

UNIVERSITY COMMONS PHASE III PD AMENDMENT

Proposed amendment to the PD Final Development Plan for University Commons Phase III. This property is located at the northeast corner of US Highway 59 and University Boulevard in Telfair and immediately adjacent to the University Commons Phase I commercial development.

The proposed amendment is to add the land use of Veterinary Services (SIC 0742) to the Exhibit B-3, Permitted Land Uses. This would allow for a small vet clinic with limited exterior area behind the building to operate within this development.

PLANNING & ZONING COMMISSION

P&Z Commission held a Public Hearing on February 23, 2022. There were no speakers present. Questions were clarifying about the scope of the amendment and how the pet relief area would work. After the close of the Public Hearing, Commission unanimously voted to Recommend Approval of the University Commons Phase II Final Development Plan PD Amendment to 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 received no inquiries and is not aware of any opposition to the PD Amendment.



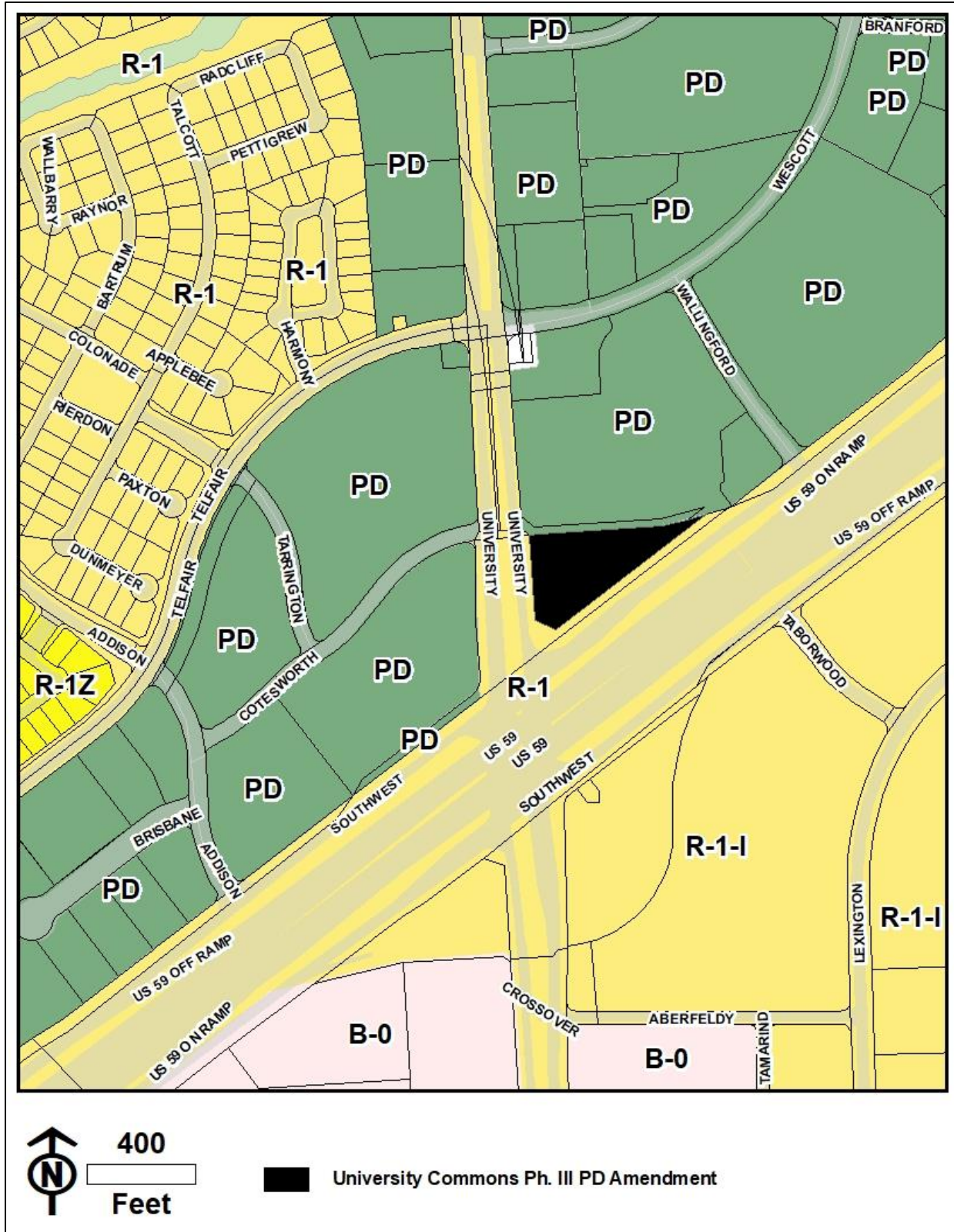
NOTICE OF PUBLIC HEARING

PROPOSED AMENDMENT TO THE FINAL DEVELOPMENT PLAN – UNIVERSITY COMMONS PHASE III ORDINANCE NO. 2270 FOR ADDITIONAL LAND USES

