

ORDINANCE NO. 2169

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SUGAR LAND, TEXAS, PROVIDING FOR A CHANGE OF ZONING FROM STANDARD SINGLE-FAMILY RESIDENTIAL (R-1) DISTRICT TO PLANNED DEVELOPMENT (PD) DISTRICT FINAL DEVELOPMENT PLAN FOR 5.805 ACRES LOCATED ALONG GRANTS LAKE BOULEVARD IN THE GRANTS LAKE TEMPOS SECTION ONE TOWNHOME SUBDIVISION.

WHEREAS, Grants Lake Tempos Section One was platted in 1982 by plat recorded in Volume 32, Page 3 of the Fort Bend County Official Public Records (Plat) and developed prior to annexation into the City limits in December, 1991; and

WHEREAS, after its annexation into the City limits, the City applied the Standard Single-Family Residential (R-1) zoning district classification to Grants Lake Tempos Section One, which is incompatible with its development as a townhome subdivision; and

WHEREAS, after a fire destroyed eight townhomes in November, 2018, it became clear that rezoning is necessary to allow for repair and reconstruction of a townhome within Grants Lake Tempos Section One; and

WHEREAS, as authorized by Section 2-12 of the Development Code, the Planning Director has initiated rezoning of Grants Lake Tempos Section One as a Planned Development (PD) District Final Development Plan to more closely match the development characteristics of the Plat and the townhome development; and

WHEREAS, the City Planning and Zoning Commission forwarded its final report to the City Council, recommending approval of the Planning Director's initiated rezoning; 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 Council finds that the Planning Director's initiated rezoning 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 5.805 acres of land described in Exhibit A, attached to and incorporated into this ordinance by reference, is changed from Standard Single-Family Residential (R-1) zoning district classification to Planned Development (PD) District Final Development Plan zoning district classification under the comprehensive zoning ordinance of the City of Sugar Land, Texas.

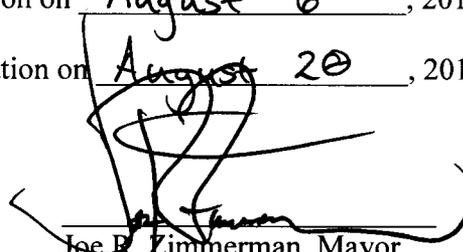
Section 3. That the City's official zoning map shall be amended to reflect this change in zoning district classification.

Section 4. That the following Exhibits are attached to and incorporated into this ordinance:

- Exhibit A: Legal Description
- Exhibit B: Final Development Plan
- Exhibit C: Recorded Plat
- Exhibit D-1: Site Plan Layout
- Exhibit D-2: Exterior Elevations
- Exhibit D-3: Exterior Elevations
- Exhibit D-4: Landscaping Layout
- Exhibit D-5: Pedestrian Layout
- Exhibit E: Plant List

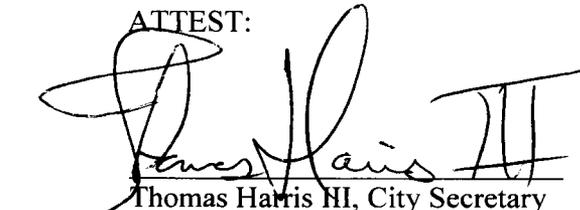
APPROVED on first consideration on August 6, 2019.

ADOPTED on second consideration on August 20, 2019.



Joe R. Zimmerman, Mayor

ATTEST:



Thomas Harris III, City Secretary

APPROVED AS TO FORM:



Attachments:

- Exhibit A: Legal Description
- Exhibit B: Final Development Plan
- Exhibit C: Recorded Plat
- Exhibit D-1: Site Plan Layout
- Exhibit D-2: Exterior Elevations
- Exhibit D-3: Exterior Elevations
- Exhibit D-4: Landscaping Layout
- Exhibit D-5: Pedestrian Layout
- Exhibit E: Plant List

**EXHIBIT A
(LEGAL DESCRIPTION)**

Planned Development (PD) Final Development Plan encompasses the 5.80 acres platted as Grants Lake Tempos Section One under Fort Bend County Plat Records Volume 32, Page 3 in 1982, and located within the Elijah Alcorn League, A-1, Fort Bend County Texas

Note- Recorded Plat included as Exhibit C for reference within PD

EXHIBIT B
FINAL DEVELOPMENT PLAN
Grants Lake Tempos Section One (Townhomes)

A. Contents. This final development plan includes the following sections:

- General Provisions
- Land Uses
- Development Regulations
- Landscape and Pedestrian Regulations
- Building Regulations
- Other Regulations

B. General Provisions.

1. The PD approved herein consists of property originally developed in 1982 as a townhome project under the name Grants Lake Tempos Section One and recorded in the plat records of Fort Bend County under that name in Volume 32, Page 3. Any redevelopment or reconstruction at the site must be constructed, developed, and maintained in compliance with this ordinance and other applicable ordinances of the City. If any provision or regulation of any City ordinance applicable in an R-3 (Townhouse Residential) zoning district is not contained in this ordinance, all the regulations contained in the Development Code applicable to the R-3 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 or provision 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. In this ordinance:

PD means the planned development district created by this ordinance.

Common Open Space means the areas around buildings depicted as labeled on [Exhibit D-1 \(Site Plan Layout\)](#) and [Exhibit D-4 \(Landscaping Layout\)](#) that are not part of the individual unit townhome lots. These areas include internal sidewalks and greenspace. While the parking and drive aisles are common areas, those are not included in this reference. For specific measurements or dimensions, Exhibit C (Recorded Plat) governs over Exhibit D-1 and Exhibit D-4 for *Common Open Space*.

