



City of Sugar Land

Planning & Zoning Commission Agenda

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

Thursday, April 23, 2026
Planning & Zoning Commission Meeting
City Council Chambers
6:00 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://www.sugarlandtx.gov/1238/SLTV-16-Live-Video> or https://youtube.com/live/CIz_CIZe4Nw?feature=share. 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 approval of the minutes of the March 26, 2026, meeting.

Linda Mendenhall, City Clerk

V. Subdivision Plat

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

Consideration of an action on the Del Webb Sugar Land at Ryehill Section 1C Final Plat.

Ethan Cantu, Principal Planner

VI. Public Hearings

- A. **PUBLIC HEARING 6:30 P.M.:** Receive and hear all persons desiring to be heard on the proposed amendment to Planned Development (PD) District Ordinance No. 2098 (Holy Cross Episcopal Church Final Development Plan), located at the northeast corner of West Riverpark Drive and Wimberly Canyon Drive. The 23.545 acre plan includes three sites: existing Site A (Holy Cross Episcopal Church), existing Site B (Village at Sugar Land assisted senior living facility), and proposed Site C being used for age-restricted senior living (55+) constructed of one-story bungalows and a four-story courtyard style residences.

Consideration of and action on a recommendation for the proposed amendment to Planned Development (PD) District Ordinance No. 2098 (Holy Cross Episcopal Church Final Development Plan), located at the northeast corner of West Riverpark Drive and Wimberly Canyon Drive. The 23.545 acre plan includes three sites: existing Site A (Holy Cross Episcopal Church), existing Site B (Village at Sugar Land assisted senior living facility), and proposed Site C being used for age-restricted senior living (55+) constructed of one-story bungalows and a four-story courtyard style residences.

Emily Ercius, Planner II

VII. Workshop

- A. **SUBDIVISION VARIANCE PROCESS**
Review and discussion of the subdivision variance process outlined in Chapter 5, Subdivision Regulations.
Jessica Rodriguez, Assistant Director of Planning & Development Services

VIII. Reports

- A. Planning and Zoning Commission Liaison Report
- City Council Meeting March 24, 2026
 - City Council Meeting April 7, 2026

Apurva Parikh, Commissioner

- B. City Staff Report
- Calendar of Scheduled Meetings and Events

Lisa Kocich-Meyer, Director of Planning & Development Services

IX. Adjournment

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

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

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

Posted on this 16th day of April 2026, at 10:00 A.M.



Planning & Zoning Commission Agenda Request **April 23, 2026**

Agenda Request No: IV.A.

Agenda of: Planning & Zoning Commission Meeting

Initiated by: Nicole Fontenette, Agenda & Public Meeting Coordinator

Presented by: Linda Mendenhall, City Clerk

Responsible Department: Admin

Agenda Caption:

MINUTES

Consideration of and action on the approval of the minutes of the March 26, 2026, meeting.

Recommended Action:

Consideration of and action on the approval of the minutes of the March 26, 2026, meeting.

Executive Summary:

Consider the minutes of the March 26, 2026 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. 3.26.26 Planning & Zoning Commission Meeting Minutes



City of Sugar Land

Planning & Zoning Commission Minutes

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

Thursday, March 26, 2026
Planning & Zoning Commission Meeting Minutes
City Council Chamber
6:00 PM

I. Attention

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II. Call to Order

QUORUM PRESENT

Chuck Brown, Mary Smith, Randall Halbrook, Apurva Parikh, Fareena Dawood, Sapana Patel, Matthew Caligur, Timothy Hart, and Bradley Tilton were present.

III. Public Comment

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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 approval of the minutes of the February 26, 2026, meeting.

Linda Mendenhall, City Clerk

A motion to **Approve Minutes from February 26, 2026**, was made by Matthew Caligur and seconded by Sapana Patel; the motion **Passed**.

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

Patel, Matthew Caligur, Bradley Tilton
Abstain: Timothy Hart

V. Subdivision Plat

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

Consideration of an action on the Del Webb Sugar Land at Ryehill Section 1D Final Plat.

Ethan Cantu, Planner II

Ethan Cantu, Planner II, gave a presentation, made comments, and answered questions from the Commission. The Planning and Zoning Commission approved the Del Webb Sugar Land at Ryehill Section 1D Final Plat with the following conditions:

- The mathematical rounding errors in the reserve table should be corrected individually.
- The aggregate square footage should be correctly calculated throughout reserves A through E.

A motion to **Approve Del Webb Sugar Land at Ryehill Section 1D Final Plat with conditions**, was made by Matthew Caligur and seconded by Fareena Dawood; the motion **Passed**.

Ayes: Chuck Brown, Mary Smith, Randall Halbrook, Apurva Parikh, Fareena Dawood, Sapana Patel, Matthew Caligur, Timothy Hart, Bradley Tilton

VI. Reports

A. Planning and Zoning Commission Liaison Report

- City Council Meeting March 3, 2026
- City Council Meeting March 17, 2026

Apurva Parikh, Commissioner

Apurva Parikh, Commissioner, reported on the March 3, 2026, and March 17, 2026 City Council meetings.

B. City Staff Report

- Calendar of Scheduled Meetings and Events

Lisa Kocich-Meyer, Director of Planning & Development Services

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

VII. Adjournment

A motion to **Adjourn at 6:21 p.m.**, was made by Matthew Caligur and seconded by Mary

Smith; the motion **Passed**.

Ayes: Chuck Brown, Mary Smith, Randall Halbrook, Apurva Parikh, Fareena Dawood, Sapana Patel, Matthew Caligur, Timothy Hart, Bradley Tilton

Linda Mendenhall, City Clerk





Planning & Zoning Commission Agenda Request April 23, 2026

Agenda Request No: V.A.

Agenda of: Planning & Zoning Commission Meeting

Initiated by: Ethan Cantu, Principal Planner

Presented by: Ethan Cantu, Principal Planner

Responsible Department: Planning and Development Services

Agenda Caption:

DEL WEBB SUGAR LAND AT RYEHILL SECTION 1C FINAL PLAT

Consideration of an action on the Del Webb Sugar Land at Ryehill Section 1C Final Plat.

Recommended Action:

Staff Recommends Approval of the Del Webb Sugar Land at Ryehill Section 1C Final Plat

Executive Summary:

This is the Final Plat for Del Webb Sugar Land at Ryehill Section 1C. It consists of 23.408 acres and includes 70 single-family lots, 9 reserves, and 5 blocks. This property is part of the Ryehill Development and is located in the City's ETJ, south of FM 2759 and east of FM 762. Access will be provided from Marek Fareway via Webb Parkway.

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

The Commission reviewed and approved the Del Webb Sugar Land at Ryehill Section 1 Preliminary Plat during their scheduled meeting on April 24, 2025, without conditions.

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. Commission Guide for Platting Compliance
2. Vicinity Map
3. Ryehill General Plan
4. DW SL 1C Final Plat

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>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>

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

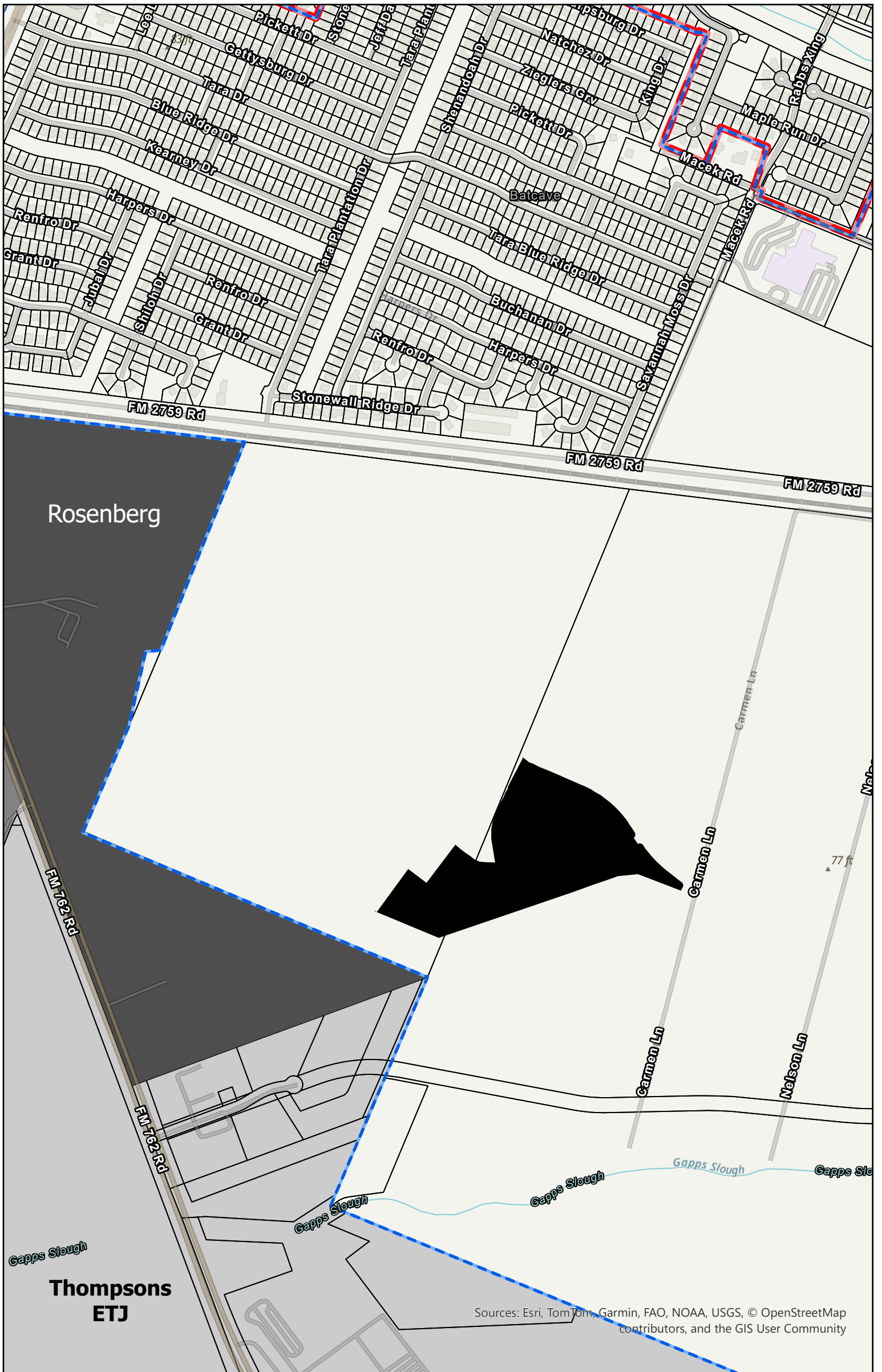
FINAL PLATS & REPLATS

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

TYPE OF REQUIREMENT / CONDITION	CODE & STANDARDS REFERENCES FOR CITING- COSL's Development Code (DC) /Design Standards (DS) /Dev. App. Handbook (DAH) NOTE- any DAH conditions are based on authority granted in Chapter 5 (Subdivision Regulations) of the Development Code
<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>






Rosenberg

Thompsons
ETJ

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community



**Del Webb Sugar Land
at Ryehill Section 1C**

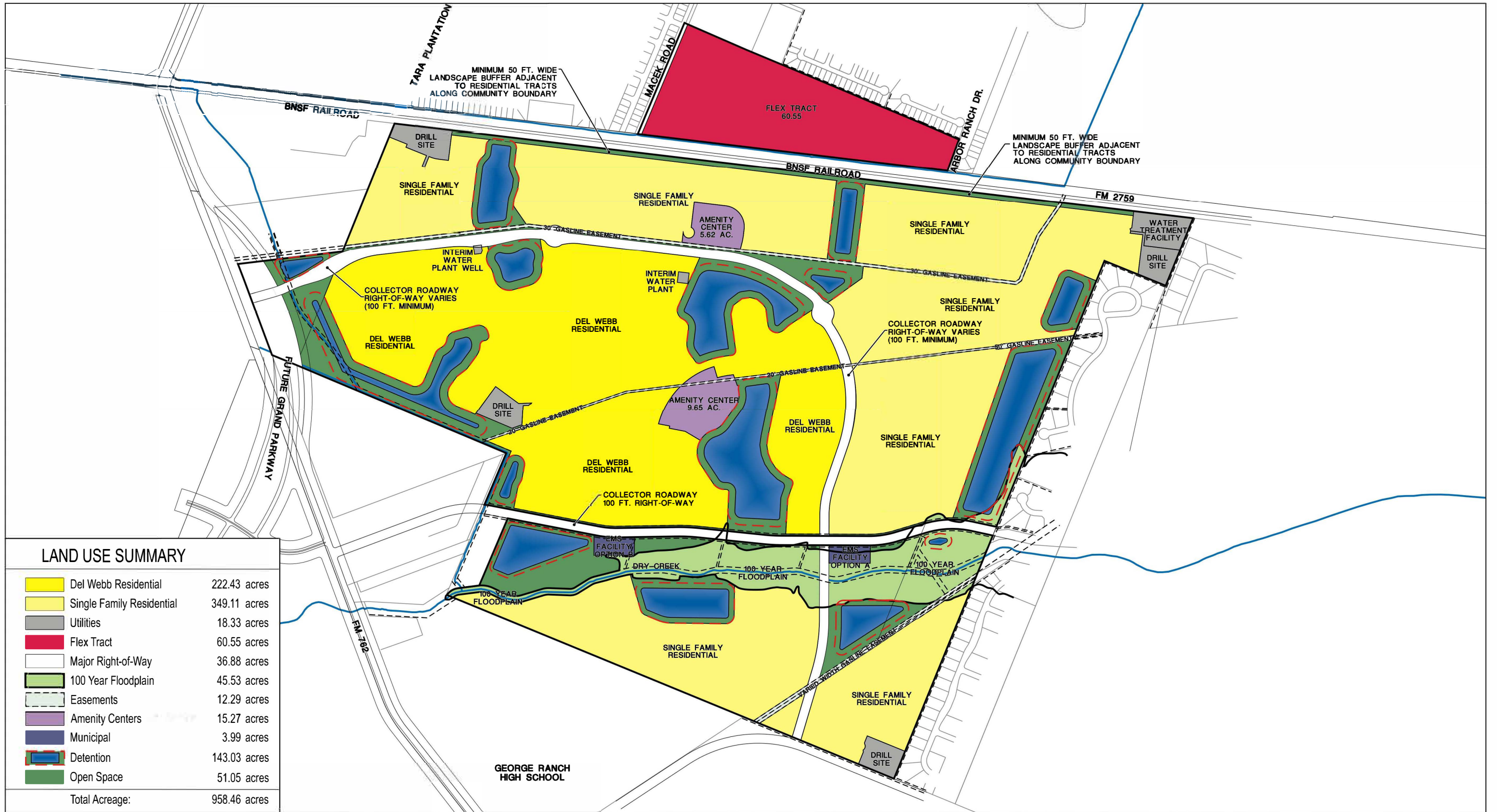
-  ETJ
-  City Limits
-  Subject Site



MARCH 2026

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



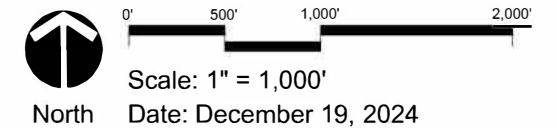


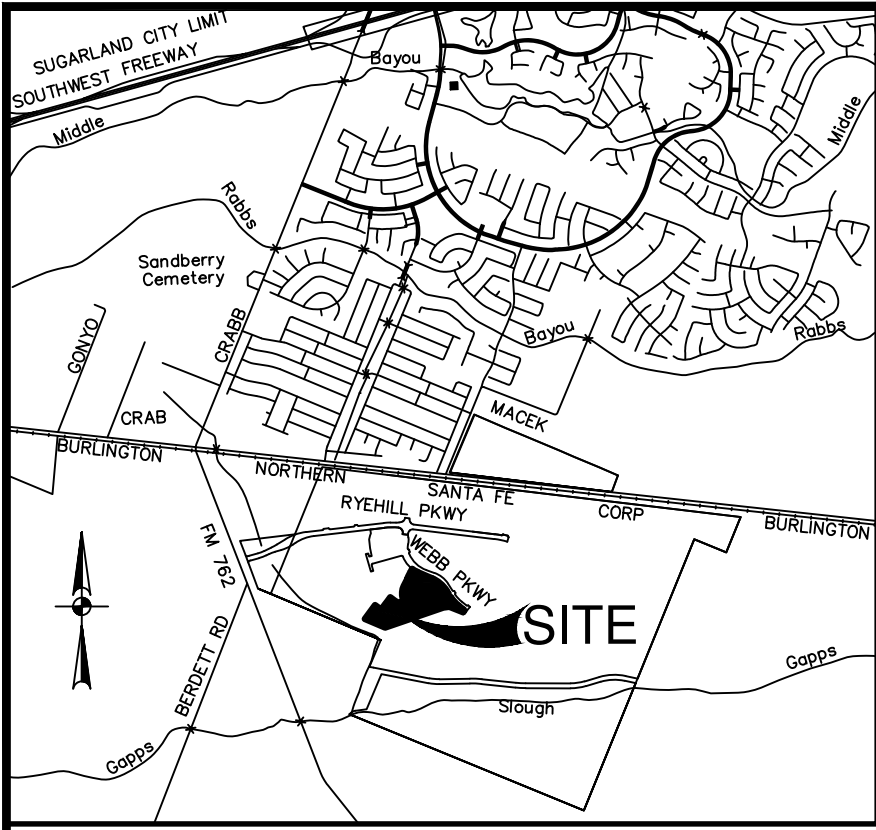
LAND USE SUMMARY

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

**CONCEPT PLAN
RYEHILL COMMUNITY**

PulteGroup, Inc.
SUGAR LAND, TEXAS





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

RESERVE TABLE		
RESERVE	AREA	PURPOSE
(A)	3,723 AC / 162,158 SQ FT	RESTRICTED TO PRIVATE ACCESS, EMERGENCY ACCESS AND PUBLIC UTILITIES PURPOSES ONLY
(B)	1,309 AC / 57,011 SQ FT	RESTRICTED TO LANDSCAPE, OPEN SPACE AND INCIDENTAL UTILITIES PURPOSES ONLY
(D)	0,261 AC / 11,389 SQ FT	RESTRICTED TO LANDSCAPE, OPEN SPACE AND INCIDENTAL UTILITIES PURPOSES ONLY
(E)	0,864 AC / 37,631 SQ FT	RESTRICTED TO LANDSCAPE, OPEN SPACE AND INCIDENTAL UTILITIES PURPOSES ONLY
(F)	3,069 AC / 133,666 SQ FT	RESTRICTED TO DRILL SITE
(G)	0,218 AC / 9,502 SQ FT	RESTRICTED TO LANDSCAPE, OPEN SPACE AND INCIDENTAL UTILITIES PURPOSES ONLY
(H)	0,088 AC / 3,850 SQ FT	RESTRICTED TO LANDSCAPE, OPEN SPACE AND INCIDENTAL UTILITIES PURPOSES ONLY
(I)	0,900 AC / 39,216 SQ FT	RESTRICTED TO LANDSCAPE, OPEN SPACE AND INCIDENTAL UTILITIES PURPOSES ONLY

