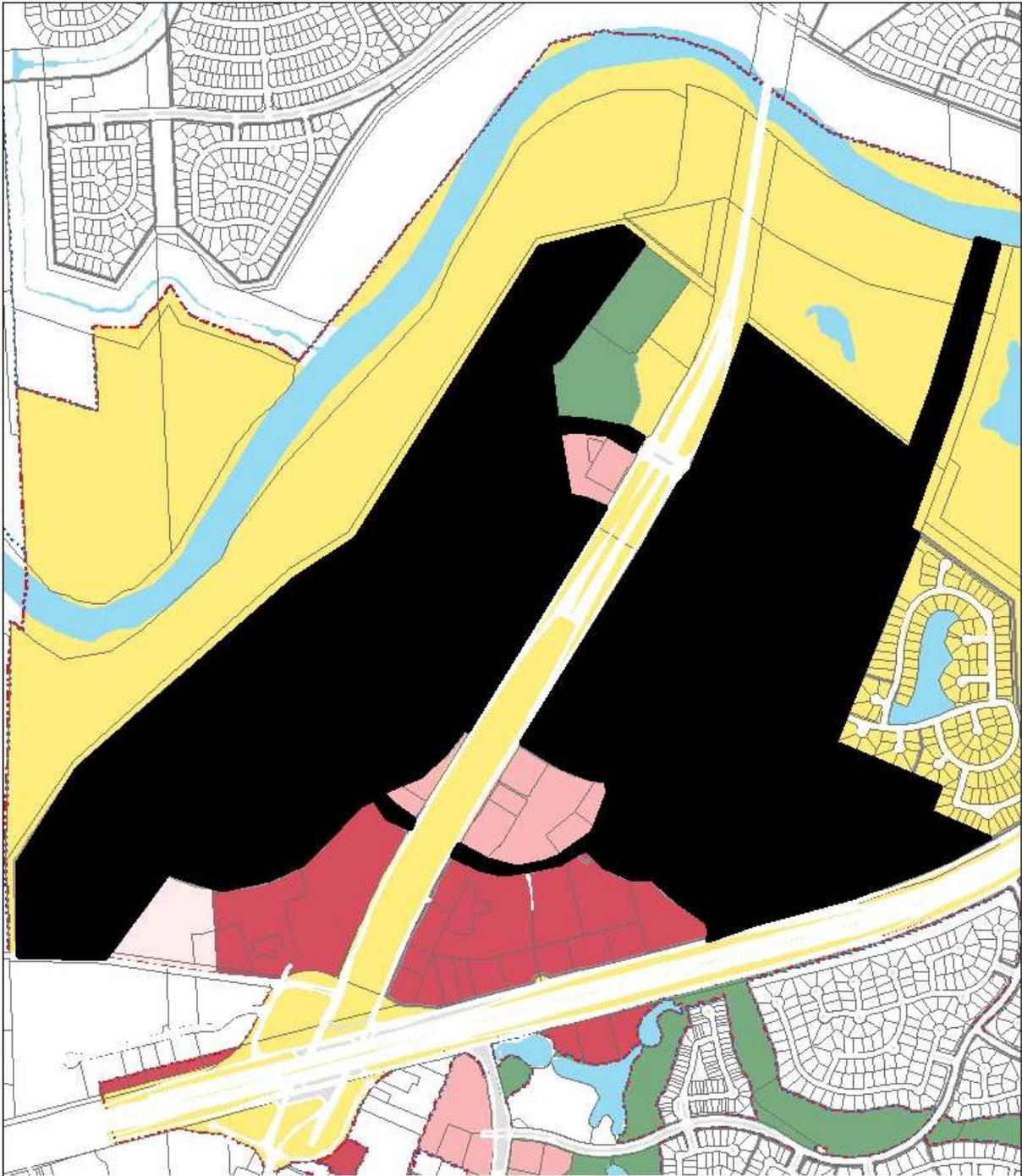


Vicinity Map



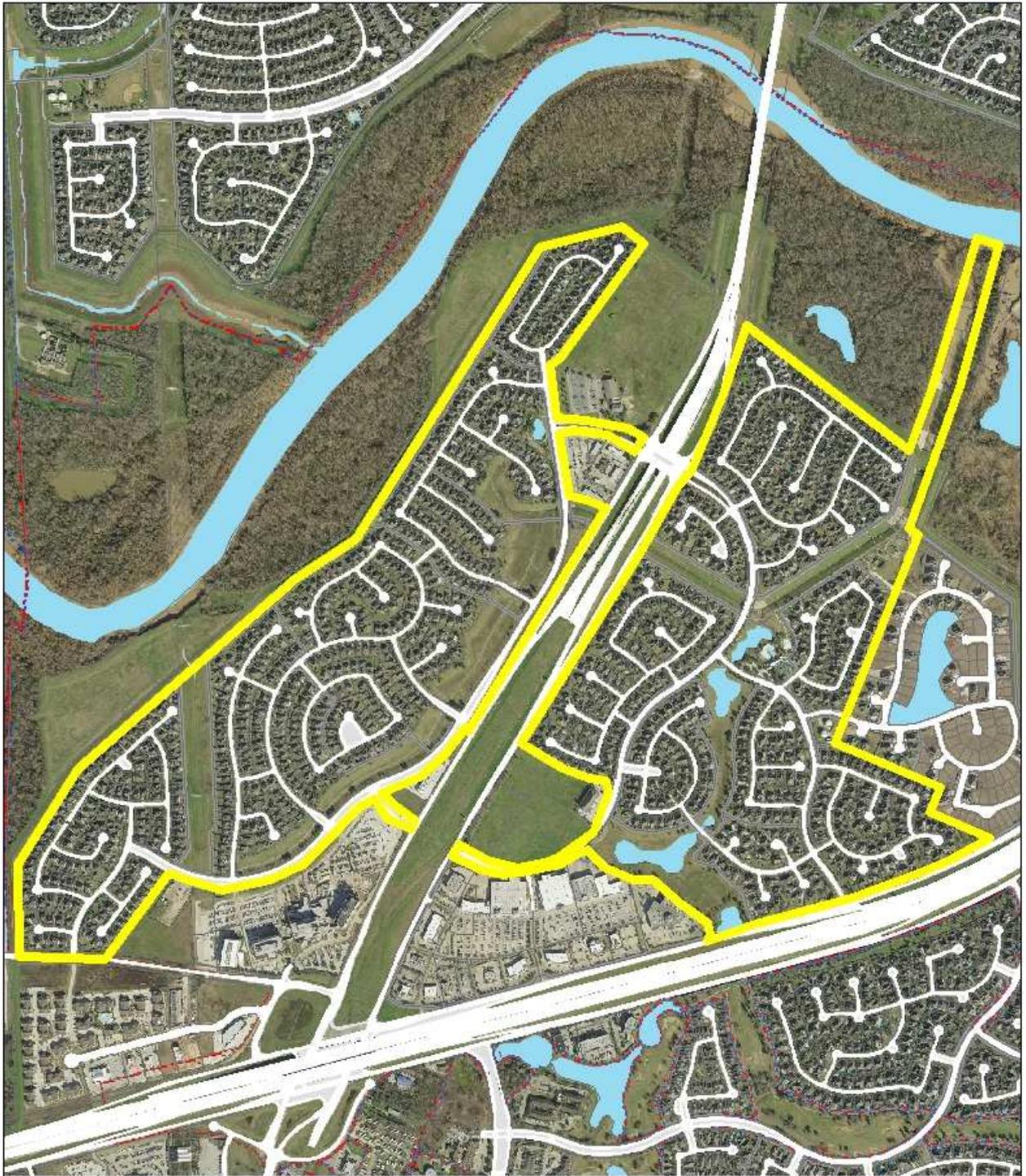
