



PLANNING AND ZONING COMMISSION

AGENDA

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

THURSDAY, APRIL 24, 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 April 8, 2025 meeting.
Linda Mendenhall, City Clerk

IV. FACT, FINDINGS AND RECOMMENDATION

A. Consideration of and action on a recommendation for the proposed one-year extension of Ordinance No. 2305 for The Pearl at Lake Pointe Planned Development District - Final Development Plan, to the Members of City Council.
Jessica Echols, Senior Planner

V. SUBDIVISION PLAT

A. Consideration of and action on the Del Webb Sugar Land at Ryehill Section One Preliminary Plat.

Jessica Echols, Senior Planner

VI. REPORTS

- A.** Planning and Zoning Commission Liaison Report
 - City Council Meeting April 15, 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) UNDER MEETING AGENDAS.

Posted on this 17th day of April, 2025 at 4:48 P.M.



Planning and Zoning Commission Agenda Request
APRIL 24, 2025

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

AGENDA CAPTION:

Consideration of and action on the minutes of the April 8, 2025 meeting.

RECOMMENDED ACTION:

Consider the minutes of the April 8, 2025 meeting.

EXECUTIVE SUMMARY:

Consider the minutes of the April 8, 2025 meeting.

BUDGET

EXPENDITURE REQUIRED: N/A

CURRENT BUDGET: N/A

ADDITIONAL FUNDING: N/A

FUNDING SOURCE:N/A

ATTACHMENTS:

Description	Type
▣ 4.8.25 PZ Minutes	Other Supporting Documents



PLANNING AND ZONING COMMISSION

MINUTES

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

QUORUM PRESENT

The Planning and Zoning Commission meeting started at 6:33 p.m. All members of the Commission were present except for Commissioner 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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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 27, 2025 meeting.
Linda Mendenhall, City Clerk

A motion to **Approve**, Item III-A, Approval of the minutes of the March 27, 2025 meeting, was made by Chuck Brown and seconded by Randall Halbrook, the motion **Passed**.

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

Absent: Landin, Parikh

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

Jessica Rodriguez, Interim Assistant Director of Planning & Development Services, gave a presentation, made comments and answered questions from the Commission.

A motion to **Approve**, Item IV-A, Approval of the Preliminary Plat Extension for New Territory Detention Expansion No. 1., was made by Matthew Caligur and seconded by Sapana Patel, 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 April 1, 2025

The Commission did not report on the April 1, 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 6:40 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

Linda Mendenhall, City Clerk





Planning and Zoning Commission Agenda Request
APRIL 24, 2025

AGENDA REQUEST NO: IV.A.

AGENDA OF: Planning and Zoning Commission Meeting

INITIATED BY: *Jessica Echols, Senior Planner*

PRESENTED BY: *Jessica Echols, Senior Planner*

RESPONSIBLE DEPARTMENT: Planning & Development Services

AGENDA CAPTION:

Consideration of and action on a recommendation for the proposed one-year extension of Ordinance No. 2305 for The Pearl at Lake Pointe Planned Development District - Final Development Plan, to the Members of City Council.

RECOMMENDED ACTION:

A recommendation of approval for a one-year extension request for The Pearl at Lake Pointe Planned Development District - Final Development Plan (Ordinance No. 2305) to Members of City Council.

EXECUTIVE SUMMARY:

This is a request for approval of a one-year time extension for the Pearl at Lake Pointe Planned Development District - Final Development Plan, Ordinance No. 2305, for approximately 6.5 acres of land located along Creek Bend Drive south of Fluor Daniel Drive. The approved PD ordinance provides for the ability to construct a mix of multi-family units and live/work units with a structured parking garage to serve the development.

This Planned Development District was authorized by City Council under Ordinance No. 2305, on May 16, 2023, following a recommendation of approval by the Planning & Zoning Commission on April 11, 2023. Under Chapter Two, Article 2, Section 2-132, if a building permit has not been issued within two years of the date of approval of the FDP, the FDP will expire without approval of an extension of time request by the City Council.

No changes to the ordinance are being proposed, and all requirements from Ordinance No. 2305 would still apply. Under the Development Code, the Commission's discretion is limited to a recommendation of approval or denial of the time extension and not a technical re-review of the approved PD. If the time extension is approved by City Council, the PD extension would give the applicant until May 16, 2026, to secure a building permit. At present, Staff is administratively reviewing the Pearl's plat, site plan, and commercial building permit for compliance with Ordinance No. 2305 and other adopted codes and regulations. Staff has no objections to the applicant's request for a one-year time extension for the approved PD Ordinance No. 2305 and supports a recommendation of approval of the one-year extension to the Members of City Council.

BUDGET

EXPENDITURE REQUIRED: N/A

CURRENT BUDGET: N/A

ADDITIONAL FUNDING: N/A

FUNDING SOURCE:N/A

ATTACHMENTS:

Description	Type
❑ Applicant Letter Requesting Extension	Other Supporting Documents
❑ Zoning Vicinity Map	Maps
❑ Aerial Vicinity Map	Maps
❑ Ordinance No. 2305	Other Supporting Documents



April 2, 2025

Sugar Land Department of Planning
City of Sugar Land City Hall
2700 N Town Center Blvd

Dear Sugar Land Planning & Zoning Commission –

Lake Pointe Owner, LLC (“Owner”) is the current owner of the three (3) tracts encompassing approximately 6.5 acres of land associated with the Pearl at Lake Pointe Development (Ordinance 2305). The Final Development Plans are set to expire on May 16, 2025, per Section 2-132 of the Development Code given we do not yet have an approved building permit.

Owner respectfully requests Planning & Zoning recommend Approval on April 24, 2025 for an Extension of the Final Development Plan until May 16, 2026.

This will provide Owner additional time to perform the following:

- Clear all outstanding Building Permit comments
- Clear all outstanding Site Plan Permit comments
- Finalize and record all utility easements
- Finalize and record all MUD agreements
- Record the re-plat

Owner has diligently advanced efforts to clear all pre-development hurdles and has significant capital invested to date. Below are a handful of noteworthy milestones:

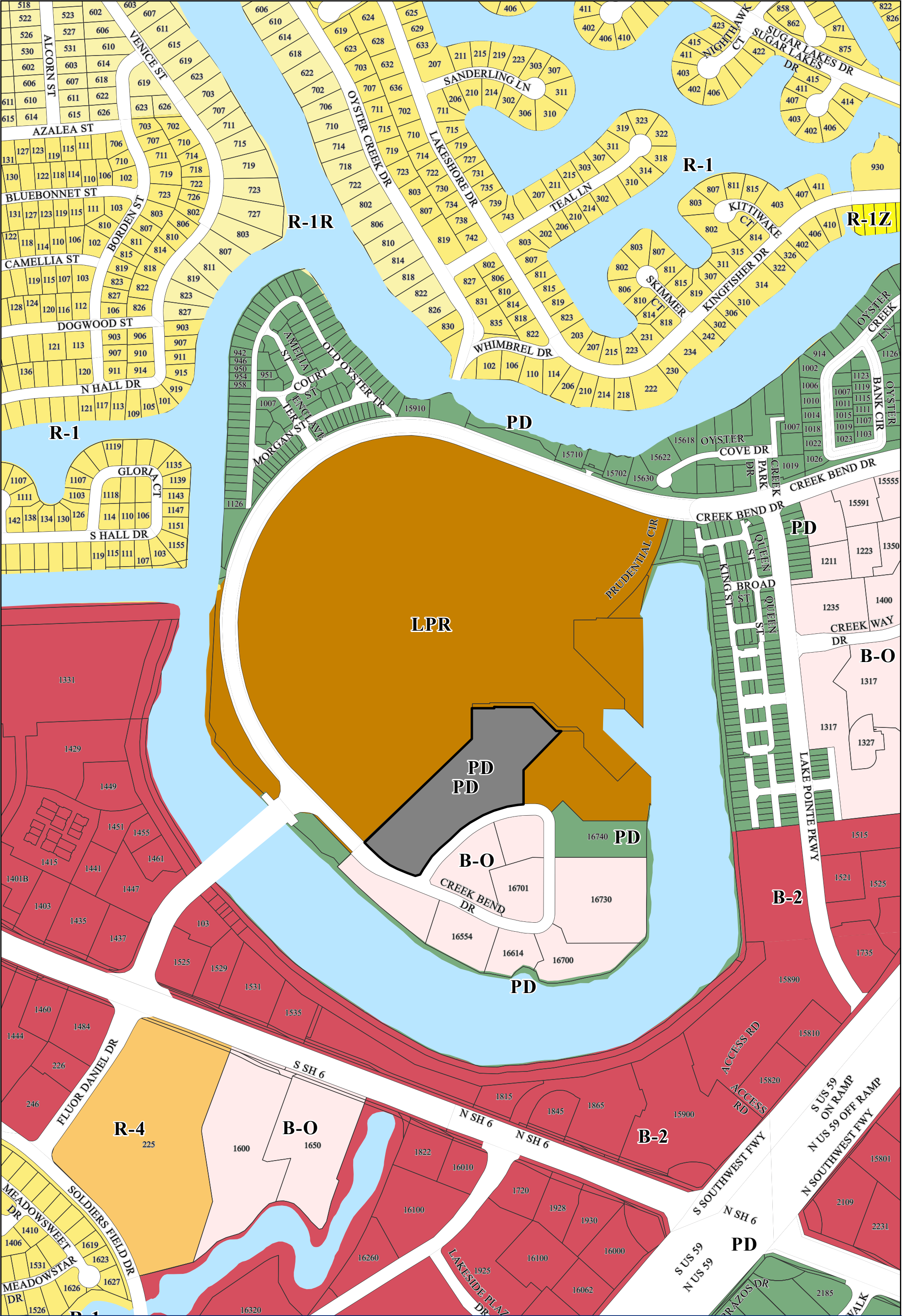
5/16/23: Ordinance 2305 is fully executed
5/3/24: Lake Pointe Owner, LLC closes on the land acquisition
10/15/24: Building Permit Application Submitted
10/16/24: Site Plan Permit Application Submitted
10/16/24: 8” waterline plans approved
2/17/25: FCCSA Approval Letter
3/26/25: 8” waterline acceptance letter received
3/27/25: Site Plan and Building Plan Permit sets resubmitted for 3rd time

Owner respectfully requests subsequent Approval from City Council on May 6th, 2025.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Jason Hauck', written over a horizontal line.

Jason Hauck
SVP, Central Region Development Partner
Morgan Group





**The Pearl at
Lake Pointe FDP**



0 0.05 0.1 0.2 Miles

This map has been produced from various sources. Every effort has been made to ensure the accuracy of this map. However, the City of Sugar Land assumes no liability or damages due to errors, or omissions. This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. If any errors are detected, please contact the GIS Division of Information Technology at (281)275-2379.



ORDINANCE NO. 2305

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SUGAR LAND, TEXAS, PROVIDING FOR A CHANGE OF ZONING FROM BUSINESS OFFICE (B-O) TO THE PLANNED DEVELOPMENT DISTRICT (PD) FINAL DEVELOPMENT PLAN (THE PEARL AT LAKE POINTE) FOR APPROXIMATELY 6.5 ACRES OF LAND LOCATED ALONG CREEK BEND DRIVE SOUTH OF FLUOR DANIEL DRIVE.

WHEREAS, PCD, Ltd. requested that approximately 6.5 acres of land located along Creek Bend Drive south of Fluor Daniel Drive be rezoned from Business Office (B-O) to the Planned Development District (PD) - Final Development Plan (The Pearl at Lake Pointe); 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 Planning and Zoning Commission recommended granting 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 6.5 acres of land as described in Exhibit A, attached to and incorporated into this ordinance by referenced, is changed from Business Office (B-O) to the Planned Development District (PD) Final Development Plan (The Pearl at Lake Pointe) zoning classification under the comprehensive zoning ordinance of the City of Sugar Land, Texas.

Section 3. That the City's official zoning map is 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:	Survey with Metes and Bounds
Exhibit B:	Final Development Plan
Exhibit B-1.0:	Lake Pointe Regional Activity Center w/walking distances
Exhibit B-1.1:	Site Plan – Level 1 w/site calculations
Exhibit B-1.2:	Amenities and Office Space – Level 1

Exhibit B-1.3:	Amenities – Level 5
Exhibit B-1.4:	Vehicle, Pedestrian, and Bicycle Access Plan
Exhibit B-2:	Concept Rendering – Southwest Corner Elevation
Exhibit B-2.1:	Concept Rendering – South Elevation
Exhibit B-2.2:	Concept Rendering – Northwest Corner Elevation
Exhibit B-2.3:	Concept Rendering – North Elevation
Exhibit B-2.4:	Concept Rendering – Southeast Elevation
Exhibit B-3:	Exterior Finishes
Exhibit B-3.1:	Exterior Elevations
Exhibit B-4:	Parking Plan and Tabulations
Exhibit B-5:	Landscaping Plan
Exhibit B-5.1:	Plaza/Activity Areas
Exhibit B-5.2:	Enlarged Corner Plaza
Exhibit B-5.3:	Inspirational Images for Streetscape

READ IN FULL on first consideration on May 2, 2023.

APPROVED upon second consideration on May 16, 2023.


Joe R. Zimmerman, Mayor

ATTEST:

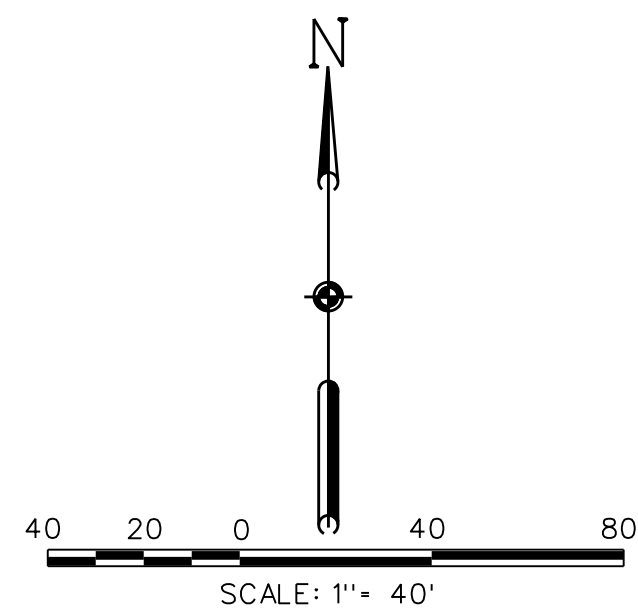

Natalie Serrano, Interim City Secretary

APPROVED AS TO FORM:



Attachments:	Exhibit A:	Survey with Metes and Bounds
	Exhibit B:	Final Development Plan
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- LEGEND**
- SET 5/8 - INCH IRON ROD WITH PLASTIC CAP STAMPED
"COSTELLO INC." UNLESS OTHERWISE NOTED
 - FOUND 5/8 - INCH IRON ROD WITH PLASTIC CAP STAMPED
"COSTELLO INC." UNLESS OTHERWISE NOTED

- LEGEND**
- ⊙ STORM SEWER MANHOLE
 - ⊙ SANITARY SEWER MANHOLE
 - ⊕ CURB INLET
 - ⬮ FIRE HYDRANT
 - ⬮ WATER GATE VALVE
 - ⬮ POWER POLE
 - GUY WIRE & ANCHOR
 - ⬮ SIGN
 - CONCRETE CURB
 - ⬮ LIGHT STANDARD
 - ⬮ FIBER OPTIC MARKER
 - ⬮ TELEPHONE PEDESTAL

CURVE TABLE						
Curve NO.	LENGTH	DELTA	RADIUS	CHORD	DISTANCE	
C1	347.09	40° 05' 41"	498.00 L	S 66° 28' 07" W	340.06	
C2	83.56	14° 43' 52"	325.00 L	S 39° 3' 20" W	83.33	
C3	122.18	23° 20' 2"	300.00 R	N 56° 38' 35" W	121.33	

FLUOR CENTRAL DEVELOPMENT
TRACT REPLAT NO. 1
SLIDE NO. 2427 A&B
F.B.C.P.R.

TRACT 6

TRACT 2
2.4493 ACRES
BEING ALL OF
LAKE POINTE
TRACT "C"
UNRESTRICTED
RESERVE "D" REPLAT
TOTTALLING 2.4493 ACRES
PLAT NO. 20070301
F.B.C.P.R.
AND CONVEYED TO
COMMERCE GREEN ASSOCIATES, L.P.
2017103109 O.R.F.B.C.

NO BUILDINGS

FLUOR CENTRAL DEVELOPMENT
TRACT REPLAT NO. 1
SLIDE NO. 2427 A&B
F.B.C.P.R.

TRACT 6

TRACT 1
4.0073 ACRES
BEING ALL OF
UNRESTRICTED RESERVE "E"
OF THE PLAT OF LAKE POINTE
TRACT "C" REPLAT
PLAT NO. 20070210
F.B.C.P.R.
AND CONVEYED TO
LAKE POINTE TOWN CENTER, LTD.
IN C.F. NO. 2004037136 O.P.R.F.B.C.