EXISTING EASEMENTS		
1	20' PIPELINE EASEMENT VOLUME 270, PAGE 256, FBCCR	
2	15' SANITARY SEWER EASEMENT FBCCF NO 2025041964	
3	10' WATER LINE EASEMENT FBCCF NO 2025041966	
4	30' DRILL SITE ACCESS EASEMENT FBCCF NO 2024001914	
5	40' DETENTION EASEMENT VOLUME 378, PAGE 47, FBCCR	
6	DRILL SITE 4 FBCCF NO 2024001915	
7	15' SANITARY SEWER EASEMENT FBCCF NO 2025046941	
8	15' SANITARY SEWER EASEMENT FBCCF NO 2025069675	
9	30'X35' WATER LINE EASEMENT FBCCF NO 2025046940	
10	16' WATER LINE EASEMENT FBCCF NO 2025041966	
11	14' UTILITY EASEMENT PLAT NO 20250327 FBCCR	
12	10' UTILITY EASEMENT PLAT NO 20250327 FBCCR	
13	10' SANITARY SEWER EASEMENT PLAT NO 20250327 FBCCR	
14	15' SANITARY SEWER EASEMENT PLAT NO 20250327 FBCCR	
15	10' WATER LINE EASEMENT PLAT NO 20250327 FBCCR	
16	16' WATER LINE EASEMENT PLAT NO 20250327 FBCCR	
17	10' STORM SEWER EASEMENT PLAT NO 20250327 FBCCR	
18	20' STORM SEWER EASEMENT PLAT NO 20250327 FBCCR	

CURVE TABLE				
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	550.00'	125°40'07"	S60°13'52"E	123.59'
C9	750.00'	92°15'11"	N75°43'14"E	122.44'
C10	300.00'	45°56'55"	S76°37'23"E	234.19'
C11	800.00'	87°29'37"	S13°50'39"E	118.48'
C12	300.00'	36°38'37"	S84°32'28"W	188.61'
C14	25.00'	90°00'00"	S35°24'09"W	35.36'
C15	25.00'	90°00'00"	N54°35'51"W	35.36'
C16	25.00'	77°37'35"	S58°10'48"W	31.34'
C17	25.00'	58°40'48"	S10°23'24"E	24.88'
C18	60.00'	287°29'10"	N76°29'13"W	70.97'
C19	25.00'	47°48'21"	N43°21'11"E	20.26'
C20	25.00'	85°54'14"	N23°30'07"W	34.07'
C21	25.00'	90°00'00"	S8°38'55"E	35.36'
C22	25.00'	90°00'00"	N35°24'09"E	35.36'
C23	25.00'	90°00'00"	N17°57'14"W	35.36'
C25	25.00'	90°00'00"	S54°35'51"E	35.36'
C26	25.00'	90°00'00"	S72°02'46"W	35.36'

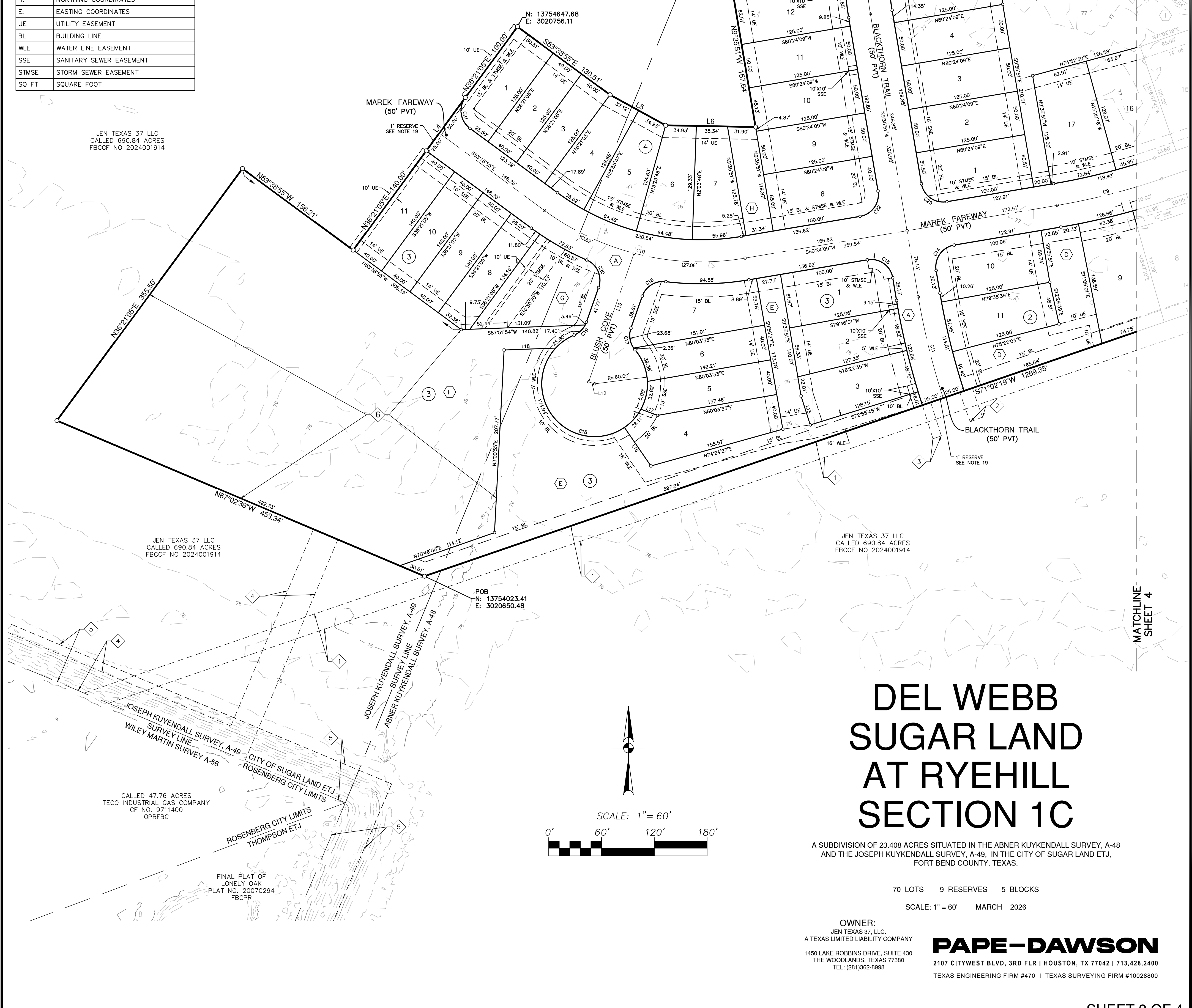
LINE TABLE		
LINE #	BEARING	LENGTH
L4	N36°12'17"E	75.00'
L5	S61°22'27"E	72.05'
L6	S88°54'28"E	102.17'
L7	N02°7'08"W	65.74'
L8	N9°15'53"E	65.94'
L9	N20°39'53"E	65.79'
L10	N62°57'14"W	5.24'
L11	N20°39'53"E	65.79'
L12	N70°33'00"W	7.09'
L13	S19°27'00"W	194.89'
L15	S17°39'29"E	34.45'
L16	S34°26'05"E	53.15'
L17	S69°39'59"E	20.16'
L18	N87°51'54"E	58.60'

LEGEND

- FOUND 5/8" IRON ROD (UNLESS NOTED)
- SET 5/8" IRON ROD (PD)
- ① BLOCK SYMBOL
- ⓐ RESERVE SYMBOL
- ⓓ EXISTING EASEMENT SYMBOL

ABBREVIATION LEGEND

AC	ACRES
POB	POINT OF BEGINNING
R	RADIUS
FBCCF NO	FORT BEND COUNTY CLERK FILE NUMBER
FBCCR	FORT BEND COUNTY DEED RECORDS
FBCCR	FORT BEND COUNTY PLAT RECORDS
PVT	PRIVATE
N:	NORTHING COORDINATES
E:	EASTING COORDINATES
UE	UTILITY EASEMENT
BL	BUILDING LINE
WLE	WATER LINE EASEMENT
SSE	SANITARY SEWER EASEMENT
STMSE	STORM SEWER EASEMENT
SQ FT	SQUARE FOOT



DEL WEBB SUGAR LAND AT RYEHILL SECTION 1C

A SUBDIVISION OF 23,408 ACRES SITUATED IN THE ABNER KUYENDALL SURVEY, A-48 AND THE JOSEPH KUYENDALL SURVEY, A-49, IN THE CITY OF SUGAR LAND ETJ, FORT BEND COUNTY, TEXAS.

70 LOTS 9 RESERVES 5 BLOCKS
SCALE: 1" = 60' MARCH 2026

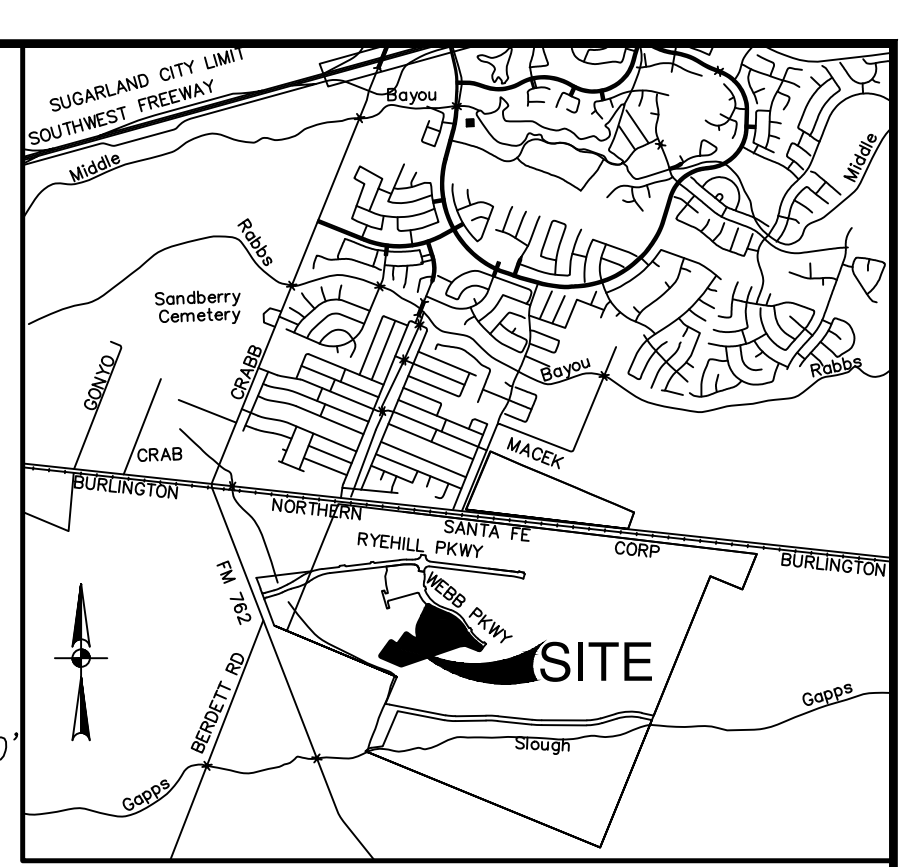
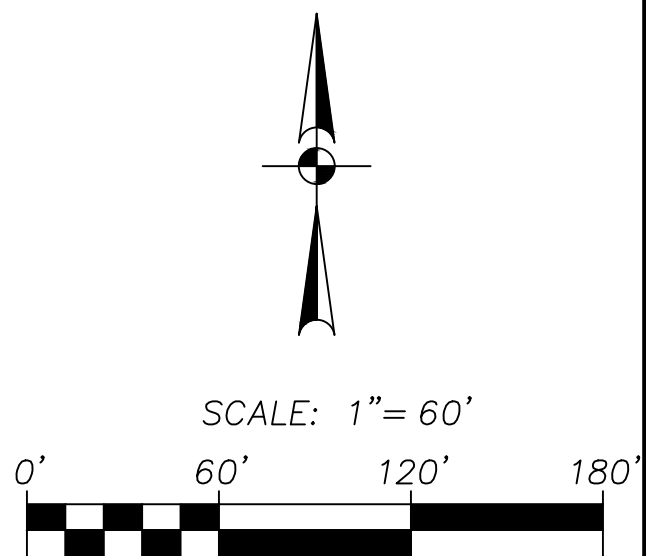
OWNER:
JEN TEXAS 37, LLC
A TEXAS LIMITED LIABILITY COMPANY
1450 LAKE ROBBINS DRIVE, SUITE 430
THE WOODLANDS, TEXAS 77380
TEL: (281)362-8998

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

RESERVE	AREA	PURPOSE
(A)	3.723 AC / 162,158 SQ FT	RESTRICTED TO PRIVATE ACCESS, EMERGENCY ACCESS AND PUBLIC UTILITIES PURPOSES ONLY
(B)	1.309 AC / 57,011 SQ FT	RESTRICTED TO LANDSCAPE, OPEN SPACE AND INCIDENTAL UTILITIES PURPOSES ONLY
(C)	0.953 AC / 41,515 SQ FT	RESTRICTED TO LANDSCAPE, OPEN SPACE AND INCIDENTAL UTILITIES PURPOSES ONLY
(D)	0.900 AC / 39,216 SQ FT	RESTRICTED TO LANDSCAPE, OPEN SPACE AND INCIDENTAL UTILITIES PURPOSES ONLY

LEGEND

- FOUND 5/8" IRON ROD (UNLESS NOTED)
- SET 5/8" IRON ROD (PD)
- ⊙ BLOCK SYMBOL
- ⊙ RESERVE SYMBOL
- ◇ EXISTING EASEMENT SYMBOL



JEN TEXAS 37 LLC
CALLED 690.84 ACRES
FBCCF NO 2024001914



JEN TEXAS 37 LLC
CALLED 690.84 ACRES
FBCCF NO 2024001914

N: 13754338.00
E: 3022259.01

JEN TEXAS 37 LLC
CALLED 690.84 ACRES
FBCCF NO 2024001914

SHEET 3
MATCHLINE

EXISTING EASEMENTS	
1	20' PIPELINE EASEMENT VOLUME 270, PAGE 256, FBCCR
2	15' SANITARY SEWER EASEMENT FBCCF NO 2025041964
3	10' WATER LINE EASEMENT FBCCF NO 2025041966
4	30' DRILL SITE ACCESS EASEMENT FBCCF NO 2024001914
5	40' DETENTION EASEMENT VOLUME 376, PAGE 47, FBCCR
6	DRILL SITE 4 FBCCF NO 2024001915
7	15' SANITARY SEWER EASEMENT FBCCF NO 2025046941
8	15' SANITARY SEWER EASEMENT FBCCF NO 2025069675
9	30'x35' WATER LINE EASEMENT FBCCF NO 2025046940
10	16' WATER LINE EASEMENT FBCCF NO 2025041966
11	14' UTILITY EASEMENT PLAT NO 20250327 FBCCR
12	10' UTILITY EASEMENT PLAT NO 20250327 FBCCR
13	10' SANITARY SEWER EASEMENT PLAT NO 20250327 FBCCR
14	15' SANITARY SEWER EASEMENT PLAT NO 20250327 FBCCR
15	10' WATER LINE EASEMENT PLAT NO 20250327 FBCCR
16	16' WATER LINE EASEMENT PLAT NO 20250327 FBCCR
17	10' STORM SEWER EASEMENT PLAT NO 20250327 FBCCR
18	20' STORM SEWER EASEMENT PLAT NO 20250327 FBCCR

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C2	700.00'	33°29'33"	S49°56'09"E	403.39'	409.19'
C3	25.00'	90°00'00"	S11°48'38"W	35.36'	39.27'
C4	25.00'	89°11'56"	S78°35'24"E	35.11'	38.62'
C5	752.50'	175°2'24"	S42°55'38"E	233.79'	234.74'
C6	25.00'	84°24'44"	S9°39'28"E	33.59'	36.63'
C7	925.00'	142°14'	S31°41'47"W	27.51'	27.51'
C8	500.00'	143°34'1"	N63°55'28"E	123.84'	124.16'
C13	300.00'	43°59'32"	N40°57'27"W	224.73'	230.34'
C24	25.00'	90°00'00"	S63°57'41"E	35.36'	39.27'
C27	25.00'	90°00'00"	N26°02'19"E	35.36'	39.27'

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S33°17'22"E	64.75'
L2	S33°16'35"E	50.00'
L3	S83°00'35"W	123.30'
L11	S56°48'38"W	71.64'
L14	S71°02'19"W	69.83'

ABBREVIATION LEGEND

AC	ACRES
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R	RADIUS
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TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800



Planning & Zoning Commission Agenda Request **April 23, 2026**

Agenda Request No: VI.A.

