

TELFAIR WEST COMMERCIAL DISTRICT, TRACT C-3A

Proposed rezoning from General Development Plan – Amendment No. 1, Telfair West Commercial District to Final Development Plan, Telfair West Commercial District, Tract C-3A for approximately 8.426 acres. This property is located at the northwest corner of US Highway 59 and University Boulevard in Telfair. South of the University Commons Phase II commercial development and immediately adjacent to the Acura Sugar Land Car Dealership.

The proposed FDP includes three single story buildings to be built on three reserves. The proposed buildings are comprised of a retail center on Reserve A, a bank on Reserve B, and a home improvement store on Reserve C.

Special provisions for parking, queueing, and access were analyzed by staff through the FDP process and the Traffic Impact Analysis. The TIA has been concurred with, and staff believes the layout and width of the access easement can support the queueing that is needed for the drive thru in the retail center while allowing for clear entry and exit of the site via the reciprocal access easement. In addition to the reciprocal access easement there are additional driveways to enter Parcels A & C.

Different from other FDPs, there is a provision in this FDP that would allow for the home improvement store on Parcel C to utilize a different parking ratio than is required in the development code if supported by a parking study performed at similar locations. The purpose of this regulation is to allow for the proposed tenant, Floor & Décor, to utilize a different parking regulation than what it otherwise required due to the unique style of retail/warehouse land use combination, and would minimize vacant surface parking lots in an area that is approaching fully-built. If the proposed tenant, Floor & Décor, were to ever move out, any new tenant would have to provide an independent study to verify the store would be able to be adequately parked, or adapt the site to suit any future needs while meeting the parking code requirements at that time.

The Land Use Plan designates this area as Regional Commercial & Services. This land use category is for areas that consist of conventional car-oriented retail and services including big box stores that are not appropriate in more pedestrian oriented activity centers. The proposed FDP aligns fully with this

Telfair West Commercial District, Tract C-3A

land use category providing surface parking in front of a large big box home improvement store and a retail center.

Staff anticipates the Consideration & Action to follow the Public Hearing and Commission Discussion at the April 27th P&Z Meeting.

RECOMMENDATION

Staff supports a Recommendation of Approval of the Telfair West Commercial District, Tract C-3A FDP 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 proposed FDP.



