



City of Sugar Land

Planning & Zoning Commission Agenda

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

Tuesday, November 11, 2025
Planning & Zoning Commission Meeting
City Council Chamber
6:30 PM

I. Attention

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

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

II. Call to Order

III. Public Comment

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

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

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

IV. Minutes

A. MINUTES

Consideration of and action on the minutes of the October 30, 2025 meeting.
Linda Mendenhall, City Clerk

V. Subdivision Plat

A. NEW TERRITORY DETENTION EXPANSION NO. 1 FINAL PLAT

Consideration of and action on the New Territory Detention Expansion No. 1 Final Plat.

Emily Ercius, Planner I

B. JOHN SHARP DRIVE STREET DEDICATION AND LIFT STATION PRELIMINARY PLAT EXTENSION

Consideration of and action on the approval of the Preliminary Plat Extension for John Sharp Drive Street Dedication and Lift Station.

Jessica Rodriguez, Assistant Director of Planning & Development Services

VI. Reports

A. Planning and Zoning Commission Liaison Report

- City Council Meeting November 4, 2025

Randall Halbrook, Commissioner

B. City Staff Report

- Calendar of Scheduled Meetings and Events

Lisa Kocich-Meyer, Director of Planning & Development Services

VII. 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 5th day of November, 2025 at 9:45 AM



Planning & Zoning Commission Agenda Request
November 11, 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 October 30, 2025 meeting.

Recommended Action:

Consideration of and action on the minutes of the October 30, 2025 meeting.

Executive Summary:

Consider the minutes of the October 30, 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. 10.30.25 PZ Minutes



City of Sugar Land

Planning & Zoning Commission

Minutes

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

Thursday, October 30, 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, Randall Halbrook, Apurva Parikh, Matthew Caligur, and Taylor Landin were present. Mary Smith, Fareena Dawood, and Sapana Patel 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 October 14, 2025 meeting.

Linda Mendenhall, City Clerk

A motion to **Approve the minutes of the October 14, 2025 meeting**, was made by Taylor Landin and seconded by Apurva Parikh; the motion **Passed**.

Ayes: Chuck Brown, Randall Halbrook, Apurva Parikh, Matthew Caligur, Taylor Landin

Absent: Mary Smith, Fareena Dawood, Sapana Patel

V. Subdivision Plat

A. DEL WEBB SUGAR LAND AT RYEHILL SECTION 1A PLAT

Consideration of and action on the approval of the Del Webb Sugar Land at Ryehill Section 1A Plat.

Jessica Rodriguez, Assistant Director of Planning & Development Services

Jessica Rodriguez, Assistant Director of Planning & Development Services, gave a presentation, made comments, and answered questions from the Commission.

A motion to **Approve the Del Webb Sugar Land at Ryehill Section 1A Final Plat**, was made by Matthew Caligur and seconded by Chuck Brown; the motion **Passed**.

Ayes: Chuck Brown, Randall Halbrook, Apurva Parikh, Matthew Caligur, Taylor Landin

Absent: Mary Smith, Fareena Dawood, Sapana Patel

B. ALSTON LAKES FINAL PLAT

Consideration of and action on the approval of the Alston Lakes Final Plat.

Jessica Rodriguez, Assistant Director of Planning & Development Services

Jessica Rodriguez, Assistant Director of Planning & Development Services, gave a presentation, made comments, and answered questions from the Commission.

A motion to **Approve the Alston Lakes Final Plat**, was made by Matthew Caligur and seconded by Apurva Parikh; the motion **Passed**.

Ayes: Chuck Brown, Randall Halbrook, Apurva Parikh, Matthew Caligur, Taylor Landin

Absent: Mary Smith, Fareena Dawood, Sapana Patel

VI. Reports

A. Planning and Zoning Commission Liaison Report

- City Council Meeting October 21, 2025

Mary Smith, Commissioner

A report was not presented due to Commissioner Smith's absence from this meeting.

B. City Staff Report

- Calendar of Scheduled Meetings and Events

Lisa Kocich-Meyer, Director of Planning & Development Services

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

VII. Adjournment

A motion to **Adjourn at 6:54 p.m.** was made by Matthew Caligur and seconded by Chuck Brown; the motion **Passed**.

Ayes: Chuck Brown, Randall Halbrook, Apurva Parikh, Matthew Caligur, Taylor Landin

Absent: Mary Smith, Fareena Dawood, Sapana Patel

Linda Mendenhall, City Clerk





Planning & Zoning Commission Agenda Request **November 11, 2025**

Agenda Request No: V.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:

NEW TERRITORY DETENTION EXPANSION NO. 1 FINAL PLAT

Consideration of and action on the New Territory Detention Expansion No. 1 Final Plat.

Recommended Action:

Staff Recommends Approval of the New Territory Detention Expansion No. 1 Final Plat.

Executive Summary:

This is the Final Plat for New Territory Detention Expansion No. 1. initiated by Fort Bend County Levee Improvement District No. 7 for the expansion of their detention system and for the relocation of the Sartartia right-of-way (ROW) within the City's ETJ. The plat consists of 12.066 acres and includes three reserves, which are restricted to detention, landscaping, and open space only.

This Final Plat complies with the Subdivision Regulations found in Chapter 5 of the Development Code and is consistent with the Preliminary Plat, which the Commission reviewed and approved with no conditions during the May 25, 2023, Planning & Zoning Commission meeting. Additionally, the Commission approved a One-Year Extension of the Preliminary Plat during the April 25, 2024, and subsequent One-Year Extension of the Preliminary Plat during the April 8, 2025, Planning & Zoning Commission meetings.

Staff recommends approval of the New Territory Detention Expansion No. 1 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. Preliminary Plat
4. Commission Guide for Platting Compliance

CALLED 1.0 ACRE
BRENTS LIVING TRUST
F.N. 2021076842
F.B.C.O.P.R.

CALLED 1.0 ACRE
JOHN & MEI MEZAK
F.N. 2015137174
F.B.C.O.P.R.

CALLED 4.99997 ACRES
TARIQ N. AHMED
F.N. 2022055192
F.B.C.O.P.R.

CALLED 2.316 ACRES
DAVID T. CHANG & ELLEN
MEIJUNG WANG
F.N. 2017137228
F.B.C.O.P.R.

CALLED 1.0 ACRE
TAPIA VALENTIN
F.N. 2008086593
F.B.C.O.P.R.

CALLED 1.0000 ACRES
ROSIE MARIA BISHOP
F.N. 9559874
F.B.C.O.P.R.

CALLED 0.0685 ACRES
FORT BEND COUNTY
F.N. 199056234
F.B.C.O.P.R.

CALLED 0.1128 ACRES
FORT BEND COUNTY
F.N. 199056235
F.B.C.O.P.R.

CALLED 1.412 ACRES
FORT BEND COUNTY
F.N. 9735964, F.B.C.O.P.R.
ANNEXED TO CITY
F.N. 2017105661, F.B.C.O.P.R.