Agenda of: Planning & Zoning Commission Meeting

Initiated by: Emily Ercius, Planner II

Presented by: Emily Ercius, Planner II

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 amendment to Planned Development (PD) District Ordinance No. 2098 (Holy Cross Episcopal Church Final Development Plan), located at the northeast corner of West Riverpark Drive and Wimberly Canyon Drive. The 23.545 acre plan includes three sites: existing Site A (Holy Cross Episcopal Church), existing Site B (Village at Sugar Land assisted senior living facility), and proposed Site C being used for age-restricted senior living (55+) constructed of one-story bungalows and a four-story courtyard style residences.

Consideration of and action on a recommendation for the proposed amendment to Planned Development (PD) District Ordinance No. 2098 (Holy Cross Episcopal Church Final Development Plan), located at the northeast corner of West Riverpark Drive and Wimberly Canyon Drive. The 23.545 acre plan includes three sites: existing Site A (Holy Cross Episcopal Church), existing Site B (Village at Sugar Land assisted senior living facility), and proposed Site C being used for age-restricted senior living (55+) constructed of one-story bungalows and a four-story courtyard style residences.

Recommended Action:

Hold a Public Hearing followed by Consideration and Action for a Recommendation of Approval of the Holy Cross Episcopal Church Final Development Plan to the Members of City Council.

Executive Summary:

This Public Hearing is for a proposed amendment to Planned Development (PD) District Ordinance No. 2098 (or The Holy Cross Episcopal Church Final Development Plan) located at the northeast corner of West Riverpark Drive and Wimberly Canyon Drive. The current Final Development Plan (FDP) for the property consists of 17.76 total acres of land and includes 2 Reserves (or Sites), with Site A being the existing Holy Cross Episcopal Church and with Site B being the existing Village at Sugar Land assisted senior living facility.

The proposed FDP amendment would incorporate an additional 5.785 acres into the development (bringing the total acreage for the FDP to 23.545 acres) with this additional acreage being called out as Site C. The primary use being proposed for Site C is age-restricted independent senior living (55+) with the structures proposed on Site C ranging from one-story bungalows to four-story courtyard style residences with the one-story bungalows adjacent to the existing residential (Riverpark) and the four-story residences being oriented closer to the Grand Parkway Toll Road.

Staff supports Consideration and Action recommending approval of the Holy Cross Episcopal Church Final Development Plan to the Members of 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. 2100 Village Living Court Staff Report FINAL FINAL PDF 04082026
- 2. Proposed FDP Amendment for PD Ord. No. 2098

HOLY CROSS EPISCOPAL CHURCH FDP

This Public Hearing is for a proposed amendment to Planned Development (PD) District Ordinance No. 2098 (or The Holy Cross Episcopal Church Final Development Plan) located at the northeast corner of West Riverpark Drive and Wimberly Canyon Drive. The current Final Development Plan (FDP) for the property consists of 17.76 total acres of land and includes 2 Reserves (or Sites), with Site A being the existing Holy Cross Episcopal Church and with Site B being the existing The Village at Sugar Land assisted senior living facility.

The proposed FDP amendment would incorporate an additional 5.785 acres into the development (bringing the total acreage for the FDP to 23.545 acres) with this additional acreage being called out as Site C within the FDP. The primary use being proposed for Site C is age restricted independent senior living (55+). The structures being proposed on Site C range from one-story bungalows with a maximum height of 27 feet to four-story courtyard style residences with a maximum height of 70 feet. The one-story bungalows will be oriented toward the existing Riverpark residences and the four-story residences being oriented closer to the Grand Parkway Toll Road, with a maximum developable area of approximately 300,000 square feet across all structures proposed. The proposed FDP Amendment features a 40-foot-wide landscaped area that buffers the existing Riverpark residential community from the proposed development which is consistent with the existing assisted living facility structure. Additionally, a TIA Worksheet was completed for the proposed development by a licensed Professional Engineer and after staff review of the TIA Worksheet it was determined that a full scope TIA was not warranted as there were no adverse traffic impacts found that would need to be mitigated.

The three Sites within the proposed development are complimentary of one another in use and feature internal pedestrian connectivity to support the growing active adult community. Additionally, all facades of the proposed buildings within the development will consist of similar architectural design, color, and materials of the existing assisted living facility building. For building façade finishes and materials, primary finishes shall consist of brick, stone (natural, cast, or cultured-textured), textured concrete panels, and glass, and Primary Building finishes must

Holy Cross Episcopal Church Final Development Plan

comprise at least 75% of each building façade, while secondary building finishes are limited to 25%.

The proposed development also aligns with the City's Future Land Use Plan, with the site being designated as "Neighborhood Commercial and Services". Per the Future Land Use Plan adopted under Ordinance 2119 (and last amended under Ordinance 2326), this site has been envisioned to be low impact commercial services that work to support the surrounding local residential neighborhood. This proposed FDP amendment aligns with that vision. Additionally, building heights within this Land Use Classification are intended to be low to mid-rise with low-rise buildings being situated towards the western edge of the development adjacent to the existing single-family residential community and with the mid-rise buildings being nestled closer to State Highway 99 (Grand Parkway).

Below is a summary of changes for the proposed FDP Amendment:

- The Metes and Bounds Description has been updated to reflect the additional acreage of "Site C" being incorporated into the FDP
- The Topography Survey has been updated to reflect the additional acreage of "Site C" that is proposed to be incorporated into the FDP
- Exhibit B has been updated to include the written development regulations for "Site C"
- Exhibit C-2 has been amended to include the proposed layout for "Site C"
- Exhibit C-3 has been amended to show the perspective renderings for the proposed "Site C"
- Exhibit C-4 has been amended to show the proposed Pedestrian Access and Connectivity Plan
- Exhibit C-5 has been added to the FDP to show the Enlarged Construction Plan for "Site C"
- Exhibit C-6 has been added to the FDP to show the proposed Landscaping Plan for "Site C"
- Exhibit C-7 has been added to the FDP to show the proposed Building Elevations for the 4-story Independent Senior Living Facility

Holy Cross Episcopal Church Final Development Plan

- Exhibit C-8 has been added to the FDP to show the proposed Building Elevations for the 1-story bungalows
- Exhibit C-9 has been added to the FDP to illustrate the applicable Bulk Plan standards for the proposed “Site C”
- Exhibit D has been updated to include the Permitted Uses for “Site C” and to include “Parks and Recreation” as a permitted use for “Site A”
- Exhibit E has been updated to allow for more biodiversity within the proposed FDP

Staff anticipates the Consideration & Action for the FDP to follow the Public Hearing and Commission Discussion at the April 23rd Planning & Zoning Commission Meeting.

RECOMMENDATION

Staff supports a Recommendation of Approval of the Holy Cross Episcopal Church Final Development Plan to the Mayor and City Council.

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-feet of the subject property were notified via mailers and a courtesy public hearing sign was placed at the property. A map of properties that received mailers is included at the end of this report. The public hearing notice included a link to an online form that could be submitted to provide comments in advance of the scheduled meeting date. At the time of writing this report, staff has received no inquires regarding this project.

Additionally, the applicants presented their proposed project at the regularly scheduled Riverpark HOA meeting held on March 10, 2026. The applicant presented to those in attendance a proposed site plan and perspective rendering of the project and walked the meeting attendees through the project and the anticipated timeline for construction. The community actively engaged in the discussion about the proposed development with the applicant and had general questions about the anticipated resident profile for the community and how traffic would be managed during construction, but there were no additional concerns raised by the adjacent community. The

Holy Cross Episcopal Church Final Development Plan

applicant also had a representative from the LID present at the meeting to answer any questions the neighboring community may have had pertaining to flood protection or stormwater management. No concerns for the development or its proposed use were brought up by the HOA Board or its attendees at the Riverpark HOA meeting.

NOTICE OF PUBLIC HEARING



REQUEST TO AMEND THE FINAL DEVELOPMENT PLAN (or FDP) FOR PLANNED DEVELOPMENT DISTRICT ORDINANCE NO. 2098 FOR THE PROPERTY LOCATED AT 2100 VILLAGE LIVING COURT

Planning and Zoning Commission Public Hearing 6:00 p.m., April 23, 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 amendment to the Final Development Plan (FDP) for Planned Development (PD) District Ordinance Number 2098 for the property located at 2100 Village Living Court.

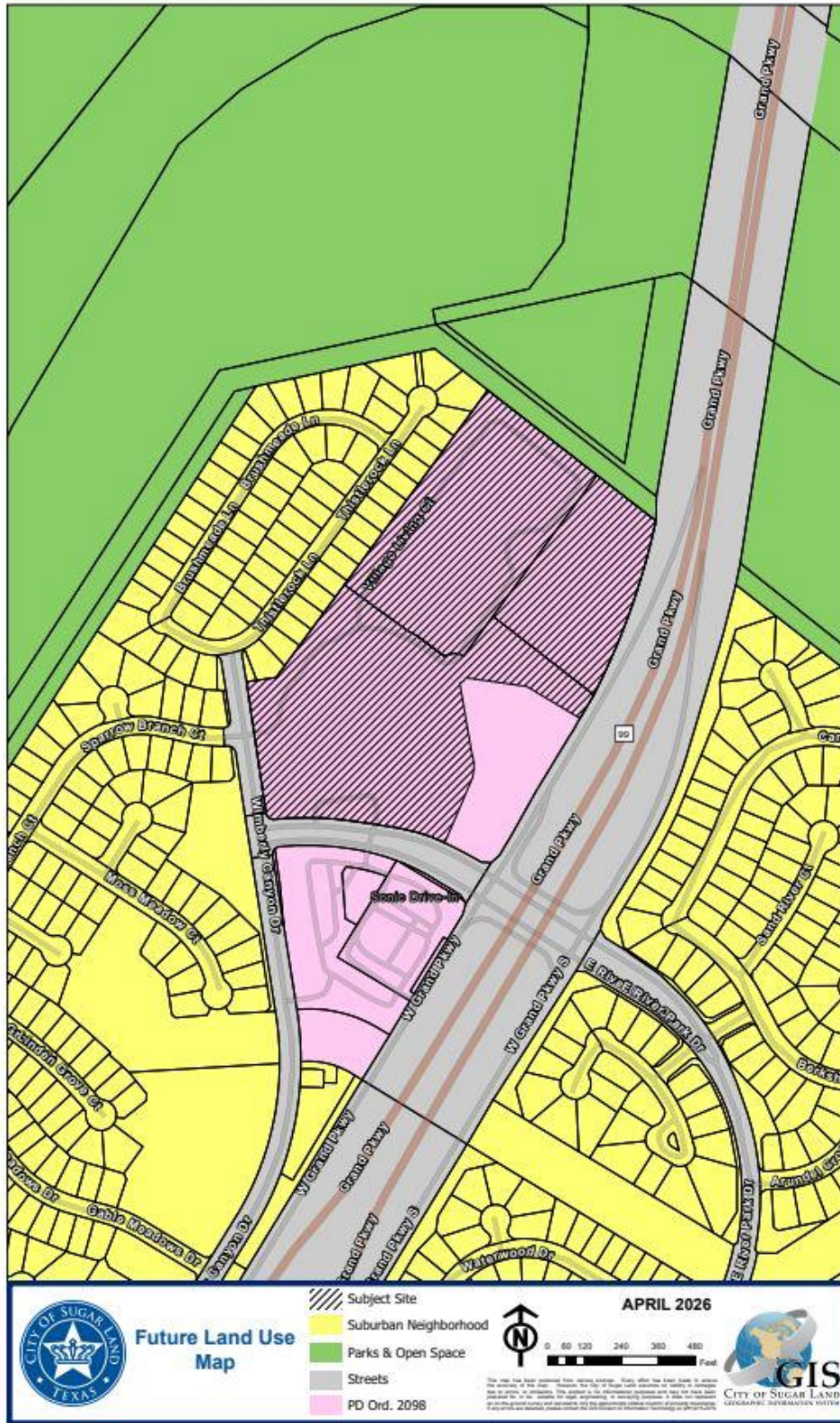
The purpose of the proposed Final Development Plan amendment is to add an additional reserve (or Site) to the existing PD Ordinance.

The agenda item for this meeting will be placed on the City of Sugar Land website at www.sugarlandtx.gov under "Meeting Agendas" Planning and Zoning Commission no later than Wednesday, April 15, 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.

VICINITY MAP



FUTURE LAND USE MAP EXCERPT



PUBLIC HEARING NOTIFICATION MAP



EXHIBIT A, PAGE 1 OF 4 PAGES

County: Fort Bend
Project: 2100 Village Living Overall PD
M&B No: 25-094 R3
CS Job No: 24092

METES AND BOUNDS DESCRIPTION OF A 23.545 ACRE TRACT

Being a tract of land containing 23.545 acres, located in the Joseph Kuykendall Survey, Abstract Number 49, in Fort Bend County, Texas; Said 23.545 acre tract being all of Lot 1, Block 1, of Minor Plat of Yew Tree Addition, a subdivision recorded in Plat Number 2019126245 of the Fort Bend County Plat Records (F.B.C.P.R.) and being out of the remainder of Tract A, Block 1, of Holy Cross Episcopal Church and School, a subdivision recorded in Slide Number 1894B of the F.B.C.P.R.; Said 23.545 acre tract being more particularly described by metes and bounds as follows (all bearings are referenced to the Texas Coordinate System of 1983, South Central Zone):

BEGINNING, at a 5/8-inch capped iron rod found at the northerly corner of said Lot 1, same being the easterly corner of Block 1 of Riverpark Section Five, a subdivision of record in Slide Number 1812B of the F.B.C.P.R., on the southwest line of a called 13.930 acre tract of land recorded in the name of Fort Bend County Levee Improvement District Number 10 in Fort Bend County Clerk's File (F.B.C.C.F.) Number 9641646, for the northerly corner of the herein described tract;

THENCE, South 52° 03' 51" East, with the northeast lines of said Lot 1 and said Tract A, respectively, and with the southwest line of said 13.930 acre tract, a distance of 692.81 feet to a 5/8-inch capped iron rod found at the easterly corner of said Tract A, on the northwest Right-of-Way (R.O.W.) line of State Highway 99 (four hundred feet wide per Volume 2354, Page 1721, of the Fort Bend County Deed Records), for the northeasterly corner of the herein described tract;

THENCE, with the southeast line of said Tract A and with the northwest R.O.W. line of said State Highway 99, at 689.57 feet along the arc of a curve to the right, having a radius of 2,291.83 feet, a central angle of 17° 14' 21", and a chord that bears South 20° 41' 34" West, a distance of 686.97 feet to a 1/2-inch capped iron rod found;

THENCE, through and across said Tract A, the following six (6) courses:

1. North 58° 54' 34" West, a distance of 204.76 feet to an angle point;
2. North 82° 16' 49" West, a distance of 199.41 feet to a point at the beginning of a curve to the right;
3. 27.99 feet along the arc of said curve to the right, having a radius of 50.00 feet, a central angle of 32° 04' 41", and a chord that bears South 52° 27' 35" West, a distance of 27.63 feet to an angle point;

EXHIBIT A, PAGE 2 OF 4 PAGES

4. South $09^{\circ} 49' 24''$ East, a distance of 264.77 feet to a point at the beginning of a curve to the right;
5. 58.42 feet along the arc of said curve to the right, having a radius of 100.00 feet, a central angle of $33^{\circ} 28' 14''$, and a chord that bears South $06^{\circ} 55' 03''$ West, a distance of 57.59 feet to a point of tangency;
6. South $23^{\circ} 38' 46''$ West, a distance of 220.84 feet to a point on a southerly line of said Tract A and on the northerly R.O.W. line of West Riverpark Drive (width varies per Slide 1622A of the F.B.C.P.R., for the southeast corner of the herein described tract;

