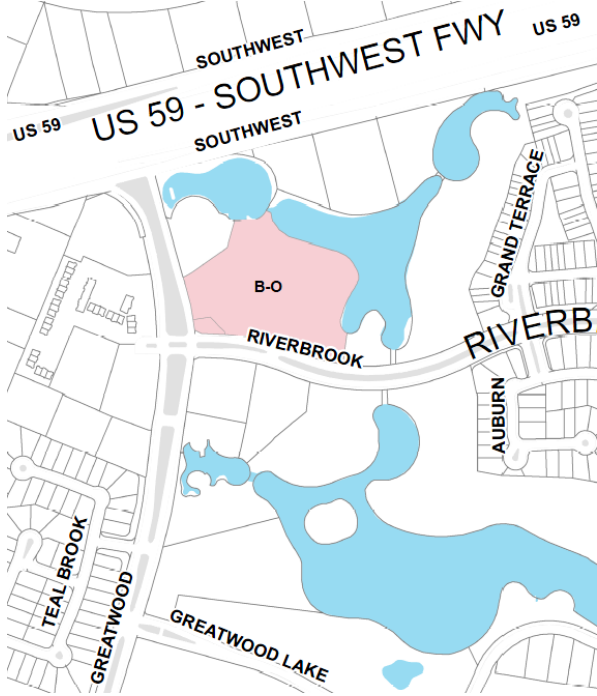
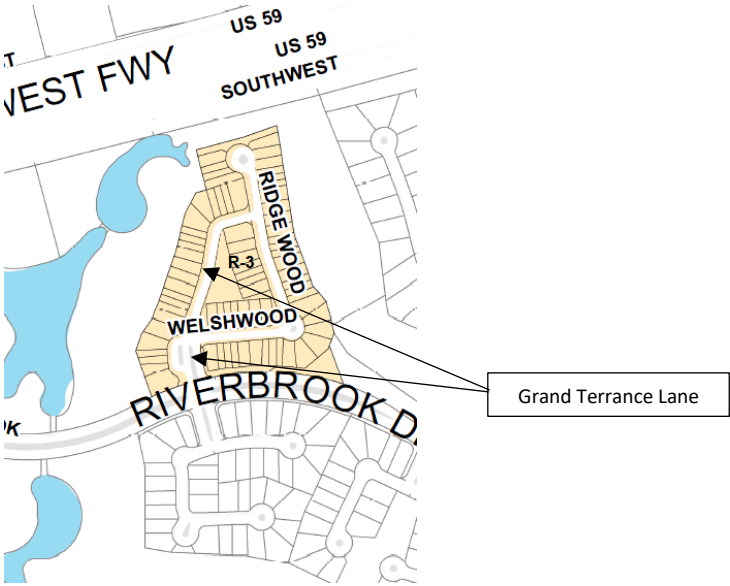
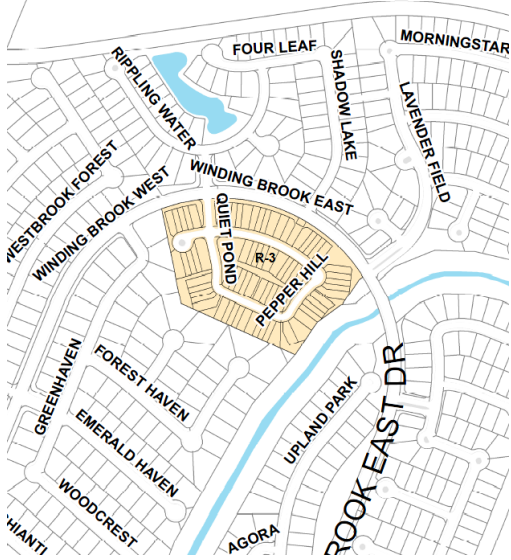


## STAFF REPORT

### GENERAL SITE INFORMATION AND ANALYSIS:

<b>Location Description</b>	<p>East of Greatwood Parkway and north of Riverbrook Drive</p> 
<b>Subject Property (Area 1)</b>	Interim Standard Single Family (R - 1-I ) which was assigned at annexation
<b>Surrounding Property Zoning</b>	<p><b>North:</b> Interim Standard Single-Family Residential (R - 1-I) and Interim Planned Development (PD- I)</p> <p><b>South:</b> Interim Neighborhood Business (B-1-I)</p> <p><b>East:</b> Interim Standard Single-Family Residential (R - 1-I)</p> <p><b>West:</b> Interim Planned Development (PD- I)</p>
<b>Surrounding Land Uses</b>	<p><b>North:</b> HOA amenity area, greenspace, LID amenity area</p> <p><b>South:</b> Street ROW; Commercial uses</p> <p><b>East:</b> LID amenity area, golf course open space</p> <p><b>West:</b> Street ROW; Commercial uses</p>
<b>Fieldwork / Site Visits</b>	Independent / assisted living; landscape reserve

Location Description	<p>North of Riverbrook Drive and along Grand Terrace Lane</p> 
Subject Property (Area 2)	Interim Standard Single Family (R - 1-I ) which was assigned at annexation
Surrounding Property Zoning	<p><b>North:</b> Interim Planned Development (PD- I)</p> <p><b>South:</b> Interim Standard Single-Family Residential (R - 1-I), Interim Planned Development (PD- I) and Interim Neighborhood Business (B-1-I)</p> <p><b>East:</b> Interim Planned Development (PD- I)</p> <p><b>West:</b> Interim Planned Development (PD- I) and Interim Neighborhood Business (B-1-I)</p>
Surrounding Land Uses	<p><b>North:</b> Golf-course</p> <p><b>South:</b> Single-family residential neighborhoods &amp; golf-course</p> <p><b>East:</b> Golf-course</p> <p><b>West:</b> Golf-course</p>
Fieldwork / Site Visits	Residential townhomes