Townhome Unit Lots means the individual townhome units located in multiple buildings on the property as shown on Exhibit C ([Recorded Plat](#)) and labeled in groups as follows: Building 12 (8 unit lots), 13 (6 unit lots), 14 (3 unit lots), 15 (5 unit lots), 16 (3 unit lots), 17 (6 unit lots), 18 (6 unit lots), 19, (3 unit lots), 20 (8 unit lots), 21 (8 unit lots), 22 (8 unit lots), 23 (8 unit lots), and 24 (8 unit lots).

3. The PD shall be developed in accordance with the following exhibits that are attached to and made part of this Final Development Plan:

<i>Exhibit A:</i>	<i>Legal Description (reference to Grants Lake Tempos Section One)</i>
<i>Exhibit B:</i>	<i>Final Development Plan</i>
<i>Exhibit C:</i>	<i>Grants Lake Tempos Section One (Recorded Plat)</i>
<i>Exhibit D-1:</i>	<i>Site Plan Layout</i>
<i>Exhibit D-2:</i>	<i>Exterior Elevations</i>
<i>Exhibit D-3:</i>	<i>Exterior Elevations</i>
<i>Exhibit D-4:</i>	<i>Landscaping Layout</i>
<i>Exhibit D-5:</i>	<i>Pedestrian Layout</i>
<i>Exhibit E:</i>	<i>Plant List</i>

4. The PD encompasses 5.80 acres of property described as Grants Lake Tempos Section One, recorded in the plat records of Fort Bend County in Volume 32, Page 3 in the Elijah Alcorn League, Abstract No. 1, as referenced in [Exhibit A \(Legal Description\)](#), and further illustrated on [Exhibit C \(Recorded Plat\)](#).

- C. Land Uses-** The property identified in the PD is to be used for Dwelling, Single Family Attached (Townhome) residential purposes only on the individual unit lots shown on [Exhibit C \(Recorded Plat\)](#), and accessory residential uses of parking, including covered parking, and amenity areas (recreational pool and greenspace) as shown in [Exhibit D-1 \(Site Plan Layout\)](#). This PD has a maximum of 80 *Townhome Unit Lots* contained within the property as shown on [Exhibit C \(Recorded Plat\)](#).
- D. Development Regulations –** The PD consists of existing developed property described as *Grants Lake Tempos Section One*. For repair or reconstruction, the property shall adhere to the following development regulations:
1. **Maximum Density-** The Grants Lake Tempos Section One was platted with a density per acre ratio equivalent to approximately 15 units per acre, based on a 5.80-acre site with 80 *Townhome Unit Lots*. Any repair or reconstruction within the PD shall not exceed 80 *Townhome Unit Lots*.
 2. **Maximum height of structures:**
 - (a) *Townhome Unit Lots*- 2 story, not to exceed 30 feet in height, also as shown on [Exhibit D-2 and Exhibit D-3 \(Exterior Elevations\)](#).
 - (b) Accessory Carports and Pool Area Amenity Structures- Maximum of 12 feet in height.
 3. **Building setbacks:**
 - (a) Townhome building construction allowed within all property lines of the *Townhome Unit Lots* as defined in this PD, and further identified by building numbers 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, and 24 on [Exhibit C \(Recorded Plat\)](#).
 - (b) Accessory Structures (covered parking, pool area) as shown on [Exhibit D-1 \(Site Plan Layout\)](#) and property lines as shown on [Exhibit C \(Recorded Plat\)](#)
 - a. Front along Grants Lake Boulevard: Minimum of 25 feet
 - b. Rear: Minimum of 10 feet along 682-foot southern plat boundary perimeter on the recorded plat.
 - c. Side: Minimum of 10 feet along entire eastern plat boundary perimeter adjacent to Grants Lake water body
 - (c) **Lot Coverage-**
 - a. Townhome building construction allowed to cover up to 100% within all property lines of the *Townhome Unit Lots* further identified by building numbers 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, and 24 on [Exhibit C \(Recorded Plat\)](#).
 - b. Pool area amenity structures as shown in the location on [Exhibit D-1 \(Site Plan Layout\)](#) allowed to be reconstructed.
 4. **Drive Aisles and Parking areas:** Note- [Exhibit C \(Recorded Plat\)](#) governs over [Exhibit D-1 \(Site Plan Layout\)](#) if there is any discrepancy in measurements or dimensions
 - (a) Drive aisles must maintain a 28-foot wide private drive aisle as illustrated on [Exhibit C \(Recorded Plat\)](#) and [Exhibit D-1 \(Site Plan Layout\)](#). Private drive aisle allows for emergency fire access, utilities, and other municipal access as needed.
 - (b) A 25-foot minimum front parking setback is required along Grants Lake Boulevard for any parking reconstruction.
 - (c) A 5-foot minimum parking setback is required along the entire 682-foot southern plat boundary perimeter shown on [Exhibit C \(Recorded Plat\)](#). For parking area shown to the south of Building 14 and to the immediate west of the eastern plat boundary perimeter adjacent to Grants Lake water body, a setback of not less than 4 feet is required for any parking reconstruction.
 - (d) For parking areas labeled as “Covered Parking” on [Exhibit D-1 \(Site Plan Layout\)](#) and adjacent to Building numbers 13, 15, 16, 17, 18, 19, 20, and 21, there shall be a minimum parking setback of not less than 2 feet and a maximum setback of not more than 5 feet adjacent to the property lines of the *Townhome Unit Lots* for any parking reconstruction.
 - (e) For parking areas labeled as “Parking” on [Exhibit D-1 \(Site Plan Layout\)](#) and adjacent to Building numbers 22 and 23, there shall be a minimum parking setback of not less than 5 feet adjacent to the property lines of the *Townhome Unit Lots* for any parking reconstruction
 - (f) For parking areas labeled as “Parking” on [Exhibit D-1 \(Site Plan Layout\)](#) and adjacent to Building number 12, there shall be a minimum parking setback of not less than 10 feet adjacent to the property lines of the *Townhome Unit Lots* for any parking reconstruction.