NO BUILDINGS

TRACT SUMMARY

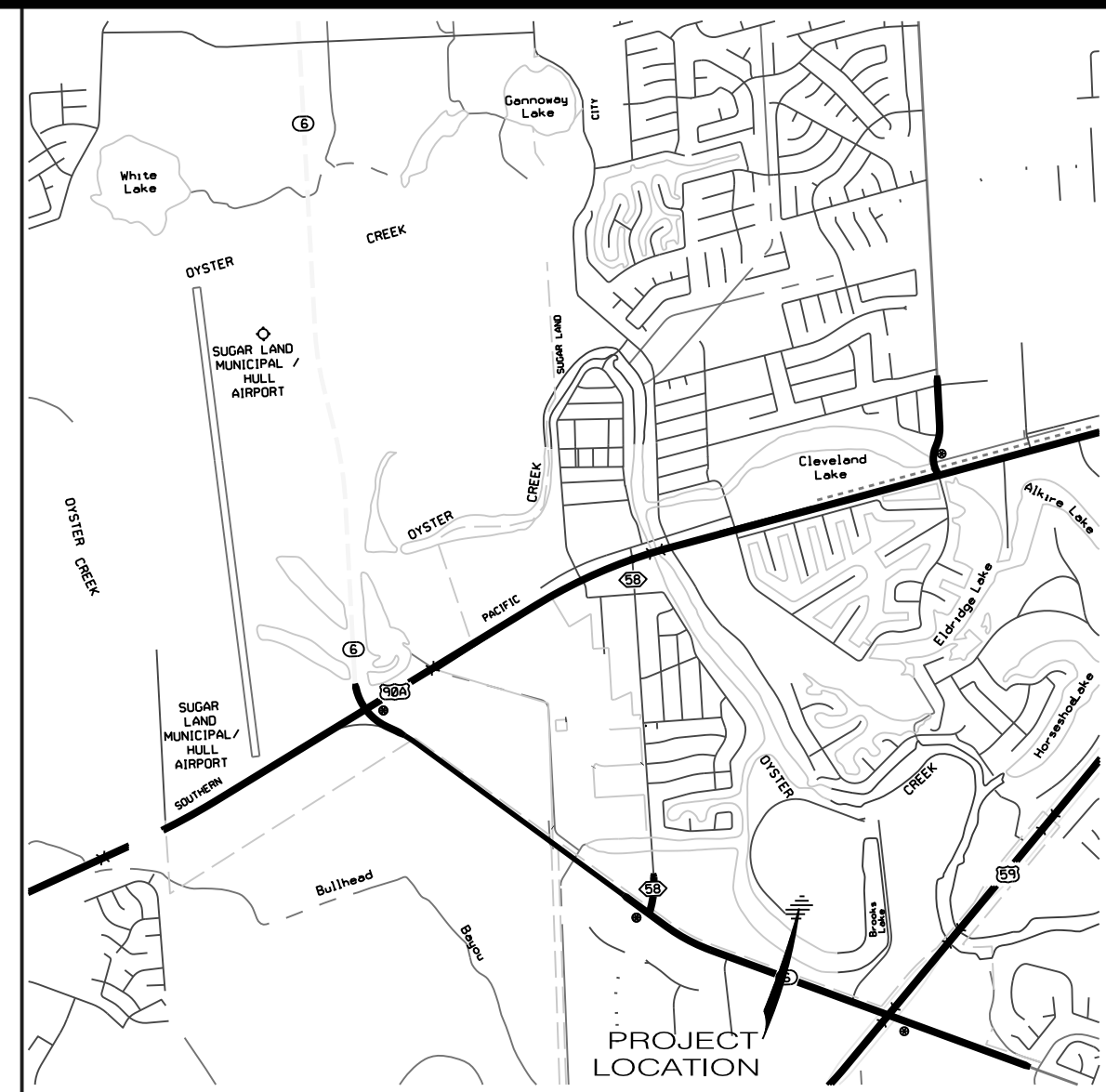
TRACT 1-	4.0073	ACRES ALL OF RESERVE "E"
TRACT 2-	2.4493	ACRES ALL OF RESERVE "D1,D2"
TOTAL TRACT 1,2-	6.4566	ACRES

To: Morgan Group Development, L.L.C.
Lake Pointe Town Center, Ltd.
Old Republic National Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made
in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land
Title Surveys, jointly established and adopted by ALTA and NSPS. The field work was completed
on December 1, 2022.

Executed this 2th day of December, 2022

Andrew P. McConnell
Andrew P. McConnell
Texas Registration No. 5651



VICINITY MAP
SCALE: 1"=1/2 MILE

GENERAL NOTES

- THIS SURVEY IS BASED ON A COMMITMENT FOR TITLE INSURANCE ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, C.F. NO. 2006120, ISSUED NOVEMBER 16, 2022, EFFECTIVE DATE OF NOVEMBER 02, 2022 AND IS SUBJECT TO ALL TERMS, CONDITIONS, LEASES AND ENCUMBRANCES STIPULATED THEREIN.
- ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR FORT BEND COUNTY, TEXAS, MAP NUMBER AND 4817C0260 L, DATED APRIL 02, 2014, THIS PROPERTY LIES IN UNSHADDED ZONE "X", WHICH IS DEFINED AS AREAS DETERMINED AS AREA OF MINIMAL FLOOD HAZARD. THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP IS FOR USE IN ADMINISTERING THE NATIONAL FLOOD INSURANCE PROGRAM. IT DOES NOT NECESSARILY IDENTIFY AREAS SUBJECT TO FLOODING, PARTICULARLY FROM LOCAL DRAINAGE SOURCES OR PLANNED PLANNED METRIC FEATURES OUTSIDE SPECIAL FLOOD HAZARD AREAS. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES LOCATED THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THE FLOOD HAZARD AREA IS SUBJECT TO CHANGE AS DETAILED STUDIES OCCUR AND/OR WATERSHED OR CHANNEL CONDITIONS CHANGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
- ALL BEARINGS ARE REFERENCED TO THE NORTHWEST BOUNDARY LINE OF RESERVE "D1" IN LAKE POINTE TRACT "C" UNRESTRICTED RESERVE "D" REPLAT AS RECORDED IN PLAT NUMBER 20070301 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.
- THIS PROPERTY LIES WITHIN THE CORPORATE LIMITS OF THE CITY OF SUGAR LAND, FORT BEND COUNTY, TEXAS, LEVEE IMPROVEMENT DISTRICT NO. 2, FORT BEND INDEPENDENT SCHOOL DISTRICT, FIRST COLONY MUD 10 AND FORT BEND COUNTY.
- PROPERTY HAS ACCESS TO AND FROM CREEK BEND DRIVE (50-FOOT WIDE) AS RECORDED ON PLAT NUMBER 20070108 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.
- ABBREVIATIONS: F.B.C.P.R. - FORT BEND COUNTY PLAT RECORDS; O.R.F.B.C. - OFFICIAL RECORDS OF FORT BEND COUNTY; D.R.F.B.C. - DEED RECORDS OF FORT BEND COUNTY; B/C - BACK OF CURB; FND - FOUND; L.E. - LANDSCAPE EASEMENT; S.S.E. - SANITARY SEWER EASEMENT; STM.S.E. - STORM SEWER EASEMENT; U.E. - UTILITY EASEMENT; A.E. - AERIAL EASEMENT; N.E. - NEIGHBORHOOD EASEMENT; H.L. - HOUSTON LIGHTING AND POWER; C.F. NO. - CLERK'S FILE NUMBER.
- ALL UTILITIES SHOWN ARE BASED ON ABOVE GROUND VISIBLE FEATURES AND NO EFFORT WAS MADE TO LOCATE BELOW GROUND UTILITY LINES.
- THIS PROPERTY IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED ON PLAT NUMBER 20070108, 20070210 AND 20070301 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS; C.F. NO. 5 9728010, 200005824, 200105856, 200105857, 200105858, 200105859, 200105860, 200105861, 200105862, 200105863, 200105864, 200105865, 200105866, 200105867, 200105868, 200105869, 200105870, 200105871, 200105872, 200105873, 200105874, 200105875, 200105876, 200105877, 200105878, 200105879, 200105880, 200105881, 200105882, 200105883, 200105884, 200105885, 200105886, 200105887, 200105888, 200105889, 200105890, 200105891, 200105892, 200105893, 200105894, 200105895, 200105896, 200105897, 200105898, 200105899, 200105900, 200105901, 200105902, 200105903, 200105904, 200105905, 200105906, 200105907, 200105908, 200105909, 200105910, 200105911, 200105912, 200105913, 200105914, 200105915, 200105916, 200105917, 200105918, 200105919, 200105920, 200105921, 200105922, 200105923, 200105924, 200105925, 200105926, 200105927, 200105928, 200105929, 200105930, 200105931, 200105932, 200105933, 200105934, 200105935, 200105936, 200105937, 200105938, 200105939, 200105940, 200105941, 200105942, 200105943, 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EXHIBIT B
Final Development Plan
Pearl Lake Pointe

A. Contents - This Final Development Plan includes the following sections:

- General Provisions
- Land Uses
- Development Regulations for Multi-Family (Urban)/Live-Work Units
- Landscape and Pedestrian Circulation Regulations
- Building Regulations

B. General Provisions

1. The PD approved herein for this development must be constructed, developed, and maintained in compliance with this ordinance and other applicable ordinances of the City of Sugar Land (the “City”). If any provision or regulation of any City ordinance applicable in a B-O (Business-Office) zoning district is not contained in this ordinance, all the regulations contained in the Development Code applicable to the B-O zoning district in effect on the effective date of this ordinance apply to this PD as though written herein, except to the extent the City regulation conflicts with a provision of this ordinance.
2. Except as otherwise provided herein, the words used in this Final Development Plan have the meaning established by the Development Code. “PD” means the planned development district created by the ordinance.
3. The PD shall be developed in accordance with the following exhibits that are attached to and made part of this Final Development Plan:

Exhibit A:	Survey with Metes and Bounds
Exhibit B:	Final Development Plan
Exhibit B-1.0:	Lake Pointe Regional Activity Center w/walking distances
Exhibit B-1.1:	Site Plan – Level 1 w/site calculations
Exhibit B-1.2:	Amenities and Office Space – Level 1
Exhibit B-1.3:	Amenities – Level 5
Exhibit B-1.4:	Vehicle, Pedestrian, and Bicycle Access Plan
Exhibit B-2:	Concept Rendering-Southwest Corner Elevation
Exhibit B-2.1:	Concept Rendering-South Elevation
Exhibit B-2.2:	Concept Rendering-Northwest Corner Elevation
Exhibit B-2.3:	Concept Rendering-North Elevation
Exhibit B-2.4:	Concept Rendering-Southeast Elevation
Exhibit B-3:	Exterior Finishes
Exhibit B-3.1:	Exterior Elevations
Exhibit B-4:	Parking Plan and Tabulations
Exhibit B-5:	Landscaping Plan
Exhibit B-5.1:	Plaza/Activity Areas
Exhibit B-5.2:	Enlarged Corner Plaza
Exhibit B-5.3:	Inspirational Images for Streetscape

4. As shown on Exhibit A-1 (Survey with Metes and Bounds), the PD encompasses three (3) tracts which will be replatted into a single reserve of 6.4566 acres.
 - a) Tract 1: 4.0073 acres being the entirety of Unrestricted Reserve “E” out of the LAKE POINTE TRACT “C” REPLAT recorded under Clerk’s File Number 20070210 of the Plat Records of Fort Bend County, Texas;
 - b) Tract 2, Parcel 1: 2.3736 acres being the entirety of Unrestricted Reserve “D2” out of LAKE POINTE TRACT “C” UNRESTRICTED RESERVE “D” REPLAT recorded under Clerk’s File Number 20070301 of the Plat Records of Fort Bend County, Texas; and
 - c) Tract 2, Parcel 2: 0.0757 acre being the entirety of Unrestricted Reserve “D1” out of LAKE POINTE TRACT “C” UNRESTRICTED RESERVE “D” REPLAT recorded under Clerk’s File Number 20070301 of the Plat Records of Fort Bend County, Texas.

C. Land Uses

1. Permitted land uses are identified as follows:
 - a) Multi-Family Dwellings
 - b) Recreational Facilities
 - c) Professional Office and Co-working Space
 - d) Real Estate and Insurance/Brokerage
 - e) Business Services
 - f) Financial Services/Brokerage
 - g) Legal Services
 - h) Accounting/Tax Services
 - i) Educational Services
 - j) Counseling/Therapy
 - k) Management Consulting
 - l) Restaurant/café/food service (open to the public)
 - m) Coffee shop (open to the public)
 - n) Wine bar (open to the public)
 - o) Retail ancillary to multifamily residential (residents only)
 - p) Regional detention
2. Maximum number of dwelling units shall not exceed 380.
3. Non-multifamily uses include approximately 9,600 sf of first-floor flex office co-working space with an adjacent 4,425 sf meeting room, five (5) Live/Work units (approximately 4,000 sf) exclusively on the ground floor of these units, and the support areas for the multi-family tenants and their visitors. This support area includes the Lobby/Amenities area of approximately 10,000 square feet and approximately 2000 square feet of coffee shop/cafe/business lounge on the ground floor. Additionally, the fifth floor will feature a “Sky Lounge” entertainment area comprising approximately 2,125 square feet for residents and their guests. The premise of the live/work must be used as the primary residence of the tenant, which will also be the same as the non-residential use owner/operator.

4. Any time three years after issuance of the original certificate of occupancy for the ~ 9,600sf of ground floor office space, should the occupancy of such space fall below 65%, then owner shall have the right to convert all of such office space to a maximum of 5 residential live/work units.

D. Development Regulations for Multi-Family/Live-Work Units – Multi-Family use within District A of the PD shall be developed in accordance with the following development limitations:

1. Maximum Height of Structures:
 - a) Five (5) stories of multi-family structure. No more than 70 feet, plus an additional 10 feet for edge parapets and screen walls.
 - b) Six (6) levels of parking structure to a top level of 70 feet.
2. Minimum Building Setbacks:
 - a) Minimum building setback for Creek Bend Drive on the west side of the project is 35 feet.
 - b) The minimum building setback for Creek Bend Drive on the south side of the project is 20 feet.
 - b) Minimum building setback for north and east sides is 21.5 feet to accommodate the overhead electrical easement.
3. Bicycle Parking, as shown on Exhibit B-1.6 (Vehicle, Pedestrian, and Bicycle Access Plan) and Exhibit B-4 (Parking Plan Layout):
 - a) Open space plazas shall incorporate bicycle parking spaces.
 - b) A minimum of 10 public bicycle parking spaces shall be provided in racks with no more than 4 spaces in any single parking area.
 - c) Racks shall be designed to support the bicycle upright in two places on the bicycle frame.
 - d) The parking garage shall include secured bicycle storage for residents.
4. Signage to comply with Chapter 4 of the Development Code:
 - a) Project logo signage will have metal letters applied to the building face with a height of no more than 3 feet.
 - b) Specific to live/work units: signage to be wall-mounted, maximum height of 12 inches, to be constructed of acrylic or metal.
5. Vehicular access gates, as shown on Exhibit B-1.6 (Vehicle, Pedestrian, and Bicycle Access Plan):
 - a) Vehicular entrance gate to parking garage shall be set back at least 50 feet from the street right of way line.
 - b) Creek Bend Drive shall include two pedestrian entrance gates. The access drive to the north shall include two pedestrian entrance gates, and a fifth resident entrance gate shall be located on the east side.

E. Landscape and Pedestrian Circulation Regulations – The PD shall be developed in accordance with the following landscape and pedestrian circulation regulations:

1. Landscape requirements (See Exhibits B-5, B-5.1, B-5.2 and B-5.3):
 - a) 6-inch caliper shade trees spaced approximately 40 feet apart on average on Creek Bend Drive on west and south sides.
 - b) Continuous hedge on rear and side yards.
 - c) Due to 16-foot aerial power easement on the north and east sides, no shade trees may be used. Landscaping shall include Ornamental Trees (see Section E.6. below), along with shrubs and groundcover plantings.
2. The parking garage shall be 100% screened on all sides by the residential building.
3. Minimum 15% of open space of lot area, inclusive of landscape buffers. Reference Exhibit B-1.1 (Site Plan – Level 1), plaza/public spaces to be developed in accordance with Exhibit B-5 (Landscape Plan), Exhibit B-5.1 (Plaza/Activity Areas), and Exhibit B-5.2 (Enlarged Corner Plaza).
4. Enhanced pedestrian areas shall be provided in accordance with Exhibit B-1.6 (Vehicle, Pedestrian, and Bicycle Access Plan) and Exhibits B-5, B-5.1 and B-5.2:
 - a) Minimum 10' enhanced pedestrian walkway along Creek Bend Drive directly adjacent to Creek Bend Drive directly adjacent to Live/Work units and multi-family administration and amenity functions. Minimum 8' sidewalks are required abutting the 30' Access Drive to the north.
 - b) Sidewalks and plazas shall have amenities such as sitting areas, bicycle racks, enhanced concrete finishes, and tree grates. Tree and low-level pedestrian lighting will be incorporated. (See Exhibit B-5, B-5.1 and B-5.2)
5. The following landscape materials and minimum sizes are approved for use in the development:

Shade Trees:

<i>Common Name</i>	<i>Caliper</i>	<i>Size</i>	<i>Height</i>	<i>Spread</i>
Live Oak	4" *	65 gal.	12'-14' ht.	4'-5' spread
NuttallOak	4" *	65 gal.	10'-12' ht.	3'-4' spread
Drake Elm	4" *	65 gal.	9'-10' ht.	2'-3' spread
Pecan	4" *	65 gal.	10'-12' ht.	3'-4' spread

*Minimum 6" on Creek Bend Drive.

