



City of Sugar Land

Planning & Zoning Commission Agenda

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

Thursday, May 14, 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/uUyaotyKUNQ?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 April 23, 2026, meeting.

Linda Mendenhall, City Clerk

V. Subdivision Plat

A. DEL WEBB SUGAR LAND AT RYEHILL SECTION TWO PRELIMINARY PLAT

Consideration of and action on Del Webb Sugar Land at Ryehill Section Two Preliminary Plat.

Ethan Cantu, Principal Planner

B. PRELIMINARY PLAT EXTENSION - RYEHILL SECTION FOUR

Consideration of and action on the Ryehill Section Four Preliminary Plat Extension.

Ethan Cantu, Principal Planner

VI. Workshop

- A. **SUBDIVISION VARIANCE FOR MARANATHA ADDITION REPLAT**
Review of and discussion on the subdivision variance requests for Maranatha Addition Replat located at 3706 Maranatha Drive.
Jessica Rodriguez, Assistant Director of Planning & Development Services

VII. Reports

- A. Planning and Zoning Commission Liaison Report

- City Council Meeting April 21, 2026
- City Council Meeting May 5, 2026

Sapana Patel , Commissioner & Fareena Dawood, Commissioner

- B. City Staff Report

- Calendar of Scheduled Meetings and Events

Lisa Kocich-Meyer, Director of Planning & Development Services

VIII. Adjournment

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

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

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

Posted on this 6th day of May 2026, at 4:15 P.M.



Planning & Zoning Commission Agenda Request
May 14, 2026

Agenda Request No: IV.A.

Agenda of: Planning & Zoning Commission Meeting

Initiated by: Ashley Newsome, Deputy City Clerk

Presented by: Linda Mendenhall, City Clerk

Responsible Department: Admin

Agenda Caption:

MINUTES

Consideration of and action on the approval of the minutes of the April 23, 2026, meeting.

Recommended Action:

Consideration of and action on the approval of the minutes of the April 23, 2026, meeting.

Executive Summary:

Consider the minutes of the April 23, 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. 4.23.26 Planning & Zoning Commission Meeting Minutes 1



City of Sugar Land

Planning & Zoning Commission Minutes

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2700 Town Center
Boulevard North
Sugar Land, TX 77479

Thursday, April 23, 2026
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City Council Chamber
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II. Call to Order

QUORUM PRESENT

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

III. Public Comment

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

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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 March 26, 2026, meeting.

Linda Mendenhall, City Clerk

A motion to **Approve the minutes of the March 26, 2026 meeting**, was made by Chuck Brown and seconded by Mary Smith; the motion **Passed**.

Ayes: Chuck Brown, Mary Smith, Randall Halbrook, Fareena Dawood, Matthew Caligur,

Timothy Hart, Bradley Tilton
Absent: Apurva Parikh, Sapana Patel

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

Ethan Cantu, Principal Planner, gave a presentation, made comments, and answered questions from the Commission.

The Commission approved the Del Webb Sugar Land at Ryehill Section 1C Final Plat with the following conditions:

- Revise 10' Build Line along Wheless Lane to accurate street side build line.
- Revise 16' Build Line and Sanitary Sewer Easement at intersection of Marek Fareway and Wheless Lane
- The signature blocks should be updated to include the names of current public officials who may be signing.

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

Ayes: Chuck Brown, Mary Smith, Randall Halbrook, Fareena Dawood, Matthew Caligur,

Timothy Hart, Bradley Tilton

Absent: Apurva Parikh, Sapana Patel

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

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

Matthew Caligur, Chair, opened the public hearing at 6:24 p.m. Darren Etlinger spoke in opposition to agenda item VI. A. The public hearing was closed at 6:27 p.m.

In total, we received seven inquiries regarding the project, two requests for additional information, four requests for opposition response included on the quick reference sheet, and one request filed twice in opposition.

The Commission made a motion to table the approval of the proposed amendment to the Planned Development District Ordinance No. 2098.

A motion to **Table the approval of the proposed amendment to the Planned Development District Ordinance 2098, Holy Episcopal Church FDP.** , was made by Matthew Caligur and seconded by Bradley Tilton; the motion **Passed**.

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

Absent: Apurva Parikh, Sapana Patel

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

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

VIII. Reports

A. Planning and Zoning Commission Liaison Report

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

Apurva Parikh, Commissioner

Commissioner Fareena Dawood attended and reported on the March 24, 2026, City Council meeting. No report was made for the April 7, 2026, meeting.

B. City Staff Report

- Calendar of Scheduled Meetings and Events

Lisa Kocich-Meyer, Director of Planning & Development Services

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

IX. Adjournment

A motion to **Adjourn at 7:28 p.m.**, was made by Chuck Brown and seconded by Matthew Caligur; the motion **Passed**.

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

Absent: Apurva Parikh, Sapana Patel

Linda Mendenhall, City Clerk





Planning & Zoning Commission Agenda Request
May 14, 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 TWO PRELIMINARY PLAT

Consideration of and action on Del Webb Sugar Land at Ryehill Section Two Preliminary Plat.

Recommended Action:

Staff Recommends Approval of the Del Webb Sugar Land at Ryehill Section 2 Preliminary Plat.

Executive Summary:

This is the Preliminary Plat for Del Webb Sugar Land at Ryehill Section 2. It consists of 67.242 acres and includes 157 single-family lots, 8 reserves, and 6 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 via Floricane Way from Medlar Way.

A 30' drill site access easement (FBCCF NO. 2024001915) is located along the southern boundary of the Preliminary Plat. This provides access to Drill Site No. 4 located within the Del Webb Sugar Land at Ryehill 1C Final Plat.

This Preliminary 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 General Plan (Exhibit B of the Development Agreement – amended 01/15/25) and meets the Subdivision Regulations in Chapter 5 of the Development Code.

Budget

Expenditure Required: N/A

Current Budget: N/A

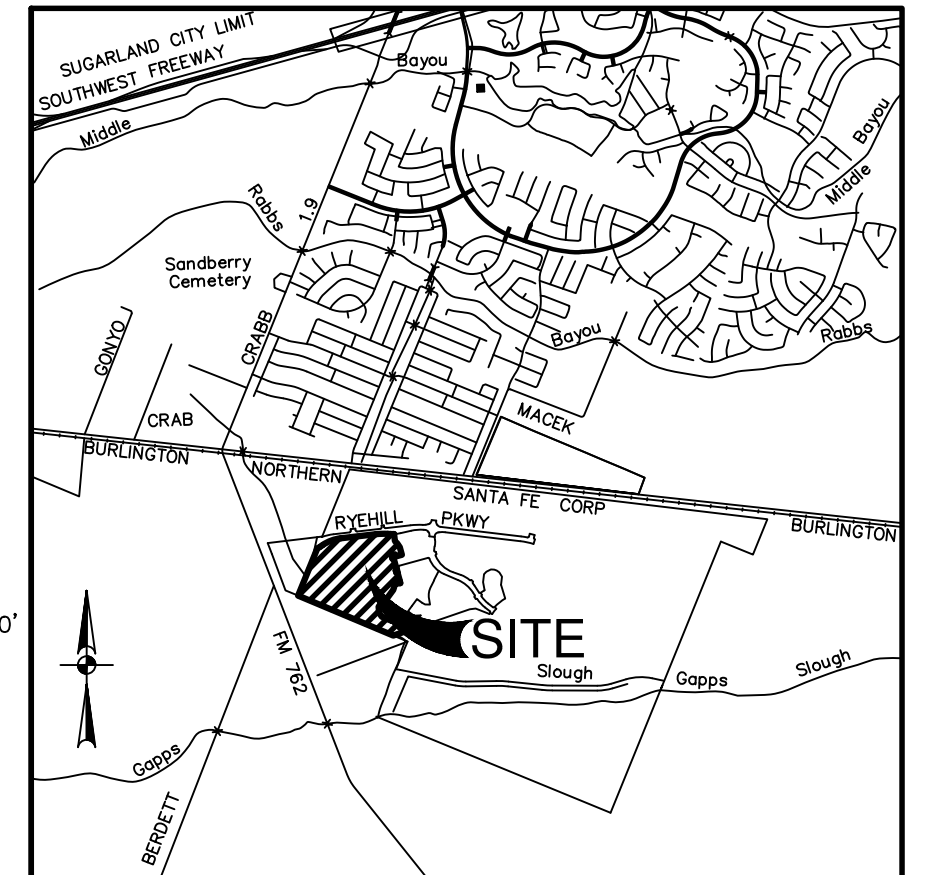
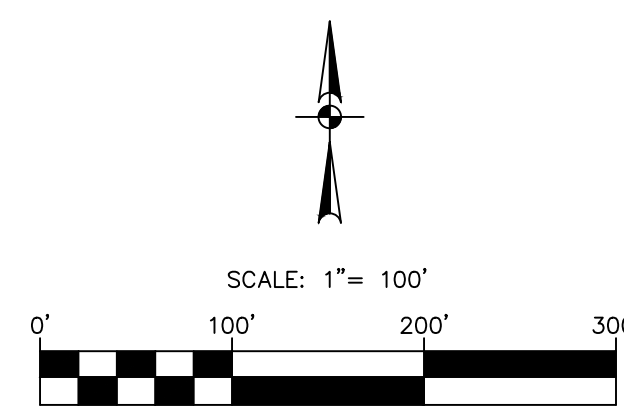
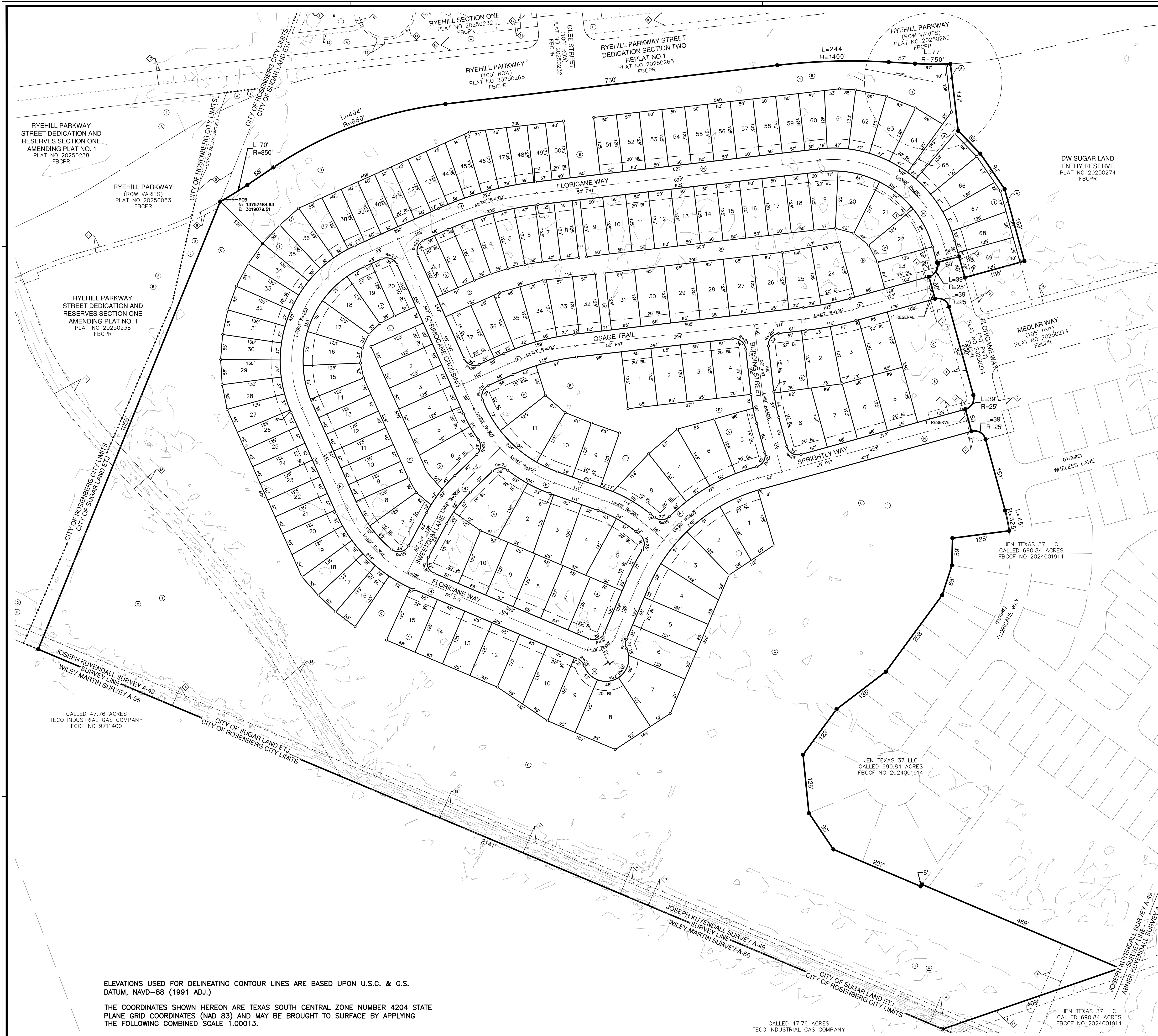
Additional Funding: N/A

Funding Source: N/A

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

Attachments

1. Preliminary Plat and Box Exhibit
2. Vicinity Map
3. Ryehill General Plan
4. Commission Guide for Platting Compliance



LEGEND

- | | | |
|----------|---|---|
| ESMT | EASEMENT | EXISTING EASEMENTS |
| VOL. PG. | VOLUME PAGE | 15' STORM SEWER EASEMENT
FBCCF NO 2025081155, 2025081351 |
| POB | POINT OF BEGINNING | SANITARY SEWER EASEMENT
FBCCF NO 2025086675 |
| R | RADIUS | WATER LINE EASEMENT
FBCCF NO 2025081350 |
| FBCCF NO | FORT BEND COUNTY CLERK FILE NUMBER | 30' DRILL SITE ACCESS EASEMENT
FBCCF NO 2025081915 |
| FBCDR | FORT BEND COUNTY DEED RECORDS | ACCESS EASEMENT
FBCCF NO 2025081863 |
| FVTR | FORT BEND COUNTY PLAT RECORDS | 300' SANITARY CONTROL EASEMENT
FBCCF NO 2025083591 |
| PVT | PRIVATE | 40' DRAINAGE EASEMENT
VOLUME 380, PAGE 418 FBCDR |
| N: | NORTHING COORDINATES | 10' WATER LINE EASEMENT
PLAT NO 20250083 FBCPR |
| E: | EASTING COORDINATES | 10' WATER LINE EASEMENT
PLAT NO 20250083 FBCPR |
| UE | UTILITY EASEMENT | 30' PIPELINE EASEMENT
VOLUME 427, PAGE 39 FBCDR |
| BL | BUILDING LINE | 14' UTILITY EASEMENT
PLAT NO 20250232 FBCPR |
| WLE | WATER LINE EASEMENT | 10' UTILITY EASEMENT
PLAT NO 20250232 FBCPR |
| SSE | SANITARY SEWER EASEMENT | 10' WATER LINE EASEMENT
PLAT NO 20250232 FBCPR |
| STMSE | STORM SEWER EASEMENT | 5' WATER LINE EASEMENT
PLAT NO 20250232 FBCPR |
| | FOUND 5/8" IRON ROD
(UNLESS NOTED OTHERWISE) | 10' SANITARY SEWER EASEMENT
PLAT NO 20250232 FBCPR |
| | SET 5/8" IRON ROD (PD) | 20' PIPELINE EASEMENT
VOLUME 370, PAGE 356 FBCDR |
| | BLOCK NUMBER | 30' PIPELINE EASEMENT
VOLUME 425, PAGE 325 FBCDR |
| | RESERVE SYMBOL | 40' DETENTION EASEMENT
VOLUME 378, PAGE 47 FBCDR |
| | EXISTING EASEMENT SYMBOL | |
| | STREET NAME CHANGE | |
| ROW | RIGHT-OF-WAY | |

LOCATION MAP

NOT-TO-SCALE
MAP REF: KEY MAP 6074 & 607X
ZIP CODE: 77469

RESERVE TABLE		
RESERVE	ACREAGE	PURPOSE
(A)	0.207 AC / 8,996 SQ FT	DETENTION, DRAINAGE AND INCIDENTAL UTILITY PURPOSES ONLY
(B)	3.245 AC / 141,340 SQ FT	LANDSCAPE, OPEN SPACE, EMERGENCY ACCESS AND INCIDENTAL UTILITY PURPOSES ONLY
(C)	27.013 AC / 1,176,673 SQ FT	DETENTION, DRAINAGE, LANDSCAPE, OPEN SPACE AND INCIDENTAL UTILITY PURPOSES ONLY
(D)	1.138 AC / 49,588 SQ FT	LANDSCAPE, OPEN SPACE AND INCIDENTAL UTILITY PURPOSES ONLY
(E)	0.454 AC / 19,769 SQ FT	LANDSCAPE, OPEN SPACE AND INCIDENTAL UTILITY PURPOSES ONLY
(F)	1.082 AC / 47,137 SQ FT	LANDSCAPE, OPEN SPACE AND INCIDENTAL UTILITY PURPOSES ONLY
(G)	0.758 AC / 33,020 SQ FT	LANDSCAPE, OPEN SPACE AND INCIDENTAL UTILITY PURPOSES ONLY
(H)	7.247 AC / 315,686 SQ FT	PRIVATE ACCESS, EMERGENCY ACCESS AND PUBLIC UTILITY PURPOSES ONLY
TOTAL:	41.144 AC / 1,792,209 SQ FT	

DEL WEBB SUGAR LAND AT RYEHILL SECTION 2

A SUBDIVISION OF 67.242 ACRES SITUATED IN THE JOSEPH KUYENDALL SURVEY, A-49, IN THE CITY OF SUGAR LAND ETJ, FORT BEND COUNTY, TEXAS.

