



City of Sugar Land

Zoning Board of Adjustment Agenda

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

Wednesday, May 20, 2026
Zoning Board of Adjustment Meeting
City Council Chambers
5:00 PM

I. Attention

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

The meeting will live stream at <https://youtube.com/live/LJDzhrZR7G8?feature=share>.

II. Call to Order

III. Public Comment

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

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

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

IV. Minutes

A. MINUTES

Consideration of and action on the approval of the minutes of the February 18, 2026, meeting.

Linda Mendenhall, City Clerk

V. Public Hearings

A. **PUBLIC HEARING 5:00 P.M.**: Receive and hear all persons desiring to be heard on a request for a Special Exception to the Restricted Single-Family Residential District (R-1R) front and street side yard setback standards for a proposed single-family residence located at 13 Orkney Isle Ct, Lot 1, Block 11, Sweetwater, Section 1.

Consideration of and action on a request for a Special Exception to the Restricted Single-Family Residential District (R-1R) front and street side yard setback standards for a proposed single-family residence located at 13 Orkney Isle Ct, Lot 1, Block 11, Sweetwater, Section 1.

Lucas Corbett, GIS Planner

VI. Adjournment

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

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

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

Posted on this 13th day of May, 2026, at 12:00 P.M.



Zoning Board of Adjustment Agenda Request May 20, 2026

Agenda Request No: IV.A.

Agenda of: Zoning Board of Adjustment 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 February 18, 2026, meeting.

Recommended Action:

Consideration of and action on the approval of the minutes of the February 18, 2026, meeting.

Executive Summary:

Consider the minutes of the February 18, 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. Zoning Board of Adjustment Meeting_Minutes_Preview (1)



City of Sugar Land

Zoning Board of Adjustment Minutes

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

Wednesday, February 18, 2026
Zoning Board of Adjustment Meeting Minutes
City Council Chamber
5:00 PM

I. Attention

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

II. Call to Order

QUORUM PRESENT

Chikeersha Puvvada, Josh Morton, David James, Danilo Alvarado, and Pati Cacolice-Hildebrand were present. Douglas White was absent.

III. Public Comment

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

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

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

No members of the public addressed the Board.

IV. Minutes

A. MINUTES

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

Linda Mendenhall, City Clerk

A motion to **Approve of minutes of the November 19, 2025 meeting**, was made by David James and seconded by Josh Morton; the motion **Passed**.

Ayes: Chikeersha Puvvada, Josh Morton, David James, Danilo Alvarado, Pati Cacolice-Hildebrand

Absent: Douglas White

V. Public Hearings

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

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

Lucas Corbett, GIS Planner

Emily Ercius, Planner I, gave a presentation, made comments, and answered questions from the Board.

Chikeersha Puvvada, Chair, opened the public hearing at 5:06 p.m. Uday Mahagaokar, Gregory Oelfke, Lisa Gibson, Desmond Mills, and Grace Liu spoke in opposition of agenda item V.A. The public hearing was closed at 5:28 p.m.

A motion to **Approve Special Exception for 77 Greensward Lane.**, was made by Josh Morton and seconded by Chikeersha Puvvada; the motion **Failed**.

Ayes: Chikeersha Puvvada, Josh Morton

Nays: David James, Danilo Alvarado, Pati Cacolice-Hildebrand

Absent: Douglas White

VI. Adjournment

A motion to **Adjourn at 6:11 p.m.**, was made by David James and seconded by Danilo Alvarado; the motion **Passed**.

Ayes: Chikeersha Puvvada, Josh Morton, David James, Danilo Alvarado, Pati Cacolice-Hildebrand

Absent: Douglas White

Linda Mendenhall, City Clerk





Zoning Board of Adjustment Agenda Request

May 20, 2026

Agenda Request No: V.A.

Agenda of: Zoning Board of Adjustment Meeting

Initiated by: Lucas Corbett, GIS Planner

Presented by: Lucas Corbett, GIS Planner

Responsible Department: Planning and Development Services

Agenda Caption:

PUBLIC HEARING 5:00 P.M.: Receive and hear all persons desiring to be heard on a request for a Special Exception to the Restricted Single-Family Residential District (R-1R) front and street side yard setback standards for a proposed single-family residence located at 13 Orkney Isle Ct, Lot 1, Block 11, Sweetwater, Section 1.