THENCE, with the southerly lines of said Tract A and with the northerly R.O.W. line of said West Riverpark Drive, the following four (4) courses:

1. 15.06 feet along the arc of a curve to the left, having a radius of 1,063.00 feet, a central angle of $00^{\circ} 48' 42''$, and a chord that bears North $65^{\circ} 26' 00''$ West, a distance of 15.06 feet to a point of compound curvature;
2. 146.13 feet along the arc of said curve to the left, having a radius of 550.00 feet, a central angle of $15^{\circ} 33' 12''$, and a chord that bears North $73^{\circ} 27' 02''$ West, a distance of 145.70 feet to an angle point;
3. North $81^{\circ} 03' 43''$ West, a distance of 134.70 feet to a point at the beginning of a curve to the left;
4. 265.43 feet along the arc of said curve to the left, having a radius of 1,045.00 feet, a central angle of $14^{\circ} 33' 12''$, and a chord that bears North $88^{\circ} 20' 18''$ West, a distance of 264.72 feet to a point of reserve curvature, same being the southerly southwest corner of said Tract A and the herein described tract, at the southeast end of a fillet curve to the right from the northerly R.O.W. line of said West Riverpark Drive to the easterly R.O.W. line of Wimberly Canyon Drive (seventy feet wide per Slide No. 1812B of the F.B.C.P.R.);

THENCE, 37.87 feet along the arc of said fillet curve to the right, having a radius of 25.00 feet, a central angle of $86^{\circ} 47' 10''$, and a chord that bears North $52^{\circ} 13' 20''$ West, a distance of 34.35 feet to a point at the westerly southwest corner of said Tract A and the herein described tract, same being the northwest end of said fillet curve to the right;

THENCE, North $08^{\circ} 49' 46''$ West, with the southerly west line of said Tract A and with the easterly R.O.W. line of said Wimberly Canyon Drive, a distance of 431.68 feet to a point at the most westerly corner of said Tract A and the herein described tract, same being the southwest corner of Tract G, Block 1, of aforesaid Section 5;

EXHIBIT A, PAGE 3 OF 4 PAGES

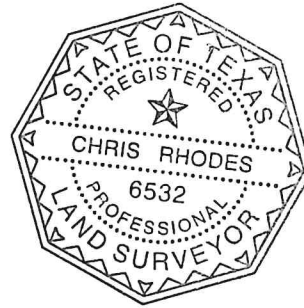
THENCE, with the northwest lines of said Tract A and said Lot 1 and with the southeasterly lines of Block 1 of said Section 5, the following two (2) courses:

1. North 81° 10' 14" East, a distance of 97.81 feet to an angle point;
2. North 36° 25' 14" East, a distance of 1,161.03 feet to the **POINT OF BEGINNING** and containing 23.545 acres of land.

An Exhibit Map of the herein described tract was prepared in conjunction with and accompanies this description.



Chris Rhodes, R.P.L.S.
Texas Registration Number 6532
CIVIL-SURV LAND SURVEYING, LC
PH: (713) 839-9181
October 9, 2025



23.545 ACRE EXHIBIT

BEING ALL OF LOT 1, BLOCK 1, OF YEW TREE ADDITIONS, A SUBDIVISION OF RECORD IN SLIDE No. 1894B, F.B.C.P.R., AND OUT OF THE REMAINDER OF TRACT "A", BLOCK 1, OF HOLY CROSS EPISCOPAL CHURCH AND SCHOOL, A SUBDIVISION OF RECORD IN SLIDE 1894B OF THE F.B.C.P.R., IN THE

JOSEPH KUYKENDALL SURVEY ABSTRACT NO. 49

FORT BEND COUNTY, TEXAS JOB#: 24092
OCTOBER 9, 2025

RIVERPARK SECTION 5

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N 82°16'49" W	79.17'
L2	N 81°03'43" W	134.70'
L3	N 81°10'14" E	97.81'

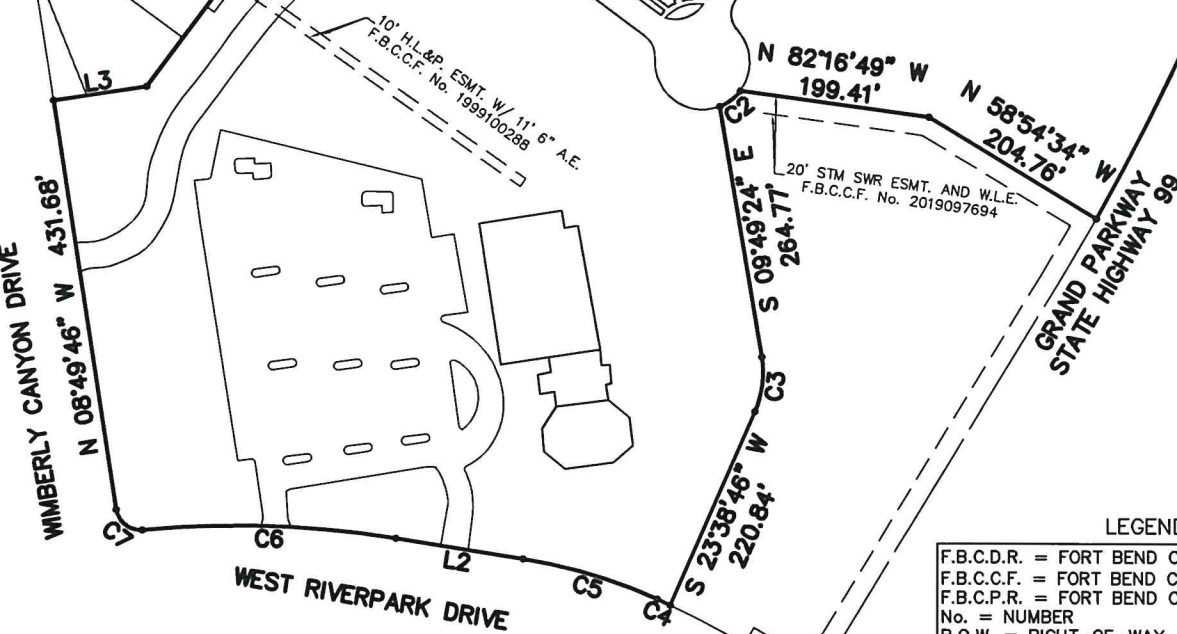
23.545 ACRES
1,025,615 S.F.

NOTE:

1. THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE.
2. A METES AND BOUNDS DESCRIPTION OF EVEN DATE HAS BEEN PREPARED IN CONJUNCTION WITH AND ACCOMPANIES THIS EXHIBIT.
3. THIS EXHIBIT IS FOR GRAPHICAL PURPOSES ONLY IN RELATION TO THE TRACTS SHOWN HEREON AND IS NOT A BOUNDARY SURVEY NOR SHALL IT BE CONSTRUED IN ANY WAY TO BE A BOUNDARY SURVEY.

LEGEND

F.B.C.D.R. = FORT BEND COUNTY DEED RECORDS
F.B.C.C.F. = FORT BEND COUNTY CLERK'S FILE
F.B.C.P.R. = FORT BEND COUNTY PLAT RECORDS
No. = NUMBER
R.O.W. = RIGHT-OF-WAY
P.O.B. = POINT OF BEGINNING
S.F. = SQUARE FEET



CURVE TABLE

CURVE #	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	2291.83'	17°14'21"	689.57'	S 20°41'34" W	686.97'
C2	50.00'	32°04'41"	27.99'	S 52°27'35" W	27.63'
C3	100.00'	33°28'14"	58.42'	S 06°55'03" W	57.59'
C4	1063.00'	0°48'42"	15.06'	N 65°26'00" W	15.06'
C5	550.00'	15°13'22"	146.13'	N 73°27'02" W	145.70'
C6	1045.00'	14°33'12"	265.43'	N 88°20'18" W	264.72'
C7	25.00'	86°47'10"	37.87'	N 52°13'20" W	34.35'

10590 WESTOFFICE DRIVE, SUITE #100
HOUSTON, TEXAS 77042

Civil-Surv

Land Surveying, LLC

OFFICE: (713) 839-9181
TBPELS No. 10143800
Email: michael@civil-surv.net

EXHIBIT B

FINAL DEVELOPMENT PLAN

Holy Cross Episcopal Church Planned Development

A. Contents. This Final Development Plan contains the following sections:

1. General Provisions
2. Land Uses
3. Development Regulations
4. Landscape, Bicycle, and Pedestrian Circulation Regulations
5. Building Regulations
6. Additional Regulations
7. Exhibits
 - a. Exhibit A, *Metes and Bounds Description of 23.545 Acres*
 - b. Exhibit B, *Text of Final Development Plan* (this Exhibit)
 - c. Exhibits C-1 through C-9
 - i. C-1, *Final Development Plan – Building Orientation / Conceptual Location of Buildings, Parking & Vehicular Access*
 - ii. C-2, *Final Development Plan – Development Plan - Site C Layout*
 - iii. C-3, *Final Development Plan – Perspective Drawing*
 - iv. C-4, *Final Development Plan – Pedestrian Access/ Pedestrian Connectivity Plan*
 - v. C-5, *Final Development Plan – Enlarged New Construction Plan*
 - vi. C-6, *Final Development Plan – Landscape Plan - Site C*
 - vii. C-7, *Final Development Plan – Building Elevations (4-story)*
 - viii. C-8, *Final Development Plan – Townhome Buildings Elevations*
 - ix. C-9, *Final Development Plan – Bulk Plane*
 - d. Exhibit D, *Final Development Plan – Permitted Use List*
 - e. Exhibit E, *Final Development Plan – Plant List*

B. General Provisions.

1. The PD approved herein must be constructed, developed, and maintained in compliance with this ordinance and other applicable ordinances of the City. If any provision or regulation of any City ordinance applicable in a B-O (Business Office) zoning district is not contained in this ordinance, all the regulations contained in the Development Code applicable to the B-O zoning district in effect on the effective date of this ordinance apply to this PD as though written herein, except to the extent the City regulation or provision conflicts with a provision of this ordinance.
2. Except as otherwise provided herein, the words used in this Final Development Plan have the meaning established by the Development Code. In this ordinance:

Open Space means the portion of all land contained within the PD that is not covered by buildings, parking lots, driveways, improved pedestrian areas (outside of publicly accessible plazas), or other impermeable material.

PD means the planned development district created by this ordinance.

Pavers mean colored interlocking bricks, tiles, stones, blocks, or concrete units.

Drop-off means a traffic lane where vehicles stop temporarily to allow passengers, belongings, and/or services to be delivered to the premises. The term does not include retail drive-thru lanes.

3. The PD is divided into three sites, Site A, Site B, and Site C, with a private primary access easement (Village Living Ct.). There is also a cross-access agreement for circulation between Site B and Site C.

C. Land Uses. Permitted land uses for the PD are listed in Exhibit D, *Final Development Plan - Permitted Use List*.

D. Development Regulations. Sites within the PD shall be developed in accordance with the following development regulations.

1. Maximum height of structures on Site B, and on Site C within 450 feet of the property line adjacent to the residential area to the west, is one story or 35 feet as defined under the City of Sugar Land Development Code. On Site B and Site C, within a 120-foot-wide strip adjacent to the residential area to the west - maximum height of structures is 27 feet as measured from the finished grade to the roof peak, as further specified in Exhibit C-9. On the remainder of Site C, maximum height of structures will be 70 feet. *See Exhibit C-9, Final Development Plan - Bulk Plane.*
2. Chimneys, church steeples, ornamental spires, cooling towers, elevator bulkheads, roof gables, and mechanical equipment may extend an additional height not to exceed 15 feet above the maximum height allowed for the structure to which it is affixed. This subsection applies only to Site A.
3. Minimum building setbacks for Site A:
 - a. Abutting the private primary access easement: 25 feet as measured from the nearest edge of pavement
 - b. Abutting the property to the east: 25 feet as measured from the property line
 - c. Abutting West River Park Drive: 25 feet as measured from the property line
 - d. Abutting Wimberly Canyon Drive: 25 feet as measured from the property line
 - e. Abutting the residential area to the west: 40 feet as measured from the property line
4. Minimum building setbacks for Site B:
 - a. Abutting the private primary access easement: 25 feet as measured from the nearest edge of pavement
 - b. Abutting Site C to the east: 25 feet as measured from the property line
 - c. Abutting the residential area to the west: 40 feet as measured from the property line
 - d. Abutting Site C to the north: 15 feet as measured from the property line
5. Minimum building setbacks for Site C:
 - a. Abutting the levee area: 25 feet as measured from the property line
 - b. Abutting the residential area to the west: 40 feet as measured from the property line

- c. Abutting Site B to the south: 15 feet as measured from the property line
 - d. Abutting the property to the east: 40 feet as measured from the property line
 - e. Abutting Site B to the west: 25 feet as measured from the property line
 - f. Abutting the property line to the south: 25 feet as measured from the property line
6. Minimum parking lot setbacks for Site A:
 - a. Abutting the private access easement: 10 feet as measured from the nearest edge of pavement
 - b. Abutting the property to the east: 10 feet as measured from the property line
 - c. Abutting West River Park Drive: 15 feet as measured from the property line
 - d. Abutting Wimberly Canyon Drive: 15 feet as measured from the property line
 - e. Abutting the residential area to the west: 40 feet as measured from the property line
 7. Minimum parking lot setbacks for Site B:
 - a. Abutting the private access easement: 10 feet as measured from the nearest edge of pavement
 - b. Abutting the residential area to the west: 40 feet as measured from the property line
 8. Minimum parking lot setbacks for Site C:
 - a. Abutting the levee area: 25 feet as measured from the property line
 - b. Abutting the residential area to the west: 40 feet as measured from the property line
 - c. Abutting the property to the east: 6 feet as measured from the property line
 - d. Abutting the property line to the south: 7.5 feet as measured from the property line
 9. Paving:
 - a. All parking lots, driveways, and vehicle use areas that are installed on Site B and Site C may be paved with a concrete surface or interlocking pavers supported by a 6-inch reinforced concrete tray and a sub-grade per City of Sugar Land Design Standards.
 - b. Parking lots, driveways, and vehicle use areas that are existing on or prior to the effective date of this PD ordinance on Site A may be maintained per City of Sugar Land Design Standards.
 10. Private Primary Access Easement. Village Living Ct., the private primary access easement on Site A, shall be a minimum of 28 feet wide and will be measured from back of curb to back of curb and shall be paved with a concrete surface or interlocking pavers supported by a 6-inch reinforced concrete tray and a sub-grade as approved by the City Engineer and Fire Marshall. The private primary access easement on Site A shall be installed with the development of Site B.

E. Landscape, Bicycle, and Pedestrian Circulation Regulations - Sites within the PD shall be developed in accordance with the development regulations contained within this ordinance.

1. Minimum 15% Open Space of lot area.
2. Minimum landscape setback/buffer Site A:
 - a. Abutting the private access easement: 10 feet as measured from the nearest edge of pavement
 - b. Abutting the property to the east: 10 feet as measured from the property line.
 - c. Abutting West Riverpark Drive: 15 feet as measured from the property line
 - d. Abutting Wimberly Canyon Drive: 15 feet as measured from the property line
 - e. Abutting the residential area to the west: 40 feet as measured from the property line
3. Minimum landscape setback/buffer for Site B:
 - a. Abutting the private access easement: 10 feet as measured from the nearest edge of pavement
 - b. Abutting the residential area to the west: 40 feet as measured from the property line

4. Minimum landscape setback/buffer for Site C:
 - a. Abutting the levee area: 25 feet as measured from the property line
 - b. Abutting the residential area to the west: 40 feet as measured from the property line
 - c. Abutting the property to the east: 6 feet as measured from the property line
 - d. Abutting the property line to the south: 7.5 feet as measured from the property line
5. The 40-foot residential landscape setbacks/buffer along the western property lines of Site B and Site C and adjacent to the single family residences, as shown in Exhibit C-1, *Final Development Plan – Building Orientation / Conceptual Location of Buildings, Parking & Vehicular Access*, and Exhibit C-6, *Final Development Plan – Landscape Plan - Site C*, shall be planted as follows:
 - a. One tree for each 30 linear feet of landscape buffer, or portion thereof.
 - b. Screening trees and shade trees shall have a minimum four-inch caliper, and minimum 10-foot height as measured at ground level when planted and shall be selected from Exhibit E, *Final Development Plan - Plant List*.
6. The shade trees within the landscape buffer along the western property line adjacent to the residential area, across the parking lot frontage along West Riverpark Drive, and across the frontage along Wimberly Canyon Drive, must be linearly spaced at 30-foot intervals. All other required trees may be clustered or spaced linearly; they need not be placed evenly.
7. The landscape setback/buffer abutting the levee area:
 - a. From the toe of the levee to a distance of 25 feet, a landscape free zone is required in accordance with the United States Corp of Army Engineers (USACE) Levee Inspection Requirements; and
 - b. Any required trees must be set back a minimum of 30 feet from the toe of the levee per the USACE.
8. For parking areas adjacent to the eastern and southern property lines of Site C, one tree will be placed per 50 feet of lot length. Such trees shall be at least four-inch caliper, and a minimum height of 10 feet as measured at ground level when planted. Trees may be clustered or spaced linearly and do not have to be spaced at even intervals.
9. A sidewalk of a minimum of five feet in width shall be installed along one side of the private primary access easement in accordance with Exhibit C-4, *Final Development Plan - Pedestrian Access / Pedestrian Connectivity Plan*. The sidewalk shall be installed at the time that the private access easement is constructed.
10. Sidewalks on Site C shall be a minimum of 5 feet in width. Crosswalks for pedestrian access will be placed across the drives in two locations to connect Site B and Site C in accordance with Exhibit C-4, *Final Development Plan - Pedestrian Access / Pedestrian Connectivity Plan*.
11. All parking lots on Site B installed pursuant to the approval of this PD shall be screened from view of residential areas and public rights-of-way by shrubs. For Site B, shrubs must be a minimum of two feet in height when measured immediately after planting. All parking lots on Site C installed pursuant to the approval of this PD shall be screened from view of residential areas and public rights-of-way by shrubs. For Site C, shrubs must be a minimum of three feet in height when measured immediately after planting. When used for screening purposes, the shrubs must be planted in a double row and not separated by more than three feet.
12. At the time that the private primary access easement is installed on Site A, one screening tree for every 30' shall be installed within the 40' landscape buffer at 30-foot intervals.

