



# PLANNING AND ZONING COMMISSION

## AGENDA

Sugar Land City Hall  
2700 Town Center Boulevard North  
Sugar Land, Texas 77479

**TUESDAY, APRIL 8, 2025**

### **PLANNING AND ZONING COMMISSION**

#### **COUNCIL CHAMBER**

**6:30 PM**

#### **I. ATTENTION**

**A.** *Members of the City Council, Board and/or Commission may participate in deliberations of posted agenda items through videoconferencing means. A quorum of the City Council, Board and/or Commission will be physically present at the above-stated location, and said location is open to the public. Audio/Video of open deliberations will be available for the public to hear/view, and are recorded as per the Texas Open Meetings Act.*

*The meeting will live stream at <https://www.sugarlandtx.gov/1238/SLTV-16-Live-Video> or <https://www.youtube.com/user/SugarLandTXgov/live>. Sugar Land Comcast Cable Subscribers can also tune-in on Channel 16.*

#### **II. PUBLIC COMMENT**

Pursuant to Texas Government Code section 551.007, citizens are permitted to address the City Council, Board and/or Commission in person with regard to matters posted for consideration on the agenda. Each speaker must complete a "Request to Speak" form and give it to the City Secretary or designee, prior to the beginning of the meeting.

Each speaker is limited to three (3) minutes, speakers requiring a translator will have six (6) minutes, regardless of the number of agenda items to be addressed. Comments or discussion by City Council, Board, and/or Commission members, will only be made at the time the subject is scheduled for consideration.

*For questions or assistance, please contact the Office of the City Secretary (281) 275-2730.*

#### **III. MINUTES**

**A.** Consideration of and action on the minutes of the March 27, 2025 meeting.  
*Linda Mendenhall, City Clerk*

#### **IV. SUBDIVISION PLAT**

**A.** Consideration of and action on authorization of the Preliminary Plat Extension for New Territory Detention Expansion No. 1.  
*Jessica Rodriguez, Interim Assistant Director of Planning & Development Services*

#### **V. REPORTS**

**A.** Planning and Zoning Commission Liaison Report  
• City Council Meeting April 1, 2025

**B. City Staff Report**

- Calendar of Scheduled Meeting and Events

**THE PLANNING AND ZONING COMMISSION RESERVES THE RIGHT TO ADJOURN INTO EXECUTIVE SESSION AT ANY TIME DURING THE COURSE OF THIS MEETING TO DISCUSS ANY OF THE MATTERS LISTED ABOVE, AS AUTHORIZED BY TEXAS GOVERNMENT CODE, SECTION 551.071 (CONSULTATION WITH ATTORNEY).**

**IF YOU PLAN TO ATTEND THIS PUBLIC MEETING AND YOU HAVE A DISABILITY THAT REQUIRES SPECIAL ARRANGEMENTS AT THE MEETING, PLEASE CONTACT THE CITY SECRETARY, (281) 275-2730. REQUESTS FOR SPECIAL SERVICES MUST BE RECEIVED FORTY-EIGHT (48) HOURS PRIOR TO THE MEETING TIME. REASONABLE ACCOMMODATIONS WILL BE MADE TO ASSIST YOUR NEEDS.**

**THE AGENDA AND SUPPORTING DOCUMENTATION IS LOCATED ON THE CITY WEB SITE ([WWW.SUGARLANDTX.GOV](http://WWW.SUGARLANDTX.GOV)) UNDER MEETING AGENDAS.**

**Posted on this 3rd day of April, 2025 at 11:30 A.M.**



**Planning and Zoning Commission Agenda Request**  
**APRIL 8, 2025**

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**AGENDA REQUEST NO:** III.A.

**AGENDA OF:** Planning and Zoning Commission Meeting

**INITIATED BY:** *Justin Perez, Agenda Coordinator*

**PRESENTED BY:** *Linda Mendenhall, City Clerk*

**RESPONSIBLE DEPARTMENT:** City Secretary

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**AGENDA CAPTION:**

Consideration of and action on the minutes of the March 27, 2025 meeting.

**RECOMMENDED ACTION:**

Consider the minutes of the March 27, 2025 meeting.

**EXECUTIVE SUMMARY:**

Consider the minutes of the March 27, 2025 meeting.

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**BUDGET**

**EXPENDITURE REQUIRED:** N/A

**CURRENT BUDGET:** N/A

**ADDITIONAL FUNDING:** N/A

**FUNDING SOURCE:**N/A

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## ATTACHMENTS:

Description	Type
▣ 3.27.25 PZ Minutes	Other Supporting Documents



# PLANNING AND ZONING COMMISSION

## MINUTES

Sugar Land City Hall  
2700 Town Center Boulevard North  
Sugar Land, Texas 77479

THURSDAY, MARCH 27, 2025

PLANNING AND ZONING COMMISSION

COUNCIL CHAMBER

6:30 PM

### QUORUM PRESENT

The Planning and Zoning Commission meeting started at 6:32 p.m.

All members of the Commission were present except for Taylor Landin and Apurva Parikh.

