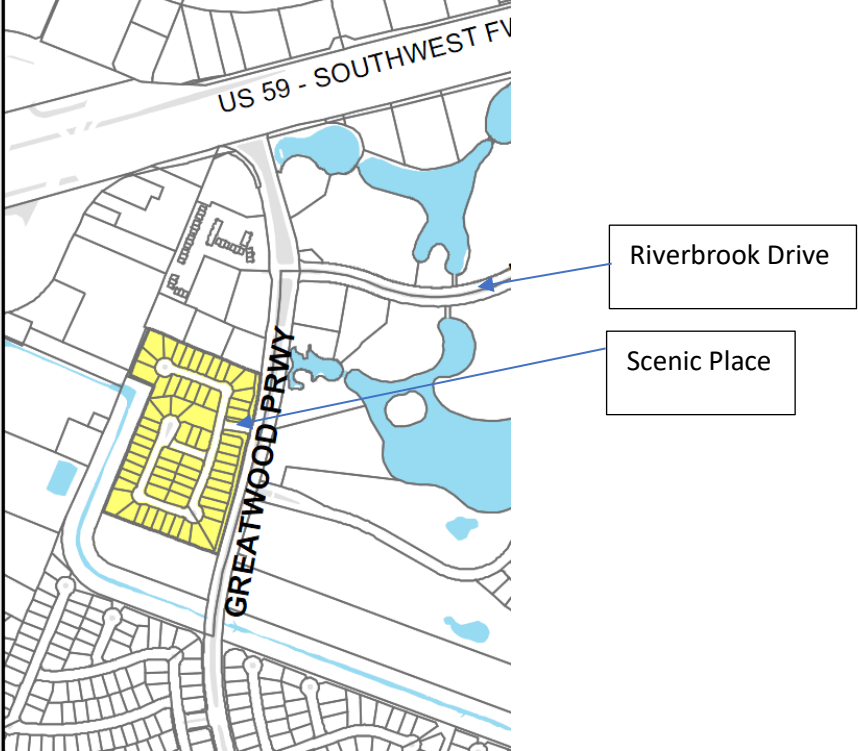
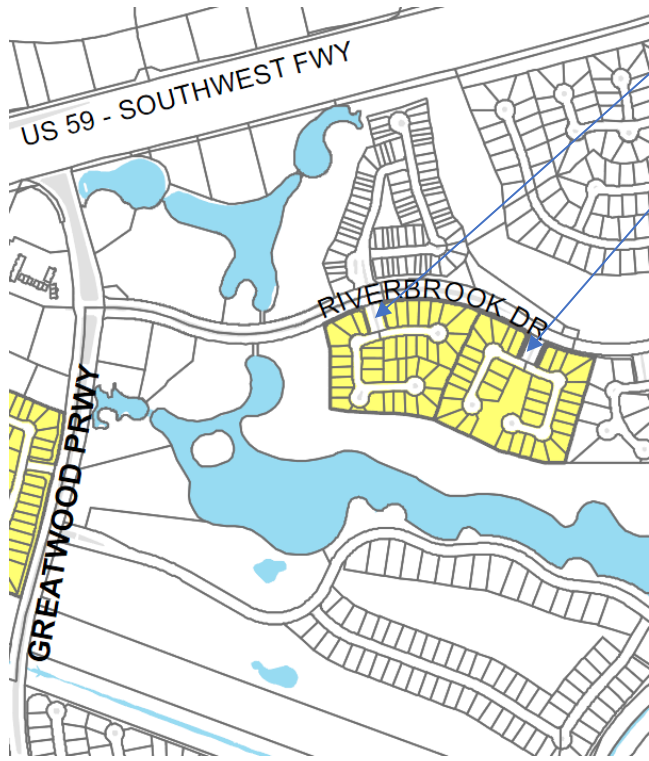
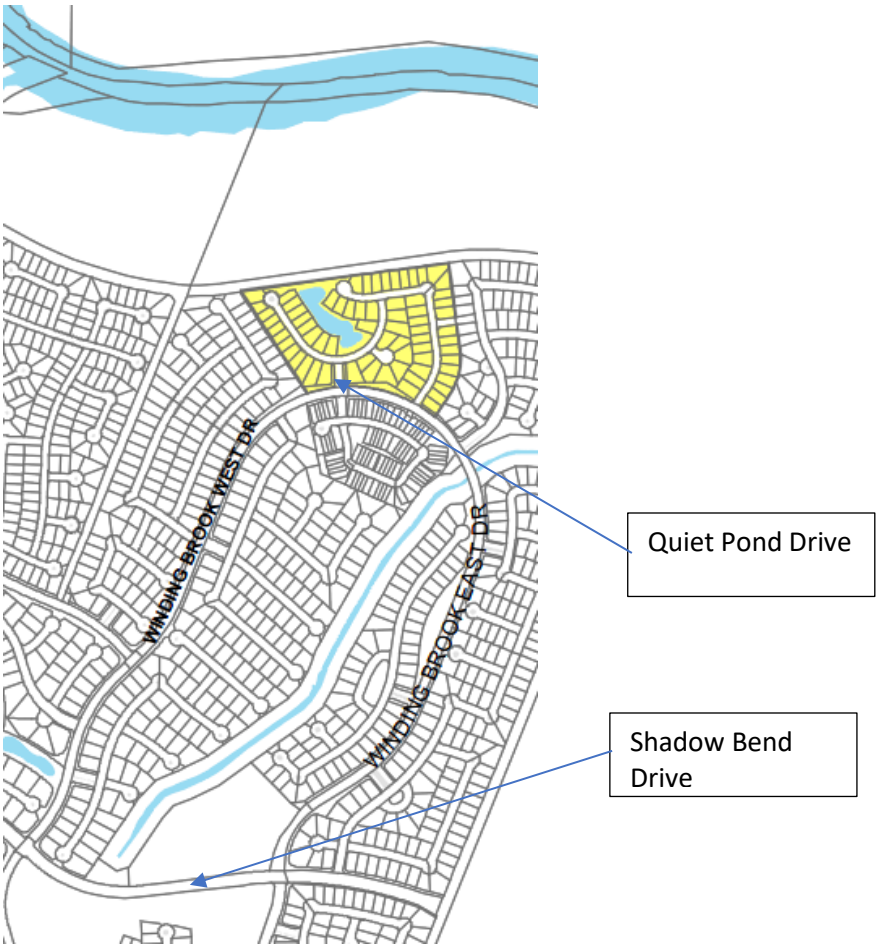