13. Off-street parking spaces for bicycles shall be provided within 50 feet of one building entrance for each building on Site B and Site C in compliance with the Development Code.
14. One plaza at a minimum of 500 square feet (common open space) shall be installed on Site A prior to issuance of a Certificate of Occupancy for new construction at Site B. The plaza will include, at a minimum, two benches, one bicycle rack to accommodate five bicycles, one planter box, and one tree planted at grade. There shall be no light fixtures installed or operated within the plaza.

F. Building Regulations – Buildings within the PD shall be developed in accordance with the B-O regulations. Buildings on Site C shall be built in compliance with designs as depicted on Exhibit C-7, *Final Development Plan – Building Elevations (4-story)*, and Exhibit C-8, *Final Development Plan – Townhome Buildings Elevations*. The following restrictions apply to all buildings within the PD:

1. Primary finishes are limited to brick, stone (natural, cast, or cultured-textured), textured concrete panels, and glass, and shall comprise at least 75% of each façade.
2. Use of architectural metals is limited to canopies, parapet walls, roof systems, and miscellaneous trim work, and such use must meet the durability standards of the City of Sugar Land Development Code.
3. Building façade finishes shall include a pattern with no less than three of the elements listed below:
 - a. Color change
 - b. Texture change
 - c. Material change
 - d. Expression of structural bay through a change in plane
4. The following building materials shall not be used in an exterior finish:
 - a. Vinyl siding, wood fiber hardboard siding, oriented strand board siding, plastic, or fiberglass panels
 - b. Unfired or underfired clay, sand, or brick shale
 - c. Smooth or untextured concrete surfaces, other than split-face concrete masonry units
 - d. Exterior Insulated Finish Systems (E.I.F.S.)
 - e. Stucco
 - f. Wood
5. No building services areas shall be located within landscape buffer areas nor within the parking lot setback areas and shall be screened from public streets and the existing residential area.

G. Additional Regulations.

1. Outside display or storage of merchandise and equipment is prohibited.
2. On-site storage of fleet vehicles is prohibited, with the exception of two parking spaces for van shuttle services on Site C.
3. All service areas and mechanical equipment shall be screened from off-site views using walls, berms, shrubs and/or trees. This includes screening of the following:
 - a. Trash compactors and bins
 - b. Storage tanks and pumps
 - c. Irrigation controllers and backflow preventers
 - d. Electrical transformers and control boxes

- e. Air-conditioning units
 - f. Auxiliary buildings
 - g. Shipping and receiving dock doors
 - h. Ground-mounted mechanical equipment
4. The use of outdoor speakers is prohibited, except for internal courtyards located on Site C.
 5. Any lighting used to illuminate sidewalks, trails, landscape buffers, publicly accessible outdoor spaces, parking spaces, and buildings shall comply with the lighting standards of the City of Sugar Land Development Code.
 6. Drive-thru lanes are prohibited.

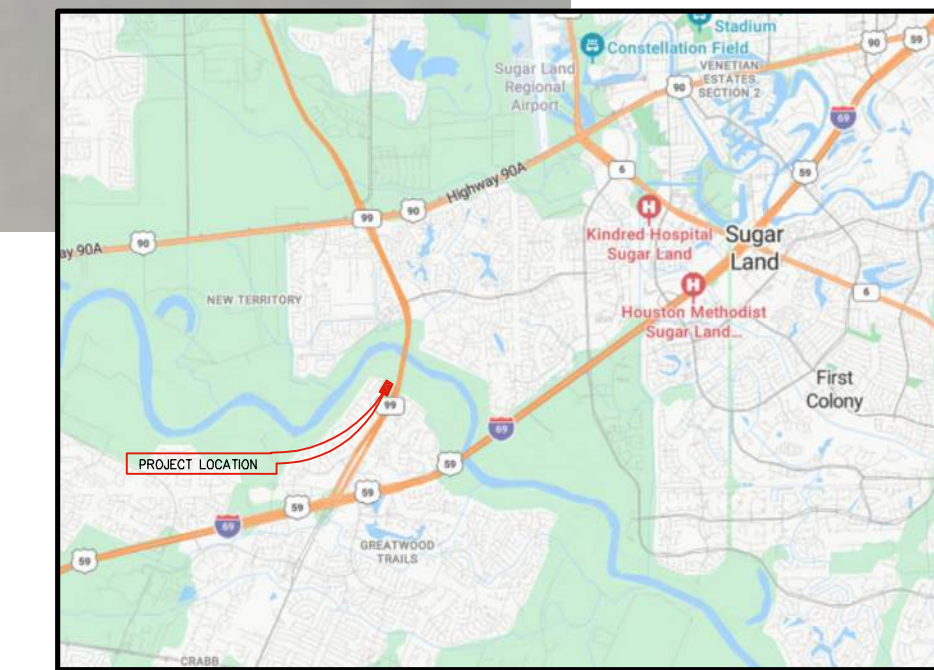
PARKING		
SPACE	REQUIRED	PROVIDED
TYPICAL SURFACE PARKING	258	263
ACCESSIBLE AT SURFACE PARKING (INCLUDE 2 ADA VAN)	7	8
ELECTRIC VEHICLE SURFACE PARKING	3	3
ACCESSIBLE AT ELECTRIC VEHICLE SURFACE PARKING	1	1
PRIVATE GARAGE AT APARTMENT BUILDING	14	14
ACCESSIBLE PRIVATE GARAGE AT APARTMENT BUILDING	1	1
SUB TOTAL:	284	290
PRIVATE GARAGE AT TOWNHOME	16	16
GRAND TOTAL:	300 @ 1.5 RATIO	306

LEGEND	
	DEVELOPMENT PLAN BOUNDARY
	EXISTING 5'-0" WIDE SIDEWALK / PEDESTRIAN ACCESS
	EXISTING SHADE TREES / LANDSCAPE BUFFER

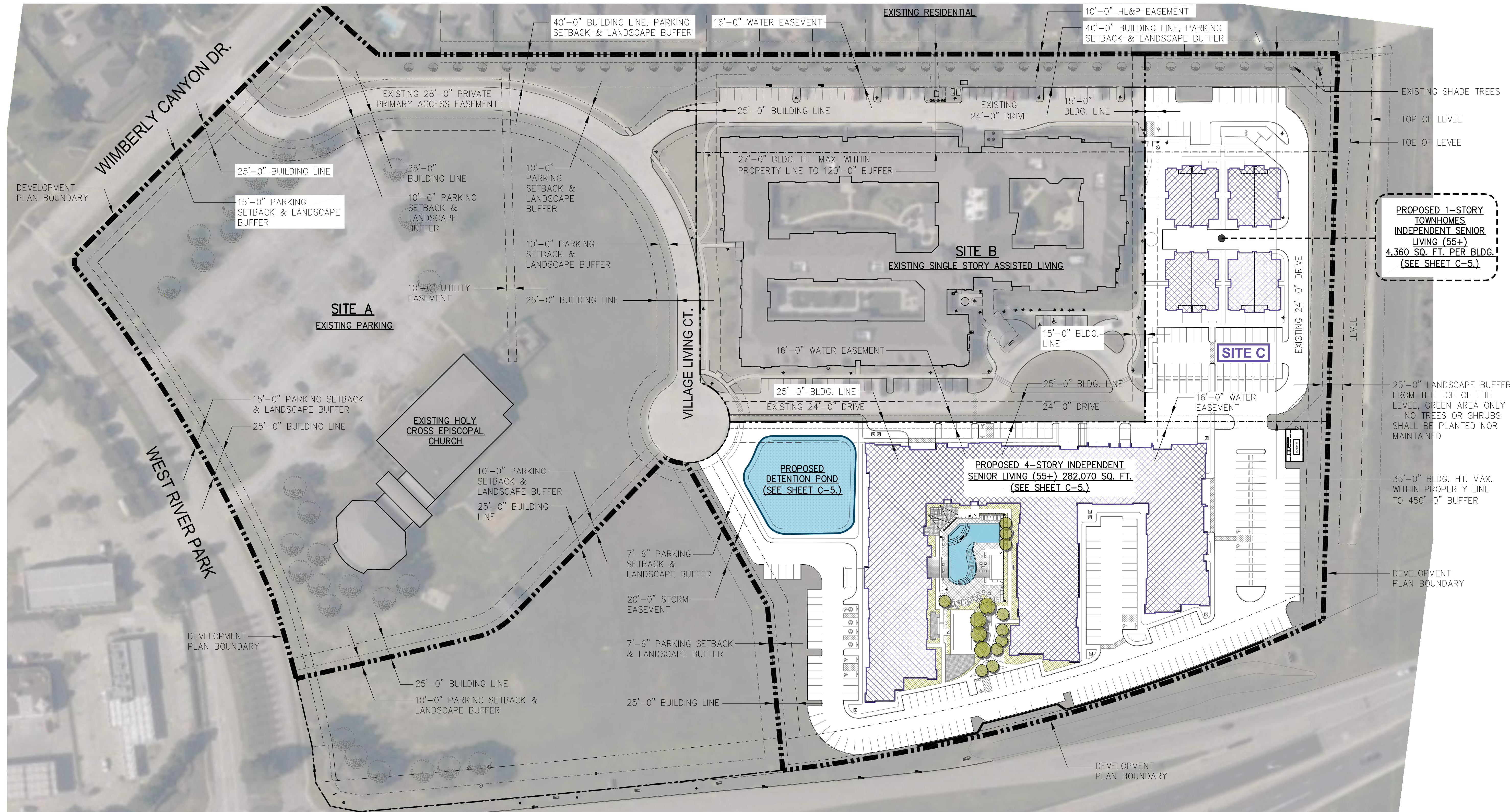
BUILDING ORIENTATION / CONCEPTUAL LOCATION OF BUILDINGS, PARKING & VEHICULAR ACCESS

1"=60'-0"

- ** NOTE:
1. PLANS PREPARED BASED UPON SURVEY PROVIDED BY OWNER
2. ALL FIRELANE WIDTHS AND TURN RADII TO COMPLY WITH SUGAR LAND STANDARDS AND FIRE MARSHALL REQUIREMENTS



VICINITY MAP
N.T.S.



PROPOSED 1-STORY TOWNHOMES INDEPENDENT SENIOR LIVING (55+)
4,360 SQ. FT. PER BLDG. (SEE SHEET C-5.)

PROPOSED 4-STORY INDEPENDENT SENIOR LIVING (55+) 282,070 SQ. FT. (SEE SHEET C-5.)

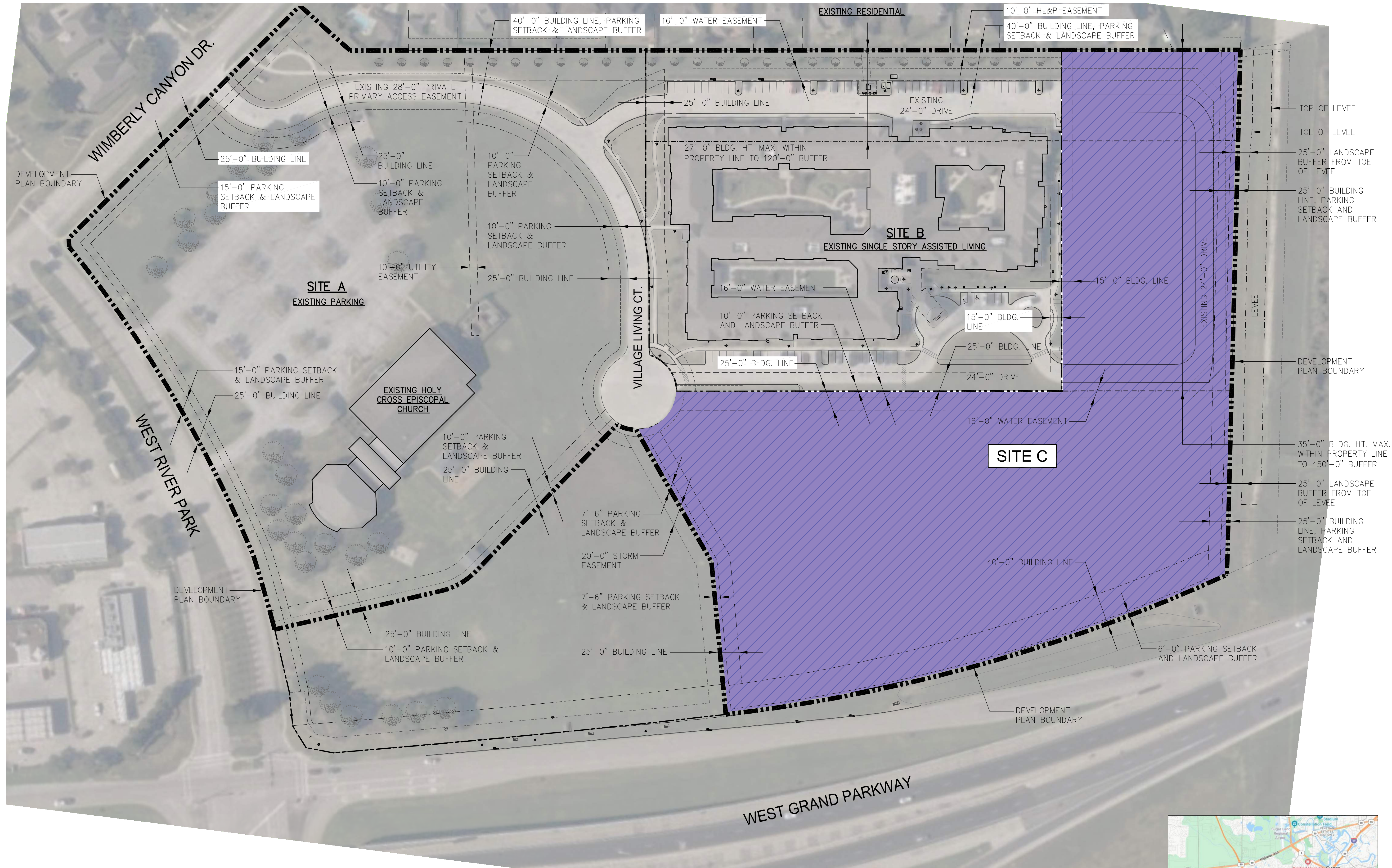
NO.	DATE	REVISION

MEEKS PARTNERS
16000 Memorial Drive
Suite 100
Houston, Texas 77079
2815558767
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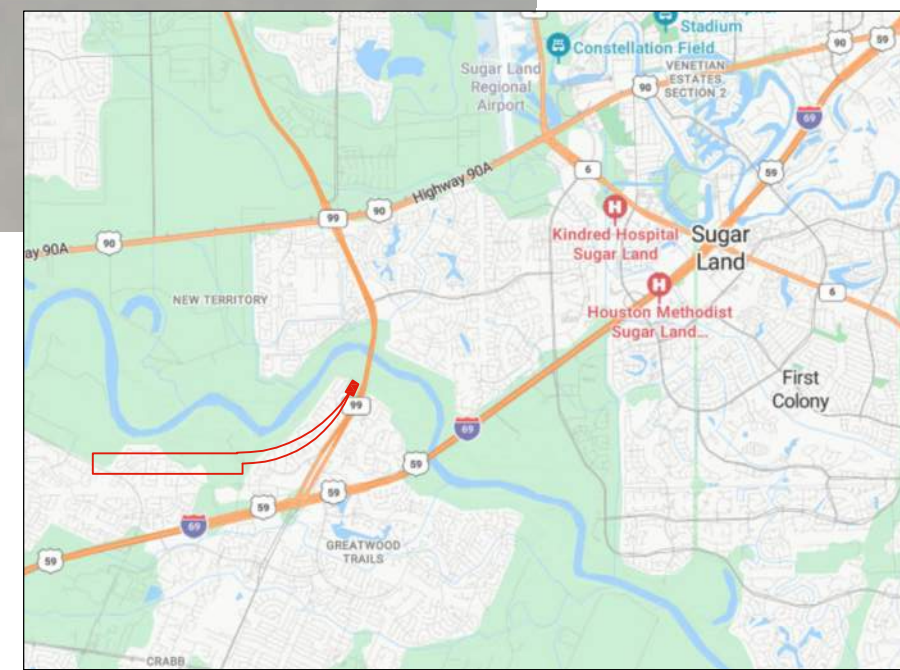
SUGARLAND ACTIVE ADULT
SUGAR LAND, TEXAS 77479
A Development of ARCADIAN REAL ESTATE GROUP

JOB NO.:	23046
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<input type="checkbox"/> ISSUED FOR PRICING	
<input type="checkbox"/> ISSUED FOR PERMIT	
<input type="checkbox"/> ISSUED FOR CONSTRUCTION	

SHEET TITLE
FINAL DEVELOPMENT PLAN
DRAWING NO.
C-1.