#### **I. ATTENTION**

*A. Members of the City Council, Board and/or Commission may participate in deliberations of posted agenda items through videoconferencing means. A quorum of the City Council, Board and/or Commission will be physically present at the above-stated location, and said location is open to the public. Audio/Video of open deliberations will be available for the public to hear/view, and are recorded as per the Texas Open Meetings Act.*

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#### **II. PUBLIC COMMENT**

Pursuant to Texas Government Code section 551.007, citizens are permitted to address the City Council, Board and/or Commission in person with regard to matters posted for consideration on the agenda. Each speaker must complete a "Request to Speak" form and give it to the City Secretary or designee, prior to the beginning of the meeting.

Each speaker is limited to three (3) minutes, speakers requiring a translator will have six (6) minutes, regardless of the number of agenda items to be addressed. Comments or discussion by City Council, Board, and/or Commission members, will only be made at the time the subject is scheduled for consideration.

*For questions or assistance, please contact the Office of the City Secretary (281) 275-2730.*

No members of the public addressed the Commission.

### **III. MINUTES**

A. Consideration of and action on the minutes of the March 11, 2025 meeting.

*Linda Mendenhall, City Clerk*

A motion to **Approve**, Item III-A, Approval of the minutes of the March 11, 2025 meeting, was made by Chuck Brown and seconded by Fareena Dawood, the motion **Passed**.

Ayes: Brown, Caligur, Dawood, Halbrook, Patel, Smith

Absent: Landin, Parikh

### **IV. PUBLIC HEARING**

A. **PUBLIC HEARING 6:30 P.M.:** Receive and hear all persons desiring to be heard on the proposed PD – General Development Plan (GDP) for Imperial Highway 6 – Tract H, approximately 30 acres of land located west of State Highway 6 between Imperial Boulevard and Crown Garden Boulevard in the Alexander Hodge League, Abstract Number 32.

Consideration of and action on a recommendation for the proposed amendment to the Imperial General Land Plan and PD – General Development Plan (GDP) for Imperial Highway 6 – Tract H, approximately 30 acres of land located west of State Highway 6 between Imperial Boulevard and Crown Garden Boulevard in the Alexander Hodge League, Abstract Number 32, to the Members of City Council.

*Ruth Lohmer, Redevelopment Planning Manager*

Ruth Lohmer, Redevelopment Planning Manager, gave a presentation, made comments and answered questions from the Commission. Devon Rodriguez, Director of Redevelopment made comments to the Commission.

Matthew Caligur, Chairman, opened the public hearing at 6:47 p.m. The following members of the public addressed the Commission during the public hearing. Travis Richter and Kathy Cortes Richter spoke in opposition of agenda item IV-A. Chairman Caligur read into the record an online public hearing comment from Rupert Patel, who spoke in opposition of agenda item IV-A. Chairman Caligur closed the public hearing at 6:55 p.m.

The recommendation for approval to the proposed amendment to the Imperial Highway 6 District Tract H General Development Plan and General Land Plan amendment, for the addition of compact residential uses with the following conditions:

- Exhibit B under Section D, Land Uses, adding language to reflect that a

minimal amount of 25% of the 30 acres of land should be developed for commercial purposes

- Exhibit B, f.2.b., Residential Lots with Rear Access under item 7, removal of number 2, 25ft spacing for lots facing Ulrich Street
- Exhibit B2, Permitted Uses for Retail Trade, Sic No.52, Lumber and Other Building Materials (5211) no outside storage allowed.
- Exhibit B-2, Permitted Uses for Apparel and accessory store, Sic No 56, change note number 14 to note number 5 for Women's accessory and specialty store (5621)
- Exhibit B-2, Permitted Uses for Personal services, Sic No. 72, add note number 6 to beauty shop description (7231).
- Exhibit B-2, Permitted Uses for Personal services, Sic No. 72, Photographic studies, portrait (7221) add to Live/Work.
- The descriptions in the General Development Plan for Imperial Highway 6- Tract H location needs to change from West to East.

A motion to **Approve**, Item IV-A, Approval of a recommendation of approval to City Council on amendments to the Imperial Highway 6 District Tract H General Development Plan and General Land Plan amendment, for the addition of compact residential uses, was made by Chuck Brown and seconded by Fareena Dawood, the motion **Passed**.

Ayes: Brown, Caligur, Halbrook, Patel, Smith

Nays: Dawood

Absent: Landin, Parikh

**B. PUBLIC HEARING 6:30 P.M.:** Receive and hear all persons desiring to be heard on the proposed amendments to Chapters 2, 5, and 10 of the Sugar Land Development Code.

Consideration of and action on a recommendation for the proposed amendments to Chapters 2, 5, and 10 of the Sugar Land Development Code, to the Members of City Council.

***Jessica Echols, Senior Planner***

Jessica Echols, Senior Planner, gave a presentation, made comments and answered questions from the Commission.

Matthew Caligur, Chairman, opened the public hearing at 7:54 p.m. no members of the public addressed the Commission during the public hearing. Chairman Caligur closed the public hearing at 7:55 p.m.

