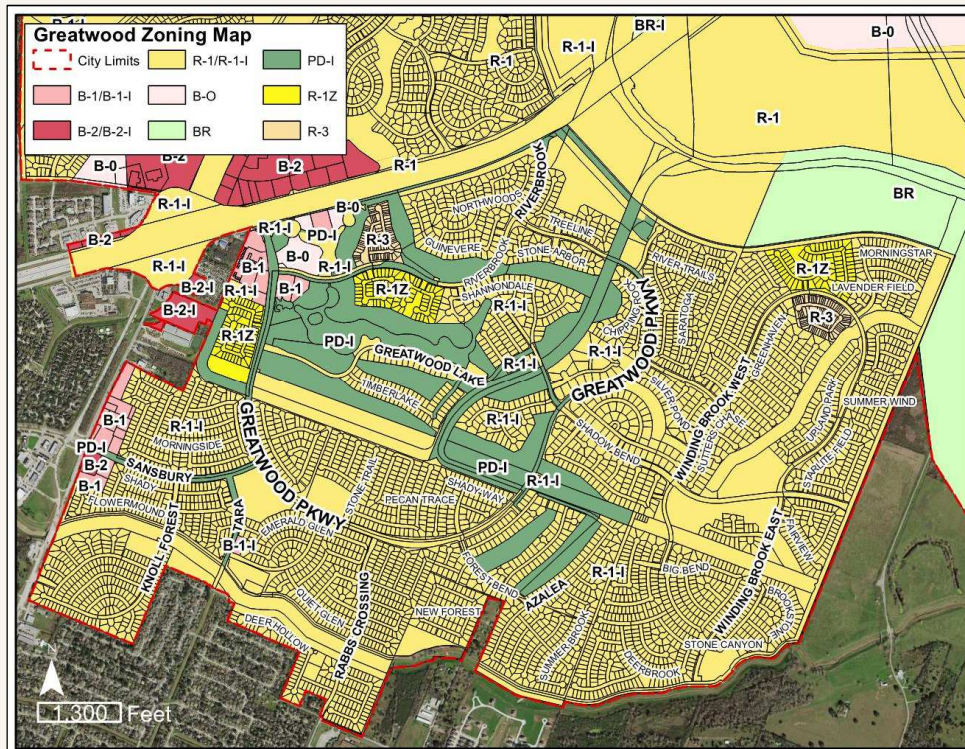


# City of Sugar Land



## Greatwood Permanent Zoning

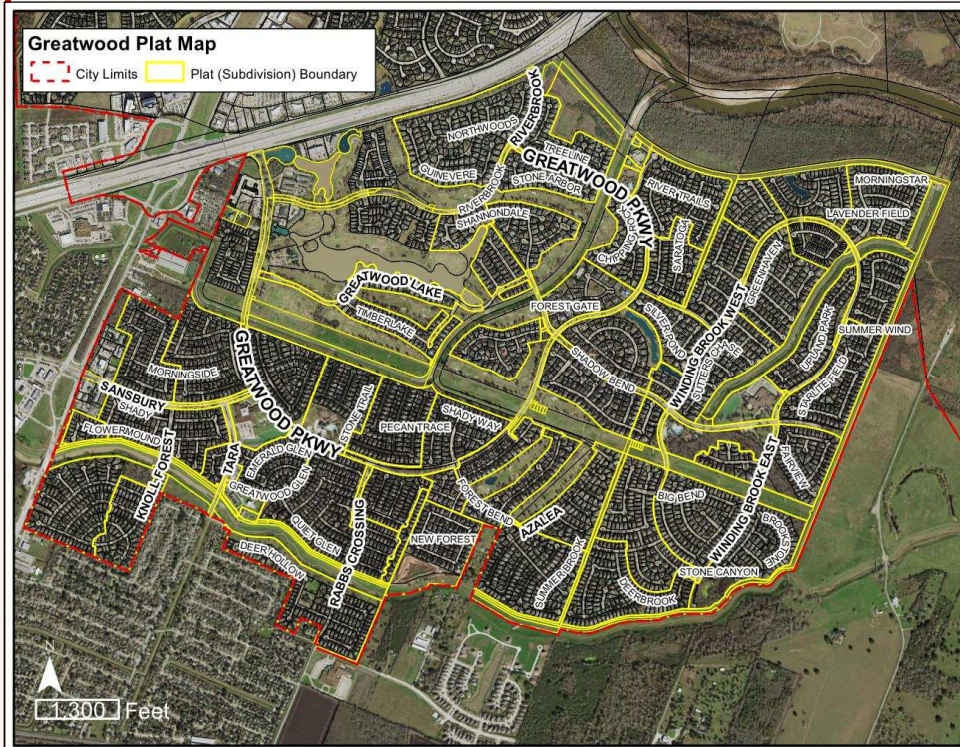
# Overview



- **Greatwood Community**
- **Annexed in 2017**
- **Current Zoning: R-1-I**
- **Proposed Zoning: R-1**
- **Includes 60 plats, 12 Right-of-Way dedications, and 17 other parcels identified by deed.**