Ornamental Trees:

<i>Common Name</i>	<i>Caliper</i>	<i>Size</i>	<i>Height</i>	<i>Spread</i>
Italian Cypress	2"-3" cal.	24" box	8'-10' ht.	18"-24" spread
Southern Magnolia	2 ½" cal.	30 gal.	10'-12' ht.	3'-4' spread
Riverbirch	2 ½" cal.	30 gal.	9'-10' ht.	4'-5' spread
Redbud	2 ½" cal.	30 gal.	9'-10' ht.	3'-4' spread
Savannah Holly	2 ½" cal.	30 gal.	10'-12' ht.	3'-4' spread
Crepemyrtle	2 ½" cal.	30 gal.	8'-10' ht.	3'-4' spread

Shrubs for Screening and Buffering:

<i>Common Name</i>	<i>Size</i>	<i>Spacing</i>	<i>Height</i>	<i>Spread</i>
Waxleaf Ligustrum	5 gal.	36" o.c. double row	30" ht.	24" spread
Oleander	5 gal.	48" o.c. single row	36" ht.	36" spread
Waxmyrtles	5 gal.	36" o.c. double row	30" ht.	24" spread

Shrubs for Mass Planting:

<i>Common Name</i>	<i>Size</i>	<i>Spacing</i>	<i>Height</i>	<i>Spread</i>
Indian Hawthorn	5 gal.	30" o.c.	24" ht.	18" spread
Dwarf Yaupon Holly	5 gal.	30" o.c.	24" ht.	18" spread
Dwarf Chinese Holly	5 gal.	30" o.c.	24" ht.	18" spread
Azaleas	5 gal.	30" o.c.	24" ht.	18" spread
Dwarf Burford Holly	5 gal.	30" o.c.	24" ht.	18" spread
Green Pittosporum	5 gal.	30" o.c.	24" ht.	18" spread
Variegated Pittosporum	5 gal.	30" o.c.	24" ht.	18" spread
Dwarf Pittosporum	5 gal.	30" o.c.	24" ht.	18" spread
Dwarf Crepemyrtle	5 gal.	30" o.c.	24" ht.	18" spread
Compact Nandina	5 gal.	30" o.c.	24" ht.	18" spread
Parson Juniper	5 gal.	30" o.c.	12" ht.	18" spread
Tam Juniper	5 gal.	30" o.c.	12" ht.	18" spread
Pfitzer Juniper	5 gal.	30" o.c.	12" ht.	18" spread

Groundcover Plantings:

<i>Common Name</i>	<i>Size</i>	<i>Spacing</i>	<i>Height</i>	<i>Spread</i>
Asian Jasmine	1 gal.	15" o.c.	8" ht.	12" spread
Big Blue Liriope	1 gal.	12" o.c.	10" ht.	10" spread
Monkey Grass	1 gal.	12" o.c.	8" ht.	8" spread
Boxwood	1 gal.	18" o.c.	12" ht.	10" spread
Carolina Jessamine	1 gal.	18" o.c.	10" ht.	10" spread

Grass:

Common
Bermuda

Hydroseed or solid sod

- F. Building Regulations** – As shown on Building Elevations (see [Exhibit B-4.1](#) and [Exhibit B-4.2](#)), buildings within District A of the PD shall be developed in accordance with the following building regulations:

1. Buildings shall be designed in accordance with the following criteria:
 - a) A diversification of the horizontal and vertical building planes through offsets, changes in building materials, colors and textures, or other methods; and
 - b) Incorporate architectural details that create shade and cast shadows to provide visual relief.
 - c) Facades greater than 100 feet in length that face Creek Bend Drive shall incorporate offsets having a minimum depth of 1.5 to 2 feet and extending at least 20% of the length of the façade.
 - d) At least 65% of the units shall have full balconies extending approximately 30 inches from the face of the building.
2. Building façade finishes:
 - a) Primary Finish means an exterior finish consisting of brick, cast stone, stucco and glass.
 - b) Secondary Finish means an exterior finish consisting of aluminum storefronts/windows, steel canopies, prefabricated decorative metal balcony railings, fiber cement siding and wood.
 - c) Primary Finishes shall comprise at least 85% of each façade. The remaining portion of an exterior wall that is not constructed of a Primary Finish must be constructed of a Secondary Finish.
 - d) No single building finish material shall cover more than 80% of the front of any building.
 - e) Building elevations facing Creek Bend Drive shall comprise at least 50% glass.

- f) Use of architectural metals is limited to canopies, parapet walls, roof systems, balcony railings, and miscellaneous trim work, and such use shall meet the durability standards of the Development code.
- g) The Director may approve alternative Primary or Secondary Finishes not specified in this article if the Director determines that the alternative finish is substantially equal to or better than a specified Primary or Secondary Finish in quality, durability, and appearance and the use thereof will not violate any provision of this article.
- h) The following building materials shall not be used for a Primary or Secondary Finish:
 - i) Vinyl siding, wood fiber hardboard siding, oriented strand board siding, plastic or fiberglass panels.
 - ii) Unfired or underfired clay, sand, or shale brick.
 - iii) Smooth or untextured concrete surface
 - iv) EIFS



--- EXISTING LAKE POINTE SIDEWALK/TRAIL SYSTEM
--- FUTURE LAKE POINTE SIDEWALK/TRAIL SYSTEM

FOR REVIEW ONLY
Not for regulatory approval,
permitting, or construction.

LAKE POINTE REGIONAL ACTIVITY CENTER (RAC)
03-07-2023 REVISED REZONING PACKAGE (RESUBMITTAL)
a development by MORGAN

PEARL LAKE POINTE
SUGAR LAND, TEXAS

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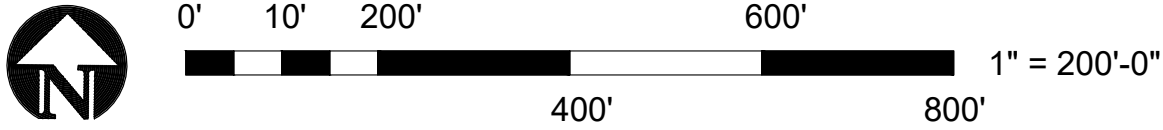
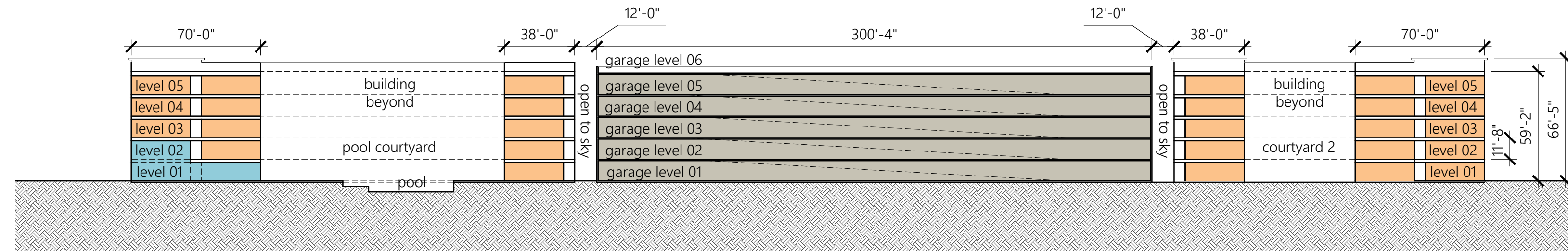


EXHIBIT B-1.0

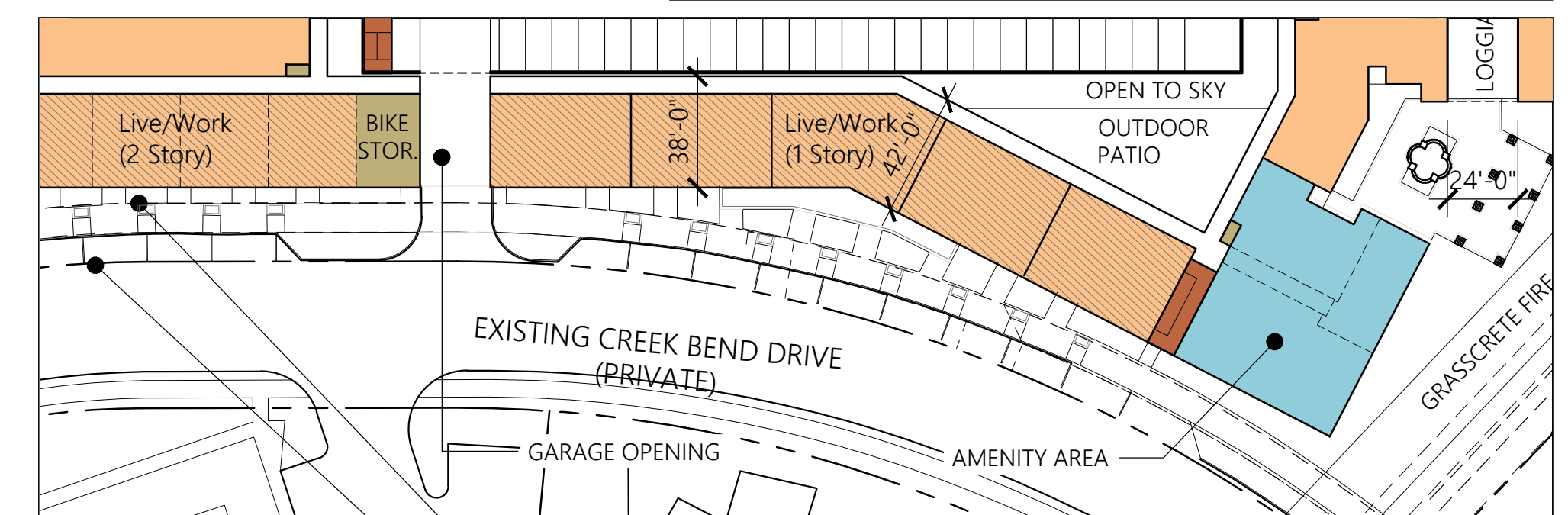
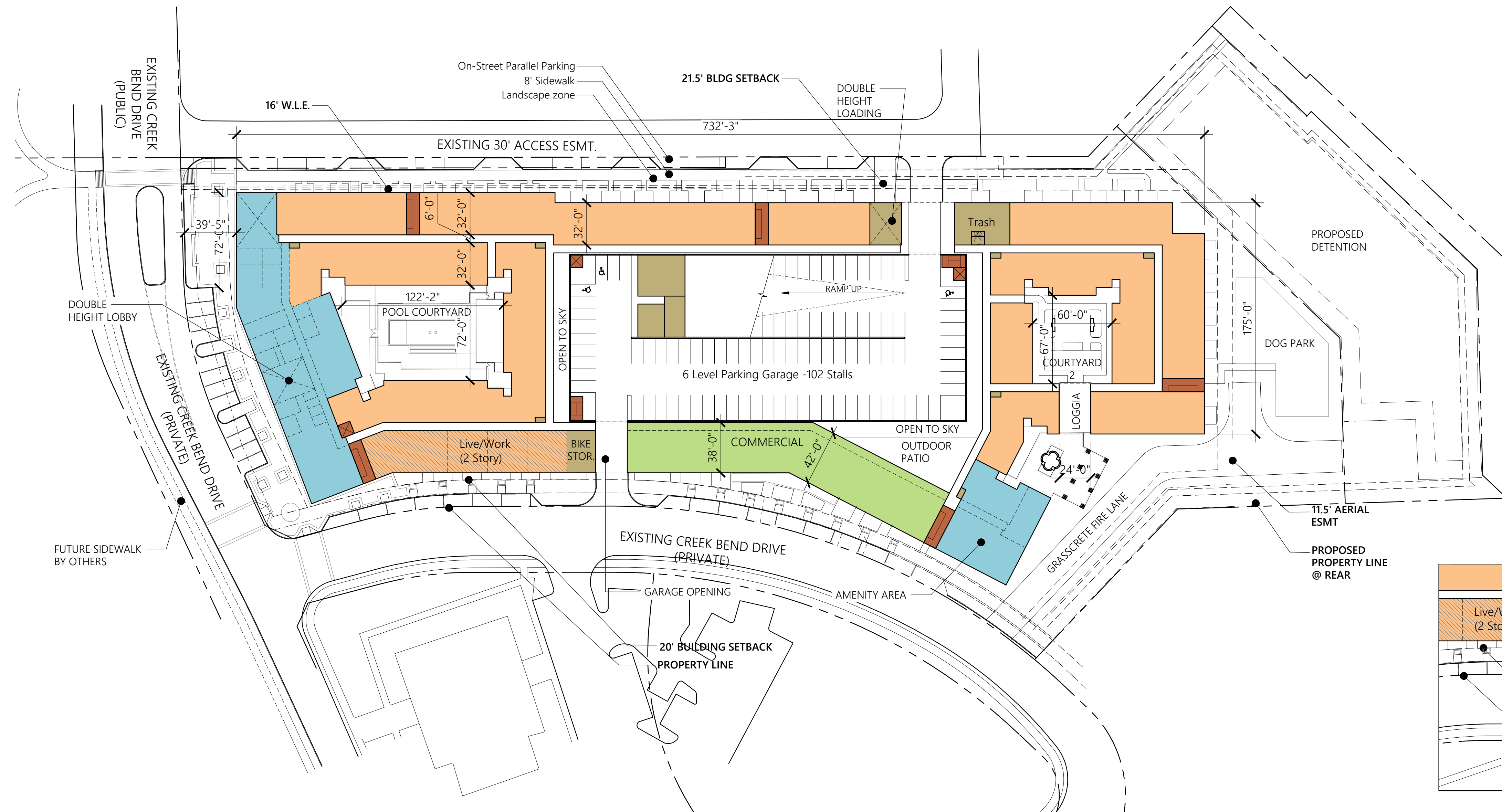
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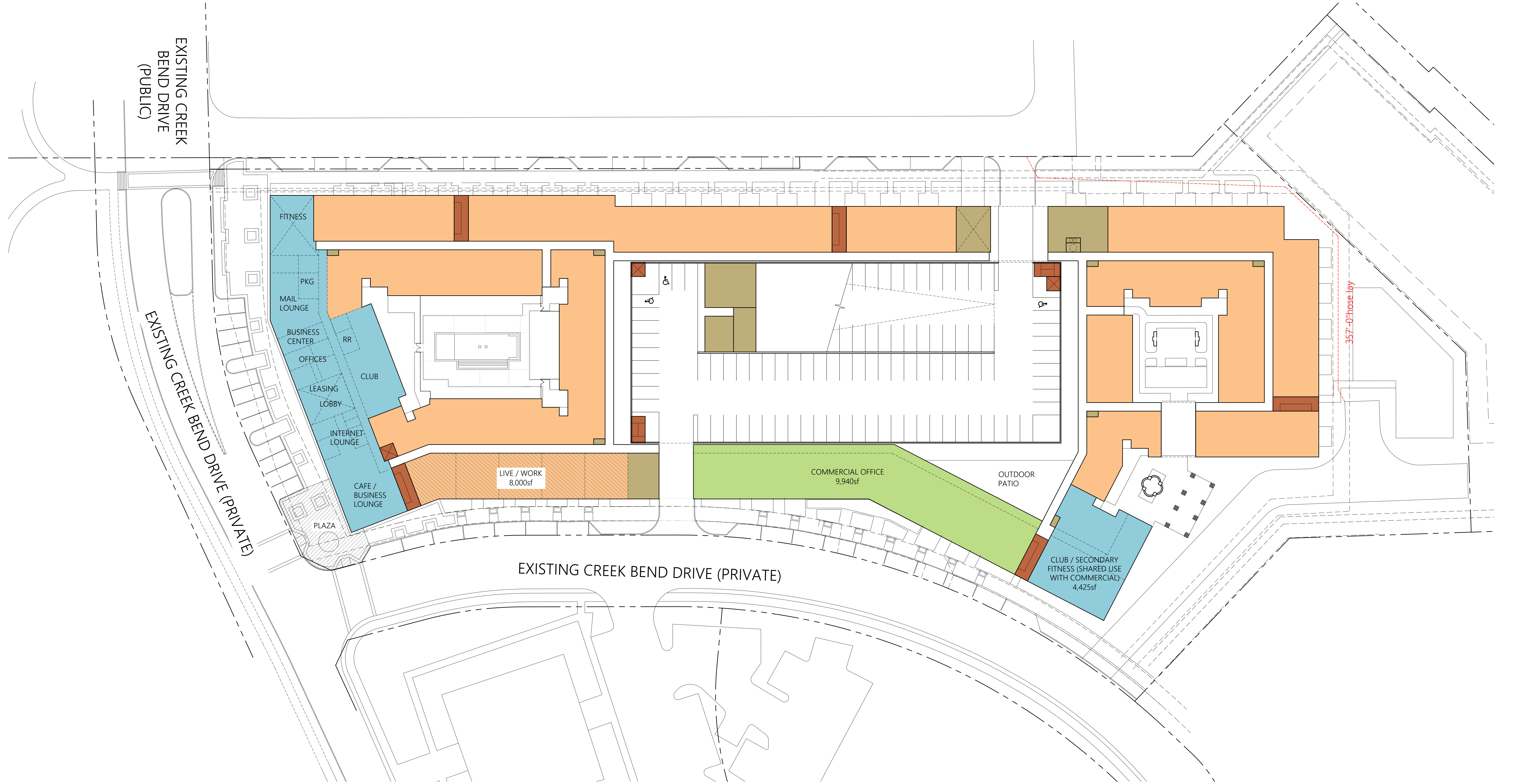
SITE PLAN - LEVEL 1

03-07-2023 REVISED REZONING PACKAGE (RESUBMITTAL)

development by MORGAN

PEARL LAKE POINTS

These plans are subject to copyright protection as an "Architectural work" under Section 102 of the Copyright Act, title 17 of the United States Code, as amended December 1, 1990.