157 LOTS 8 RESERVES 6 BLOCKS
SCALE: 1" = 100' 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 1 HOUSTON, TX 77042 | 713.428.2400
TEXAS ENGINEERING FIRM #470 1 TEXAS SURVEYING FIRM #10028600

SHEET 1 OF 1

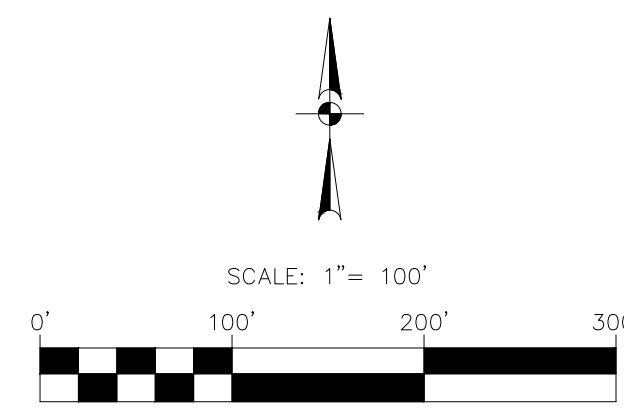
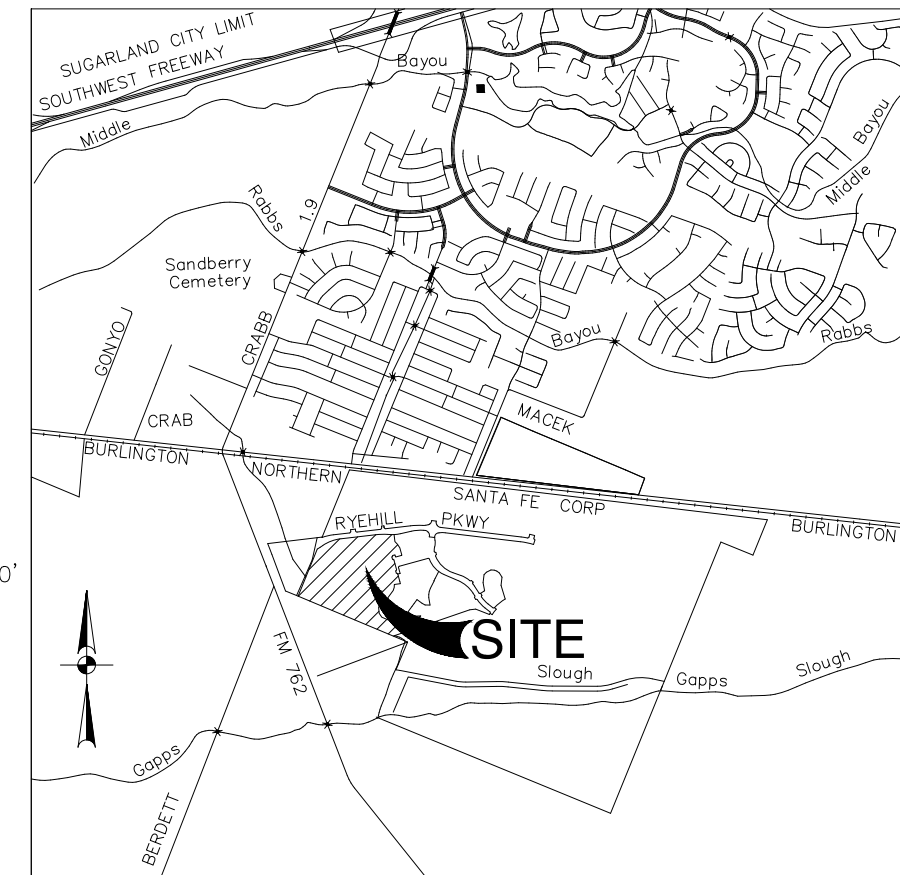
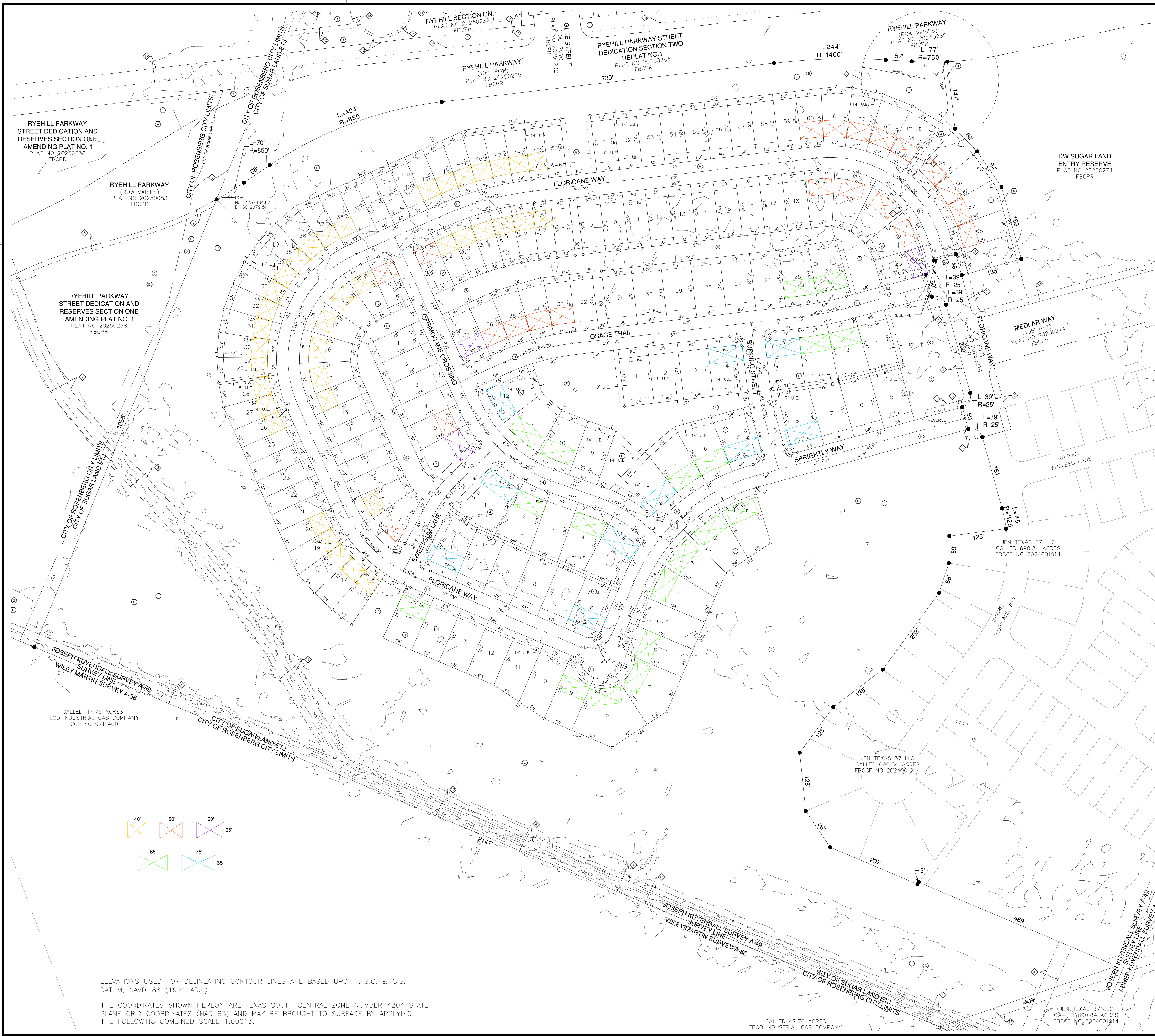
ELEVATIONS USED FOR DELINEATING CONTOUR LINES ARE BASED UPON U.S.C. & G.S. DATUM, NAVD-88 (1991 ADJ.)
THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NUMBER 4204 STATE PLANE GRID COORDINATES (NAD 83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE 1.00013.

CALLLED 47.76 ACRES
TECO INDUSTRIAL GAS COMPANY
FCF NO 9711400

JEN TEXAS 37 LLC
CALLLED 690.84 ACRES
FBCCF NO 2024001914

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADEQUATELY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.

DEL WEBB SUGAR LAND AT RYEHILL SECTION TWO
PLANNING JOB NO. 42080-212-003
Page 10 of 60



LEGEND

- ESMT EASEMENT
- VOL. PG. VOLUME PAGE
- POB POINT OF BEGINNING
- R RADIUS
- FBCFC NO FORT BEND COUNTY CLERK FILE NUMBER
- FBCDR FORT BEND COUNTY DEED RECORDS
- FBCPR 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
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- SET 5/8" IRON ROD (PD)
- ① BLOCK NUMBER
- Ⓐ RESERVE SYMBOL
- ◊ EXISTING EASEMENT SYMBOL
- STREET NAME CHANGE
- ROW RIGHT-OF-WAY

LOCATION MAP

NOT-TO-SCALE
MAP REF.: KEY MAP 6074 & 607X
ZIP CODE: 77469

EXISTING EASEMENTS	
◊	15' STORM SEWER EASEMENT FBCPR NO 202508155, 202508155
◊	SANITARY SEWER EASEMENT FBCPR NO 202506975
◊	WATER LINE EASEMENT FBCPR NO 202508150
◊	30' DRILL SITE ACCESS EASEMENT FBCPR NO 2024001915
◊	ACCESS EASEMENT FBCPR NO 202508163
◊	300' SANITARY CONTROL EASEMENT FBCPR NO 202403501
◊	40' DRAINAGE EASEMENT VOLUME 380, PAGE 418 FBCDR
◊	10' WATER LINE EASEMENT PLAT NO 20250083 FBCPR
◊	10' WATER LINE EASEMENT PLAT NO 20250265 FBCPR
◊	30' PIPELINE EASEMENT VOLUME 427, PAGE 39 FBCDR
◊	14' UTILITY EASEMENT PLAT NO 2025032 FBCPR
◊	10' UTILITY EASEMENT PLAT NO 20250232 FBCPR
◊	16' WATER LINE EASEMENT PLAT NO 20250232 FBCPR
◊	5' WATER LINE EASEMENT PLAT NO 20250232 FBCPR
◊	10' SANITARY SEWER EASEMENT PLAT NO 20250232 FBCPR
◊	20' PIPELINE EASEMENT VOLUME 270, PAGE 256 FBCDR
◊	30' PIPELINE EASEMENT VOLUME 425, PAGE 325 FBCDR
◊	40' DETENTION EASEMENT VOLUME 378, PAGE 47 FBCDR

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BOX EXHIBIT OF

DEL WEBB SUGAR LAND AT RYEHILL SECTION 2

A SUBDIVISION OF 67.242 ACRES SITUATED IN THE JOSEPH KUYENDALL SURVEY, A-49, IN THE CITY OF SUGAR LAND ETJ, FORT BEND COUNTY, TEXAS.

157 LOTS 8 RESERVES 6 BLOCKS

SCALE: 1" = 100' MARCH 2026

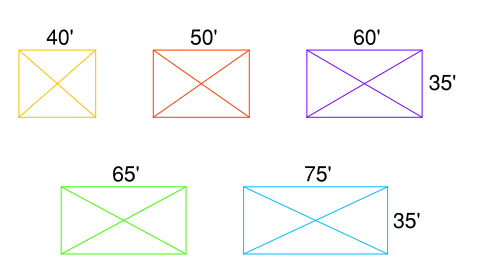
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TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

SHEET 1 OF 2

ELEVATIONS USED FOR DELINEATING CONTOUR LINES ARE BASED UPON U.S.C. & G.S. DATUM, NAVD-88 (1991 ADJ.)

THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NUMBER 4204 STATE PLANE GRID COORDINATES (NAD 83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE 1.00013.



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FCGF NO 9711400

CALLLED 47.76 ACRES
TECO INDUSTRIAL GAS COMPANY
FCGF NO 9711400

JEN TEXAS 37 LLC
CALLED 690.84 ACRES
FBCFC NO 2024001914

JEN TEXAS 37 LLC
CALLED 690.84 ACRES
FBCFC NO 2024001914

RYEHILL PARKWAY STREET DEDICATION AND RESERVES SECTION ONE AMENDING PLAT NO. 1 PLAT NO 20250238 FBCPR

RYEHILL PARKWAY (ROW VARIES) PLAT NO 20250083 FBCPR

RYEHILL PARKWAY STREET DEDICATION AND RESERVES SECTION ONE AMENDING PLAT NO. 1 PLAT NO 20250238 FBCPR

RYEHILL PARKWAY (100' ROW) PLAT NO 20250265 FBCPR

RYEHILL PARKWAY STREET DEDICATION TWO REPLAT NO.1 PLAT NO 20250265 FBCPR

RYEHILL PARKWAY (ROW VARIES) PLAT NO 20250265 FBCPR

DW SUGAR LAND ENTRY RESERVE PLAT NO 20250274 FBCPR

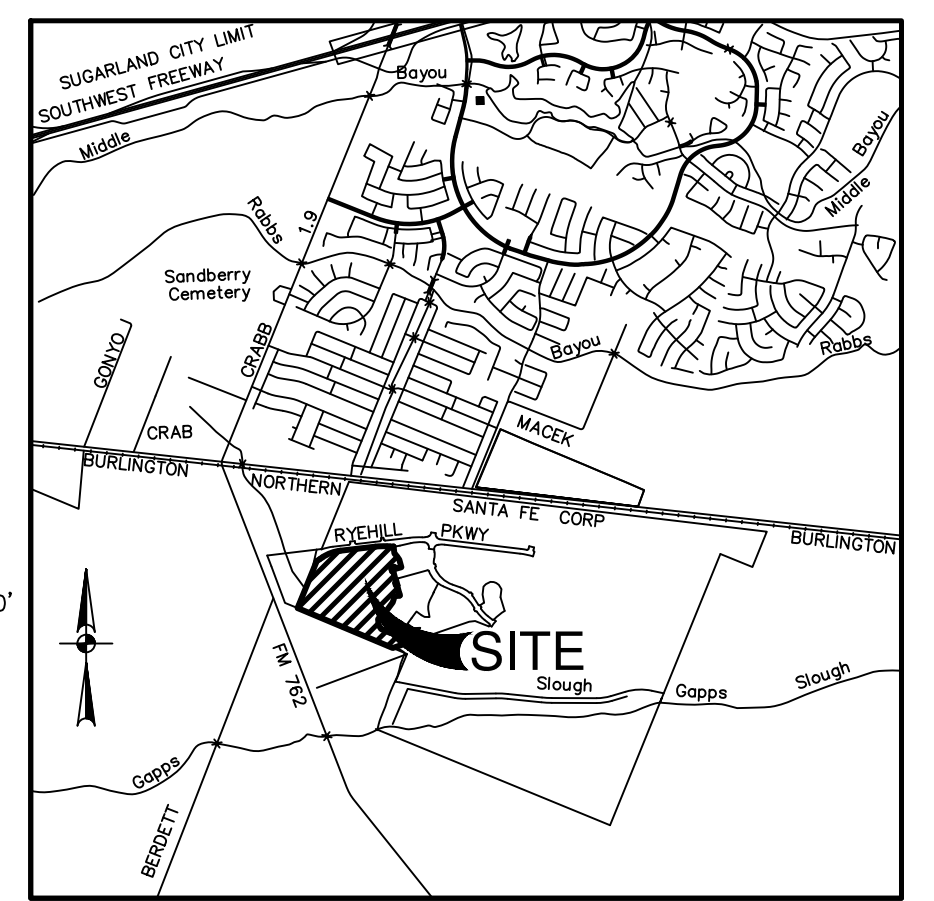
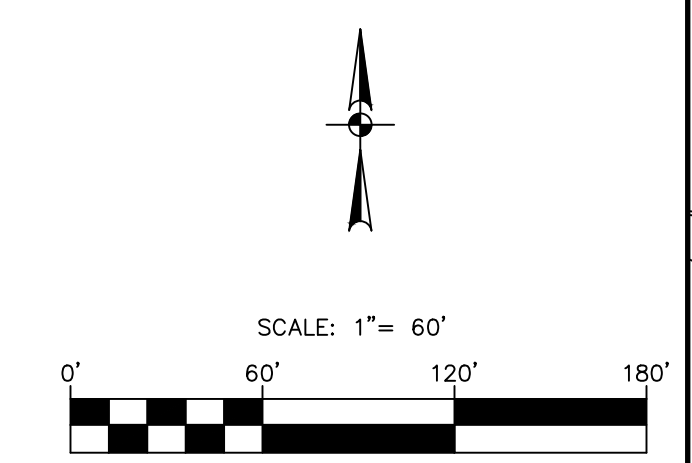
MEDLAR WAY (105' PVT) PLAT NO 20250274 FBCPR

JOSEPH KUYENDALL SURVEY A-49 WILEY MARTIN SURVEY A-56

JOSEPH KUYENDALL SURVEY A-49 WILEY MARTIN SURVEY A-56

CALLLED 47.76 ACRES
TECO INDUSTRIAL GAS COMPANY
FCGF NO 9711400

CALLLED 47.76 ACRES
TECO INDUSTRIAL GAS COMPANY
FCGF NO 9711400



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

LEGEND

- FBCCF NO FORT BEND COUNTY CLERKS FILE NUMBER
- FBCCR FORT BEND COUNTY DEED RECORDS
- SQ FT SQUARE FEET

LOT LISTING	
LOT	AREA
BLOCK 1 LOT 1	9821 SQ FT
BLOCK 1 LOT 2	10026 SQ FT
BLOCK 1 LOT 3	10396 SQ FT
BLOCK 1 LOT 4	10526 SQ FT
BLOCK 1 LOT 5	9838 SQ FT
BLOCK 1 LOT 6	9630 SQ FT
BLOCK 1 LOT 7	12077 SQ FT
BLOCK 1 LOT 8	15215 SQ FT
BLOCK 1 LOT 9	8936 SQ FT
BLOCK 1 LOT 10	9344 SQ FT
BLOCK 1 LOT 11	8531 SQ FT
BLOCK 1 LOT 12	8125 SQ FT
BLOCK 1 LOT 13	8125 SQ FT
BLOCK 1 LOT 14	8125 SQ FT
BLOCK 1 LOT 15	8273 SQ FT
BLOCK 1 LOT 16	6013 SQ FT
BLOCK 1 LOT 17	6013 SQ FT
BLOCK 1 LOT 18	6074 SQ FT
BLOCK 1 LOT 19	5916 SQ FT
BLOCK 1 LOT 20	5542 SQ FT

LOT LISTING	
LOT	AREA
BLOCK 1 LOT 21	5000 SQ FT
BLOCK 1 LOT 22	5000 SQ FT
BLOCK 1 LOT 23	5000 SQ FT
BLOCK 1 LOT 24	5000 SQ FT
BLOCK 1 LOT 25	5000 SQ FT
BLOCK 1 LOT 26	5107 SQ FT
BLOCK 1 LOT 27	5826 SQ FT
BLOCK 1 LOT 28	5961 SQ FT
BLOCK 1 LOT 29	5964 SQ FT
BLOCK 1 LOT 30	5964 SQ FT
BLOCK 1 LOT 31	5964 SQ FT
BLOCK 1 LOT 32	5964 SQ FT
BLOCK 1 LOT 33	5964 SQ FT
BLOCK 1 LOT 34	5964 SQ FT
BLOCK 1 LOT 35	5964 SQ FT
BLOCK 1 LOT 36	6035 SQ FT
BLOCK 1 LOT 37	5916 SQ FT
BLOCK 1 LOT 38	5314 SQ FT
BLOCK 1 LOT 39	5000 SQ FT
BLOCK 1 LOT 40	5000 SQ FT

LOT LISTING	
LOT	AREA
BLOCK 1 LOT 41	5000 SQ FT
BLOCK 1 LOT 42	5000 SQ FT
BLOCK 1 LOT 43	5167 SQ FT
BLOCK 1 LOT 44	5355 SQ FT
BLOCK 1 LOT 45	5533 SQ FT
BLOCK 1 LOT 46	5648 SQ FT
BLOCK 1 LOT 47	5432 SQ FT
BLOCK 1 LOT 48	5310 SQ FT
BLOCK 1 LOT 49	5025 SQ FT
BLOCK 1 LOT 50	5000 SQ FT
BLOCK 1 LOT 51	6250 SQ FT
BLOCK 1 LOT 52	6250 SQ FT
BLOCK 1 LOT 53	6250 SQ FT
BLOCK 1 LOT 54	6250 SQ FT
BLOCK 1 LOT 55	6250 SQ FT
BLOCK 1 LOT 56	6250 SQ FT
BLOCK 1 LOT 57	6250 SQ FT
BLOCK 1 LOT 58	6250 SQ FT
BLOCK 1 LOT 59	6250 SQ FT
BLOCK 1 LOT 60	6621 SQ FT

LOT LISTING	
LOT	AREA
BLOCK 1 LOT 61	7400 SQ FT
BLOCK 1 LOT 62	7434 SQ FT
BLOCK 1 LOT 63	7434 SQ FT
BLOCK 1 LOT 64	7434 SQ FT
BLOCK 1 LOT 65	7434 SQ FT
BLOCK 1 LOT 66	7434 SQ FT
BLOCK 1 LOT 67	7476 SQ FT
BLOCK 1 LOT 68	6677 SQ FT
BLOCK 1 LOT 69	7052 SQ FT
BLOCK 2 LOT 1	13327 SQ FT
BLOCK 2 LOT 2	9757 SQ FT
BLOCK 2 LOT 3	8887 SQ FT
BLOCK 2 LOT 4	9909 SQ FT
BLOCK 2 LOT 5	10900 SQ FT
BLOCK 2 LOT 6	9304 SQ FT
BLOCK 2 LOT 7	8125 SQ FT
BLOCK 2 LOT 8	8125 SQ FT
BLOCK 2 LOT 9	8125 SQ FT
BLOCK 2 LOT 10	8132 SQ FT
BLOCK 2 LOT 11	10230 SQ FT

LOT LISTING	
LOT	AREA
BLOCK 3 LOT 1	6250 SQ FT
BLOCK 3 LOT 2	6250 SQ FT
BLOCK 3 LOT 3	6250 SQ FT
BLOCK 3 LOT 4	6250 SQ FT
BLOCK 3 LOT 5	6794 SQ FT
BLOCK 3 LOT 6	9214 SQ FT
BLOCK 3 LOT 7	8861 SQ FT
BLOCK 3 LOT 8	6110 SQ FT
BLOCK 3 LOT 9	5000 SQ FT
BLOCK 3 LOT 10	5001 SQ FT
BLOCK 3 LOT 11	5002 SQ FT
BLOCK 3 LOT 12	5002 SQ FT
BLOCK 3 LOT 13	5003 SQ FT
BLOCK 3 LOT 14	5213 SQ FT
BLOCK 3 LOT 15	6835 SQ FT
BLOCK 3 LOT 16	6836 SQ FT
BLOCK 3 LOT 17	6836 SQ FT
BLOCK 3 LOT 18	6836 SQ FT
BLOCK 3 LOT 19	6052 SQ FT
BLOCK 3 LOT 20	6179 SQ FT