CALLED 0.0880 ACRES
FORT BEND COUNTY
F.N. 199056236
F.B.C.O.P.R.

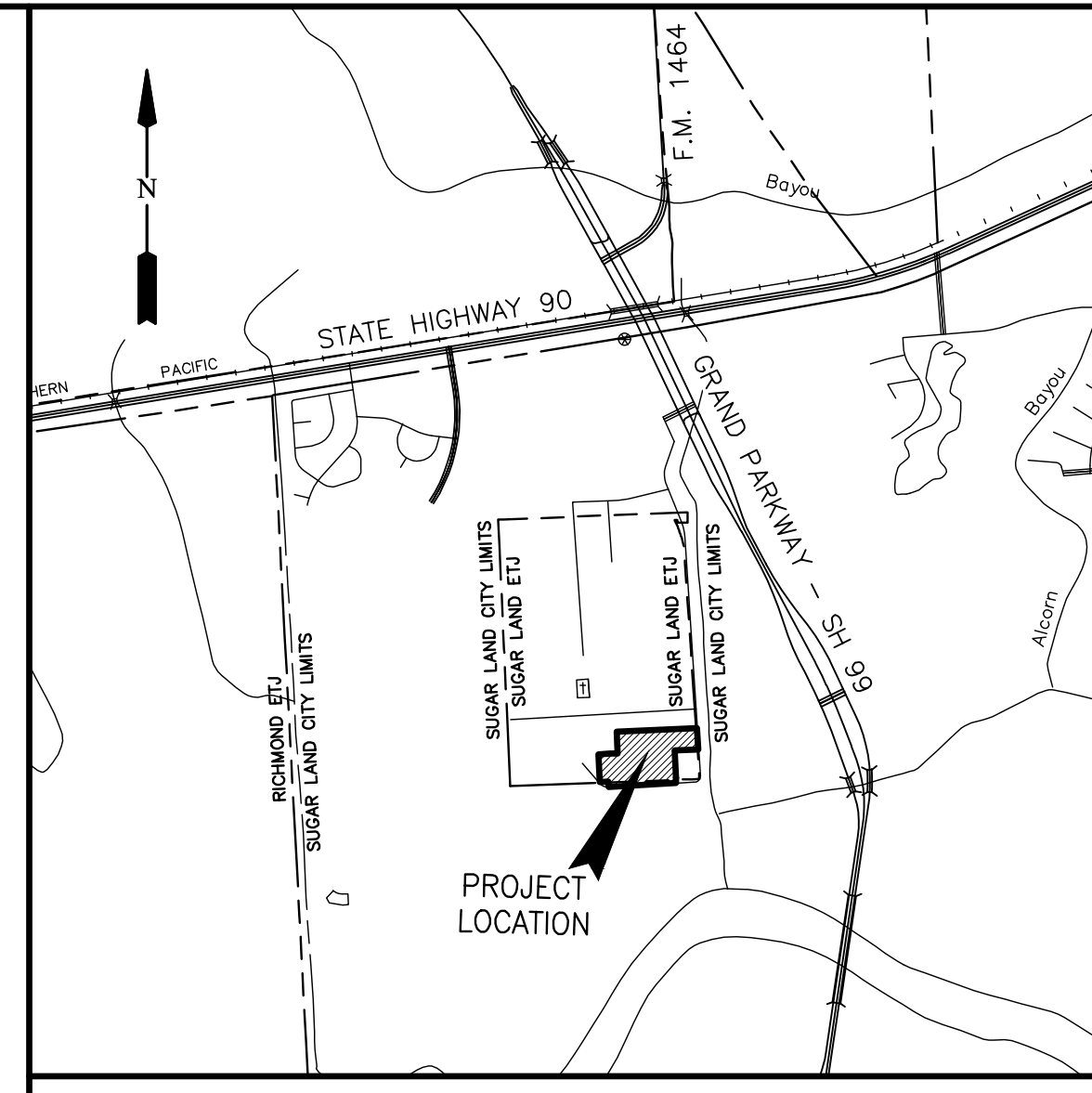
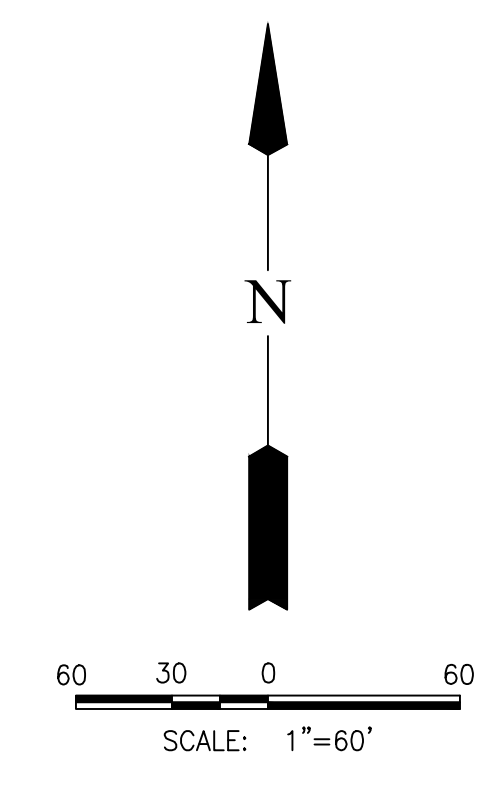
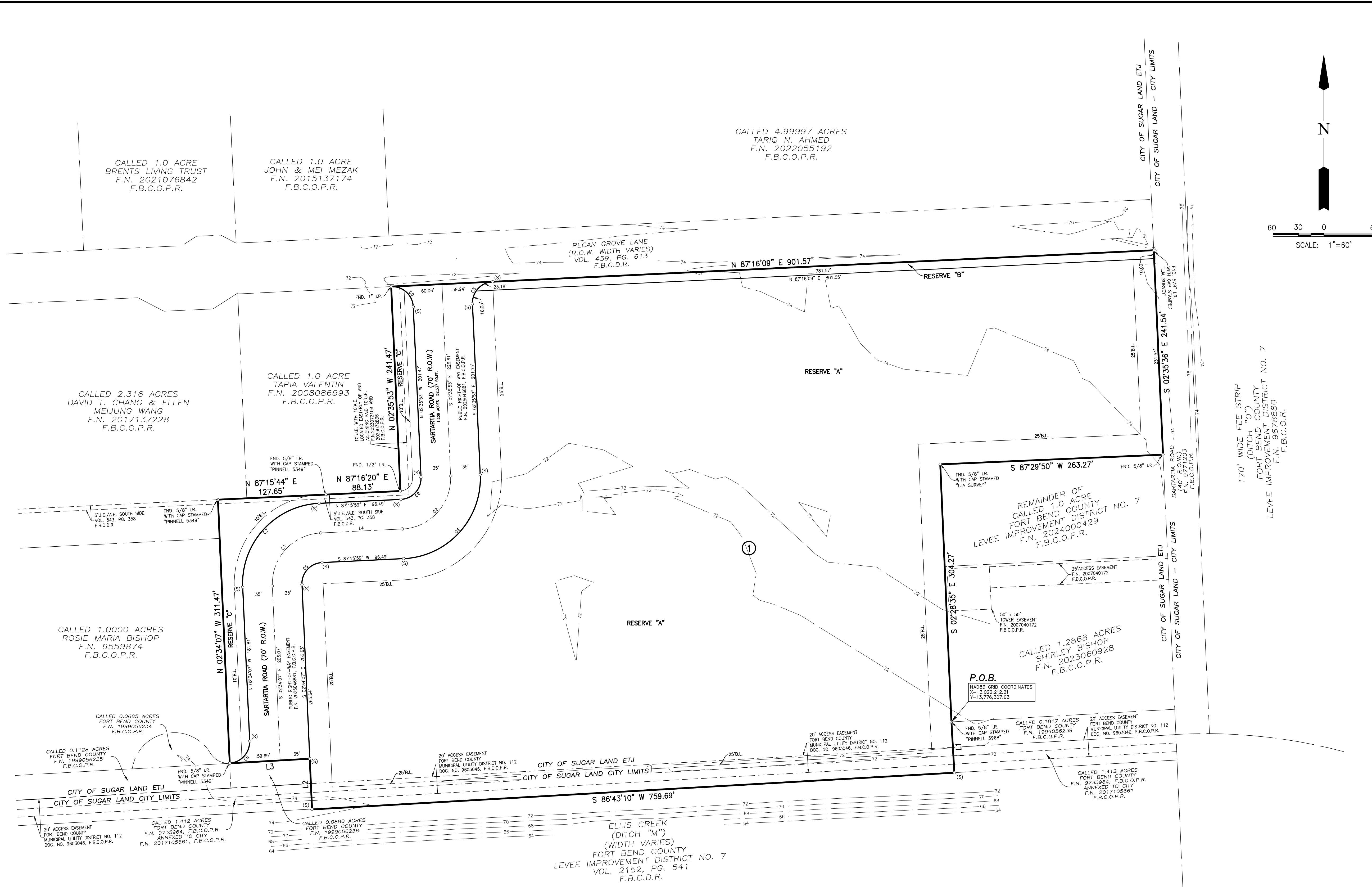
ELLIS CREEK
(DITCH "M")
(WIDTH VARIES)
FORT BEND COUNTY
LEVEE IMPROVEMENT DISTRICT NO. 7
VOL. 2152, PG. 541
F.B.C.D.R.

