

**ORDINANCE NO. 2371**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SUGAR LAND, TEXAS, PROVIDING FOR A CHANGE OF ZONING FROM INTERIM STANDARD SINGLE FAMILY RESIDENTIAL (R-1-I) DISTRICT TO PLANNED DEVELOPMENT (PD) DISTRICT - FINAL DEVELOPMENT PLAN FOR LEXINGTON COMMONS, APPROXIMATELY 8.041 ACRES OF LAND LOCATED BETWEEN U.S. HIGHWAY 59 AND LEXINGTON BOULEVARD ALONGSIDE DITCH "H".**

WHEREAS, Planned Community Developers, Ltd. has requested that approximately 8.041 acres of land located within the City of Sugar Land (the "City") between U.S. Highway 59 and Lexington Boulevard alongside Ditch "H" be rezoned from Interim Standard Single Family (R-1-I) District to Planned Development (PD) District - Final Development Plan; and

WHEREAS, the City Planning and Zoning Commission forwarded its final report to the City Council, recommending approval of the rezoning request; and

WHEREAS, the City Planning and Zoning Commission and the City Council have each conducted in the time and manner and after notice required by law and applicable ordinances, a public hearing on such requested zoning change; and

WHEREAS, the City Council finds that the zoning request complies with the City's comprehensive plan and now deems it appropriate to make such zoning change; NOW, THEREFORE:

**BE IT ORDAINED BY THE CITY COUNCIL  
OF THE CITY OF SUGAR LAND, TEXAS:**

**Section 1.** That the facts and recitations set forth in the preamble of the ordinance are hereby declared true and correct.

**Section 2.** That the zoning district classification of approximately 8.041 acres of land described in Exhibit A, located between U.S. Highway 59 and Lexington Boulevard alongside Ditch "H," is changed from Interim Standard Single Family Residential (R-1-I) zoning district classification to Planned Development (PD) District - Final Development Plan under the comprehensive zoning ordinance of the City of Sugar Land, Texas.

**Section 3.** That the City's official zoning map shall be amended to reflect this change in zoning district classification.

**Section 4.** That the following Exhibits are attached to and incorporated into this ordinance:

- Exhibit A: Metes and Bounds Legal Description
- Exhibit B: Final Development Plan
- Exhibit B-1: Location Map
- Exhibit B-2: Site Layout Plan
- Exhibit B-2T: Site Layout Plan, includes TxDot curb cut

- Exhibit B-3: Permitted Uses
- Exhibit B-4: Perimeter Setbacks and Buffer
- Exhibit B-4T: Perimeter Setbacks and Buffer, includes TxDot curb cut
- Exhibit B-5: Pedestrian Circulation
- Exhibit B-5T: Pedestrian Circulation, includes TxDot curb cut
- Exhibit B-6: Landscape Plan
- Exhibit B-6T: Landscape Plan, includes TxDot curb cut
- Exhibit B-7: Plant List
- Exhibit B-8: Freeway Signage Plan
- Exhibit B-8T: Freeway Signage Plan, includes TxDot curb cut
- Exhibit B-9: Conceptual Elevations – Garage 1
- Exhibit B-10: Conceptual Elevations – Garage 2

READ IN FULL on first consideration on \_\_\_\_\_, 2025.

APPROVED upon second consideration on \_\_\_\_\_, 2025.

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Joe R. Zimmerman, Mayor

ATTEST:

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Linda Mendenhall, City Clerk

APPROVED AS TO FORM:



- Attachments:
- Exhibit A: Metes and Bounds Legal Description
  - Exhibit B: Final Development Plan
  - Exhibit B-1: Location Map
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  - Exhibit B-5T: Pedestrian Circulation, includes TxDot curb cut
  - Exhibit B-6: Landscape Plan

Exhibit B-6T: Landscape Plan, includes TxDot curb cut  
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