1 Amenity Plan - Level 1

SCALE: 1" = 30'-0"

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AMENITY AND OFFICE SPACE PLAN
03-07-2023 REVISED REZONING PACKAGE (RESUBMITTAL)
a development by MORGAN

PEARL LAKE POINTE
SUGAR LAND, TEXAS

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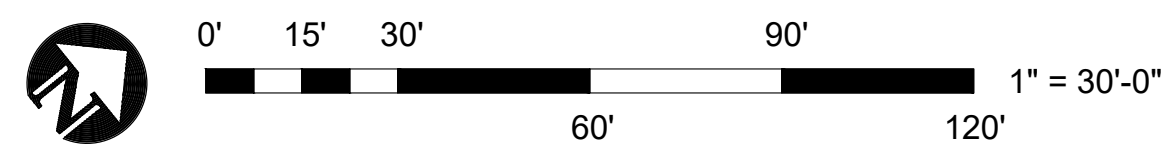
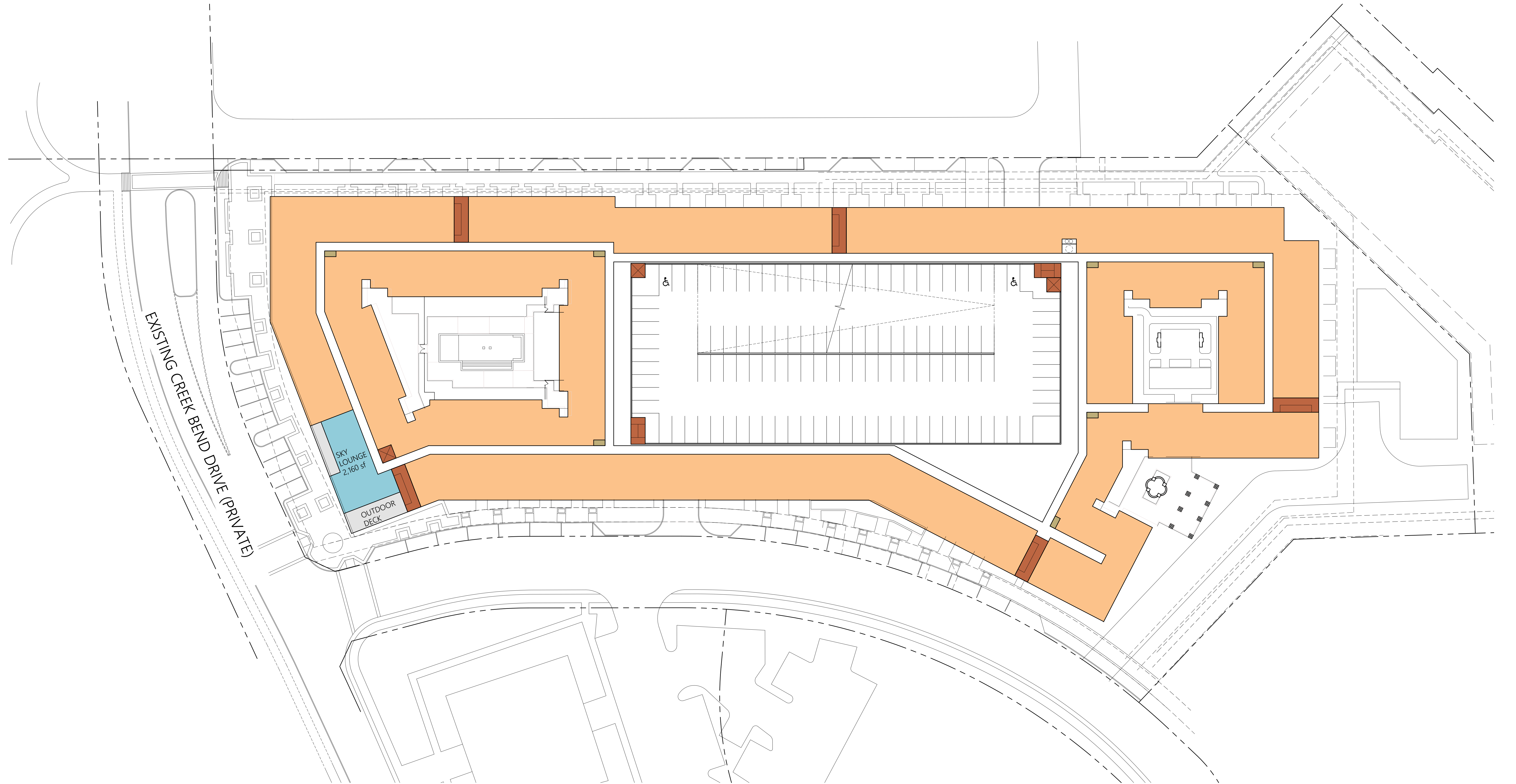


EXHIBIT B-1.2

Robinson & Company
LANDSCAPE ARCHITECTURE
1416 Stonehollow Dr., Suite D Houston, Texas 77339
Ph. 713.524.2200 www.robinsonlandarch.com

W PARTNERSHIP
Wallace · Wilson · Architects

5120 Woodway Dr. · Suite 8000 · Houston, Texas · 77056 · 713.993.0439
www.wpartnership.com
Page 26 of 49



1 Amenity Plan - Level 5

SCALE: 1" = 30'-0"

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AMENITY AND OFFICE SPACE PLAN
03-07-2023 REVISED REZONING PACKAGE (RESUBMITTAL)
a development by MORGAN

PEARL LAKE POINTE
SUGAR LAND, TEXAS

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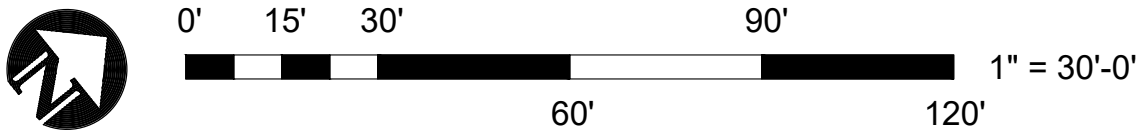


EXHIBIT B-1.3

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Page 27 of 49

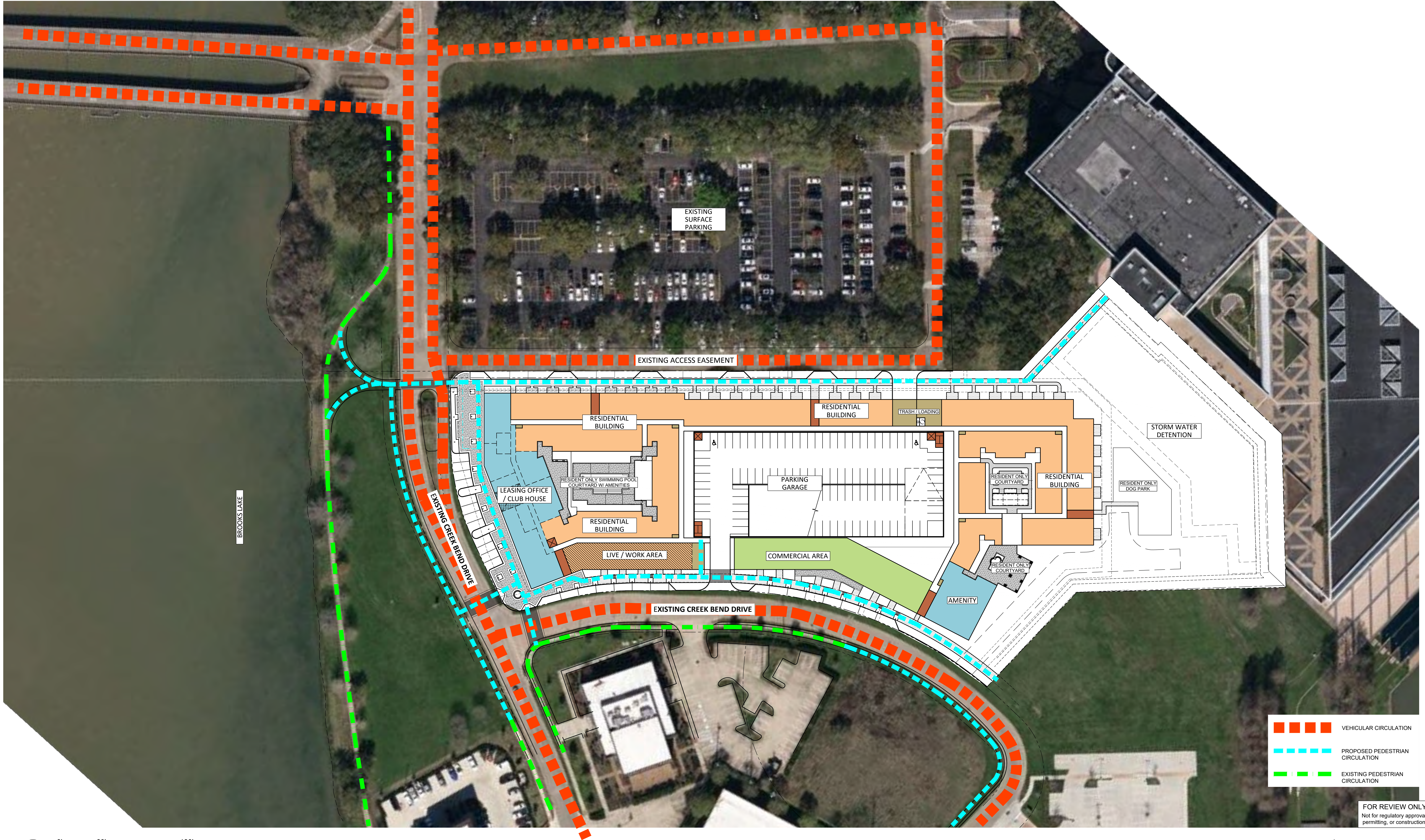


EXHIBIT B-1.4

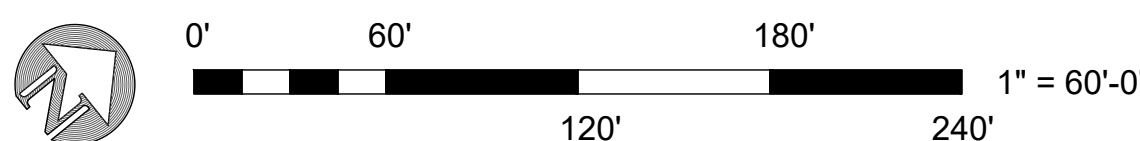
TRAFFIC / PEDESTRIAN PLAN

January 9, 2023
a development by MORGAN

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permitting, or construction.

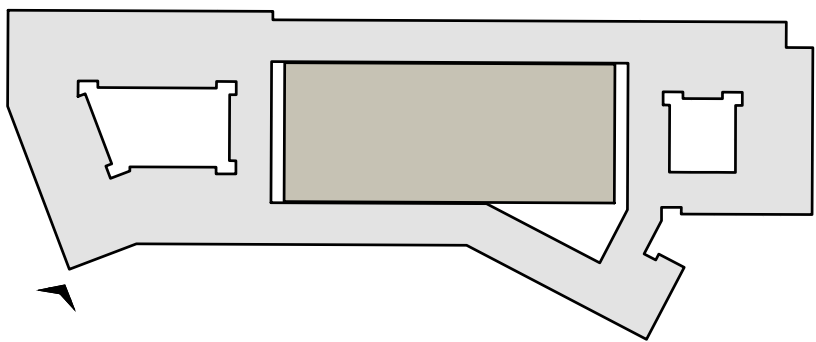
PEARL LAKE POINTE
SUGAR LAND, TEXAS

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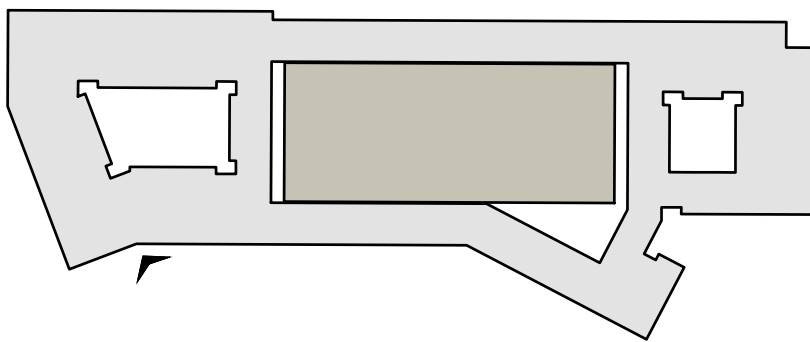
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EXHIBIT B-2

CONCEPT RENDERING
03-07-2023 REVISED REZONING PACKAGE (RESUBMITTAL)
a development by MORGAN



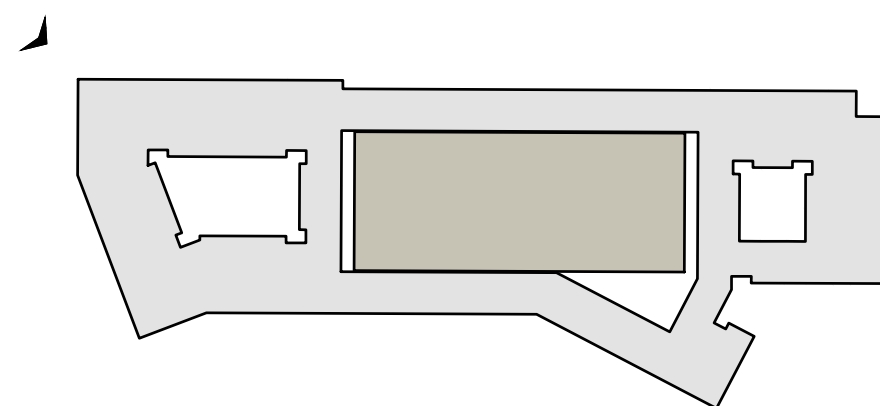
EXHIBIT B-2.1



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permitting, or construction.

CONCEPT RENDERING
03-07-2023 REVISED REZONING PACKAGE (RESUBMITTAL)
a development by MORGAN

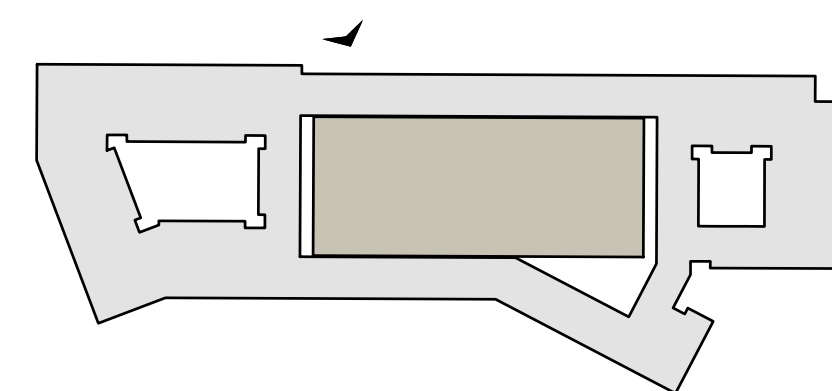
PEARL LAKE POINTE
SUGAR LAND, TEXAS



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permitting, or construction.

EXHIBIT B-2.2

CONCEPT RENDERING
03-07-2023 REVISED REZONING PACKAGE (RESUBMITTAL)
a development by MORGAN



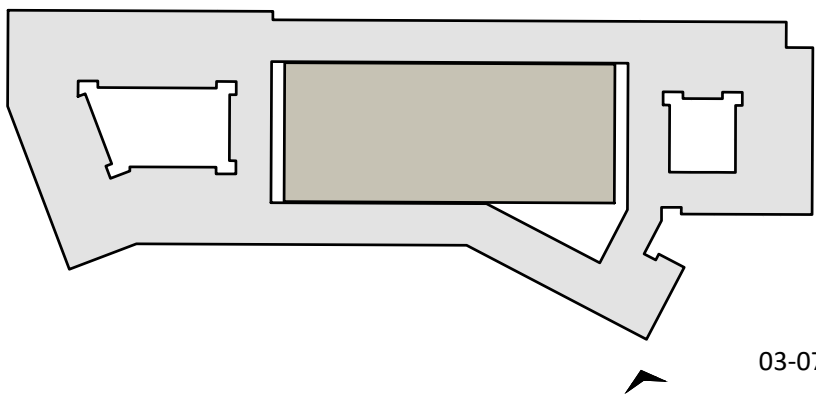
FOR REVIEW ONLY
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EXHIBIT B-2.3

CONCEPT RENDERING
03-07-2023 REVISED REZONING PACKAGE (RESUBMITTAL)
a development by MORGAN



EXHIBIT B-2.4



FOR REVIEW ONLY
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permitting, or construction.

CONCEPT RENDERING
03-07-2023 REVISED REZONING PACKAGE (RESUBMITTAL)
a development by MORGAN

PEARL LAKE POINTE
SUGAR LAND, TEXAS

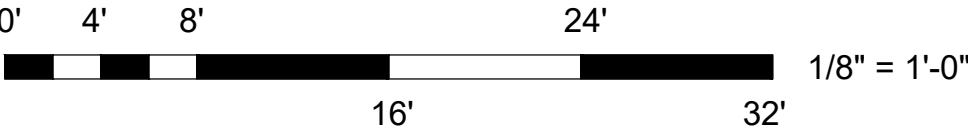
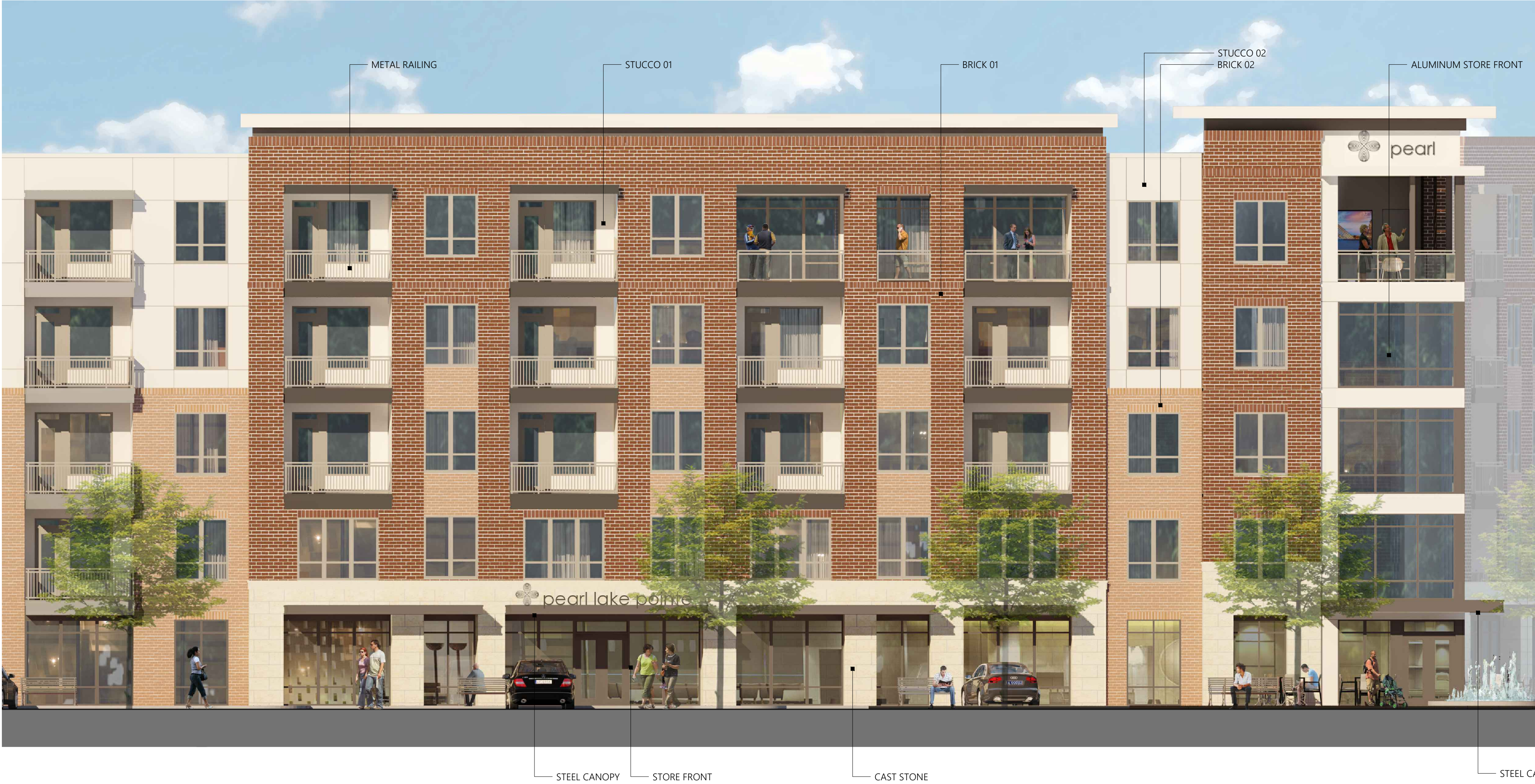
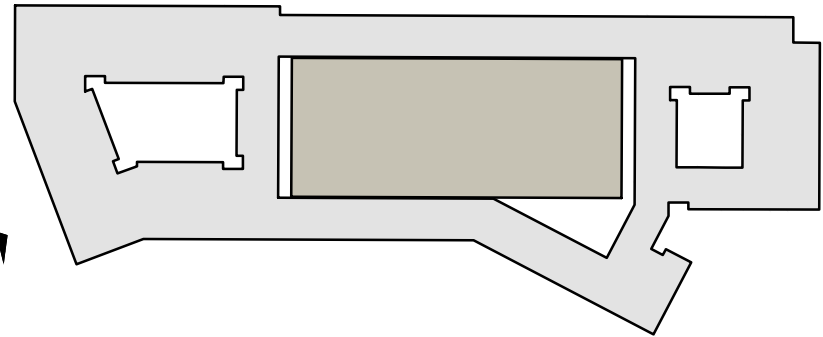


EXHIBIT B-3



FOR REVIEW ONLY
Not for regulatory approval,
permitting, or construction.

