



City of Sugar Land

Zoning Board of Adjustment Agenda

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

Wednesday, February 18, 2026
Zoning Board of Adjustment Meeting
City Council Chambers
5:00 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://youtube.com/live/UtbvYPPGkss?feature=share>

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 approval of the minutes of the November 19, 2025, meeting.

Linda Mendenhall, City Clerk

V. Public Hearings

A. **PUBLIC HEARING 5:00 P.M.:** Receive and hear all persons desiring to be heard on a request for a Special Exception to the Single-Family Residential (R-1R) rear yard setback standards for a proposed improvement to the property located at 77 Greensward Lane.

Consideration of and action on a recommendation on a request for a Special Exception to the Single-Family Residential District (R-1R) rear yard setback standards for a proposed improvement to the property located at 77 Greensward Lane.

Lucas Corbett, GIS Planner

VI. Adjournment

The Zoning Board of Adjustment reserves the right to adjourn into Executive Session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code, Section 551.071 (consultation with attorney).

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 11th day of February, 2026 at 9:00 A.M.



Zoning Board of Adjustment Agenda Request

February 18, 2026

Agenda Request No: IV.A.

Agenda of: Zoning Board of Adjustment 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 approval of the minutes of the November 19, 2025, meeting.

Recommended Action:

Consideration of and action on the approval of the minutes of the November 19, 2025 meeting.

Executive Summary:

Consider the minutes of the November 19, 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. 11.19.25 ZBA minutes (1)



City of Sugar Land

Zoning Board of Adjustment Minutes

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

Wednesday, November 19, 2025
Zoning Board of Adjustment Meeting Minutes
City Council Chamber
5:00 PM

I. Attention

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The meeting will live stream at <https://youtube.com/live/340DFzkTM8c?feature=share>

II. Call to Order

QUORUM PRESENT

Chikeersha Puvvada, Josh Morton, David James, Danilo Alvarado, and Doug White were present. Alternate Manisha Gandhi was present but did not serve.

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 Board.

IV. Minutes

A. MINUTES

Consideration of and action on the approval of the minutes of the May 21, 2025 meeting.

Linda Mendenhall, City Clerk

A motion to **Approve the minutes of the May 21, 2025 meeting**, was made by David James and seconded by Josh Morton; the motion **Passed**.

Ayes: Chikeersha Puvvada, Josh Morton, David James, Danilo Alvarado, Doug White

V. Public Hearings

- A. **PUBLIC HEARING 5:00 P.M.:** Receive and hear all persons desiring to be heard on a request for a Special Exception to the Single-Family Residential District (R-1R) side yard setback standards for a proposed improvement to the property located at 4014 Brookdale Court.

Consideration of and action on a recommendation on a request for a Special Exception to the Single-Family Residential District (R-1R) side yard setback standards for a proposed improvement to the property located at 4014 Brookdale Court.

Lucas Corbett, GIS Planner

Lucas Corbett, GIS Planner, gave a presentation, made comments, and answered questions from the Board.

Chikeersha Puvvada, Chair, opened the public hearing at 5:06 p.m. No members of the public addressed the Board. The public hearing was closed at 5:06 p.m.

A motion to **Approve the special exception to the single-family residential district side yard setback standards for a proposed improvement to the property located at 4014 Brookdale Court**, was made by Josh Morton and seconded by Danilo Alvarado; the motion **Passed**.

Ayes: Chikeersha Puvvada, Josh Morton, David James, Danilo Alvarado, Doug White

VI. Orientation

- A. **ANNUAL ORIENTATION**

Review of and discussion on the purpose, roles, responsibilities, and functions of the Zoning Board of Adjustment.

Jessica Rodriguez, Assistant Director of Planning & Development Services

Jessica Rodriguez, Assistant Director of Planning and Development Services, and Shea Smith, Senior Assistant City Attorney, gave a presentation, made comments, and answered questions from the Board.

VII. Adjournment

A motion to **Adjourn at 5:42 p.m.**, was made by David James and seconded by Josh Morton; the motion **Passed**.

Ayes: Chikeersha Puvvada, Josh Morton, David James, Danilo Alvarado, Doug White

Linda Mendenhall, City Clerk





Zoning Board of Adjustment Agenda Request **February 18, 2026**

Agenda Request No: V.A.