LOT LISTING	
LOT	AREA
BLOCK 4 LOT 1	6180 SQ FT
BLOCK 4 LOT 2	5076 SQ FT
BLOCK 4 LOT 3	5383 SQ FT
BLOCK 4 LOT 4	5383 SQ FT
BLOCK 4 LOT 5	5383 SQ FT
BLOCK 4 LOT 6	5358 SQ FT
BLOCK 4 LOT 7	5073 SQ FT
BLOCK 4 LOT 8	5000 SQ FT
BLOCK 4 LOT 9	6250 SQ FT
BLOCK 4 LOT 10	6250 SQ FT
BLOCK 4 LOT 11	6250 SQ FT
BLOCK 4 LOT 12	6250 SQ FT
BLOCK 4 LOT 13	6250 SQ FT
BLOCK 4 LOT 14	6250 SQ FT
BLOCK 4 LOT 15	6250 SQ FT
BLOCK 4 LOT 16	6250 SQ FT
BLOCK 4 LOT 17	6250 SQ FT
BLOCK 4 LOT 18	6250 SQ FT
BLOCK 4 LOT 19	7150 SQ FT
BLOCK 4 LOT 20	8590 SQ FT

LOT LISTING	
LOT	AREA
BLOCK 4 LOT 21	8591 SQ FT
BLOCK 4 LOT 22	8538 SQ FT
BLOCK 4 LOT 23	7463 SQ FT
BLOCK 4 LOT 24	8766 SQ FT
BLOCK 4 LOT 25	8553 SQ FT
BLOCK 4 LOT 26	8125 SQ FT
BLOCK 4 LOT 27	8125 SQ FT
BLOCK 4 LOT 28	8125 SQ FT
BLOCK 4 LOT 29	8125 SQ FT
BLOCK 4 LOT 30	8125 SQ FT
BLOCK 4 LOT 31	8125 SQ FT
BLOCK 4 LOT 32	6250 SQ FT
BLOCK 4 LOT 33	6651 SQ FT
BLOCK 4 LOT 34	6790 SQ FT
BLOCK 4 LOT 35	6781 SQ FT
BLOCK 4 LOT 36	6523 SQ FT
BLOCK 4 LOT 37	7429 SQ FT
BLOCK 5 LOT 1	9478 SQ FT
BLOCK 5 LOT 2	8626 SQ FT
BLOCK 5 LOT 3	8605 SQ FT

LOT LISTING	
LOT	AREA
BLOCK 5 LOT 4	8125 SQ FT
BLOCK 5 LOT 5	8563 SQ FT
BLOCK 5 LOT 6	8500 SQ FT
BLOCK 5 LOT 7	8808 SQ FT
BLOCK 5 LOT 8	11660 SQ FT
BLOCK 6 LOT 1	8126 SQ FT
BLOCK 6 LOT 2	8127 SQ FT
BLOCK 6 LOT 3	8129 SQ FT
BLOCK 6 LOT 4	9310 SQ FT
BLOCK 6 LOT 5	9968 SQ FT
BLOCK 6 LOT 6	9659 SQ FT
BLOCK 6 LOT 7	9873 SQ FT
BLOCK 6 LOT 8	11259 SQ FT
BLOCK 6 LOT 9	8125 SQ FT
BLOCK 6 LOT 10	9171 SQ FT
BLOCK 6 LOT 11	10325 SQ FT
BLOCK 6 LOT 12	11104 SQ FT

BOX EXHIBIT OF
**DEL WEBB
 SUGAR LAND AT
 RYEHILL
 SECTION 2**

A SUBDIVISION OF 67.242 ACRES SITUATED IN THE JOSEPH KUYENDALL SURVEY, A-49, IN THE CITY OF SUGAR LAND ETJ, FORT BEND COUNTY, TEXAS.




157 LOTS 8 RESERVES 6 BLOCKS
 SCALE: 1" = 100' 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

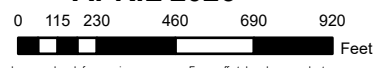


**Del Webb Sugar Land
at Ryehill Section Two**

-  ETJ
-  City Limits
-  Subject Site

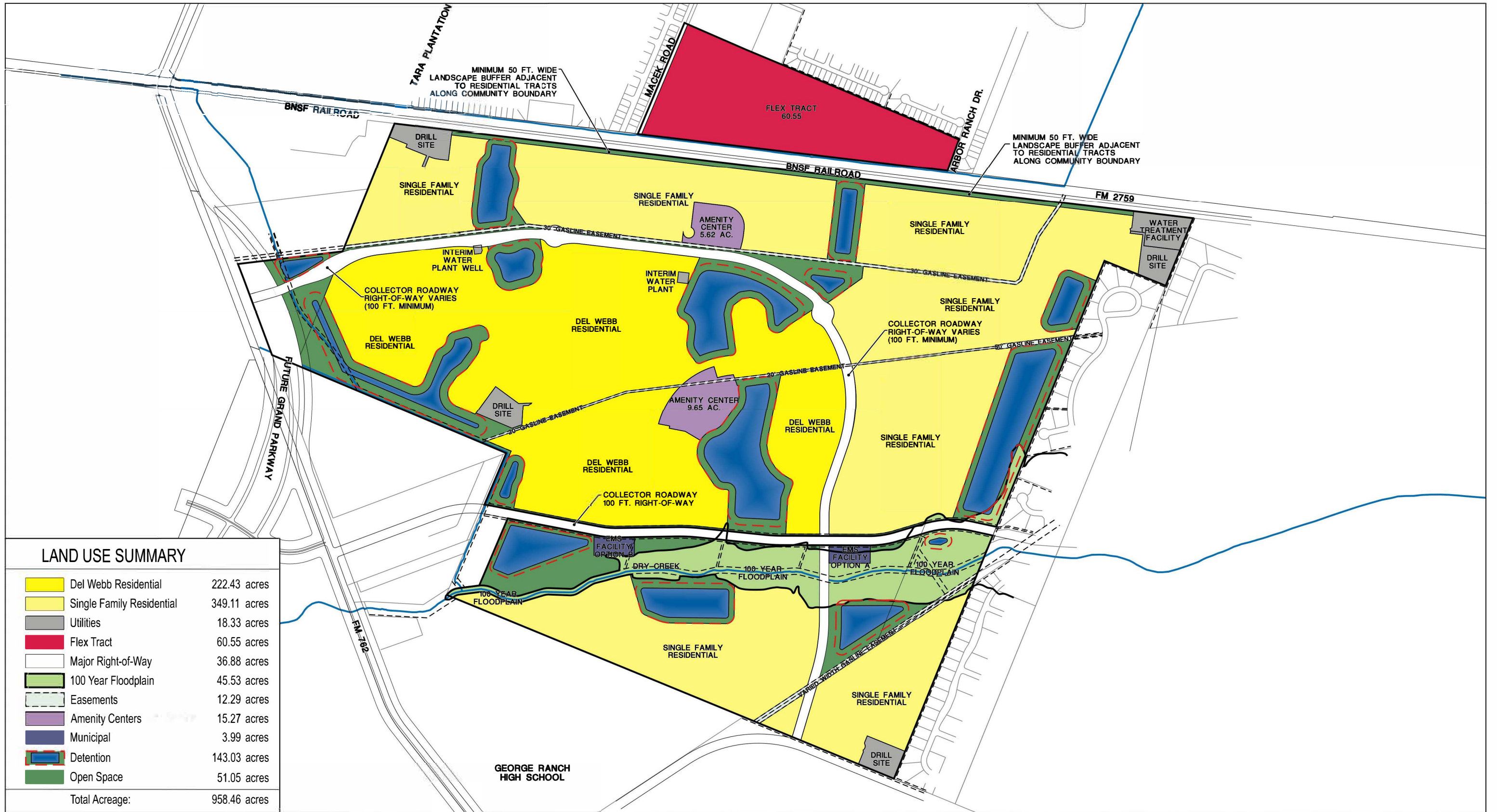


APRIL 2026

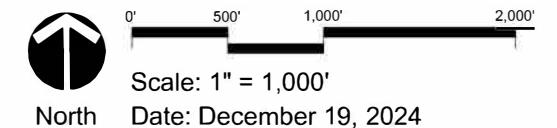


This map has been produced from various sources. Every effort has been made to ensure the accuracy of this map. However, the City of Sugar Land assumes no liability or damages due to errors, or omissions. This product is for informational purposes and may not have been prepared for, or be suitable for 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.





CONCEPT PLAN
RYEHILL COMMUNITY
PulteGroup, Inc.
 SUGAR LAND, TEXAS



Planning & Zoning Commission- Quick Reference Guide for Platting Compliance – 2024

In accordance with requirements from TX HB 3167 adopted 2019 and updated Chapter 5 (Subdivision Regulations) of Development Code from Ordinance No. 2187 (2020)

STATE LAW ESSENTIALS FOR PLATTING

- **State Law does not prescribe specifics for preliminary plats, but must be processed within timeframes and the shot clock of Final Plats as of September of 2019**

- **Elements required for Final Plats / Replats in State Law**
 - **Plat must accurately describe a piece of property with measurements / dimensions**
 - **Plats must be tied to a point of beginning and within a survey section of land**
 - **Final Plats must be prepared by a Registered Professional Land Surveyor (RPLS)**
 - **Final Plats must be prepared in a manner for recordation which includes notarized signatures of owners**

- **Municipal and County Governments then prescribe specifics for content of plats including text and graphic requirements through authority granted under State Law. The City of Sugar Land’s primary documents for specifics on platting are Chapter 5 (Subdivision Regulations) of the Development Code, and the code-authorized Development Application Handbook.**

EXPLANATION/HOW TO USE PRELIMINARY PLAT AND FINAL PLAT GUIDE TABLES-

The following tables for Preliminary Plat and Final Plat review have been prepared for plat decision-making by the Commission. The tables are to assist Commissioners with specific references to City documents for plat approval with conditions or denial with reasons, as per State Law TX HB 3167. These tables are not intended to replace the Development Code or the Development Application Handbook, but are to provide a general guide for a Commissioner reviewing plat documents and making motions.

Example-

For a motion to approve a preliminary plat where the Commission noted an element missing such as the Point of Beginning (POB), a condition for approval could then be cited as follows- “Missing Point of Beginning- as required by the Development Application Handbook”. For an error of needing a call-out for a dimension on a plat, this could be stated as “Missing Call-out for Lot- as required by Development Code Chapter 5”.

It is important to note that the Sugar Land Planning & Zoning Commission typically states what items (if any) need to be corrected as conditions for approval of a plat, or in rare cases when a plat is denied, the statement of the issue / issues. When stating those items of conditions or reasons on the record, the new state law changes will simply require a document reference. The primary purpose of State Law on identifying requirements (conditions) for plat approval and reasons for plat denials is to ensure that there are no arbitrary or preferential requirements being placed on platting by the approval authorities. Over time, this guide may be expanded as appropriate, to assist with a variety of platting situations. While the goal of City staff is to reference all plat issues with the applicant and have them make corrections to the documents or point out the issues, there will be times where unexpected issues arise that may warrant conditions, or in a rare case, may require denial with specific reasons. City Staff will also be available to assist prior to plat motions as to specific references.

PRELIMINARY PLATS

(Primary purpose for Preliminary Platting is to provide a general understanding of property location, including general street and lot layout, and receive approval, prior to submittal of Final Platting and the Infrastructure Construction Plans to the City)

TYPE OF REQUIREMENT / CONDITION	CODE & STANDARDS REFERENCES FOR CITING-
<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>



Planning & Zoning Commission Agenda Request **May 14, 2026**

Agenda Request No: V.B.

Agenda of: Planning & Zoning Commission Meeting

Initiated by: Nicole Fontenette, Agenda & Public Meeting Coordinator

Presented by: Ethan Cantu, Principal Planner

Responsible Department: Planning and Development Services

Agenda Caption:

PRELIMINARY PLAT EXTENSION - RYEHILL SECTION FOUR

Consideration of and action on the Ryehill Section Four Preliminary Plat Extension.

Recommended Action:

Staff recommends Approval of the Preliminary Plat Extension for Ryehill Section Four.

Executive Summary:

This is a request for a One-Year Extension for the Preliminary Plat for Ryehill Section Four. The Preliminary Plat consists of 39.700 acres and includes 177 single-family lots, 9 reserves, and 4 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 via Ryehill Parkway.

This Preliminary 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 General Plan (Exhibit B of the Development Agreement – amended 1/15/25) and meets the Subdivision Regulations in Chapter 5 of the Development Code.

The Preliminary Plat was unanimously approved by the Planning and Zoning Commission at their May 22, 2025, meeting. The May 22, 2025, approval remains valid and will provide the Developer one year to submit a Final Plat. Staff recommends approval of the Preliminary Plat Extension for Ryehill Section Four.

Budget

Expenditure Required: N/A

Current Budget: N/A

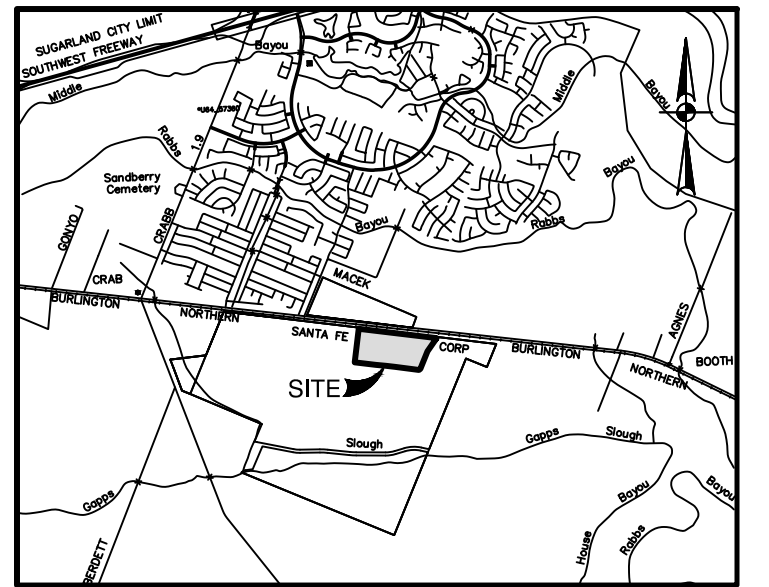
Additional Funding: N/A

Funding Source: N/A

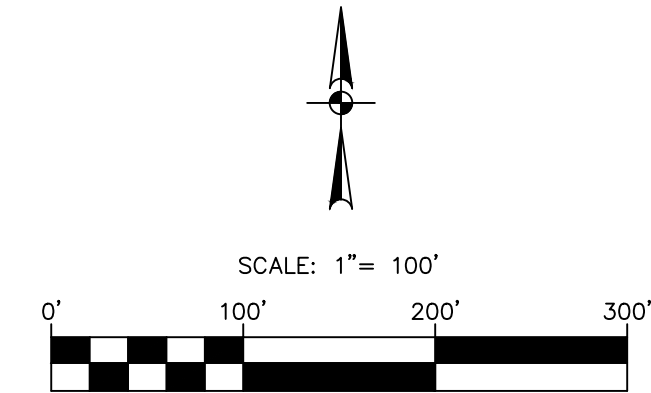
Account Number (ORG-OBJ-Project): N/A

Attachments

1. Ryehill Section 4 Preliminary Plat and Box Exhibit
2. Applicant One-Year Extension Request Letter
3. Ryehill General Plan
4. Vicinity Map



LOCATION MAP
NOT-TO-SCALE



LEGEND			
FBCDR	FORT BEND COUNTY DEED RECORDS	OPRFBC	OFFICIAL PUBLIC RECORDS FORT BEND COUNTY NUMBER
(SURVEYOR)	● FOUND 5/8" IRON ROD (UNLESS NOTED OTHERWISE)	POB	POINT OF BEGINNING
O	SET 5/8" IRON ROD (PD)	BL	BUILDING LINE
C	SET 5/8" IRON ROD (PD)-ROW	VOL/PAGE	VOLUME/PAGE(S)
CF NO	CLERK'S FILE NUMBER	ROW	RIGHT-OF-WAY
ESMT	EASEMENT	R	RADIUS
ETJ	EXTRATERRITORIAL JURISDICTION	SF	SQUARE FEET
AC	ACRE(S)	L	LENGTH
(A)	RESERVE LETTER	(1)	BLOCK NUMBER

- (A) RESTRICTED RESERVE A (RESTRICTED TO LANDSCAPE, OPEN SPACE AND INCIDENTAL UTILITY PURPOSES ONLY) 0.028 AC. 1,201 SQ.FT.
- (B) RESTRICTED RESERVE B (RESTRICTED TO DRAINAGE/DIRECTION AND INCIDENTAL UTILITY PURPOSES ONLY) 0.086 AC. 3,750 SQ.FT.
- (C) RESTRICTED RESERVE C (RESTRICTED TO LANDSCAPE, OPEN SPACE AND INCIDENTAL UTILITY PURPOSES ONLY) 0.047 AC. 2,036 SQ.FT.
- (D) RESTRICTED RESERVE D (RESTRICTED TO LANDSCAPE, OPEN SPACE AND INCIDENTAL UTILITY PURPOSES ONLY) 0.869 AC. 37,872 SQ.FT.
- (E) RESTRICTED RESERVE E (RESTRICTED TO LANDSCAPE, OPEN SPACE AND INCIDENTAL UTILITY PURPOSES ONLY) 4.205 AC. 183,203 SQ.FT.
- (F) RESTRICTED RESERVE F (RESTRICTED TO LANDSCAPE, OPEN SPACE AND INCIDENTAL UTILITY PURPOSES ONLY) 0.075 AC. 3,255 SQ.FT.
- (G) RESTRICTED RESERVE G (RESTRICTED TO LANDSCAPE, OPEN SPACE AND INCIDENTAL UTILITY PURPOSES ONLY) 0.075 AC. 3,255 SQ.FT.
- (H) RESTRICTED RESERVE H (RESTRICTED TO LANDSCAPE, OPEN SPACE AND INCIDENTAL UTILITY PURPOSES ONLY) 0.081 AC. 3,549 SQ.FT.
- (I) RESTRICTED RESERVE I (RESTRICTED TO LANDSCAPE, OPEN SPACE AND INCIDENTAL UTILITY PURPOSES ONLY) 0.355 AC. 15,452 SQ.FT.

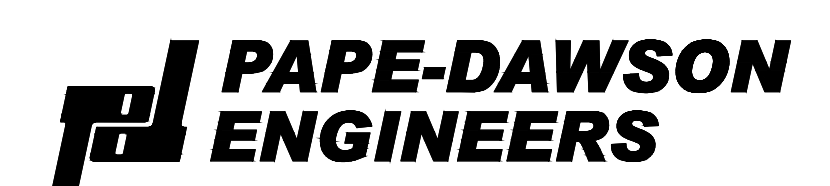


PRELIMINARY PLAT OF
RYEHILL
SECTION FOUR

A SUBDIVISION OF 39.700 ACRES SITUATED IN THE ABNER KUYKENDALL SURVEY, A-48, IN THE CITY OF SUGAR LAND ETJ, FT. BEND COUNTY, TEXAS.