EXTERIOR FINISHES

03-07-2023 REVISED REZONING PACKAGE (RESUBMITTAL)
a development by MORGAN



4 ACCESS EASEMENT (NW) ELEVATION

SCALE: 1" = 30'-0"



3 CREEK BEND DR (SE) ELEVATION

SCALE: 1" = 30'-0"



2 NORTHEAST ELEVATION

SCALE: 1" = 30'-0"



1 CREEK BEND DR (SW) ELEVATION

SCALE: 1" = 30'-0"

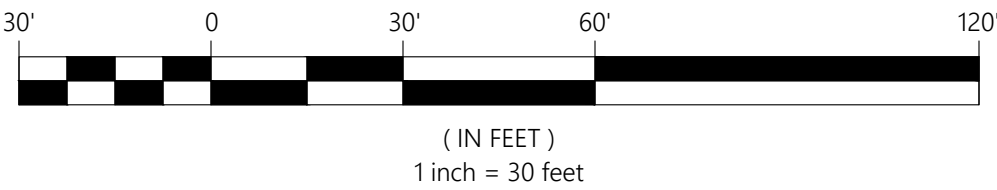
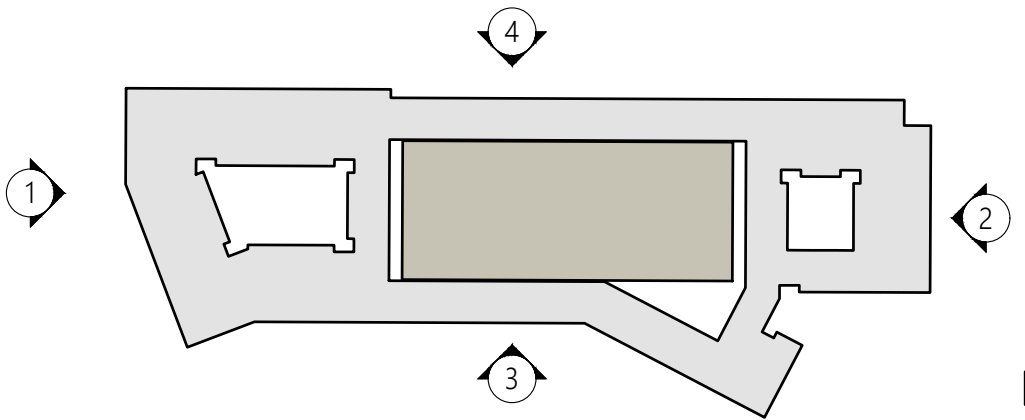


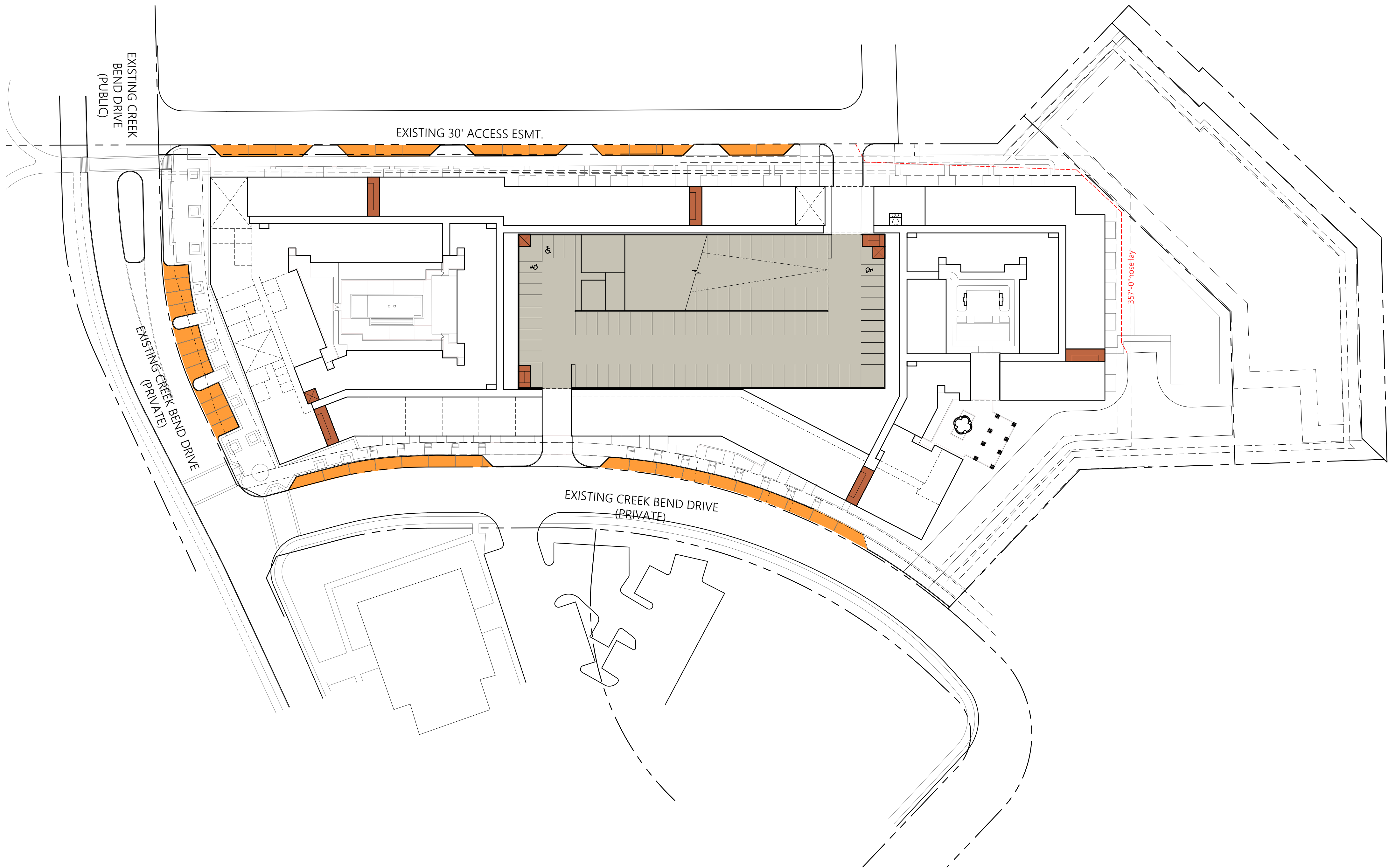
EXHIBIT B-3.1



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permitting, or construction.

EXTERIOR ELEVATIONS
03-07-2023 REVISED REZONING PACKAGE (RESUBMITTAL)
a development by MORGAN

PEARL LAKE POINTE
SUGAR LAND, TEXAS



- On-Street Parking
- Garage Parking

Parking Tabulations			
Multi-Family Residential			
	# Units	Ratio	Required
1BR	219	1.5	329
2BR	151	2	302
Visitor	370	0.2	74
	Total:		705
Live/Work			
1BR	5	1.5	8
Visitor	5	0.2	1
	Total:		9
Total Required Parking:			714
Total Parking Provided			722
Garage Parking:			679
Street Parking:			43

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PARKING PLAN

03-07-2023 REVISED REZONING PACKAGE (RESUBMITTAL)
a development by MORGAN

PEARL LAKE POINTE
SUGAR LAND, TEXAS

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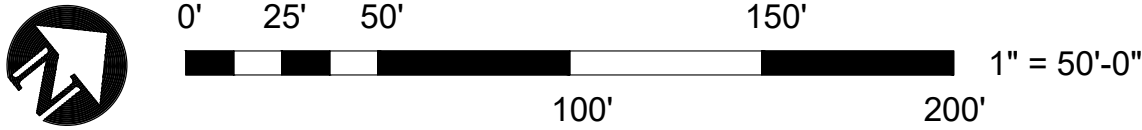
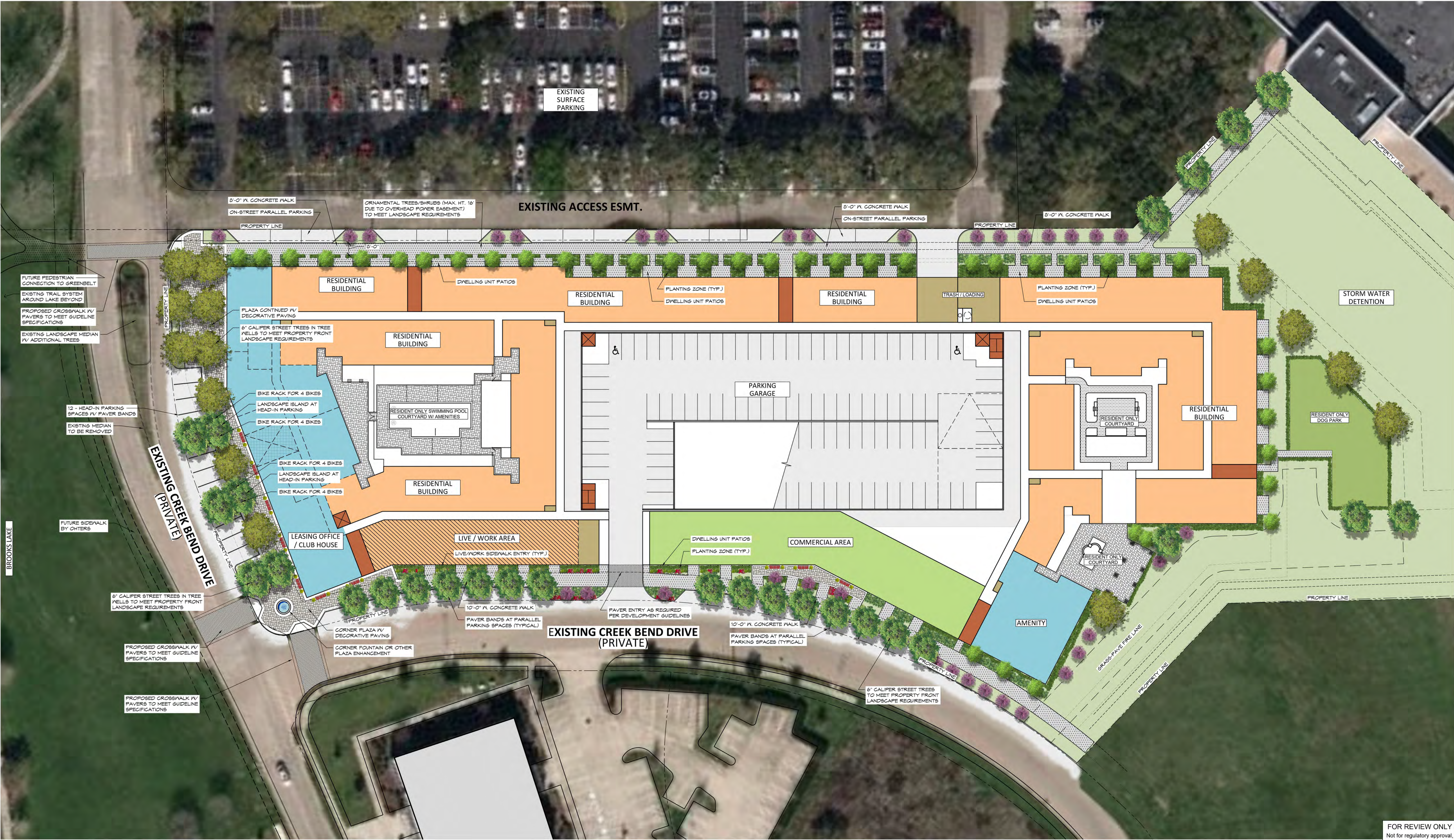


EXHIBIT B-4



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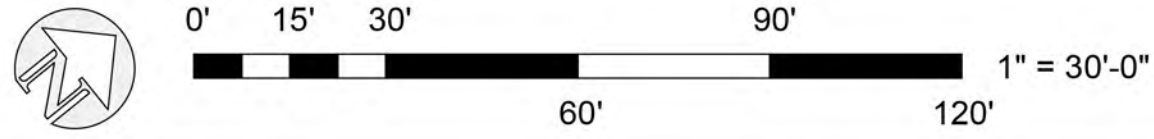


EXHIBIT B-5

LANDSCAPE SITE PLAN

January 9, 2023

a development by MORGAN

Robinson & Company
LANDSCAPE ARCHITECTURE
1416 Stoneyhollow Dr., Suite D Houston, Texas 77039
Ph: 713.524.2200 www.robinsondarch.com

W PARTNERSHIP
Wallace - Wilson - Architects
5120 Woodway Dr. Suite 800 - Houston, Texas - 77056 - 713.993.0439
www.wpartnership.com

PEARL LAKE POINTE
SUGAR LAND, TEXAS

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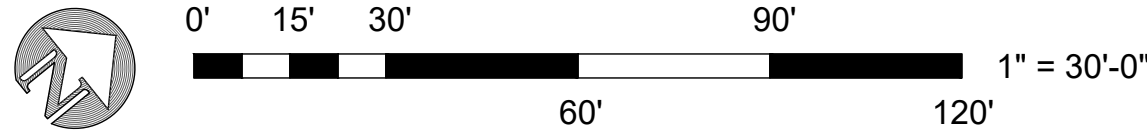
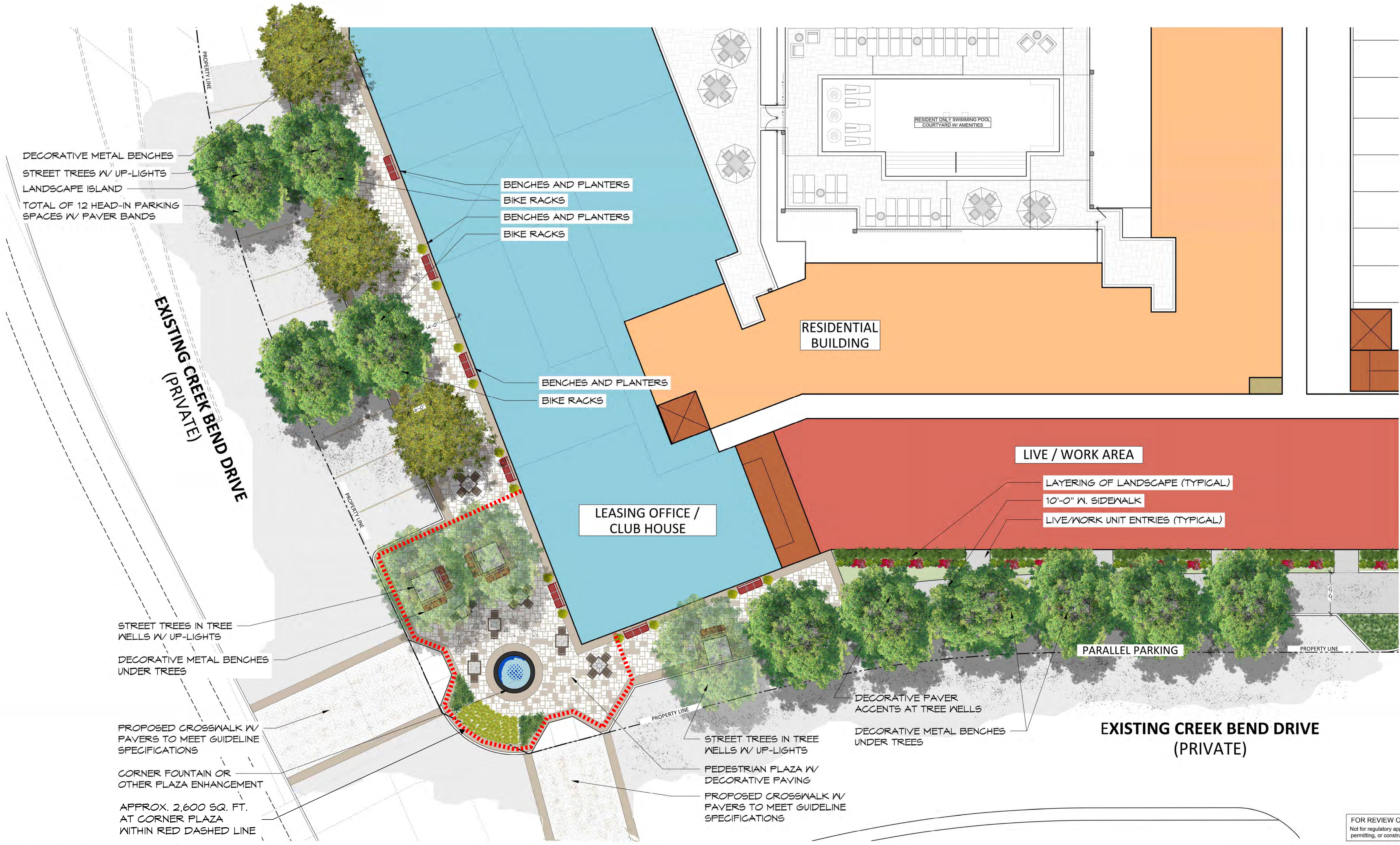


EXHIBIT B-5.1

PLAZA / ACTIVITY AREAS

January 9, 2023
a development by MORGAN



DECORATIVE METAL BENCHES
STREET TREES W/ UP-LIGHTS
LANDSCAPE ISLAND
TOTAL OF 12 HEAD-IN PARKING
SPACES W/ PAVER BANDS

EXISTING CREEK BEND DRIVE
(PRIVATE)

BENCHES AND PLANTERS
BIKE RACKS
BENCHES AND PLANTERS
BIKE RACKS

BENCHES AND PLANTERS
BIKE RACKS

RESIDENTIAL
BUILDING

LEASING OFFICE /
CLUB HOUSE

LIVE / WORK AREA

LAYERING OF LANDSCAPE (TYPICAL)
10'-0" W. SIDEWALK
LIVE/WORK UNIT ENTRIES (TYPICAL)

STREET TREES IN TREE
WELLS W/ UP-LIGHTS
DECORATIVE METAL BENCHES
UNDER TREES

PROPOSED CROSSWALK W/
PAVERS TO MEET GUIDELINE
SPECIFICATIONS

CORNER FOUNTAIN OR
OTHER PLAZA ENHANCEMENT

APPROX. 2,600 SQ. FT.
AT CORNER PLAZA
WITHIN RED DASHED LINE

PARALLEL PARKING

EXISTING CREEK BEND DRIVE
(PRIVATE)

STREET TREES IN TREE
WELLS W/ UP-LIGHTS

DECORATIVE PAVER
ACCENTS AT TREE WELLS
DECORATIVE METAL BENCHES
UNDER TREES

PEDESTRIAN PLAZA W/
DECORATIVE PAVING

PROPOSED CROSSWALK W/
PAVERS TO MEET GUIDELINE
SPECIFICATIONS

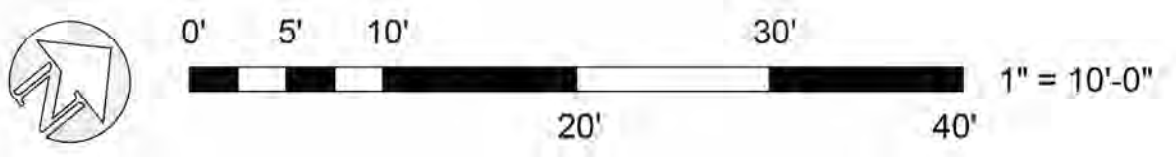


EXHIBIT B-5.2

FOR REVIEW ONLY
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permitting, or construction.