A motion to **Approve**, Item IV-B, Approval of a recommendation for the proposed amendments to Chapter 2, 5, and 10 of the Sugar Land Development Code to the City Council, was made by Matthew Caligur and seconded by Mary Smith, the motion **Passed**.

Ayes: Brown, Caligur, Dawood, Halbrook, Patel, Smith

Absent: Landin, Parikh

## **V. REPORTS**

### **A. Planning and Zoning Commission Liaison Report**

- City Council Meeting March 18, 2025

Present members of the Commission did not report on the March 18, 2025, City Council Meeting

### **B. City Staff Report**

- Calendar of Scheduled Meeting and Events

Jessica Rodriguez, Interim Assistant Director of Planning & Development Services reported on upcoming scheduled meetings and events.

## **VI. ADJOURNMENT**

A motion to **Approve**, Adjournment at 8:04 p.m., was made by Chuck Brown and seconded by Fareena Dawood, the motion **Passed**.

Ayes: Brown, Caligur, Dawood, Halbrook, Patel, Smith

Absent: Landin, Parikh

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**Linda Mendenhall, City Clerk**







**Planning and Zoning Commission Agenda Request**  
**APRIL 8, 2025**

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**AGENDA REQUEST NO: IV.A.**

**AGENDA OF:** Planning and Zoning Commission Meeting

**INITIATED BY:** *Jessica Rodriguez, Interim Assistant Director of Planning & Development Services*

**PRESENTED BY:** *Jessica Rodriguez, Interim Assistant Director of Planning & Development Services*

**RESPONSIBLE DEPARTMENT:** Planning & Development Services

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**AGENDA CAPTION:**

Consideration of and action on authorization of the Preliminary Plat Extension for New Territory Detention Expansion No. 1.

**RECOMMENDED ACTION:**

Staff recommends Approval of the Preliminary Plat Extension for New Territory Detention Expansion No. 1.

**EXECUTIVE SUMMARY:**

This is a request for a second One-Year Extension for the Preliminary Plat of the New Territory Detention Expansion No. 1, located at the southeast corner of the intersection of Pecan Grove Lane and Sartartia Road. The property is in the City of Sugar Land's Extraterritorial Jurisdiction (ETJ) and the plat includes 12.066 acres in three Reserves. This Preliminary Plat was unanimously approved at the Planning & Zoning Commission meeting held on May 25, 2023. A One-Year Extension was approved unanimously by the Planning & Zoning Commission at the April 25, 2024, meeting. Since the May 25, 2023, Preliminary Plat approval, the property owner, Fort Bend Levee Improvement District No. 7, has constructed a new 70-foot right-of-way for Sartartia Road (east) and is still working on abandoning the Sartartia Road ROW south. The property owner requests the second One-Year Extension to continue working on the Sartartia Road ROW abandonment. The existing Sartartia Road

ROW needs to be abandoned before returning to the Commission with a Final Plat.

The May 25, 2023, Approval and subsequent April 25, 2024, One-Year Extension Approval are still valid. This second preliminary plat extension action by the Commission is based on timeframe only and extends the prior approval and one-year extension approval for another year. This will allow the property owner to continue to work on the Sartartia Road ROW necessary to begin the Final Plat process with the City of Sugar Land and Fort Bend County.

Staff recommends Approval of the Preliminary Plat Extension for New Territory Detention Expansion No. 1.

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**BUDGET**

**EXPENDITURE REQUIRED:** N/A

**CURRENT BUDGET:** N/A

**ADDITIONAL FUNDING:** N/A

**FUNDING SOURCE:**N/A

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**ATTACHMENTS:**

Description	Type
□ PP Agenda Documents	Other Supporting Documents

STATE OF TEXAS  
COUNTY OF FORT BEND

THE UNDERSIGNED, FORT BEND COUNTY LEVEE IMPROVEMENT DISTRICT NO. 7, ACTING BY AND THROUGH CINDY PICAZO, CHAIRMAN AND GERALD KAZMIERCZAK, SECRETARY, BEING OFFICERS OF FORT BEND COUNTY LEVEE IMPROVEMENT DISTRICT NO. 7, AND THE CITY OF SUGAR LAND, ACTING BY AND THROUGH \_\_\_\_\_ MAYOR, \_\_\_\_\_ CITY MANAGER AND \_\_\_\_\_ CITY SECRETARY, BEING OFFICERS OF THE CITY OF SUGAR LAND, HEREINAFTER REFERRED TO AS OWNERS OF THE 12.066 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF NEW TERRITORY DETENTION EXPANSION NO. 1, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID MAPS OR PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS (EXCEPT THOSE STREETS DESIGNATED AS PRIVATE STREETS, OR PERMANENT ACCESS EASEMENTS), ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE ON THE LAND SO DEDICATED.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSE FOREVER UNOBSTRUCTED AERIAL EASEMENTS, THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL ELEVEN FEET, SIX INCHES (11' 6") FOR TEN FEET (10' 0") PERIMETER GROUND EASEMENTS OR SEVEN FEET, SIX INCHES (7' 6") FOR FOURTEEN FEET (14' 0") PERIMETER GROUND EASEMENTS OR FIVE FEET SIX INCHES (5' 6") FOR SIXTEEN FEET (16' 0") PERIMETER GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16' 0") ABOVE THE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED, HEREON, WHEREBY THE AERIAL EASEMENT TOTALS TWENTY ONE FEET, SIX INCHES (21' 6") IN WIDTH.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSE FOREVER UNOBSTRUCTED AERIAL EASEMENTS, THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL TEN FEET (10' 0") FOR TEN FEET (10' 0") BACK-TO-BACK GROUND EASEMENTS, OR EIGHT FEET (8' 0") FOR FOURTEEN FEET (14' 0") BACK-TO-BACK GROUND EASEMENTS OR SEVEN FEET (7' 0") FOR SIXTEEN FEET (16' 0") BACK-TO-BACK GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16' 0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO BOTH SIDES AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENT TOTALS THIRTY FEET (30' 0") IN WIDTH.