1 FINAL DEVELOPMENT PLAN - SITE C
1"=60'-0"



VICINITY MAP
N.T.S.

NO.		DATE		REVISION	
NO.		DATE		REVISION	

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Suite 100
Houston, Texas 77079
2815558767
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 ISSUED FOR CONSTRUCTION

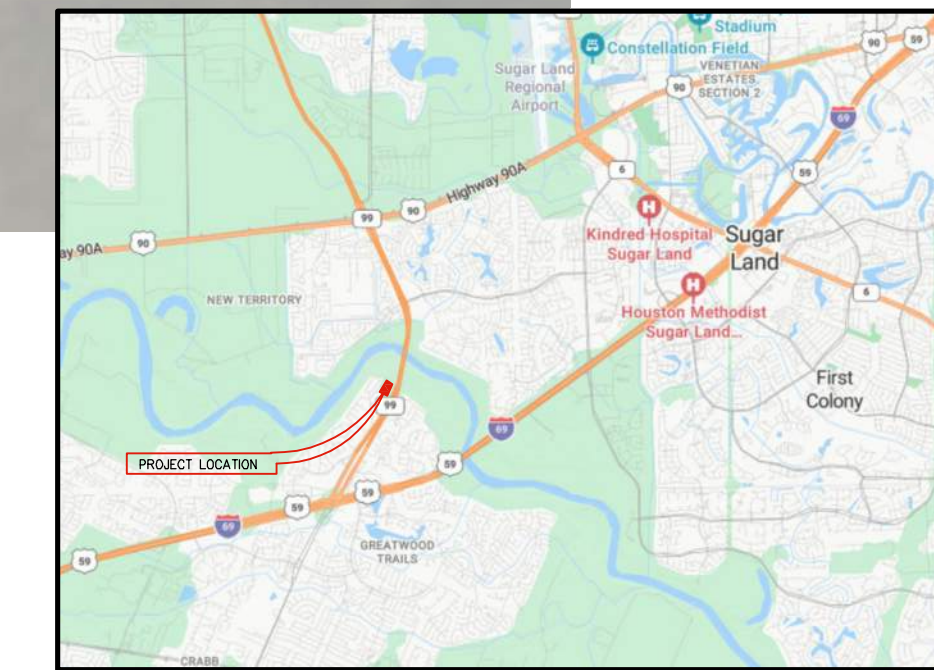
SHEET TITLE
FINAL DEVELOPMENT PLAN - SITE C
DRAWING NO.
C-2.

M.P.S., CO.

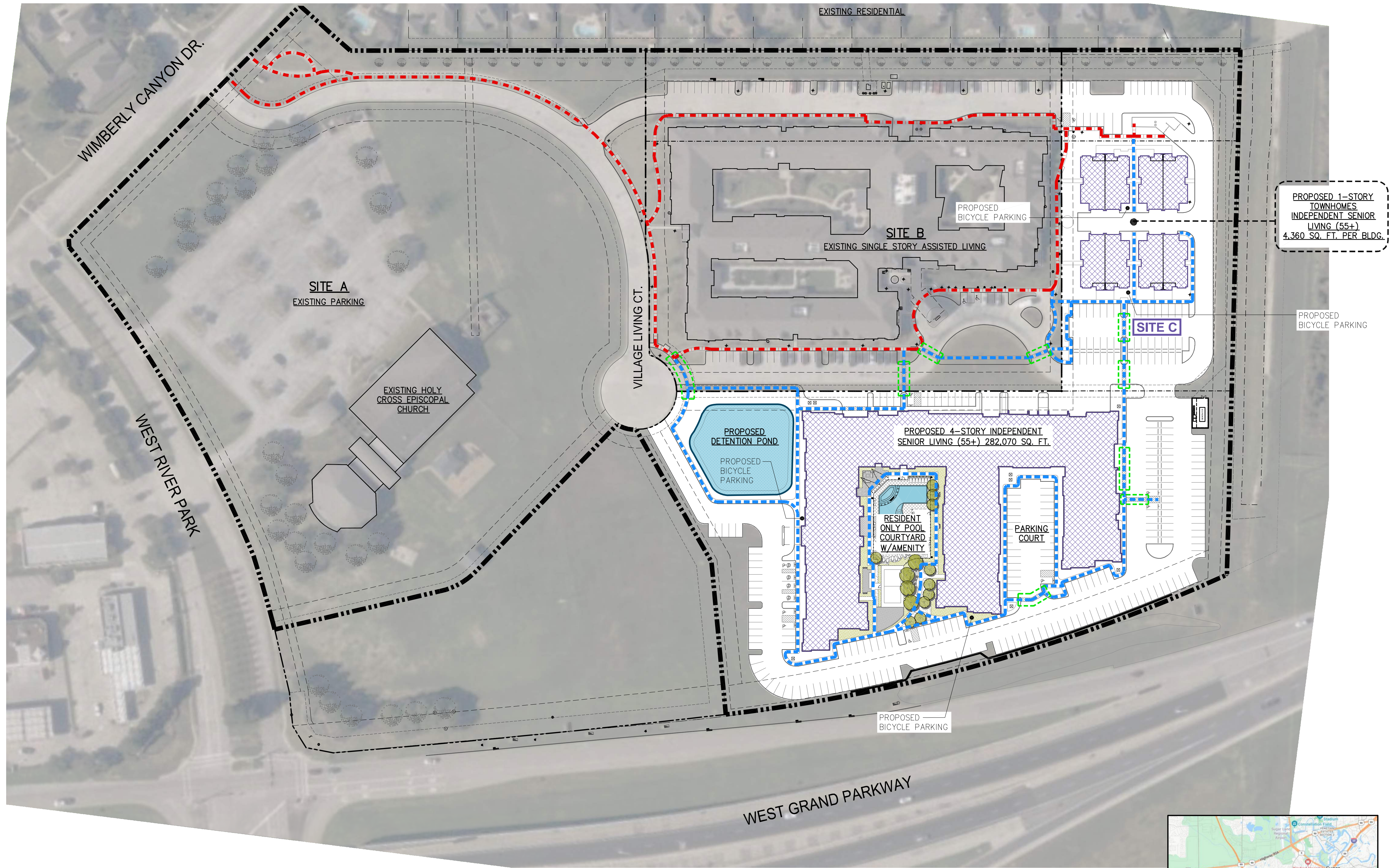
LEGEND	
	EXISTING PEDESTRIAN CIRCULATION
	PROPOSED PEDESTRIAN CIRCULATION (5'-0" WIDE SIDEWALK)
	PEDESTRIAN CROSSWALKS (ALL CROSSWALKS WILL BE DESIGNED TO BE FULLY ACCESSIBLE)

PEDESTRIAN ACCESS / PEDESTRIAN CONNECTIVITY PLAN
 1"=60'-0"

- ** NOTE:
 1. PLANS PREPARED BASED UPON SURVEY PROVIDED BY OWNER
 2. ALL FIRELANE WIDTHS AND TURN RADII TO COMPLY WITH SUGAR LAND STANDARDS AND FIRE MARSHALL REQUIREMENTS



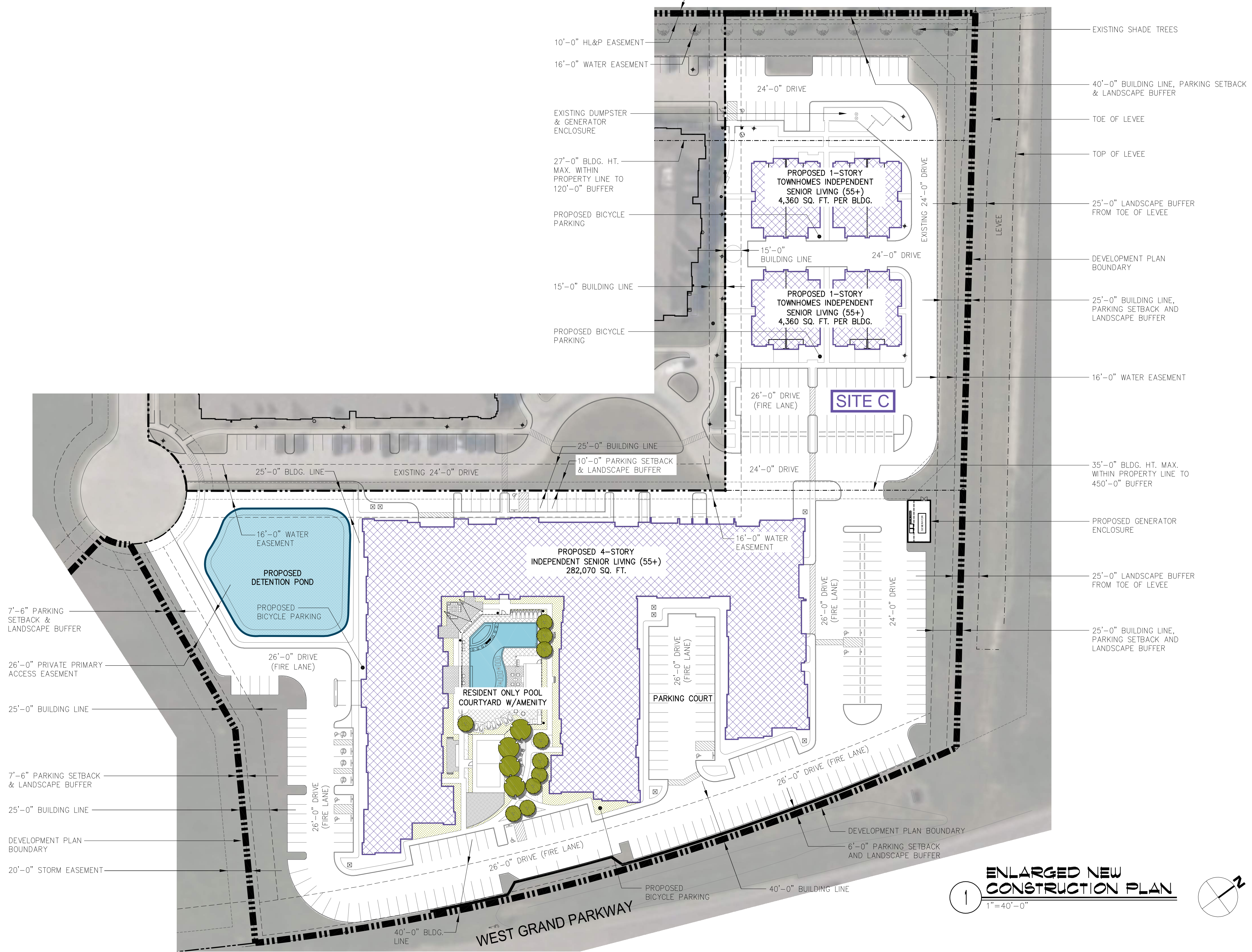
VICINITY MAP
N.T.S.



PROPOSED 1-STORY TOWNHOMES INDEPENDENT SENIOR LIVING (55+) 4,360 SQ. FT. PER BLDG.

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<p>SUGARLAND ACTIVE ADULT SUGAR LAND, TEXAS 77479 A Development of ARCADIAN REAL ESTATE GROUP</p>	
<p>JOB NO.: 23046</p> <p><input checked="" type="checkbox"/> NOT FOR CONSTRUCTION</p> <p>ISSUED FOR PRICING</p> <p>ISSUED FOR PERMIT</p> <p>ISSUED FOR CONSTRUCTION</p>	<p>NO. DATE REVISION</p>
<p>SHEET TITLE PEDESTRIAN ACCESS / CONN. PLAN DRAWING NO. C-4.</p>	

Date: 3/17/2026 © 12:56 P.M. By: psf/iko
NOT FOR CONSTRUCTION



ENLARGED NEW CONSTRUCTION PLAN
1" = 40'-0"
1

NO.		DATE		REVISION	
NO.		DATE		REVISION	

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SUGARLAND ACTIVE ADULT
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JOB NO.: 23046
 NOT FOR CONSTRUCTION
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 ISSUED FOR PERMIT
 ISSUED FOR CONSTRUCTION

SHEET TITLE
ENLARGED NEW CONSTRUCTION PLAN

DRAWING NO.
C-5.

Plotted By: Rico, Milon. Sheet Set: KHA. Layout: LC 1.02 OVERALL SITE PLAN. March 17, 2026. 09:30:55am. K:\PEA_Civil\065009800-VIEW TREE SR LIVING\Landscapes\Production\CAD\Sheets\Exhibits.dwg
 This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

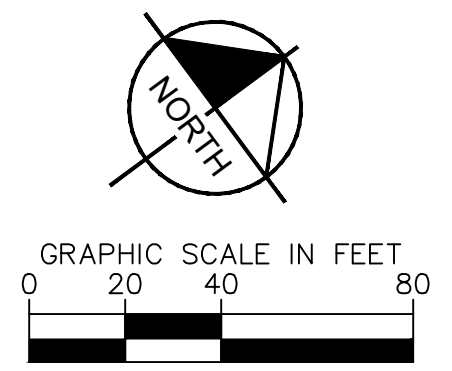


PD - Landscape Regulations		
TOTAL PROPERTY AREA: 328,355 SF		
	REQ.	PROV.
MINIMUM 15% OPEN SPACE OF LOT AREA	50,754 SF	YES
LANDSCAPE BUFFER ADJACENT TO SINGLE-FAMILY RESIDENTIAL SITE B & C - A MINIMUM OF 1 TREE PER 30 LINEAR FEET OF LANDSCAPE BUFFER, OR PORTION THEREOF.	YES	YES
PARKING LOT SCREENING VIA A HEDGE. SHRUBS MUST BE A MINIMUM OF THREE FEET IN HEIGHT MEASURED IMMEDIATELY AFTER PLANTING. WHEN USED FOR SCREENING PURPOSES, THE SHRUBS MUST BE PLANTED IN A DOUBLE ROW AND NOT SEPARATED BY MORE THAN THREE FEET.	YES	YES
FOR PARKING AREAS ADJACENT TO THE EASTERN AND SOUTHERN PROPERTY LINES OF SITE C, 1 SHADE TREE PER 50 FT OF PARKING LOT LENGTH 1250 LF / 50 = 25 TREES	YES	YES
PRIMARY ACCESS EASEMENT - A MINIMUM OF 1 SCREENING TREE PER 30 LINEAR FEET SHALL BE INSTALLED WITHIN 40' LANDSCAPE BUFFER AT 30-FOOT INTERVALS	YES	YES
ONE PLAZA AT A MINIMUM OF 500 SQUARE FEET (COMMON SPACE) THE PLAZA WILL INCLUDE, AT A MINIMUM, TWO BENCHES, ONE BICYCLE RACK TO ACCOMMODATE FIVE BICYCLES, ONE PLANTER BOX, AND ONE TREE PLANTED AT GRADE.	YES	YES

PLANTING SCHEDULE

SYMBOL	CODE	COMMON NAME
TREES		
	CTR	SHADE TREE
	EX TR	EXISTING TREE
	OTR	ORNAMENTAL TREE
GROUND COVERS		
	CD	BERMUDAGRASS
	L5	PLANTING AREA

25'-0" LANDSCAPE BUFFER FROM THE TOE OF THE LEVEE, GREEN AREA ONLY - NO TREES OR SHRUBS SHALL BE PLANTED NOR MAINTAINED.