1,200
Feet



Riverpark Residential Area



Aerial Image

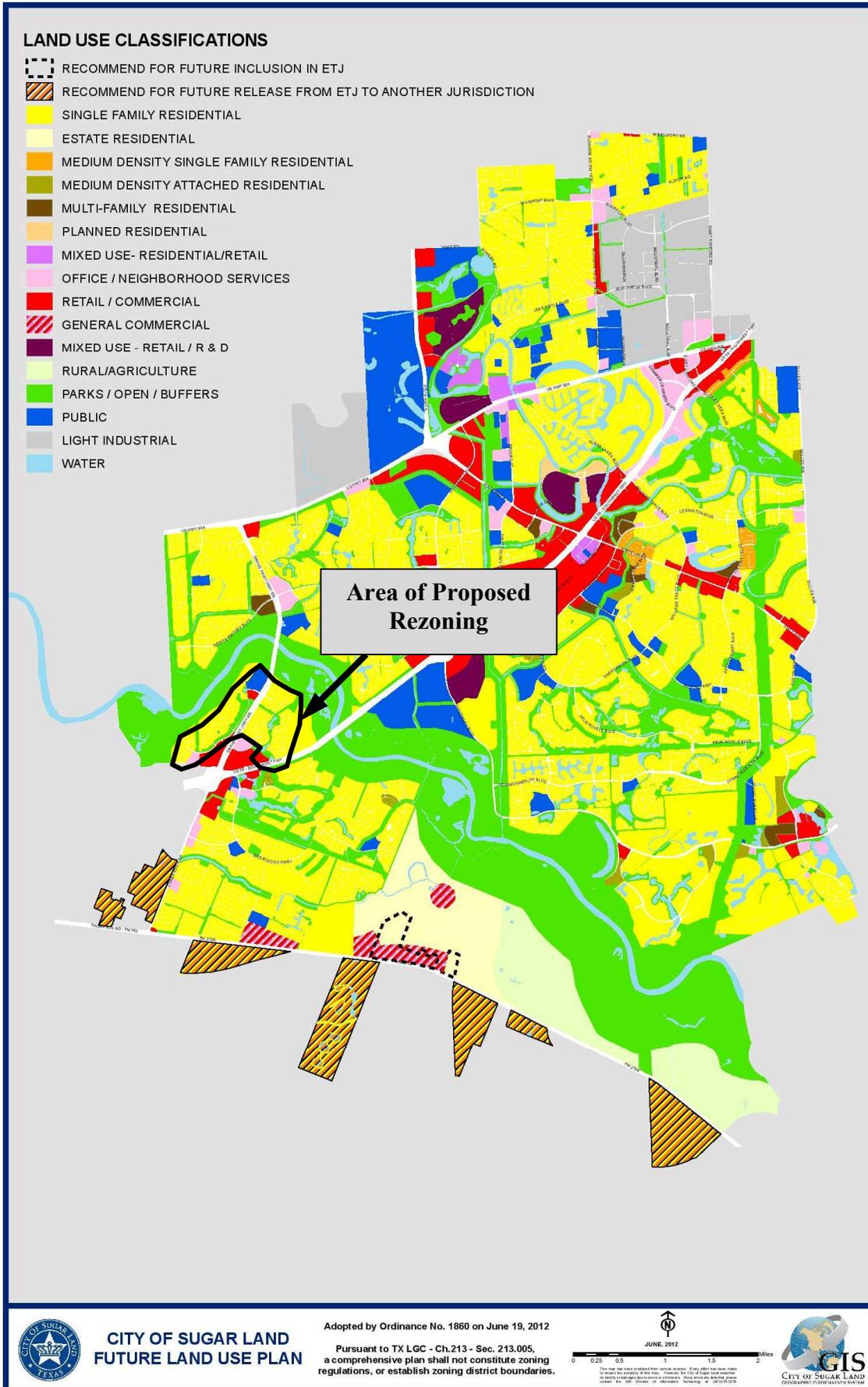


1,200
Feet

 Riverpark Residential Area



Future Land Use Plan Map:



