°51'36"E	210.92'	211.86'
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GENERAL NOTES:

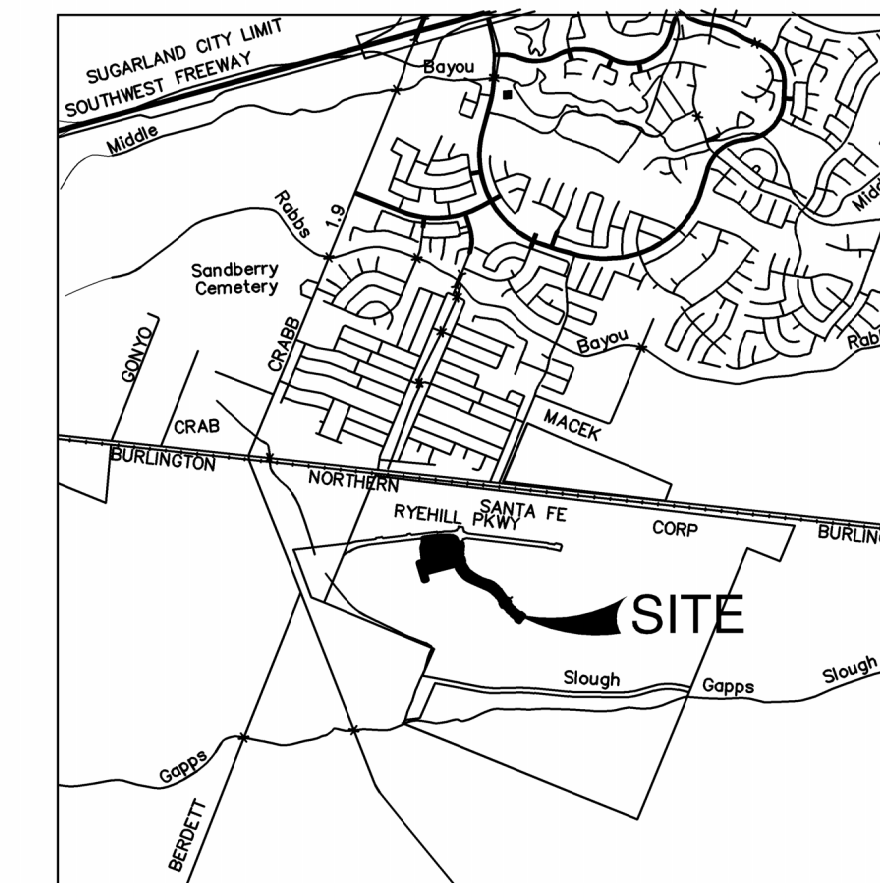
- ELEVATIONS USED FOR DELINEATING CONTOUR LINES ARE BASED ON NAVD 88, 2021 ADJUSTMENT.

PROJECT BENCHMARK: CITY OF SUGAR LAND 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 SUGAR LAND, TX. ELEV = 69.747 NAVD88

- ALL BEARINGS REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE. SCALE FACTOR OF 1.00013.
- THIS PLAT WAS PREPARED TO MEET CITY OF SUGAR LAND AND FORT BEND COUNTY REQUIREMENTS.
- THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY TEXAS AMERICAN TITLE COMPANY, FILE NO. 2791025-01743, EFFECTIVE DATE: SEPTEMBER 10, 2025. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
- 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.
- 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.
- THE PIPELINES OR PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION ARE AS SHOWN.
- ALL LANDSCAPING AND STRUCTURES, INCLUDING FENCES, AT INTERSECTIONS SHALL CONFORM TO THE CITY OF SUGAR LAND AND AASHTO SITE DISTANCE REQUIREMENTS FOR MOTORISTS.
- 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.
- MASTER NOTE N/A
- 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.
- DW SUGAR LAND ENTRY RESERVE LIES WITHIN UNSHADED ZONE "X" AS PER FLOOD INSURANCE RATE MAP, MAP NUMBER 48157C0285L AND 48157C0070L DATED APRIL 2, 2014.
- MASTER NOTE N/A
- 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.
- 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.
- MASTER NOTE N/A
- MASTER NOTE N/A
- MASTER NOTE N/A
- ONE FOOT STRIP OF LAND RESERVED FOR BUFFER PURPOSES, AS A SEPARATION BETWEEN END OF PRIVATE STREETS WHERE SUCH PRIVATE

STREETS ABUT ADJACENT UNPLATTED PROPERTY. PLATTED PRIVATE STREETS ADJACENT TO UNPLATTED PROPERTY SHALL NOT PROVIDE STREET ACCESS TO THE UNPLATTED PROPERTY, WITH THE EXCEPTION OF ESSENTIAL PROPERTY MAINTENANCE. WHEN THE ADJACENT PROPERTY IS SUBDIVIDED OR RE-SUBDIVIDED IN A RECORDED PLAT, STREET ACCESS SHALL BE GRANTED FROM THE PRIVATE STREET TO THE ADJACENT PLATTED PROPERTY THROUGH AN APPROVED APPROACH WITH CURB CUT.

