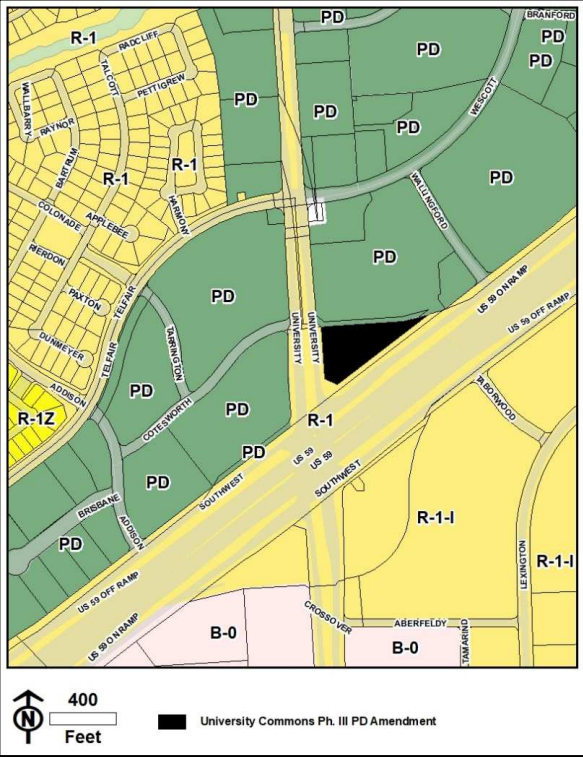
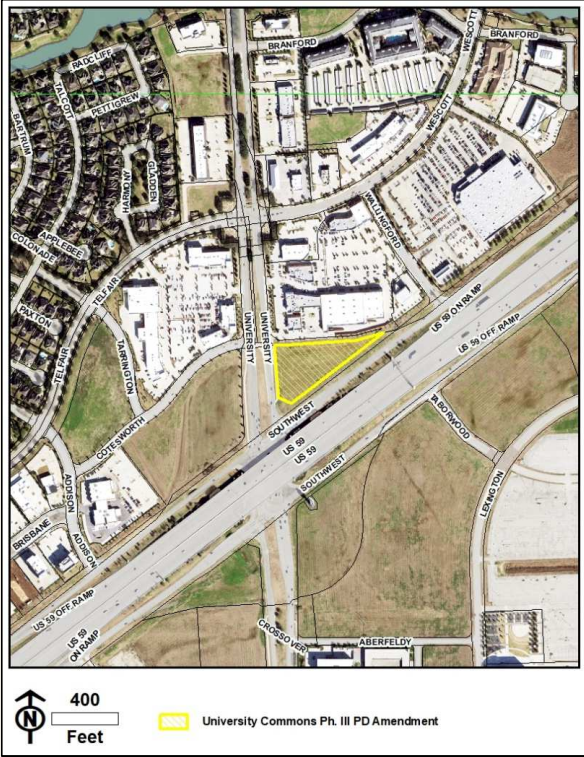
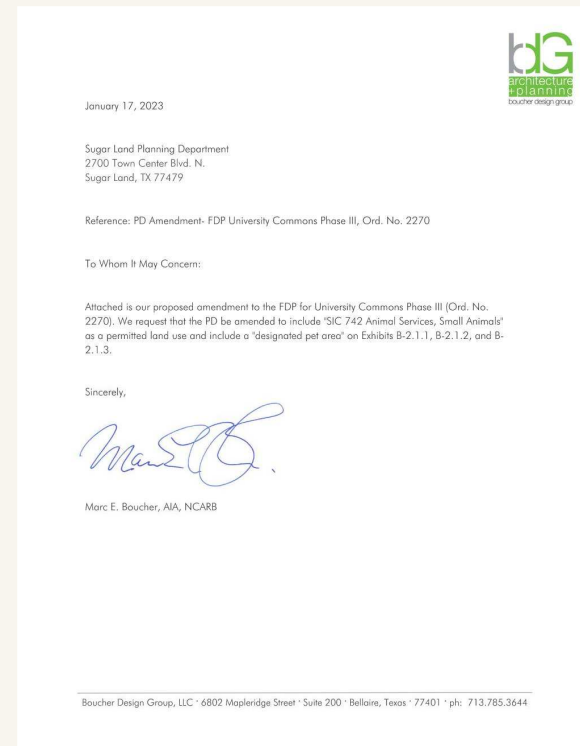


# University Commons Phase III



# Overview

- **University Commons Ph. III**
- **Request to add land uses:**
  - **Vet Services (0742)**
- **PD recently approved; vet services was omitted unintentionally**
- **Site layout exhibits updated to show animal relief area**