Agenda of: Zoning Board of Adjustment Meeting

Initiated by: Lucas Corbett, GIS Planner

Presented by: Lucas Corbett, GIS Planner

Responsible Department: Planning and Development Services

Agenda Caption:

PUBLIC HEARING 5:00 P.M.: Receive and hear all persons desiring to be heard on a request for a Special Exception to the Single-Family Residential (R-1R) rear yard setback standards for a proposed improvement to the property located at 77 Greensward Lane.

Consideration of and action on a recommendation on a request for a Special Exception to the Single-Family Residential District (R-1R) rear yard setback standards for a proposed improvement to the property located at 77 Greensward Lane.

Recommended Action:

Staff recommends that the Special Exception be approved subject to the following conditions:

- Proposed single-family residence is constructed in accordance with the attached site plan.
- Proposed single-family residence is constructed in accordance with the attached elevations.

Executive Summary:

Request for a Special Exception from the required 30-foot rear yard setback in the Restricted Single-Family Residential (R-1R) Zoning District for a proposed single-family residence located at 77 Greensward Lane. The property was platted in 1981 as Sweetwater Section One. Once the property was annexed into the City of Sugar Land in 1997, R-1R zoning was subsequently applied to the subdivision, which requires a 30-foot rear yard setback for primary structures.

The recorded plat established a 5-foot utility easement along the rear property line.

Per Chapter 2, Article II, Section 2-72 of Sugar Land's Development Code, primary structures within the Restricted Single-Family Residential (R-1R) Zoning District are required to meet a rear yard setback of 30-feet. The proposed single-family residence will be 5-feet from the rear property line. Granting the Special Exception would relieve the 30-foot rear yard primary

setback requirements, allowing the single-family residence to be constructed as proposed.

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. STAFF REPORT- 77 Greensward Ln

STAFF REPORT

Request for a Special Exception to the Restricted Single-Family Residential District (R-1R) rear yard setback standards for 77 Greensward Lane, *Sweetwater Section 1*.

Analysis of Special Exception – Four Development Code Criteria:

After the public hearing, the Board may, by concurrence of 75 percent of its members, grant a Special Exception to a residential setback required by Chapter 2 if the Board finds that:

Criterion One:

The latest recorded plat of the property was approved prior to being annexed into the City;

Plat Recorded: 1981

Annexed: 1997

Criterion Two:

The latest recorded plat or other recorded restriction for the property establishes a setback or other regulation that results in a setback that is less restrictive than the setback required by the City of Sugar Land Development Code (Chapter 2);

The recorded plat established a 5-foot utility easement (*Instrument No 1175563 F.B.C.P.R.*) along the rear property line.

Per Chapter 2, Article II, Section 2-72 of Sugar Land's Development Code, primary structures within the Restricted Single-Family Residential (R-1R) Zoning District are required to meet a rear yard setback of 30 feet. The proposed single-family residence will comply with the recorded and platted restrictions. The proposed single-family residence will be located approximately 5 feet from the rear property line. Granting the Special Exception would relieve the 30-foot rear yard primary setback requirement, allowing the proposed single-family residence to be constructed as proposed.

Criterion Three:

Granting the Special Exception will not establish a setback that is less restrictive than the setback established by the latest approved plat or other recorded restriction;

The recorded plat, *Sweetwater Section 1* established a 5-foot utility easement along the rear property line (*Instrument No 1175563 F.B.C.P.R.*). The Special Exception will not grant a setback that is less restrictive than those established by the plat or the recorded restrictions.

Criterion Four:

Granting the Special Exception will not be detrimental to the public welfare or injurious to the property or improvements in the district or neighborhood in which the property is located.

Staff have examined the proposed Special Exception for key aspects:

- **Public Safety Review:** There does not appear to be any public safety issues associated with this request. Staff have not identified safety concerns as a result of the proposed improvement.
- **Proposal and the Neighborhood – Rear Yard Setback Comparison:** The proposed rear setback of the proposed single-family residence appears to be generally compatible with the neighborhood based on an analysis of the surrounding area. Approximately 18 homes within the immediate area do not meet the rear yard setback requirement of 30 feet and 3 homes within the immediate area have approved special exceptions. The proposed single-family residence follows the recorded restrictions.
- **Proposal and the Neighborhood – General Architectural:** The proposed single-family residence appears to be architecturally compatible with the existing single-family residence and neighborhood.