- (g) For parking areas labeled as “Parking” on [Exhibit D-1 \(Site Plan Layout\)](#) and adjacent to Building number 24 there shall be a minimum parking setback of not less than 13 feet adjacent to the property lines of the *Townhome Unit Lots*.
- (h) Parking lot areas are required to be maintained to provide a minimum of 172 parking spaces as shown and documented on [Exhibit C \(Recorded Plat\)](#). Parking space width shall be not less than 9 feet and depth shall be not less than 17 feet as generally measured on the recorded plat.

4. Paving:

- (a) All parking lots and drive aisles as illustrated on [Exhibit C \(Recorded Plat\)](#) and [Exhibit D-1 \(Site Plan Layout\)](#) are constructed of concrete as of the date of this PD. Any repair or replacement must be made with concrete. This can also include stamped concrete with decorative patterns for enhancement of certain areas as approved by the Director of Planning.

E. Landscape and Pedestrian Circulation Regulations – The Grants Lake Tempos Section One development has specific landscape and pedestrian features existing within the property. For repairs or reconstruction within the PD the following regulations are required to be adhered to and in accordance with [Exhibit C \(Recorded Plat\)](#), [Exhibit D-4 \(Landscape Layout\)](#), [Exhibit D-5 \(Pedestrian Layout\)](#), and [Exhibit E \(Plant List\)](#):

1. Landscape buffers:

- (a) 25-foot minimum landscape buffer is required along Grants Lake Boulevard for any reconstruction.
- (b) 5-foot minimum landscape buffer is required along the entire 682-foot southern plat boundary perimeter shown on [Exhibit C \(Recorded Plat\)](#). A 5-foot minimum landscape buffer is required along the eastern plat boundary perimeter with the exception as shown on the recorded plat adjacent to Building 14 which narrows to 3-feet.
- (c) Landscape buffering is located around all *Townhome Unit Lots* buildings within the overall 5.80- acre Grants Lake Tempos Section One. For specific dimensions and measurements, [Exhibit C \(Recorded Plat\)](#) will govern. For general overall areas of greenspace in the common areas, [Exhibit D-4 \(Landscape layout\)](#) will govern. Any reconstruction of parking or accessory structures shall preserve the green space at the 5.80-acre site, labeled as “Common Open Space” on [Exhibit D-4 \(Landscaping Layout\)](#). Minor adjustments are allowed, but not to reduce green space by more than 5%.

2. Tree Replacement Requirements- The PD has existing trees as indicated on [Exhibit D-4 \(Landscape Layout\)](#). This includes protected hardwood trees as well as trees of smaller caliper. Note- A “protected tree” is defined in the Development Code as a hardwood tree of a caliper not less than 8 inches. [Exhibit D-4 \(Landscape Layout\)](#) provides a survey of existing trees at the property as of May of 2019. All trees noted as “protected trees” consist of Live Oaks. There are multiple additional trees not qualifying as protected as of May of 2019, but that are also documented. This PD sets out key tree replacement criteria as follows, based on [Exhibit D-4 \(Landscape Layout\)](#):

- (a) If a protected tree as documented on [Exhibit D-4 \(Landscape Layout\)](#) “Existing Live Oaks at 8” caliper or Greater” is removed, a replacement tree as defined in [Exhibit E \(Plant List\)](#) as a “Shade Tree” of not less than 4-inch caliper and a minimum of 10 feet in height as measured from ground level shall be planted
- (b) . If a tree as documented on [Exhibit D-4 \(Landscape Layout\)](#) “Existing Additional Trees of Various Species Less than 8” Caliper” is removed, a replacement tree of not less than 2.5-inch caliper and not less than 7 feet in height as measured from ground level shall be planted.

3. Shrub Requirements- For reconstruction / replacement of parking areas visible from Grants Lake Boulevard, shrub screening along the street frontage of the parking areas, per Chapter 2, Article XV of the Development Code is required.

4. [Exhibit E \(Plant List\)](#) contains specific species of trees and shrubs authorized for replacement planting within the PD.

5. Pedestrian scale lighting of a height not greater than 7 feet exists along internal sidewalks between units in the majority of the Grants Lake Tempos Section One development. If existing lighting along internal sidewalks is removed, replacement lighting with a height not greater than 7 feet and spacing not more than 25 feet between fixtures is required to be installed for enhancing pedestrian security and visibility. See *Picture 1 & 2* for reference for existing lighting and examples of internal pedestrian sidewalks.

6. The existing internal sidewalks, as illustrated on [Exhibit D-5 \(Pedestrian Layout\)](#), are constructed of concrete and are a minimum of 4-feet wide as of the date of this PD. Any repair or replacement must be made with concrete and a

minimum width of 4-feet. Stamped concrete with decorative patterns for enhancement of certain areas may be utilized as approved by the Director of Planning. See *Picture 1 & 2* for reference for examples of existing internal sidewalks.



