

ALSTON E-MADINAH MASJID RESIDENTIAL PROXIMITY CUP

Request for a Residential Proximity CUP allowing for a Place of Worship at 13130 Alston Rd, immediately adjacent to Single Family Residences. In accordance with the Development Code Section 2-55, a Conditional Use Permit is required due to the property's border with Standard Single Family (R-1) zoning. The proposed CUP would allow for a 46,943 square foot Place of Worship to be built in two phases. Phase One would include the main Assembly Area, Women's Entrance and Restrooms, Classrooms, Additional Parking Spaces, and Landscaping around the site. Phase Two would include a Multi-Purpose Room, Men's Entrance and Courtyard, Classrooms, Additional Parking, and an outdoor Basketball Court.

The subject property is zoned Neighborhood Business, B-1. The surrounding land is zoned Standard Single Family Residential (R-1) and Neighborhood Business (B-1). Due to the direct border with single family residences, a Conditional Use Permit is required. It's important to note that any mitigation conditions cannot impede the expression of religion for the Alston E-Madinah Masjid. Any reasonable conditions imposed need to be related to mitigating an effect the non-residential use has on the neighboring residential homes.

This property is identified in the Future Land Use Plan as "Neighborhood Commercial & Services." This category is meant to consist of conventional car-oriented retail and services. Religious Institutions and other low impact commercial uses that serve nearby neighborhoods are in alignment with this Land Use Category. In the future, if a different Non-residential Use moved in, that use would be allowed if all approved CUP conditions are being met, otherwise any new use would require a new CUP to authorize the development.

PLANNING & ZONING COMMISSION RECAP

Planning & Zoning Commission held a public hearing at the July 27, 2023 meeting. 15 Comment forms were submitted, 4 comments were read into the record, and 3 citizens spoke during the Public Hearing. The primary concerns from the public revolved around noise, size of the building, lighting, and traffic.

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In order to mitigate these concerns, Planning & Zoning Commission placed several conditions on the CUP that are included in the Ordinance. Those conditions are as follows:

1. No outdoor speakers shall be permitted on site.
2. There shall be zero footcandle illumination at the property line.
3. Exterior lighting shall be full cut off fixtures.
4. There shall be a wood fence that is 8' in height around the perimeter of the site.
5. The dumpster shall be located away from adjacent residential properties.

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. A courtesy sign was placed at the property. The public hearing notice included a link to an online form that can be submitted to provide comments in advance of the meeting. Since the time of the Planning & Zoning Commission Meeting, staff has received two additional comments included at the end of the report.



NOTICE OF PUBLIC HEARING

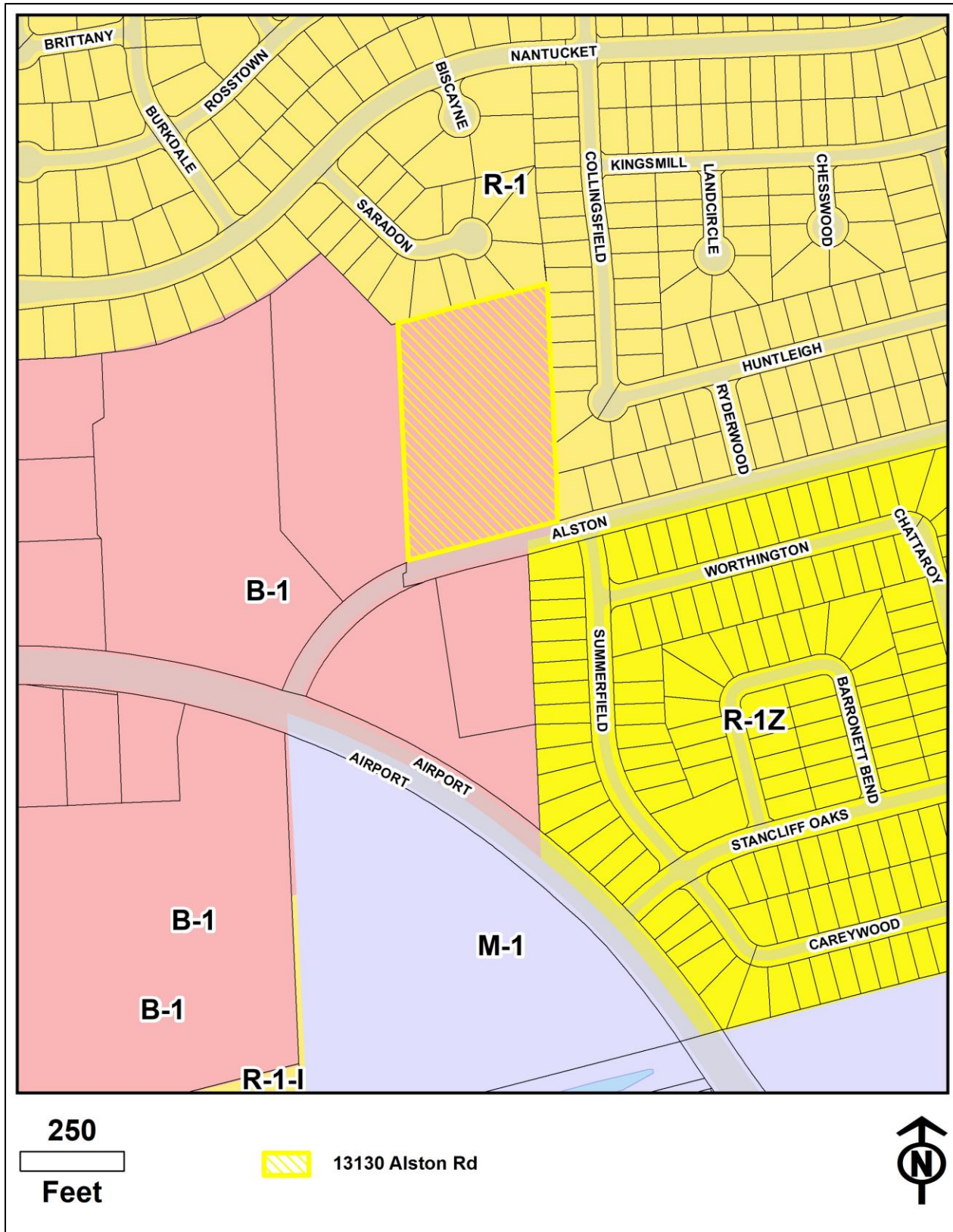
PROPOSED CONDITIONAL USE PERMIT FOR RESIDENTIAL PROXIMITY ALLOWING FOR NON- RESIDENTIAL USE (PLACE OF WORSHIP) AT 13130 ALSTON RD