NOTICE OF PUBLIC HEARING

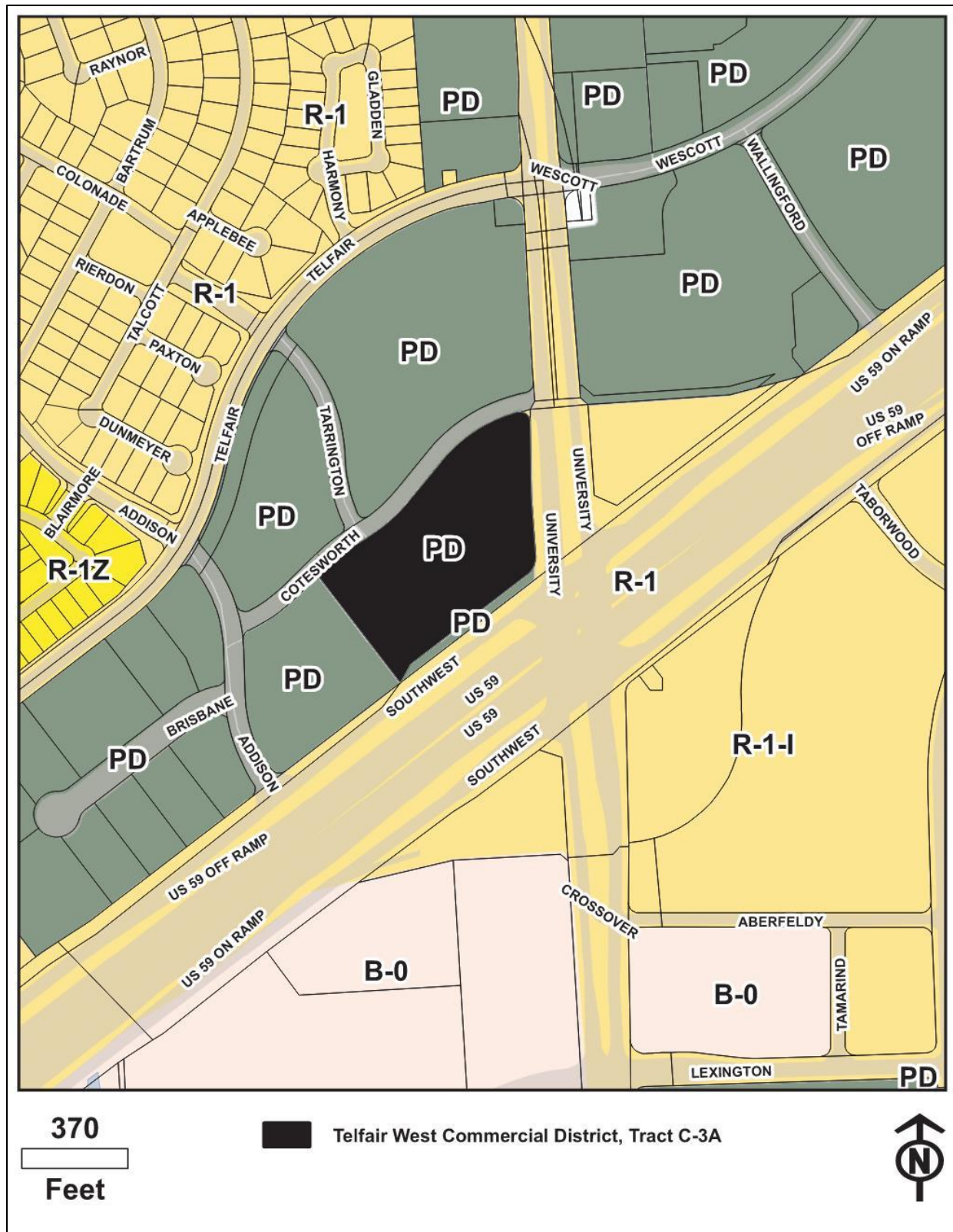
PROPOSED REZONING FROM PLANNED DEVELOPMENT GENERAL DEVELOPMENT PLAN TO TELFAIR WEST COMMERCIAL DISTRICT, TRACT C-3A PLANNED DEVELOPMENT FINAL DEVELOPMENT PLAN FOR APPROXIMATELY 8.426 ACRES AT THE INTERSECTION OF UNIVERSITY BLVD AND US 59

Planning & Zoning Commission Public Hearing 6:30 p.m., April 27, 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 approximately 8.426 acres at the northwest corner of the intersection of University Blvd and US 59.