ENLARGED CORNER PLAZA
Sept. 12, 2022
a development by MORGAN



FOR REVIEW ONLY
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INSPIRATION IMAGES

JULY 18, 2022

a development by MORGAN

PEARL LAKE POINTE
SUGAR LAND, TEXAS

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EXHIBIT B-5.3

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5120 Woodway Dr., Suite 8000 - Houston, Texas - 77056 - 713.993.0439
www.wpartnership.com



Planning and Zoning Commission Agenda Request
APRIL 24, 2025

AGENDA REQUEST NO: V.A.

AGENDA OF: Planning and Zoning Commission Meeting

INITIATED BY: *Jessica Echols, Senior Planner*

PRESENTED BY: *Jessica Echols, Senior Planner*

RESPONSIBLE DEPARTMENT: Planning & Development Services

AGENDA CAPTION:

Consideration of and action on the Del Webb Sugar Land at Ryehill Section One Preliminary Plat.

RECOMMENDED ACTION:

Staff Recommends Approval of the Del Webb Sugar Land at Ryehill Section One Preliminary Plat.

EXECUTIVE SUMMARY:

This is the Preliminary Plat for Del Webb Sugar Land at Ryehill Section One. It consists of 61.74 acres and includes 166 single-family lots, 7 blocks, and 18 reserves. This property is part of the Ryehill Development and is located in the City's ETJ, south of FM 2759 and east of FM 762. Access will be provided via DW Sugar Land Drive.

This Preliminary Plat complies with the Pulte (Ryehill) Development Agreement in terms of lot sizes, lot widths, lot depths, building lines, and other development standards outlined in the agreement. It is also consistent with the General Plan (Exhibit B of the Development Agreement – amended 01/15/25) and meets the Subdivision Regulations in Chapter 5 of the Development Code.

BUDGET

EXPENDITURE REQUIRED: N/A

CURRENT BUDGET: N/A

ADDITIONAL FUNDING: N/A

FUNDING SOURCE:N/A

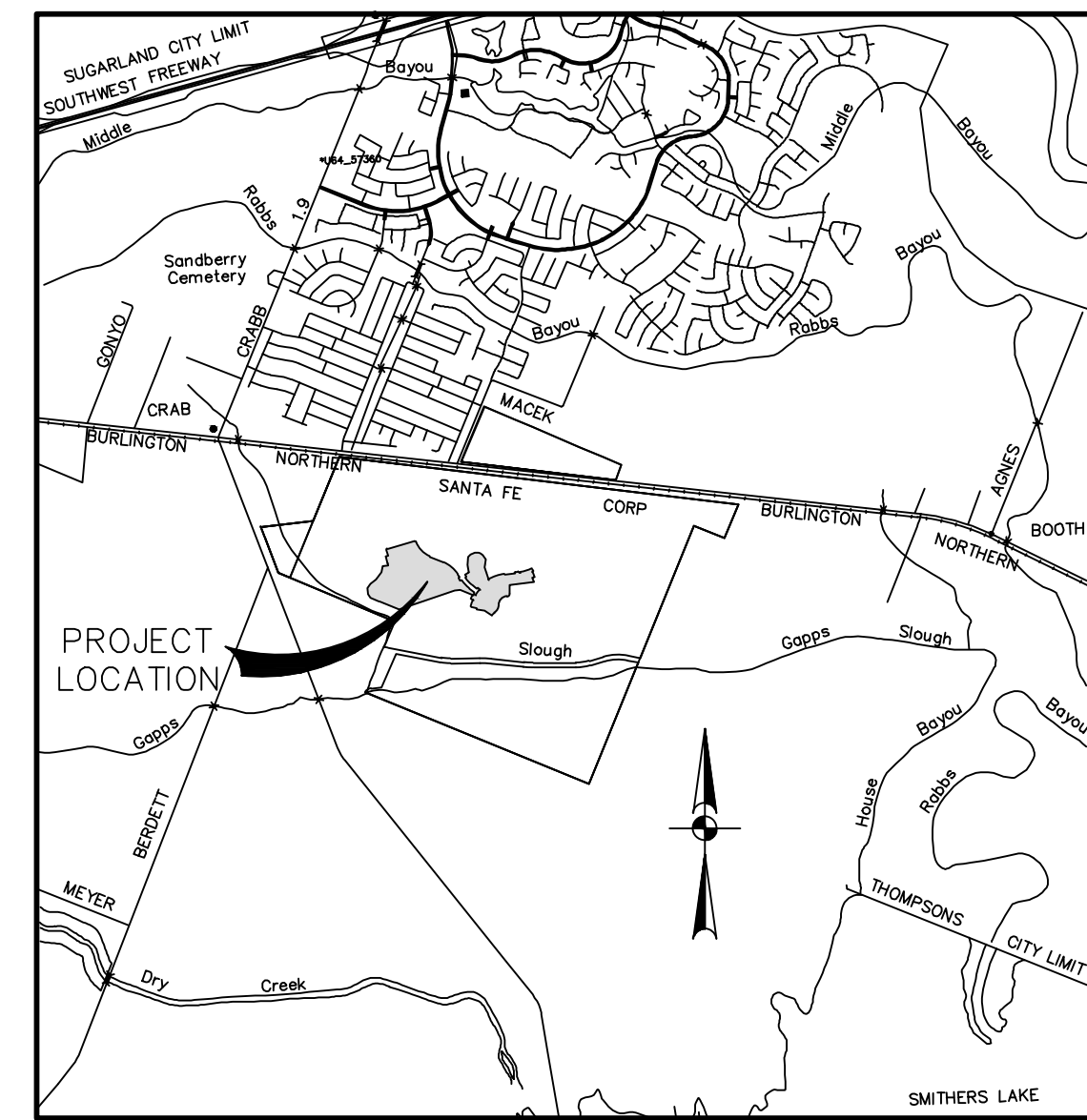
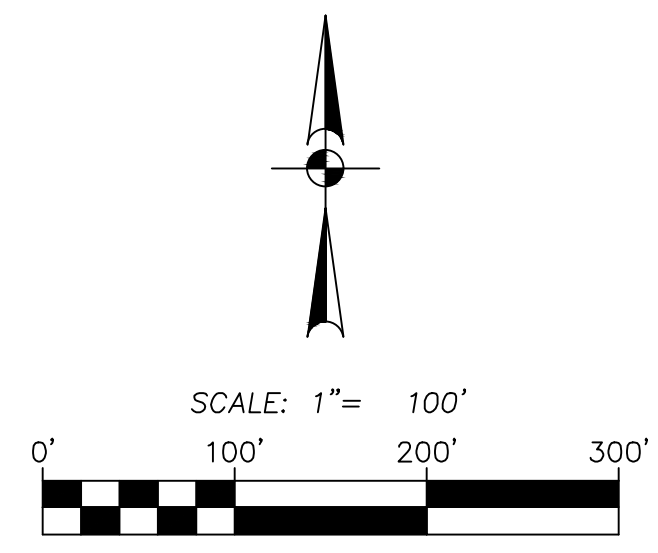
ATTACHMENTS:

Description	Type
☐ Vicinity Map	Other Supporting Documents
☐ Preliminary Plat & Box Exhibit	Other Supporting Documents
☐ Ryehill General Plan	Other Supporting Documents

Order: Apr 10, 2025, 9:38am User: JB - Jena
File: K:\Projects\2024\2024001914 DW Sub 112-0 Design\2-3 Plat\2-3-1 Preliminary\PL42080-23-216-Prelim.dwg



- | | |
|--|---|
| (E) RESTRICTED RESERVE E
(RESTRICTED TO LANDSCAPE, OPEN SPACE
AND INCIDENTAL UTILITY PURPOSES ONLY)
0.953 AC. 41,515 SQ.FT. | (K) RESTRICTED RESERVE K
(RESTRICTED TO DRAINAGE, LANDSCAPE, OPEN
SPACE AND INCIDENTAL PURPOSES ONLY)
0.085 AC. 3,712 SQ.FT. |
| (F) RESTRICTED RESERVE F
(RESTRICTED TO LANDSCAPE, OPEN SPACE
AND INCIDENTAL UTILITY PURPOSES ONLY)
0.261 AC. 11,389 SQ.FT. | (L) RESTRICTED RESERVE L
(RESTRICTED TO LANDSCAPE, OPEN SPACE
AND INCIDENTAL UTILITY PURPOSES ONLY)
1.445 AC. 62,987 SQ.FT. |
| (G) RESTRICTED RESERVE G
(RESTRICTED TO LANDSCAPE, OPEN SPACE
AND INCIDENTAL UTILITY PURPOSES ONLY)
0.791 AC. 34,446 SQ.FT. | (M) RESTRICTED RESERVE M
(RESTRICTED TO LANDSCAPE, OPEN SPACE
AND INCIDENTAL UTILITY PURPOSES ONLY)
1.767 AC. 76,987 SQ.FT. |
| (H) RESTRICTED RESERVE H
(RESTRICTED TO DRILL SITE
PURPOSES ONLY)
3.030 AC. 131,996 SQ.FT. | (N) RESTRICTED RESERVE N
(RESTRICTED TO LANDSCAPE, OPEN SPACE
AND INCIDENTAL UTILITY PURPOSES ONLY)
0.900 AC. 39,216 SQ.FT. |
| (I) RESTRICTED RESERVE I
(RESTRICTED TO LANDSCAPE, OPEN SPACE
AND INCIDENTAL UTILITY PURPOSES ONLY)
0.306 AC. 13,341 SQ.FT. | (O) RESTRICTED RESERVE O
(RESTRICTED TO PRIVATE ACCESS, EMERGENCY
ACCESS AND PUBLIC UTILITIES PURPOSES
ONLY)
6.644 AC. 289,397 SQ.FT. |
| (J) RESTRICTED RESERVE J
(RESTRICTED TO LANDSCAPE, OPEN SPACE
AND INCIDENTAL UTILITY PURPOSES ONLY)
0.345 AC. 15,038 SQ.FT. | |



VICINITY MAP
NOT-TO-SCALE
MAP REF: KEY MAP 607W & 607X
ZIP CODE: 77469

- LEGEND**
- FOUND 5/8" IRON ROD (UNLESS NOTED OTHERWISE)
 - SET 5/8" IRON ROD (PD)
 - SET 5/8" IRON ROD (PD)-ROW/LOT
 - DLW = DEL WEBB
 - AC = ACRE
 - BL = BUILDING LINE
 - ESMT = EASEMENT
 - R = RADIUS
 - L = LENGTH
 - PC = PAGE
 - ETJ = EXTRATERRITORIAL JURISDICTION
 - PVT = PRIVATE ROAD
 - SQ. FT. = SQUARE FEET
 - VOL. = VOLUME
 - POB = POINT OF BEGINNING
 - FBCDR = FORT BEND COUNTY DEED RECORDS
 - FBCPR = FORT BEND COUNTY PLAT RECORDS
 - OPRBC = OFFICIAL PUBLIC RECORDS
 - FORT BEND COUNTY NUMBER
 - (1) = BLOCK NUMBER
 - (A) = RESERVE SYMBOL

PRELIMINARY PLAT OF DEL WEBB SUGAR LAND AT RYEHILL SECTION ONE

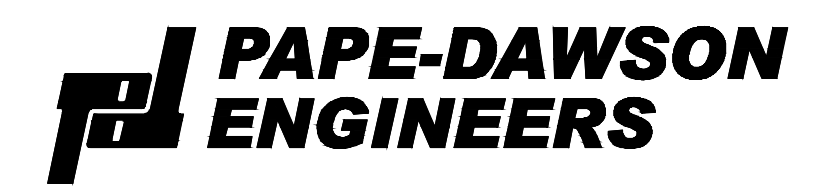
A SUBDIVISION OF 61.74 ACRES
LOCATED IN THE ABNER KUYKENDALL SURVEY, A-48
AND THE JOSEPH KUYKENDALL SURVEY, A-49
AND THE CITY OF SUGAR LAND ETJ,
FORT BEND COUNTY, TEXAS

166 LOTS 18 RESERVES 7 BLOCKS

SCALE 1"=100' MARCH, 2025

OWNER:
JEN TEXAS 37, LLC,
A TEXAS LIMITED LIABILITY COMPANY

ADDRESS:
1401 LAKE PLAZA DRIVE
SUITE 200 - 158
SPRING, TEXAS 77389
TEL. 214-394-0493



2107 CITYWEST BLVD, 3RD FLR | HOUSTON, TX 77042 | 713.428.2400
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

MATCHLINE - SEE SHEET 2

MATCHLINE - SEE SHEET 2

CURVE TABLE		
CURVE #	RADIUS	LENGTH
C2	350'	14'

ELEVATIONS USED FOR DELINEATING CONTOUR LINES ARE BASED UPON U.S.C. & G.S.
DATUM, NAVD-88 (1991 ADJ.)

THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NUMBER 4204 STATE
PLANE GRID COORDINATES (NAD 83) AND MAY BE BROUGHT TO SURFACE BY APPLYING
THE FOLLOWING COMBINED SCALE 1.00013.

CALLLED 47.76
TECO INDUSTRIAL GAS COMPANY
C.F.NO.9711400
O.P.R.F.B.C.

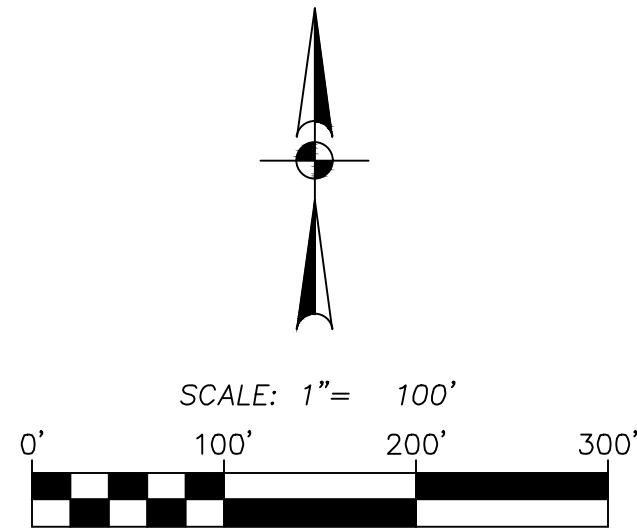
FINAL PLAT OF
LONELY OAK
PLAT NO. 20070294
F.B.C.P.R.