City Council Public Hearing 5:30 p.m., August 15, 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 Conditional Use Permit for Residential Proximity allowing for a Non-Residential Use for a Place of Worship at 13130 Alston Rd. Further described as Reserve "A" of the Faizan-E-Madinah Minor Plat Instrument No. 2015101211 F.B.C.P.R.

The proposed CUP would allow for a 46,943 sq. ft. Place of Worship to be built in two phases. Phase One would include the main Assembly Area, Women's Entrance and Restrooms, Classrooms, Additional Parking Spaces, and Landscaping around the site. Phase Two would include a Multi-Purpose Room, Men's Entrance & Courtyard, Classrooms, Additional Parking, and an outdoor Basketball Court.

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, August 11, 2023. Request details or provide feedback on the proposed Conditional Use Permit online at www.sugarlandtx.gov/PublicHearingComment or contact City of Sugar Land Planning & Development Services Department at (281) 275-2218.

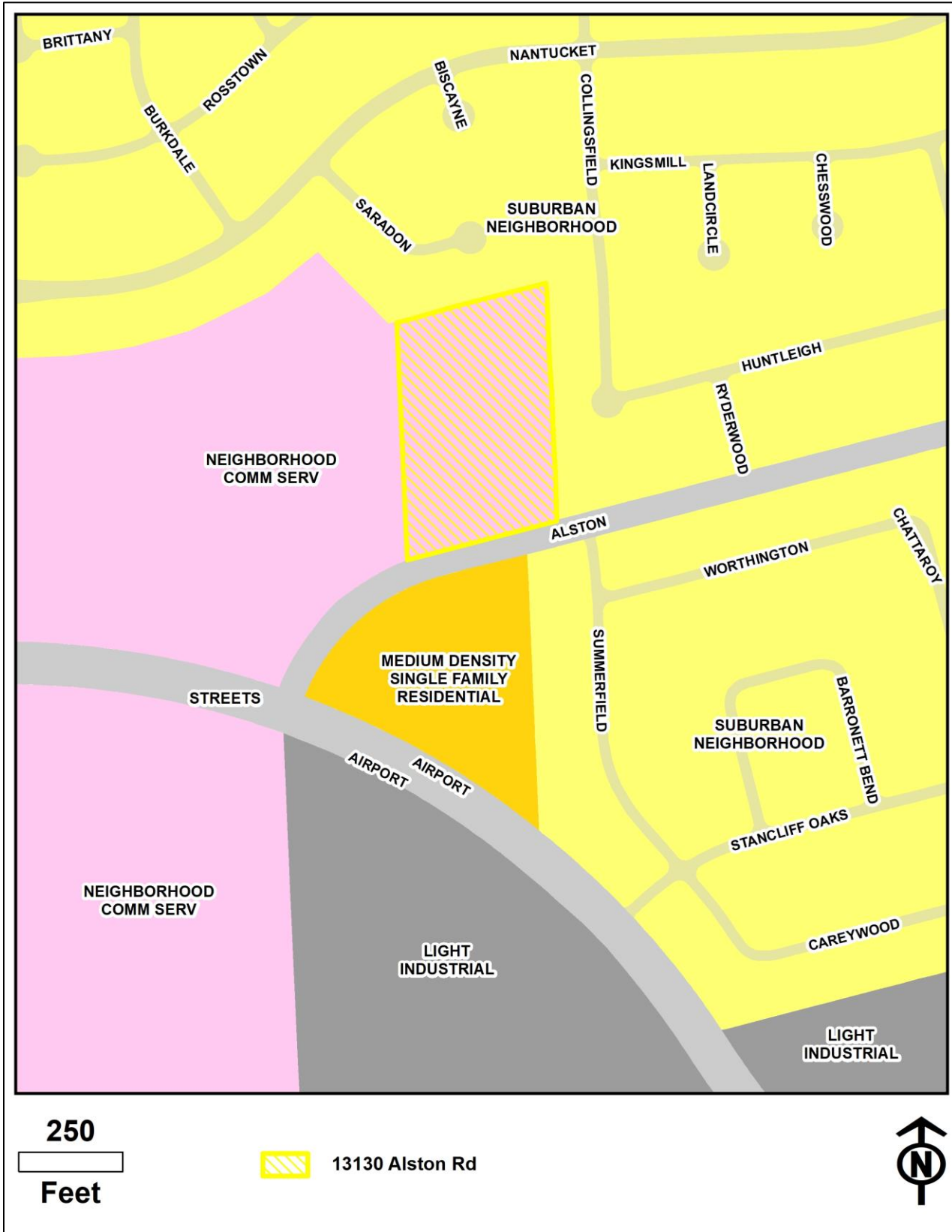
VICINITY MAP



AERIAL MAP



FUTURE LAND USE MAP



REQUEST FOR CUP

June 22, 2023

City of Sugar Land
Development Planning
Attn: Development Review Coordinator
Sugar Land City Hall
2700 Town Center Blvd N, Sugar Land, TX 77479

Ref: Conditional Use Permit Application for Residential Proximity

Development Review Coordinator,

Our project is for a proposed two-phase development at 13130 Alston Road, Sugar Land, Texas. The building at the current location, which will remain there, will serve as a place where prayers and teachings about the Islamic religion are offered. The proposed development on-site includes the construction of one building for various uses including prayer assembly, library, multi-purpose rooms, classroom, etc. This development is anticipated to be constructed in 2 phases, with each new phase scheduled for completion within five (5) years after a previous phase. Phase 1 of the development includes the construction of the main building with a total floor area of 24,921 sf. The construction of the main building is scheduled to be completed in 2024 pending issuance of a Conditional Use Permit (CUP). Phase 2 is a total of 22,022 sf and will add multi-purpose rooms, space for Sunday school, a courtyard, a library, offices, and additional parking spaces.