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT IS HEREBY RESTRICTED TO PREVENT THE DRAINAGE OF ANY SEPTIC TANKS INTO ANY PUBLIC OR PRIVATE STREET, PERMANENT ACCESS EASEMENT, ROAD OR ALLEY, OR ANY DRAINAGE DITCH, EITHER DIRECTLY OR INDIRECTLY.

FURTHER, OWNERS DO HEREBY DEDICATE TO THE PUBLIC A STRIP OF LAND TWENTY (20' 0") FEET WIDE ON EACH SIDE OF THE CENTER LINE OF ANY AND ALL BAYOUS, CREEKS, GULLIES, RAVINES, DRAWS AND DRAINAGE DITCHES LOCATED IN SAID SUBDIVISION, AS EASEMENTS FOR DRAINAGE PURPOSES; FORT BEND COUNTY OR ANY OTHER GOVERNMENTAL AGENCY SHALL HAVE THE RIGHT TO ENTER UPON SAID EASEMENT AT ANY AND ALL TIMES FOR THE PURPOSES OF CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND STRUCTURES.

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS SUBDIVISION AND ADJACENT TO ANY DRAINAGE EASEMENT, DITCH GULLY, CREEK OR NATURAL DRAINAGE WAY SHALL HEREBY BE RESTRICTED TO KEEP SUCH DRAINAGE WAYS AND EASEMENTS CLEAR OF FENCES, BUILDINGS, EXCESSIVE VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY AND THAT SUCH ABUTTING PROPERTY SHALL NOT BE PERMITTED TO DRAIN DIRECTLY INTO THIS EASEMENT EXCEPT BY MEANS OF AN APPROVED DRAINAGE STRUCTURE.

FURTHER, OWNERS DO HEREBY ACKNOWLEDGE THE RECEIPT OF THE "ORDERS FOR REGULATION OF OUTDOOR LIGHTING IN THE UNINCORPORATED AREAS OF FORT BEND COUNTY, TEXAS", AND DO HEREBY COVENANT AND AGREE AND SHALL COMPLY WITH THIS ORDER AS ADOPTED BY FORT BEND COUNTY COMMISSIONERS' COURT ON MARCH 23, 2004, AND ANY SUBSEQUENT AMENDMENTS.

IN TESTIMONY, WHEREOF, FORT BEND COUNTY LEVEE IMPROVEMENT DISTRICT NO. 7, HAS CAUSED THESE PRESENTS TO BE SIGNED BY CINDY PICAZO, ITS CHAIRMAN, THEREUNTO ATTESTED, BY ITS SECRETARY, GERALD KAZMIERCZAK, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

FORT BEND COUNTY LEVEE IMPROVEMENT DISTRICT NO. 7

BY: \_\_\_\_\_  
CINDY PICAZO, CHAIRMAN

ATTEST: \_\_\_\_\_  
GERALD KAZMIERCZAK, SECRETARY

STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CINDY PICAZO, CHAIRMAN, OF FORT BEND COUNTY LEVEE IMPROVEMENT DISTRICT NO. 7, A SUBDIVISION OF THE STATE OF TEXAS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED GERALD KAZMIERCZAK, SECRETARY, OF FORT BEND COUNTY LEVEE IMPROVEMENT DISTRICT NO. 7, A SUBDIVISION OF THE STATE OF TEXAS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

IN TESTIMONY, WHEREOF, THE CITY OF SUGAR LAND, HAS CAUSED THESE PRESENTS TO BE SIGNED BY JOE R. ZIMMERMANN, ITS MAYOR, BY MIKE GOODRUM, IT CITY MANAGER, THEREUNTO ATTESTED, BY ITS INTERIM CITY SECRETARY, NATALIE SERRANO, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

THE CITY OF SUGAR LAND

BY: \_\_\_\_\_ BY: \_\_\_\_\_  
JOE R. ZIMMERMAN, MAYOR MIKE GOODRUM, CITY MANAGER

ATTEST: \_\_\_\_\_  
NATALIE SERRANO, INTERIM CITY SECRETARY

STATE OF TEXAS  
COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOE R. ZIMMERMANN, MAYOR OF THE CITY OF SUGAR LAND, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS  
COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MIKE GOODRUM, CITY MANAGER AND NATALIE SERRANO, INTERIM CITY SECRETARY, OFFICERS OF THE CITY OF SUGAR LAND, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

