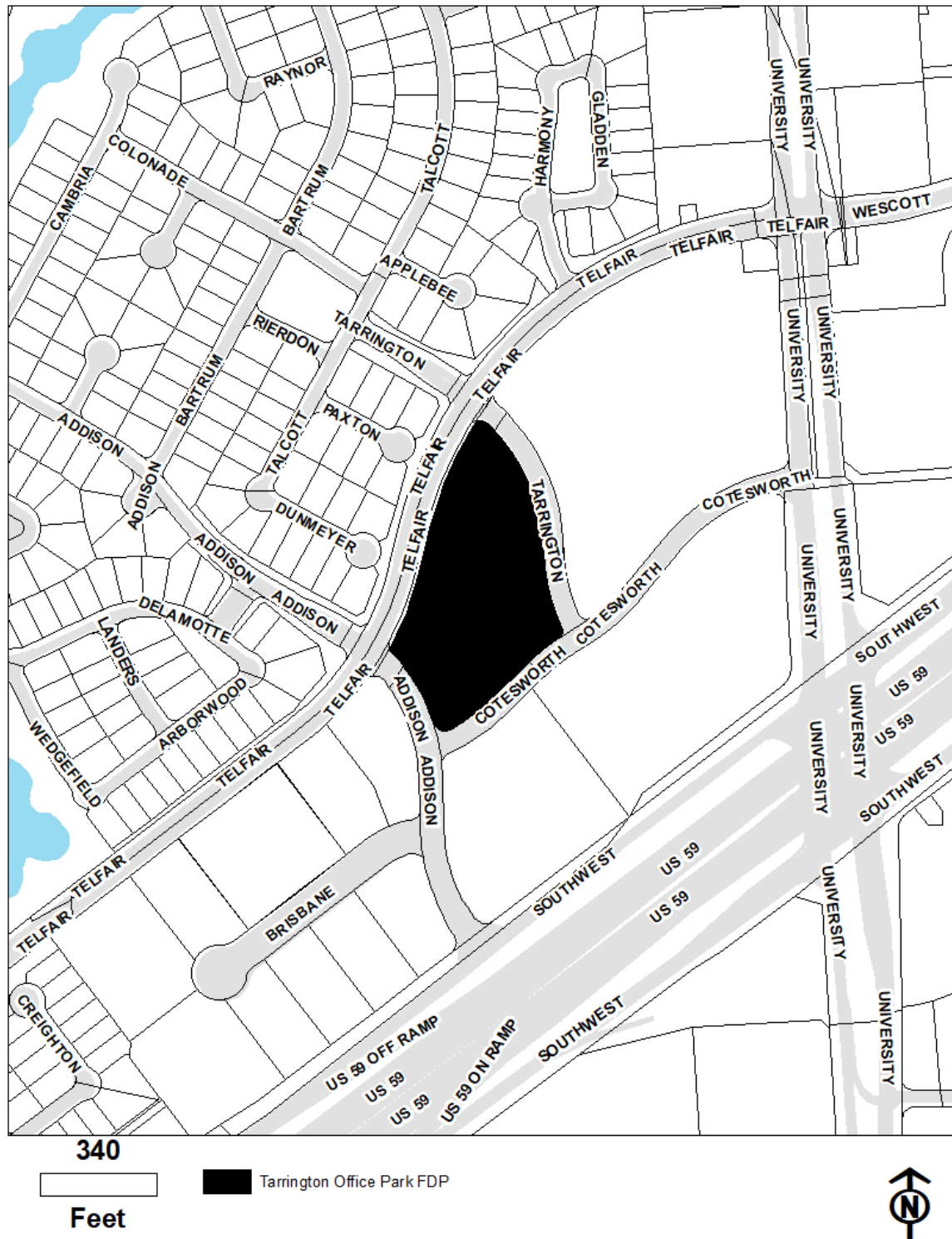


This is a request for a Rezoning of 6.241 acres from Telfair West Commercial District General Development Plan to Tarrington Office Park Final Development Plan.



## **GENERAL SITE INFORMATION AND ANALYSIS:**

Surrounding Land Uses	North: Single Family Residential East: University Commons Phase II Shopping Center West: Medical Offices and Single Family Residential South: Sterling McCall Acura Car Dealership
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## **CASE ANALYSIS**

This is a proposed Final Development Plan for 6.241 acres, known as the Tarrington Office Park. The FDP is part of the Telfair West Commercial District General Development Plan (GDP). The proposed project is located along Telfair Avenue, Cotesworth Avenue, and Tarrington Avenue and is adjacent to and behind the existing Sprouts Farmers Market shopping center. The proposed development consists of several one-story buildings with surface parking. The use list for the development focuses on professional offices with limited services and retail.

The project shall be developed in accordance with the exhibits that are attached to and made part of this Final Development Plan. Any provision or regulation of any City ordinance applicable in the Neighborhood Business (B-1) zoning district not contained in the ordinance shall apply to this FDP.