The current and anticipated hours of operation include a seminary program that operates six (6) days a week from 7:30 AM to 4:30 PM and daily prayers five (5) times a day (6:30 AM – 7:00 AM, 2:00 PM – 2:30 PM, 6:00 PM – 6:30 PM, 7:00 PM – 7:30 PM and 8:00 – 8:30 PM).

Access to the proposed development will be provided by the existing driveway at Alston Rd. The development will hold 207 standard parking spaces, and 14 handicap accessible parking spaces.

Thank you,

Asvad Naviwala
Faizan-E-Madinah
Secretary

PUBLIC COMMENT

Subject: NONRESIDENTIAL USE (PLACE OF WORSHIP) AT 13130 ALSTON RD

I am not objecting to a place of worship at 13130 ALSTON RD. There are churches, mosques, and Buddhist temples all around the area. The difference here is the space limitations compared to the other locations and the size of the building. Light abatement, sound abatement, and personal privacy must be considered for those around the grounds.

Mosques have a tendency to broadcast their prayers around the grounds of the Mosque. The volume level would need to be limited.

Lighting would need to be such that it shined primarily down and does not hinder sleeping or other activities in the residences near the Mosque.

Noise abatement would be required to limit the noise entering the neighbors' yards.

Some form of view-blocking would need to be present in any structure that could allow someone in the spire to see in the backyards. Personal privacy.

The time of day when outdoor activities could be performed must be considered to limit noise at night.

I feel the size of the structure being considered may be too large for the space. If a large tall structure is desired, perhaps this is not the correct space.

There is only two sides that have a lot of issues. On the other side is a church, The Alston Road Church of Christ, and further down is Walmart. Across Airport is the Ford Bend Church. A rather large facility. The City of Sugar Land should look into the traffic pattern in the area if another religious facility is constructed. The intersection and Alston most likely can not handle the increased traffic.

Best regards,
Kendall Scott Wills

PUBLIC COMMENT

Subject: PROPOSED CONDITIONAL USE PERMIT (CUP) FOR NONRESIDENTIAL USE (PLACE OF WORSHIP) AT 13130 ALSTON RD

I am a resident of Barrington Place and I feel that there are sufficient commercial and private interests in the area of 13130 Alston Rd that the area does not need any more people traffic or vehicular traffic congestion.

Respectfully,
Robert J. Olewine, III