I, KEITH W. MONROE, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS SUBDIVISION IS TRUE AND CORRECT; WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION ACCORDING TO THE STANDARDS OF PRACTICE OF THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS; THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE NEAREST STREET INTERSECTION; THAT THE BOUNDARY CORNERS, ANGLES POINTS, POINTS OF CURVATURE/TANGENCY AND OTHER POINTS OF REFERENCE WERE MARKED ON THE GROUND BEFORE I SIGNED AND SEALED THIS DOCUMENT; AND THAT ALL PREVIOUSLY EXISTING PROPERTY MARKERS ARE SUFFICIENTLY DESCRIBED ON THIS DOCUMENT AS FOUND AND ALL SET MARKERS ARE A MINIMUM 5/8-INCH DIAMETER IRON ROD WITH SURVEYOR'S CAP.

\_\_\_\_\_  
KEITH W. MONROE, R.P.L.S.  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 4797

\_\_\_\_\_  
DATE

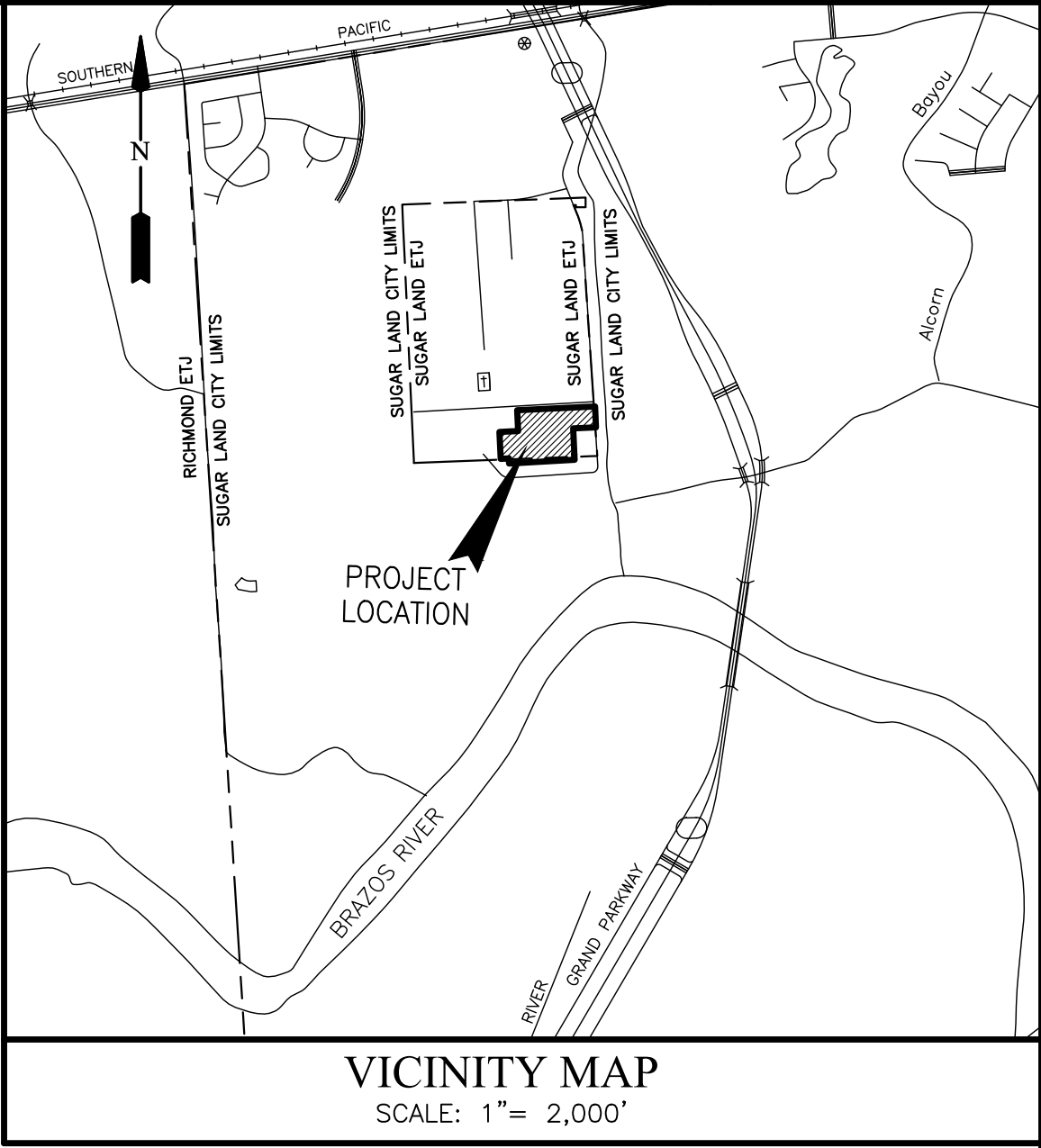
THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF SUGAR LAND, TEXAS HAS APPROVED THIS PLAT AND SUBDIVISION OF NEW TERRITORY DETENTION EXPANSION NO. 1 IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF SUGAR LAND AS SHOWN HEREON AND AUTHORIZES THE RECORDING THIS PLAT THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