Consideration of and action on a request for a Special Exception to the Restricted Single-Family Residential District (R-1R) front and street side yard setback standards for a proposed single-family residence located at 13 Orkney Isle Ct, Lot 1, Block 11, Sweetwater, Section 1.

Recommended Action:

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

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

Executive Summary:

Request for a Special Exception from the required 30-foot front yard and 20-foot street side yard setbacks in the Restricted Single-Family Residential (R-1R) Zoning District for a proposed single-family residence located at 13 Orkney Ct. The property was platted in 1981 as Sweetwater Section 1. The recorded plat established a 25-foot building line along the front property line and a 15-foot building line along the street side property line (Instrument No. 1175563 F.B.C.P.R.). When the property was annexed into the City of Sugar Land in 1997, R-1R zoning was subsequently applied to the subdivision, which requires a 30-foot front yard and a 20-foot street side yard setback for primary structures.

Per Chapter 2, Article II, Section 2-72 of the Sugar Land Development Code, primary structures

within the Restricted Single-Family Residential (R-1R) Zoning District are required to have a front yard setback of 30-feet and a street side yard setback of 20-feet. The proposed single-family residence will be located approximately 28-feet from the front property line and approximately 17-feet 10-inches from the street side property line. The proposed single-family residence will comply with the recorded and platted restrictions for the front yard and street side yard setbacks. Granting the Special Exception would relieve the 30-foot front yard and 20-foot street side yard primary setback requirements, allowing the proposed single-family residence to be constructed as proposed.

Budget

Expenditure Required: N/A

Current Budget: N/A

Additional Funding: N/A

Funding Source: N/A

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

Attachments

1. 13 Orkney Isle Court Staff Report FINAL

Special Exception 13 Orkney Isle Court

Request for a Special Exception to the Restricted Single-Family Residential District (R-1R) front yard and street side yard setback standards for 13 Orkney Isle Court, Sweetwater Section 1.

Analysis of Four Criteria

Criterion One: The latest recorded plat of the property was approved prior to being annexed into the City.

Plat Recorded: 1981

Property Annexed: 1997

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

The recorded plat established a 25-foot building line along the front property line and a 15-foot building line along the street side property line (Instrument No. 1175563 F.B.C.P.R.).

Per Chapter 2, Article II, Section 2-72 of Sugar Land's Development Code, primary structures within the Restricted Single-Family Residential (R-1R) Zoning District are required to meet a front yard setback of 30-feet and a street side yard setback of 20-feet. The proposed single-family residence will comply with the recorded and platted restrictions. The proposed single-family residence will be located approximately 28 feet from the front property line and approximately 17 feet 10 inches from the street side property line. Granting the Special Exception would relieve the 30-foot front yard and 20-foot street side yard primary setback requirements, allowing the proposed single-family residence to be constructed as proposed.

The property at 13 Orkney Isle Court was included in a Variance approved in 1998 that reduced the R-1R 30-foot rear yard setback requirement to permit compliance with the rear yard setbacks established by the platted restrictions. The proposed single-family residence will follow the platted restrictions as stated in the Variance.

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

The recorded plat, Sweetwater Section 1, established a 25-foot building line along the front property line, as well as a 15-foot building line along the street side property line (Instrument No. 1175563 F.B.C.P.R.). The Special Exception will not grant a setback that is less restrictive than those established by the plat or the recorded restrictions.

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

Staff has examined the proposed Special Exception for three key aspects:

- *Public Safety Review:* There do not appear to be any public safety issues associated with this request. Staff has not identified safety concerns as a result of the new single-family construction.
- *Proposal and the Neighborhood – Setbacks Comparison:* The proposed front setback of the proposed single-family residence appears to be generally compatible with the neighborhood based on an analysis of the surrounding area. Approximately four homes within the immediate area do not meet the front yard setback requirement of 30-feet. The proposed street side setback of the proposed single-family residence appears to be generally compatible with the neighborhood based on an analysis of the surrounding area. Approximately five homes within the immediate area do not meet the street side yard setback requirement of 20-feet. The proposed single-family residence follows the recorded restrictions.
- *Proposal and the Neighborhood – General Architectural:* The proposed single-family home appears to be architecturally compatible with the existing single-family residences and surrounding neighborhood.

Public hearing notice

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

Recommendation

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

- The addition is constructed in accordance with the attached site plan.
- The addition is constructed in accordance with the attached elevations.