REMAINDER OF
CALLED 1.0 ACRE
FORT BEND COUNTY
LEVEE IMPROVEMENT DISTRICT NO. 7
F.N. 202400429
F.B.C.O.P.R.

CALLLED 1.2868 ACRES
SHIRLEY BISHOP
F.N. 2023060928
F.B.C.O.P.R.

CALLLED 0.1817 ACRES
FORT BEND COUNTY
F.N. 199056239
F.B.C.O.P.R.

CALLLED 1.412 ACRES
FORT BEND COUNTY
F.N. 9735964, F.B.C.O.P.R.
ANNEXED TO CITY
F.N. 2017105661
F.B.C.O.P.R.



VICINITY MAP
SCALE: 1" = 2,000'
KEY MAP NO. 607A

170' WIDE FEE STRIP
(DITCH "O")
FORT BEND COUNTY
LEVEE IMPROVEMENT DISTRICT NO. 7
F.N. 9678860
F.B.C.O.P.R.

FINAL PLAT OF NEW TERRITORY DETENTION EXPANSION NO. 1

A SUBDIVISION OF 12.066 ACRES OF LAND SITUATED IN
THE J.H. CARTWRIGHT SURVEY, ABSTRACT 16,
FORT BEND COUNTY, TEXAS

0 LOTS 3 RESERVES 0 BLOCKS
OCTOBER 1, 2025 JOB NO. 2703-2012.205

OWNER:
FORT BEND COUNTY
LEVEE IMPROVEMENT DISTRICT NO. 7
CINDY PICAZO, CHAIRMAN
1300 POST OAK BOULEVARD, SUITE 1400, HOUSTON, TEXAS 77056
(713) 623-4531

SURVEYOR: **LJA Surveying, Inc.**
3600 W Sam Houston Parkway S
Suite 175
Houston, Texas 77042
Phone 713.953.5200
Fax 713.953.5026
T.B.P.E.L.S. Firm No. 10194382

ENGINEER: **LJA Engineering, Inc.**
3600 W Sam Houston Parkway S
Suite 600
Houston, Texas 77042
Phone 713.953.5200
Fax 713.953.5026
FRN - F-1386

CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	60.00'	89°50'06"	94.08'	S 42°20'56" W	84.73'
C2	60.00'	89°51'52"	94.11'	N 42°20'03" E	84.75'
C3	25.00'	89°52'02"	39.21'	S 42°20'08" W	35.31'
C4	95.00'	89°51'52"	149.00'	S 42°20'03" W	134.19'
C5	25.00'	89°50'06"	39.20'	S 42°20'56" W	35.30'
C6	25.00'	89°17'18"	38.96'	N 42°04'31" E	35.14'
C7	95.00'	89°50'06"	148.95'	N 42°20'56" E	134.16'
C8	25.00'	89°51'52"	39.21'	N 42°20'03" E	35.31'
C9	25.00'	90°07'58"	39.33'	N 47°39'52" W	35.40'

LINE	BEARING	DISTANCE
L1	S 03°16'50" E	60.00'
L2	N 02°34'07" W	60.00'
L3	S 86°43'10" W	94.70'
L4	S 87°15'59" W	96.49'

RESERVE	ACREAGE	SQ.FT.	TYPE
A	10.321	449,591	RESTRICTED TO DETENTION
B	0.183	7,955	RESTRICTED TO LANDSCAPE/OPEN SPACE
C	0.400	17,426	RESTRICTED TO LANDSCAPE/OPEN SPACE
TOTAL	10.904	474,972	

- LEGEND**
- B.L. INDICATES BUILDING LINE
 - U.E. INDICATES UTILITY EASEMENT
 - A.E. INDICATES AERIAL EASEMENT
 - R.O.W. INDICATES RIGHT-OF-WAY
 - P.O.B. INDICATES POINT OF BEGINNING
 - F.N. INDICATES FILE NUMBER
 - VOL. INDICATES VOLUME
 - PG. INDICATES PAGE
 - FND. INDICATES FOUND
 - I.R. INDICATES IRON ROD
 - I.P. INDICATES IRON PIPE
 - (S) INDICATES SET 5/8 INCH IRON ROD WITH CAP STAMPED "LJA SURVEY"
 - F.B.C.D.R. INDICATES FORT BEND COUNTY DEED RECORDS
 - F.B.C.O.P.R. INDICATES FORT BEND COUNTY OFFICIAL PUBLIC RECORDS