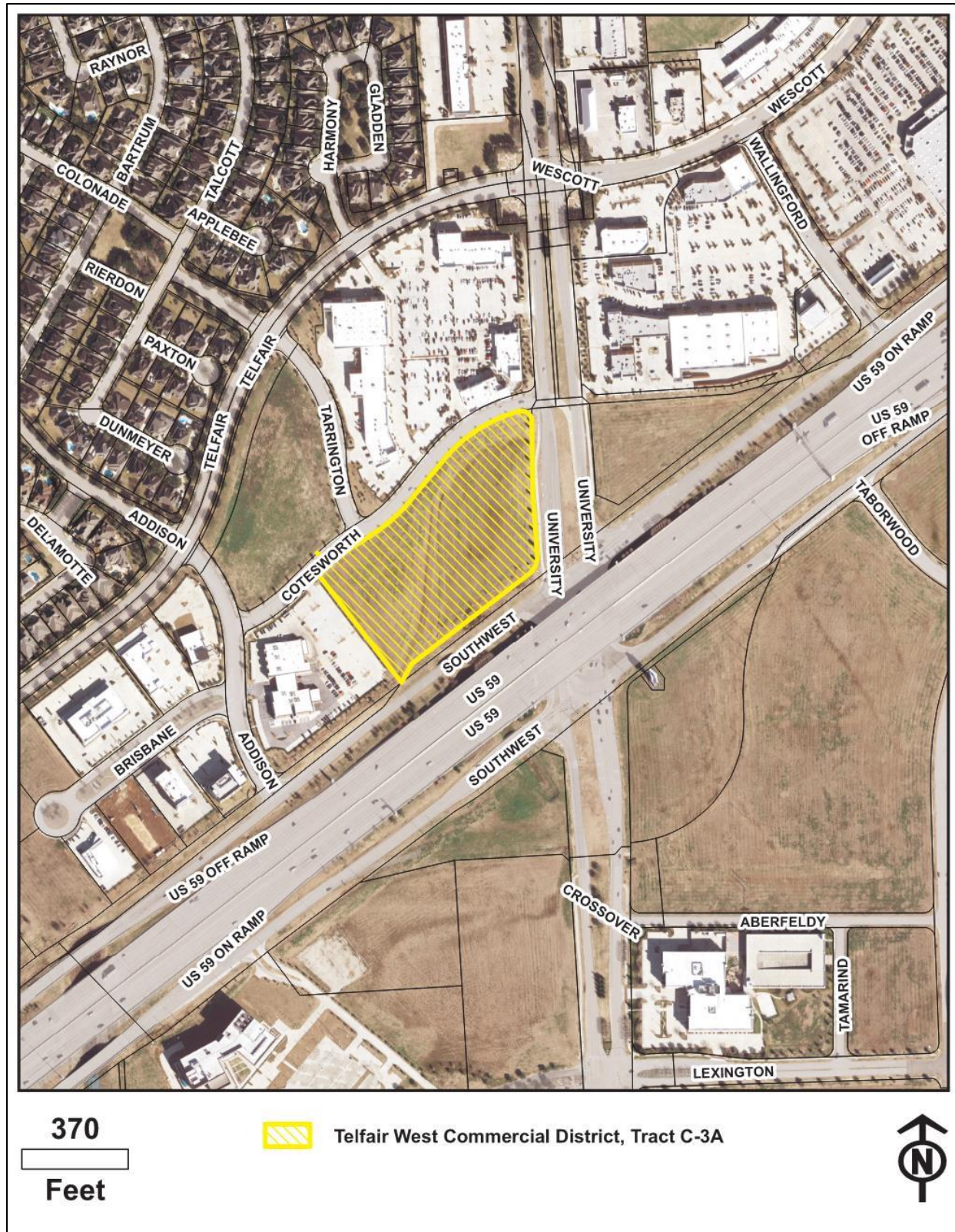
The proposed PD Final Development Plan is for a commercial project located at the northwest corner of the intersection of University Blvd and US 59. The proposed development will include three reserves to be built in three phases along with the associated surface parking lots. The proposed development is comprised of three one story buildings, a retail center, a bank, and a home improvement store. Access will be from Cotesworth Avenue via two driveways and a shared access easement.

The agenda item for this meeting will be placed on the City of Sugar Land website at www.sugarlandtx.gov under "Meeting Agendas" Planning & Zoning Commission no later than Friday, April 21, 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.