Location Description	<p>South of Winding Brook Drive and Quiet Pond Drive</p> 
Subject Property (Area 3)	Interim Standard Single Family (R - 1-I ) which was assigned at annexation
Surrounding Property Zoning	<p><b>North:</b> Interim Standard Single-Family Residential (R - 1-I)</p> <p><b>South:</b> Interim Standard Single-Family Residential (R - 1-I)</p> <p><b>East:</b> Interim Standard Single-Family Residential (R - 1-I)</p> <p><b>West:</b> Interim Standard Single-Family Residential (R - 1-I)</p>
Surrounding Land Uses	<p><b>North:</b> Single-family residential neighborhoods and street ROW</p> <p><b>South:</b> Single-family residential neighborhoods</p> <p><b>East:</b> Single-family residential neighborhoods</p> <p><b>West:</b> Single-family residential neighborhoods</p>
Fieldwork / Site Visits	Residential townhomes

The three areas are being permanently zoned in character with the existing uses to the greatest extent possible. Interim Standard Single Family Residential (R - 1-I) is only meant to be temporary. Placing a temporary zoning district on an annexed area allows the City to review the area and determine which zoning district best suites the newly annexed part of the City.

#### *Business Office (B-O)*

The Business Office District (B-O) district allows development of office uses and certain limited service uses which are compatible with offices. The B-O zoning district prohibits outside storage. The property proposed to be permanently zoned B-O is currently operating as an independent / assisted living facility. The current business will be legally non-conforming meaning it will be a grandfathered use as it was developed prior to being annexed into the city.

During the public hearing, the Commission agreed the B-O zoning district is appropriate for the senior independent/assisted living property due to the existing development and land use. The Commission also believed the continuation of the B-O zoning district to the landscape reserve is appropriate.

The Townhouse Residential (R-3) allows for development of well-designed low density townhouse complexes with an emphasis on open space and access to light and air. The properties proposed to be permanently zoned R-3 were platted as townhomes and will conform most closely to this district. The permanent zoning does not alter any existing development or not affect or alter any private deed or property owner's association restrictions. Future construction in these areas will need to comply with the bulk regulations as outlined in the Development Code for the R-3 zoning district.

## *Bulk Regulations for Non-Residential District Business Office (B-O)*

REGULATION		ZONING DISTRICT				
		B-O	B-1	B-2	M-1	M-2
Minimum Front Yard (Setback)		25 ft. (a)	25 ft. (a)	25 ft. (a)	25 ft. (a)	25 ft. (a)
Minimum Side and Rear Yard (Setback)	Abutting Nonresidential District or R-4	10 ft. (a) (b)	10 ft. (a) (b)	10 ft. (a) (b)	10 ft. (a)	10 ft. (a)
	Abutting Residential District other than R-4	25 ft. (a)	25 ft. (a)	25 ft. (a)	25 ft. (a)	25 ft. (a)
Minimum Street Side Yard (Setback)		25 ft. (a)	25 ft. (a)	25 ft. (a)	25 ft. (a)	25 ft. (a)
Minimum Open Space (% of Lot Area)		15%	20%	15%	20%	15%
Maximum Height of Structures		(c) (d)	2½ stories, but not more than 35 ft. from finished grade; (c) (d)	100 ft.; CUP required if over 100 ft.; (c) (d)	(c) (e)	(c)
Outside Use		(f)	(f)	See Sec. 2-74. Additional Nonresidential District Regulations		
Additional Regulations		See Sec. 2-93. Additional Nonresidential District Regulations. Note: Parking setback requirements are detailed in Chapter 2, Article V.				
<p>REFERENCES</p> <p>a. For Yards abutting an Arterial Street or highway, the minimum Yard is 40 feet.</p> <p>b. A Yard is not required where a common wall of a building is located at the Lot line.</p> <p>c. Airport Height Hazard Regulations may apply.</p> <p>d. 2/1 Bulk Plane: If any portion of a proposed building is within 500 linear feet of a Residential District, other than R-4, setback of 2 feet for each 1 foot in height over 24 feet.</p> <p>e. 1/1 Bulk Plane: If any portion of a proposed building is within 500 linear feet of a Residential District, other than R-4, setback of 1 foot for every 1 foot in height over 24 feet.</p> <p>f. All merchandise and materials related to the business must be displayed and stored inside a permanent Building. All business activities must be conducted within a fully-enclosed Building.</p>						

## Parking Lot Setbacks Requirements for Nonresidential District Business Office (B-O)

Table 2-216.2: Parking Lot Setback Requirements for Nonresidential Districts

REGULATION		ZONING DISTRICT				
		B-O	B-1	B-2	M-1	M-2
Minimum Parking Lot Setbacks	Front	15 ft.	5 ft.	25 ft.	25 ft.	25 ft.
	Street Side	15 ft.	5 ft.	25 ft.	25 ft.	25 ft.
	Side	Adjacent to Nonresidential Use or Zone	See Chapter 2, Article IV, Landscape Regulations			
		Adjacent to Residential Use or Zone	20 ft.	0 ft.	20 ft.	30 ft.
	Rear	Adjacent to Nonresidential Use or Zone	See Chapter 2, Article IV, Landscape Regulations			
		Adjacent to Residential Use or Zone	20 ft.	0 ft.	20 ft.	30 ft.