Letter to Property Owners:



CITY OF SUGAR LAND PLANNING

December 19, 2017

Riverpark Residential Property Owners
Sugar Land, Texas 77479

Re: PERMANENT ZONING OF RIVERPARK RESIDENTIAL- FROM INTERIM STANDARD SINGLE FAMILY RESIDENTIAL (R-1 I) TO PERMANENT STANDARD SINGLE FAMILY RESIDENTIAL (R-1)

Dear Property Owner:

The City of Sugar Land is initiating permanent zoning over the residential, single family areas of the Riverpark community, located north of Highway 59 and south of the Brazos River (approximately 425 acres), from Interim Standard Single Family Residential (R-1 I) to Permanent Standard Single Family Residential (R-1). The Riverpark area was annexed into the City of Sugar Land in 2009, and state law does not allow annexation ordinances to assign permanent zoning at the time of annexation; therefore, a permanent zoning change is subsequently required. The commercial areas of Riverpark have received permanent zoning, and the process is now underway for the single family areas. This letter is intended to help you better understand the zoning process.

The residential sections include Riverpark Sections 1 through 13 and are being permanently zoned in character with the existing community. Interim Standard Single Family Residential (R-1 I) and Permanent Standard Single Family Residential (R-1) zoning districts are essentially the same zoning district and have all the same regulations; the only difference is that the interim zoning district is only meant to be temporary. Placing a temporary zoning district on an annexed area allows the City to review the area and determine which zoning district best suites the newly annexed part of the City. In this case, R-1 zoning is an appropriate zoning district for Riverpark based on the platting and development pattern. The residential properties within the boundaries of Highway 59 and the Brazos River are already following all of the regulations that will be permanently in place once the rezoning is approved. The properties and residences will not have a change to current regulations once approved.

Please note that no action is required by the property owners when receiving this notice. This proposed change was considered by the Planning and Zoning Commission, where they unanimously recommended approval on December 12, 2017, and will be decided by the City Council in January. This letter is accompanied with the notice for the City Council Public Hearing. If you would like to state an opinion regarding this rezoning, please contact staff by phone, email, or attend the public hearings to speak on the topic. Please note that the permanent R-1 zoning does not affect or alter any private deed or homeowner association restrictions or existing school district lines. Should you have questions, please contact the Planning Department at planning@sugarlandtx.gov or by phone at (281) 275-2218.

Sincerely,

A handwritten signature in black ink that reads "Katy Goodrich". The signature is written in a cursive, flowing style.

Katy Goodrich, Planner II

GENERAL SITE INFORMATION AND ANALYSIS:

| | |
|---|--|
| Compliance with Comprehensive Plan | This proposal is consistent with the Comprehensive Plan and Future Land Use Plan |
| Subject Property | Interim Standard Single Family (R-1 I) which was assigned at annexation |
| Surrounding Property Zoning | North: Interim Standard Single-Family Residential (R-1 I) South: Neighborhood Business District (B-1) & General Business District (B-2) East: Standard Single-Family Residential (R-1) West: Interim Standard Single-Family Residential (R-1 I) |
| Surrounding Land Uses | North: Brazos River & New Territory South: Riverpark Commercial areas East: Enclave at Riverpark Subdivision West: Brazos River |

STAFF REPORT

This is a proposed rezoning for the Riverpark residential areas, consisting of approximately 425 acres located North of Southwest Freeway and South of the Brazos River. The Riverpark area was annexed into the City in 2009 and state law does not allow annexation ordinances to assign permanent zoning at the time of annexation and an interim zoning district is assigned; therefore, a permanent zoning change is subsequently required. The commercial areas of Riverpark have received permanent commercial zoning to replace the R-1 I zoning, with the exception of a small section of property adjacent to the Holy Cross Planned Development District (PD) immediately adjacent to Grand Parkway. This area will be required to rezone to PD in order for development to occur, similar to the existing PD to the West.