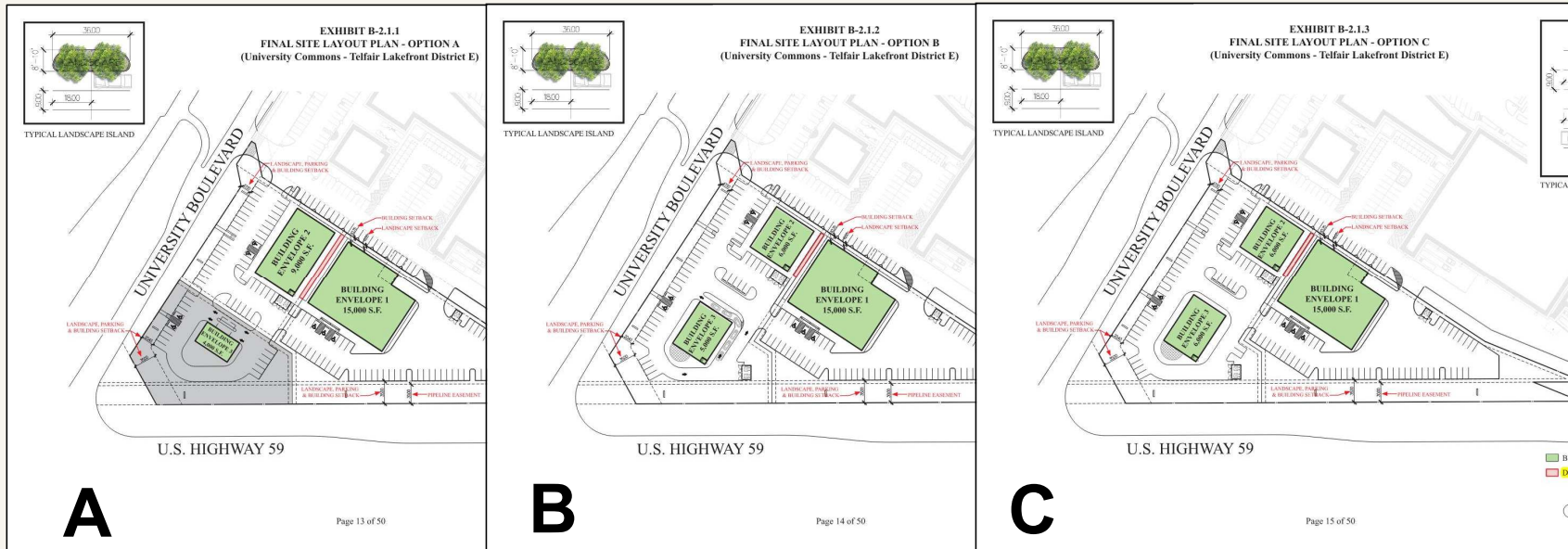
# Updated Use List

EXHIBIT B-3  
PERMITTED LAND USES  
(University Commons - Telfair Lakefront District E)

SERVICES		
Animal Services, Small Animals	742	X
Power Laundries, Family and Commercial	7211	X
Garment Pressing	7212	X 2, 3
Photographic Studios, Portrait	7221	X
Beauty Shops	7231	X
Barber Shops	7241	X
Shoe Repair and Shoeshine Parlors	7251	X
Miscellaneous Personal Services	7291-7299	X 12
Advertising Agencies	7311	X
Outdoor Advertising Agencies	7312	X
Radio, Television & Publishers' Representatives	7313	X
Advertising, NEC	7319	X
Credit Reporting and Collection	7322-7323	X
Mailing, Reproduction, Stenographic	7331-7338	X
Services to Buildings	7342-7349	X
Computer and Data Processing Services	7371-7379	X
Miscellaneous Business Services	7381-7389	X
Electrical Repair Shops	7622-7629	X
Watch, Clock and Jewelry Repair	7631	X
Reupholstery and Furniture Repair	7641	X
Motion Picture Theaters	7832-7833	X 11
Video Tape Rental	7841	X
Dance Studios, Schools and Halls	7911	X
Producers, Orchestras, Entertainers	7922-7929	X
Bowling Centers	7933	X
Physical Fitness Facilities	7991	X 8
Amusement and Recreation Services, only as follows:	7999	X 6
Yoga Instruction		
Offices & Clinics of Medical Doctors	8011	X
Offices & Clinics of Dentists	8021	X



# Updated Site Options



**A**

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**B**

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**C**

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## **P&Z Commission Recap**

- **Public Hearing held February 23, 2023**
- **No speakers were present**
- **Questions were about the pet relief area and scope of the amendment**
- **Commission unanimously voted to recommend approval of the PD Amendment**



# Public Hearing Notice

- Notification in newspaper and on City's website
- Property owners within 200-ft notified
- Online form available to provide comments
- Staff has received no inquiries and is not aware of any opposition



## 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](http://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](http://www.sugarlandtx.gov/PublicHearingComment) or contact City of Sugar Land Planning & Development Services Department at (281) 275-2218.



**Staff and Commission Recommend Approval of  
Ordinance 2297**



# CONTINUATION & CONCLUSION OF PUBLIC HEARING





# CLARIFYING QUESTIONS FOR STAFF



# COUNCIL CONSIDERATION & ACTION