NO.
REVISIONS
DATE
BY

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 11700 KATY FREEWAY, SUITE 800, HOUSTON, TX 77079
 PHONE 281-597-9300
 WWW.KIMLEY-HORN.COM
 TBPE FIRM REGISTRATION F-928

KHA PROJECT
065009800

DATE
01/19/2026

SCALE
AS SHOWN

DESIGNED BY
LRH

DRAWN BY
MR

CHECKED BY
LRH

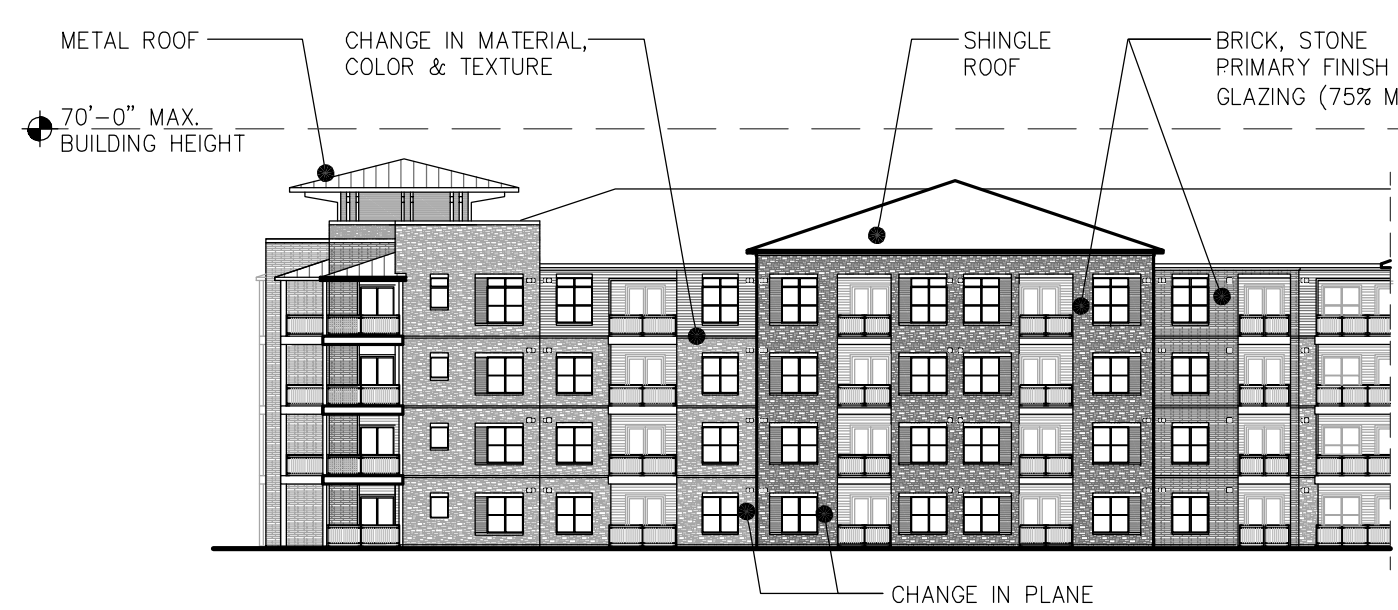
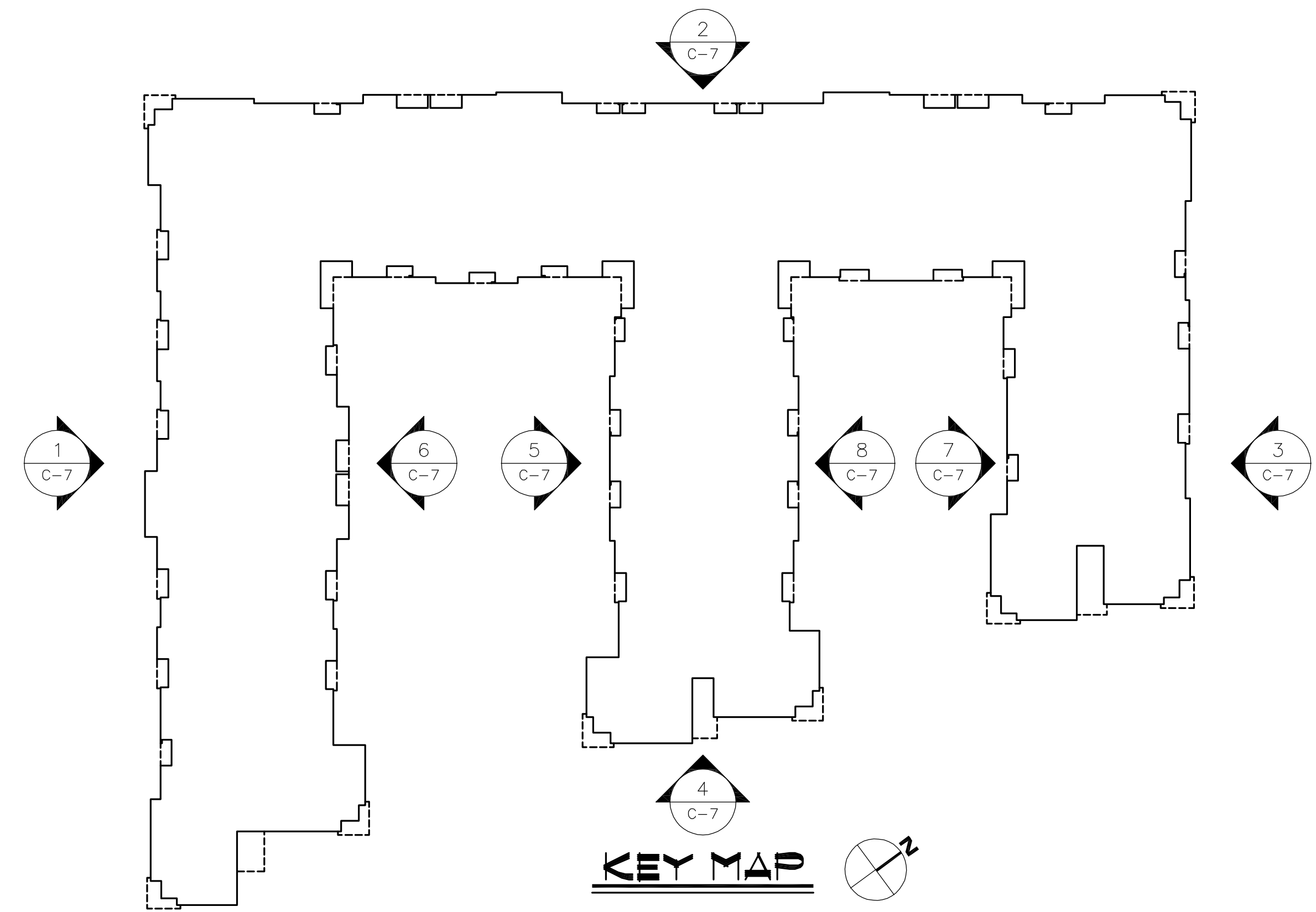
**LANDSCAPE PLAN -
SITE C**

SUGARLAND
ACTIVE ADULT
SUGAR LAND, TEXAS 77479
A DEVELOPMENT OF ARCADIAN
REAL ESTATE GROUP

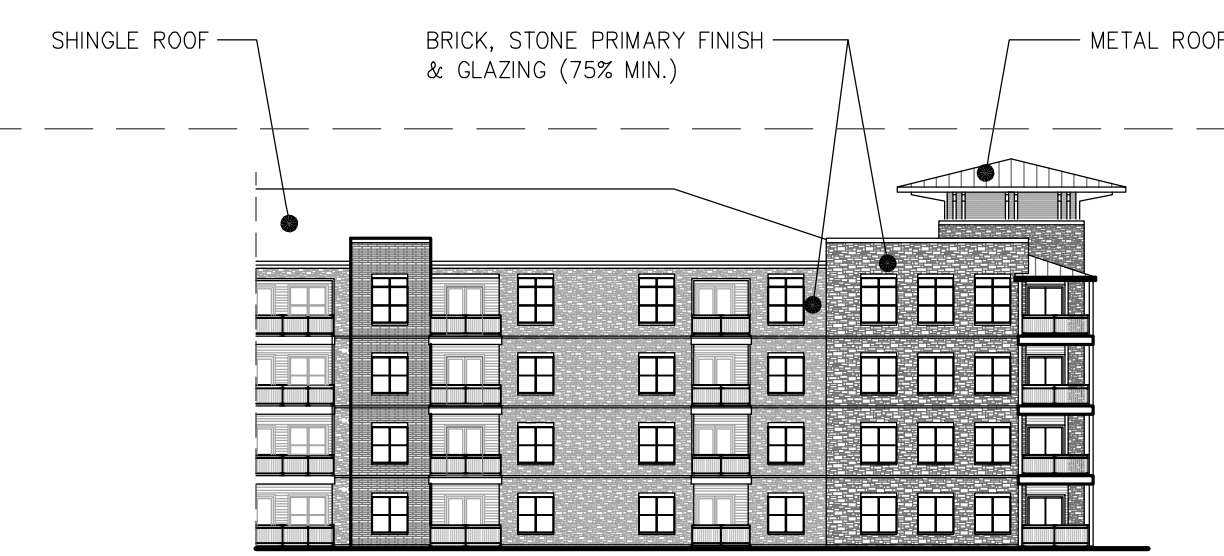
SHEET NUMBER
C-6



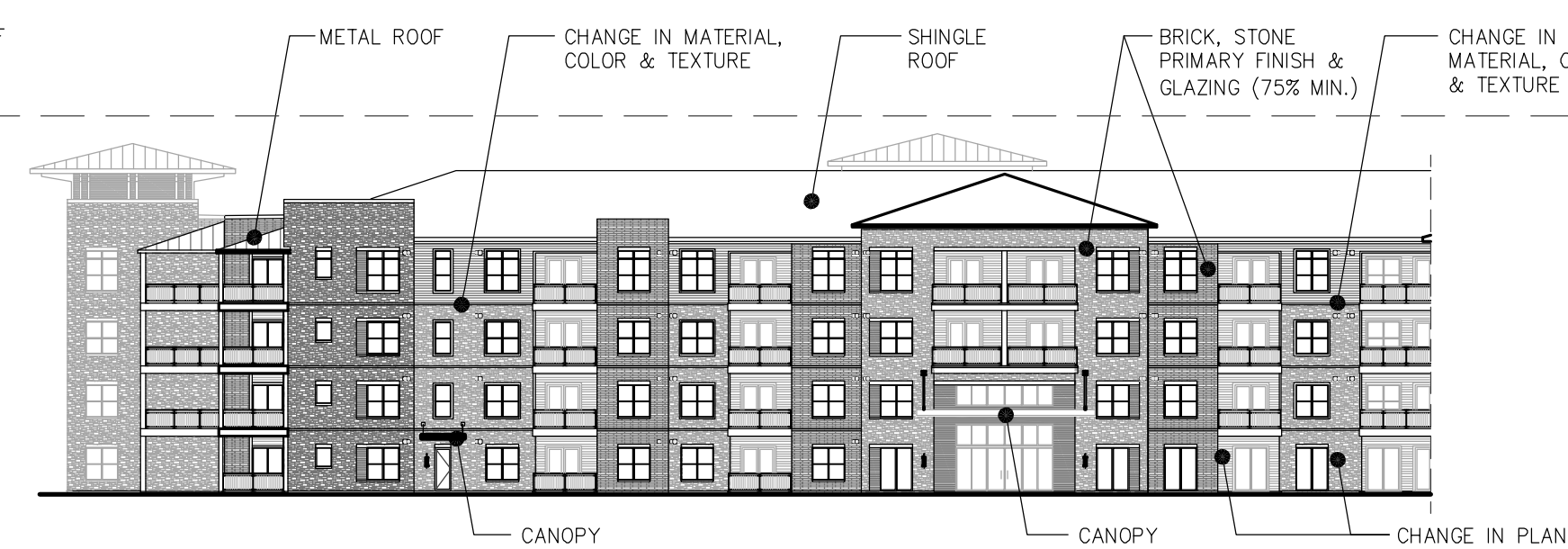
9 FRONT ENLARGED ELEVATION
N.T.S.



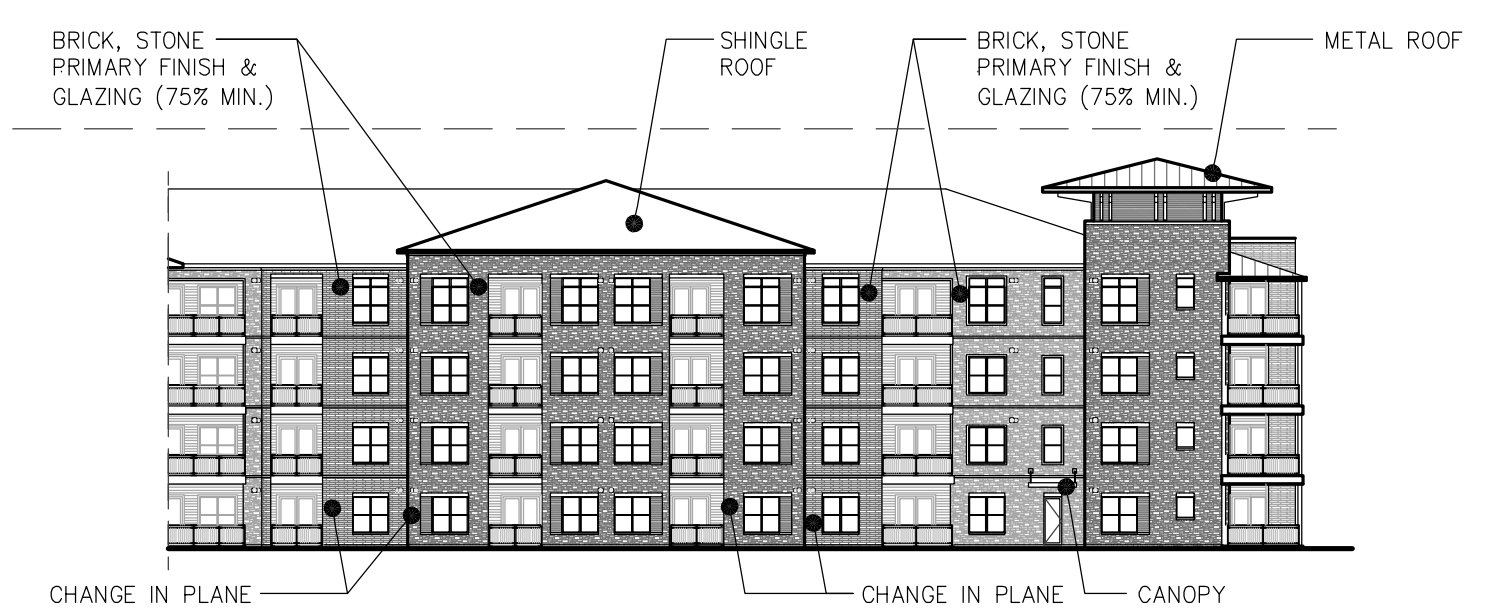
8 PARKING COURT REAR ELEV.
1/32"=1'-0"



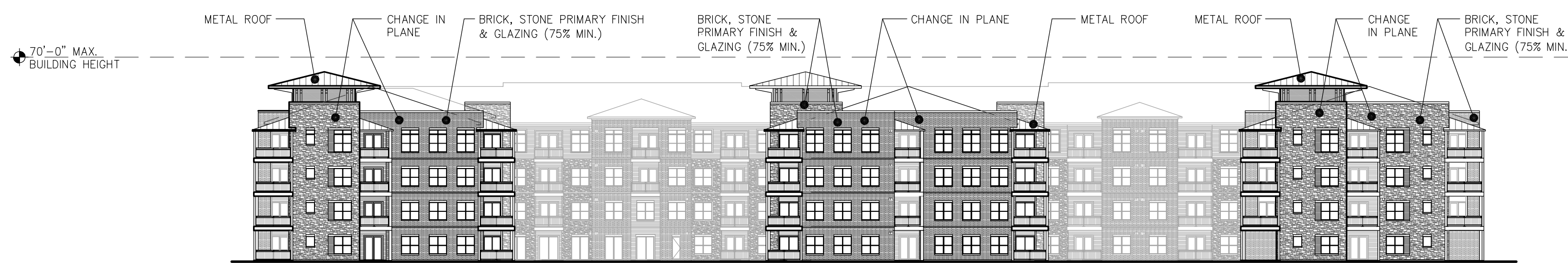
7 PARKING COURT FRONT ELEV.
1/32"=1'-0"