- MASTER NOTE N/A
- MASTER NOTE N/A
- MASTER NOTE N/A
- ALL BUILDING LINE TRANSITIONS SHALL BE 45 DEGREE ANGLES TO THE STRAIGHT SIDE LOT LINE WHERE THE TRANSITION OCCURS.
- 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.
- 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.
- MASTER NOTE N/A
- ALL LOTS AND RESERVES SHALL HAVE MINIMUM SIDE AND REAR BUILDING SETBACKS AS ESTABLISHED BY DEVELOPERS AGREEMENT BY AND BETWEEN THE CITY OF SUGAR LAND, TEXAS, AND PULTE HOMES OF TEXAS, L.P.
- MASTER NOTE N/A
- MASTER NOTE N/A
- MASTER NOTE N/A
- PRIVATE STREET RESERVE A "WEBB PARKWAY" SHALL PROVIDE ACCESS TO POLICE, FIRE, EMERGENCY VEHICLES, UTILITY OPERATIONS AND MAINTENANCE, AND OTHER MUNICIPAL PERSONNEL AS NEEDED.
- MASTER NOTE N/A
- MASTER NOTE N/A
- ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION, AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY
- ALL NUMBERS OMITTED ABOVE ARE CITY OF SUGAR LAND MASTER NOTES THAT DO NOT APPLY TO THIS PROPERTY AND WERE INTENTIONALLY OMITTED.
- ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- 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.
- 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.
- THIS PLAT LIES WITHIN LIGHT ZONE 2 OF THE FORT BEND COUNTY LIGHTING ORDINANCE.
- THE STREETS, SIDEWALKS, AND STREET LIGHTS WITHIN THIS SUBDIVISION ARE PRIVATE INFRASTRUCTURE AND SHALL BE MAINTAINED BY THE PROPERTY OWNERS' ASSOCIATION.



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

DW SUGAR LAND ENTRY RESERVE

A SUBDIVISION OF 16.236 ACRES LOCATED IN THE ABNER KUYKENDALL SURVEY, A-48 AND JOSEPH KUYKENDALL SURVEY, A-49, CITY OF SUGAR LAND ETJ, FORT BEND COUNTY, TEXAS.