## STAFF REPORT

### GENERAL SITE INFORMATION AND ANALYSIS:

<b>Location Description</b>	<p>West of Greatwood Parkway and Scenic Place</p>  <p>The map shows a street grid with US 59 - Southwest Fwy running horizontally at the top. Greatwood Prwy runs vertically through the center. Riverbrook Drive branches off to the east from Greatwood Prwy. Scenic Place branches off to the south from Greatwood Prwy. A yellow-shaded rectangular area is located west of Greatwood Prwy and south of Riverbrook Drive, representing the subject property.</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 Residential (R-1-I) and Interim Neighborhood Business (B- 1-I)</p> <p><b>South:</b> Interim Planned Development (PD- I)</p> <p><b>East:</b> Interim Planned Development (PD- I)</p> <p><b>West:</b> Interim Planned Development (PD- I) &amp; City's Extraterritorial Jurisdiction (ETJ)</p>
<b>Surrounding Land Uses</b>	<p><b>North:</b> City's water treatment plant and commercial uses</p> <p><b>South:</b> LID amenity area</p> <p><b>East:</b> Street ROW and golf course opens space</p> <p><b>West:</b> LID amenity area and commercial uses (RV Park)</p>
<b>Fieldwork / Site Visits</b>	Zero lot line homes/ patio homes and pocket park