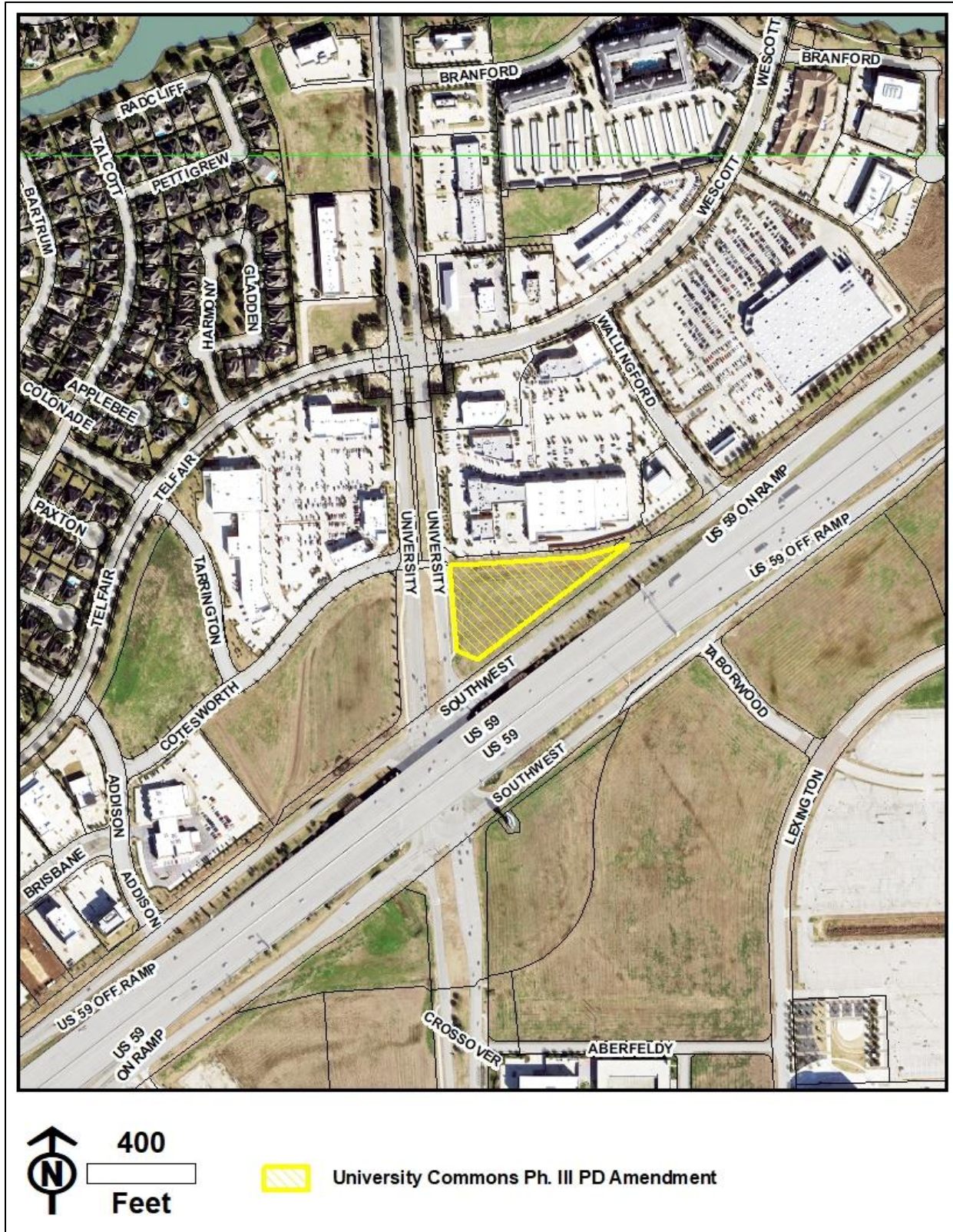
City Council Public Hearing 5:30 p.m., March 21, 2023, City of Sugar Land City Council Chamber, 2700 Town Center Boulevard North, hosted via live stream at <http://www.sugarlandtx.gov/1238/SLTV-16-Live-Video> or <https://www.youtube.com/sugarlandtxgov/live>, and Sugar Land Comcast Subscribers can also tune-in on Channel 16, to hear all persons interested in the proposed amendment to the Final Development Plan – University Commons Phase III, Ordinance No. 2270 to add an additional permitted land use located at the northeast corner of US Highway 59 and University Boulevard in Telfair Tract 4, further described as 3.321 acres of land located in the Alexander Hodge League, Abstract Number 32, Fort Bend County.