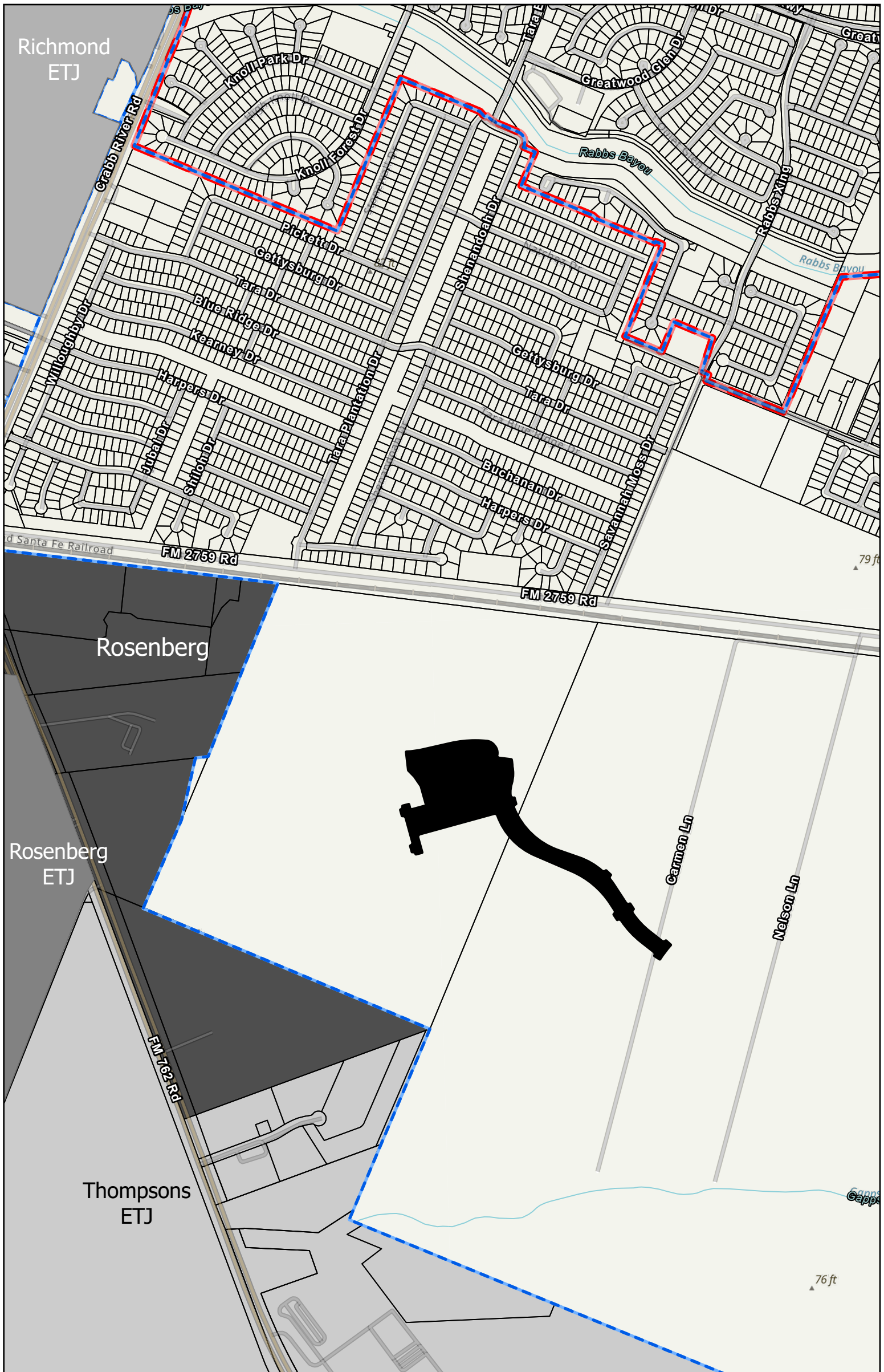
0 LOTS 3 RESERVES 1 BLOCK

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

SHEET 3 OF 3



DW Sugar Land Entry Reserve

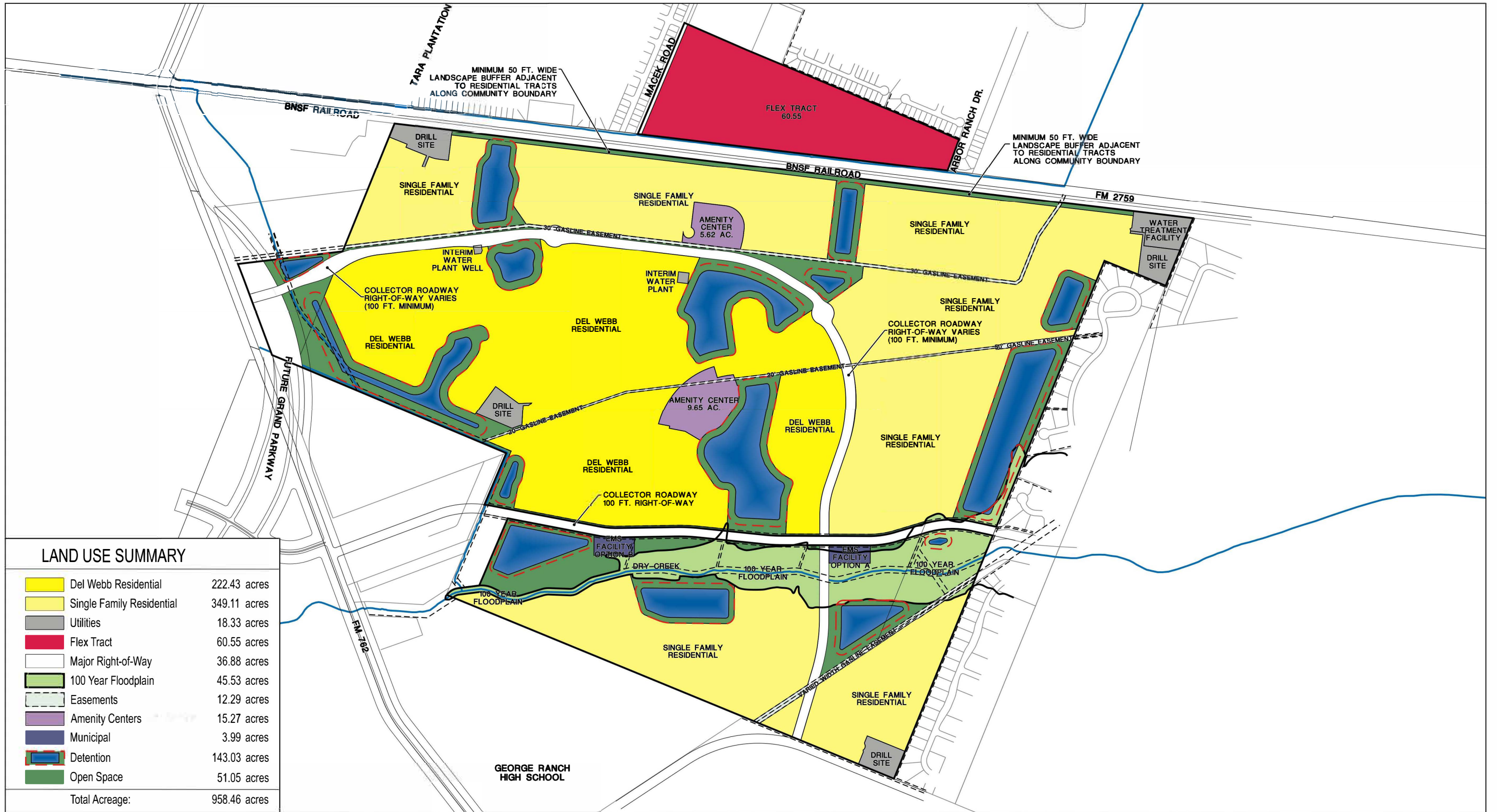
-  ETJ
-  Subject Site
-  City Limits

JANUARY 2025

0 180 360 720 1,080 1,440 Feet

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)275-2070.