177 RESIDENTIAL LOTS 9 RESERVES 4 BLOCKS
 DATE OF PREPARATION: MAY 6, 2025

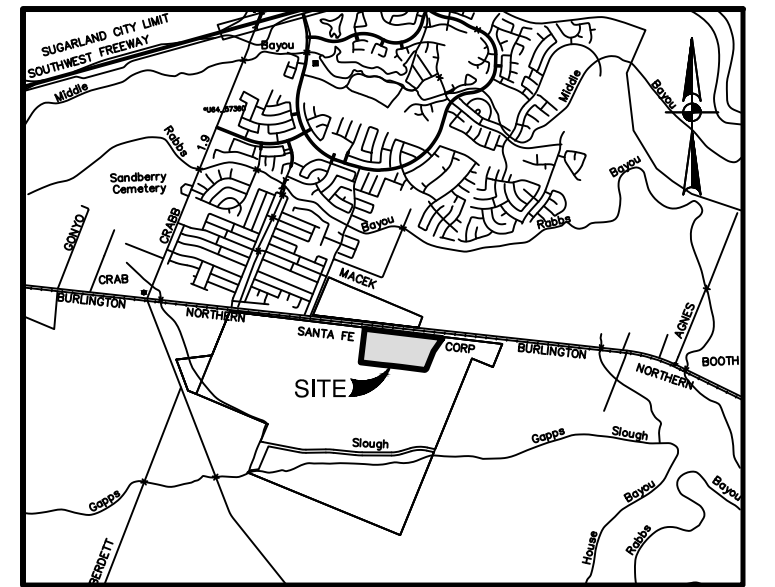
OWNER/DEVELOPER:
 JEN TEXAS 37, LLC, A TEXAS LIMITED LIABILITY COMPANY
 1401 LAKE PLAZA DRIVE, SUITE 200-158
 SPRING, TEXAS 77389
 TEL: (214) 394-0493



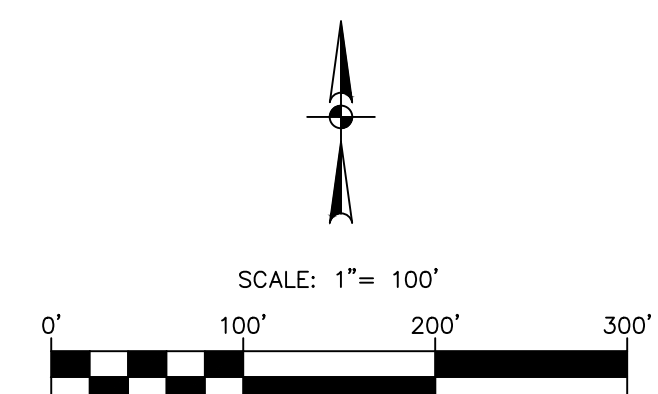
2107 CITYWEST BLVD, 3RD FLR | HOUSTON, TX 77042 | 713.428.2400
 TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

ELEVATIONS USED FOR DELINEATING CONTOUR LINES ARE BASED UPON U.S.C. & G.S. DATUM, NAVD-88 (1991 ADJ.).
 THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NUMBER 4204 STATE PLANE GRID COORDINATES (NAD 83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE 1.00013.

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.



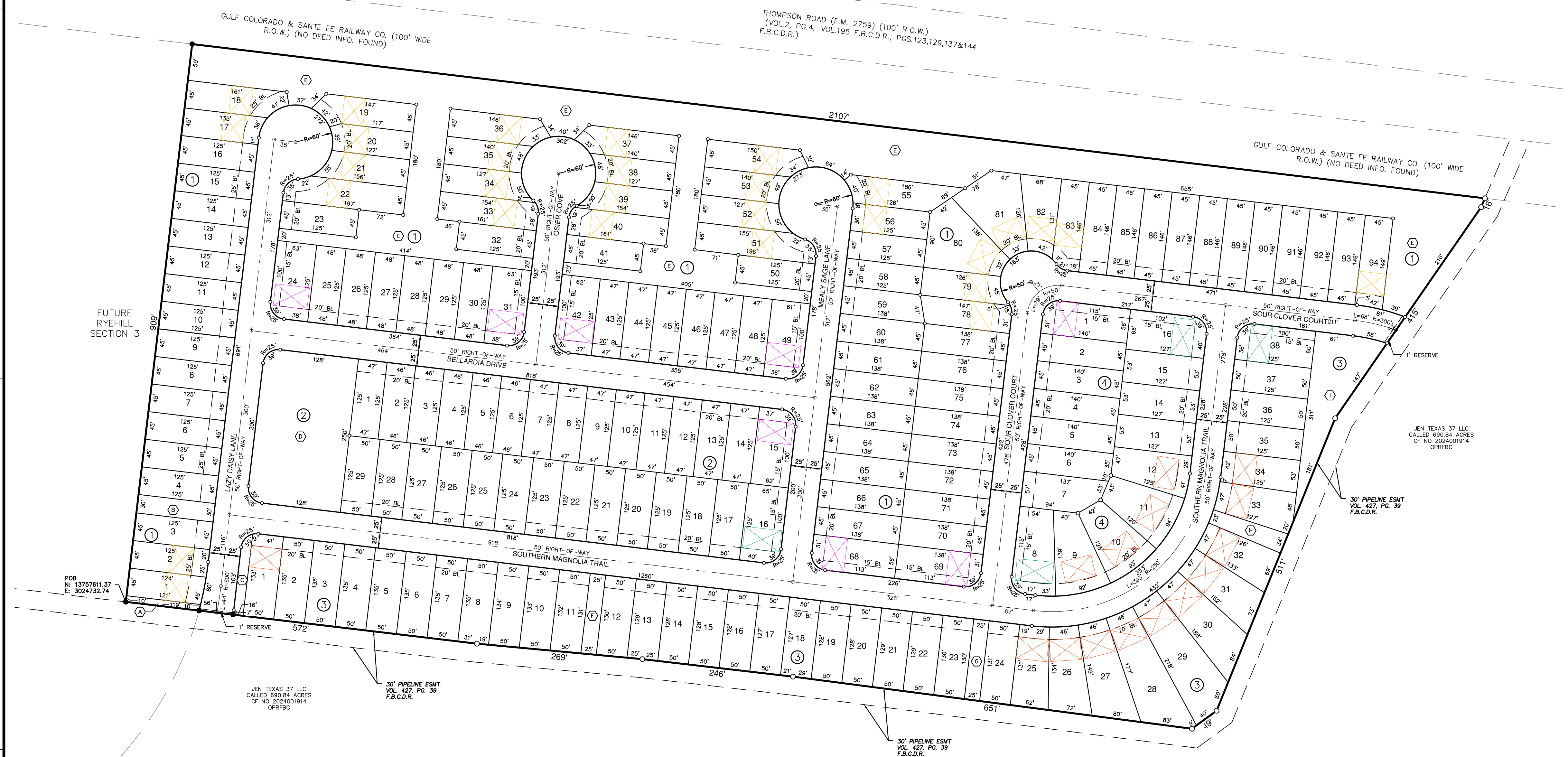
LOCATION MAP
NOT-TO-SCALE



LEGEND

FBCDR	FORT BEND COUNTY DEED RECORDS	OPRFBC	OFFICIAL PUBLIC RECORDS FORT BEND COUNTY NUMBER
(SURVEYOR) ●	FOUND 5/8" IRON ROD (UNLESS NOTED OTHERWISE)	POB	POINT OF BEGINNING
O	SET 5/8" IRON ROD (PD)	BL	BUILDING LINE
J	SET 5/8" IRON ROD (PD)-ROW	VOLUME	VOLUME PAGE(S)
CF NO	CLERK'S FILE NUMBER	R	RIGHT-OF-WAY
ESMT	EASEMENT	R	RADIUS
ETJ	EXTRATERRITORIAL JURISDICTION	SF	SQUARE FEET
AC	ACRE(S)	L	LENGTH
(A)	RESERVE LETTER	(1)	BLOCK NUMBER

- (A) RESTRICTED RESERVE A (RESTRICTED TO LANDSCAPE, OPEN SPACE AND INCIDENTAL UTILITY PURPOSES ONLY) 0.028 AC. 1,201 SQ.FT.
- (B) RESTRICTED RESERVE B (RESTRICTED TO DRAINAGE/RETENTION AND INCIDENTAL UTILITY PURPOSES ONLY) 0.086 AC. 3,750 SQ.FT.
- (C) RESTRICTED RESERVE C (RESTRICTED TO LANDSCAPE, OPEN SPACE AND INCIDENTAL UTILITY PURPOSES ONLY) 0.047 AC. 2,036 SQ.FT.
- (D) RESTRICTED RESERVE D (RESTRICTED TO LANDSCAPE, OPEN SPACE AND INCIDENTAL UTILITY PURPOSES ONLY) 0.869 AC. 37,872 SQ.FT.
- (E) RESTRICTED RESERVE E (RESTRICTED TO LANDSCAPE, OPEN SPACE AND INCIDENTAL UTILITY PURPOSES ONLY) 4.205 AC. 183,203 SQ.FT.
- (F) RESTRICTED RESERVE F (RESTRICTED TO LANDSCAPE, OPEN SPACE AND INCIDENTAL UTILITY PURPOSES ONLY) 0.075 AC. 3,255 SQ.FT.
- (G) RESTRICTED RESERVE G (RESTRICTED TO LANDSCAPE, OPEN SPACE AND INCIDENTAL UTILITY PURPOSES ONLY) 0.075 AC. 3,255 SQ.FT.
- (H) RESTRICTED RESERVE H (RESTRICTED TO LANDSCAPE, OPEN SPACE AND INCIDENTAL UTILITY PURPOSES ONLY) 0.081 AC. 3,549 SQ.FT.
- (I) RESTRICTED RESERVE I (RESTRICTED TO LANDSCAPE, OPEN SPACE AND INCIDENTAL UTILITY PURPOSES ONLY) 0.355 AC. 15,452 SQ.FT.

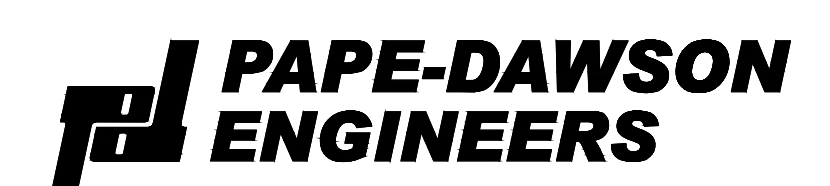


BOX EXHIBIT OF
RYEHILL
SECTION FOUR

A SUBDIVISION OF 39.700 ACRES SITUATED IN THE ABNER KUYKENDALL SURVEY, A-48, IN THE CITY OF SUGAR LAND ETJ, FT. BEND COUNTY, TEXAS.

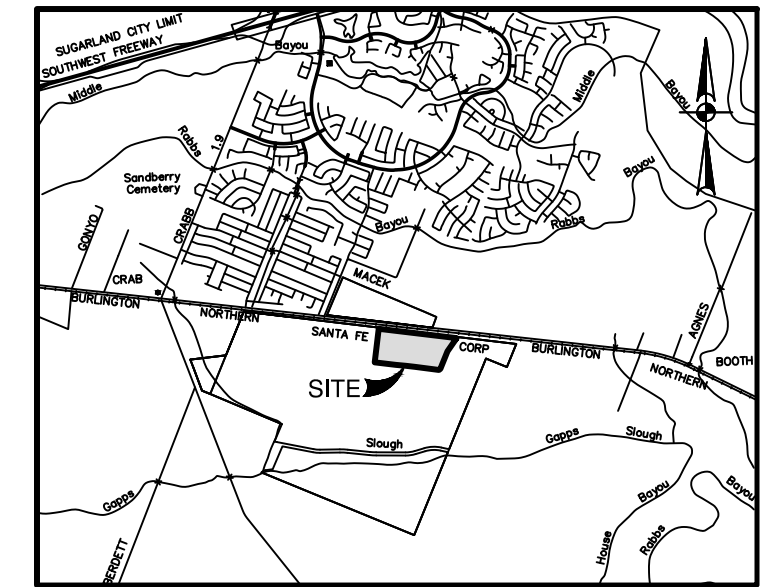
177 RESIDENTIAL LOTS 9 RESERVES 4 BLOCKS
 DATE OF PREPARATION: MAY 6, 2025

OWNER/DEVELOPER:
 JEN TEXAS 37, LLC, A TEXAS LIMITED LIABILITY COMPANY
 1401 LAKE PLAZA DRIVE, SUITE 200-158
 SPRING, TEXAS 77389
 TEL: (214) 394-0493



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

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LOCATION MAP NOT-TO-SCALE

LEGEND	
SQ FT	SQUARE FEET

LOT LISTING	
LOT	AREA
BLOCK 1 LOT 1	5531 SQ FT
BLOCK 1 LOT 2	5621 SQ FT
BLOCK 1 LOT 3	5625 SQ FT
BLOCK 1 LOT 4	5625 SQ FT
BLOCK 1 LOT 5	5625 SQ FT
BLOCK 1 LOT 6	5625 SQ FT
BLOCK 1 LOT 7	5625 SQ FT
BLOCK 1 LOT 8	5625 SQ FT
BLOCK 1 LOT 9	5625 SQ FT
BLOCK 1 LOT 10	5625 SQ FT
BLOCK 1 LOT 11	5625 SQ FT
BLOCK 1 LOT 12	5625 SQ FT
BLOCK 1 LOT 13	5625 SQ FT
BLOCK 1 LOT 14	5625 SQ FT
BLOCK 1 LOT 15	5625 SQ FT
BLOCK 1 LOT 16	5625 SQ FT
BLOCK 1 LOT 17	5737 SQ FT
BLOCK 1 LOT 18	6997 SQ FT
BLOCK 1 LOT 19	7072 SQ FT
BLOCK 1 LOT 20	5798 SQ FT

LOT LISTING	
LOT	AREA
BLOCK 1 LOT 21	6155 SQ FT
BLOCK 1 LOT 22	8495 SQ FT
BLOCK 1 LOT 23	5625 SQ FT
BLOCK 1 LOT 24	7826 SQ FT
BLOCK 1 LOT 25	5981 SQ FT
BLOCK 1 LOT 26	5981 SQ FT
BLOCK 1 LOT 27	5981 SQ FT
BLOCK 1 LOT 28	5981 SQ FT
BLOCK 1 LOT 29	5981 SQ FT
BLOCK 1 LOT 30	5981 SQ FT
BLOCK 1 LOT 31	7722 SQ FT
BLOCK 1 LOT 32	5625 SQ FT
BLOCK 1 LOT 33	7219 SQ FT
BLOCK 1 LOT 34	6120 SQ FT
BLOCK 1 LOT 35	5850 SQ FT
BLOCK 1 LOT 36	6935 SQ FT
BLOCK 1 LOT 37	6952 SQ FT
BLOCK 1 LOT 38	5852 SQ FT
BLOCK 1 LOT 39	6122 SQ FT
BLOCK 1 LOT 40	7220 SQ FT

LOT LISTING	
LOT	AREA
BLOCK 1 LOT 41	5625 SQ FT
BLOCK 1 LOT 42	7627 SQ FT
BLOCK 1 LOT 43	5844 SQ FT
BLOCK 1 LOT 44	5844 SQ FT
BLOCK 1 LOT 45	5844 SQ FT
BLOCK 1 LOT 46	5844 SQ FT
BLOCK 1 LOT 47	5844 SQ FT
BLOCK 1 LOT 48	5844 SQ FT
BLOCK 1 LOT 49	7585 SQ FT
BLOCK 1 LOT 50	5625 SQ FT
BLOCK 1 LOT 51	8458 SQ FT
BLOCK 1 LOT 52	6117 SQ FT
BLOCK 1 LOT 53	5846 SQ FT
BLOCK 1 LOT 54	6998 SQ FT
BLOCK 1 LOT 55	7193 SQ FT
BLOCK 1 LOT 56	5627 SQ FT
BLOCK 1 LOT 57	5625 SQ FT
BLOCK 1 LOT 58	5625 SQ FT
BLOCK 1 LOT 59	5915 SQ FT
BLOCK 1 LOT 60	6205 SQ FT

LOT LISTING	
LOT	AREA
BLOCK 1 LOT 61	6205 SQ FT
BLOCK 1 LOT 62	6205 SQ FT
BLOCK 1 LOT 63	6205 SQ FT
BLOCK 1 LOT 64	6205 SQ FT
BLOCK 1 LOT 65	6205 SQ FT
BLOCK 1 LOT 66	6205 SQ FT
BLOCK 1 LOT 67	6205 SQ FT
BLOCK 1 LOT 68	7520 SQ FT
BLOCK 1 LOT 69	7520 SQ FT
BLOCK 1 LOT 70	6205 SQ FT
BLOCK 1 LOT 71	6205 SQ FT
BLOCK 1 LOT 72	6205 SQ FT
BLOCK 1 LOT 73	6205 SQ FT
BLOCK 1 LOT 74	6205 SQ FT
BLOCK 1 LOT 75	6205 SQ FT
BLOCK 1 LOT 76	6205 SQ FT
BLOCK 1 LOT 77	6205 SQ FT
BLOCK 1 LOT 78	6477 SQ FT
BLOCK 1 LOT 79	5944 SQ FT
BLOCK 1 LOT 80	10810 SQ FT

LOT LISTING	
LOT	AREA
BLOCK 1 LOT 81	10407 SQ FT
BLOCK 1 LOT 82	6673 SQ FT
BLOCK 1 LOT 83	6437 SQ FT
BLOCK 1 LOT 84	6580 SQ FT
BLOCK 1 LOT 85	6579 SQ FT
BLOCK 1 LOT 86	6579 SQ FT
BLOCK 1 LOT 87	6578 SQ FT
BLOCK 1 LOT 88	6578 SQ FT
BLOCK 1 LOT 89	6577 SQ FT
BLOCK 1 LOT 90	6577 SQ FT
BLOCK 1 LOT 91	6576 SQ FT
BLOCK 1 LOT 92	6576 SQ FT
BLOCK 1 LOT 93	6575 SQ FT
BLOCK 1 LOT 94	6612 SQ FT
BLOCK 2 LOT 1	5838 SQ FT
BLOCK 2 LOT 2	5837 SQ FT
BLOCK 2 LOT 3	5837 SQ FT
BLOCK 2 LOT 4	5838 SQ FT
BLOCK 2 LOT 5	5838 SQ FT
BLOCK 2 LOT 6	5838 SQ FT

LOT LISTING	
LOT	AREA
BLOCK 2 LOT 7	5838 SQ FT
BLOCK 2 LOT 8	5838 SQ FT
BLOCK 2 LOT 9	5837 SQ FT
BLOCK 2 LOT 10	5838 SQ FT
BLOCK 2 LOT 11	5838 SQ FT
BLOCK 2 LOT 12	5838 SQ FT
BLOCK 2 LOT 13	5838 SQ FT
BLOCK 2 LOT 14	5838 SQ FT
BLOCK 2 LOT 15	7578 SQ FT
BLOCK 2 LOT 16	7993 SQ FT
BLOCK 2 LOT 17	4252 SQ FT
BLOCK 2 LOT 18	4252 SQ FT
BLOCK 2 LOT 19	4252 SQ FT
BLOCK 2 LOT 20	4252 SQ FT
BLOCK 2 LOT 21	4252 SQ FT
BLOCK 2 LOT 22	4253 SQ FT
BLOCK 2 LOT 23	4252 SQ FT
BLOCK 2 LOT 24	4252 SQ FT
BLOCK 2 LOT 25	4253 SQ FT
BLOCK 2 LOT 26	4253 SQ FT

LOT LISTING	
LOT	AREA
BLOCK 2 LOT 27	6252 SQ FT
BLOCK 2 LOT 28	6252 SQ FT
BLOCK 2 LOT 29	6269 SQ FT
BLOCK 3 LOT 1	6733 SQ FT
BLOCK 3 LOT 2	6738 SQ FT
BLOCK 3 LOT 3	6738 SQ FT
BLOCK 3 LOT 4	6738 SQ FT
BLOCK 3 LOT 5	6738 SQ FT
BLOCK 3 LOT 6	6738 SQ FT
BLOCK 3 LOT 7	6738 SQ FT
BLOCK 3 LOT 8	6733 SQ FT
BLOCK 3 LOT 9	6683 SQ FT
BLOCK 3 LOT 10	6620 SQ FT
BLOCK 3 LOT 11	6557 SQ FT
BLOCK 3 LOT 12	6462 SQ FT
BLOCK 3 LOT 13	6406 SQ FT
BLOCK 3 LOT 14	6392 SQ FT
BLOCK 3 LOT 15	6385 SQ FT
BLOCK 3 LOT 16	6377 SQ FT
BLOCK 3 LOT 17	6370 SQ FT

LOT LISTING	
LOT	AREA
BLOCK 3 LOT 18	6369 SQ FT
BLOCK 3 LOT 19	6395 SQ FT
BLOCK 3 LOT 20	6423 SQ FT
BLOCK 3 LOT 21	6452 SQ FT
BLOCK 3 LOT 22	6480 SQ FT
BLOCK 3 LOT 23	6509 SQ FT
BLOCK 3 LOT 24	6551 SQ FT
BLOCK 3 LOT 25	7244 SQ FT
BLOCK 3 LOT 26	8219 SQ FT
BLOCK 3 LOT 27	9765 SQ FT
BLOCK 3 LOT 28	12687 SQ FT
BLOCK 3 LOT 29	13386 SQ FT
BLOCK 3 LOT 30	10287 SQ FT
BLOCK 3 LOT 31	8309 SQ FT
BLOCK 3 LOT 32	7407 SQ FT
BLOCK 3 LOT 33	7305 SQ FT
BLOCK 3 LOT 34	6392 SQ FT
BLOCK 3 LOT 35	6250 SQ FT
BLOCK 3 LOT 36	6250 SQ FT
BLOCK 3 LOT 37	6250 SQ FT

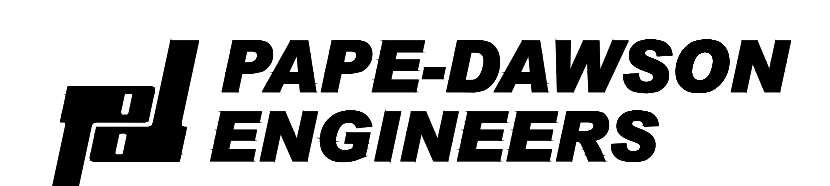
LOT LISTING	
LOT	AREA
BLOCK 3 LOT 38	7429 SQ FT
BLOCK 4 LOT 1	7641 SQ FT
BLOCK 4 LOT 2	6304 SQ FT
BLOCK 4 LOT 3	6304 SQ FT
BLOCK 4 LOT 4	6304 SQ FT
BLOCK 4 LOT 5	6304 SQ FT
BLOCK 4 LOT 6	6290 SQ FT
BLOCK 4 LOT 7	7040 SQ FT
BLOCK 4 LOT 8	8900 SQ FT
BLOCK 4 LOT 9	8630 SQ FT
BLOCK 4 LOT 10	8369 SQ FT
BLOCK 4 LOT 11	8451 SQ FT
BLOCK 4 LOT 12	7374 SQ FT
BLOCK 4 LOT 13	6714 SQ FT
BLOCK 4 LOT 14	6714 SQ FT
BLOCK 4 LOT 15	6714 SQ FT
BLOCK 4 LOT 16	8100 SQ FT

BOX EXHIBIT OF
RYEHILL
SECTION FOUR

A SUBDIVISION OF 39.700 ACRES SITUATED IN THE ABNER KUYKENDALL SURVEY, A-48, IN THE CITY OF SUGAR LAND ETJ, FT. BEND COUNTY, TEXAS.