## Bulk Regulations for Residential District Townhouse Residential (R-3)

Table 2-72.1: Bulk Regulations for Residential Zoning Districts

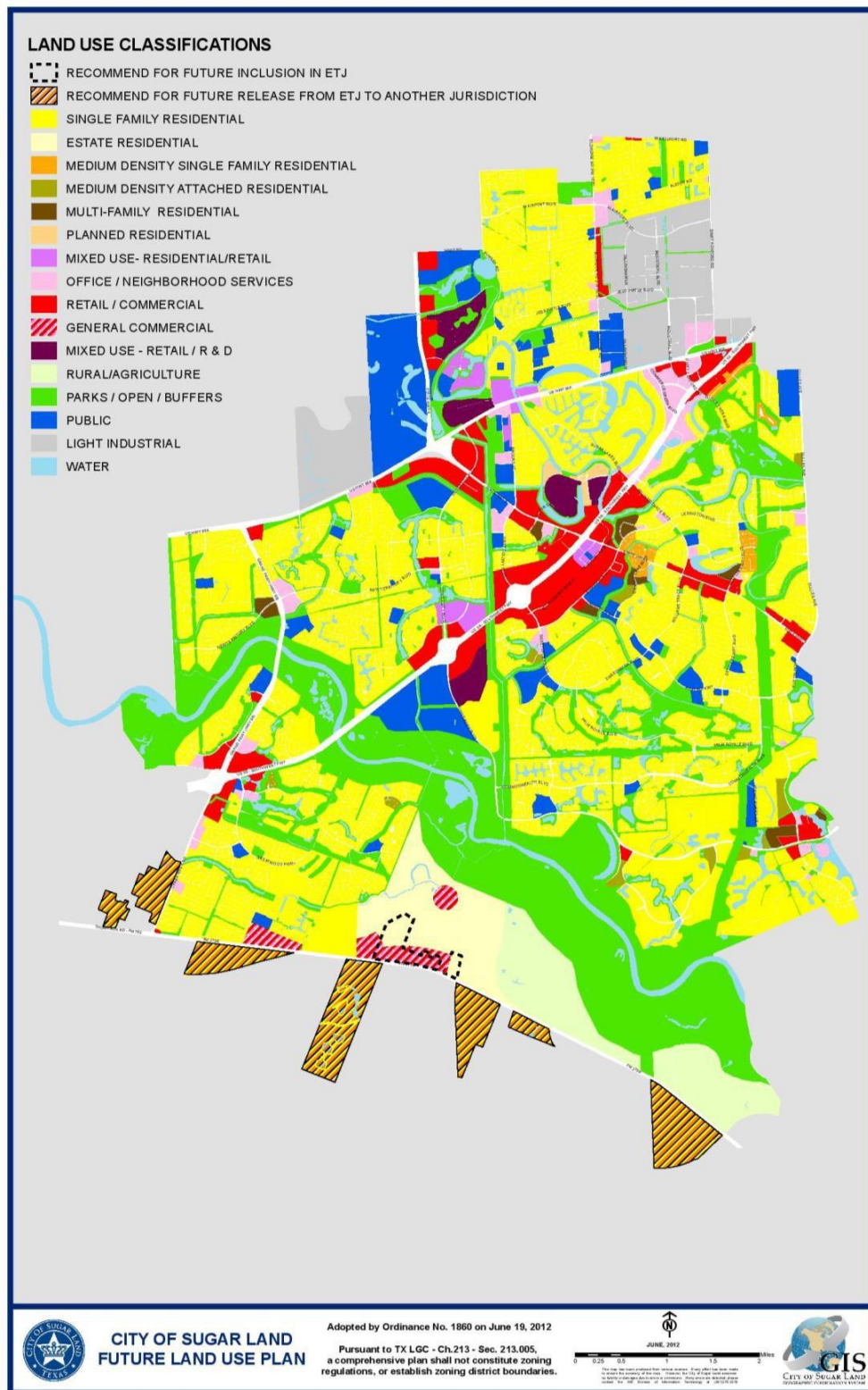
REGULATION		ZONING DISTRICT						
		R-1E	R-1R	R-1	HR-1	R-1Z	R-2	R-3
Minimum Lot Area		1.5 acres	9,500 sq. ft.	6,600 sq. ft.	6,600 sq. ft.	5,000 sq. ft.	9,500 sq. ft.	3,500 sq. ft.
Minimum Lot Width		125 ft.	75 ft. (a)	60 ft. (a)	60 ft. (a)	50 ft. (a)	80 ft.	None
Minimum Lot Depth		None	125 ft.	110 ft.	110 ft.	100 ft.	115 ft.	None
Minimum Front Yard (Setback)		50 ft.	30 ft. (b)	25 ft. (b)	25 ft. (b)	20 ft.	25 ft.	25 ft.
Minimum Side Yard	Residential Use (See Figures 2-72.A & 2-72.B)	(c)	5 ft.	(d)	10 ft.	(e)	(d)	(f)(g)
	Nonresidential Use	30 ft.	25 ft.	25 ft.	25 ft. (m)	25 ft.	25 ft.	20 ft.
Minimum Street Side Yard (Setback)		30 ft.	20 ft.	20 ft.	15 ft. (h)	20 ft.	15 ft.	15 ft.
Minimum Rear Yard (Setback)		50 ft.	30 ft.	15 ft. (i)	15 ft. (j)(m)	10 ft. (i)	25 ft.	20 ft.
Maximum Lot Coverage		40%	40%	40%	40%	50%	40%	40%
Maximum Height of Principal Structures		(j)	(j)	(j)	(k)	(j)	(j)	(j)
Maximum F.A.R.		0.71	0.71	0.71	0.71	0.71	None	None
Additional Regulations					(l)	(n)		(o) (q) (r)