Public Hearing Notice

The Notice of Public Hearing was published in a newspaper of general circulation and on the City of Sugar Land's Internet Home Page. All property owners within 200' of the subject property were notified and a courtesy sign was placed on the property. The public hearing notice included a link to an online form that can be submitted to provide comments in advance of the meeting. At the time of writing this report, staff has received no inquiries and is not aware of any opposition to the Special Exception.

Staff Recommendation

Staff recommends that the Special Exception be approved subject to the following conditions:

- Proposed single-family residence is constructed in accordance with the attached site plan.
- Proposed single-family residence is constructed in accordance with the attached elevations.

Aerial Map



Google Excerpt



HOA Letter of Approval



4350 Austin Parkway
Sugar Land TX 77479
Phone: 281-634-9500
www.firstcolony.org

Date: December 03, 2025

ARUN V PONNAMBALAM & JULIE JACOB
77 GREENSWARD LN
SUGAR LAND TX 77479

Project Ref: 77 GREENSWARD LN

Dear ARUN V PONNAMBALAM & JULIE JACOB,

Your application for a NC - DESIGN CONCEPT PLAN was reviewed and has been APPROVED as submitted.

Please submit final plans which includes:

1. FCCSA Residential Property Improvement Application and Lot Coverage Form
2. Site Plan (indicating neighborhood, section, lot, block, building lines, driveway, walkway, fencing)
3. Exterior Elevations (front, rear, right, and left), Floor Plans, and Roof Plans
4. Materials and Colors Board (including roof, brick, stucco, paint)
5. Landscape and Irrigation plans (including all plant species, gallon container sizes and locations)
6. Fencing and Gate Plans
7. Final Plan Submittal Fee (\$1,000.00 in the form of a check or money order made payable to FCCSA.)

Please be advised that the proposed placement of the garage will require a variance approval from the First Colony Board of Directors. For guidance on the next steps in the variance approval process, please contact David Pella, Executive Director of FCCSA, either by email at davidp@firstcolony.org or by phone at 281-634-9566.

In addition to FCCSA, please make sure you get all necessary permits and approvals from your municipality prior to installation. Approval of an Application is valid for 90 days. Work must commence within the 90 days time frame or the approval becomes invalid. The approved application work must be completed within 120 days from the commencement of receipt of the approval notice.

Please note that if you deviate from the approved submittal, you will need to resubmit to FCCSA or possibly be subject to fines.

Please be advised that FCCSA's Property Improvement Committee review does not provide you any representations, guaranties, or warranties, expressed or implied; all of which are hereby expressly disclaimed, including (but not limited to) structural design, functional concerns, and building code compliance. It is the responsibility of the Property Owner to ensure the quality of craftsmanship and materials, to gain proper approvals from local government officials, and to verify the adequacy of design.

If you have any questions, please contact Richard Soliz by email at RSoliz@firstcolony.org or by phone at (281) 634-9520. Thank you for your cooperation with the Property Improvement Committee review process.

Please contact FCCSA when your project is complete so that an inspection can be done. Call 281-634-9500.

Sincerely,

Richard Soliz

NOTICE OF PUBLIC HEARING



SPECIAL EXCEPTION REQUEST FROM THE REAR YARD SETBACK REQUIREMENTS IN THE RESTRICTED SINGLE-FAMILY RESIDENTIAL (R-1R) ZONING DISTRICT FOR THE PROPERTY LOCATED AT 77 GREENSWARD LN

Zoning Board of Adjustment Public Hearing 5:00 p.m., February 18, 2026, City of Sugar Land City Council Chamber, 2700 Town Center Boulevard North, hosted via live stream at <http://www.sugarlandtx.gov/1238/SLTV-16-Live-Video> or <https://www.youtube.com/sugarlandtxgov/live> and Sugar Land Comcast Subscribers can also tune-in on Channel 16, to hear all persons interested in the proposed Special Exception to the Rear Yard Setback for 77 Greensward Ln, Lot 12, Sweetwater Section 1, in the Restricted Single Family Residential (R-1R) Zoning District.

The Special Exception would relieve the 30-foot rear yard primary setback requirement, allowing the new single-family residence to meet the recorded restriction of 5 feet.

The agenda item for this meeting will be placed on the City of Sugar Land website at www.sugarlandtx.gov under “Meeting Agendas” Zoning Board of Adjustment no later than Wednesday, February 11, 2026. Request details or provide feedback on the proposed special exception online at www.sugarlandtx.gov/PublicHearingComment or contact City of Sugar Land Planning & Development Services Department at (281) 275-2218.