(Picture 1 & 2- Examples of existing pedestrian scale lighting and internal sidewalks)

F. Building Regulations – Buildings within the PD shall be reconstructed / repaired in accordance with the following regulations:

1. Architectural Features for PD- Grants Lake Tempos Section One has specific existing architectural features since construction in 1982. As a part of significant character of the area, repair or reconstruction of *Townhome Unit Lots* shall adhere to [Exhibit D-2](#) and [D-3 \(Exterior Elevations\)](#) as follows: For Building 24 (as noted on [Exhibit D-1](#)) the elevations are specific to application of architectural features, distribution of exterior finishes, and design, including the orientation of “North”, “South”, “East”, and “West”. For all other *Townhome Unit Lots* (as noted on [Exhibit D-1](#)), the intent of [Exhibit D-2](#) and [D-3 \(Exterior Elevations\)](#) is to provide a general guide for repair or reconstruction of those buildings, with the understanding that those individual buildings may have some differences in the architectural features, distribution of exterior finishes, and design that can continue to be utilized for new reconstruction or repair. Those buildings may also have differences in directional orientation depending on location within the overall 5.80-acre property. Materials for exterior finishes should be generally consistent with the use of brick, glass, and siding at the 5.80-acre property for *Townhome Unit Lots*. Fiber reinforced cement siding products may be utilized in place of wood siding. See *Picture 3* for existing materials example in development, and subsequent chart for general exterior elevations orientation for application of [Exhibit D-2](#) & [Exhibit D-3 \(Exterior Elevations\)](#) to building numbers other than Building 24.



(Picture 3- Example of existing architectural features and materials at site including brick and siding)

EXTERIOR ELEVATIONS DIRECTIONAL ORIENTATION- USING EXTERIOR ELEVATIONS SHOWN ON EXHIBIT D-2 & D-3

<i>GRANTS LAKE TEMPOS SECTION ONE- BUILDING NUMBER</i>	<i>EXHIBIT D-2 AND D-3- EXTERIOR ELEVATIONS COMPARISON OF OTHER BUILDINGS ORIENTATION WITH ORIENTATION OF BULDING 24 (NORTH, SOUTH, EAST, WEST)</i>
<i>BUILDING 12</i>	<i>SAME AS BLDG. 24</i>
<i>BUILDING 13</i>	<i>EAST & WEST OF BLDG. 24=NORTH & SOUTH FOR BLDG. 13 NORTH & SOUTH OF BLDG. 24=EAST & WEST FOR BLDG. 13</i>
<i>BUILDING 14</i>	<i>EAST & WEST OF BLDG. 24= NORTH & SOUTH FOR BLDG. 14 NORTH & SOUTH OF BLDG. 24=EAST & WEST FOR BLDG. 14</i>
<i>BUILDING 15</i>	<i>SAME AS BLDG. 24</i>
<i>BUILDING 16</i>	<i>EAST & WEST OF BLDG. 24=NORTH & SOUTH FOR BLDG. 16 NORTH & SOUTH OF BLDG. 24=EAST & WEST FOR BLDG. 16</i>
<i>BUILDING 17</i>	<i>EAST & WEST OF BLDG. 24=NORTH & SOUTH FOR BLDG. 17 NORTH & SOUTH OF BLDG. 24=EAST & WEST FOR BLDG. 17</i>
<i>BUILDING 18</i>	<i>EAST & WEST OF BLDG. 24=NORTH & SOUTH FOR BLDG. 17 NORTH & SOUTH OF BLDG. 24=EAST & WEST FOR BLDG. 17</i>
<i>BUILDING 19</i>	<i>EAST & WEST OF BLDG. 24=NORTH & SOUTH FOR BLDG. 17 NORTH & SOUTH OF BLDG. 24=EAST & WEST FOR BLDG. 17</i>
<i>BUILDING 20</i>	<i>SAME AS BLDG. 24</i>

<i>BUILDING 21</i>	<i>SAME AS BLDG. 24</i>
<i>BUILDING 22</i>	<i>EAST & WEST OF BLDG. 24=NORTH & SOUTH FOR BLDG. 17 NORTH & SOUTH OF BLDG. 24=EAST & WEST FOR BLDG. 17</i>
<i>BUILDING 23</i>	<i>EAST & WEST OF BLDG. 24=NORTH & SOUTH FOR BLDG. 17 NORTH & SOUTH OF BLDG. 24=EAST & WEST FOR BLDG. 17</i>
<i>BUILDING 24</i>	<i>ORIENTED AS SHOWN ON EXHIBIT D-2 & D-3</i>

2. Existing pool amenity area as shown in location on [Exhibit D-1 \(Site Plan Layout\)](#) is constructed of masonry for existing above-ground structures and building, and is required to be repaired / reconstructed with an exterior of brick masonry in accordance with the character of the original construction.
3. Existing covered parking is constructed of metal columns and roof. Existing roof construction has a painted metal fascia on all four sides of each covered parking structure providing a vertical element enclosing the metal roof panels and painted to match existing building siding. For reconstruction or repair of any covered parking, metal fascia cladding shall be required on all four sides of the canopy as shown in *Picture 4* for architectural compatibility with the existing development.



(Picture 4- Example of existing covered parking picture with visible metal fascia along roof painted to match building siding)

The Director of Planning may approve alternative finish materials not specified in this article if the Director determines that the alternative finish is substantially equal to or better than a specified finish material quality, durability, and appearance and the use thereof will not violate any provision of this article.