See also Article III: Height and Area Regulations and Article IV: Supplemental Regulations for additional regulations.  
Note: Parking setback requirements are detailed in Chapter 2, Article V.

### **POINTS FOR CONSIDERATION:**

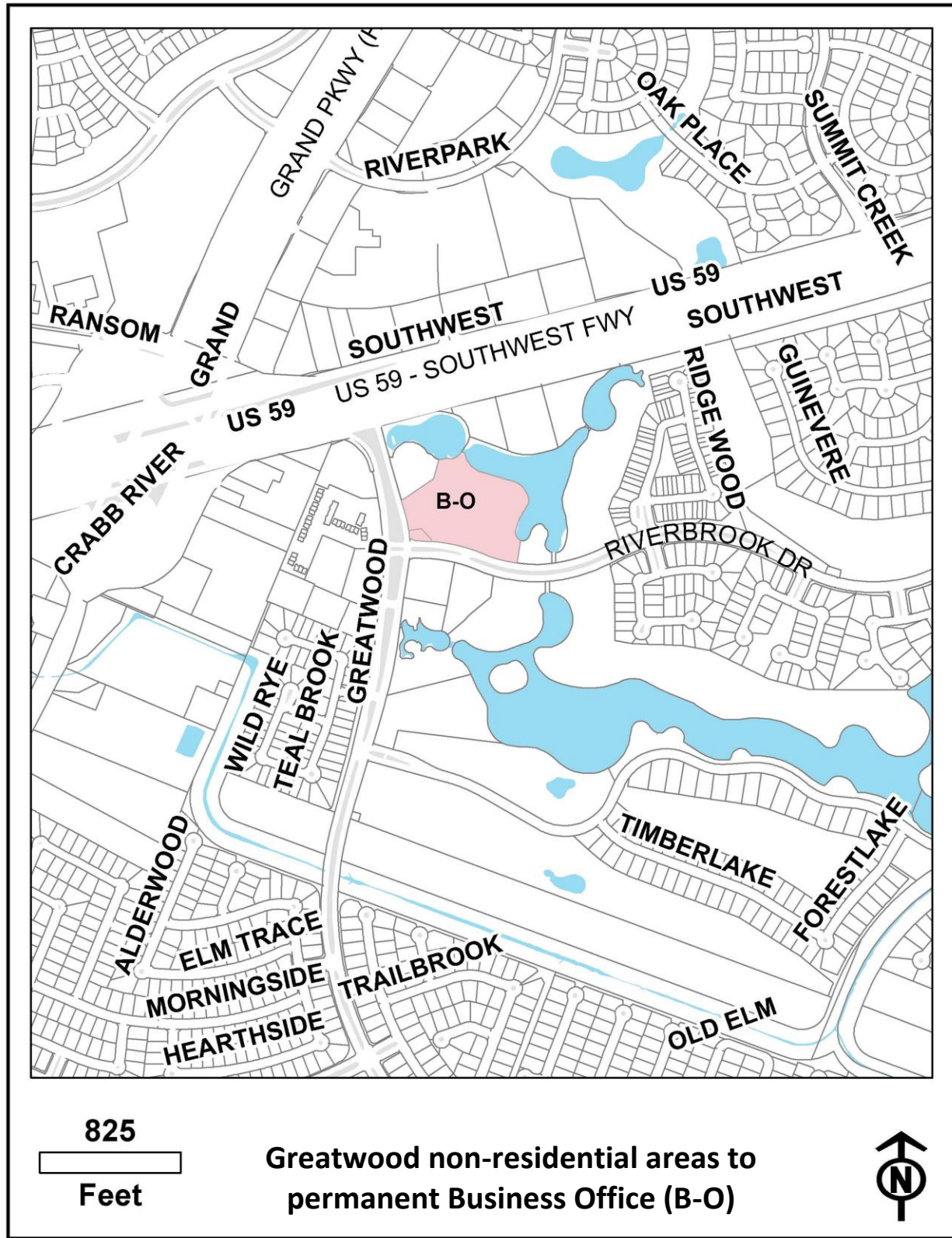
- Properties within the Greatwood MUDs were annexed into the City of Sugar Land in December 2017, and state law does not allow annexation ordinances to assign permanent zoning at the time of annexation; therefore, a permanent zoning change is subsequently required.
- The permanent zoning proposal is designed to match up the existing uses with the proper district regulations.
- The proposed permanent rezoning is proposed to be in character with the existing development in the Greatwood non-residential areas (senior independent/assisted living and landscape reserve) and residential areas (townhomes) identified in the maps.
- The Comprehensive Plan supports this permanent zoning recommendation.

