



Planning & Zoning Commission Agenda Request

June 11, 2026

Agenda Request No: V.A.

Agenda of: Planning & Zoning Commission Meeting

Initiated by: Ethan Cantu, Principal Planner

Presented by: Ethan Cantu, Principal Planner

Responsible Department: Planning and Development Services

Agenda Caption:

PUBLIC HEARING 6:30 P.M.: Receive and hear all persons desiring to be heard on the proposed rezoning of the 42-acre tract located along Chatham Avenue adjacent to the James Reese Career and Technical Center. The proposed rezoning would rezone the tract from Interim Standard Single-Family Residential (R-1-I) to Standard Single-Family Residential (R-1) for a proposed single-family neighborhood development.

Consideration of and action on a recommendation for the proposed rezoning of the 42-acre tract located along Chatham Avenue adjacent to the James Reese Career and Technical Center. The proposed rezoning would rezone the tract from Interim Standard Single-Family Residential (R-1-I) to Standard Single-Family Residential (R-1) for a proposed single-family neighborhood development.

Recommended Action:

Hold a Public Hearing followed by Consideration and Action for a Recommendation of Approval of the rezoning from Interim Standard Single-Family Residential (R-1-I) to Standard Single Family Residential (R-1).

Executive Summary:

The Public Hearing is in regard to the Proposed Rezoning of the 42-acre Tract located along Chatham Avenue adjacent to the James Reese Career and Technical Center. The Proposed Rezoning would change the tract from Interim Standard Single-Family Residential (R-1-I) to Standard Single-Family Residential (R-1).

The 42-acre tract of land is owned by Fort Bend Independent School District (FBISD), but has determined at this time that no additional FBISD uses or facilities will be developed on the tract. FBISD is selling the property and selected an applicant to move forward with purchasing the property. However, establishing a permanent R-1 zoning district on the property is a critical contingency for both parties involved.

The prospective property owner is intending to develop a single-family neighborhood on the tract. Several concepts are under consideration at this time and will fit within the landscape of Telfair and the surrounding area. All concepts can be implemented in the R-1 zoning district and are consistent with the Future Land Use Plan. The proposed rezoning aligns with the City's Comprehensive Plan and Future Land Use Map. This tract sits within an area designated for Suburban Neighborhood development. The proposed R-1 zoning is also consistent with the areas to the east, west, and south of the tract.

Staff supports Consideration and Action recommending Approval of the rezoning from Interim Standard Single-Family Residential (R-1-I) to Standard Single Family Residential (R-1).

Budget

Expenditure Required: N/A

Current Budget: N/A

Additional Funding: N/A

Funding Source: N/A

Account Number (ORG-OBJ-Project): N/A

Attachments

- 1. 42 Acre Tract Telfair Rezoning Staff Report (002)

42- ACRE TRACT TELFAIR REZONING

City staff received a request for the rezoning of a 42-acre property located along Chatham Ave. adjacent to the James Reese Career and Technical Center from Interim Standard Single-Family Residential (R-1-I) to Standard Single-Family Residential (R-1). The property was zoned R-1-I when it was annexed into the City Limits in 2004 with the Telfair development. It has remained R-1-I zoning. The property is also subject to an avigation and noise intrusion easement (F.B.C.O.P.R. 2005109982 and 2005146908) above the property which creates awareness of Sugar Land Regional Airport operations. The avigation and noise intrusion easement does not limit building height due to Airport operations.

The 42-acre tract of land is owned by Fort Bend Independent School District (FBISD). FBISD has determined they have no additional needs for the property and initiated sale of the property. The prospective property owner is intending to develop a single-family neighborhood on the tract. Several concepts are under consideration at this time, and all concepts would be implementable within the R-1 zoning district. The rezoning of the property would remove the interim tag and establish a permanent zoning district on the property.

The proposed rezoning to R-1 is consistent with the City's Comprehensive Plan and Future Land Use Map. The 42-acre tract sits within an area designated for Suburban Neighborhood development. The proposed R-1 zoning is also consistent with the surrounding areas to the east, west, and south of the tract. The Suburban Neighborhood designation "consists primarily of detached single-family homes on lots less than 1 acre set behind front lawns on residential streets." (Chapter IV- Land Use Plan pg. 105)

Single-Family Residential (R-1) District Regulations

Minimum Lot Area	6,600 sq. ft.
Minimum Lot Width	60 ft.

42- ACRE TRACT TELFAIR REZONING

Minimum Lot Depth	110 ft.
Minimum Setbacks	Front- 25 ft. Side- 5 ft. Street Side- 20 ft. Rear- 15 ft.
Height	Two and one-half stories, but not more than 35 feet from finished grade.

RECOMMENDATION

Staff supports a recommendation of Approval of the rezoning from Interim Standard Single-Family Residential (R-1-I) to Standard Single Family Residential (R-1) to the Mayor and City Council.