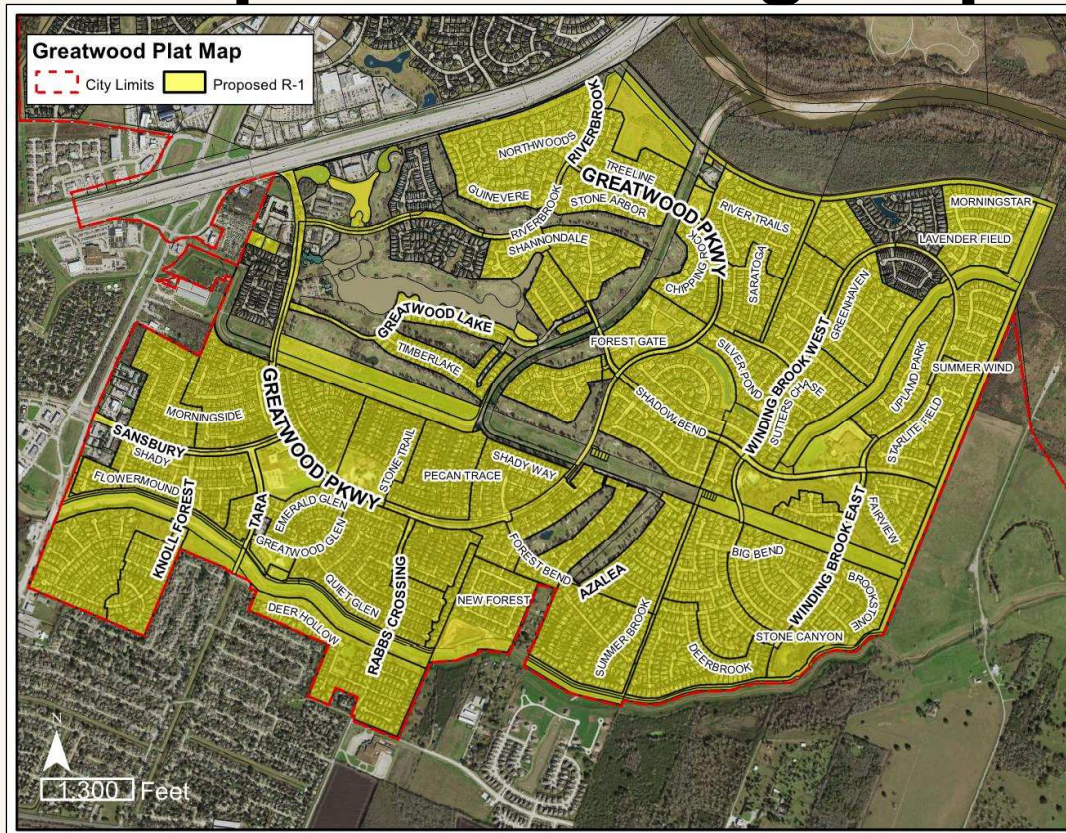
# Aerial Map



- **Bounded by City Limits on West, South, and East, and US 59 on the North**
- **Includes areas already zoned PD-I from a limited purpose annexation, commercial areas as B-1 and B-2, and special residential districts of R-1Z and R-4**