177 RESIDENTIAL LOTS 9 RESERVES 4 BLOCKS
 DATE OF PREPARATION: MAY 6, 2025

OWNER/DEVELOPER:
 JEN TEXAS 37, LLC, A TEXAS LIMITED LIABILITY COMPANY
 1401 LAKE PLAZA DRIVE, SUITE 200-158
 SPRING, TEXAS 77380
 TEL: (214) 394-0493



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**Ryehill Section 4
Preliminary Plat Extension Request
May 5, 2026
City of Sugar Land Planning Commission**

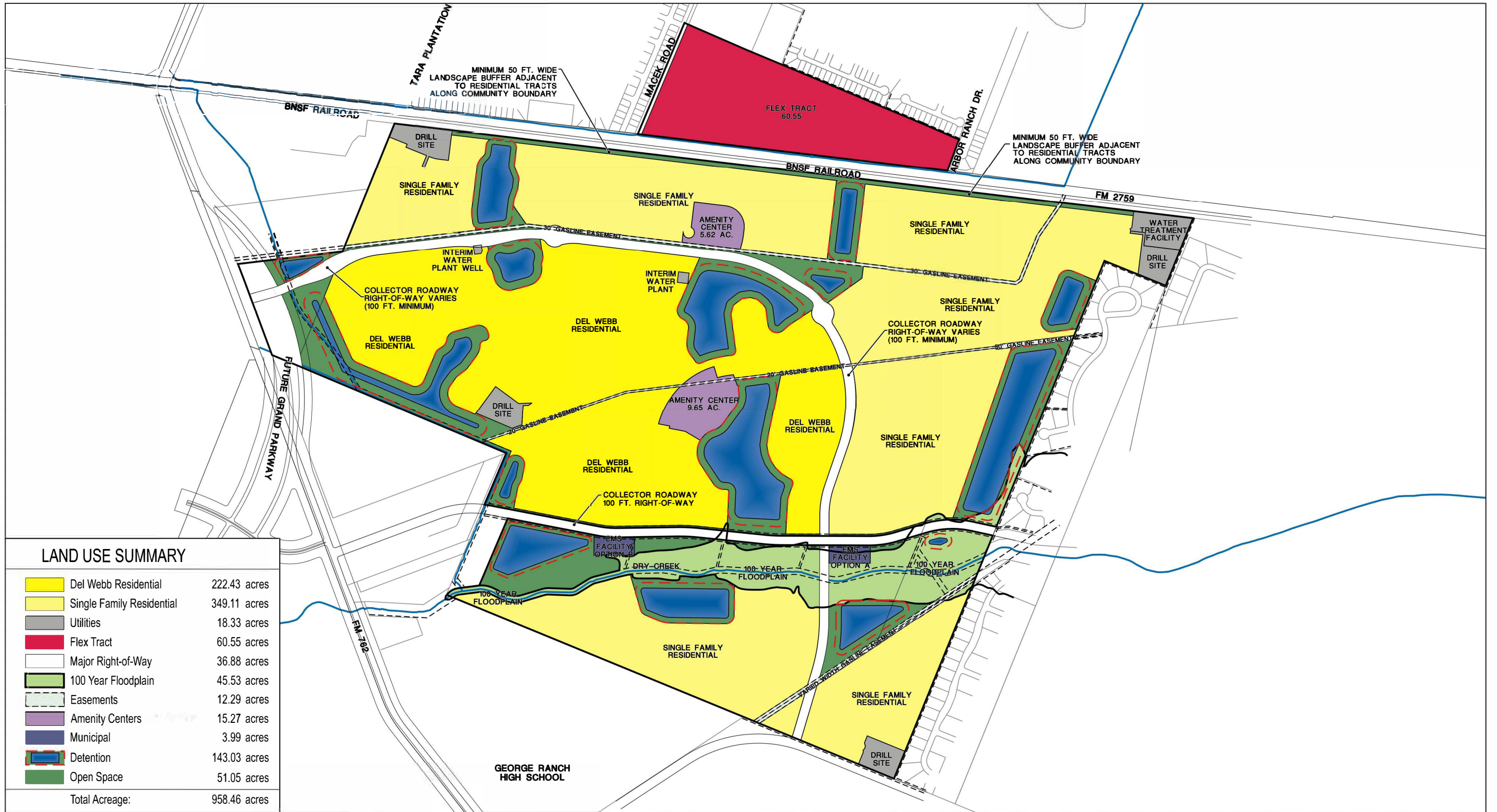
Dear Commissioners,

We respectfully request an extension of the approval for the preliminary plat for Ryehill Section 4. At this time, the final plat for this section has not been submitted and will not be submitted prior to the expiration of the current preliminary approval. This delay is due to the construction plans still being under review and not yet approved, which is a prerequisite to final plat submittal.

Granting an extension will allow sufficient time to obtain construction plan approval and proceed with submitting the final plat in accordance with City requirements. We estimate the final plat to be submitted in the next 1-2 months.

We appreciate your consideration of this request. Please let us know if any additional information is needed.

Sincerely,
Pape-Dawson

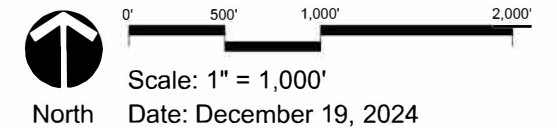


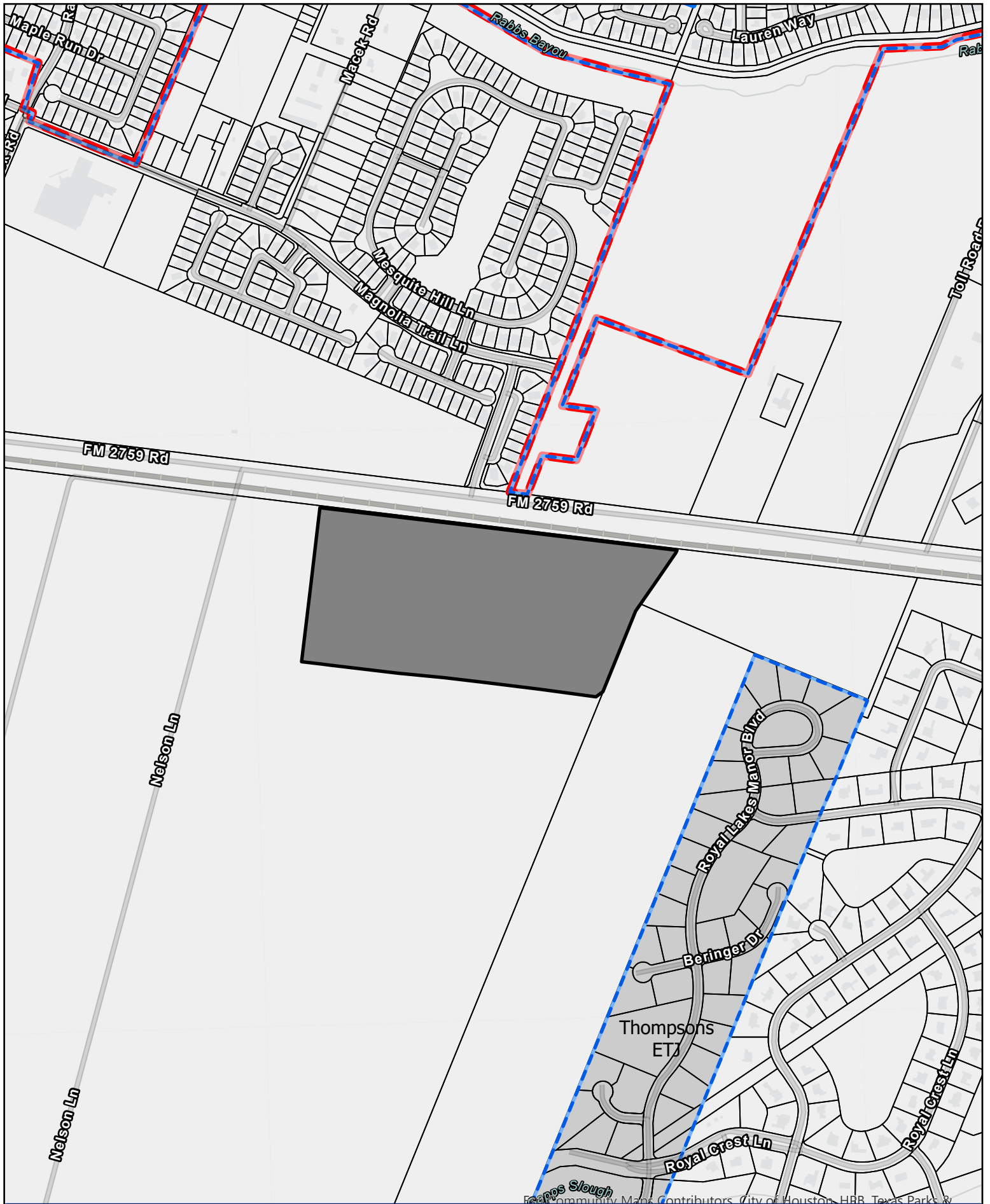
LAND USE SUMMARY

	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





Ryehill Section Four

-  ETJ
-  City Limits
-  Subject Site



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) 279-2379.





Planning & Zoning Commission Agenda Request **May 14, 2026**

Agenda Request No: VI.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 FOR MARANATHA ADDITION REPLAT

Review of and discussion on the subdivision variance requests for Maranatha Addition Replat located at 3706 Maranatha Drive.

Recommended Action:

Hold a workshop to discuss subdivision variance requests for Maranatha Addition Replat located at 3706 Maranatha Drive.

Executive Summary:

The applicant, Christian Castano of Beacon Land Services, initially filed a partial replat application on November 17, 2025, on behalf of former property owners Mark G. Papa and Susan B. Papa to subdivide Lot 7 of Maranatha Farms into two lots and one block located at 3706 Maranatha Drive. The request included three subdivision variances related to (1) platting contiguous property under common ownership, (2) residential lot access to a public right-of-way, and (3) the provision of public water and sanitary sewer service. Ownership of the property has since transferred to Telk Family LP (January 16, 2026), who has elected to proceed with the application and associated variance requests.

The subject property consists of 5.6431 acres identified as Lot 7, originally platted in 1983 and partially replatted in 1989, along with an additional 3.7619 acres that were incorporated under common ownership in 2000 but remain unplatted. This results in a total of 9.4049 acres under common ownership. Per the Sugar Land Development Code, the division of land not previously platted in accordance with applicable regulations requires inclusion of all contiguous property in a plat application. Failure to include the unplatted acreage would result in a landlocked tract without access to a public street.

Instead of platting the full 9.4049 acres, the applicant requests variances to allow the unplatted tract to remain separate, accessed via an easement through the proposed Lot 2. This approach conflicts with Development Code requirements that mandate residential lots have direct frontage

on a public or private street and restrict easement access to nonresidential or multifamily uses. Additionally, a variance is requested to allow continued use of private well and septic systems, as the property lies within the City’s Extra-Territorial Jurisdiction (ETJ) and is not currently served by municipal utilities.

The applicant has indicated that the intent of the variance requests is to avoid incorporating the unplatted acreage into the Maranatha Farms Civic Association deed restrictions; however, City regulations do not require HOA inclusion. Consideration of the variance requests is therefore guided by established criteria in the Development Code including:

- 1. Whether special circumstances exist;
- 2. Whether approval would negatively impact public health and safety;
- 3. Whether it would hinder orderly subdivision of surrounding properties; and
- 4. Whether an alternative design solution currently not permitted by code would be more appropriate.

Staff anticipates bringing the subdivision variance requests for the Commission's Consideration and Action on a recommendation at a subsequent 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. Maranatha Addition Replat Subdivision Variance Workshop & Initial Findings 05.14.26
- 2. Maranatha Addition Plat (Proposed)
- 3. Aerial Map 3706 Maranatha Dr
- 4. Vicinity Map 3706 Maranatha Dr
- 5. Maranatha Farms Partial Replat
- 6. Maranatha Farms
- 7. Development Code Section 5-41 Variances

SUBDIVISION VARIANCE MARANTHA ADDITION WORKSHOP & INITIAL FINDINGS

The applicant, Christian Castano, Beacon Land Services, on behalf of the previous property owners, Mark G. Papa and Susan B. Papa, filed a partial replat (Maranatha Addition) on November 17, 2025, to subdivide Lot 7, Maranatha Farms, into two lots and one block along with a request for three subdivision variance requests for said property. The three subdivision variance requests include platting contiguous property under common ownership, residential lot access to right-of-way, and utility connection to city water and sanitary sewer system (Chapter 5, Subdivision Regulations, Sugar Land Development Code). Since the plat application was filed, the property was sold from Mark G. Papa and Susan B. Papa to Telk Family LP (2026004745) on January 16, 2026. The current property owners, Telk Family LP, have also decided to continue said subdivision variance requests mentioned above.

The property under consideration for the subdivision variance requests is Lot 7 (5.6431 acres), Maranatha Farms Partial Replat. The property was originally platted in 1983 and subsequently partially replatted in 1989. At the time of the partial replat in 1989, the plat illustrated a barn and home improvements on Lot 7. However, an additional 3.7619 unplatted acres were incorporated with Lot 7 under common ownership in 2000. This has resulted in a total of 9.4049 acres under common ownership with platted and unplatted property.

Under Development Code Section 5-5., *Subject Development*. 3, it states that the division of land previously subdivided or platted into tracts, lots, sites or parcels and are not recorded, that were subject to and not in accordance with the adopted City subdivision regulations in effect at the time such subdividing or platting is subject to land subdivision and development activity. Thus, requiring the property owner to include the 3.7619 unplatted property with the plat application for proposed Maranatha Addition plat with Lot 7, Maranatha Farms Partial Replat. Without including the 3.7619 acres of unplatted property, it will become land locked with no access to a public street. The property owner and applicant instead have opted to request subdivision variances to the Development Code Section 5-5. 3. *Subject Development*, and Section 5-19 3. a., *Streets*. In Section 5-19, it requires single-family lots to have frontage on an approved Public or Private Street. The property is proposing to provide an access easement through existing Lot 7 (or proposed Lot 2) to access the 3.7619 acres of unplatted property. The Development Code only allows access by easement for nonresidential, townhome, and multifamily lots, tracts, and reserves.

Subdivision Variance Maranatha Plat Workshop

Lastly, since the property is located in the City's ETJ, it does not have City water and sanitary sewer service but instead private well water and septic system. Other properties in the Maranatha Farms subdivision are also served by private well water and septic system. The property owner and applicant have also requested a subdivision variance from Development Code Section 5-24. C. which requires all lots, tracts, and reserves to be served by public water, sanitary sewer and storm sewer per Design Standards, Comprehensive Plan, Water and Wastewater Master Plan or any other applicable plan approved by the City for this area.

In all, the property owner is requesting three subdivision variances from the City of Sugar Land Development Code Chapter 5:

1. Section 5.5. – *Subject Developments, 3.*
2. Section 5-19. – *Streets, A. General Provisions, 3. a.*
3. Section 5-24. – *Utility Easements and Services, C.*

Through the plat application, the property owner and applicant have stated they do not want to plat the 3.7619 acres with the 5.6431 acres into three lots because they do not want the unplatted tract part of the Maranatha Farms Civic Association's deed restrictions. The applicant has also stated that the Maranatha Farms Civic Association does not want to incorporate the unplatted property into the Association. However, the Development Code regulations do not force the property owner to apply or include the 3.7619 unplatted acres into Maranatha Farms Civic Association.

Analysis of Subdivision Variance Requests – Four Development Code Criteria

Section 5.5. – Subject Developments, 3.

“The provisions of these subdivision regulations and the current Design Standards shall apply to the following forms of land subdivision and development activity: The division of land previously subdivided or platted into tracts, lots, sites or parcel and not recorded, that were subject to and not in accordance with adopted City subdivision regulations in effect at the time of such subdividing or platting;”

Criterion One: There are special circumstances or conditions affecting the land involved such that strict application of the provisions of this Chapter would deprive the applicant of the reasonable use of his land;

There are no special circumstances or conditions in the Development Code that would prevent or deprive the owner of the property from unreasonable use of the land. The property owner has a total of 9.4049 acres under common ownership and would like to leave a remaining balance of 3.7619 acres of unplatted property with no access via Public or Private Street. The property owner's proposed plat subdivides Lot 7 into two lots as Lot 1 (2.8926 acres) and Lot 2 (2.7504 acres) and leaves the remaining portion land locked.

Subdivision Variance Maranatha Plat Workshop

Criterion Two: The granting of the variance will not be detrimental to the public health, safety, or welfare, or injurious to other property in the area;

Granting a variance to Section 5-5. *Subject Developments*, 3., would be injurious for the 3.7619 unplatted, contiguous acres because it will not have lot frontage on Maranatha Drive. The 3.7619 acres can be sold by metes and bounds, therefore creating different ownership from proposed Lots 1 and 2. Thus landlocking the 3.7619 acres from Maranatha Drive or any other public street (right-of-way).