Public Hearing Notice

NOTICE OF PUBLIC HEARING



SPECIAL EXCEPTION REQUEST FROM THE FRONT YARD AND STREET SIDE YARD SETBACK REQUIREMENTS IN THE RESTRICTED SINGLE-FAMILY RESIDENTIAL (R-1R) ZONING DISTRICT FOR THE PROPERTY LOCATED AT 13 ORKNEY ISLE CT

Zoning Board of Adjustment Public Hearing 5:00 p.m., May 20, 2026, City of Sugar Land City Council Chamber, 2700 Town Center Boulevard North, hosted via live stream at <http://www.sugarlandtx.gov/1238/SLTV-16-Live-Video> or <https://www.youtube.com/sugarlandtxgov/live> and Sugar Land Comcast Subscribers can also tune-in on Channel 16, to hear all persons interested in the proposed Special Exception to the Front Yard and Street Side Yard Setback for 13 Orkney Isle Ct, Lot 1, Block 11, Sweetwater, Section 1 in the Restricted Single-Family Residential (R-1R) Zoning District.

The Special Exception would relieve the 30-foot front yard and 20-foot street side yard primary setback requirements, allowing the new home to meet the recorded restrictions of 25 and 15 feet respectively.

The agenda item for this meeting will be placed on the City of Sugar Land website at www.sugarlandtx.gov under "Meeting Agendas" Zoning Board of Adjustment no later than Wednesday, May 13, 2026. Request details or provide feedback on the proposed special exception online at www.sugarlandtx.gov/PublicHearingComment or contact City of Sugar Land Planning & Development Services Department at (281) 275-2218.