\_\_\_\_\_  
MATTHEW CALIGUR, CHAIR

\_\_\_\_\_  
NATALIE SERRANO, INTERIM CITY SECRETARY

NOTES:

- ELEVATIONS USED FOR DELINEATING CONTOUR LINES ARE BASED UPON NAVD 1988, 2001 ADJUSTMENT.
- ALL BEARINGS REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD2011 EPOCH 2010.00, COORDINATES SHOWN ARE GRID AND MAY BE BROUGHT TO SURFACE BY APPLYING A SCALE FACTOR OF 0.999869534.
- THIS PLAT WAS PREPARED TO MEET CITY OF SUGAR LAND AND FORT BEND COUNTY REQUIREMENTS.
- THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY CHARTER TITLE COMPANY, ORDER NO. 2022-0822, DATED MARCH 28, 2023. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
- THIS PLAT LIES WHOLLY WITHIN FORT BEND MUNICIPAL UTILITY DISTRICT NO. 136, FORT BEND LEVEE IMPROVEMENT DISTRICT NO. 17, FORT BEND SUBSIDENCE DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT, FORT BEND INDEPENDENT SCHOOL DISTRICT, THE ETJ OF THE CITY LIMITS OF SUGAR LAND, AND FORT BEND COUNTY.
- APPROVAL OF THIS PLAT WILL EXPIRE ONE YEAR FROM PLANNING AND ZONING COMMISSION APPROVAL IF NOT RECORDED IN THE REAL PROPERTY RECORDS OF THE COUNTY OF FORT BEND.
- THERE ARE NO PIPELINES OR PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION.
- ALL LANDSCAPING AND STRUCTURES, INCLUDING FENCES, AT INTERSECTIONS SHALL CONFORM TO THE CITY OF SUGAR LAND AND AASHTO SITE DISTANCE REQUIREMENTS FOR MOTORISTS.
- NO OWNER OF THE LAND SUBJECT TO AN EASEMENT MAY PLACE, BUILD OR CONSTRUCT ANY PERMANENT BUILDING, STRUCTURE OR OBSTRUCTION OF ANY KIND OVER, UNDER OR UPON THE EASEMENT, PROVIDED THAT SUCH OWNER MAY CROSS OR COVER THE EASEMENT WITH A PAVED DRIVEWAY/PARKING LOT UNDER THE FOLLOWING CONDITIONS. THE DRIVEWAY SHALL BE JOINED AT THE BOUNDARY LINE OF THE EASEMENT TO LIMIT THE AMOUNT OF PAVING THAT MUST BE REMOVED TO PROVIDE ACCESS, AND THERE SHALL BE NO OBLIGATION OF THE CITY TO REPLACE/REPAIR ANY PAVING REMOVED IN THE EXERCISE OF THIS EASEMENT.
- WOOD SHINGLES ARE HEREBY PROHIBITED WITHIN THIS SUBDIVISION.
- SIDEWALKS SHALL BE CONSTRUCTED AS REQUIRED BY SECTION 7.8 OF THE DESIGN STANDARDS OF THE CITY OF SUGAR LAND. PRIOR TO THE ACCEPTANCE OF STREETS WITHIN THE SUBDIVISION BY THE CITY OF SUGAR LAND, SIDEWALKS SHALL BE CONSTRUCTED BY THE DEVELOPER ALONG ALL STREETS NON-RESIDENTIAL CONSTRUCTION WILL NOT FRONT OR SIDE. (DOES NOT APPLY TO US99 AND GRAND PARKWAY) COMMERCIAL BUILDING DEVELOPERS SHALL CONSTRUCT SIDEWALKS ALONG STREETS ON NON-RESIDENTIAL CONSTRUCTION FRONT AND ALONG STREETS ON WHICH NON-RESIDENTIAL CONSTRUCTION SIDE. (BEFORE CERTIFICATES OF OCCUPANCY WILL BE ISSUED.)
- NEW TERRITORY DETENTION EXPANSION NO. 1 LIES WITHIN ZONE "X" (SHADED) AS PER FLOOD INSURANCE RATE MAP, MAP NO. 48157C0260L, DATED APRIL 2, 2014.