G. Other Regulations

1. All new or replacement signage shall comply with Chapter 4 of the Development Code for residential development.
2. Refuse Areas (existing)- Areas within the PD indicated as “Refuse Areas” on [Exhibit D-1 \(Site Plan Layout\)](#)- If paving for parking or drive aisles adjacent to existing refuse areas is replaced / reconstructed, the refuse area is required to be screened with a solid enclosure, constructed with brick, stone, split-face block, or concrete panel, not less than 6 feet in height. Enclosure doors must have a steel frame and opaque doors made of wood, or factory-coated or painted metal.
3. Fencing- Per [Exhibit D-4 \(Landscape Layout\)](#), specific existing fencing is shown for portions of the PD. This includes brick fencing at certain entryways and a wood screening perimeter fence along the south property line. Any repair or replacement of existing fencing shall be of not less than the same minimum height and materials as noted in the [Exhibit D-4](#). However, wood screening perimeter fencing may also be replaced with brick. *Picture 5* references an example of existing 4 foot in height brick fencing at site, while *Picture 6* represents the existing 6 foot in height wood screening perimeter fence along the south property line with features of wooden cap and baseboard / rot board at base:



(Picture 5- Example of brick fencing)

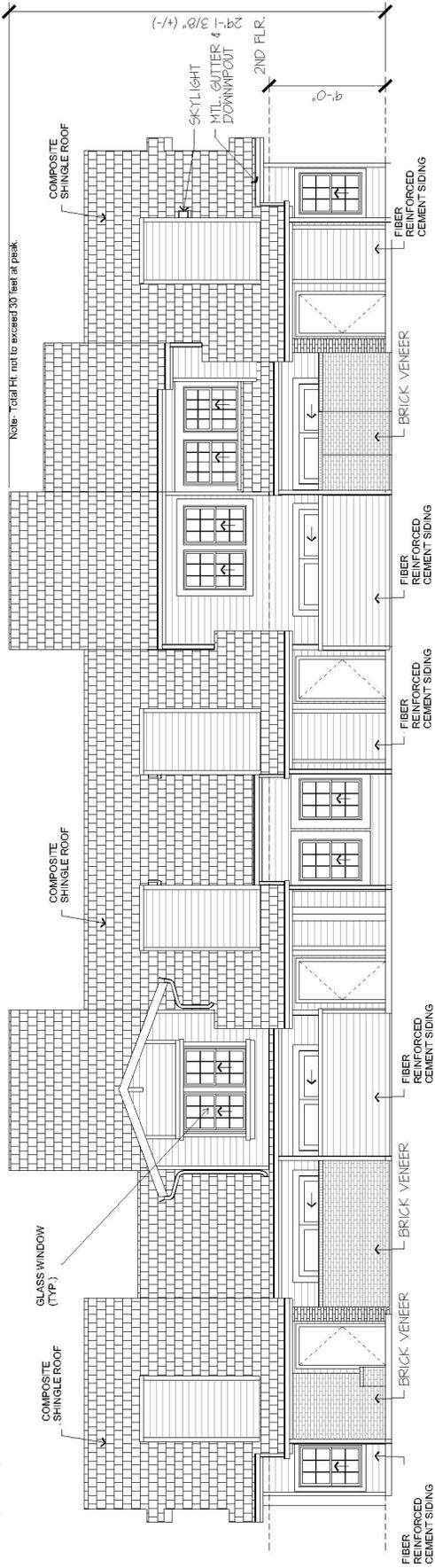


(Picture 6- Example of wooden screening perimeter fence)

SPECIAL NOTE- EXTERIOR ELEVATIONS SHOWN ON EXHIBIT D-2 (EXTERIOR ELEVATIONS) AS "EAST ELEVATION" AND "WEST ELEVATION" RELATE SPECIFICALLY TO BUILDING 24 AS SHOWN ON EXHIBIT D-1 (SITE PLAN LAYOUT) INCLUDING THE BUILDING ORIENTATION OF EAST AND WEST. FOR THE TOWNHOME UNIT LOTS NOT INCLUDED IN BUILDING 24, BUT LOCATED WITHIN THE 5.80 ACRE SITE AS SHOWN ON EXHIBIT D-1, (SITE PLAN LAYOUT) THE INTENT OF EXHIBIT D-2 (EXTERIOR ELEVATIONS) IS TO PROVIDE A GENERAL GUIDE FOR REPAIR OR RECONSTRUCTION OF THOSE BUILDINGS, WITH THE UNDERSTANDING THAT THOSE INDIVIDUAL BUILDINGS MAY HAVE SOME DIFFERENCES IN THE ARCHITECTURAL FEATURES, DISTRIBUTION OF EXTERIOR FINISHES, AND DESIGN THAT CAN CONTINUE TO BE UTILIZED FOR NEW RECONSTRUCTION OR REPAIR. THOSE BUILDINGS MAY ALSO HAVE DIFFERENCES IN THE DIRECTIONAL ORIENTATION DEPENDING ON LOCATION IN THE OVERALL 5.80 ACRE PROPERTY. MATERIALS FOR EXTERIOR FINISHES SHOULD BE GENERALLY CONSISTENT WITH THE USE OF BRICK, GLASS, AND SIDING AT THE 5.80 ACRE PROPERTY FOR TOWNHOME UNIT LOTS. FIBER REINFORCED CEMENT SIDING PRODUCTS MAY BE UTILIZED IN PLACE OF WOOD SIDING.

EXHIBIT D-2

EXTERIOR ELEVATIONS



2 East Elevation

Note: Total Ht. not to exceed 30 feet at peak.



1 West Elevation

GRAPHIC SCALE FOR INFORMATION ONLY. DO NOT SCALE DRAWINGS. SEE DIMENSIONS. CONTACT ARCHITECT FOR ADDITIONAL INFORMATION IF NEEDED.