PUBLIC HEARING NOTICE

The Notice of Public Hearing was published in a newspaper of general circulation and on the City of Sugar Land’s Internet Home Page. All property owners within 200-feet of the subject property were notified. The 200-foot notification did not capture residentially owned properties or properties owned by FBC MUD 137 or Telfair Homeowner’s Association (HOA) but did include FBC LID 17. In order to provide further community outreach, the Telfair HOA and FBC MUD 137 were notified by mail of the public hearing. Staff further communicated via email to the Telfair HOA regarding the public hearing.

A courtesy public hearing sign was placed at the site. The public hearing notice included a link to an online form that can be submitted to provide comments in advance of the meeting. At the time of writing this report, staff has received no inquiries and is not aware of any opposition to the rezoning.

PUBLIC HEARING NOTICE



NOTICE OF PUBLIC HEARING

PROPOSED REZONING FROM STANDARD SINGLE FAMILY RESIDENTIAL INTERIM (R-1-I) TO STANDARD SINGLE FAMILY RESIDENTIAL (R-1) FOR A PROPOSED SINGLE-FAMILY NEIGHBORHOOD DEVELOPMENT

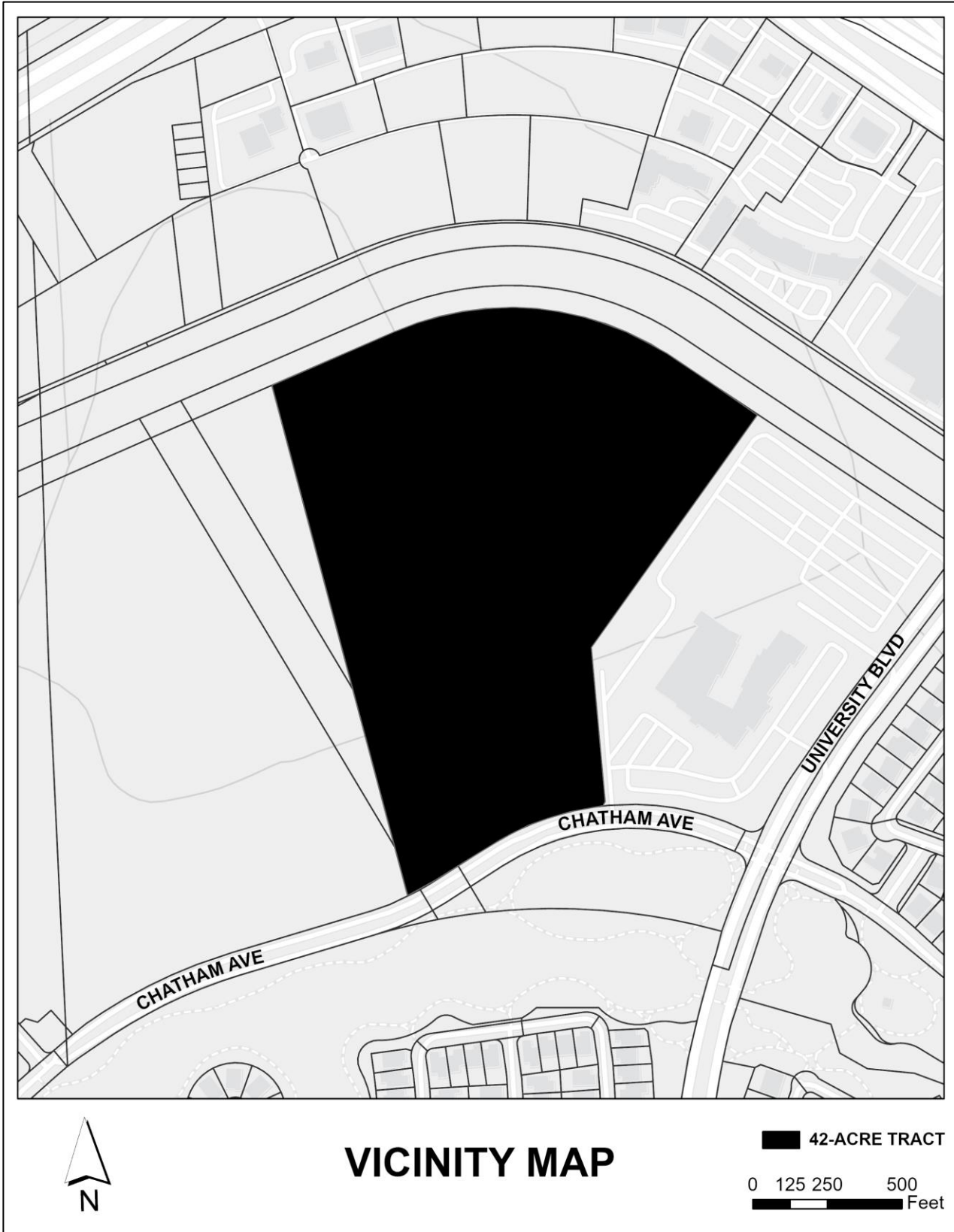
Planning and Zoning Commission Public Hearing 6:30 p.m., June 11, 2026, City of Sugar Land City Council Chamber, 2700 Town Center Boulevard North, hosted via live stream at <http://www.sugarlandtx.gov/1238/SLTV-16-Live-Video> or <https://www.youtube.com/sugarlandtxgov/live>, and Sugar Land Comcast Subscribers can also tune-in on Channel 16, to hear all persons interested in the proposed rezoning of the 42-acre tract located along Chatham Avenue adjacent to the James Reese Career and Technical Center.

