

BURNEY RD REZONING

Request for a proposed rezoning of approximately 9.1217 acres located at Burney Road immediately north of Oyster Creek. The property was annexed in 1990 and originally permanently zoned R-1Z, Zero Lot Line Single Family Residential. The previous owner never moved forward with developing the property. The current owner is planning to develop two large estate-style lots. Before the property can be platted it must be rezoned to align with the R-1E, Estate Single Family Residential, regulations in the Development Code.

The existing property is undeveloped acreage and will need to be replatted before the development can move forward with any permitting. Due to the location along Oyster Creek, the developer has been working closely with staff to be sure any proposals will meet floodway, floodplain, detention, and wetland protection requirements.

The Future Land Use Map identifies the general area near the property for rezoning as Regional Parks & Open Space and Suburban Neighborhood. As described in the Land Use Plan, “the Future Land Use Map (FLUM) is intended to define patterns of land use within the City and its Extraterritorial Jurisdiction. It is not regulatory; it does not set zoning for any parcel, and it does not establish precise boundaries.” As such, the proposed rezoning to R-1E is consistent with the Future Land Use Map.

P&Z RECAP AND RECOMMENDATION

Planning & Zoning Commission held a Public Hearing on January 26, 2023. No speakers were present. Following the close of the public hearing, there were a few questions primarily about access and floodplain issues. Following answers from staff, the Commission then unanimously voted to Recommend Approval of the rezoning of the property at 1527 Burney Rd from R-1Z to R-1E.

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 rezoning.



NOTICE OF PUBLIC HEARING

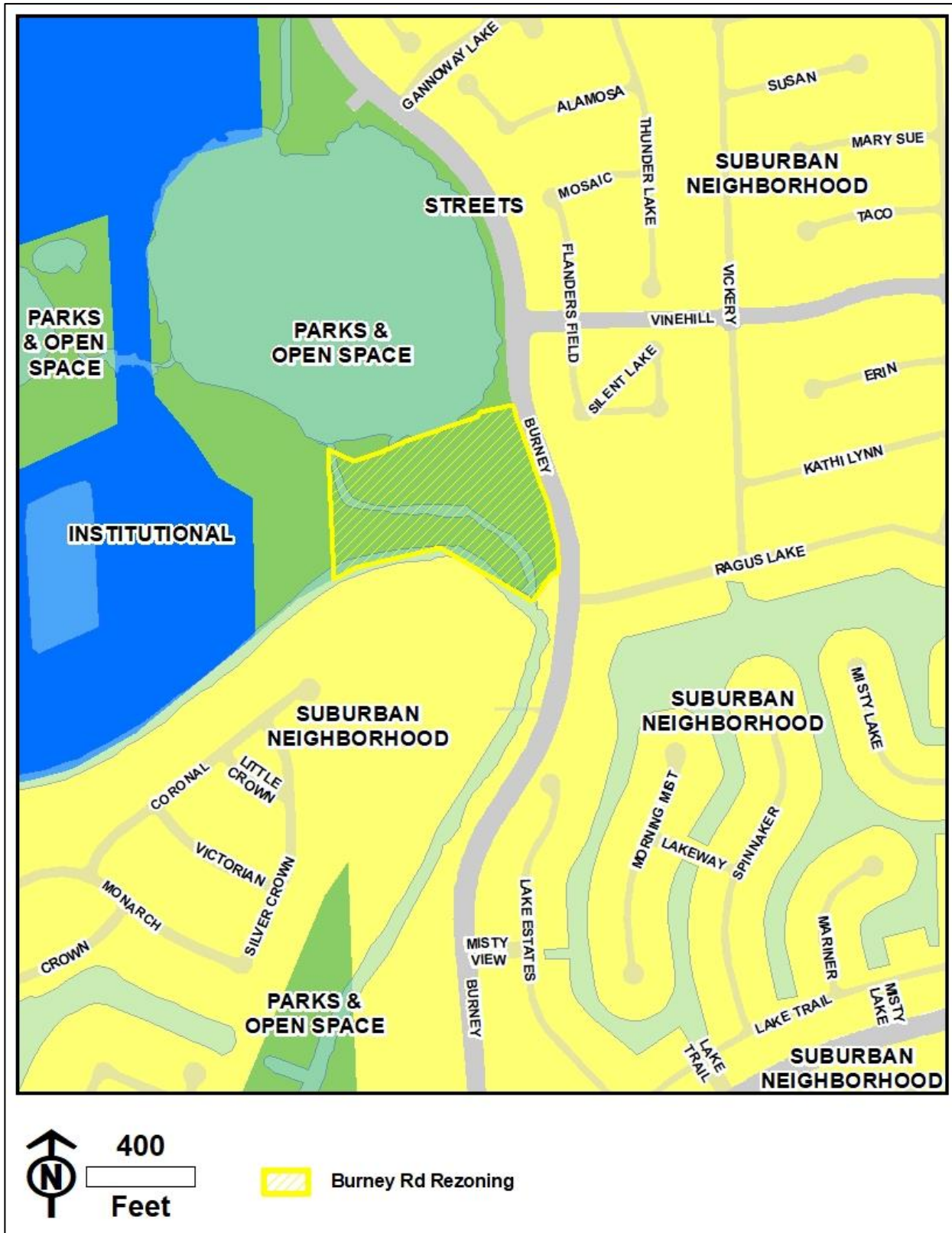
PROPOSED REZONING FROM ZERO LOT-LINE SINGLE FAMILY RESIDENTIAL (R-1Z) TO ESTATE SINGLE FAMILY RESIDENTIAL (R-1E) FOR A PROPOSED RESIDENTIAL DEVELOPMENT AT 1527 BURNNEY ROAD