Location Description	<p>South of Riverbrook</p>  <p>US 59 - SOUTHWEST FWY</p> <p>GREATWOOD PKWY</p> <p>RIVERBROOK DR</p> <p>Windwood Court</p> <p>Fielding Drive</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) and Townhouse Residential (R-3)</p> <p><b>South:</b> Interim Planned Development (PD- I)</p> <p><b>East:</b> Interim Standard Single Residential (R-1-I)</p> <p><b>West:</b> Interim Planned Development (PD- I)</p>
Surrounding Land Uses	<p><b>North:</b> Street ROW; golf course; townhomes</p> <p><b>South:</b> Golf-course</p> <p><b>East:</b> Single-family residential neighborhoods</p> <p><b>West:</b> Golf-course</p>
Fieldwork / Site Visits	Zero lot line homes/ patio homes

Location Description	<p>North of Winding Brook Drive</p>  <p>The map shows a residential area with a network of streets. A yellow-shaded area, labeled 'Area 3', is located north of Winding Brook Drive. Winding Brook Drive runs horizontally across the top of the map. Winding Brook West Dr and Winding Brook East Dr run vertically through the area. Quiet Pond Drive and Shadow Bend Drive are also shown, with arrows pointing to their locations. A blue line representing a waterway or creek runs through the center of the map.</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> Townhouse Residential (R-3)</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> LID</p> <p><b>South:</b> Townhomes</p> <p><b>East:</b> Single-family residential neighborhoods</p> <p><b>West:</b> Single-family residential neighborhoods</p>
Fieldwork / Site Visits	Zero lot line homes/ patio homes

The three areas, platted as *Greatwood B-170*, *Greatwood Green* and *The Landing at Greatwood Sections One and Two*, are being permanently zoned in character with the existing development 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.

#### *Zero Lot Line Single-Family Residential District (R-1Z)*

The Zero Lot Line Single-Family Residential District provides for the development of Single-Family detached dwellings in areas where reduced area and setback requirements may be accommodated. The district requires homes to be located on one side lot line to consolidate yard space and enhance privacy in exchange for an increase in lot coverage. The properties proposed to be permanently zoned R-1Z were platted and developed as zero lot line and will conform most closely to this district.

During Staff's research, it was noticed five lots in the Greatwood B-170 section were replatted and the purpose of the replat was to remove the cul-du-sac and extend Shadow Lake Drive to intersect with Winding Brook East Drive. These five lots are subject to a five-foot side yard setback per the plat's notes. However, during our field survey and further research, it was confirmed the lots were also developed as zero lot line homes. Staff believes the R-1Z suits these lots best due to the way the homes were built. The R-1Z will require a minimum zero side yard setback and a ten- foot side yard setback. This will not be in conflict with the five-foot side yard setback. In many cases, when there is a more restrictive setback per the zoning or the private deed restrictions, the more restrictive setback applies. Staff does not foresee an issue with the R-1Z zoning district for these lots.

The permanent zoning does not alter the existing development nor impact 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-1Z zoning district.

During the public hearing for the rezoning, the Commission agreed the R-1Z zoning district was appropriate for these areas based on the existing development pattern unanimously recommended approval at their consideration and action meeting.

## Bulk Regulations for Bulk Regulations for Residential Zoning Districts (R-1Z)

Table 2-72.1: Bulk Regulations for Residential Zoning Districts

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

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.