Order: Apr 10, 2025 9:39am User: JB - JEN TEXAS 37, LLC
File: K:\Projects\2024\2024001914 DW Set - 12-0 Design\2-3-1 Preliminary\PL42080-23-216-Prelim.dwg

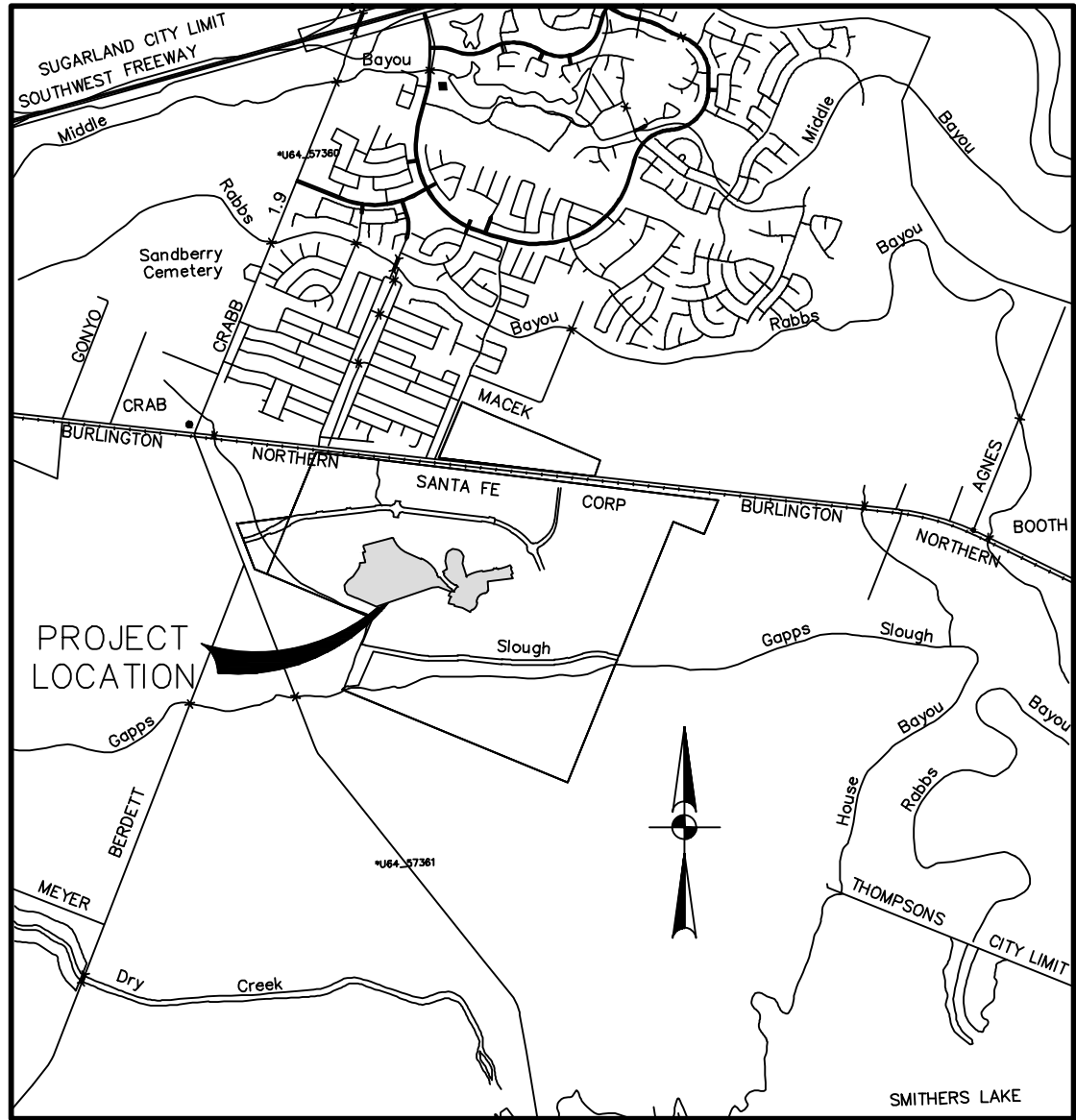
CURVE TABLE		
CURVE #	RADIUS	LENGTH
C1	300'	2'

ELEVATIONS USED FOR DELINEATING CONTOUR LINES ARE BASED UPON U.S.C. & G.S. DATUM, NAVD-88 (1991 ADJ.)

THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NUMBER 4204 STATE PLANE GRID COORDINATES (NAD 83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE 1.00013.



- RESTRICTED RESERVE A
(RESTRICTED TO LANDSCAPE, OPEN SPACE
AND INCIDENTAL UTILITY PURPOSES ONLY)
0.116 AC. 5,045 SQ.FT.
- RESTRICTED RESERVE B
(RESTRICTED TO DRAINAGE, LANDSCAPE,
OPEN SPACE AND INCIDENTAL UTILITY
PURPOSES ONLY) 5,921 SQ.FT.
- RESTRICTED RESERVE C
(RESTRICTED TO LANDSCAPE, OPEN SPACE
AND INCIDENTAL UTILITY PURPOSES ONLY)
0.652 AC. 37,108 SQ.FT.
- RESTRICTED RESERVE D
(RECREATION, DRAINAGE AND INCIDENTAL
UTILITY PURPOSES ONLY)
9.619 AC. 419,001 SQ.FT.
- RESTRICTED RESERVE E
(RESTRICTED TO LANDSCAPE, OPEN SPACE
AND INCIDENTAL UTILITY PURPOSES ONLY)
0.953 AC. 41,515 SQ.FT.
- RESTRICTED RESERVE P
(RESTRICTED TO PRIVATE ACCESS, EMERGENCY
ACCESS AND PUBLIC UTILITIES PURPOSES
1.033 AC. ONLY 44,993 SQ.FT.
- RESTRICTED RESERVE Q
(RESTRICTED TO PRIVATE ACCESS, EMERGENCY
ACCESS AND PUBLIC UTILITIES PURPOSES
1.627 AC. ONLY 70,868 SQ.FT.
- RESTRICTED RESERVE R
(RESTRICTED TO PRIVATE ACCESS, EMERGENCY
ACCESS AND PUBLIC UTILITIES PURPOSES
0.145 AC. ONLY 6,298 SQ.FT.



VICINITY MAP

NOT-TO-SCALE
MAP REF: KEY MAP 607W & 607X
ZIP CODE: 77469

LEGEND

- FOUND 5/8" IRON ROD (UNLESS NOTED OTHERWISE)
- SET 5/8" IRON ROD (PD)
- SET 5/8" IRON ROD (PD)-ROW/LOT
- DW = DEL WEBB
- AC = ACRE
- BL = BUILDING LINE
- ESMT = EASEMENT
- R = RADIUS
- L = LENGTH
- ETJ = EXTRATERRITORIAL JURISDICTION
- PC = PAGE
- PVT = PRIVATE ROAD
- SQ. FT. = SQUARE FEET
- VOL. = VOLUME
- FBODR = FORT BEND COUNTY DEED RECORDS
- ORFBC = OFFICIAL PUBLIC RECORDS
- FBODR = FORT BEND COUNTY DEED RECORDS
- ORFBC = OFFICIAL PUBLIC RECORDS
- ① = BLOCK NUMBER
- Ⓐ = RESERVE SYMBOL

PRELIMINARY PLAT OF DEL WEBB SUGAR LAND AT RYEHILL SECTION ONE

A SUBDIVISION OF 61.74 ACRES
LOCATED IN THE ABNER KUYKENDALL SURVEY, A-48
AND THE JOSEPH KUYKENDALL SURVEY, A-49
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166 LOTS 18 RESERVES 7 BLOCKS

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TEL. 214-394-0493

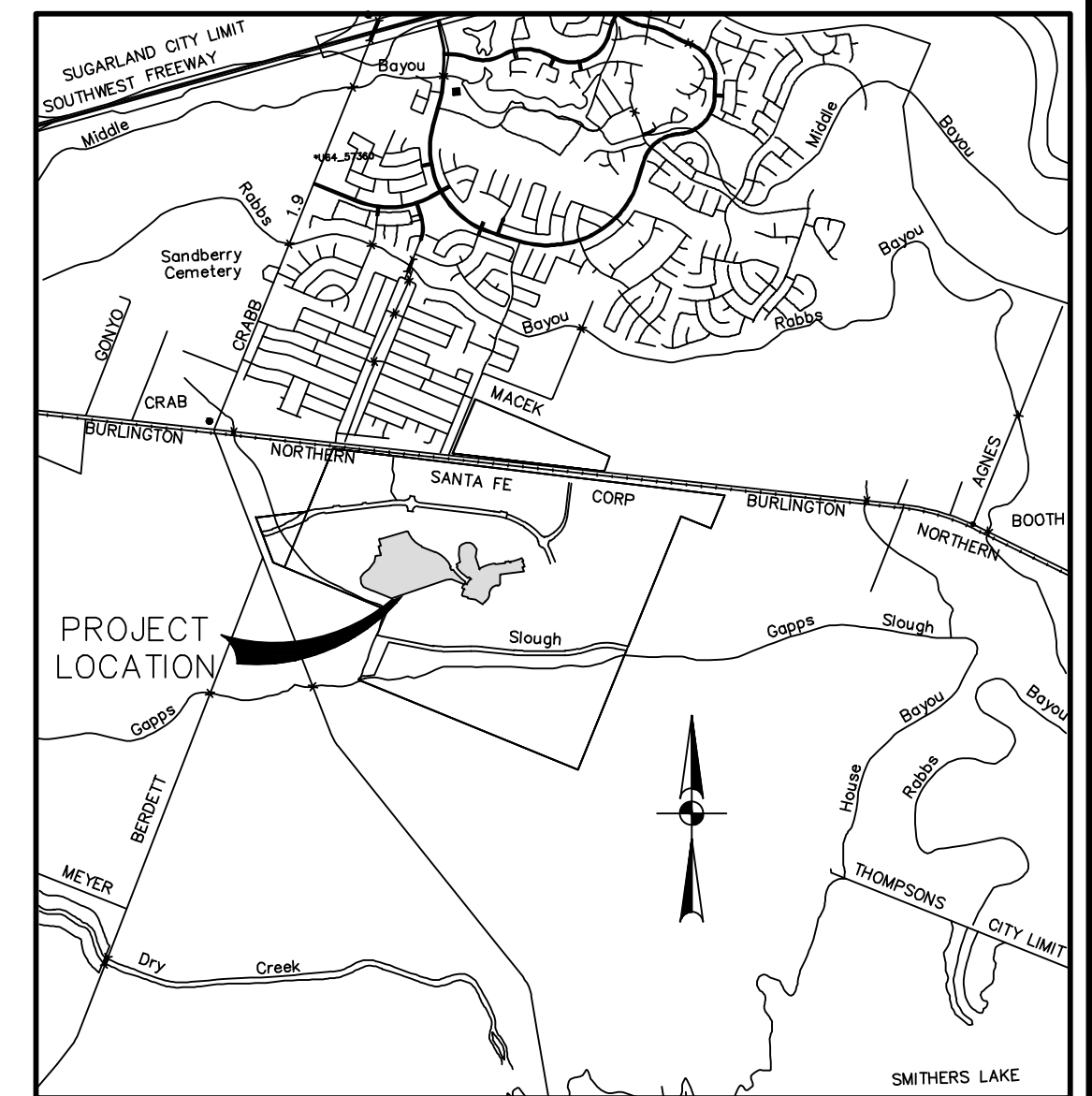
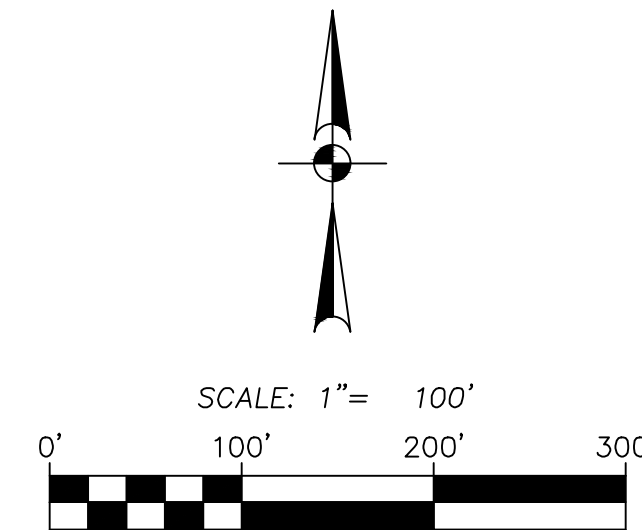
**PAPE-DAWSON
ENGINEERS**

2107 CITYWEST BLVD, 3RD FLR | HOUSTON, TX 77042 | 713.428.2400
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

PD JOB NO. 42080-23



- | | |
|--|---|
| (E) RESTRICTED RESERVE E
(RESTRICTED TO LANDSCAPE, OPEN SPACE
AND INCIDENTAL UTILITY PURPOSES ONLY)
0.933 AC. 41,515 SQ.FT. | (K) RESTRICTED RESERVE K
(RESTRICTED TO DRAINAGE, LANDSCAPE, OPEN
SPACE AND INCIDENTAL PURPOSES ONLY)
0.085 AC. 3,712 SQ.FT. |
| (F) RESTRICTED RESERVE F
(RESTRICTED TO LANDSCAPE, OPEN SPACE
AND INCIDENTAL UTILITY PURPOSES ONLY)
0.261 AC. 11,389 SQ.FT. | (L) RESTRICTED RESERVE L
(RESTRICTED TO LANDSCAPE, OPEN SPACE
AND INCIDENTAL UTILITY PURPOSES ONLY)
1.445 AC. 62,894 SQ.FT. |
| (G) RESTRICTED RESERVE G
(RESTRICTED TO LANDSCAPE, OPEN SPACE
AND INCIDENTAL UTILITY PURPOSES ONLY)
0.791 AC. 34,446 SQ.FT. | (M) RESTRICTED RESERVE M
(RESTRICTED TO LANDSCAPE, OPEN SPACE
AND INCIDENTAL UTILITY PURPOSES ONLY)
1.767 AC. 76,987 SQ.FT. |
| (H) RESTRICTED RESERVE H
(RESTRICTED TO DRILL SITE
PURPOSES ONLY)
3.030 AC. 131,996 SQ.FT. | (N) RESTRICTED RESERVE N
(RESTRICTED TO LANDSCAPE, OPEN SPACE
AND INCIDENTAL UTILITY PURPOSES ONLY)
0.900 AC. 39,216 SQ.FT. |
| (I) RESTRICTED RESERVE I
(RESTRICTED TO LANDSCAPE, OPEN SPACE
AND INCIDENTAL UTILITY PURPOSES ONLY)
0.306 AC. 13,341 SQ.FT. | (O) RESTRICTED RESERVE O
(RESTRICTED TO PRIVATE ACCESS, EMERGENCY
ACCESS AND PUBLIC UTILITIES PURPOSES
ONLY)
6.644 AC. 289,397 SQ.FT. |
| (J) RESTRICTED RESERVE J
(RESTRICTED TO LANDSCAPE, OPEN SPACE
AND INCIDENTAL UTILITY PURPOSES ONLY)
0.345 AC. 15,038 SQ.FT. | |



VICINITY MAP
NOT-TO-SCALE
MAP REF: KEY MAP 607W & 607X
ZIP CODE: 77469

LEGEND

- FOUND 5/8" IRON ROD
(UNLESS NOTED OTHERWISE)
- SET 5/8" IRON ROD (PD)
- SET 5/8" IRON ROD (PD)-ROW/LOT
- DW = DEL WEBB
- AC = ACRE
- BL = BUILDING LINE
- ESMT = EASEMENT
- R = RADIUS
- L = LENGTH
- PC = PAGE
- ETJ = EXTRATERRITORIAL JURISDICTION
- PVT = PRIVATE ROAD
- SQ. FT = SQUARE FEET
- VOL = VOLUME
- POB = POINT OF BEGINNING
- FBCDR = FORT BEND COUNTY DEED RECORDS
- FBCOR = FORT BEND COUNTY PLAT RECORDS
- OPRBC = OFFICIAL PUBLIC RECORDS
- FORT BEND COUNTY NUMBER
- ① = BLOCK NUMBER
- (A) = RESERVE SYMBOL
- 40' 50' 60' 35' 65' 75' 35'

BOX EXHIBIT OF DEL WEBB SUGAR LAND AT RYEHILL SECTION ONE

A SUBDIVISION OF 61.74 ACRES
LOCATED IN THE ABNER KUYKENDALL SURVEY, A-48
AND THE JOSEPH KUYKENDALL SURVEY, A-49
AND THE CITY OF SUGAR LAND ETJ,
FORT BEND COUNTY, TEXAS

166 LOTS 18 RESERVES 7 BLOCKS
SCALE 1"=100' MARCH, 2025

OWNER:
JEN TEXAS 37, LLC,
A TEXAS LIMITED LIABILITY COMPANY

ADDRESS:
1401 LAKE PLAZA DRIVE
SUITE 200 - 158
SPRING, TEXAS 77389
TEL. 214-394-0493

**PAPE-DAWSON
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2107 CITYWEST BLVD, 3RD FLR | HOUSTON, TX 77042 | 713.428.2400
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

ELEVATIONS USED FOR DELINEATING CONTOUR LINES ARE BASED UPON U.S.C. & G.S.
DATUM, NAVD-88 (1991 ADJ.)

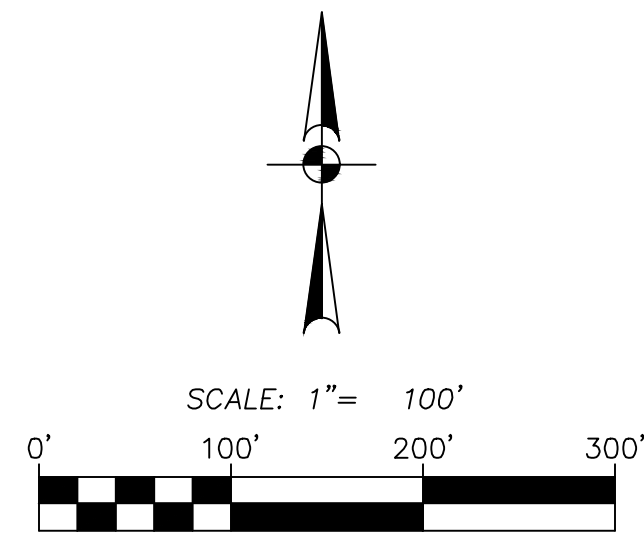
THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NUMBER 4204 STATE
PLANE GRID COORDINATES (NAD 83) AND MAY BE BROUGHT TO SURFACE BY APPLYING
THE FOLLOWING COMBINED SCALE 1.00013.

CALLLED 47.76
TECO INDUSTRIAL GAS COMPANY
C.F.NO.9711400
O.P.R.F.B.C.