The permitted land uses includes professional office, small scale neighborhood retail, and limited services such as medical, banking, and restaurants. Drive-thru lanes, outdoor speakers, and outdoor storage are prohibited for all permitted uses.

Landscaped areas are located between the building and perimeter parking and drives, on all four sides of the building. Shade trees will be placed along the perimeter of the development as well as dispersed internally throughout and within the parking lot. Pedestrian walkways will connect building entrances internally within the development as well as to the public street sidewalk. Canopies shall be provided at all building entrances intended for pedestrians that face public streets or internal access drives. There is an existing pedestrian plaza located at the intersection of Telfair Avenue and Tarrington Avenue, and an additional pedestrian plaza will be constructed on the eastern side of the development near Tarrington Avenue. This plaza is situated across Tarrington Ave from the adjacent retail and restaurant development as part of the University Commons Phase II shopping center, and can provide for an internal seating area for tenants and visitors of this development.

Facades of all buildings within this development will be comprised of similar architectural design, color, and materials. Primary facade finishes shall consist of brick, stone, and glass while secondary finishes shall consist of wood, ceramic tiles, concrete masonry units, stucco, and fiber cement siding.

The proposed FDP is in compliance with the General Land Plan that calls for this area to be commercial and part of a PD zoning district.

## General Land Plan Excerpt

Tarrington Office  
Park FDP



## **PLANNING & ZONING COMMISSION RECAP**

The Commission held a Public Hearing and Discussion & Direction on October 27, 2022. The applicant was present and answered questions for the Commission. The Commissioners discussion focused on several items including size limitations placed on various uses, pedestrian traffic including the proposed plaza, and a discussion on the level of detail for the building elevations exhibit. The Commission stated that the current location of the pedestrian plaza did not provide connectivity to the adjacent development nor did it encourage anyone onsite to utilize it. Direction was provided for staff and the applicant to explore a better location for the pedestrian plaza. The plaza has been relocated so that it is closer to the proposed buildings while also connected to the internal sidewalk providing direct access to the public sidewalk. The Commission also reviewed the permitted land uses exhibit and questioned why only a few land uses included size limitations. Direction was provided for staff and the applicant to explore removing any size limitations so that the FDP could be more permissive in the future. The applicant has since removed all size restrictions from the permitted land uses. The Commission then discussed the building elevations exhibit that was provided by the applicant at the meeting, which stated “tentative design” on the elevation drawings. The Commission requested for staff to work with the applicant to obtain the updated elevations and determine whether that will be included with the final set of FDP exhibits. The building elevations, Exhibit B-7, are no longer reflective of the “tentative design” that was previously labeled on the exhibit. Additional discussions were held regarding landscaping screening of the dumpster and utility equipment, as well as parking lot trees to be designated. Exhibit B-4 provides detail of the parking lot trees and dumpster location. Note that screening requirements for service areas and utility equipment is detailed out in Section I. of the Exhibit B document, as well as within the screening regulations that can be found in Chapter 2, Article XV of the Development Code. The Commission also requested clerical edits to the title of exhibits and additional labeling on a couple exhibits.

The Commission held Consideration & Action on January 10, 2023 where staff provided details on what changes had been made based on the Commission’s direction from the October meeting. A further discussion continued on the building elevations. The Commission suggested that the brick on the façade of the buildings should be similar to the red brick color that is typically used throughout Telfair. Staff stated that there are several buildings in Telfair that do not utilize the red brick color, including the majority of buildings along Brisbane Court adjacent to the Acura dealership. The applicant stated that their decision was to utilize a more modern look for their buildings, however they would take this discussion into consideration.

After additional discussion, a motion for approval was made and the Commission voted 6-2 on recommending approval of the FDP to the Mayor and City Council.