### **PUBLIC HEARING:**

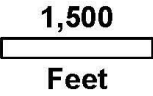
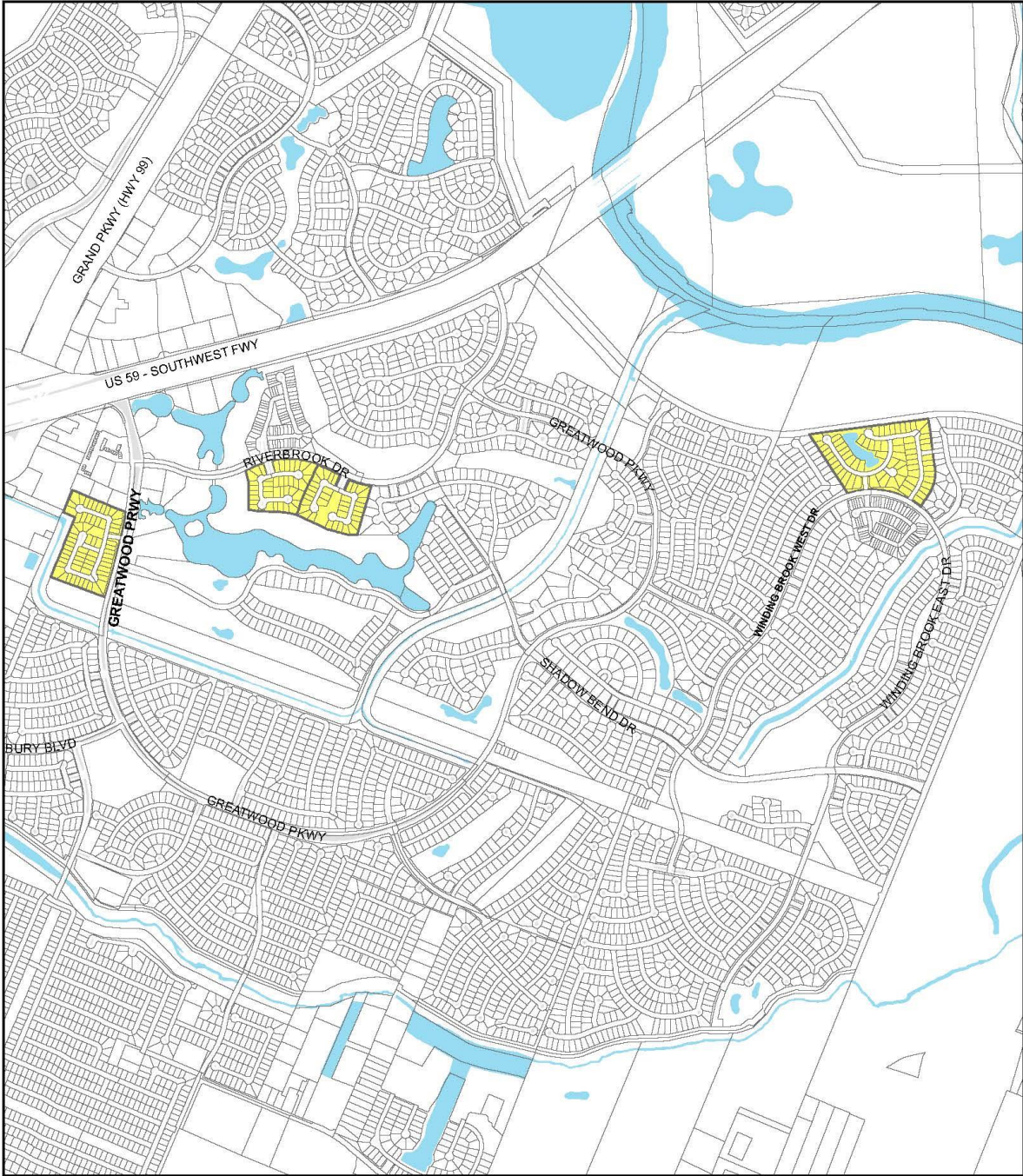
Notice of Public Hearing was published in a newspaper of general circulation as required by state law. All property owners within 200 feet of the proposed site were notified as well as all residential property owners. The City also notified the homeowner's association. Notice of the Public Hearing was posted on the City of Sugar Land's Internet home page. At the time of writing this report, Staff has not received any information inquiries since the Planning and Zoning Commission's recommendation. Staff is not aware of any opposition to the permanent rezoning at this time.

### **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 development with the proper district regulations.
- The proposed permanent rezoning is proposed to be in character with the existing development in the Greatwood residential areas (patio homes) identified in the maps.
- The Comprehensive Plan is not in conflict with the proposal.