GRANTS LAKE TEMPOS
2611 GRANTS LAKE BLVD ...
SUGAR LAND, TX 77479

CHELSEA ARCHITECTS
3200 S. JAMES HWY.
HOUSTON, TEXAS
713 967-9399



PROJECT NO. 171719
DATE 1/19/21
DRAWN BY ADJ
CHECKED BY NEM
EXHIBIT D-2

EXTERIOR ELEVATIONS

ISSUE NO.	DESCRIPTION	DATE
1	CITY OF SUGAR LAND	3/21/21
2	ZONING REVISIONS	4/28/21
3	ZONING REVISIONS	6/8/21

ISSUES AND REVISIONS		
L. #	DESCRIPTION	DATE
1	CITY OF SUGAR LAND	02/21/19

GRANTS LAKE TEMPOS

26711 GRANTS LAKE BLVD
SUGAR LAND, TX 77479

CHELSEA ARCHITECTS
3300 Southwest Fwy.
Suite 221
Houston, Texas
77077-3528
713-674-2599

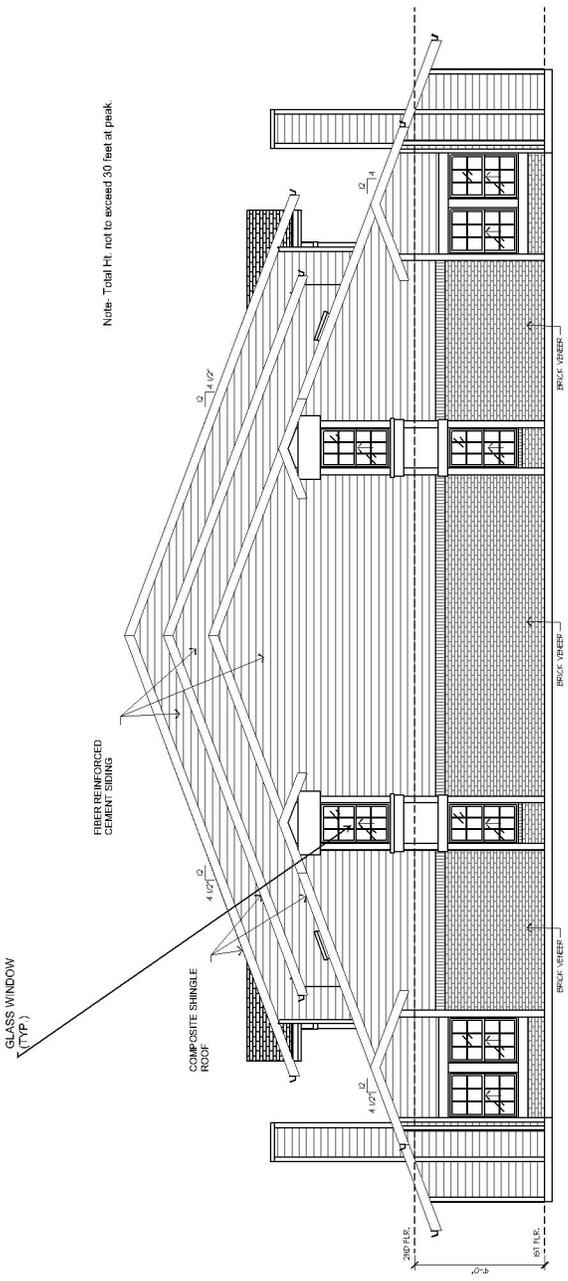


PROJECT ARCH. PROJECT NUMBER
RAM A19-01
DRAWN BY ADB
CHECKED BY NEM
EXHIBIT D-3

EXTERIOR ELEVATIONS

EXHIBIT D-3 EXTERIOR ELEVATIONS

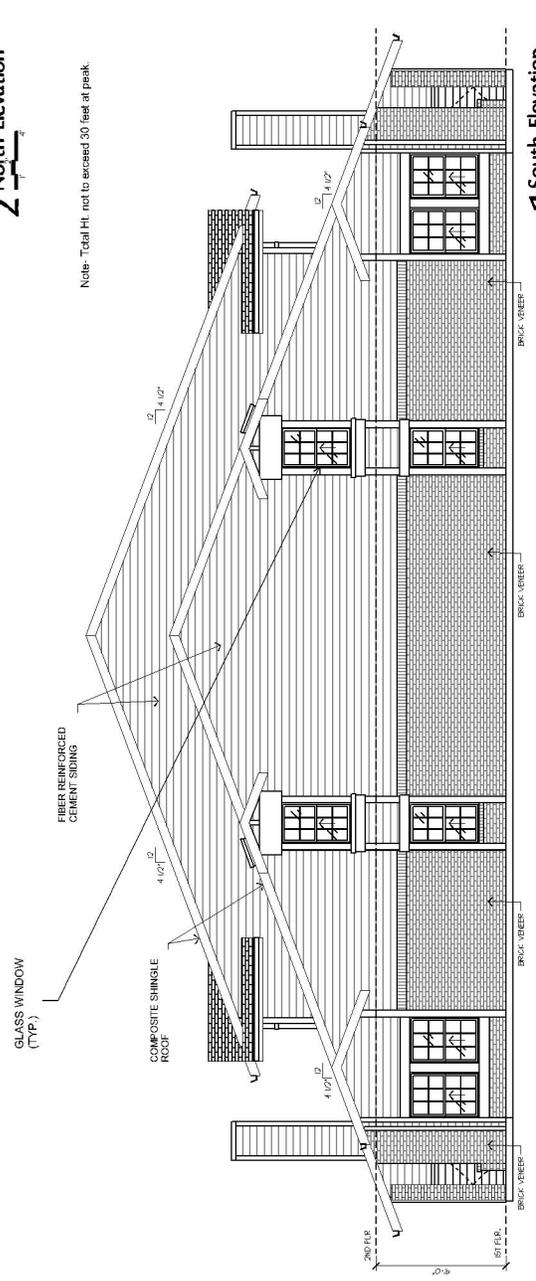
SPECIAL NOTE - EXTERIOR ELEVATIONS SHOWN ON EXHIBIT D-3 (EXTERIOR ELEVATIONS) AS "NORTH ELEVATION" AND "SOUTH ELEVATION" RELATE SPECIFICALLY TO BUILDING 24 AS SHOWN ON EXHIBIT D-1 (SITE PLAN LAYOUT) INCLUDING THE BUILDING ORIENTATION OF NORTH AND SOUTH. FOR THE TOWNHOME UNIT LOTS NOT INCLUDED IN BUILDING 24, BUT LOCATED WITHIN THE 5.80 ACRE SITE AS SHOWN ON EXHIBIT D-1, (SITE PLAN LAYOUT) THE INTENT OF EXHIBIT D-3 (EXTERIOR ELEVATIONS) IS TO PROVIDE A GENERAL GUIDE FOR REPAIR OR RECONSTRUCTION OF THOSE BUILDINGS. WITH THE UNDERSTANDING THAT THOSE INDIVIDUAL BUILDINGS MAY HAVE SOME DIFFERENCES IN THE ARCHITECTURAL FEATURES, DISTRIBUTION OF EXTERIOR FINISHES, AND DESIGN THAT CAN CONTINUE TO BE UTILIZED FOR NEW RECONSTRUCTION OR REPAIR. THOSE BUILDINGS MAY ALSO HAVE DIFFERENCES IN DIRECTIONAL ORIENTATION DEPENDING ON LOCATION IN THE OVERALL 5.80 ACRE PROPERTY. MATERIALS FOR EXTERIOR FINISHES SHOULD BE GENERALLY CONSISTENT WITH THE USE OF BRICK, GLASS, AND SIDING AT THE 5.80 ACRE PROPERTY FOR TOWNHOME UNIT LOTS. FIBER REINFORCED CEMENT SIDING PRODUCTS MAY BE UTILIZED IN PLACE OF WOOD SIDING.