400



Feet

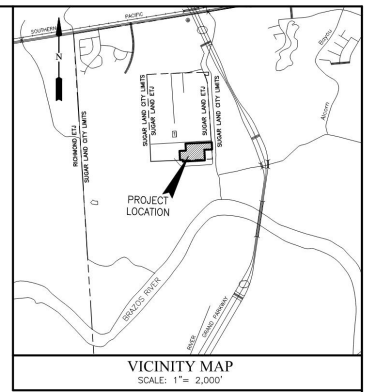
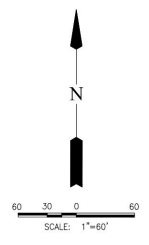
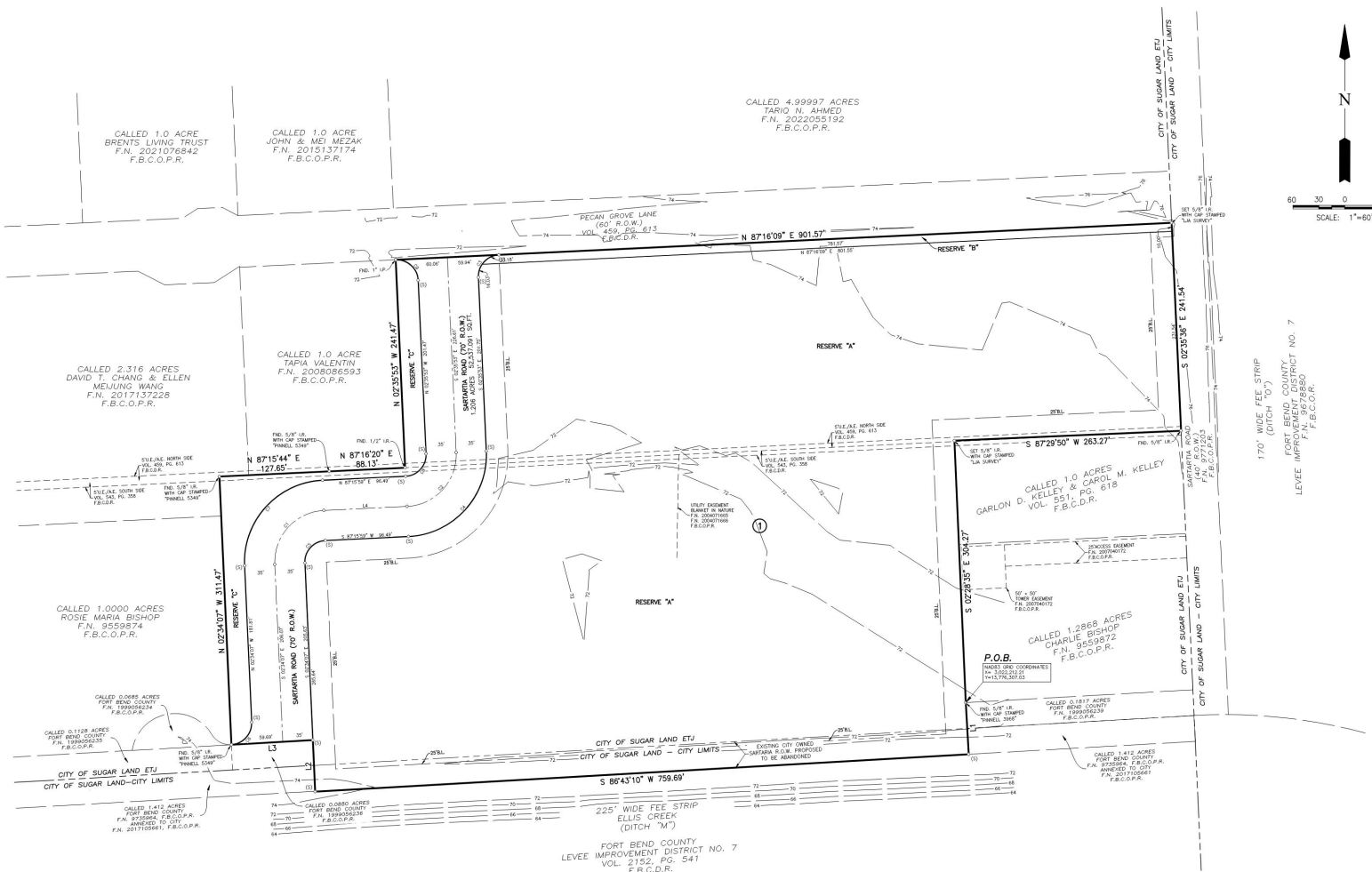


New Territory Detension Expansion No. 1



City Limits





CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	60.00	89°07'00"	94.08	S 42°20'56" W	84.73
C2	60.00	89°51'52"	94.11	N 42°20'03" E	84.73
C3	25.00	89°52'00"	39.21	S 42°20'08" W	35.31
C4	95.00	89°51'52"	149.00	S 42°20'53" W	134.10
C5	25.00	89°50'00"	39.20	S 42°20'56" W	35.30
C6	25.00	89°17'18"	39.89	N 42°04'51" E	35.14
C7	95.00	89°50'00"	148.95	N 42°20'56" E	134.16
C8	25.00	89°51'51"	39.21	N 42°20'03" E	35.31
C9	25.00	90°07'58"	39.33	N 47°39'52" W	35.40

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 03°16'50" E	60.00
L2	N 02°34'00" W	60.00
L3	S 86°43'10" W	94.70
L4	S 87°15'10" W	96.49

RESERVE TABLE			
RESERVE	ACREAGE	SQ.FT.	TYPE
A	10.321	448,501	RESTRICTED TO EXTENSION
B	0.183	7,905	RESTRICTED TO LANDSCAPE/OPEN SPACE
C	0.400	17,428	RESTRICTED TO LANDSCAPE/OPEN SPACE
TOTAL	10.904	474,832	

- LEGEND**
- B.L. INDICATES BUILDING LINE
 - U.E. INDICATES UTILITY EASEMENT
 - A.E. INDICATES AERIAL EASEMENT
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 - P.O. INDICATES POINT
 - R.O.W. INDICATES RIGHT-OF-WAY
 - P.O.B. INDICATES POINT OF BEGINNING
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 - (S) INDICATES SET 5/8" IRON ROD WITH CAP STAMPED "LJA SURVEY"
 - F.B.C.P.R. INDICATES FORT BEND COUNTY PLAT RECORDS
 - F.B.C.D.R. INDICATES FORT BEND COUNTY DEED RECORDS
 - F.B.C.D.P.R. INDICATES FORT BEND COUNTY OFFICIAL PUBLIC RECORDS

**PRELIMINARY PLAT OF
NEW TERRITORY
DETENTION EXPANSION NO. 1**

A SUBDIVISION OF 12,066 ACRES OF LAND SITUATED IN THE J.H. CARTWRIGHT SURVEY, ABSTRACT 15, FORT BEND COUNTY, TEXAS

0 LOTS 3 RESERVES (10.904 ACRES) 0 BLOCKS
APRIL 5, 2023 JOB NO. 2703-2012.205

OWNER:
FORT BEND COUNTY
LEVEE IMPROVEMENT DISTRICT NO. 7
CINDY PICAZO, CHAIRMAN
1300 POST OAK BOULEVARD, SUITE 1400, HOUSTON, TEXAS 77056
(713) 623-4531

SURVEYOR: **LJA Surveying, Inc.**
3800 W Sam Houston Parkway S
Suite 175
Houston, Texas 77042
Phone 713.953.5000
Fax 713.953.5026
T.B.P.E.L.S. Firm No. 10194382

ENGINEER: **LJA Engineering, Inc.**
3800 W Sam Houston Parkway S
Suite 600
Houston, Texas 77042
Phone 713.953.5000
Fax 713.953.5026
FRN - F-1386

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 **November 11, 2025**

Agenda Request No: V.B.