Vicinity Map

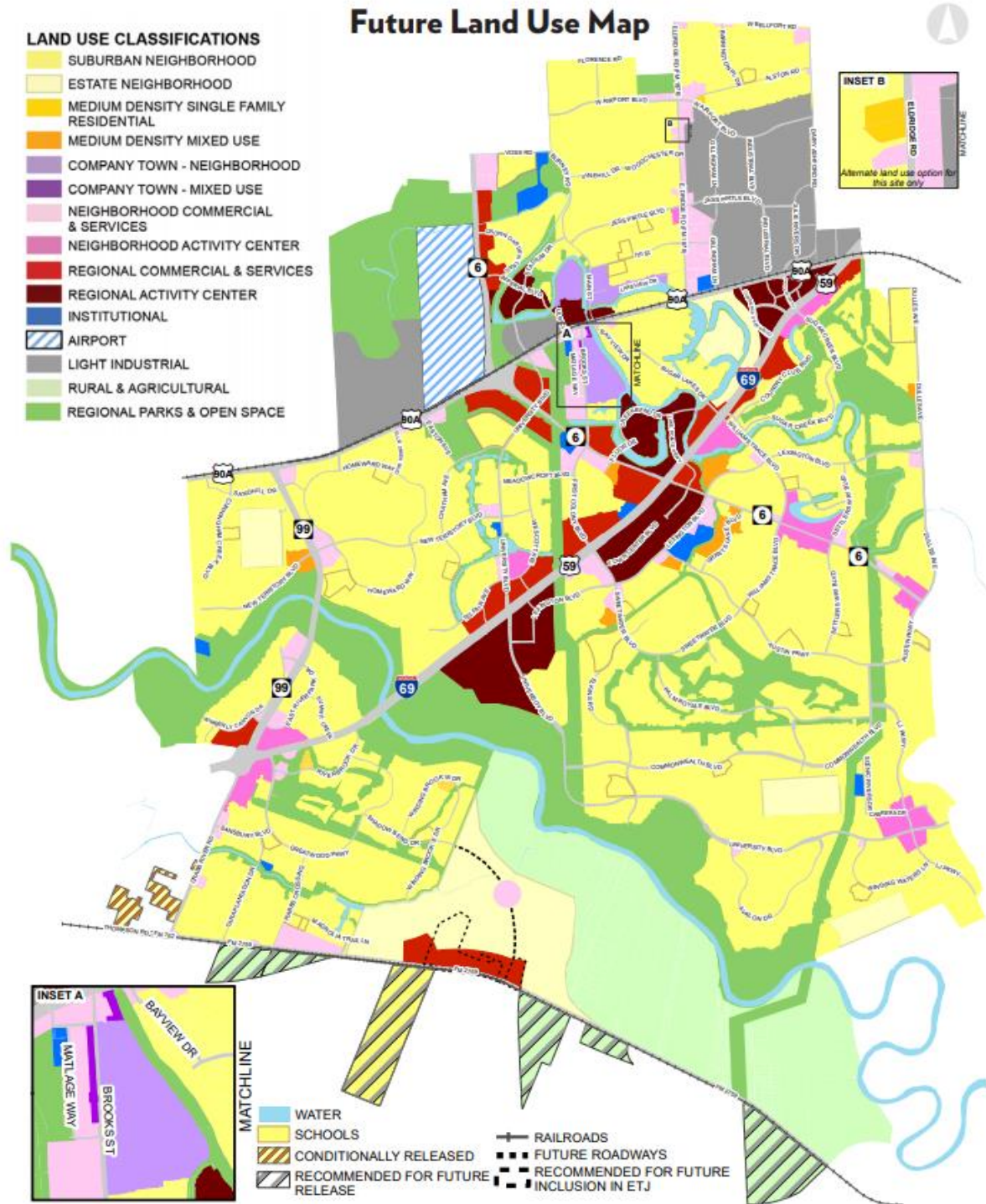


Greatwood Patio Homes





## Future Land Use Map (2018):





## **NOTICE OF PUBLIC HEARING**

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### **REZONING FROM INTERIM STANDARD SINGLE FAMILY RESIDENTIAL (R-1-I) TO PERMANENT ZERO LOT LINE SINGLE FAMILY RESIDENTIAL (R-1Z) ZONING FOR APPROXIMATELY 61 ACRES IN THE GREATWOOD COMMUNITY**