## Future Land Use Map: 2012

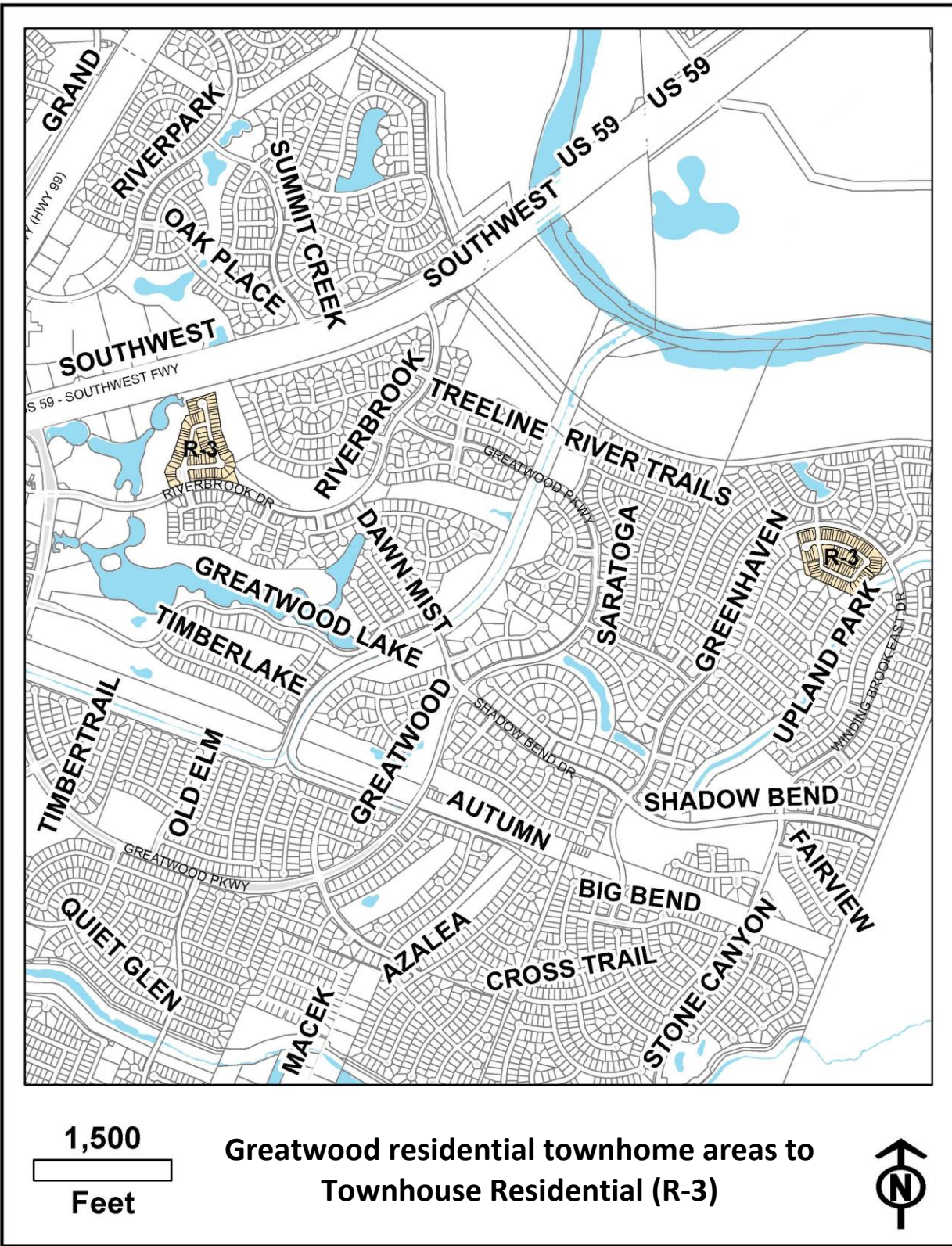




Vicinity Map



Vicinity Map







## **NOTICE OF PUBLIC HEARING**

---

### **REZONING FROM INTERIM STANDARD SINGLE FAMILY RESIDENTIAL (R-1-I) TO PERMANENT BUSINESS OFFICE (B-O) OR TOWNHOUSE RESIDENTIAL (R-3) ZONING IN THE GREATWOOD COMMUNITY**

**City Council Meeting 6:00 p.m., August 7, 2018,** City of Sugar Land City Hall, Council Chamber, 2700 Town Center Boulevard North to hear all persons interested in the proposed rezoning from Interim Standard Single Family Residential (R-1-I) to Permanent Business Office (B-O) or Townhouse Residential (R-3) for areas developed as either independent / assisted living or townhomes in the Greatwood community, located 1) east of Greatwood Parkway and north of Riverbrook Drive, 2) North of Riverbrook Drive and Grand Terrace and 3) south of Winding Brook Drive and Quiet Pond Drive (approximately 29 acres in total for three separate areas) in the A. Kuykendall League, Abstract 48 and J. Kuykendall League, Abstract 49. This rezoning is proposed to assign a permanent zoning district to the Greatwood non- residential areas without interim commercial zoning and residential townhome areas that were annexed into the City on December 12, 2017.