Agenda of: Planning & Zoning Commission Meeting

Initiated by: Jessica Rodriguez, Assistant Director of Planning & Development Services

Presented by: Jessica Rodriguez, Assistant Director of Planning & Development Services

Responsible Department: Planning and Development Services

Agenda Caption:

JOHN SHARP DRIVE STREET DEDICATION AND LIFT STATION PRELIMINARY PLAT EXTENSION

Consideration of and action on the approval of the Preliminary Plat Extension for John Sharp Drive Street Dedication and Lift Station.

Recommended Action:

Staff recommends Approval of the Preliminary Plat Extension for John Sharp Drive Street Dedication and Lift Station.

Executive Summary:

This is a request for a One-Year Extension for the Preliminary Plat for John Sharp Drive Street Dedication and Lift Station, located in the Abbey Lakes Development (Tract 2). The property is in the City Limits and is zoned Standard Single-Family Residential (R-1) District, Zero Lot-Line Single Family Residential (R-1Z) District, and Restricted Industrial (M-1) District. The Abbey Lakes Development consists of approximately 130 acres of R-1 and R-1Z single-family lots, approximately 30 acres of M-1 industrial property, and John Sharp Drive (Owens Road). The plat includes 8.75 acres with one street dedication (John Sharp Drive), one reserve for a lift station, and one block. Connections to John Sharp Drive will occur from the west and east through the County and City, respectively. Extensions to John Sharp Drive will connect to U.S. 90A and eventually to the Grand Parkway.

This Preliminary Plat was unanimously approved by the Planning & Zoning Commission at the December 10, 2024, meeting. Since December 2024, the Developer and the City have been working on construction plan reviews/approvals, approvals for the Texas Water Development Board, and a crossing agreement with Union Pacific Railroad. The Applicant, Quiddity, on behalf of the Property Owner, Abbey Lakes, LTD., requests a One-Year Extension to continue progress on construction plan approvals and project bidding (detention).

The December 10, 2024, Approval is still valid and will allow the Developer one year to submit

a Final Plat. Staff recommends Approval of the Preliminary Plat Extension for John Sharp Drive Street Dedication and Lift Station.

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. Applicant One-Year Extension Request Letter
- 2. John Sharp Drive Street Dedication Preliminary Plat
- 3. John Sharp Drive Street Dedication & Lift Station Map
- 4. Abbey Lakes Concept Plan (Amendment No.1)



2322 W Grand Parkway North,
Suite 150
Katy, Texas 77449-7821
Tel: 832.913.4000
Fax: 832.913.4001
www.quiddity.com

October 10, 2025

Ms. Jessica Rodriguez
Assistant Director
City of Sugar Land
2700 Town Center Blvd N
Sugar Land, TX 77498

Re: John Sharp Street Dedication and Lift Station Preliminary Plat.

Dear Ms. Jessica:

We would like to request an Extension of Approval for the John Sharp Drive Street Dedication and Lift Station Preliminary Plat Preliminary Plat. The preliminary plat was approved on December 10, 2024. *Per Sec. 5-10. - Preliminary Plats.10*, an extension of approval may be requested when submitted in writing at least 30 days prior to the expiration date. We would like the extension to request to be placed at the next available Planning and Zoning Commission meeting.