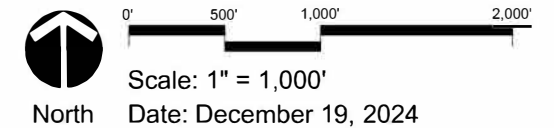


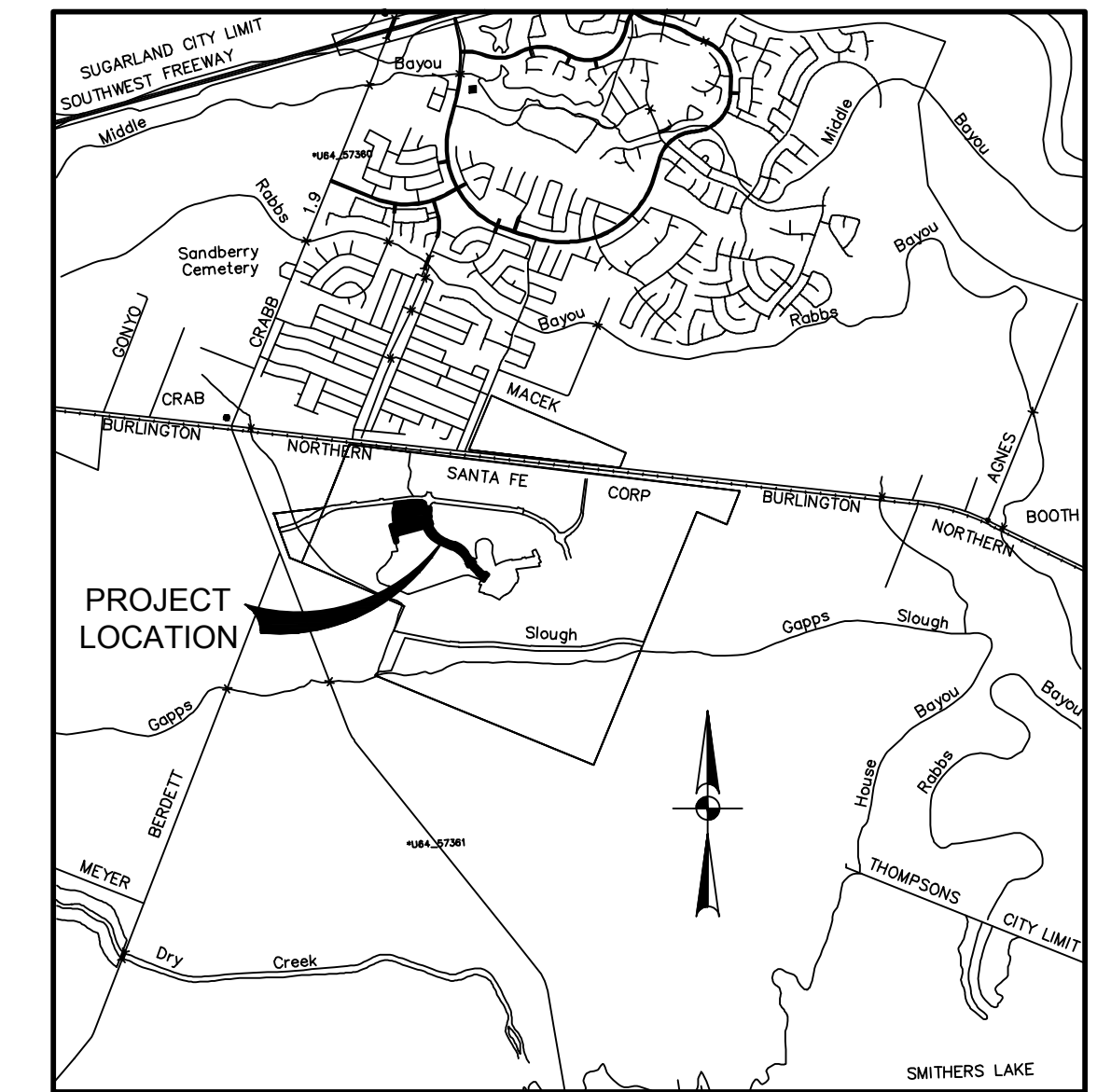
LAND USE SUMMARY

	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**

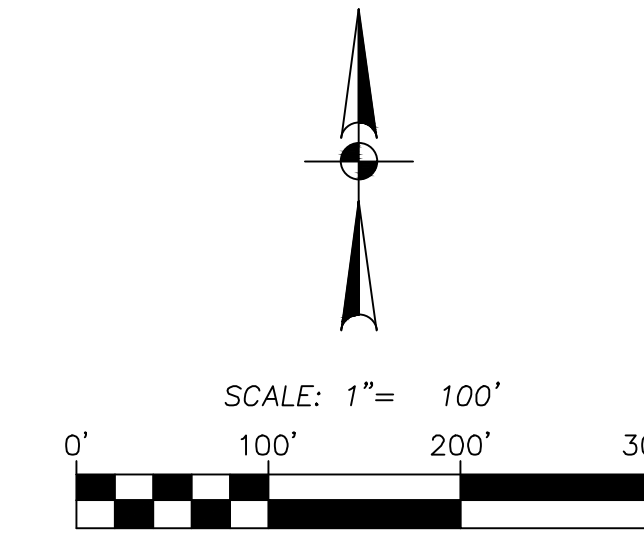
PulteGroup, Inc.
SUGAR LAND, TEXAS





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

- RESTRICTED RESERVE A
(RESTRICTED TO PRIVATE ACCESS, EMERGENCY ACCESS AND PUBLIC UTILITIES PURPOSES ONLY)
8.549 AC. 372,380 SQ.FT.
 - RESTRICTED RESERVE B
(RESTRICTED TO LANDSCAPE, OPEN SPACE AND DRAINAGE/DETENTION PURPOSES ONLY)
7.403 AC. 322,501 SQ.FT.
 - RESTRICTED RESERVE C
(RESTRICTED TO LIFT STATION PURPOSES ONLY)
0.284 AC. 12,566 SQ.FT.
- TOTAL: 16.236 AC. 707,247 SQ.FT.



- 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
 - ROW = RIGHT-OF-WAY
 - PVT = PRIVATE
 - FBCDR = FORT BEND COUNTY DEED RECORDS
 - OPRFBC = OFFICIAL PUBLIC RECORDS
 - OPRFBC = FORT BEND COUNTY NUMBER
 - = STREET NAME CHANGE