The agenda item for this meeting will be placed on the City of Sugar Land website at www.sugarlandtx.gov under "Meeting Agendas" Planning and Zoning Commission no later than Wednesday, May 27, 2026. Request details or provide feedback on the proposed rezoning online at www.sugarlandtx.gov/PublicHearingComment or contact City of Sugar Land Planning & Development Services Department at (281) 275-2218.

PUBLIC HEARING NOTIFICATION MAP



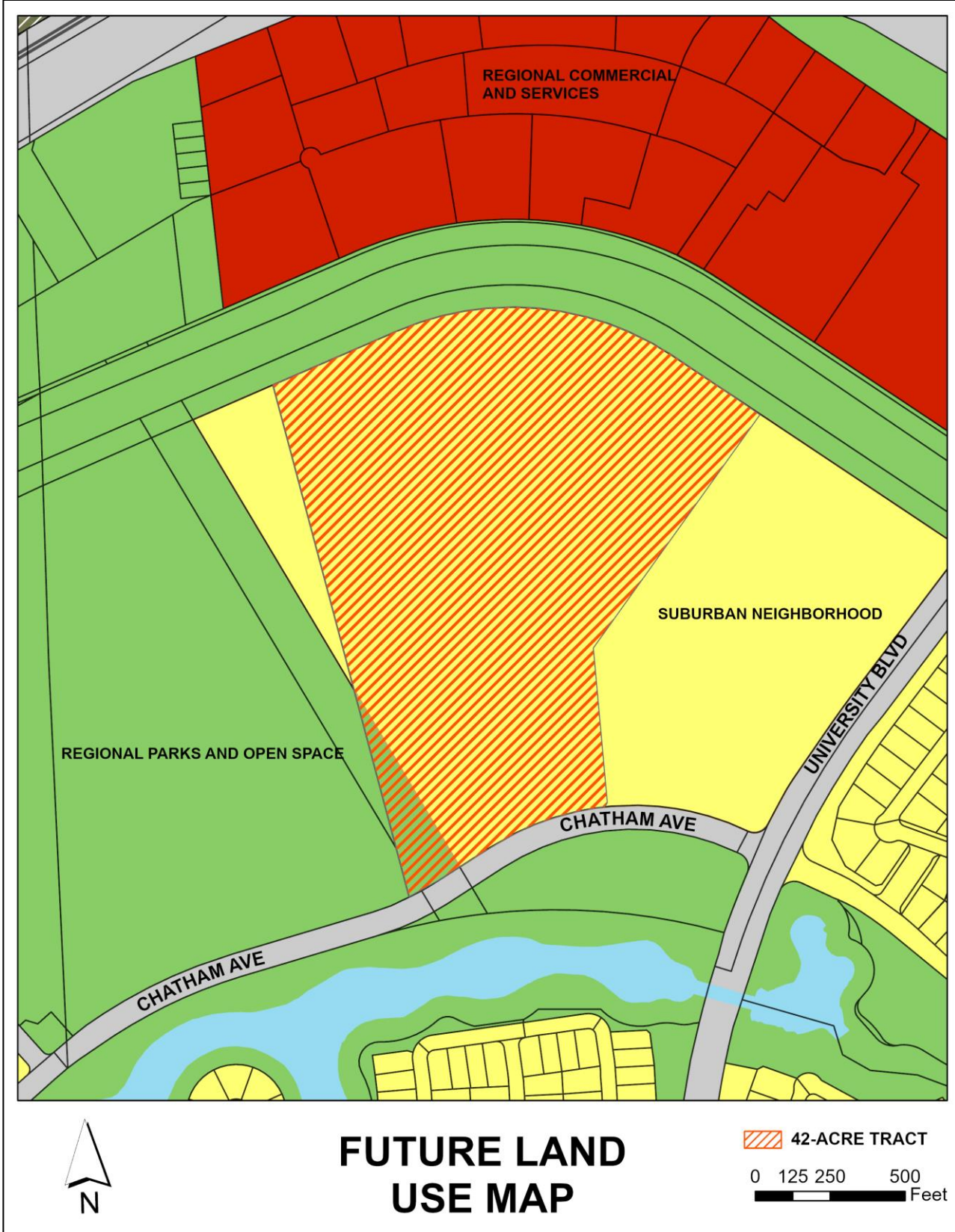
VICINITY MAP



AERIAL MAP



FUTURE LAND USE MAP



REQUEST FOR REZONE

Rezoning Submittal and Supporting Information

Rahim Maknoji
Member-Manager
Toro Nation LLC
7607 Redmond Court, Sugar Land, Texas 77479