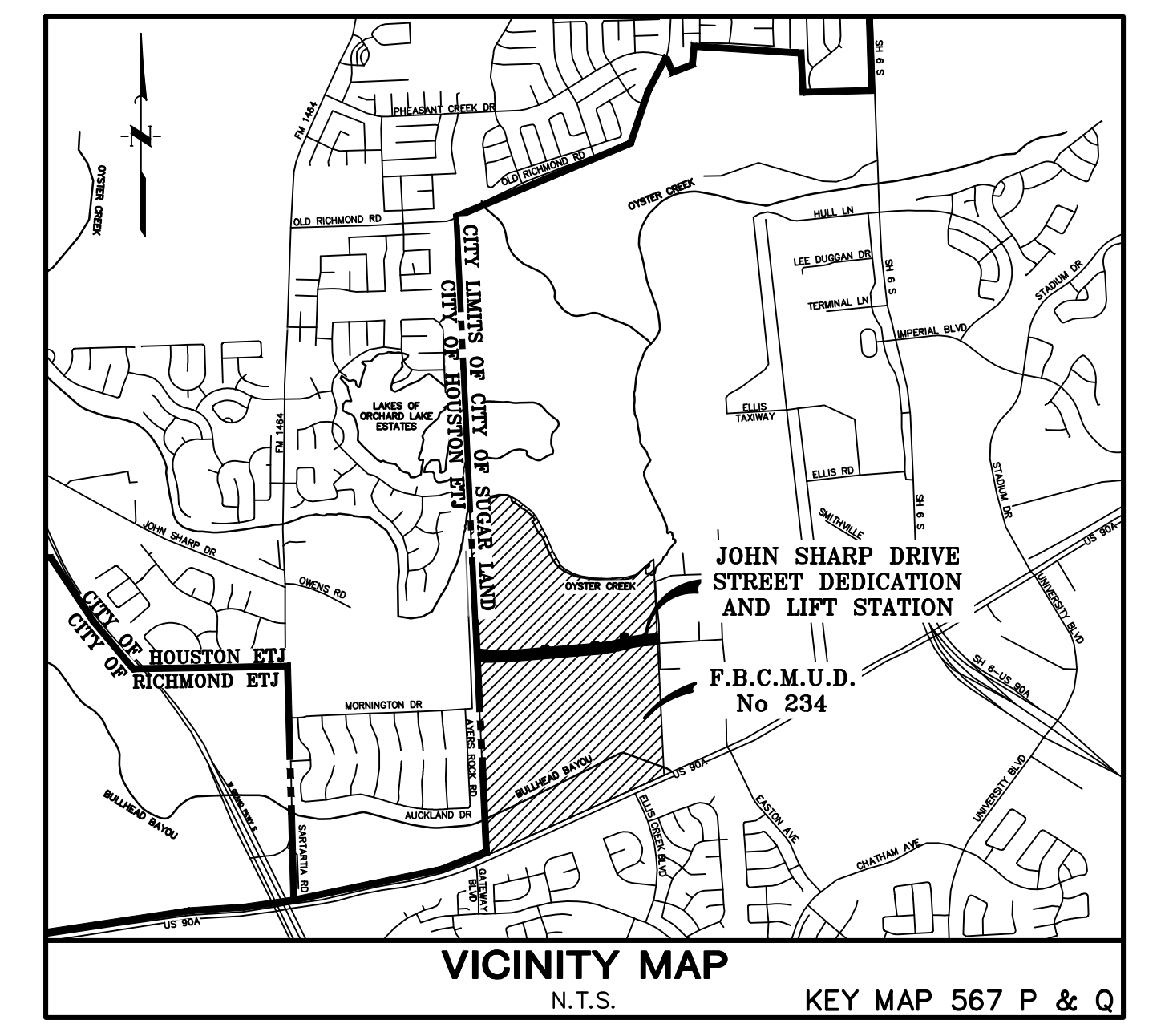
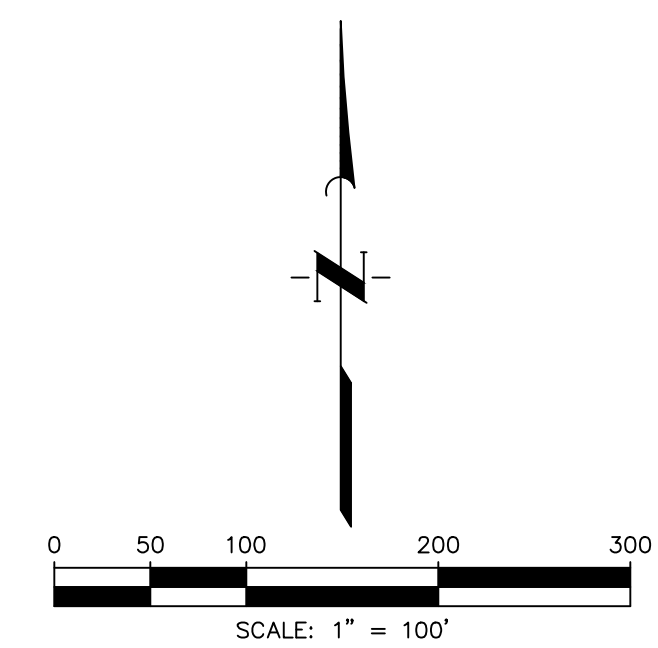
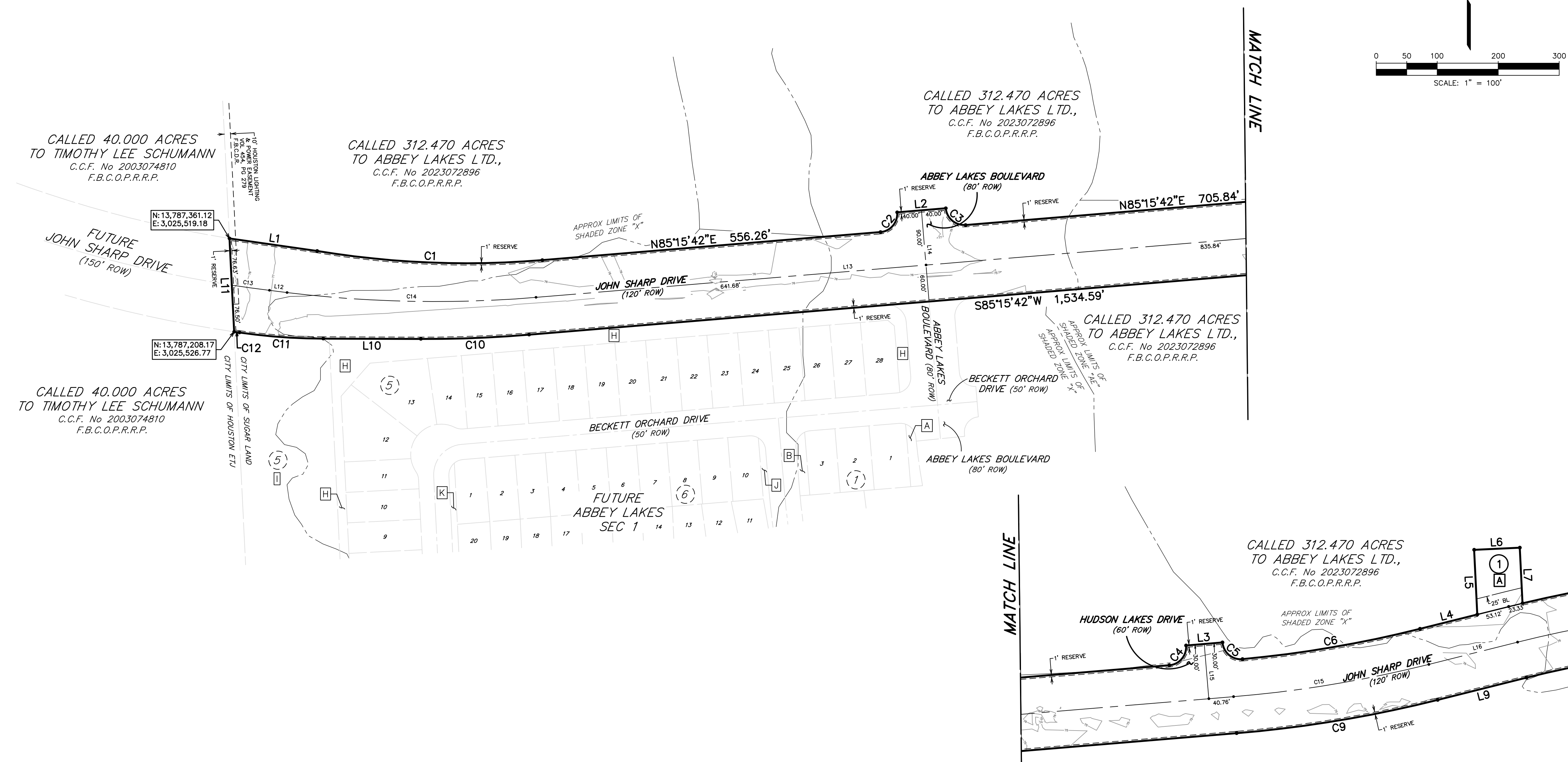
Should you have any questions or require additional information please let me know.

Sincerely,

A handwritten signature in blue ink that reads "Mayra Hernandez".

Mayra Hernandez, AICP
Land Planning Manager

RESERVE TABLE			
RESERVE	LAND USE	ACREAGE	SQ. FT.
A	LIFT STATION	0.17	7,395
TOTAL		0.17	7,395



CALLLED 40.000 ACRES
TO TIMOTHY LEE SCHUMANN
C.C.F. No 2003074810
F.B.C.O.P.R.R.P.

CALLLED 312.470 ACRES
TO ABBEY LAKES LTD.,
C.C.F. No 2023072896
F.B.C.O.P.R.R.P.

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CALLLED 312.470 ACRES
TO ABBEY LAKES LTD.,
C.C.F. No 2023072896
F.B.C.O.P.R.R.P.