 - ⊙ = RESERVE SYMBOL
 - ⊙ = BLOCK NUMBER SYMBOL

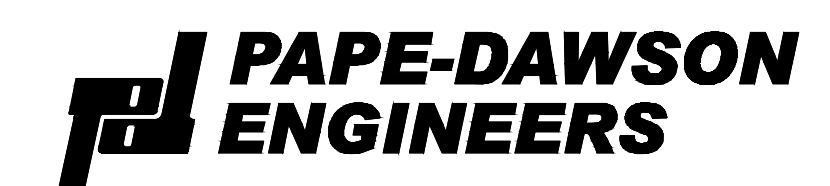
PRELIMINARY PLAT OF DW SUGAR LAND ENTRY RESERVE

A SUBDIVISION OF 16.236 ACRES
LOCATED IN THE A. KUYKENDALL SURVEY, A-48
AND THE J. KUYKENDALL SURVEY, A-49
AND THE CITY OF SUGAR LAND ETJ, FORT BEND
COUNTY, TEXAS

0 LOTS 3 RESERVES 1 BLOCK
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

LINE TABLE

LINE	BEARING	LENGTH
L1	N77°14'14"E	227.86'
L2	S83°04'36"E	114.30'
L3	N74°36'56"E	1.15'
L4	S15°23'04"E	50.00'
L5	S70°44'46"E	177.03'
L6	S47°19'16"E	50.00'
L7	S42°40'44"W	6.12'
L8	S33°11'22"E	172.52'
L9	S33°17'54"E	50.00'
L10	S51°51'50"E	124.89'
L11	S48°05'31"E	50.00'
L12	N57°27'06"W	50.00'
L13	N51°51'50"W	127.35'
L14	N33°16'35"W	50.00'
L15	N33°11'22"W	64.75'
L16	N66°40'55"W	322.72'
L17	S74°36'56"W	615.11'
L18	S15°23'04"E	122.50'
L19	S74°36'56"W	50.00'
L20	N15°23'04"W	50.00'
L21	N15°23'04"W	200.00'
L22	N15°23'04"W	50.00'