**City Council Meeting 6:00 p.m., December 04, 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 Zero Lot Line Single Family Residential (R-1Z) for areas platted and developed as patio homes also known as zero lot line homes, located 1) west of Greatwood Parkway and Scenic Place, 2) south of Riverbrook and 3) north of Winding Brook from Interim Standard Single-Family Residential (R-1-I) to Zero Lot Line Single Family Residential (R-1Z) (approximately 61 acres). This rezoning is proposed to assign a permanent zoning district to the Greatwood residential patio homes that were annexed into the City on December 12, 2017.

Details of the proposed rezoning may be obtained by contacting City of Sugar Land Planning Department 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, November 30, 2018.



Letter to Property Owners



## CITY OF SUGAR LAND PLANNING

November 7, 2018

Greatwood Property Owners  
Sugar Land, Texas 77479

**Re: POST-ANNEXATION: PERMANENT ZONING OF GREATWOOD SINGLE-FAMILY RESIDENTIAL PATIO HOMES - FROM INTERIM STANDARD SINGLE-FAMILY RESIDENTIAL (R-1-I) TO PERMANENT ZERO LOT LINE SINGLE FAMILY RESIDENTIAL (R-1Z)**

Dear Property Owner:

You are receiving this letter and legal notice about upcoming permanent zoning processes for single-family residential properties within Greatwood because you are an existing property owner of land within Greatwood that was platted as patio homes also known as zero lot line residential homes (see map) within Greatwood. The City of Sugar Land is initiating permanent zoning over patio home style developed areas of the Greatwood community, located 1) west of Greatwood Parkway and Scenic Place, 2) south of Riverbrook and 3) north of Winding Brook from Interim Standard Single-Family Residential (R-1-I) to Zero Lot Line Single Family Residential (R-1Z) (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-1Z zoning is an appropriate zoning district for the Greatwood patio homes based on the way these subdivisions were platted and developed.

The recorded plat for these areas established a zero-setback on one side of the lot, thus this zoning district closely matches the development pattern of these subdivisions. 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 October 09, 2018 and recommended approval to the Mayor and City Council on October 25, 2018. This proposed change is scheduled for a public hearing for the December 4, 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 Zero Lot Line Single Family Residential (R-1Z) 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 Inc

Attachment- Legal Notice Map



## CITY OF SUGAR LAND PLANNING

November 7, 2018

Greatwood Property Owners  
Sugar Land, Texas 77479

**Re: POST-ANNEXATION: PERMANENT ZONING OF GREATWOOD SINGLE-FAMILY RESIDENTIAL PATIO HOMES - FROM INTERIM STANDARD SINGLE-FAMILY RESIDENTIAL (R-1-I) TO PERMANENT ZERO LOT LINE SINGLE FAMILY RESIDENTIAL (R-1Z)**

Dear Property Owner:

You are receiving this letter and legal notice about upcoming permanent zoning processes for single-family residential properties 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 patio home style developed areas of the Greatwood community, located 1) west of Greatwood Parkway and Scenic Place, 2) south of Riverbrook and 3) north of Winding Brook from Interim Standard Single-Family Residential (R-1-I) to Zero Lot Line Single Family Residential (R-1Z) (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 October 9, 2018 and recommended approval to the Mayor and City Council on October 25, 2018. This proposed zone change is scheduled for a public hearing for the December 4, 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 land uses developed in Greatwood, the zoning also offers protections to adjacent residential neighborhoods. Examples includes setbacks, height restrictions, 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,

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

Mayra Hernandez, Planner II

CC: Greatwood Community Association Inc

Attachment- Legal Notice Map