Criterion Three: 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

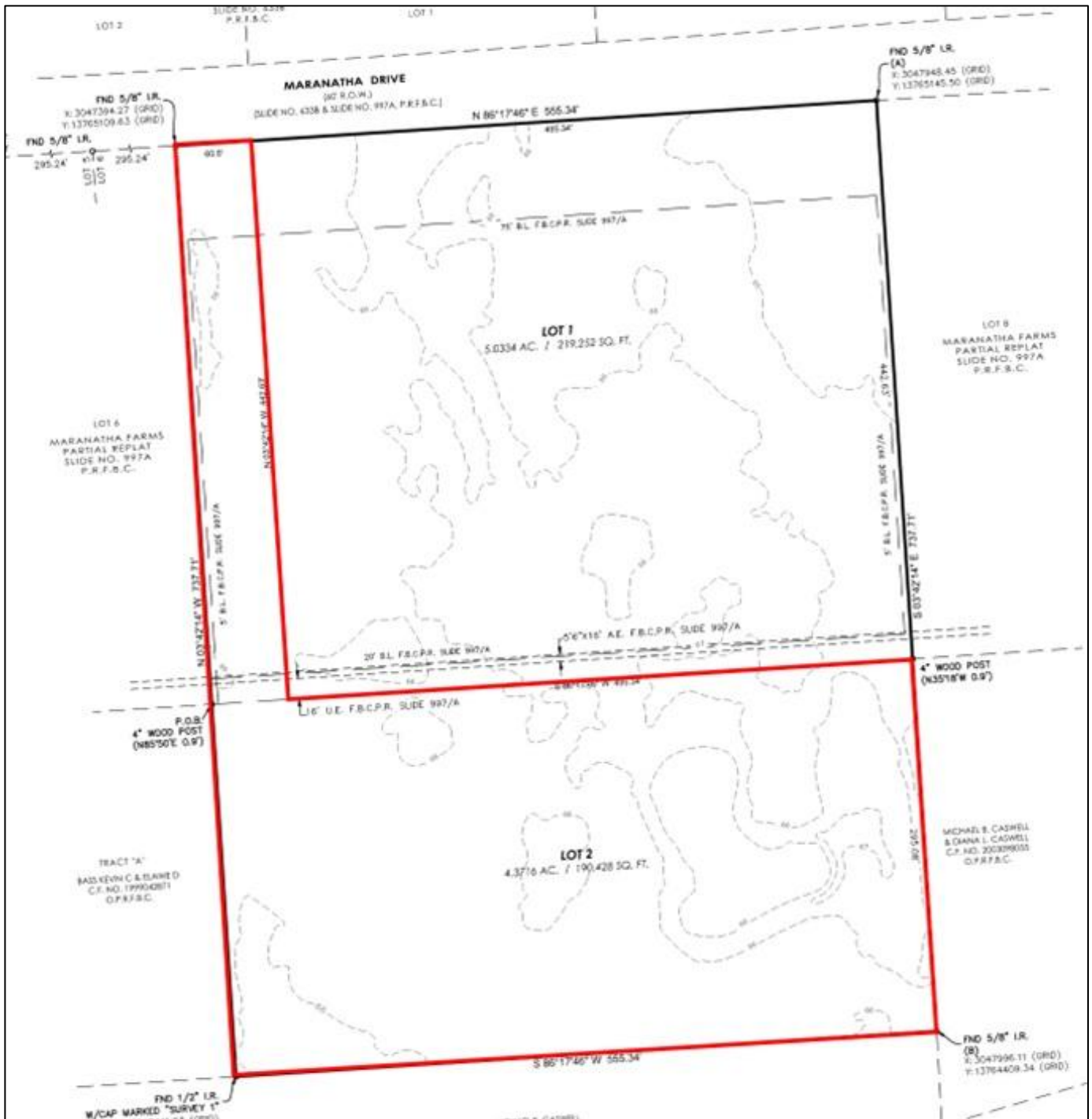
Granting a variance from Section 5-5. 3. would prevent orderly subdivision and development of other lands in the area as the 3.7619 unplatted acres could no longer have access through common ownership if sold by metes and bounds. This would leave the property potentially undevelopable unless purchased by an adjacent property owner with access to a public street (right-of-way).

Criterion Four: A more appropriate design solution exists which is not currently allowed in this Chapter.

There are no subdivision regulations that would prevent the property owner from meeting Section 5-5. 3. of the Development Code. The property owner could comply with adding the 3.7619 acres of property to the proposed plat and meet lot width, depth and area of the Development Code regulations. The property owner currently has 555.34 feet of lot width / frontage on Maranatha Drive. Table 5-21.1, *Minimum Residential Lot Requirements*, requires a minimum lot width of 60-feet, minimum lot depth of 110-feet, and minimum lot area of 6,600 square feet. If the property owner includes all 9.4 contiguous acres of property it can be subdivided into three lots where all have access to Maranatha Drive and meet minimum lot requirements. Further, on October 13, 2025, the applicant (on behalf of the owner) attempted to submit a plat application to subdivide the 9.4 contiguous acres into two lots, with "Lot 2" providing 60-feet of frontage on Maranatha Drive in accordance with the subdivision regulations Section 5-19 and Table 5-21.1 (see Figure 1: Original Plat Configuration). The same proposed plat configuration was submitted to discuss in a Pre-Development Meeting held on October 21, 2025 with staff in the Development Review Committee (DRC) for feedback and discussion before the plat was officially submitted. At this time, the applicant only inquired about a subdivision variance to Section 5-24. – *Utility Easements and Services*, C. to avoid connections to City utilities since the property is located in the City's ETJ and had been developed with private water well and septic system.

Subdivision Variance Maranatha Plat Workshop

Figure 1: Original Plat Configuration



The plat was officially submitted on November 17, 2025. The plat application submittal illustrated a different configuration than was previously discussed at the October 21, 2025, Pre-Development Meeting. The proposed plat illustrated the current configuration with only two lots and the

Subdivision Variance Maranatha Plat Workshop

remaining unplatted 3.7619 acres landlocked. Staff held another meeting on December 16, 2025, with the applicant once the plat had been reviewed and comments issued via EnerGov. In Staff's plat comments and during the December 16th comment review meeting, Staff noted the proposed plat could not be approved under the Subdivision Regulations. The applicant indicated they would request variances to Sections 5-5, 5-19, and 5-24 to avoid platting the 3.7619 acres outside the Maranatha Farms HOA jurisdiction.

Section 5-19. – Streets, A. General Provisions, 3. a.

“Single-family Lots shall have frontage on an approved Public Street or Private Street.”

Criterion One: There are special circumstances or conditions affecting the land involved such that strict application of the provisions of this Chapter would deprive the applicant of the reasonable use of his land;

There are no special circumstances or conditions in the Development Code that would prevent or deprive the owner of the property from unreasonable use of the land. The property owner has a total of 9.4049 acres under common ownership and would like to leave a remaining balance of 3.7619 acres of unplatted property with no access via Public or Private Street. The property owner's proposed plat subdivides Lot 7 into two lots as Lot 1 (2.8926 acres) and Lot 2 (2.7504 acres) and leaves the remaining portion land locked. The applicant and property owner have stated they do not want the 3.7619 acres of property included in the Maranatha Farms HOA. However, the subdivision regulations do not require HOA restrictions to include the 3.7619 acres. The entire 9.4049 acres can be platted into three lots that all have legal access to Maranatha Drive.

Criterion Two: The granting of the variance will not be detrimental to the public health, safety, or welfare, or injurious to other property in the area;

Granting a variance to Section 5-19. *Streets, A. General Provisions, 3. a.*, would be injurious for the 3.7619 unplatted, contiguous acres because it will not have lot frontage on Maranatha Drive. The 3.7619 acres can be sold by metes and bounds, therefore creating different ownership from proposed Lots 1 and 2. Thus landlocking the 3.7619 acres from Maranatha Drive or any other public street (right-of-way).

Criterion Three: 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

Granting a variance from Section 5-19. *Streets, A. General Provisions, 3. a.*, would prevent orderly subdivision and development of other lands in the area as the 3.7619 unplatted acres could no longer have access through common ownership if sold by metes and bounds. This would leave the property potentially undevelopable unless purchased by an adjacent property owner that has access to a public street (right-of-way).

Subdivision Variance Maranatha Plat Workshop

Criterion Four: A more appropriate design solution exists which is not currently allowed in this Chapter.

There are no subdivision regulations that would prevent the property owner from meeting Section *Streets, A. General Provisions, 3. a.* of the Development Code. The property owner could comply with adding the 3.7619 acres of property to the proposed plat and still meet lot width, depth and area of the Development Code regulations by subdividing the property into three lots. The property owner currently has 555.34 feet of lot width / frontage on Maranatha Drive. Table 5-21.1, *Minimum Residential Lot Requirements*, requires a minimum lot width of 60-feet, minimum lot depth of 110-feet, and minimum lot area of 6,600 square feet. If the property owner includes all 9.4 contiguous acres of property it can be subdivided into three lots where all have access to Maranatha Drive and meet minimum lot requirements. Further, on October 13, 2025, the applicant (on behalf of the owner) attempted to submit a plat application to subdivide the 9.4 contiguous acres into two lots, with “Lot 2” providing 60-feet of frontage on Maranatha Drive in accordance with the subdivision regulations (see Figure 1: Original Plat Configuration). The same proposed plat configuration was submitted to discuss in a Pre-Development Meeting held on October 21, 2025, by the Development Review Committee (DRC) for feedback and discussion before the plat was officially submitted. At this time, the applicant only inquired about a subdivision variance to Section 5-24. – *Utility Easements and Services, C.* to avoid connections to City utilities since the property is located in the City’s ETJ and had been developed with private water well and septic system.

Section 5-24. – Utility Easements and Services, C.

“All lots, tracts and reserves shall be served by public water, sanitary sewer and storm sewer. These public improvements shall be designed, constructed, inspected, and accepted according to the latest edition of the Design Standards, Comprehensive Plan, Water and Wastewater Master Plan, and any other applicable plans approved for the area by the City, or the utility district’s utility plans, whichever is applicable.”

Criterion One: There are special circumstances or conditions affecting the land involved such that strict application of the provisions of this Chapter would deprive the applicant of the reasonable use of his land;

The property is located in the City’s ETJ and was originally platted in 1983 and partially replatted in 1989. Maranatha Farms was developed with private well water and septic systems on each single-family lot for a single-family residence. Unless authorized by a City Council approved utility agreement or provided by a Municipal Utility District (MUD), cities do not provide public water and sewer services outside of the City Limits. In order for the property owner to connect to City water and sewer services, the City would have to extend public infrastructure to 3706 Maranatha Drive for one existing residence. Allowing the

Subdivision Variance Maranatha Plat Workshop

property to develop with private well water and septic system would be in harmony with the surrounding properties in Maranatha Farms.

Criterion Two: The granting of the variance will not be detrimental to the public health, safety, or welfare, or injurious to other property in the area;

Staff has not identified public health, safety or welfare issues and a private water well and septic system will not be injurious to other properties. The Maranatha Farms subdivision was developed with private water wells and septic systems on each residential lot.

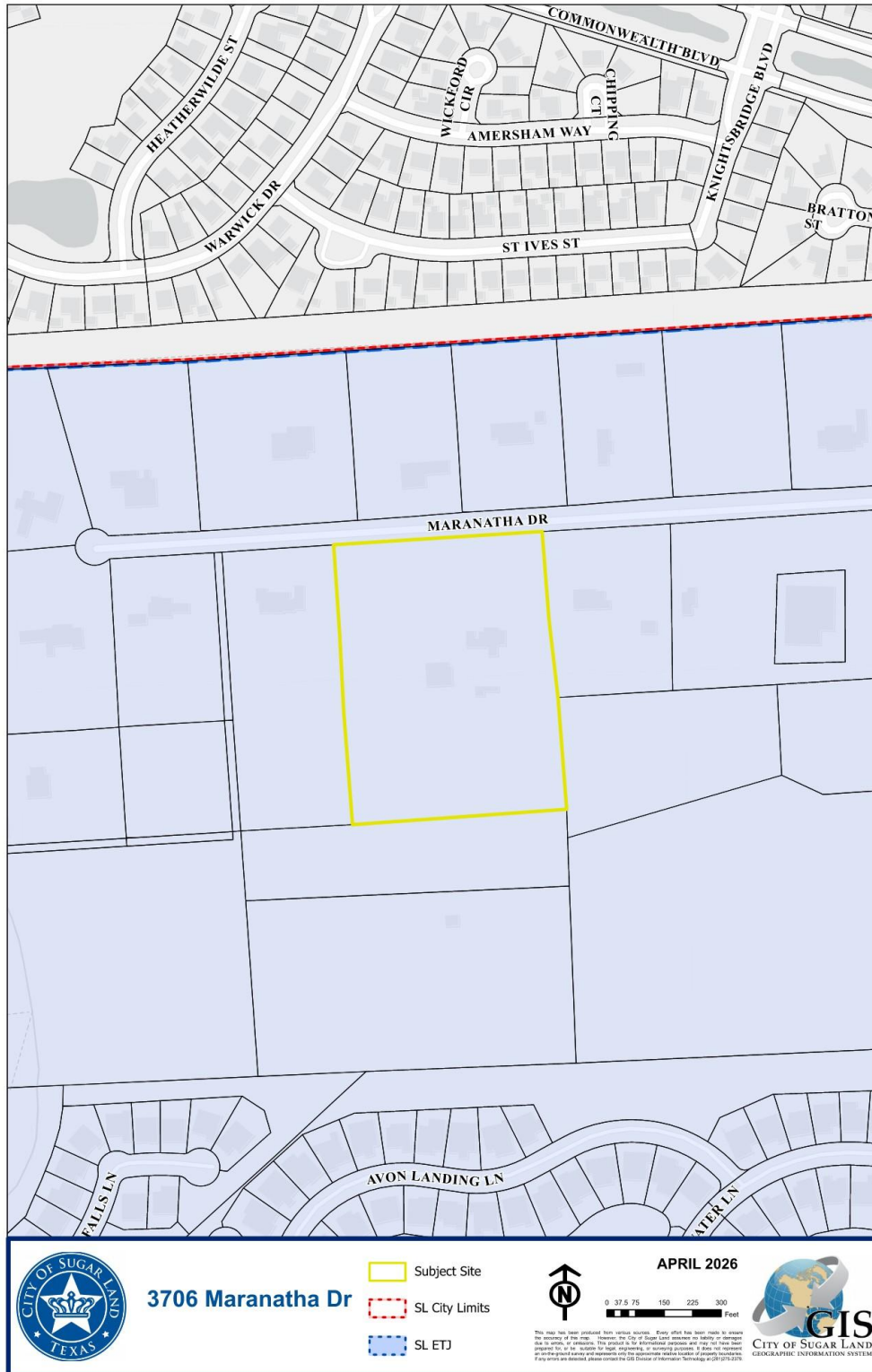
Criterion Three: The granting of the variance will not have the effect of preventing the orderly subdivision of other lands in the area in accordance with the provisions of this Chapter; and

Granting a variance from Section 5-24. will not prevent the orderly subdivision of other lands in the area. The Maranatha Farms subdivision was developed with private water wells and septic systems on each residential lot.

Criterion Four: A more appropriate design solution exists which is not currently allowed in this Chapter.

Staff has not identified other design solutions in the subdivision regulations.

VICINITY MAP



AERIAL MAP



RECORDED PARTIAL REPLAT

3706 Maranatha Drive

MARANATHA FARMS PARTIAL REPLAT

A RESIDENTIAL SUBDIVISION IN LOTS 1-16 BLOCKS BEING 63.6599 ACRES "OUT OF" MARANATHA FARMS SUBDIVISION OF 104.144 ACRES AS RECORDED ON SLIDE No. 633 B, PLAT RECORDS, BEING IN THE E. ALGORN LEAGUE, AB. 1, FORT BEND COUNTY, TEXAS.

REASON FOR REPLAT

TO RESURVIDE RESERVE "A", RESERVE "C2", AND LOTS 9, 6, 7 & 8.

OWNER

DAVID L. WILSON & WIFE
2708 MARANATHA DRIVE
DUNBAR, TEXAS 77428
PH. NO. 282-2242
DTS. 11-11-1968

OWNER

HENRY STEINKAMP, JR., INC.
P.O. BOX 182
HUMBLE, TEXAS 77041
TEL. 7-342-2241
MAY 2, 1968

OWNER

DAVID L. WILSON & WIFE
2708 MARANATHA DRIVE
DUNBAR, TEXAS 77428
PH. NO. 282-2242
DTS. 11-11-1968

OWNER

DAVID L. WILSON & WIFE
2708 MARANATHA DRIVE
DUNBAR, TEXAS 77428
PH. NO. 282-2242
DTS. 11-11-1968

VARIANCE JUSTIFICATION FROM APPLICANT



1304 Langham Creek Dr
Suite 410
Houston, TX 77084
Phone: 254.319.5883

To: City of Sugar Land Planning & Zoning Commission

From: Christian Castano, Project Manager

Date: 2/11/2026

RE: Subdivision Variance Request 1 for Maranatha Addition
Section 5-5.3 – Contiguous Property Inclusion Requirement

Code Citation: *Section 5-5.3 of the City of Sugar Land Development Code requires that contiguous property under common ownership be included within a subdivision plat.*

Request: The applicant requests a subdivision variance from Section 5-5.3 of the City of Sugar Land Development Code to allow the commonly owned, unrestricted tract located south of and adjacent to the subject property to be excluded from the plat boundary, allowing the applicant to proceed with subdividing the existing single-family residential lot within the Maranatha Farms subdivision into two lots.

Justification Summary: The applicant proposes a minor replat that will divide one existing single-family residential lot into two single-family residential lots, both of which comply with all applicable City, County, and separately filed covenant requirements. The subject property is located within the City of Sugar Land's extraterritorial jurisdiction (ETJ) in the established Maranatha Farms subdivision.

An adjacent tract located immediately south of and adjacent to the proposed plat boundary is under the same ownership. However, this tract is unaffected by the separately filed covenants and restrictions of the Maranatha Farms subdivision as it is outside of the subdivision's platted limits. Section 5-5.3 requires contiguous property under common ownership to be considered together for subdivision design and compliance. The applicant is requesting relief from the City's interpretation of this section that requires physical inclusion of the adjacent unrestricted tract within the subdivision plat.

Including the southern tract within the plat would create incompatibility with the existing subdivision framework, as adjacent lots have not been subject to the same requirements. Further, the inclusion would improperly subject unrestricted land to subdivision controls and HOA governance that were never intended to apply.

VARIANCE JUSTIFICATION FROM APPLICANT

Variance Criteria – Section 5-41

1. Special Circumstances or Conditions Affecting the Property

The proposed subdivision will maintain the same residential use, density, and development pattern that currently exists within the Maranatha Farms subdivision. The unique circumstance affecting the property is the existence of a commonly owned but unrestricted tract immediately adjacent to a heavily restricted residential subdivision, which is similar to several other lots within the same subdivision.

Including the southern tract within the plat boundary would force unrestricted land into a regulatory framework governed by separately filed covenants and restrictions, creating a conflict between restricted and unrestricted land uses. This condition is unique to the subject property and other lots within the same subdivision, but the special circumstances do not apply broadly to other properties within the City or ETJ.

Strict enforcement of Section 5-5.3, as interpreted to require inclusion of the southern tract within the plat, would effectively deprive the applicant of reasonable use of the property by preventing an otherwise compliant and minimal lot split.

2. No Detriment to Public Health, Safety, or Welfare

Granting the requested variance will not be detrimental to the public health, safety, or welfare. The proposed replat does not increase residential density beyond what is permitted, does not alter access or circulation patterns, and does not introduce incompatible land uses. The resulting lot sizes following the replat will be more similar to other lots within the subdivision than the lot as it currently exists.

Excluding the southern tract from the plat ensures that vertical construction and residential development are limited to the lots subject to the Maranatha Farms covenants and restrictions, thereby preserving neighborhood compatibility and avoiding governance conflicts with the Owners Association.

3. No Adverse Impact on Orderly Subdivision of Adjacent Lands

Approval of the requested variance will not adversely affect the orderly subdivision or development of adjacent lands. All surrounding properties within the Maranatha Farms subdivision are already platted and developed in accordance with the City's Development Code. Other property owners within the same subdivision have replatted oversized lots into more appropriately sized lots. Additionally, access easements across Maranatha Farms lots have previously been utilized to avoid landlocking unrestricted lands outside of the parent subdivision.