LINE TABLE

LINE	BEARING	LENGTH
L23	N74°36'56"E	50.00'
L24	S15°23'04"E	47.50'
L25	N74°36'56"E	135.00'
L26	N15°23'04"W	163.11'
L27	N34°25'22"W	93.66'
L28	N44°08'44"W	69.49'
L29	N06°38'48"W	147.15'
L30	S06°35'24"W	133.76'
L31	N74°36'56"E	93.15'
L32	N42°40'44"E	89.31'
L33	S56°48'38"W	77.46'
L34	N56°48'38"E	77.55'
L35	S33°11'22"E	47.35'
L36	S15°23'04"E	50.00'
L37	S74°36'56"W	50.00'
L38	S15°23'04"E	150.00'
L39	S15°23'04"E	150.00'
L40	S74°36'56"W	50.00'
L41	S15°23'04"E	50.00'
L42	N22°00'15"E	97.84'
L43	S14°54'11"E	42.70'

CURVE TABLE

CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	750.00'	101°12'27"	N82°19'57"E	133.22'	133.40'
C2	900.00'	16°22'41"	N85°25'34"E	256.39'	257.27'
C3	1450.00'	1°21'41"	S85°42'14"E	34.45'	34.46'
C4	85.00'	49°52'09"	S60°05'19"E	71.67'	73.98'
C5	118.00'	6°04'22"	S38°11'25"E	12.50'	12.51'
C6	85.00'	6°31'51"	S09°36'41"E	89.12'	93.80'
C7	331.50'	9°45'39"	S06°12'47"E	56.41'	56.47'
C8	290.00'	27°39'01"	S02°43'54"W	138.60'	139.95'
C9	236.50'	22°32'32"	S05°7'09"W	92.45'	93.05'
C10	25.00'	99°23'57"	S55°41'05"E	38.13'	43.37'
C11	25.00'	96°45'32"	S26°14'10"W	37.38'	42.22'
C12	600.00'	48°36'11"	S46°26'41"E	493.85'	508.97'
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C39	900.00'	4°37'58"	S34°51'53"W	72.75'	72.77'
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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.

Date: Feb 03 2025 3:04pm User: J. Thompson Design: 2-3 Plot: 2-1-2 Final: P:\42080-25-216.dwg

PD JOB NO. 42080-25

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-
<p>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.</p>	<p>COSSL'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</p> <p>Dev. App. Handbook (DAH) Sec. 4 Graphic Requirements for Prelim. Plat. & Development Code (DC) Ch. 5, Art. II, Sec. 5-17</p>
<p>LEGEND TABLE- Reference for elements that are abbreviated on the plat (ex. B.L. Building Line, S.S.E. Sanitary Sewer Easement) As applicable.</p>	<p>Dev. App. Handbook (DAH) Sec. 4 Graphic Requirements for Prelim. Plat & Development Code (DC) Ch. 5, Art. II, Sec. 5-17</p>
<p>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.</p>	<p>Design Standards (DS), Dev. App. Handbook (DAH) Sec. 4 Graphic Requirements for Prelim. Plat & Development Code (DC) Ch. 5, Art. II, Sec. 5-17</p>
<p>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</p>	<p>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</p>

<p>included and accurate. Note- Final plats require course and bearing info, not Prelim. Plats</p>	
<p>CONTOURS OR SPOT ELEVATIONS- Identifying information for property elevation</p>	<p>Dev. App. Handbook (DAH) Sec. 4 Graphic Requirements for Prelim. Plat & Development Code (DC) Ch. 5, Art. II, Sec. 5-17</p>
<p>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.</p>	<p>Dev. App. Handbook (DAH) Sec. 4 Graphic Requirements for Prelim. Plat & Development Code (DC) Ch. 5, Art. II, Sec. 5-17</p>
<p>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.</p>	<p>Dev. App. Handbook (DAH) Sec. 4 Graphic Requirements for Prelim. Plat & Development Code (DC) Ch. 5, Art. II, Sec. 5-17</p>
<p>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.</p>	<p>Development App. Handbook (DAH) Sec. 4 (Separate Exhibit) Prelim. Plats Only & Development Code (DC) Ch. 5, Art. II, Sec. 5-17</p>
<p>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).</p>	<p>If Preliminary Plat is non-compliant with General Land Plan, citation would be Development Code (DC) Ch. 5, Art. II , Sec. 5-10</p>