Details of the proposed rezoning may be obtained by contacting City of Sugar Land Development Planning Office by email [planning@sugarlandtx.gov](mailto:planning@sugarlandtx.gov) or phone (281) 275-2218. The agenda item for this meeting will be placed on the City website at [www.sugarlandtx.gov](http://www.sugarlandtx.gov) under "Meeting Agendas" City Council no later than Friday, August 3, 2018.

Letter to Property Owners



## CITY OF SUGAR LAND PLANNING

July 11, 2018

Greatwood Property Owners  
Sugar Land, Texas 77479

**Re: POST-ANNEXATION: PERMANENT ZONING OF GREATWOOD COMMERCIAL PROPERTIES - FROM INTERIM STANDARD SINGLE-FAMILY RESIDENTIAL (R-1-I) TO PERMANENT BUSINESS OFFICE (B-O)**

Dear Property Owner:

You are receiving this letter and legal notice about upcoming permanent zoning processes for certain commercial properties within Greatwood because you are an existing commercial property owner of land within Greatwood currently developed as independent and assisted living (Greatwood at Sugar Land). The City of Sugar Land is initiating permanent zoning over the remaining commercial areas that do not have interim commercial zoning in the Greatwood community, located east of Greatwood Parkway and north of Riverbrook Drive from Interim Standard Single-Family Residential (R-1-I) to Business Office (B-O) (see attached map). This letter is intended to help you better understand the zoning process.

Greatwood was annexed into the City of Sugar Land recently in December 2017. At the time of annexation, an interim zoning designation of Standard Single-Family Residential (R-1 I) was placed on all property within Greatwood that did not already have an interim zoning designation as state law does not allow annexation ordinances to assign permanent zoning at the time of annexation. Therefore, the permanent zoning process is subsequently required. Please note the permanent zoning for the remaining commercial and residential areas will be done in phases.

Zoning is the way local governments can regulate the physical development of land and the uses that are allowed to be developed on property. It is also a tool used to guide decision making for improvements to existing property to ensure it is consistent with the surrounding environment. Zoning protects neighborhoods from development that does not harmonize or is not compatible with the surrounding area.

Sugar Land's zoning regulations specify the areas in which residential, industrial, recreational or commercial activities may take place. For example, the city's R-1 Standard Single-Family Residential zoning district allows for only single-family detached homes as opposed to duplexes or apartment complexes. On the other hand, a B-2 General Business zoning district only allows for certain commercial uses. Land is zoned into residential and commercial districts, so this ensures that a commercial building cannot be built in a residential neighborhood and vice versa, unless there is a change in the zoning ordinance which would require City Council approval.

Interim Standard Single-Family Residential (R-1-I) is only meant to be temporary. Placing a temporary zoning district on an annexed area allows the City to review the area and determine which zoning district best suites the newly annexed part of the City. The commercial areas are being permanently zoned in character with the existing development.

Please note that no action is required by the property owners when receiving this notice. The Planning and Zoning Commission held a public hearing on June 12, 2018 and recommended approval to the Mayor and City Council on July 10, 2018. This proposed change is scheduled for a public hearing for the August 7, 2018 City Council meeting. This letter is accompanied with the notice for the City Council Public Hearing similar to the notice that was mailed out for the Planning and Zoning Public Hearing. If you would like to state an opinion regarding this rezoning, please contact staff by phone, email, mail, or attend the public hearings to speak on the topic.

Please note that the permanent commercial zoning formalizes your development rights as a commercial property owner. The proposed zoning category is recommended to closely match up with the existing uses that have been developed within the commercial areas of Greatwood over time. Staff has conducted fieldwork and site visits to all the commercial business areas to better understand the current commercial uses, and this information has gone into the Planning Department recommendations for specific zoning categories. Please note that the permanent B-O commercial zoning does not affect or alter any private deed or property owner's association restrictions. The current property developed as independent and assisted living (Greatwood at Sugar Land) is considered a grandfathered use as it was developed prior to being annexed into the city. Please note expansion or significant changes would require a Conditional Use Permit (CUP) in the future. Should you have questions, please contact the Planning Department at [planning@sugarlandtx.gov](mailto:planning@sugarlandtx.gov) or by phone at (281) 275-2218.

Please note that additional information about zoning and the zoning process is also available on the City of Sugar Land website at [www.sugarlandtx.gov/annexation](http://www.sugarlandtx.gov/annexation).

Sincerely,



Mayra Hernandez, Planner II

Attachment- Legal Notice Map

Letter to Adjacent Property Owners



## CITY OF SUGAR LAND PLANNING

July 11, 2018

Greatwood Property Owners  
Sugar Land, Texas 77479

**Re: POST-ANNEXATION: PERMANENT ZONING OF GREATWOOD COMMERCIAL PROPERTIES - FROM INTERIM STANDARD SINGLE-FAMILY RESIDENTIAL (R-1-I) TO PERMANENT BUSINESS OFFICE (B-O)**

Dear Property Owner:

You are receiving this letter and legal notice about upcoming permanent zoning processes for commercial properties within Greatwood because you are a nearby property owner within 200' of a commercial property within Greatwood currently developed as independent and assisted living (Greatwood at Sugar Land). The City of Sugar Land is initiating permanent zoning over the remaining commercial areas that do not have interim commercial zoning in the Greatwood community, located east of Greatwood Parkway and north of Riverbrook Drive from Interim Standard Single-Family Residential (R-1-I) to Business Office (B-O) (see attached map). This letter is intended to help you better understand the zoning process.