Special Exception 13 Orkney Isle Court

Vicinity map



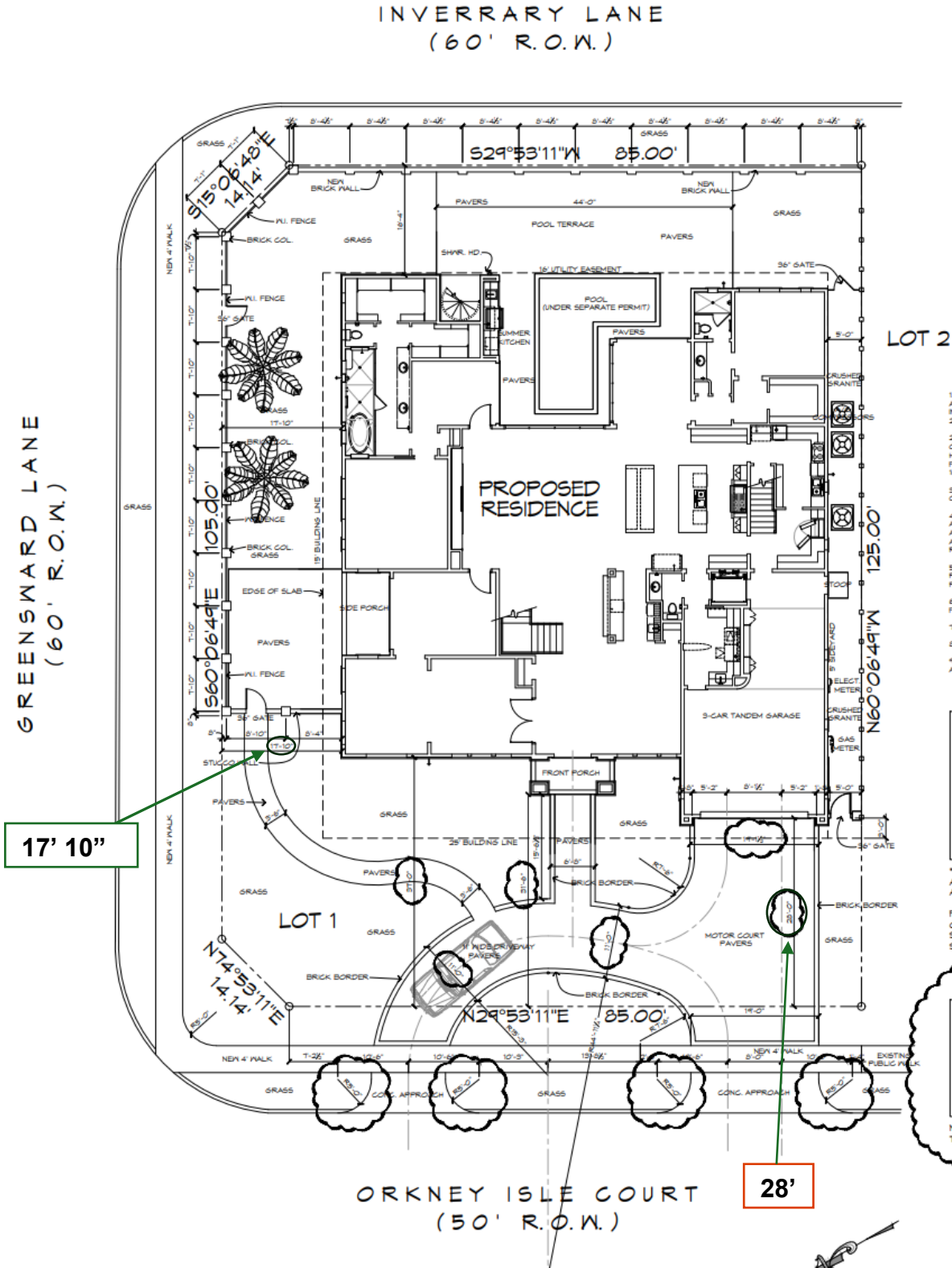
Special Exception 13 Orkney Isle Court

Aerial map



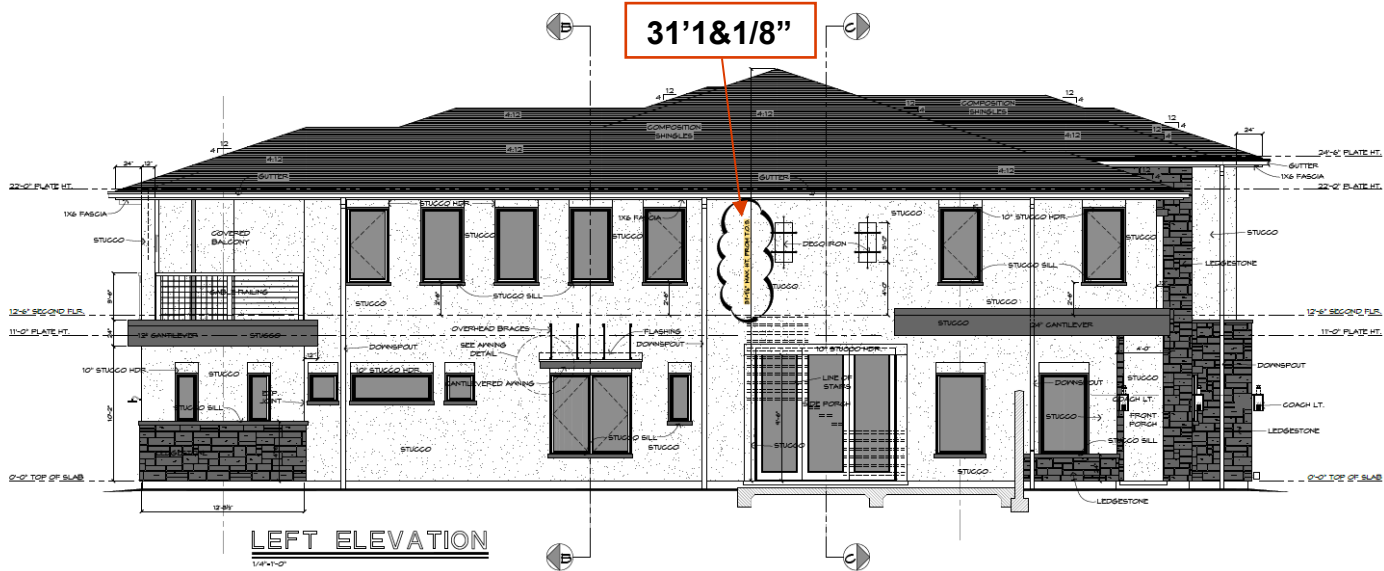
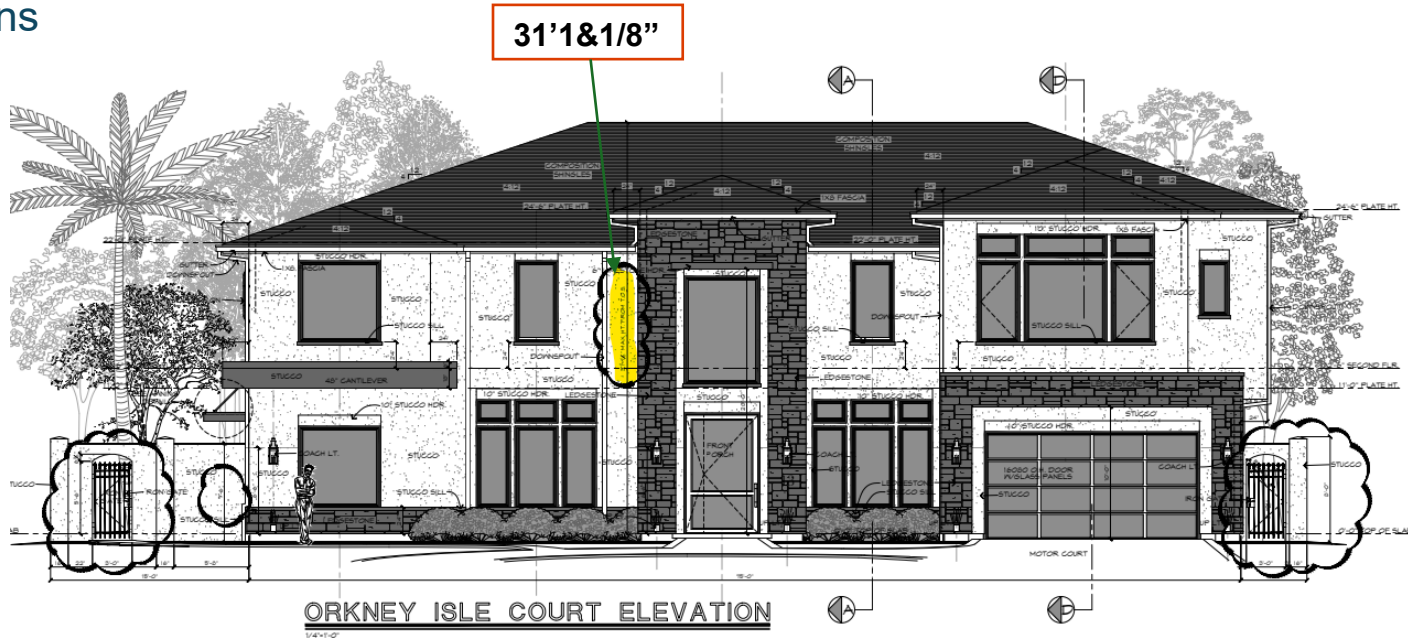
Special Exception 13 Orkney Isle Court