- NEW CONSTRUCTION IS ELEVATED SUFFICIENTLY SO THAT THE MINIMUM FINISH FLOOR (SLAB) ELEVATION IS AT LEAST 2 FEET ABOVE THE BASE FLOOD ELEVATION AS ESTABLISHED BY ATLAS 14, VOL. 11, TEXAS, 1.5 FEET ABOVE ADJACENT NATURAL GROUND, OR 1 FOOT ABOVE TOP OF CURB, WHICHEVER IS THE HIGHER ELEVATION.
- B. FOR NEW CONSTRUCTION LOCATED INSIDE LEVEE PROTECTED AREAS (I.E., LEVEE IMPROVEMENT DISTRICTS), THE MINIMUM FINISHED FLOOR ELEVATION IS AT LEAST 2 FEET ABOVE MINIMUM FLOODING ELEVATIONS (ESTABLISHED USING ATLAS 14, VOL. 11, TEXAS), 1.5 FEET ABOVE ADJACENT NATURAL GROUND, OR 1 FOOT ABOVE TOP OF CURB, WHICHEVER IS THE HIGHER ELEVATION.
- MASTER NOTE N/A
- MASTER NOTE N/A
- THE DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF SUGAR LAND AND THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONDING DURING INTENSE RAINFALL EVENTS.
- PRIOR TO ANY CONSTRUCTION ON SUBJECT LOTS OR NON-RESIDENTIAL TRACTS, THE CITY OF SUGAR LAND SHALL REVIEW AND APPROVE DRAINAGE CALCULATIONS PERFORMED BY A REGISTERED PROFESSIONAL ENGINEER ILLUSTRATING AVAILABLE OUTFALL AND/OR DETENTION CAPACITY.
- MASTER NOTE N/A
- MASTER NOTE N/A
- MASTER NOTE N/A
- MASTER NOTE N/A
- MASTER NOTE N/A
- MASTER NOTE N/A
- SITE PLANS SHALL BE SUBMITTED TO THE CITY OF SUGAR LAND FOR STAFF REVIEW AND APPROVAL PRIOR TO CONSTRUCTION. DRIVEWAY REQUIREMENTS FOR THE LOCATIONS, WIDTHS AND OFFSET FROM AN INTERSECTION AND ANY EXISTING DRIVEWAYS OR PROPOSED DRIVEWAYS, SHALL CONFORM TO THE STANDARDS IN CHAPTER FIVE, ARTICLE VII OF THE DEVELOPMENT CODE OF THE CITY OF SUGAR LAND.
- MASTER NOTE N/A
- MASTER NOTE N/A
- ALL LAKE/DETENTION TRACTS, EASEMENTS, OPEN SPACE, OR OTHER COMMON AREAS WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE MAINTAINED BY THE APPLICABLE HOMEOWNERS' ASSOCIATION, LEVEE IMPROVEMENT DISTRICT, OR OTHER PERPETUAL PRIVATE ENTITY. HOMEOWNERS' ASSOCIATIONS SHALL BE ESTABLISHED IN ACCORDANCE WITH CHAPTER FIVE, ARTICLE IV, SECTION 5-34 OF THE DEVELOPMENT CODE OF CITY OF SUGAR LAND.
- MASTER NOTE N/A
- ALL LOTS AND RESERVES SHALL HAVE MINIMUM SIDE AND REAR BUILDING SETBACKS AS SPECIFIED IN CHAPTER FIVE, ARTICLE III, SECTION 5-22 BUILDING LINES, OF THE DEVELOPMENT CODE OF THE CITY OF SUGAR LAND.
- MASTER NOTE N/A
- MASTER NOTE N/A
- MASTER NOTE N/A
- MASTER NOTE N/A
- MASTER NOTE N/A
- ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION, AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
- ALL NUMBERS OMITTED ABOVE ARE CITY OF SUGAR LAND MASTER NOTES THAT DO NOT APPLY TO THIS PROPERTY AND WERE INTENTIONALLY OMITTED.
- PROJECT BENCHMARK: CITY OF SUGAR LAND GEODETIC CONTROL STATION SGR-RM009: 3" BRASS CAP STAMPED "RM 009" IN THE CENTERLINE OF NEW TERRITORY BLVD LOCATED +/- 850 FEET EAST OF THE CENTERLINE OF THE INTERSECTION OF HOMEWARD WAY AND NEW TERRITORY BLVD. (THIS REFERENCE MARKER IS NO LONGER PUBLISHED BY THE CITY OF SUGAR LAND, TX)  
  