City Council Public Hearing 5:30 p.m., March 07, 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 for a residential development located at 1527 Burney Road further described as the entirety of the Lillian M. Lee, Tract A Residential Plat recorded in 1989 FBCCF No. 8951745 slide located in the S.M. Williams League, Abstract 97, Fort Bend County, Texas.

The property was annexed in 1990 and originally zoned R-1Z. The previous owner never moved forward with developing the property. The current owner is planning to develop two large estate-style lots. Before the property can be platted it must be rezoned to align with the R-1E regulations in the Development Code. The existing property is undeveloped acreage and will need to be replatted before the development can move forward with any permitting.

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 03, 2023. Request details or provide feedback on the proposed rezoning online at www.sugarlandtx.gov/PublicHearingComment or contact City of Sugar Land Planning & Development Services Department at (281) 275-2218.

FUTURE LAND USE MAP



REQUEST FOR REZONE



South Texas Surveying Associates, Inc.

Firm Number: 10045400

11281 Richmond Avenue, Bldg. J, Suite 101, Houston, TX 77082

October 20, 2022

Planning & Zoning
City of Sugar Land
2700 Town Center Blvd. North
Sugar Land, TX 77479
281-275-2900

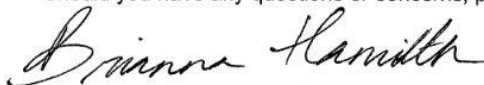
RE: Letter of Intent for Rezoning 1527 Burney Road, Sugar Land, Texas 77478

To whom it may concern,

The intention of the rezoning application for the above referenced property is to rezone to R-1E. The property is currently zoned as R-1Z. The reason for the rezoning application is for the future residential replatting and development of the property. The proposed rezoning accommodates a total of 397,343 square feet and is owned by Imperial Lake Estates, LLC.

The approval of the rezoning request is pivotal as the proposed replatting cannot take place until the rezoning application has been completed/approved, in addition, the proposed development cannot take place until the replat is completed/approved.

Should you have any questions or concerns, please feel free to contact me.



Thanks,
Brianna Hamilton
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