CALLLED 142.10 ACRES
TO THE CITY OF SUGAR LAND
C.C.F. No 2016100059
F.B.C.O.P.R.R.P.

CALLLED 312.470 ACRES
TO ABBEY LAKES LTD.,
C.C.F. No 2023072896
F.B.C.O.P.R.R.P.

CALLLED 142.10 ACRES
TO THE CITY OF SUGAR LAND
C.C.F. No 2016100059
F.B.C.O.P.R.R.P.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N81°54'31"W	145.05'
L2	N85°15'42"E	80.00'
L3	N85°10'08"E	60.00'
L4	N75°57'28"E	96.88'
L5	N02°46'54"W	106.06'
L6	N87°13'06"E	75.00'
L7	S02°46'54"E	91.26'
L8	S02°46'54"E	120.07'
L9	S75°57'28"W	150.00'
L10	S89°47'52"E	160.10'
L11	N02°50'21"W	153.13'
L12	S83°01'31"E	29.02'
L13	N85°15'42"E	1518.27'
L14	S04°44'18"E	150.00'
L15	S04°44'18"E	90.05'
L16	N75°57'28"E	150.00'
L17	N85°16'38"E	197.97'

CURVE TABLE						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	1500.00'	14°09'00"	370.45'	S87°39'48"E	369.51'	186.17'
C2	30.00'	90°00'00"	47.12'	N40°15'42"E	42.43'	30.00'
C3	30.00'	90°00'00"	47.12'	S49°44'18"E	42.43'	30.00'
C4	30.00'	90°00'00"	47.12'	N40°15'42"E	42.43'	30.00'
C5	30.00'	90°34'38"	47.43'	S50°01'37"E	42.64'	30.30'
C6	1940.00'	8°43'36"	295.48'	N80°19'16"E	295.20'	148.03'
C7	2060.00'	8°40'15"	311.75'	S80°56'31"W	311.45'	156.17'
C8	1940.00'	9°19'11"	315.56'	S80°37'03"W	315.21'	158.13'
C9	2060.00'	9°18'14"	334.51'	N80°36'35"E	334.14'	167.62'
C10	2060.00'	4°56'27"	177.64'	N87°43'55"E	177.58'	88.87'
C11	1000.00'	7°53'16"	137.67'	S85°51'14"E	137.56'	68.94'
C12	2075.00'	0°14'41"	8.87'	S81°47'16"E	8.87'	4.43'
C13	2000.06'	1°47'06"	62.31'	S82°07'58"E	62.31'	31.16'
C14	2000.00'	11°42'48"	408.87'	S88°52'55"E	408.16'	205.15'
C15	2000.00'	9°18'14"	324.77'	N80°36'35"E	324.41'	162.74'
C16	2000.00'	9°19'11"	325.32'	S80°37'03"W	324.96'	163.02'

LEGEND

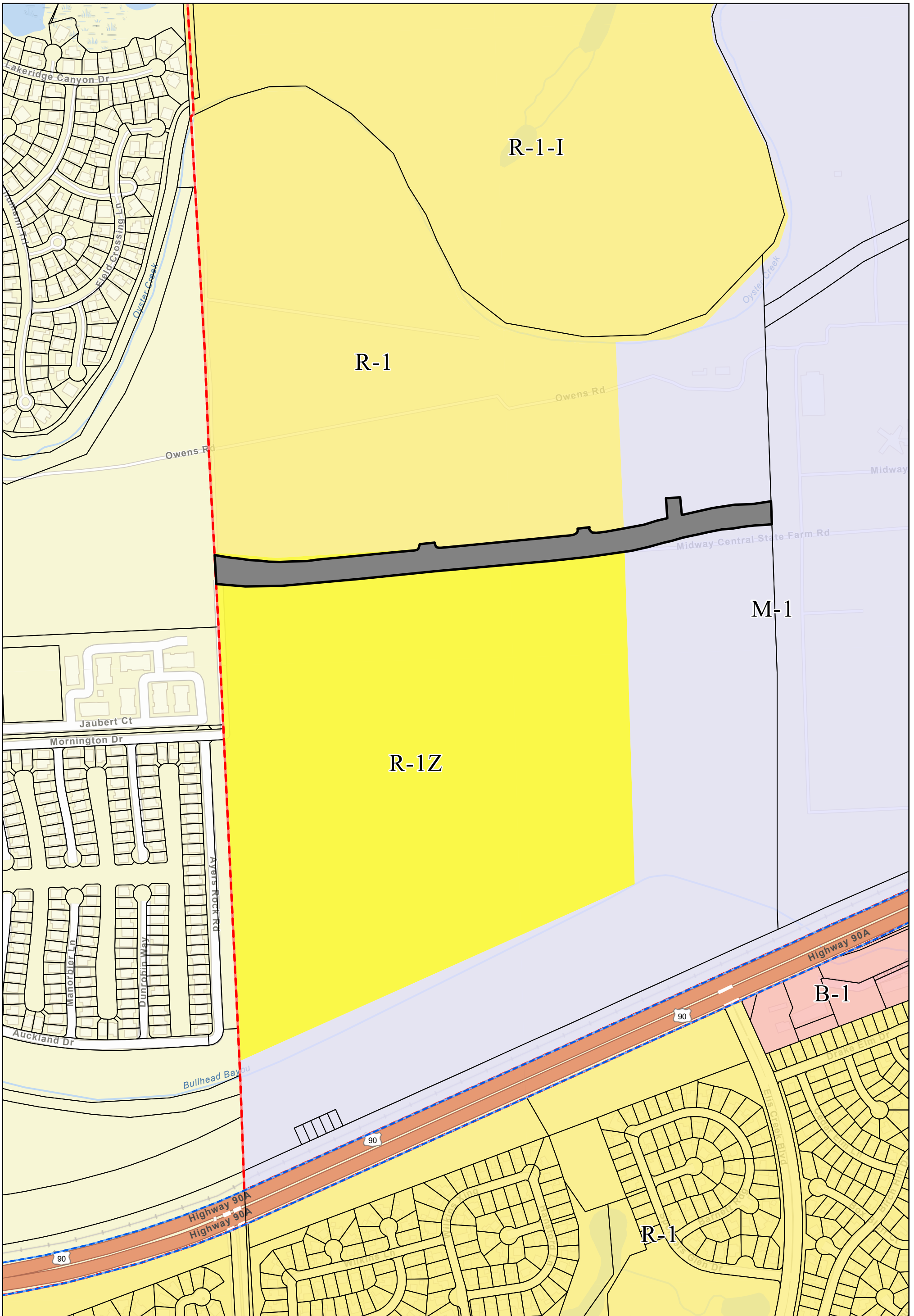
- AC "Acres"
- BL "Building Line"
- C.C.F. "County Clerk's File"
- F.B.C.D.R. "Fort Bend County, Deed Records"
- F.B.C.O.P.R.R.P. "Fort Bend County, Official Public Records of Real Property"
- F.B.C.P.R. "Fort Bend County Plat Records"
- F.B.C.M.U.D. "Fort Bend County Municipal Utility District"
- FND "Found 3/4" Iron Rod (with cap stamped "QUIDDITY ENG. PROPERTY CORNER")
- No "Number"
- ROW "Right-of-Way"
- SQ. FT. "Square Feet"
- VOL. PG. "Volume and Page"
- ① "Block Number"
- "Set 3/4-inch Iron Rod (with cap stamped "QUIDDITY ENG. PROPERTY CORNER") as Per Certification"