2 North Elevation

Note: Total Ht. not to exceed 30 feet at peak.

Note: Total Ht. not to exceed 30 feet at peak.



1 South Elevation

GRAPHIC SCALE FOR INFORMATION ONLY. DO NOT SCALE DRAWINGS. USE DIMENSIONS. CONTACT ARCHITECT FOR ADDITIONAL INFORMATION IF NEEDED.

EXHIBIT E

PLANT LIST (Grants Lake Tempos Section 1)

The following is a list of approved trees and shrubs for the Planned Development District. Alternative plants not specified in this list may be approved by the Director of Planning if determined that an alternative is substantially equal to or better than a specified material and the use will not violate any provision of the PD.

Shade Trees-

Live Oak	<i>Quercus virginiana</i>
Shumard Oak	<i>Quercus shumardii</i>
Bur Oak	<i>Quercus macrocarpa</i>
Water Oak	<i>Quercus nigra</i>
Texas Red Oak	<i>Quercus buckleyi</i>
Pecan	<i>Carya illinoensis</i>
Southern Magnolia	<i>Magnolia grandiflora</i>
Bald Cypress	<i>Taxodium distichum</i>
Cedar Elm	<i>Ulmus Crassifolia</i>
Bosque or Drake Elm	<i>Ulmus parvifolia</i> 'Bosque' or 'Drake'

Small & Ornamental Trees-

'Texas Redbud	<i>Cercis canadensis</i> 'var. <i>texensis</i> '
Yaupon Holly	<i>Illex vomitoria</i>
Crepe Myrtle	<i>Lagerstroemia indica</i> 'Basham's Pink', 'Natchez', 'Muskogee'
Little Gem Magnolia	<i>Magnolia grandiflora</i> 'Little Gem'

Shrubs-

Dwarf Burford Holly	<i>Illex cornuta</i> 'Burfordii Nana'
Chinese Holly	<i>Illex cornuta</i> 'Rotunda'
Dwarf Crepe Myrtle	<i>Lagerstroemia indica</i> 'Nana'
Ligustrum	<i>Ligustrum japonicum</i>
Dwarf Wax Myrtle	<i>Myrica pusilla</i>
Indian Hawthorn	<i>Raphiolepis indica</i> 'Clara'
Oleander	<i>Nerium oleander</i>



City Council Agenda Request
AUGUST 20, 2019

AGENDA REQUEST NO: III.A.

AGENDA OF: City Council Meeting

INITIATED BY: *Douglas P. Schomburg, City Planner-Development*

PRESENTED BY: *Douglas Schomburg, City Planner-Development*

RESPONSIBLE DEPARTMENT: Planning and Zoning

AGENDA CAPTION:

SECOND CONSIDERATION: Consideration of and action on **CITY OF SUGAR LAND ORDINANCE NO. 2169:** AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SUGAR LAND, TEXAS, PROVIDING FOR A CHANGE OF ZONING FROM STANDARD SINGLE-FAMILY RESIDENTIAL (R-1) DISTRICT TO PLANNED DEVELOPMENT (PD) DISTRICT FINAL DEVELOPMENT PLAN FOR 5.805 ACRES LOCATED ALONG GRANTS LAKE BOULEVARD IN THE GRANTS LAKE TEMPOS SECTION ONE TOWNHOME SUBDIVISION.

RECOMMENDED ACTION:

Approve on second reading Ordinance No. 2169 approving Grants Lake Tempos Section One Planned Development (PD) Final Development Plan.

EXECUTIVE SUMMARY:

The zoning case before the City Council for August 6, 2019 is for a Public Hearing and First Reading of Ordinance No. 2169 for rezoning 5.805 acres of property, known formally as Grants Lake Tempos Section One (townhome community) to Planned Development (PD). The site was originally platted and developed in 1982 outside the City Limits of Sugar Land and subsequently annexed into the City in the 1990's. The property is located at 2611 Grants Lake Boulevard, to the immediate west of the actual Grants Lake water body, and south of State Highway 6. The purpose of the rezoning is to closely match up to the 37-year old townhome community with the most appropriate zoning category.