ELEVATION = 76.50 FEET (NAVD88 2001 ADJ.) (GE0ID99)



I, J. STACY SLAWINSKI, FORT BEND COUNTY ENGINEER, DO HEREBY CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPLES WITH ALL OF THE EXISTING RULES AND REGULATIONS OF THIS OFFICE AS ADOPTED BY THE FORT BEND COUNTY COMMISSIONERS' COURT. HOWEVER, NO CERTIFICATION IS HEREBY GIVEN AS TO THE EFFECT OF DRAINAGE FROM THIS SUBDIVISION ON THE INTERCEPTING DRAINAGE ARTERY OR PARENT STREAM OR ON ANY OTHER AREA OR SUBDIVISION WITHIN THE WATERSHED.

\_\_\_\_\_  
J. STACY SLAWINSKI, P.E.  
FORT BEND COUNTY ENGINEER

APPROVED BY THE COMMISSIONERS' COURT OF FORT BEND COUNTY, TEXAS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

\_\_\_\_\_  
VINCENT M. MORALES, JR.  
PRECINCT 1, COUNTY COMMISSIONER

\_\_\_\_\_  
GRADY PRESTAGE  
PRECINCT 2, COUNTY COMMISSIONER

\_\_\_\_\_  
KP GEORGE  
COUNTY JUDGE

\_\_\_\_\_  
W.A. (ANDY) MEYERS  
PRECINCT 3, COUNTY COMMISSIONER

\_\_\_\_\_  
DEXTER L. MCCOY  
PRECINCT 4, COUNTY COMMISSIONER

I, LAURA RICHARD, COUNTY CLERK IN AND FOR FORT BEND COUNTY, HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORDATION IN MY OFFICE ON \_\_\_\_\_, 2023 AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M. IN PLAT NUMBER \_\_\_\_\_ OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF OFFICE, AT RICHMOND, TEXAS, THE DAY AND DATE LAST ABOVE WRITTEN.

\_\_\_\_\_  
LAURA RICHARD, COUNTY CLERK  
FORT BEND COUNTY, TEXAS

BY: \_\_\_\_\_  
DEPUTY

## PRELIMINARY PLAT OF NEW TERRITORY DETENTION EXPANSION NO. 1

A SUBDIVISION OF 12.066 ACRES OF LAND SITUATED IN  
THE J.H. CARTWRIGHT SURVEY, ABSTRACT 16,  
FORT BEND COUNTY, TEXAS

0 LOTS    3 RESERVES (10.904 ACRES)    0 BLOCKS

APRIL 5, 2023    JOB NO. 2703-2012.205

OWNER:

**FORT BEND COUNTY**  
**LEVEE IMPROVEMENT DISTRICT NO. 7**  
CINDY PICAZO, CHAIRMAN  
1300 POST OAK BOULEVARD, SUITE 1400, HOUSTON, TEXAS 77056  
(713) 623-4531

SURVEYOR:

**LJA Surveying, Inc.**

3600 W Sam Houston Parkway S    Phone 713.953.5200  
Suite 175    Fax 713.953.5026  
Houston, Texas 77042    T.B.P.E.L.S. Firm No. 10194382

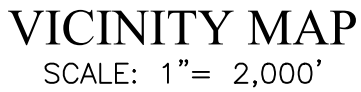
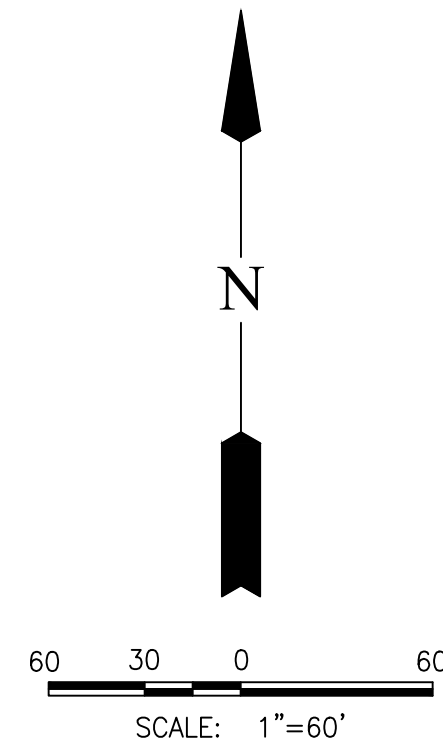


ENGINEER:

**LJA Engineering, Inc.**

3600 W Sam Houston Parkway S    Phone 713.953.5200  
Suite 600    Fax 713.953.5026  
Houston, Texas 77042    FRN - F-1386







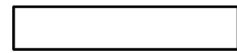


**New Territory Detention Expansion No. 1**



**City Limits**

**480**



**Feet**





March 14, 2025

Ms. Jessica Rodriguez  
Interim Assistant Director  
City of Sugar Land City Hall  
2700 N. Town Center Boulevard  
Sugar Land, TX 77479

Re: New Territory Detention Expansion  
Preliminary Plat Extension  
City of Sugar Land  
Fort Bend County, Texas  
LJA Job No. 2703-2012 (6.1)

Dear Ms. Rodriguez:

We hereby request an extension of the above-referenced approved Preliminary Plat as we continue working with the City of Sugar Land Planning and Development Services on obtaining Final plat approval up to the recording of the final plat. The Preliminary Plat was approved on May 25, 2023, by the City of Sugar Land Planning and Development Services.

Should you have any questions or need any additional information pertaining to the above referenced plat, please contact me at (713) 953-5228. Thank you for your consideration.

Sincerely,

Rene Rodriguez  
Platting Director



## PLANNING & DEVELOPMENT SERVICES

**Date:** 05/26/2023

### Contacts

FT BEND LID #17	Owner	Rene Rodriguez rerodriguez@lja.com	Project Representative
Patrick Lane plane@lja.com	Project Representative	Case Number Assigned: PLAT-2023-0001	

### Re: New Territory Detention Expasion

The Planning and Zoning Commission approved the New Territory Detention Expasion on 05/25/23.

The next step is to apply for the Final Plat. Please contact Development Planning at (281) 275-2218 or visit our website at <https://www.sugarlandtx.gov/DevAppHandbook> to obtain the new applications and plat submittal checklist requirements for the Final Plat.

Sincerely,

Planning & Development Services