If development is proposed in the future on the unrestricted tract to the south, that property will be required to undergo its own subdivision process and obtain all applicable City and County approvals at that time. Granting this variance does not preclude future subdivision or infrastructure planning for that tract.

VARIANCE JUSTIFICATION FROM APPLICANT

4. More Appropriate Design Solution

Allowing the adjacent unrestricted tract to remain outside the plat boundary represents the most appropriate and context-sensitive design solution. This approach maintains the integrity of the existing subdivision, avoids regulatory conflict between restricted and unrestricted land, and allows the proposed lot split to proceed in a manner consistent with the surrounding development pattern.

Findings of Hardship

Pursuant to Section 5-41(B) of the Development Code, the following findings demonstrate that a legitimate hardship exists:

- **Hardship to Applicant:** The hardship is disproportionate and would be borne solely by the applicant, as inclusion of the southern tract would create legal and governance conflicts not experienced by surrounding property owners.
- **Land-Based Hardship:** The hardship arises from the physical and legal relationship between restricted and unrestricted contiguous tracts, not from personal circumstances.
- **Uniqueness:** The property's location within the City's ETJ and its adjacency to unrestricted land under common ownership distinguishes it from other properties in the subdivision.
- **Not Self-Created:** The conditions giving rise to the hardship pre-date this application and were not created by the applicant.

For the reasons stated above, the applicant respectfully requests that the Planning & Zoning Commission recommend approval, and that the City Council grant a variance from Section 5-5.3 of the Development Code to allow exclusion of the commonly owned, unrestricted tract located south of the subject property from the subdivision plat.

This request is consistent with the intent of the City's Development Code, preserves the orderly development of the area, and poses no threat to public health, safety, or welfare.

Respectfully,

Christian Castano
Project Manager

VARIANCE JUSTIFICATION FROM APPLICANT



1304 Langham Creek Dr
Suite 410
Houston, TX 77084
Phone: 254.319.5883

To: City of Sugar Land Planning & Zoning Commission

From: Christian Castano, Project Manager

Date: 2/11/2026

RE: Subdivision Variance Request 2 for Maranatha Addition
Section 5-19 – Regarding Residential Street Access / Right-of-Way Dedication

Code Citation: *Section 5-19 of the City of Sugar Land Development Code requires that all lots, tracts, and reserves have frontage on an approved public or private street. Residential lots are not permitted to be served solely by access easement without approval of a variance.*

Request: The applicant requests a subdivision variance from Section 5-19 of the City of Sugar Land Development Code to allow the adjacent unrestricted tract to be served by recorded access easement in lieu of required public or private street frontage.

Justification Summary: The proposed replat divides one existing single-family residential lot into two single-family residential lots within the Maranatha Farms subdivision. No new public or private streets are proposed as both residential lots will front on the existing public street, meeting all applicable City standards.

The tract located south of the subject property is unplatted, unrestricted, and is not proposed for residential subdivision or development as part of this application. The intent of the proposed plat is to exclude this tract from the subdivision to avoid subjecting it to residential subdivision requirements and HOA governance.

The City has indicated that residential access by easement is not permitted without a variance and that right-of-way dedication would otherwise be required. The applicant is therefore requesting relief from the application of Section 5-19 to allow access to the adjacent unrestricted reserve by recorded access easement, rather than requiring dedication of right-of-way for land that is not being platted or developed as part of the subdivision.

VARIANCE JUSTIFICATION FROM APPLICANT

Variance Criteria – Section 5-41

1. Special Circumstances or Conditions Affecting the Property

The unique circumstance affecting the property is the relationship between the platted residential subdivision and an adjacent, commonly owned but unplatted and unrestricted tract. The reserve tract is not being created as a residential lot and is not proposed for development under this plat.

Requiring right-of-way dedication or street frontage would impose subdivision-level infrastructure requirements on the applicant to serve an unplatted tract that is intentionally excluded from the subdivision and not subject to residential development standards as no landlocked lots are being created off the proposed access easement.

This circumstance is unique to the subject property and does not apply broadly to other subdivisions within the City or ETJ.

2. No Detriment to Public Health, Safety, or Welfare

Granting the requested variance will not be detrimental to the public health, safety, or welfare. All residential lots created by the replat have direct frontage on an existing public street that meets City and County standards.

The recorded access easement will provide legal ingress and egress to the unplatted tract of land south of the platted area. Like other lots in the same subdivision, the applicant is retaining the unplatted and unrestricted acreage as a private buffer, open space, and recreational zone. Because no vertical development can occur on the unplatted acreage, there will be no traffic generation or public service demand not tied to the primary residences. This means the proposed access easement configuration will result in no traffic conflicts, emergency access concerns, or adverse impacts to public infrastructure.

3. No Adverse Impact on Orderly Subdivision of Adjacent Lands

Approval of the requested variance will not adversely affect the orderly subdivision or development of adjacent lands. All surrounding properties within the Maranatha Farms subdivision are already platted and developed. The applicant is requesting similar treatment (i.e. unplatted, unrestricted acreage behind platted lots) as other owners within the same subdivision.

If development of the unplatted acreage is proposed in the future, the current owner of the property will be required to file a subdivision plat with the City and County that addresses frontage, utility provision, and other compliance issues not relevant at this time. Granting this variance does not eliminate or reduce the City's authority over future development.

4. More Appropriate Design Solution

Allowing access to the unplatted acreage by access easement represents a more appropriate and proportional design solution as opposed to requiring right-of-way dedication and improvement to serve land that is not being subdivided or developed. This approach preserves the intent of Section 5-19 by ensuring that the two platted residential lots have public street frontage while avoiding unnecessary public infrastructure, protecting the applicant's property rights, and preserving compatibility with surrounding lands.

VARIANCE JUSTIFICATION FROM APPLICANT

Findings of Hardship

Pursuant to Section 5-41(B) of the Development Code, the following findings demonstrate that a legitimate hardship exists:

- **Reasonable Use:** Strict application of Section 5-19 would require right-of-way dedication for land that is not being platted, effectively undermining reasonable use of the property.
- **Hardship to Applicant:** The hardship would be disproportionate and borne solely by the applicant, as surrounding properties have not been subject to similar requirements.
- **Land-Based Hardship:** The hardship arises from the physical and legal configuration of the property and its relationship to an adjacent unplatted tract.
- **Uniqueness:** The combination of restricted residential subdivision and adjacent unrestricted land under common ownership distinguishes the subject property from others in the area.
- **Not Self-Created:** The conditions giving rise to the hardship, including the configuration of the platted subdivision and unrestricted land, predate this application and were not created by the applicant.

For the reasons stated above, the applicant respectfully requests that the Planning & Zoning Commission recommend approval, and that the City Council grant a variance from Section 5-19 of the Development Code to allow access to the adjacent unrestricted reserve tract by recorded access easement in lieu of required public or private street frontage.

This request is consistent with the intent of the City's Development Code, preserves orderly development, and poses no threat to public health, safety, or welfare.

Respectfully,

Christian Castano
Project Manager

VARIANCE JUSTIFICATION FROM APPLICANT



1304 Langham Creek Dr
Suite 410
Houston, TX 77084
Phone: 254.319.5883

To: City of Sugar Land Planning & Zoning Commission

From: Christian Castano, Project Manager

Date: 2/11/2026

RE: Subdivision Variance Request 3 for Maranatha Addition
Section 5-24(C) – Utility Easements and Services

Code Citation: Section 5-24(C) – “Utility Easements and Services,” of the City of Sugar Land Development Code requires that subdivision plats be served by public water and sanitary sewer systems as part of the subdivision approval process.

Request: The applicant requests a subdivision variance from Section 5-24(C) of the City of Sugar Land Development Code to allow the continued use of private water wells and on-site sewage facilities (OSSF) in lieu of connection to public water and sanitary sewer utilities.

Justification Summary: The proposed replat divides one existing single-family residential lot into two single-family residential lots within the Maranatha Farms subdivision. The subject property is located within the City of Sugar Land’s extraterritorial jurisdiction (ETJ) in an established low-density residential area that has historically been served by private water wells and septic systems.

Public water and sanitary sewer infrastructure is not currently available to serve the subject property, and no plans exist to extend municipal utilities to the area in conjunction with this minor replat. The proposed subdivision does not disproportionately increase the residential density beyond what currently exists in the surrounding area.

The applicant is therefore requesting relief from Section 5-24(C) to allow continued use of private utilities consistent with existing development patterns in the area.

VARIANCE JUSTIFICATION FROM APPLICANT

Variance Criteria – Section 5-41

1. Special Circumstances or Conditions Affecting the Property

The special circumstance affecting the property is its location within the City's ETJ in an area where municipal water and sewer services are not currently available nor achievable without extraordinary disruption and cost to the applicant and surrounding property owners. Surrounding properties within the subdivision and adjacent areas are similarly served by private wells and septic systems.

Requiring connection to public utilities would necessitate significant off-site infrastructure improvements beyond the applicant's control that are disproportionate to the scale of the proposed replat.

2. No Detriment to Public Health, Safety, or Welfare

Granting the requested variance will not be detrimental to the public health, safety, or welfare. All private water wells and on-site sewage facilities will be designed, permitted, and installed in compliance with Fort Bend County and TCEQ regulations.

The surrounding neighborhood has operated safely and effectively with private water well and on-site sanitary sewer service for an extended period, and the proposed variance maintains consistency with existing conditions.

3. No Adverse Impact on Orderly Subdivision of Adjacent Lands

Approval of the requested variance will not adversely affect the orderly subdivision or development of adjacent lands. The proposed replat does not preclude future extension of public utilities should municipal services become available at a later date. Any future development or redevelopment of the subject property will remain subject to all applicable City, County, and State regulations in effect at that time.

The proposed replat will not have an adverse impact on nearby landowners as it is compatible with the prevailing development pattern of the original subdivision. The resulting lot sizes following the replat (2.8215 acres for both lots) will be similarly sized to other lots in the same subdivision, as the applicant's current lot (5.6431 acres) is much larger than all other lots along Marantha Drive. For example, the only other lot in the original subdivision that exceeded 4 acres (Lot 16) was replatted into two lots (2.92 and 3.06 acres respectively).

4. More Appropriate Design Solution

Allowing the continued use of private utilities represents the most appropriate and reasonable solution for a minor subdivision located in an unincorporated area without available municipal infrastructure. Approving the variance avoids unnecessary and impractical infrastructure extension while preserving the intent of the Development Code. Requiring the applicant to acquire the necessary easements and rights-of-way to reach City utilities in addition to constructing trunk water and wastewater lines to simply create one additional single-family lot is an unreasonable and highly disproportionate burden.

VARIANCE JUSTIFICATION FROM APPLICANT

Findings of Hardship

Pursuant to Section 5-41(B) of the Development Code, the following findings demonstrate that a legitimate hardship exists:

- **Reasonable Use:** Strict application of Section 5-24(C) would require connection to utilities that are not available, effectively restricting reasonable use of the property.
- **Hardship to Applicant:** The hardship would be disproportionate and borne solely by the applicant due to the absence of municipal infrastructure.
- **Land-Based Hardship:** The hardship arises from the property's location within the ETJ and existing utility service conditions.
- **Uniqueness:** The property's service context distinguishes it from properties located within fully serviced areas of the City.
- **Not Self-Created:** The lack of available public utilities and the prevailing development character of the existing subdivision are not conditions created by the applicant.

For the reasons stated above, the applicant respectfully requests that the Planning & Zoning Commission recommend approval, and that the City Council grant a variance from Section 5-24(C) of the Development Code to allow private water and on-site sewage facilities in lieu of public utilities.

This request is consistent with the intent of the City's Development Code, preserves orderly development, and poses no threat to public health, safety, or welfare.

Respectfully,

Christian Castano
Project Manager

STATE OF TEXAS

COUNTY OF FORT BEND

CITY OF SUGARLAND

We, Mark G. Papa and Susan B. Papa, owners of the 5.6430-acre tract do hereby make subdivision of said property according to the lines, streets, lots, building lines, and easements shown thereon and designate said subdivision as MARANATHA ADDITION, 5.6430-acres, located in the Elijah Alcorn League, Abstract Number 1, Fort Bend county, Texas, and hereby dedicates to public use as such, the streets and easements shown thereon forever and does hereby waive any claims for damages occasioned by the establishing of grades as approved for the streets dedicated or occasioned by the alteration of the surface of any portion of streets to conform to such grades, and does hereby bind itself, its successors and assigns to warrant and defend forever the title to the land so dedicated.

FURTHER, we do hereby declare that all parcels of land designated as lots on this plat are intended for the construction of single family residential dwelling units thereon (or the placement of mobile homes) and shall be restricted for same under the terms and conditions of such restrictions filed separately.

FURTHER, we do hereby covenant and agree that all of the property within the boundaries of this plat shall be restricted to prevent the drainage of any septic tanks into any public or private street, road or alley or any drainage ditch, either directly or indirectly.

FURTHER, we do hereby covenant and agree that all of the property within the boundaries of this plat shall be restricted to provide that drainage structures under driveways shall have a net drainage opening area of sufficient size to permit the free flow of water without (When subdivision contains natural drainage ways such as bayous, creeks, gullies, ravines, draws or drainage ditches).

FURTHER, we do hereby dedicate to the public a strip of land twenty (20) feet wide on each side of the center line of any and all bayous, creeks, gullies, ravines, draws and drainage ditches located in said subdivision, as easements for drainage purposes, Fort Bend County or any other governmental agency shall have the right to enter upon said easement at any and all times for the purposes of construction and maintenance of drainage facilities and structures.

FURTHER, we do hereby covenant and agree that all of the property within the boundaries of this subdivision and adjacent to any drainage easement, ditch, gully, creek or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, excessive vegetation and other obstructions to the operations and maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purpose forever unobstructed aerial easements. The aerial easements shall extend horizontally on additional eleven feet, six inches (11' 6") for ten feet (10' 0") perimeter ground easements or seven feet, six inches (7' 6") for fourteen feet (14' 0") perimeter ground easements or five feet, six inches (5' 6") for sixteen feet (16' 0") perimeter ground easements, from a plane sixteen (16' 0") above the ground level upward, located adjacent to and adjoining said public utility easement that are designated with aerial easements (U.E. AND A.E.) as indicated and depicted hereon, whereby the aerial easements total twenty-one feet, six inches (21' 6") in width.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purpose forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional ten feet (10' 0") for ten feet (10' 0") back-to-back ground easements or eight feet (8' 0") for fourteen feet (14' 0") back-to-back ground easements or seven feet (7' 0") for sixteen feet (16' 0") back-to-back ground easements, from a plane sixteen (16' 0") above ground level upward, located adjacent to both sides and adjoining said public utility easements that are designated with aerial easements (U.E. AND A.E.) as indicated and depicted hereon, whereby the aerial easements total thirty feet (30' 0") in width.

FURTHER, we do hereby acknowledge the receipt of the "Orders for Regulation of Outdoor Lighting in the Unincorporated Areas of Fort Bend County, Texas," and do hereby covenant and agree and shall comply with this order as adopted by Fort Bend County Commissioners Court on March 23, 2004.

WITNESS our hand in the City of Sugar Land, Texas, this _____ day of _____, 2026.

By: Mark G. Papa, Owner
By: Susan B. Papa, Owner

STATE OF _____
COUNTY OF _____

BEFORE ME, the undersigned authority, on this day personally appeared Mark G. Papa and Susan B. Papa, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2026.

Notary Public in and for the State of _____

Printed Name of Notary / Expires

SURVEYOR'S CERTIFICATION
STATE OF TEXAS

I, RICHARD FUSSELL, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS SUBDIVISION IS TRUE AND CORRECT, WAS PREPARED FROM AN ACTUAL BOUNDARY SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION ACCORDING TO THE STANDARDS OF PRACTICE OF THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS; THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE NEAREST STREET INTERSECTION; THAT THE (OPTIONAL) PERIMETER BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE/TANGENCY AND OTHER POINTS OF REFERENCE WERE MARKED ON THE GROUND BEFORE I SIGNED AND SEALED THIS DOCUMENT; AND THAT ALL PREVIOUSLY EXISTING PROPERTY MARKERS ARE SUFFICIENTLY DESCRIBED IN THIS DOCUMENT AS FOUND AND ALL SET MARKERS ARE A MINIMUM 3/8-INCH DIAMETER IRON ROD WITH SURVEYOR'S CAP.

RICHARD FUSSELL
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 4148

ENGINEER'S CERTIFICATION
STATE OF TEXAS

I, Brett T. Hanrahan, a Professional Engineer registered in the State of Texas do hereby certify that this plat meets all requirements of Fort Bend County to the best of my knowledge.

Brett T. Hanrahan, P.E.
Registered Professional Engineer
State of Texas No. 112908

Date

This is to certify that the Planning and Zoning Commission of the City of Sugar Land, Texas has approved this plat and subdivision of MARANATHA ADDITION in conformance with the laws of the State of Texas and the ordinances of the City of Sugar Land as shown hereon and authorizes the recording of this plat this _____ day of _____, 20____.

Matthew Calgur, Chair
Linda Mendenhall, City Clerk

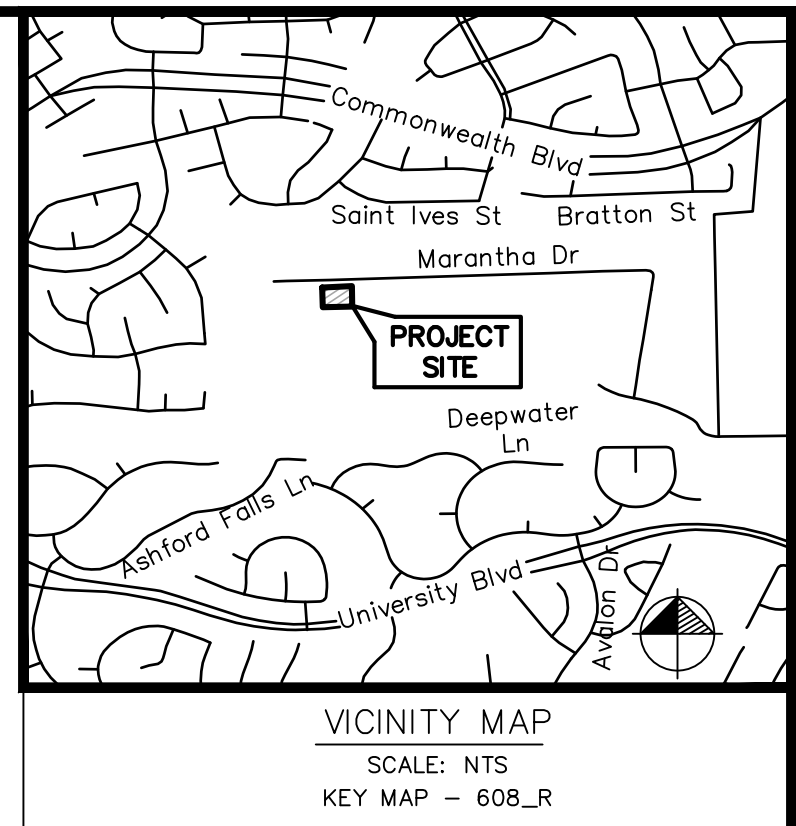
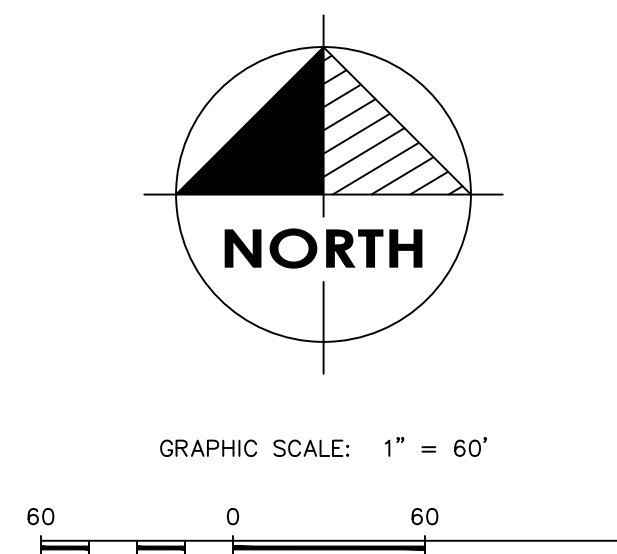
LEGEND