# Proposed Zoning Map



# Future Land Use Map



- Suburban Neighborhood Use aligns with R-1 Standard Single-Family Zoning District



## **Points for Consideration**

- **Permanent zoning is appropriate per state statute & is the final step in the annexation process.**
- **Proposed zoning districts match the platted and built environment.**
- **Proposed zoning district matches up with the Suburban Neighborhood Future Land Use Map and Comprehensive Plan**



# Public Hearing

- **Notification:**
  - **Post Cards sent to owners and HOA**
  - **Webpage created for this rezoning with FAQ's and more detailed information**
  - **Published notification in newspaper of general circulation**
- **No inquiries received; staff is not aware of any opposition to the rezoning.**





# Post Card Notification

Dear Greatwood Property Owner,

You are receiving this notice because you own property in or near one of the subdivisions annexed into the City of Sugar Land. When this area was annexed, it was temporarily zoned R-1-I, Interim Standard Single-Family Residential. The City will now be moving forward with permanent zoning as provided for in state statute.

This permanent zoning does not affect any deed restrictions or platted setbacks. City Zoning Regulations will remain the same for setback and building requirements. The Planning & Zoning Commission Public Hearing has already been held. However, the date of the City Council Public Hearing changed, so you are receiving notification of the updated date.

State law requires the City to hold public hearings and notify property owners when rezoning property. It is your right as a property owner to attend and/or speak at the public hearing, however it is not required. More details, including a map of the areas being permanently zoned, and a public comment form can be found on the City of Sugar Land Website below.

For more information, visit [www.SugarLandTX.gov/GWRezoning](http://www.SugarLandTX.gov/GWRezoning) or contact the case planner, Laura Waller at 281-275-2708 or [lwaller@SugarLandTX.gov](mailto:lwaller@SugarLandTX.gov). To register an opinion, comment, or request more information, please visit [www.sugarlandtx.gov/PublicHearingComment](http://www.sugarlandtx.gov/PublicHearingComment).

**CITY OF SUGAR LAND**  
P.O. Box 110  
Sugar Land, TX 77487-0110  
281.275.2708



## Greatwood Single-Family Residential Permanent Zoning

You are receiving this notice regarding an upcoming public hearing because you own property in or near the Greatwood community which will be permanently zoned as a result of annexation into the City.



### **I am a Residential Property Owner; What do I need to do?**

No action from you is required; notice is required to all property owners whose zoning is changing. This does not change regulations for your home—it only changes the zoning from Interim to Permanent.

### **I am a Commercial Property Owner; Why did I receive this?**

No action is required; notice is required to property owners within 200 feet. The Commercial zoning is not changing.

### **I already received this, why am I getting another?**

The meeting date has changed, so you are being notified of the change in date for the City Council Meeting.

### **Do I need to attend the meetings?**

You are not required to attend, but if you would like to learn more information about the change in zoning, you can visit the website for a map and FAQs.

### **How do I make a comment?**

Please go online to [www.sugarlandtx.gov/PublicHearingComment](http://www.sugarlandtx.gov/PublicHearingComment) for a Public Comment Form, or contact the City Secretary to submit a comment or register to speak during the public hearing.

### **Upcoming Public Hearing**

**November 16th, 5:30 p.m. • City Council**

Watch meetings online at  
[www.sugarlandtx.gov/SLTV](http://www.sugarlandtx.gov/SLTV),  
or on cable TV channel SLTV 16.

Scan the QR code for  
more information or visit  
[www.SugarLandTX.gov/GWRezoning](http://www.SugarLandTX.gov/GWRezoning)



SCAN HERE



## **P&Z Recap and Recommendation**

- **Commission held a Public Hearing on September 14, 2021 at which no speakers were present**
- **Consideration & Action was held after the Public Hearing at which the Commission unanimously voted to Recommend Approval of the Rezoning for the Greatwood Community**
- **Staff & Commission Recommend Approval of the Rezoning under Ordinance No. 2251**



# **CONTINUATION & CONCLUSION OF PUBLIC HEARING**



# **CLARIFYING QUESTIONS FOR STAFF**





# **COUNCIL DISCUSSION & DIRECTION**