PRELIMINARY PLAT OF JOHN SHARP DRIVE STREET DEDICATION AND LIFT STATION




A SUBDIVISION OF 8.75 ACRES OF LAND
OUT OF THE
M. M. BATTLE LEAGUE, A-9
CITY OF SUGAR LAND
FORT BEND COUNTY, TEXAS
1 RESERVE 1 BLOCK
OCTOBER 2024

OWNER/DEVELOPER
ABBAY LAKES LTD.,
A Texas Limited Partnership
13141 Northwest Fwy
Houston, Texas 77040
281.671.9000

ENGINEER/PLANNER/SURVEYOR:
QUIDDITY
Quality Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 30480100
6330 West Loop South, Suite 550 • Bellaire, TX 77401 • 713.777.5337



**JOHN SHARP DRIVE
STREET DEDICATION
AND LIFT STATION**

-  City Limits
-  ETJ
-  Site Location



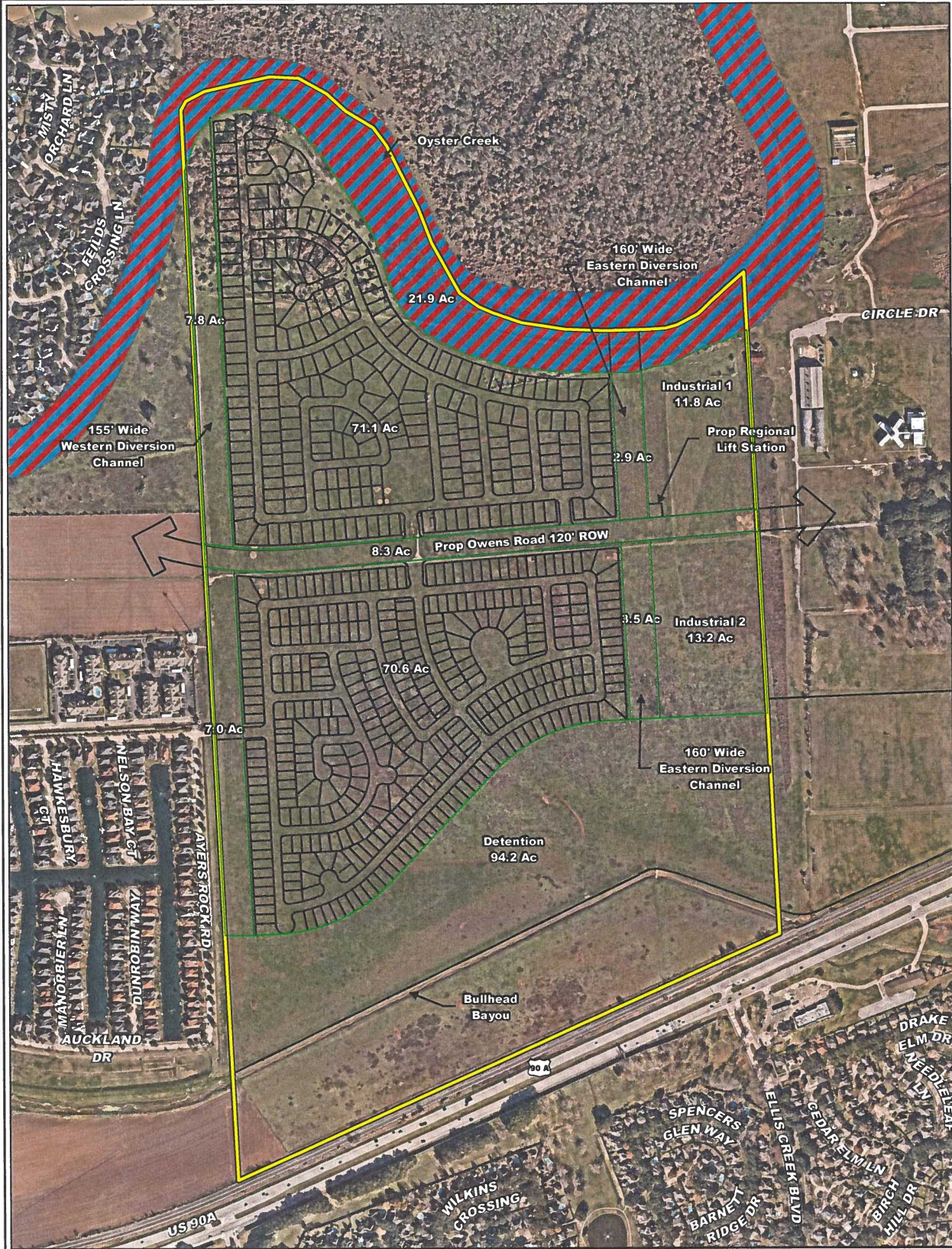
NOVEMBER 2024



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



EXHIBIT B - AERIAL LAND PLAN OVERALL



VICINITY MAP
1 INCH = 10 MILES



ABBAY LAKES
FORT BEND COUNTY, TEXAS

0 500
1 INCH = 500 FEET
IMAGERY PROVIDED BY NEARMAP

LEGEND

- Floodway
- District Boundary

Lot Summary

50' x 100' - 371 Lots
60' x 110' - 266 Lots
Total - 637 Lots

ESFCs

SF Lots - 637 ESFCs
Rec Center - 4 ESFCs
Industrial - 100 ESFCs (4 ESFCs/ac)
Total - 741 ESFCs

Acreage Summary

Detention - 94.2 ac
Diversion Channels - 21.2 ac
Oyster Creek Floodway - 21.9
Owens Road - 8.3 ac
Single Family - 141.9 ac
Industrial - 25.0 ac
Total FBCMUD 234 - 312.5 ac

Disclaimer: This product is offered 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, governmental and/or political boundaries or related facilities to said boundary. No express warranties are made by Quiddity Engineering concerning the accuracy, completeness, reliability, or usability of the information included within this exhibit.

QUIDDITY
Texas Board of Professional Engineers Registration No. 45289D



Planning & Zoning Commission Agenda Request **November 11, 2025**

Agenda Request No: VI.A.

Agenda of: Planning & Zoning Commission Meeting

Initiated by: Nicole Fontenette, Public Meeting Coordinator

Presented by: Randall Halbrook, Commissioner

Responsible Department: Admin

Agenda Caption:

Planning and Zoning Commission Liaison Report

- City Council Meeting November 4, 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 **November 11, 2025**

Agenda Request No: VI.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