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
<p>KEY IDENTIFER 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.</p>	<p>Dev. App. Handbook (DAH) Sec. 4 Graphic Requirements for Final Plat & Development Code (DC) Ch. 5, Art. II, Sec. 5-17</p>
<p>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.</p>	<p>Development App. Handbook (DAH) Sec. 4 Graphic Requirements for Final Plat & Development Code (DC) Ch. 5, Art. II, Sec. 5-17</p>
<p>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.</p>	<p>Design Standards (DS), Dev. App. Handbook (DAH) Sec. 4 Graphic Requirements for Final Plat & Development Code (DC) Ch. 5, Art. II, Sec. 5-17</p>
<p>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.</p>	<p>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</p>

<p>CONTOURS OR SPOT ELEVATIONS- Identifying information for property elevation</p>	<p>Development App. Handbook (DAH) Sec. 4 Graphic Requirements for Final Plat & Development Code (DC) Ch. 5, Art. II, Sec. 5-17</p>
<p>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).</p>	<p>Development App. Handbook (DAH) Sec. 4 Graphic Requirements for Final Plat & Design Standards (DS) & Development Code (DC) Ch. 5, Art. II, Sec. 5-17</p>
<p>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.</p>	<p>Development App. Handbook (DAH) Sec. 4 Graphic Requirements for Final Plat & Development Code (DC) Ch. 5, Art. II, Sec. 5-17</p>
<p>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.</p>	<p>Development App. Handbook (DAH) Sec. 4 Graphic Requirements for Final Plat & Development Code (DC) Ch. 5, Art. II, Sec. 5-17</p>
<p>MASTER NOTES- Master notes to be included on final plats as applicable from COSL Master Note List.</p>	<p>Development App. Handbook (DAH) Sec. 4 Graphic Requirements for Final Plat & Development Code (DC) Ch. 5, Art. II, Sec. 5-17</p>
<p>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</p>	<p>Development App. Handbook (DAH) Sec. 4 Graphic Requirements for Final Plat & Development Code (DC) Ch. 5, Art. II, Sec. 5-17</p>

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



Planning & Zoning Commission Agenda Request October 14, 2025

Agenda Request No: VI.A.

Agenda of: Planning & Zoning Commission Meeting

Initiated by: Emily Ercius, Planner I

Presented by: Emily Ercius, Planner I

Responsible Department: Planning and Development Services

Agenda Caption:

PUBLIC HEARING 6:30 P.M.: Receive and hear all persons desiring to be heard on the proposed changes to Chapter 2, Article II, Table 2-92.1 of the Development Code.

Consideration of and action on a recommendation on the proposed changes to Chapter 2, Article II, Table 2-92.1 of the Development Code, to the City Council.

Recommended Action:

Hold a Public Hearing followed by Consideration and Action on the proposed amendment to the Development Code. Staff supports a recommendation of approval to the Mayor and City Council.

Executive Summary:

This Public Hearing is for a proposed amendment to the Zoning Regulations found in Chapter 2 of the Sugar Land Development Code, specifically Section 2-92 of the Development Code. The purpose of this Amendment is to simplify the Maximum Height requirement for the Neighborhood Business (or B-1) Zoning District as this would increase the overall clarity and consistency of the Code.

This Development Code Amendment supports the City's All-In Initiatives of Fostering Sensitive Redevelopment and Stimulating Economic Growth and is part of staff's continuing effort to modernize and streamline the Development Code.

On Tuesday, September 9th, the Planning and Zoning Commission held a workshop to discuss a proposed amendment to Table 2-92.1 of the Development Code. The proposed change to Table 2-92.1 involved removing the half-story restriction for the Neighborhood Business (B-1) Zoning District while leaving the 35-foot numeric Maximum Height allowance for the district intact. After the presentation, there was a brief discussion among the Commissioners, but largely, the Commission was in support of the proposed Development Code amendment.

The attachments for this item include a brief summary of the proposed change and drafts of the amended code section (redline and clean versions).

Staff is not aware of any opposition to this amendment and supports a recommendation of approval to City Council.

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. Section 2-92 Dev Code Change BRIEF SUMMARY
- 2. Section 2-92 Dev Code Change REDLINE
- 3. Section 2-92 Dev Code Change CLEAN

Summary of Changes:

Chapter 2: Zoning Regulations

- Section 2-92 – Nonresidential District Regulations
 - Clarified the Maximum Height allowance for Structures within the Neighborhood Business (or B-1) Zoning District.

Sec. 2-92. - Nonresidential District Regulations.