In November 2018, a fire occurred at the townhome community that badly damaged all eight townhome units that made up "Building 24" at the Grants Lake Tempos Section One site. Following that event, the City began to research all standards and regulations that would be required for compliance to reconstruct the eight units of Building 24. As part of this research, including on-site investigation, examination of the recorded plat, and zoning analysis, the City became aware that the current zoning on the property was not compatible with reconstruction of the eight residential units. The current zoning of Standard Single Family (R-1) appears to have been placed on the property as part of a larger area zoning (former Municipal Utility District "MUD") in the past after annexation in December 1991. In addition, the standard City district for townhome development (R-3) was assessed, but was deemed not to be an appropriate choice for City-initiated rezoning for the property due to the specific 1982 plat layout plan and common open space designed around multiple areas within the project. Examination of Planned Development (PD) zoning subsequently occurred in order to provide a customized approach to the zoning for placement on the entire 5.805 acre property. Further, staff determined that it was appropriate to move forward with City-initiated PD rezoning and to craft much of the PD document and exhibits internally, with assistance from the property owner representatives most affected by the fire damage and the HOA.

Subsequently, staff worked with the property owners representatives to create an overall basic site plan layout based on the 1982 recorded plat, as well as exterior building elevations to assist in capturing the style and look of the replacement units. Staff then took the site plan layout and added enhancements and information to illustrate exhibits that are typical to PD zoning ordinances, such as landscaping, pedestrian paths, screening fencing and walls, as well as other unique features for ordinance text and graphics. The goal of the exhibit package is to provide certainty for reconstruction and major repairs at the overall 5.805 acre property for Building 24, as well as other units in the future, while providing customized regulations that fit the style and layout of the developed community.

The attached PD Final Development Plan provides key shaping parameters to ensure that any reconstruction or redevelopment within the property occur in a manner that preserves the character of the original vision. One of the important items to note, however, is that any new construction / reconstruction of residential units within the boundary of this PD are required to meet all current City of Sugar Land building and fire safety codes (which are independent of zoning). These safeguards for new construction will include certifying compliance with all firewall and sprinkler provisions now applicable to residential townhomes that were not originally mandated in 1982 due to location within the unincorporated First Colony area.

The Planning & Zoning Commission held a public hearing and discussion at their June 27, 2019 meeting. At that meeting, one member of the public spoke, identifying himself as an owner of one of the eight townhome residential lots that made up Building 24. Key comments centered around a request to move forward with the rezoning process as quickly as possible, as the property owners are anxious to have the reconstruction process begin. The Commission had a number of questions with regard to the overall property and the draft ordinance that staff had assembled for the project, and there were several revisions requested for further shaping and clarification to exhibits such as "B Final Development Plan", "D-1 Site Plan Layout", and "D-2 & D-3 Exterior Elevations". Staff worked to expedite revisions to the exhibits and were able to place the PD rezoning on the next available Planning & Zoning Commission meeting on July 9, 2019. Following a brief discussion, the Commission unanimously recommended approval of the PD rezoning for Grants Lake Tempos Section One to the City Council based on revisions as discussed at the meeting. Staff has provided a more detailed summary of the Planning & Zoning Commission work within the attached staff report and supplemental information.

An additional item that City staff is currently aware of is the need to bring the nearby "sister" development of Grants Lake Tempos Section Two townhome community through a City-initiated PD rezoning process similar to Grants Lake Tempos Section One. The Section Two development was platted and designed in a similar manner to Section One (outside the City Limits) and also has the R-1 zoning on the property. The Section Two community (4.76 acres) is at the southwest intersection of State Highway 6 and Grants Lake Boulevard. Due to the immediate needs of the Section One community, and the ability of staff to work closely with the property owner's contractor for key information, the City determined that the most immediate need was to move forward with the 5.805 acre Grants Lake Tempos Section One property first. However, staff does anticipate a rezoning process (City-initiated) in the near future for addressing the Grants Lake Tempos Section Two property as well. Staff is currently examining the zoning in the overall Grants Lake area for any additional zoning incompatibilities.

City staff sent out notification in regards to the August 6th public hearing with a special letter directed to property owners within the 5.805 acre site, as well as a separate letter to property owners within the 200 foot radius outside the boundary of Grants Lake Tempos Section One due to the uniqueness and complexity of this case. The HOA and property owners contractor was also notified, and the contractor indicated that the HOA would also send out communication to residents from their office. At the time of preparing this report, staff has received two phone calls from interested members of the public, as well as an electronic inquiry (attached) via the public hearing notice link. The public inquiry from the link requested information on why the Grants Lake Tempos Section Two properties were not included in the current rezoning process, and staff responded with information as explained in this agenda item, and that the City intends to initiate a rezoning process for that property in the near future. Staff has not documented any opposition to the PD rezoning. Staff will provide the City Council with any updated information with regard to contact and correspondence at the time of the meeting presentation on August 6, 2019.

The Planning & Zoning Commission and Planning Department recommends that the City Council approve on second reading Ordinance No. 2169 providing for a change of zoning 5.805 acres located along Grants Lake Boulevard in the Grants Lake Tempos Section One townhome subdivision.

BUDGET

EXPENDITURE REQUIRED: N/A

CURRENT BUDGET: N/A

ADDITIONAL FUNDING: N/A

FUNDING SOURCE: N/A

ATTACHMENTS:

Description	Type
▫ <u>Staff Report and Other Supplemental Information</u>	Other Supporting Documents
▫ <u>PD Ordinance with Exhibits</u>	Ordinances