plot plan



Special Exception 13 Orkney Isle Court

elevations



HOA Approval



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

Date: April 21, 2026

IMAD HUSSAIN & AROOJ SALAM
13 ORKNEY ISLE CT
SUGAR LAND TX 77479

Project Ref: 13 ORKNEY ISLE CT

Dear **IMAD HUSSAIN & AROOJ SALAM,**

Your application for a NC - REVISED FINAL PLANS was reviewed and has been APPROVED as follows:

- Any deviations from the plans that were reviewed and approved on April 21, 2026, must be submitted for and approved by the Property Improvement Committee prior to construction.
- Construction must comply with the FCCSA Work Site Guidelines. FCCSA inspectors will regularly monitor the site for any violations. Noncompliance with these guidelines may result in fines or legal action.
- The FCCSA Certificate of Compliance request must be submitted within 14 days after the project is completed.
- Elevations - Approved as submitted.
- Landscaping - Approved as submitted provided all landscaping adheres to the Sweetwater Section 1 guideline requirements.
- Fence and Gate - Approved as submitted.
- Materials and Colors - Approved as submitted: Stucco paint color - Sherwin Williams SW7029 "Agreeable Gray", MSI Surface - Premium Black, Roof Materials - GAF Slateline Shingles in "Royal Slate" color.
- Swimming pool was not reviewed on plans at this time and must be submitted for separately.
- Water features / fountains were not reviewed on plans at this time and must be submitted for separately.
- Putting green was not reviewed on plans at this time and must be submitted for separately.
- The proposed lot coverage for the new residence footprint shall be 39.95%, ensuring compliance with the City of Sugar Land's maximum allowable coverage of 40%.

In addition to FCCSA, please make sure you get all necessary permits and approvals from your municipality prior to installation. Approval of an Application is valid for 90 days. Work must commence within the 90 days time frame or the approval becomes invalid. The approved application work must be completed within 12 months from the commencement of receipt of the approval notice.

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

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

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

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

Sincerely,