The following bulk regulations apply:

Table 2-92.1: Bulk Regulations for Nonresidential Zoning Districts						
REGULATION		ZONING DISTRICT				
		B-O	B-1	B-2	M-1	M-2
Minimum Front Yard (Setback)		25 ft. (a)	25 ft. (a)	25 ft. (a)	25 ft. (a)	25 ft. (a)
Minimum Side and Rear Yard (Setback)	Abutting Nonresidential District or R-4	10 ft. (a) (b)	10 ft. (a) (b)	10 ft. (a) (b)	10 ft. (a)	10 ft. (a)
	Abutting Residential District other than R-4	25 ft. (a)	25 ft. (a)	25 ft. (a)	25 ft. (a)	25 ft. (a)
Minimum Street Side Yard (Setback)		25 ft. (a)	25 ft. (a)	25 ft. (a)	25 ft. (a)	25 ft. (a)
Minimum Open Space (% of Lot Area)		15%	20%	15%	20%	15%
Maximum Height of Structures		(c) (d)	2½ stories, but not more than 35 ft. from finished grade; (c) (d)	100 ft.; CUP required if over 100 ft.; (c) (d)	(c) (e)	(c)
Outside Use		(f)	(f)	<i>See Section 2-74. Additional Nonresidential District Regulations</i>		
Additional Regulations		<i>See Section 2-93. Additional Nonresidential District Regulations. Note: Parking setback requirements are detailed in Chapter 2, Article V.</i>				
REFERENCES						

a. For Yards abutting an Arterial Street or highway, the minimum Yard is 40 feet.

b. A Yard is not required where a common wall of a building is located at the Lot line.

c. Airport Height Hazard Regulations may apply.

d. 2/1 Bulk Plane: If any portion of a proposed building is within 500 linear feet of a Residential District, other than R-4, setback of 2 feet for each 1 foot in height over 24 feet.

e. 1/1 Bulk Plane: If any portion of a proposed building is within 500 linear feet of a Residential District, other than R-4, setback of 1 foot for every 1 foot in height over 24 feet.

f. All merchandise and materials related to the business must be displayed and stored inside a permanent Building. All business activities must be conducted within a fully-enclosed Building.

Sec. 2-92. - Nonresidential District Regulations.

The following bulk regulations apply:

Table 2-92.1: Bulk Regulations for Nonresidential Zoning Districts						
REGULATION		ZONING DISTRICT				
		B-O	B-1	B-2	M-1	M-2
Minimum Front Yard (Setback)		25 ft. (a)	25 ft. (a)	25 ft. (a)	25 ft. (a)	25 ft. (a)
Minimum Side and Rear Yard (Setback)	Abutting Nonresidential District or R-4	10 ft. (a) (b)	10 ft. (a) (b)	10 ft. (a) (b)	10 ft. (a)	10 ft. (a)
	Abutting Residential District other than R-4	25 ft. (a)	25 ft. (a)	25 ft. (a)	25 ft. (a)	25 ft. (a)
Minimum Street Side Yard (Setback)		25 ft. (a)	25 ft. (a)	25 ft. (a)	25 ft. (a)	25 ft. (a)
Minimum Open Space (% of Lot Area)		15%	20%	15%	20%	15%
Maximum Height of Structures		(c) (d)	35 ft.; (c) (d)	100 ft.; CUP required if over 100 ft.; (c) (d)	(c) (e)	(c)
Outside Use		(f)	(f)	<i>See Section 2-74. Additional Nonresidential District Regulations</i>		
Additional Regulations		<i>See Section 2-93. Additional Nonresidential District Regulations. Note: Parking setback requirements are detailed in Chapter 2, Article V.</i>				
REFERENCES						
a. For Yards abutting an Arterial Street or highway, the minimum Yard is 40 feet.						
b. A Yard is not required where a common wall of a building is located at the Lot line.						

c. Airport Height Hazard Regulations may apply.

d. 2/1 Bulk Plane: If any portion of a proposed building is within 500 linear feet of a Residential District, other than R-4, setback of 2 feet for each 1 foot in height over 24 feet.

e. 1/1 Bulk Plane: If any portion of a proposed building is within 500 linear feet of a Residential District, other than R-4, setback of 1 foot for every 1 foot in height over 24 feet.

f. All merchandise and materials related to the business must be displayed and stored inside a permanent Building. All business activities must be conducted within a fully-enclosed Building.



Planning & Zoning Commission Agenda Request October 14, 2025

Agenda Request No: VII.A.

Agenda of: Planning & Zoning Commission Meeting

Initiated by: Nicole Fontenette, Public Meeting Coordinator

Presented by: Mary Smith, Commissioner

Responsible Department: Admin

Agenda Caption:

Planning and Zoning Commission Liaison Report

- City Council Meeting October 7, 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 **October 14, 2025**

Agenda Request No: VII.B.

Agenda of: Planning & Zoning Commission Meeting

Initiated by: Nicole Fontenette, Public Meeting Coordinator

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

Responsible Department: Admin

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