Greatwood was annexed into the City of Sugar Land recently in December 2017. At the time of annexation, an interim zoning designation of Standard Single-Family Residential (R-1-I) was placed on all property within Greatwood that did not already have an interim zoning designation as state law does not allow annexation ordinances to assign permanent zoning at the time of annexation. Therefore, the permanent zoning process is subsequently required. Please note the permanent zoning for the remaining commercial and residential areas will follow once the commercial areas have been permanently zoned.

Zoning is the way local governments can regulate the physical development of land and the uses that are allowed to be developed on property. It is also a tool used to guide decision making for improvements to existing property to ensure it is consistent with the surrounding environment. Zoning protects neighborhoods from development that does not harmonize or is not compatible with the surrounding area.

Sugar Land's zoning regulations specify the areas in which residential, industrial, recreational or commercial activities may take place. For example, the city's Standard Single-Family Residential zoning district allows for only single-family detached homes as opposed to duplexes or apartment complexes. On the other hand, a B-2 General Business zoning district only allows for certain commercial uses. Land is zoned into residential and commercial districts, so this ensures that a commercial building cannot be built in a residential neighborhood and vice versa, unless there is a change in the zoning ordinance which would require City Council approval.

Interim Standard Single-Family Residential (R-1-I) is only meant to be temporary. Placing a temporary zoning district on an annexed area allows the City to review the area and determine which zoning district best suits the newly annexed part of the City. The commercial areas are being permanently zoned in character with the existing development.



Please note that no action is required by the property owners when receiving this notice. The Planning and Zoning Commission held a public hearing on June 12, 2018 and recommended approval to the Mayor and City Council on July 10, 2018. This proposed change is scheduled for a public hearing for the August 7, 2018 City Council meeting. This letter is accompanied with the notice for the City Council Public Hearing similar to the notice that was mailed out for the Planning and Zoning Public Hearing. If you would like to state an opinion regarding this rezoning, please contact staff by phone, email, mail, or attend the public hearings to speak on the topic. Please note that the proposed permanent commercial zoning is recommended to closely match with the existing use that is developed on the property. While the specific commercial zoning categories are designated to closely mirror the uses developed in Greatwood, the zoning also offers protections to adjacent residential neighborhoods. Examples includes setbacks, height restrictions, building finish requirements, landscape requirements, and other special zoning conditions that apply to new construction or projects not in process before annexation. These conditions are common throughout the City's other commercial areas, and provide safeguards. Please note that this does not replace any private deed restrictions that commercial properties must already follow. Should you have questions, please contact the Planning Department at [planning@sugarlandtx.gov](mailto:planning@sugarlandtx.gov) or by phone at (281) 275-2218.

Please note that additional information about zoning and the zoning process is also available on the City of Sugar Land website at [www.sugarlandtx.gov/annexation](http://www.sugarlandtx.gov/annexation).

Sincerely,

A handwritten signature in cursive script that reads "Mayra Hernandez".

Mayra Hernandez, Planner II

Attachment- Legal Notice Map

Letter to Property Owners



## CITY OF SUGAR LAND PLANNING

July 11, 2018

Greatwood Property Owners  
Sugar Land, Texas 77479

**Re: POST-ANNEXATION: PERMANENT ZONING OF GREATWOOD TOWNHOMES -  
FROM INTERIM STANDARD SINGLE-FAMILY RESIDENTIAL (R-1-I) TO  
PERMANENT TOWNHOUSE RESIDENTIAL (R-3)**

Dear Property Owner:

You are receiving this letter and legal notice about upcoming permanent zoning processes for residential townhome properties within Greatwood because you are an existing property owner of land within Greatwood platted for townhomes. The City of Sugar Land is initiating permanent zoning over townhome developed areas of the Greatwood community, located 1) North of Riverbrook Drive and Grand Terrace and 2) south of Winding Brook Drive and Quiet Pond Drive from Interim Standard Single-Family Residential (R-1-I) to Townhouse (R-3) (see attached map). This letter is intended to help you better understand the zoning process.

Greatwood was annexed into the City of Sugar Land recently in December 2017. At the time of annexation, an interim zoning designation of Standard Single-Family Residential (R-1-I) was placed on all property within Greatwood as state law does not allow annexation ordinances to assign permanent zoning at the time of annexation. Therefore, the permanent zoning process is subsequently required. Please note the permanent zoning for the residential areas will be done in phases.

Zoning is the way local governments can regulate the physical development of land and the uses that are allowed to be developed on property. It is also a tool used to guide decision making for improvements to existing property to ensure it is consistent with the surrounding environment. Zoning protects neighborhoods from development that does not harmonize or is not compatible with the surrounding area.

Sugar Land's zoning regulations specify the areas in which residential, industrial, recreational or commercial activities may take place. For example, the city's R-1 Standard Single-Family Residential zoning district allows for only single-family detached homes as opposed to duplexes or apartment complexes. On the other hand, a B-2 General Business zoning district only allows for certain commercial uses. Land is zoned into residential and commercial districts, so this ensures that a commercial building cannot be built in a residential neighborhood and vice versa, unless there is a change in the zoning ordinance which would require City Council approval.

Interim Standard Single-Family Residential (R-1-I) is only meant to be temporary. Placing a temporary zoning district on an annexed area allows the City to review the area and determine which zoning district best suites the newly annexed part of the City. In this case, R-3 zoning is an appropriate zoning district for the Greatwood Townhomes based on the development pattern.