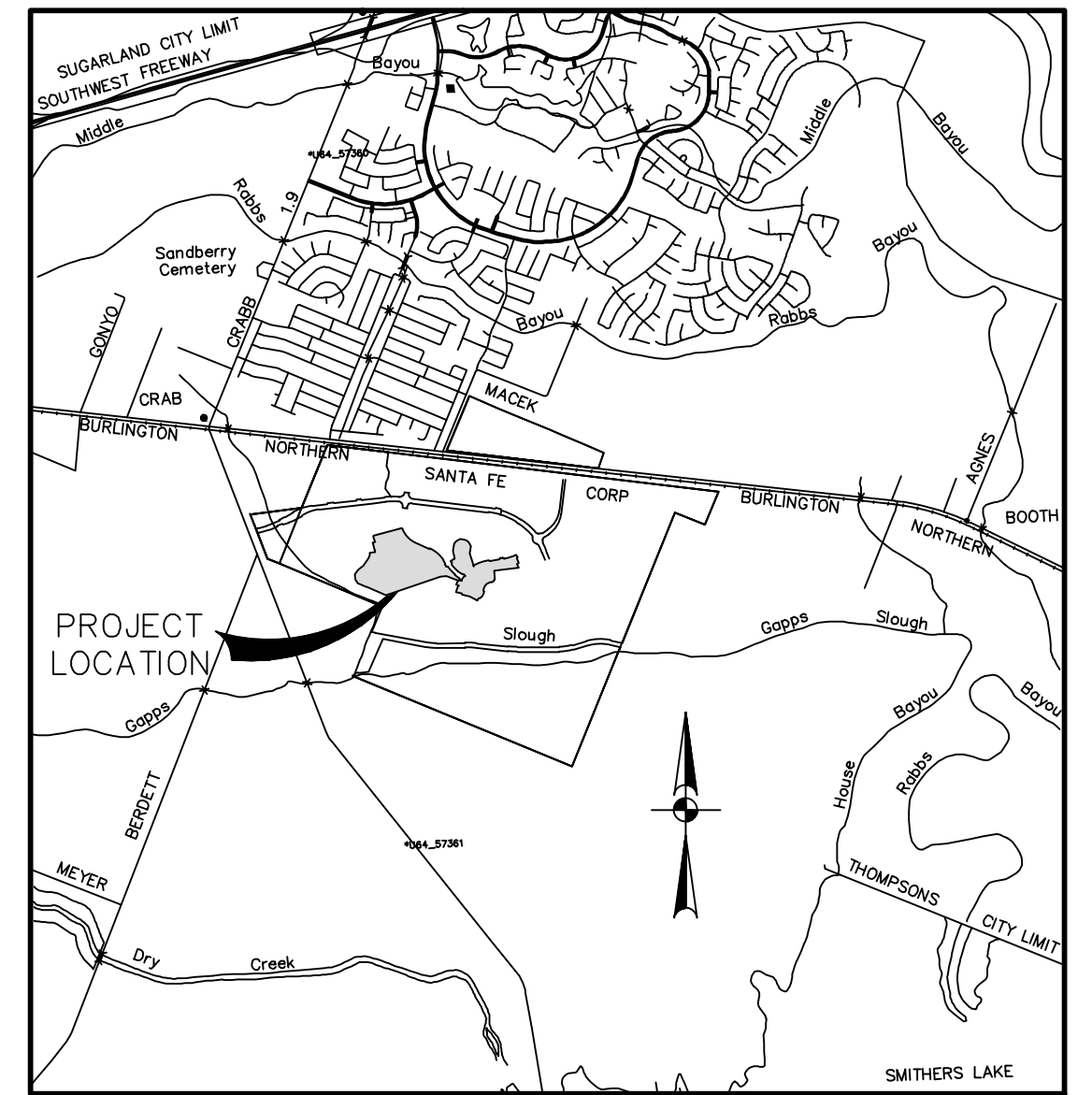
FINAL PLAT OF
LONELY OAK
PLAT NO. 20070294
F.B.C.P.R.

Order: Apr 10, 2025, 2:41pm User ID: jbonney
File C:\Users\jbonney\OneDrive\Temp\MapDocs\24-24A\Jryehill_Box-Exhibit_DW-Section1.dwg

CURVE TABLE		
CURVE #	RADIUS	LENGTH
C1	300'	2'



- RESTRICTED RESERVE A
(RESTRICTED TO LANDSCAPE, OPEN SPACE
AND INCIDENTAL UTILITY PURPOSES ONLY)
0.116 AC. 5,045 SQ.FT.
- RESTRICTED RESERVE B
(RESTRICTED TO DRAINAGE, LANDSCAPE,
OPEN SPACE AND INCIDENTAL UTILITY
PURPOSES ONLY) 5,921 SQ.FT.
- RESTRICTED RESERVE C
(RESTRICTED TO LANDSCAPE, OPEN SPACE
AND INCIDENTAL UTILITY PURPOSES ONLY)
0.852 AC. 37,108 SQ.FT.
- RESTRICTED RESERVE D
(RECREATION, DRAINAGE AND INCIDENTAL
UTILITY PURPOSES ONLY)
9.619 AC. 419,001 SQ.FT.
- RESTRICTED RESERVE E
(RESTRICTED TO LANDSCAPE, OPEN SPACE
AND INCIDENTAL UTILITY PURPOSES ONLY)
0.953 AC. 41,515 SQ.FT.
- RESTRICTED RESERVE P
(RESTRICTED TO PRIVATE ACCESS, EMERGENCY
ACCESS AND PUBLIC UTILITIES PURPOSES
1.033 AC. ONLY 44,993 SQ.FT.
- RESTRICTED RESERVE Q
(RESTRICTED TO PRIVATE ACCESS, EMERGENCY
ACCESS AND PUBLIC UTILITIES PURPOSES
1.627 AC. ONLY 70,868 SQ.FT.
- RESTRICTED RESERVE R
(RESTRICTED TO PRIVATE ACCESS, EMERGENCY
ACCESS AND PUBLIC UTILITIES PURPOSES
0.145 AC. ONLY 6,298 SQ.FT.



VICINITY MAP
NOT TO SCALE
MAP REF: KEY MAP 607W & 607X
ZIP CODE: 77469

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 - F.B.C.D.R. = FORT BEND COUNTY DEED RECORDS
 - OPRFBC = OFFICIAL PUBLIC RECORDS FORT BEND COUNTY NUMBER
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**PAPE-DAWSON
ENGINEERS**

2107 CITYWEST BLVD, 3RD FLR I HOUSTON, TX 77042 | 713.428.2400
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

PD JOB NO. 42080-23

Plot: Apr 10, 2025 2:41pm User ID: jones
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PD JOB NO. 42080-23

BOX EXHIBIT OF
DEL WEBB
SUGAR LAND AT RYEHILL
SECTION ONE

A SUBDIVISION OF 61.74 ACRES
LOCATED IN THE ABNER KUYKENDALL SURVEY, A--48
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TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

PARCEL TABLE	
PARCEL	AREA
BLOCK 1 LOT 1	6814
BLOCK 1 LOT 2	7333
BLOCK 1 LOT 3	6432
BLOCK 1 LOT 4	5483
BLOCK 1 LOT 5	7565
BLOCK 1 LOT 6	10503
BLOCK 1 LOT 7	10228
BLOCK 1 LOT 8	13209
BLOCK 1 LOT 9	12611
BLOCK 1 LOT 10	9629
BLOCK 1 LOT 11	13966
BLOCK 1 LOT 12	9784
BLOCK 1 LOT 13	12207
BLOCK 1 LOT 14	10096
BLOCK 1 LOT 15	9231
BLOCK 1 LOT 16	9583
BLOCK 1 LOT 17	8257
BLOCK 1 LOT 18	5996
BLOCK 1 LOT 19	5665
BLOCK 2 LOT 1	10386

PARCEL TABLE	
PARCEL	AREA
BLOCK 2 LOT 2	9113
BLOCK 2 LOT 3	8652
BLOCK 2 LOT 4	8204
BLOCK 2 LOT 5	8125
BLOCK 2 LOT 6	8125
BLOCK 2 LOT 7	8125
BLOCK 2 LOT 8	8828
BLOCK 2 LOT 9	8604
BLOCK 2 LOT 10	6609
BLOCK 3 LOT 1	8953
BLOCK 3 LOT 2	9384
BLOCK 3 LOT 3	8750
BLOCK 3 LOT 4	8450
BLOCK 3 LOT 5	8450
BLOCK 3 LOT 6	8450
BLOCK 3 LOT 7	8450
BLOCK 3 LOT 8	8799
BLOCK 3 LOT 9	9263
BLOCK 3 LOT 10	7439
BLOCK 3 LOT 11	6663

PARCEL TABLE	
PARCEL	AREA
BLOCK 4 LOT 1	6758
BLOCK 4 LOT 2	6617
BLOCK 4 LOT 3	7488
BLOCK 4 LOT 4	8633
BLOCK 4 LOT 5	5768
BLOCK 4 LOT 6	5869
BLOCK 4 LOT 7	9192
BLOCK 4 LOT 8	5601
BLOCK 4 LOT 9	5600
BLOCK 4 LOT 10	5600
BLOCK 4 LOT 11	5600
BLOCK 4 LOT 12	5600
BLOCK 4 LOT 13	5600
BLOCK 4 LOT 14	5600
BLOCK 4 LOT 15	5600
BLOCK 4 LOT 16	5600
BLOCK 4 LOT 17	5600
BLOCK 4 LOT 18	5600
BLOCK 4 LOT 19	7566
BLOCK 4 LOT 20	9386

PARCEL TABLE	
PARCEL	AREA
BLOCK 4 LOT 21	10232
BLOCK 4 LOT 22	11710
BLOCK 4 LOT 23	17582
BLOCK 4 LOT 24	14326
BLOCK 4 LOT 25	14084
BLOCK 4 LOT 26	9835
BLOCK 4 LOT 27	9937
BLOCK 4 LOT 28	8745
BLOCK 4 LOT 29	8125
BLOCK 4 LOT 30	8125
BLOCK 4 LOT 31	8429
BLOCK 4 LOT 32	9817
BLOCK 4 LOT 33	9817
BLOCK 5 LOT 1	7429
BLOCK 5 LOT 2	6250
BLOCK 5 LOT 3	6250
BLOCK 5 LOT 4	6250
BLOCK 5 LOT 5	6250
BLOCK 5 LOT 6	6250
BLOCK 5 LOT 7	7145

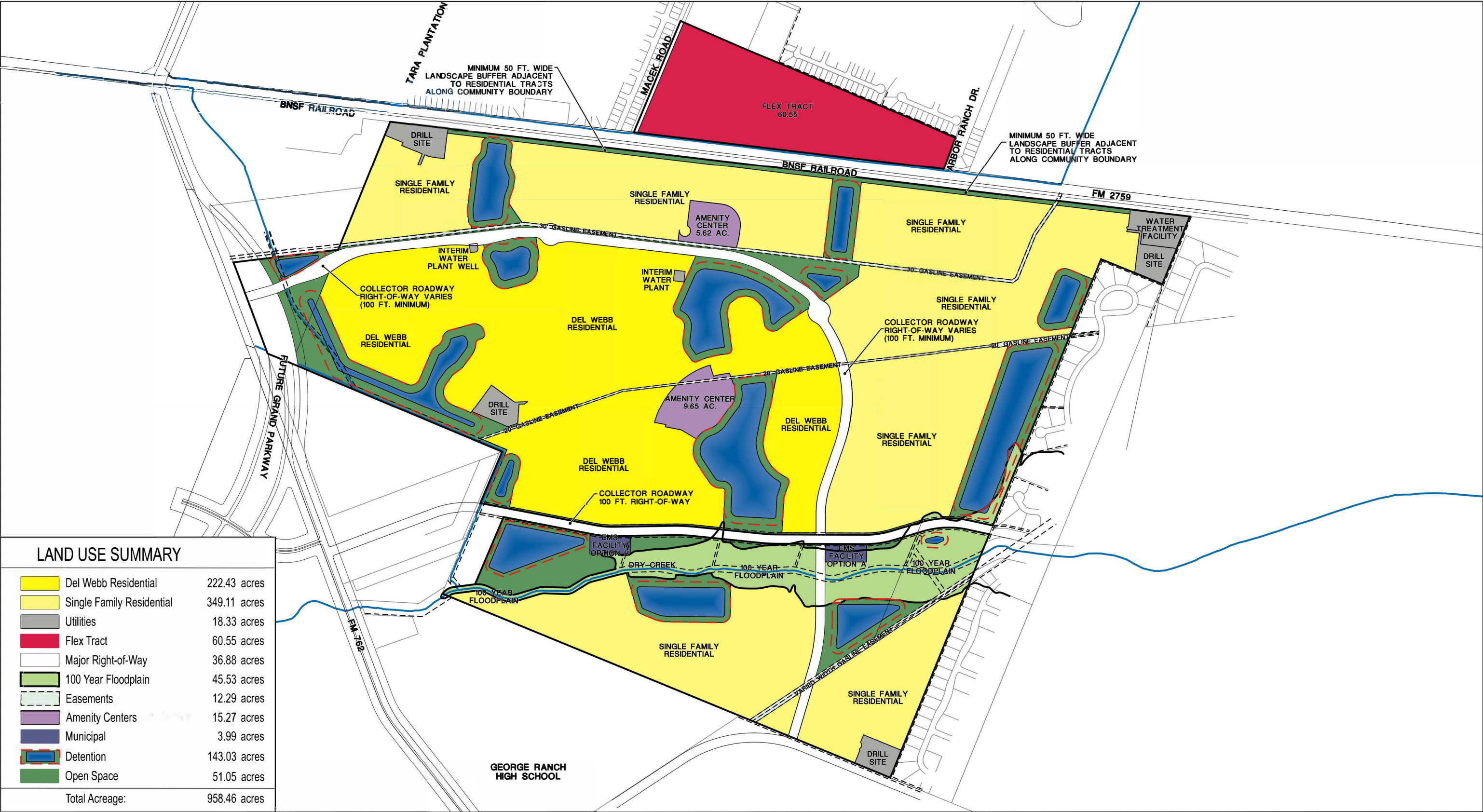
PARCEL TABLE	
PARCEL	AREA
BLOCK 5 LOT 8	7703
BLOCK 5 LOT 9	8020
BLOCK 5 LOT 10	7783
BLOCK 5 LOT 11	6985
BLOCK 5 LOT 12	6250
BLOCK 5 LOT 13	6250
BLOCK 5 LOT 14	6250
BLOCK 5 LOT 15	6250
BLOCK 5 LOT 16	6250
BLOCK 5 LOT 17	6250
BLOCK 5 LOT 18	6250
BLOCK 5 LOT 19	8125
BLOCK 5 LOT 20	8125
BLOCK 5 LOT 21	8125
BLOCK 5 LOT 22	8125
BLOCK 5 LOT 23	8500
BLOCK 5 LOT 24	9515
BLOCK 5 LOT 25	9752
BLOCK 5 LOT 26	9725
BLOCK 5 LOT 27	9532

PARCEL TABLE	
PARCEL	AREA
BLOCK 5 LOT 28	8125
BLOCK 6 LOT 1	11229
BLOCK 6 LOT 2	9273
BLOCK 6 LOT 3	9300
BLOCK 6 LOT 4	9379
BLOCK 6 LOT 5	10931
BLOCK 6 LOT 6	6250
BLOCK 6 LOT 7	6250
BLOCK 6 LOT 8	6250
BLOCK 6 LOT 9	7719
BLOCK 6 LOT 10	8176
BLOCK 6 LOT 11	6997
BLOCK 6 LOT 12	6304
BLOCK 6 LOT 13	6304
BLOCK 6 LOT 14	6304
BLOCK 6 LOT 15	7991
BLOCK 6 LOT 16	6250
BLOCK 6 LOT 17	6744
BLOCK 6 LOT 18	7195
BLOCK 6 LOT 19	7302

PARCEL TABLE	
PARCEL	AREA
BLOCK 6 LOT 20	7229
BLOCK 6 LOT 21	6927
BLOCK 6 LOT 22	6250
BLOCK 6 LOT 23	6250
BLOCK 6 LOT 24	6250
BLOCK 6 LOT 25	7991
BLOCK 6 LOT 26	6181
BLOCK 6 LOT 27	6321
BLOCK 6 LOT 28	6309
BLOCK 6 LOT 29	5760
BLOCK 6 LOT 30	5000
BLOCK 6 LOT 31	5000
BLOCK 6 LOT 32	6179
BLOCK 6 LOT 33	5000
BLOCK 6 LOT 34	5000
BLOCK 6 LOT 35	5000
BLOCK 6 LOT 36	7537
BLOCK 6 LOT 37	7927
BLOCK 6 LOT 38	7927
BLOCK 6 LOT 39	7927

PARCEL TABLE	
PARCEL	AREA
BLOCK 6 LOT 40	7927
BLOCK 6 LOT 41	7823
BLOCK 6 LOT 42	6031
BLOCK 6 LOT 43	6121
BLOCK 6 LOT 44	5964
BLOCK 6 LOT 45	5500
BLOCK 6 LOT 46	5000
BLOCK 6 LOT 47	5000
BLOCK 6 LOT 48	6179
BLOCK 7 LOT 1	7429
BLOCK 7 LOT 2	6250
BLOCK 7 LOT 3	6250
BLOCK 7 LOT 4	6250
BLOCK 7 LOT 5	7262
BLOCK 7 LOT 6	7663
BLOCK 7 LOT 7	6982
BLOCK 7 LOT 8	6251
BLOCK 7 LOT 9	7435
BLOCK 7 LOT 10	8393
BLOCK 7 LOT 11	9041

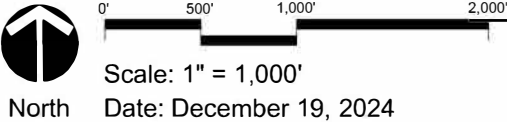
PARCEL TABLE	
PARCEL	AREA
BLOCK 7 LOT 12	10679
BLOCK 7 LOT 13	10106
BLOCK 7 LOT 14	9953
BLOCK 7 LOT 15	8125
BLOCK 7 LOT 16	8583
BLOCK 7 LOT 17	8792



LAND USE SUMMARY

	Del Webb Residential	222.43 acres
	Single Family Residential	349.11 acres
	Utilities	18.33 acres
	Flex Tract	60.55 acres
	Major Right-of-Way	36.88 acres
	100 Year Floodplain	45.53 acres
	Easements	12.29 acres
	Amenity Centers	15.27 acres
	Municipal	3.99 acres
	Detention	143.03 acres
	Open Space	51.05 acres
Total Acreage:		958.46 acres

CONCEPT PLAN
RYEHILL COMMUNITY
PulteGroup, Inc.
SUGAR LAND, TEXAS



SEC Planning, LLC
Land Planning + Landscape Architecture + Community Branding
AUSTIN, TEXAS
1.512.246.7003
www.secplanning.com + info@secplanning.com

SHEET FILE: K:\230112-PULH\Cadfiles\PLANNING\Submittals\Concept Plan 2024-12-19.dwg
Base mapping compiled from best available information. All map data should be considered as preliminary, in need of verification, and subject to change. This land plan is conceptual in nature and does not represent any regulatory approval. Plan is subject to change.