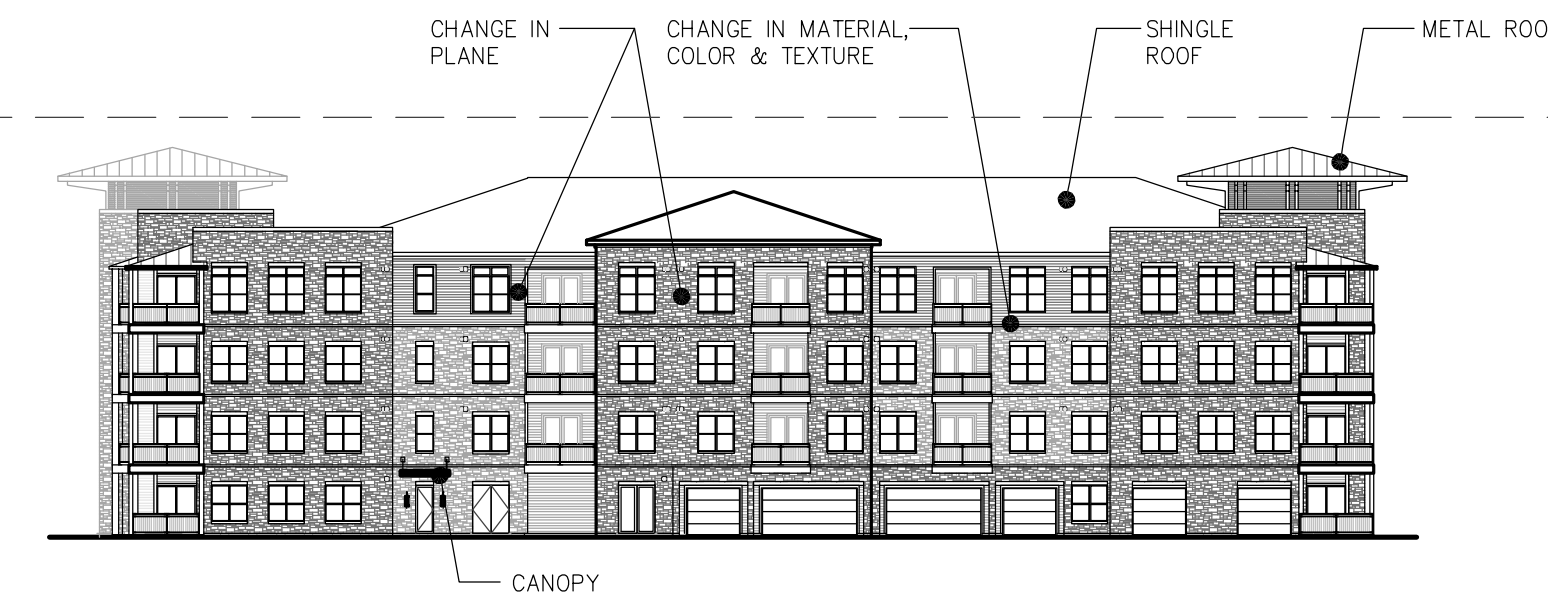
6 POOL CRTY REAR ELEVATION
1/32"=1'-0"



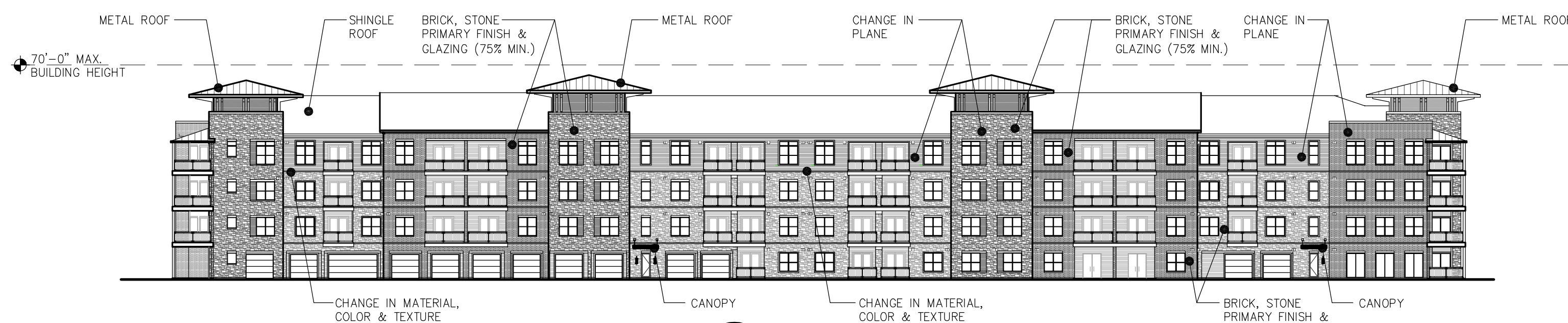
5 POOL CRTY FRONT ELEVATION
1/32"=1'-0"



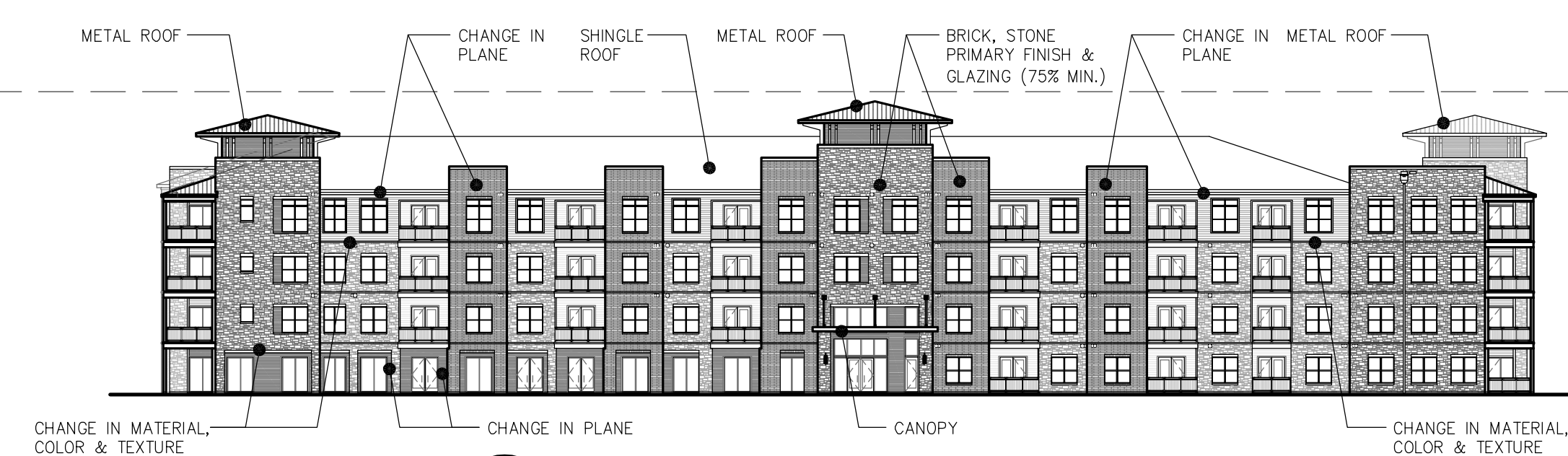
4 RIGHT ELEVATION
1/32"=1'-0"



3 REAR ELEVATION
1/32"=1'-0"



2 LEFT ELEVATION
1/32"=1'-0"



1 FRONT ELEVATION
1/32"=1'-0"

Date: 3/17/2026 © 1:07 P.M. By: psf/ko NOT FOR CONSTRUCTION

NO.	DATE	REVISION

MEEKS PARTNERS
16000 Memorial Drive
Suite 100
Houston, Texas 77079
281.558.6767
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SUGARLAND ACTIVE ADULT
SUGAR LAND, TEXAS 77479
A Development of ARCADIAN REAL ESTATE GROUP

JOB NO.:	23046
<input checked="" type="checkbox"/> NOT FOR CONSTRUCTION	
<input type="checkbox"/> ISSUED FOR PRICING	
<input type="checkbox"/> ISSUED FOR PERMIT	
<input type="checkbox"/> ISSUED FOR CONSTRUCTION	

SHEET TITLE
4-STORY BUILDING ELEVATIONS
DRAWING NO.
C-7.

Exhibit D Final Development Plan - Permitted Use List

SITE A

USES

Library¹
Other Educational Services (limited to 6,000 square-feet)¹
School, Private, Elementary, Middle, and High Schools¹
Child Care Facility, Daycare^{1,2}
Place of Worship^{1,3}
Parks and Recreational Facilities

SITE B

USES

Clinic, Medical, Dental or Therapist
Concierge Medical Care
Medical and Dental Laboratory associated with on-site medical services
Home Health Care Laboratories associated with on-site medical services
Home Health Care Services
Other Health Services
Long-Term Acute Care Facility Rehabilitation Hospital⁴
Nursing and Personal Care Facility⁴
Residential Care (limited to residential care for the aged, rest home, rehabilitation home)⁴
Community Home
Assisted Living
Parks and Recreational Facilities

Site C

USES

Independent Senior Living (55+)⁵
Independent Senior Living (55+)⁶
Community Home⁷
Assisted Living⁷
Long-Term Acute Care Facility Rehabilitation Hospital
Parks and Recreational Facilities

Notes:

1. Queuing and parking of vehicles is required to be maintained on-site.
2. Queuing and parking of vehicles is required to be maintained on-site. Vehicular access driveways to the private access easement is prohibited. Number of children enrolled at any one time is limited to a maximum of 150. Limited to use associated with the operation of the on-site church.
3. Limited to 35,000 square feet.
4. Maximum cumulative square footage of 90,000 square feet. Maximum cumulative number of beds 115. One outdoor recreation area at a minimum of 500 square feet shall be maintained in conjunction with the use of Site B. Maximum one facility per SIC category.

5. Arranged as individual attached single family (townhome) units or detached single family (patio) units. Minimum parking requirement of 1.5:dwelling unit for Site C.
6. Arranged in multi-family structures. Minimum parking requirement of 1.5:dwelling unit for Site C.

EXHIBIT E

FINAL DEVELOPMENT PLANT LIST

1. Shade Trees:

<u>Botanical Name</u>	<u>Common Name</u>
<i>Carya illinoensis</i>	Pecan
<i>Quercus nigra</i>	Water Oak
<i>Quercus virginiana</i>	Live Oak
<i>Ulmus parvifolius</i>	Drake Elm
<i>Platanus occidentalis</i>	Sycamore
<i>Quercus macrocarpa</i>	Bur Oak
<i>Quercus muehlenbergii</i>	Chinkapin Oak
<i>Quercus polymorpha</i>	Monterey Oak
<i>Taxodium distichum</i>	Bald Cypress
<i>Taxodium ascendens</i>	Pond Cypress
<i>Ulmus crassifolia</i>	Cedar Elm
<i>Ulmus parvifolia</i>	Drake Elm
<i>Acer rubrum</i>	Red Maple
<i>Quercus shumardii</i>	Shumard Red Oak

2. Ornamental Trees:

<u>Botanical Name</u>	<u>Common Name</u>
<i>Lagerstroemia indica</i>	Crepe Myrtle Multi or Standard
<i>Platanus mexicana</i>	Mexican Sycamore
<i>Chionodoxa virginica</i>	Japanese Blueberry
<i>Ilex attenuata</i>	Savannah Holly
<i>Ilex x attenuata</i> "Nellie Stevens"	Nellie R. Stevens Holly
<i>Phoenix dactylifera</i>	Date Palm
<i>Chionanthus virginicus</i>	Fringe Tree
<i>Pistachia texana</i>	Texas Pistache
<i>Cercis canadensis</i>	Texas Redbud
<i>Chilopsis linearis</i>	Desert Willow
<i>Contorta abavatus</i>	Smokebush
<i>Ilex x attenuata</i> fosterri	Foster Holly
<i>Ilex decidua</i>	Possomhaw Holly
<i>Ilex vomitoria</i>	Yaupon Holly
<i>Juniperus</i> spp.	Columnar Juniper
<i>Magnolia</i> spp.	Magnolia
<i>Pinus taeda</i>	Loblolly Pine

3. Shrubs – Hedges, Screen:

<u>Botanical Name</u>	<u>Common Name</u>
Abelia grandilobra	Glossy Abelia
Ilex crenata	Burford Holly
Ligustrum texanum	Waxleaf Ligustrum
Nerium oleander	Oleander
Myrica ceriferi	Wax Myrtle
Photinia fraseri	Fraser's Photinia
Photinia serrulata	Chinese Photinia
Pittosporum tobira	Pittosporum
Viburnum japonicum	Japanese Viburnum
Viburnum suspensum	Sandankwa Suspensum
Callistemon citrus	Dwarf Bottlebrush
Dietries triolis	African Butterfly Iris
Cycas revoluta	Sago Palm
Hesperaloe parviflora	Red Yucca
Fatsia japonica	Japonica
Ligustrum Japonica	Waxleaf Ligustrum

4. Shrubs - Mass Plantings:

<u>Botanical Name</u>	<u>Common Name</u>
Ilex vomitoria "Nana"	Dwarf Yaupon Holly
Leucophyllum frutescens	Texas Sage
Rosa 'Knock-out'	Knock-out Rose
Loropetalum chinese var. rubrum	Dwarf Chinese Fringe Flower
Muhlenbergia capillaris 'Gulf Coast'	Muhly Grass*
Acuba japonica	Japanese Laurel*
Aspidistra elatior	Cast Iron Plant*

* Gulf coast Muhly is used in many areas of Houston. Japanese Laurel has a hardiness zone of 6-10. Cast Iron Plant has a hardiness zone of 6-11. Houston has a hardiness zone of 9B.

5. Groundcover:

<u>Botanical Name</u>	<u>Common Name</u>
Tulbaghia violacea	Society Garlic
Liriope muscari	Liriope
Dianella tasmanica	Flax Lily
Dietes vegeta	Butterfly Iris
Bulbine frutescens	Bulbine
Hemerocallis (evergreen var.)	Evergreen Daylily
Cynodon dactylon	Bermuda Grass

6. Vines:

Botanical Name

Ficus pumila
Gelsemium sempervivens
Lonicera sempervivens
Wisteria megaspernum
Wisteria sinensus

Common Name

Fig Ivy
Carolina Jessamine
Coral Honeysuckle
Evergreen Wisteria
Chinese Wisteria



Planning & Zoning Commission Agenda Request April 23, 2026

Agenda Request No: VII.A.

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:

SUBDIVISION VARIANCE PROCESS

Review and discussion of the subdivision variance process outlined in Chapter 5, Subdivision Regulations.

Recommended Action:

Hold a workshop to discuss subdivision variance process.

Executive Summary:

Review and discussion of the subdivision variance process outlined in Chapter 5, *Subdivision Regulations*. The workshop will provide the Commission with an understanding of their role, criteria for subdivision variance approval, and recommendation to City Council.

The attachment includes Section 5-41, *Variances*, from the City of Sugar Land Development Code.

Budget

Expenditure Required: N/A

Current Budget: N/A

Additional Funding: N/A

Funding Source: N/A

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

Attachments

1. Development Code Section 5-41

Sec. 5-41. - Variances.

- A. The Commission shall review the variance request and make a recommendation to the City Council. The City Council may then authorize a variance from these regulations when in its opinion undue hardship will result from requiring strict compliance. The applicant shall have the responsibility of proving the variance is a hardship. In granting a variance, the City Council shall prescribe conditions that it deems necessary or desirable to the public interest and making the findings hereinbelow required to eliminate the hardship. The City Council shall take into account the nature of the proposed use of land involved and existing uses of the land in the vicinity, the number of persons who will reside or work in the proposed subdivision, and the probable effect of such variance upon traffic conditions and upon the public health, safety, convenience, and welfare in the vicinity. No variance will be granted unless the City Council finds that an undue hardship exists. The following conditions must be present for consideration:
1. There are special circumstances or conditions affecting the land involved such that the strict application of the provisions of this Chapter would deprive the applicant of the reasonable use of his land;
 2. The granting of the variance will not be detrimental to the public health, safety or welfare, or injurious to other property in the area;
 3. The granting of the variance will not have the effect of preventing the orderly subdivision of other lands in the area in accordance with the provisions of this chapter; and
 4. A more appropriate design solution exists which is not currently allowed in this Chapter.
- B. Such recommendations of the Commission and findings of the City Council, together with the specific facts on which such findings are based, shall be incorporated in the official minutes of the Commission and City Council meetings at which such variance is recommended or granted. Variances may be granted only when in harmony with the general purpose and intent of this Chapter, so that the public health, safety and welfare may be secured and substantial justice done. Economic hardship to the subdivider, standing alone, shall not be deemed to constitute undue hardship. The City Council may reach a conclusion that a hardship exists if it finds that:
1. If the applicant complies strictly with the provisions of this Chapter, the applicant can make no reasonable use of the property;
 2. The hardship relates to the applicant's land, rather than personal circumstances;
 3. The hardship is unique to the property, rather than one shared by many surrounding properties;
 4. The hardship is not the result of the applicant's own actions.
- C.

In granting variances, the City may impose such reasonable conditions as will ensure that the use of the property to which the variance applies will be as compatible as practicable with the surrounding properties.

- D. A variance may be issued for an indefinite duration or for a specified duration only.
- E. The nature of the variance and any conditions attached to it shall be entered on the application and plat and refer to the written record of the variance for further information. All such conditions are enforceable in the same manner as any other applicable requirement of this Chapter.
- F. The City Council shall not authorize a variance that would constitute a violation of any other valid ordinance of the City.
- G. The request for a variance shall be made in writing and accompanied by a fee as set forth in the City's fee schedule in Chapter 2 of the Code of Ordinances.
- H. In cases where a variance was submitted in conjunction with a Final Plat, the plat is considered incomplete until the variance receives approval or denial by the City Council. Following Council determination on the variance, the Final Plat will be submitted to the Commission for approval or denial. If a variance is submitted with a General Land Plan, the Commission shall make a recommendation on both the variance and General Land Plan prior to Council approval or denial of each item.



Planning & Zoning Commission Agenda Request April 23, 2026

Agenda Request No: VIII.A.

Agenda of: Planning & Zoning Commission Meeting

Initiated by: Nicole Fontenette, Agenda & Public Meeting Coordinator

Presented by: Apurva Parikh, Commissioner

Responsible Department: Admin

Agenda Caption:

Planning and Zoning Commission Liaison Report

- City Council Meeting March 24, 2026
- City Council Meeting April 7, 2026

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 **April 23, 2026**

Agenda Request No: VIII.B.

Agenda of: Planning & Zoning Commission Meeting

Initiated by: Nicole Fontenette, Agenda & 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