Please note that no action is required by the property owners when receiving this notice. The Planning and Zoning Commission held a public hearing on June 12, 2018 and recommended approval to the Mayor and City Council on July 10, 2018. This proposed change is scheduled for a public hearing for the August 7, 2018 City Council meeting. This letter is accompanied with the notice for the City Council Public Hearing similar to the notice that was mailed out for the Planning and Zoning Public Hearing. If you would like to state an opinion regarding this rezoning, please contact staff by phone, email, mail, or attend the public hearings to speak on the topic.

The proposed zoning category is recommended to closely match up with the existing uses that have been developed within the residential areas of Greatwood over time. Staff has conducted fieldwork and site visits to these residential areas to better understand the current development patterns, and this information has gone into the Planning Department recommendations for specific zoning categories. Please note that the permanent Townhouse R-3 residential zoning does not affect or alter any private deed or property owner's association restrictions. Should you have questions, please contact the Planning Department at [planning@sugarlandtx.gov](mailto:planning@sugarlandtx.gov) or by phone at (281) 275-2218.

Please note that additional information about zoning and the zoning process is also available on the City of Sugar Land website at [www.sugarlandtx.gov/annexation](http://www.sugarlandtx.gov/annexation).

Sincerely,

A handwritten signature in cursive script that reads "Mayra Hernandez".

Mayra Hernandez, Planner II

CC:

Greatwood Community Association

Attachment- Legal Notice Map

Letter to Adjacent Property Owners



## CITY OF SUGAR LAND PLANNING

July 11, 2018

Greatwood Property Owners  
Sugar Land, Texas 77479

**Re: POST-ANNEXATION: PERMANENT ZONING OF GREATWOOD TOWNHOMES -  
FROM INTERIM STANDARD SINGLE-FAMILY RESIDENTIAL (R-1-I) TO  
PERMANENT TOWNHOUSE RESIDENTIAL (R-3)**

Dear Property Owner:

You are receiving this letter and legal notice about upcoming permanent zoning processes for residential townhome properties within Greatwood because you are a nearby property owner within 200' of the subject properties within Greatwood to be permanently zoned. The City of Sugar Land is initiating permanent zoning over townhome developed areas of the Greatwood community, located 1) North of Riverbrook Drive and Grand Terrace and 2) south of Winding Brook Drive and Quiet Pond Drive from Interim Standard Single-Family Residential (R-1-I) to Townhouse (R-3) (see attached map). This letter is intended to help you better understand the zoning process.

Greatwood was annexed into the City of Sugar Land recently in December 2017. At the time of annexation, an interim zoning designation of Standard Single-Family Residential (R-1-I) was placed on all property within Greatwood as state law does not allow annexation ordinances to assign permanent zoning at the time of annexation. Therefore, the permanent zoning process is subsequently required. Please note the permanent zoning for the residential areas will be done in phases.

Zoning is the way local governments can regulate the physical development of land and the uses that are allowed to be developed on property. It is also a tool used to guide decision making for improvements to existing property to ensure it is consistent with the surrounding environment. Zoning protects neighborhoods from development that does not harmonize or is not compatible with the surrounding area.

Sugar Land's zoning regulations specify the areas in which residential, industrial, recreational or commercial activities may take place. For example, the city's R-1 Standard Single-Family Residential zoning district allows for only single-family detached homes as opposed to duplexes or apartment complexes. On the other hand, a B-2 General Business zoning district only allows for certain commercial uses. Land is zoned into residential and commercial districts, so this ensures that a commercial building cannot be built in a residential neighborhood and vice versa, unless there is a change in the zoning ordinance which would require City Council approval.

Interim Standard Single-Family Residential (R-1-I) is only meant to be temporary. Placing a temporary zoning district on an annexed area allows the City to review the area and determine which zoning district best suites the newly annexed part of the City. The residential areas are being permanently zoned in character with the existing community.



Please note that no action is required by the property owners when receiving this notice. The Planning and Zoning Commission held a public hearing on June 12, 2018 and recommended approval to the Mayor and City Council on July 10, 2018. This proposed change is scheduled for a public hearing for the August 7, 2018 City Council meeting. This letter is accompanied with the notice for the City Council Public Hearing similar to the notice that was mailed out for the Planning and Zoning Public Hearing. If you would like to state an opinion regarding this rezoning, please contact staff by phone, email, mail, or attend the public hearings to speak on the topic. Please note that the proposed permanent residential zoning is recommended to closely match with the existing uses that have been developed within the residential areas of Greatwood over time. While the specific residential zoning categories are designated to closely mirror the uses developed in Greatwood, the zoning also offers protections to adjacent residential neighborhoods. Examples includes setbacks, height restrictions, landscape requirements, and other special zoning conditions that apply to new construction or projects not in process before annexation. These conditions are common throughout the City's other residential areas, and provide safeguards. Please note that this does not replace any private deed restrictions that residential properties must already follow. Should you have questions, please contact the Planning Department at [planning@sugarlandtx.gov](mailto:planning@sugarlandtx.gov) or by phone at (281) 275-2218.

Please note that additional information about zoning and the zoning process is also available on the City of Sugar Land website at [www.sugarlandtx.gov/annexation](http://www.sugarlandtx.gov/annexation).

Sincerely,



Mayra Hernandez, Planner II

CC: Greatwood Residential Community Association

Attachment- Legal Notice Map