The agenda item for this meeting will be placed on the City of Sugar Land website at www.sugarlandtx.gov under "Meeting Agendas" City Council no later than Friday, March 17, 2023. Request details or provide feedback on the proposed PD amendment online at www.sugarlandtx.gov/PublicHearingComment or contact City of Sugar Land Planning & Development Services Department at (281) 275-2218.

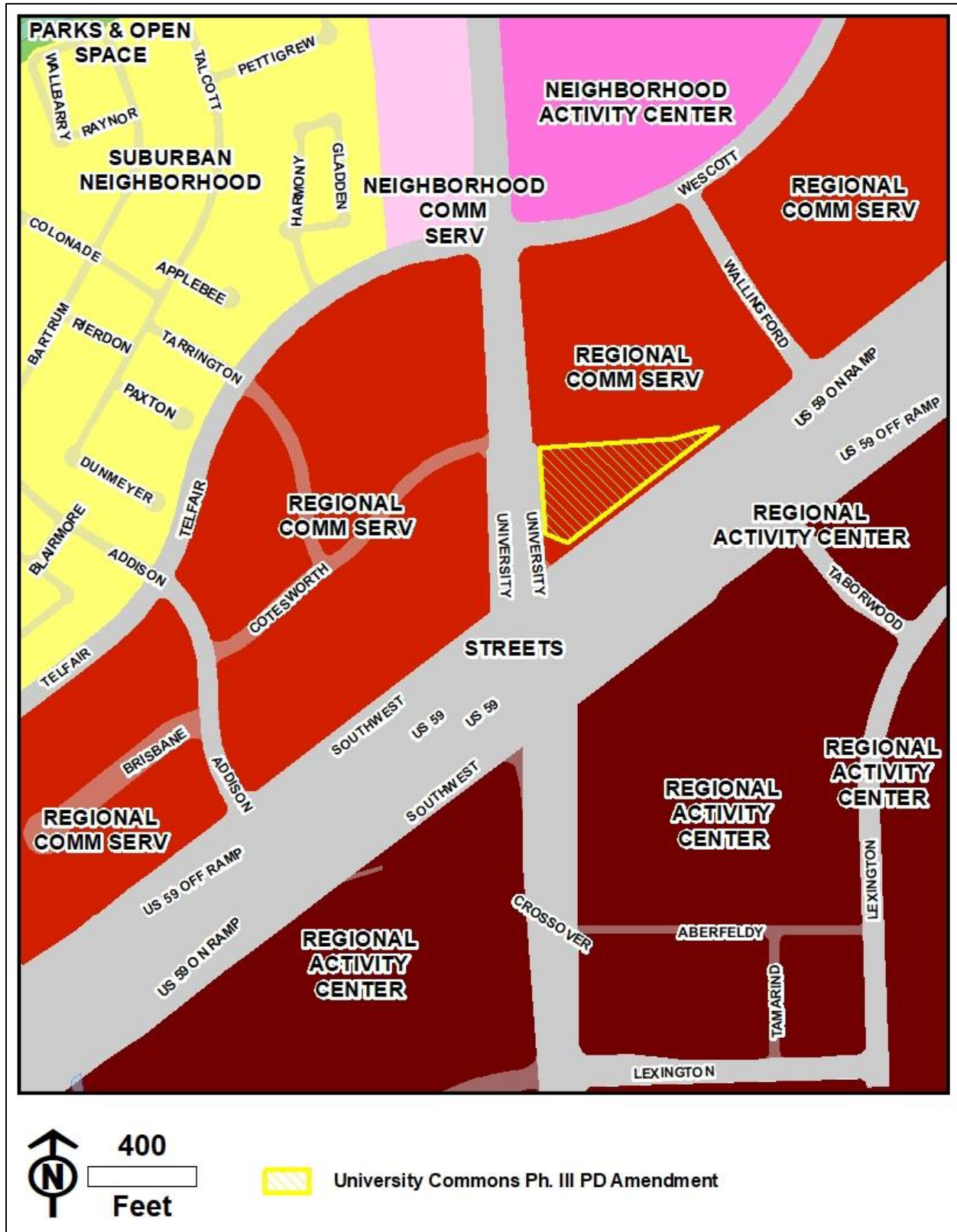
VICINITY MAP



AERIAL MAP



FUTURE LAND USE MAP EXCERPT



REQUEST LETTER



January 17, 2023

Sugar Land Planning Department
2700 Town Center Blvd. N.
Sugar Land, TX 77479

Reference: PD Amendment- FDP University Commons Phase III, Ord. No. 2270

To Whom It May Concern:

Attached is our proposed amendment to the FDP for University Commons Phase III (Ord. No. 2270). We request that the PD be amended to include "SIC 742 Animal Services, Small Animals" as a permitted land use and include a "designated pet area" on Exhibits B-2.1.1, B-2.1.2, and B-2.1.3.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Marc E. Boucher', is written over a light blue circular watermark.

Marc E. Boucher, AIA, NCARB