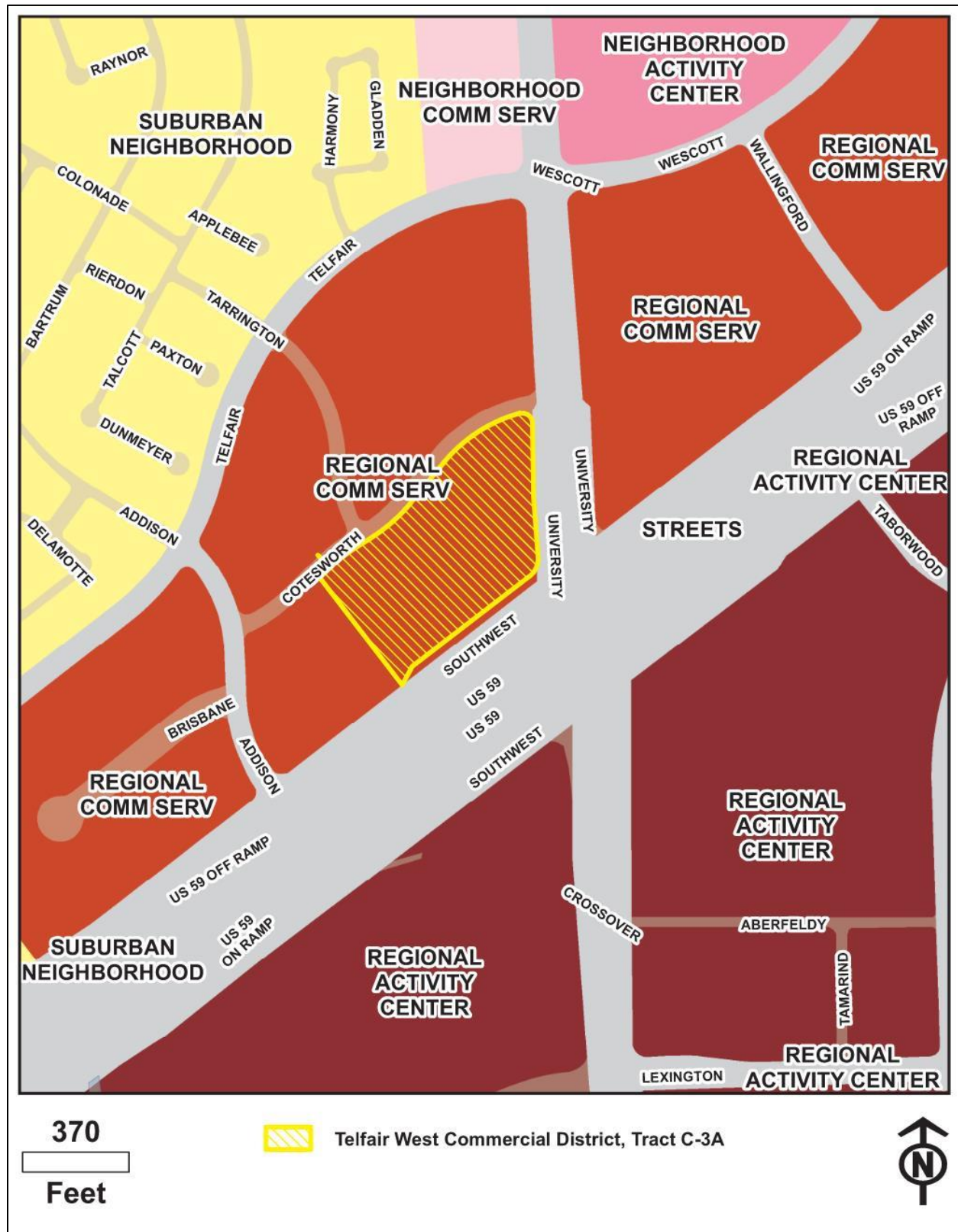
VICINITY MAP



AERIAL MAP



FUTURE LAND USE MAP EXCERPT



REQUEST LETTER



TRDF No. E-776

June 30, 2022

Ms. Pamela Sopchak
Development Review Coordinator
City of Sugar Land
2700 Town Center Boulevard North
Sugar Land, Texas 77479

Re: Final Development Plan
Telfair West Commercial District, Tract C-3A

Ms. Sopchak:

Attached is our application to establish a Final Development Plan (FDP) for the approximate 8.4-acre tract at the northwest corner of U.S. Highway 59 and University Boulevard. The proposed FDP includes a multi-tenant retail building, bank and either a large single-tenant retail building or multi-story office building geared toward medical uses.

Our submittal includes the following items:

- Completed application form;
- Copy of this cover letter;
- Metes and bounds description of the property (Exhibit A);
- FDP text (Exhibit B); and
- FDP exhibits referenced in the text (Exhibits B-1 through B-10).

Enclosed is a Planned Development (PD) application fee check for \$2,163.25 (\$1,965.25 base fee + \$198 equal to \$22 x 8.4, or 9 acres). A Traffic Impact Analysis has been prepared by LJA and submitted to the City in coordination with this PD application.

Thank you for your assistance.

Sincerely,

Peter Boecher

Peter Boecher, CRE, AICP
Senior Planner

PSB/sf

cc: Blake Tartt
Thomas De Froy
Lokesh Krishnan

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