## **PUBLIC HEARING NOTICE**

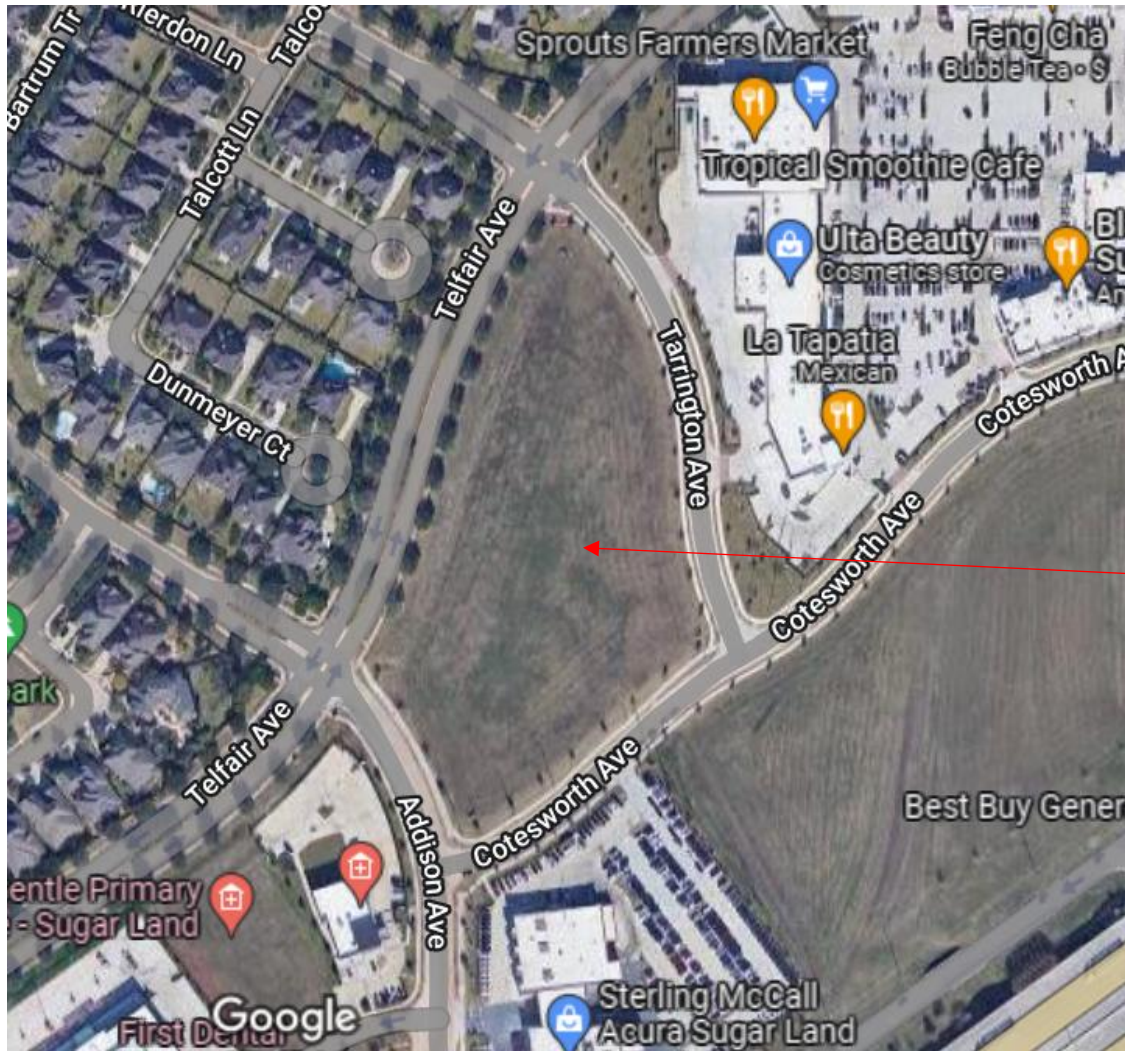
The Notice of Public Hearing was published in a newspaper of general circulation and on the City of Sugar Land’s Internet Home Page. All property owners within 200’ of the subject property were notified. The public hearing notice included a link to an online form that can be submitted to provide comments in advance of the meeting. At the time of writing this report, staff has not received any inquiries and is not aware of any opposition to the Planned Development.

### **POINTS FOR CONSIDERATION**

- The clerical edits discussed during P&Z discussion & direction have been addressed.
- References to maximum square footage restrictions and the “Animal Services” land use were removed from Exhibit B-3 per the Commission’s recommendation.
- The pedestrian plaza was relocated to be more accessible and connected per the Commission’s recommendation.
- Locations of bicycle racks were labeled on Exhibit B-6 per the Commission’s recommendation.
- Locations of parking lot trees were shown on Exhibit B-4 per the Commission’s recommendation.
- References to “tentative design” were removed from the elevation exhibits (Exhibit B-7) per the Commission’s recommendation.
- The written regulations and exhibits encompass the requirements that are to be met for a Suburban Final Development Plan per the Development Code.
- Since the time of the last meeting, Staff has not received any inquiries and is not aware of any opposition to the FDP.



Google Excerpt



Tarrington Office  
Park FDP



## **NOTICE OF PUBLIC HEARING**

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### **PROPOSED REZONING OF 6.241 ACRES FROM TELFAIR WEST COMMERCIAL DISTRICT GENERAL DEVELOPMENT PLAN TO TARRINGTON OFFICE PARK FINAL DEVELOPMENT PLAN**

**City Council Public Hearing 5:30 p.m., February 7, 2023**, 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 rezoning of 6.241 acres from Telfair West Commercial District General Development Plan to Tarrington Office Park Final Development Plan, which is located along Telfair Avenue, Cotesworth Avenue, and Tarrington Avenue and adjacent to the existing Sprouts Farmers Market.

The agenda item for this meeting will be placed on the City of Sugar Land website at [www.sugarlandtx.gov](http://www.sugarlandtx.gov) under “Meeting Agendas” City Council no later than Friday, February 3, 2023. Request details or provide feedback on the proposed rezoning online at [www.sugarlandtx.gov/PublicHearingComment](http://www.sugarlandtx.gov/PublicHearingComment) or contact City of Sugar Land Planning & Development Services Department at (281) 275-2218.