ABBREVIATIONS, UNLESS OTHERWISE STATED, ARE AS FOLLOWS:

- A.E. - AERIAL EASEMENT
B.L. - BUILDING LINE
BRS - BEARS
CAM - CONHOBOL MONUMENT
ETJ - EXTRATERRITORIAL JURISDICTION
D.L. - DRAINAGE EASEMENT
DOC - DOCUMENT
ESMT, ETJ - EASEMENT - EXTRATERRITORIAL JURISDICTION
FND - FOUND
F.B.C.C.F. - FORT BEND COUNTY CLERK'S FILE
F.B.C.D.R. - FORT BEND COUNTY DEED RECORDS
F.B.C.P.R. - FORT BEND COUNTY PLAT RECORDS
IP - IRON PIPE
IR - IRON ROD
NO. - NUMBER
O.R.F.B.C. - OFFICIAL RECORDS FORT BEND COUNTY
PG. - PAGE
R.O.W. - RIGHT-OF-WAY
SEW - SEWER
SQ.FT. - SQUARE FEET
S.S.E. - SANITARY SEWER EASEMENT
ST.M.S.E. - STORM SEWER EASEMENT
U.E. - UTILITY EASEMENT
VOL. - VOLUME
W.L.E. - WATER LINE EASEMENT

GENERAL NOTES:

- 1) ELEVATIONS USED FOR DELINEATING CONTOUR LINES ARE BASED UPON NAVD 1988 DATUM, 2021 ADJUSTMENT.
2) ALL BEARINGS REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE.
3) THIS PLAT WAS PREPARED TO MEET CITY OF SUGAR LAND AND FORT BEND COUNTY REQUIREMENTS.
4) THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY TEXAS AMERICAN TITLE COMPANY, INC., 2791025-06625, EFFECTIVE DATE JANUARY 14, 2026. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
5) THIS PLAT LIES WHOLLY WITHIN FORT BEND COUNTY DRAINAGE DISTRICT, FORT BEND INDEPENDENT SCHOOL DISTRICT, THE ETJ OF THE CITY OF SUGAR LAND, AND FORT BEND COUNTY.
6) APPROVAL OF THIS PLAT WILL EXPIRE ONE YEAR FROM PLANNING AND ZONING COMMISSION APPROVAL IF NOT RECORDED IN THE REAL PROPERTY RECORDS OF FORT BEND.
7) THERE ARE NO PIPELINES OR PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION.
8) ALL LANDSCAPING AND STRUCTURES, INCLUDING FENCES, AT INTERSECTIONS SHALL CONFORM TO THE CITY OF SUGAR LAND AND AASHTO SITE DISTANCE REQUIREMENTS FOR MOTORISTS.
9) NO OWNER OF THE LAND SUBJECT TO AN EASEMENT MAY PLACE, BUILD OR CONSTRUCT ANY PERMANENT BUILDING, STRUCTURE OR OBSTRUCTION OF ANY KIND OVER, UNDER OR UPON THE EASEMENT, PROVIDED THAT SUCH OWNER MAY CROSS OR COVER THE EASEMENT WITH A PAVED DRIVEWAY/PARKING LOT UNDER THE FOLLOWING CONDITIONS. THE DRIVEWAY SHALL BE JOINTED AT THE BOUNDARY LINE OF THE EASEMENT TO LIMIT THE AMOUNT OF PAVING THAT MUST BE REMOVED TO PROVIDE ACCESS, AND THERE SHALL BE NO OBLIGATION OF THE CITY TO REPLACE/REPAIR ANY PAVING REMOVED IN THE EXERCISE OF THIS EASEMENT.
10) WOOD SHINGLES ARE HEREBY PROHIBITED WITHIN THIS SUBDIVISION.
11) SIDEWALKS SHALL BE CONSTRUCTED AS REQUIRED BY SECTION 5.8 OF THE DESIGN STANDARDS OF THE CITY OF SUGAR LAND, PRIOR TO THE CERTIFICATION OF COMPLIANCE OF STREETS WITHIN THE SUBDIVISION BY THE CITY OF SUGAR LAND. SIDEWALKS SHALL BE CONSTRUCTED BY THE DEVELOPER ALONG ALL STREETS WHERE HOUSES WILL NOT FRONT OR SIDE. (DOES NOT APPLY TO US59 AND GRAND PARKWAY) HOMEBUILDERS SHALL CONSTRUCT SIDEWALKS ALONG STREETS ON WHICH HOMES FRONT AND ALONG STREETS ON WHICH HOMES SIDE.
12) MARANATHA ADDITION LIES WITHIN UNSHADED ZONE "X" (AREA WITH REDUCED FLOOD RISK (SEE FEMF) AS PER FLOOD INSURANCE RATE MAP, MAP NUMBER 48157C029L, DATED APRIL 2, 2014.
13) NEW CONSTRUCTION IS ELEVATED SUFFICIENTLY SO THAT THE MINIMUM FINISH FLOOR (SLAB) ELEVATION IS AT LEAST 2 FEET ABOVE THE BASE FLOOD ELEVATION AS ESTABLISHED BY ATLAS 14, VOL. 11, TEXAS, 1.5 FEET ABOVE ADJACENT NATURAL GROUND, OR 1 FOOT ABOVE TOP OF CURB, WHICHEVER IS THE HIGHER ELEVATION, PROVIDED, HOWEVER: A. IF THE ATLAS 14, VOL. 11, TEXAS BASE FLOOD ELEVATION IS NOT AVAILABLE, THE MINIMUM ELEVATION WILL BE 2 FEET ABOVE THE EFFECTIVE 100-YEAR FLOOD ELEVATION PROVIDED IN THE THEN EFFECTIVE FEMA FLOOD INSURANCE STUDY (FIS) OR BEST AVAILABLE DATA.
14) THE DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF SUGAR LAND AND THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH PROVIDES FOR PONDING AND INTENSE RAINFALL EVENTS.
15) PRIOR TO ANY CONSTRUCTION ON SUBJECT LOTS OR NON-RESIDENTIAL TRACTS, THE CITY OF SUGAR LAND SHALL REVIEW AND APPROVE DRAINAGE CALCULATIONS PERFORMED BY A REGISTERED PROFESSIONAL ENGINEER ILLUSTRATING AVAILABLE OUTFALL AND/OR DETENTION CAPACITY.
16) MASTER NOTE N/A
17) MASTER NOTE N/A
18) MASTER NOTE N/A
19) MASTER NOTE N/A
20) MASTER NOTE N/A
21) MASTER NOTE N/A
22) MASTER NOTE N/A
23) ALL BUILDING LINE TRANSITIONS SHALL BE AT 45 DEGREE ANGLES TO THE STRAIGHT SIDE LOT LINE WHERE THE TRANSITION OCCURS.
24) DRIVEWAY REQUIREMENTS FOR THE LOCATIONS, WIDTHS AND OFFSET FROM AN INTERSECTION AND ANY EXISTING DRIVEWAYS OR PROPOSED DRIVEWAYS, SHALL CONFORM TO CHAPTER FIVE, ARTICLE VII OF THE DEVELOPMENT CODE OF THE CITY OF SUGAR LAND.
25) MASTER NOTE N/A
26) MASTER NOTE N/A
27) ALL LOTS AND RESERVES SHALL HAVE MINIMUM SIDE AND REAR BUILDING SETBACKS AS SPECIFIED IN CHAPTER FIVE, ARTICLE III, SECTION 5-22 BUILDING LINES, OF THE DEVELOPMENT CODE OF THE CITY OF SUGAR LAND.
28) WITHIN SUGARLAND GARAGES SHALL BE SET BACK A MINIMUM OF TWENTY (20) FEET FROM THE STREET RIGHT-OF-WAY ON CORNER LOTS, WHEN SAID LOT IS A SIDE LOADING LOT. A SIDE LOADING LOT IS A CORNER LOT WITH A SIDE LOADING GARAGE OR CARPORT.
29) MASTER NOTE N/A
30) MASTER NOTE N/A
31) MASTER NOTE N/A
32) MASTER NOTE N/A
33) MASTER NOTE N/A
34) ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION, AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
35) ALL NUMBERS OMITTED ABOVE ARE CITY OF SUGAR LAND MASTER NOTES THAT DO NOT APPLY TO THIS PROPERTY AND WERE INTENTIONALLY OMITTED.
ALL CUSTOM NOTES SHALL BE IN CHRONOLOGICAL ORDER STARTING WITH NOTE 36.
36) SITE PLANS SHALL BE SUBMITTED TO FORT BEND COUNTY AND ANY OTHER APPLICABLE JURISDICTION FOR REVIEW AND APPROVAL TO OBTAIN A DEVELOPMENT PERMIT. DEVELOPMENT PERMITS AND ALL OTHER APPLICABLE PERMITS SHALL BE OBTAINED FROM FORT BEND COUNTY PRIOR TO BEGINNING CONSTRUCTION.
37) THE COORDINATES SHOWN HEREON ARE GRID AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR OF 0.9980748184395.
38) FIVE-EIGHTHS INCH (5/8") IRON RODS THREE FEET (3') IN LENGTH ARE SET ON ALL PERIMETER BOUNDARY CORNERS, ALL ANGLE POINTS, ALL POINTS OF CURVATURE AND TANGENCY, AND ALL BLOCK CORNERS, UNLESS OTHERWISE NOTED.
39) THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 68.00' FEET ABOVE MEAN SEA LEVEL (NAVD88 DATUM). IN ADDITION, NO TOP OF SLAB ELEVATION SHALL BE LESS THAN 24 INCHES ABOVE THE LOWEST TOP OF CURB ADJACENT TO THE LOT IN WHICH IT LIES, IN THE ABSENCE OF A CURB, THE TOP OF SLAB ELEVATION SHALL BE NO LESS THAN 24 INCHES ABOVE THE HIGHEST NATURAL GROUND ALONG THE PERIMETER OF THE BUILDING FOUNDATION AND 12 INCHES ABOVE ANY DOWN GRADIENT ROADWAY OR DRAINAGE RESTRAINT, MAX PONDING, OR SHEET FLOW ELEVATION; AND NO LESS THAN 24 INCHES ABOVE THE 100-YEAR WSEL OF ANY DETENTION POND SERVING THE DEVELOPMENT AS TO BE DETERMINED DURING FUTURE SITE DESIGNS.
40) ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
41) LOTS ARE FOR SINGLE-FAMILY RESIDENTIAL USE.
42) EACH LOT SHALL NOT EXCEED 5% IMPERVIOUS COVER. IF THIS PERCENTAGE IS TO BE EXCEEDED A REPLAT AND/OR FURTHER DESIGN OF A DRAINAGE SYSTEM AND INFRASTRUCTURE IN ACCORDANCE WITH THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WILL BE NECESSARY.
43) ANY FUTURE ON-SITE DRAINAGE INFRASTRUCTURE, INCLUDING DETENTION PONDS, SHALL BE LOCATED WITHIN A DEDICATED DRAINAGE EASEMENT WITH OWNERSHIP AND MAINTENANCE RESPONSIBILITY FULLY ASSUMED BY THE PROPERTY OWNER AND THIS RESPONSIBILITY SHALL TRANSFER TO FUTURE OWNERS UPON SALE OF THE PROPERTY.
44) ANY DEVELOPMENT WITHIN THE PLATTED AREA MUST ENSURE THAT PRE-EXISTING, NATURAL DRAINAGE PATTERNS AND CAPACITIES OF NEIGHBORING PROPERTIES ARE NOT NEGATIVELY IMPACTED. IN ADDITION, ALL FUTURE DETENTION OUTFALL LOCATIONS MUST MAINTAIN THE NATURAL, PRE-EXISTING DRAINAGE PATTERNS OF THE SITE.
45) INDIVIDUAL OSSF SYSTEM SELECTION WILL BE MADE IN CONJUNCTION WITH THE SITE EVALUATION WITH RESPECT TO THE INDIVIDUAL SITE PERMITTING PROCESS, IN ACCORDANCE WITH THE 30 TAC CHAPTER 285 OSSF RULES.
46) A MINIMUM DISTANCE OF 10' SHALL BE MAINTAINED BETWEEN RESIDENTIAL DWELLINGS.
47) SUBJECT TO SEPARATELY FILED COVENANTS AND RESTRICTIONS FILED FOR RECORD UNDER VOL. 1065, PG. 948, F.B.C.D.R. VOL. 1513, PG. 899, F.B.C.D.R. AND F.B.C.C.F. NOS. 926757, 9873871, 200311472, 2013015954, 2013128512, 2013128546, 2013153901, 2018129845, 2022144980, 2023079540, AND 2024063494 (AFFECTING LOTS 1 AND 2).
48) THE PROPERTY OWNER OF THE PLATTED AREA HEREBY GRANTS AND CONVEYS TO THE PROPERTY OWNER SOUTH OF AND ADJACENT TO THEIR SITE, THEIR HEIRS, SUCCESSORS, AND ASSIGNS, A PERPETUAL, NON-EXCLUSIVE 24-FOOT WIDE EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE PLATTED AREA AS SHOWN HEREON. THIS EASEMENT IS FOR THE PURPOSE OF PROVIDING LEGAL AND REASONABLE ACCESS TO THE GRANTEE'S PROPERTY FROM MARANATHA DRIVE.



I, J. Stacy Slawinski, P.E., Fort Bend County Engineer, do hereby certify that the plat of this subdivision complies with all of the existing rules and regulations of this office as adopted by the Fort Bend County Commissioners' Court. However, no certification is hereby given as to the effect of drainage from this subdivision on the intercepting drainage artery or parent stream or on any other area or subdivision within the watershed.

By: J. Stacy Slawinski, P.E.
Fort Bend County Engineer

Approved by the Commissioner's Court of Fort Bend County, Texas, this _____ day of _____, 2026.

Vincent M. Morales, Jr., Precinct 1, County Commissioner
Grady Prestage, Precinct 2, County Commissioner

KP George, County Judge

W.A. "Andy" Myers, Precinct 3, County Commissioner
Dexter L. McCoy, Precinct 4, County Commissioner

I, Laura Richard, County Clerk in and for Fort County, hereby certify that the foregoing instrument with its certificate of authentication was filed for recordation in my office on _____, 20____, at _____ o'clock _____M., in plat number _____ of the Plat Records of Fort Bend County, Texas.

Witness my hand and seal of office, at Richmond, Texas, the day and date last above written.

By: Laura Richard, County Clerk, Fort Bend County, Texas

By: Deputy

MARANATHA ADDITION

A SUBDIVISION OF 5.6430 ACRES (245,810 SQUARE FEET), SITUATED IN THE ELIJAH ALCORN LEAGUE.

ABSTRACT 1, FORT BEND COUNTY, TEXAS, BEING LOT 7, OF MARANATHA FARMS PARTIAL REPLAT, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN SLIDE NO. 997/A CITY OF SUGAR (EXTRA TERRITORIAL JURISDICTION) FORT BEND COUNTY, TEXAS.

1 BLOCK 2 LOTS
REASON FOR REPLAT: TO SUBDIVIDE ONE LOT INTO TWO LOTS

JANUARY 2026

Owners

PAPA MARK & SUSAN MANAGEMENT TRUST

307 Savoy Street
Sugar Land, TX 77478-9664
Phone#: 713-252-0413

Survey By
Survey 1, Inc.
Your Land Survey Company

Prepared By
BEACON LAND SERVICES

Firm Registration No. 100758-00
P.O. Box 2543 | Alvin, TX 77512 | (281)393-1382

1304 Lougham Creek Dr, STE. 410
Houston, TX 77084
(713) 934-0280

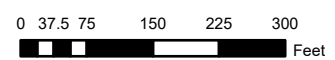


3706 Maranatha Dr

- Subject Site
- SL City Limits
- SL ETJ

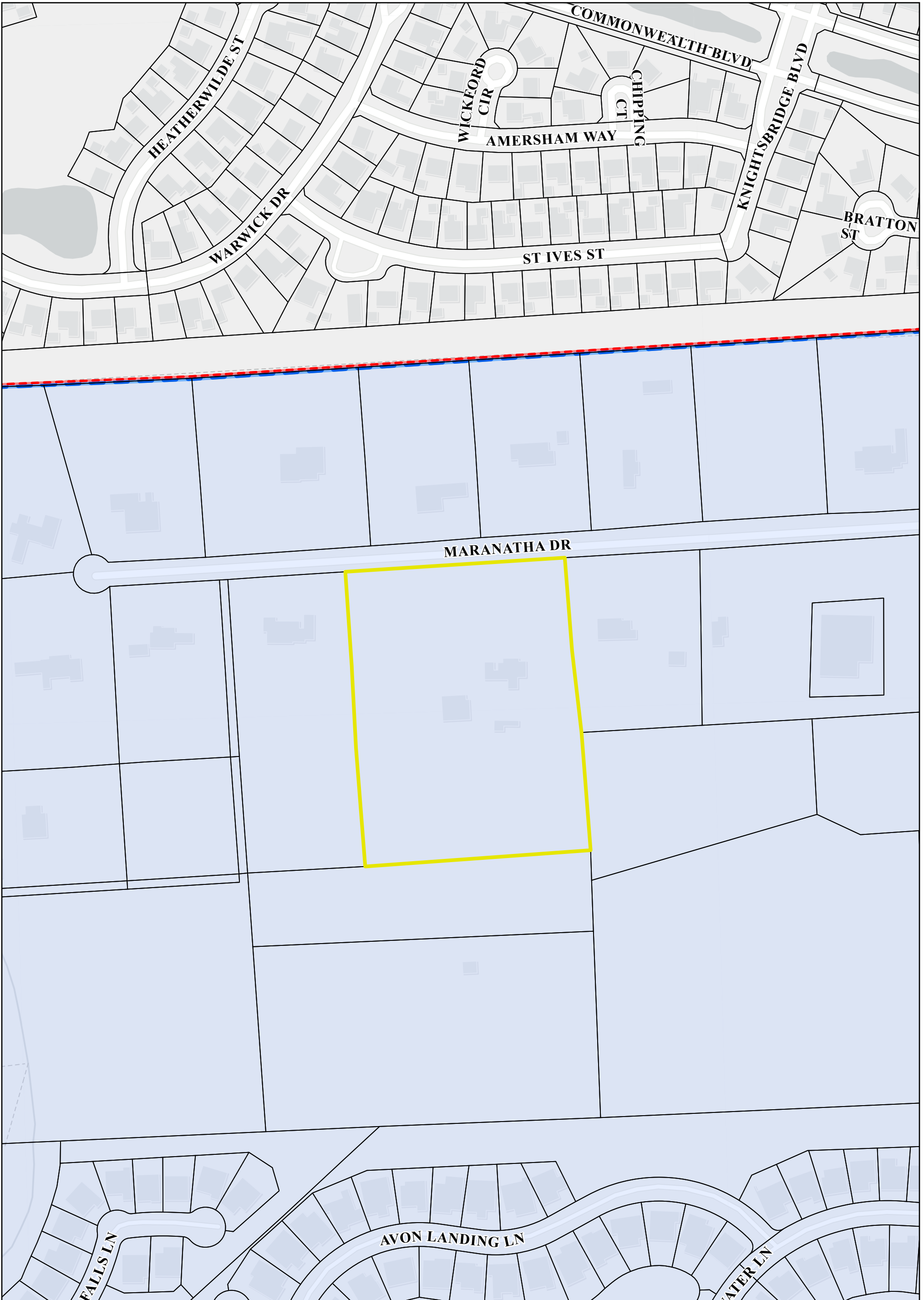


APRIL 2026



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.



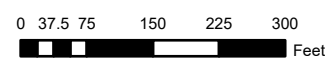


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Sec. 5-41. - Variances.

- 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 **May 14, 2026**

Agenda Request No: VII.A.

Agenda of: Planning & Zoning Commission Meeting

Initiated by: Nicole Fontenette, Agenda & Public Meeting Coordinator

Presented by: Sapana Patel , Commissioner & Fareena Dawood, Commissioner

Responsible Department: Admin

Agenda Caption:

Planning and Zoning Commission Liaison Report

- City Council Meeting April 21, 2026
- City Council Meeting May 5, 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
May 14, 2026

Agenda Request No: VII.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