The residential sections include Riverpark Sections 1 through 13 and are being permanently zoned in character with the existing community. Interim Standard Single Family Residential (R-1 I) and Permanent Standard Single Family Residential (R-1) zoning districts are essentially the same zoning district and have all the same regulations; the only difference is that the interim zoning district is only meant to be temporary. Placing a temporary zoning district on an annexed area allows the City to review the area and determine which zoning district best suites the newly annexed part of the City. In this case, R-1 zoning is an appropriate zoning district for Riverpark based on the platting and development pattern. The residential properties within the boundaries of Highway 59 and the Brazos River are already following all of the regulations that will be permanently in place once the rezoning is approved. The properties and residences will not have a change to current regulations once approved. The Enclave at Riverpark was annexed into the City at a later date due to it being undeveloped when the rest of Riverpark was annexed into the City and received permanent zoning prior to it being developed, so it is not included in the 425 acres for this rezoning. In addition, the Brazos River floodplain outside of the single family neighborhoods in Riverpark are not included in this rezoning, as that area is expected to be rezoned to the Brazos River Parks and Conservation (BR) zoning district in the future.

This rezoning does not alter any existing development or platted lot dimensions and will match the original platting of the area. Future construction for new single family homes (or expansions) will need to comply with the bulk regulations as outlined in the Standard Single-Family Residential (R-1) zoning district.

| Regulations | Standard Single-Family Residential (R-1) |
|--------------------|---|
| Minimum Lot Area | 6,600 square feet |
| Minimum Lot Width | 60 feet; 70 for corner lots |
| Minimum Lot Depth | 110 feet |
| Building Setbacks | 25' Front Yard, 20' in a cul-de-sac lot 15' Rear Yard, unless abutting an arterial, which is 25' Total side yards must equal 10% of Lot Width, but not less than 5 feet on each side. |
| Maximum Height | 2 ½ stories, not more than 35 feet from finished grade |
| Lot Coverage | 40% |

PUBLIC HEARING

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

POINTS FOR CONSIDERATION:

- The Riverpark area was annexed into the City of Sugar Land in 2009, and state law does not allow annexation ordinances to assign permanent zoning at the time of annexation; therefore, a permanent zoning change is subsequently required.
- The permanent zoning will match up the original platting of the neighborhood with the proper district regulations.
- The proposed permanent rezoning will be in character with the existing development in the Riverpark residential areas.
- The Comprehensive Plan, including the Future Land Use Plan Map, support the permanent R-1 zoning of the Riverpark residential neighborhoods.

Public Hearing Notice:



NOTICE OF PUBLIC HEARING

REZONING FROM R-1 I INTERIM STANDARD SINGLE FAMILY RESIDENTIAL TO R-1 STANDARD SINGLE FAMILY RESIDENTIAL (RIVERPARK RESIDENTIAL COMMUNITY)

City Council Meeting 6:00 p.m., January 16, 2018, City of Sugar Land City Council Chamber, 2700 Town Center Boulevard North to hear all persons interested in the proposed rezoning from Interim Standard Single Family Residential (R-1 I) to Permanent Standard Single Family Residential (R-1) for the Riverpark Residential areas north of Highway 59 and south of the Brazos River, and including, but not limited to residential plats known as Riverpark Section 1 thru Thirteen (approximately 425 acres). This rezoning is proposed to assign a permanent residential zoning district to the Riverpark residential area that was annexed into the City in 2009.

City of Sugar Land City Council Chamber, 2700 Town Center Boulevard North. Details of the proposed rezoning may be obtained by contacting City of Sugar Land Development Planning Office by email planning@sugarlandtx.gov or phone (281) 275-2218. The agenda item for this meeting will be placed on the City website at www.sugarlandtx.gov under “Meeting Agendas, Minutes, and Videos” City Council no later than Friday, January 12, 2018.