April 16, 2026

Honorable Mayor and Sugar Land City Council
Sugar Land Planning and Zoning Commission
Jessica Rodriguez
Assistant Director – Planning & Development Services
2700 Town Center Blvd N
Sugar Land, Texas 77478

To All Concerned:

This submittal requests the City of Sugar Land’s consideration and approval of rezoning a 42-acre tract of land owned by Fort Bend Independent School District (District) and located west of and adjacent to the James Reese Career and Technical Center, Sugar Land, Texas. Our request is for a rezoning from the current R-1-I Interim Standard to R-1 Standard Single Family.

Background

The District has determined that there will be no additional District uses or facilities developed on this tract and is selling the 42 acres. Following a formal District-managed offer/proposal process, Toro Nation LLC’s proposal was selected to move forward with the transaction.

This property was designated R-1-I Interim Standard Single Family Residential upon annexation in 2004. The Development Code requires that a permanent zoning district should be established as soon as practical after annexation. However, this tract was reserved for Fort Bend Independent School District (District) use. The District is exempt from zoning requirements; no rezoning was necessary for developing District facilities. Thus, the property retained the interim classification.

Establishing a permanent R-1 Standard Single-Family zoning district for the property is a critical contingency for both Toro Nation and the District. The purchase cannot close until permanent zoning is secured.

Actual purchase of the property must occur prior to further significant investments in project planning. Lot sizes will be determined through platting. Several concepts are under consideration. One concept is based on large estate lots. Two concepts based on lot sizes more typical to Telfair are also being considered. Any of these concepts can be implemented in the R-1 zoning district. All are compliant with the Future Land Use Plan and compatible with area development.

42- ACRE TRACT TELFAIR REZONING

Relationship with the City of Sugar Land Comprehensive Plan

Zoning regulations, including rezoning ordinances, must be adopted in accordance with a comprehensive plan. This rezoning request is in accordance with the City of Sugar Land Comprehensive Plan. This tract is within an area designated as Suburban Neighborhood on the City's Future Land Use Map, City of Sugar Land 2018 Land Use Plan (the Plan), page 103. Toro Nation relied upon the City's Plan in making significant pre-development investments to date.

See Future Land Use Map excerpt below:



According to the Plan, this category "consists primarily of detached single-family homes on lots less than 1 acre set behind front lawns on residential streets." The Plan further states that "This category could be implemented through the R-1, R-1Z, R-1R, and R-1E zoning districts", page 105.

Additionally, R-1 Standard Single Family Residential is consistent with current R-1 zoning to the south of Chatham Ave. R-1 zoning is also established along the north side of Chatham west of Easton as well as both sides of Chatham east of University Blvd. According to the Plan the Suburban Neighborhood land use category includes several standard single-family zoning districts, schools, religious institutions, recreation amenities, parks, and other facilities", page 105.

Land Use Compatibility

The proposed single family land use is compatible with area land uses. The tract is buffered from commercial areas to the north by a major drainage channel. Reese Career and Technology school is adjacent to the east. A City park is adjacent to the west. The overall area is predominantly single-family residential with significant open space.

42- ACRE TRACT TELFAIR REZONING

Development Impacts

Standard Single-Family zoning will result in lower impacts on the surrounding community. Gross density for the tract at buildout, inclusive of street rights of way and open spaces, is expected to be less than 2 units per acre. Lower density residential development results in less construction of impervious surfaces, thus having less impact on drainage facilities. Lower density Single-Family development will have a lower traffic generation rate compared to other potential uses for the tract.

In closing, the R-1 Standard Single-Family Residential zoning classification will ensure that development of the property only allows single-family homes. This is consistent with Telfair's character. The high land cost for this parcel requires a high price point for lots once developed. The relationship between lot cost and home prices drives the high value homes. As a result, the City should receive a positive net fiscal impact on tax revenues generated vs. cost of services.

Toro Nation LLC, on behalf of Fort Bend Independent School District and itself, respectfully requests that the Sugar Land Planning and Zoning Commission and City Council approve R-1 Standard Single Family zoning for this tract.

Sincerely,

Rahim Maknoji
Member-Manager
Toro Nation LLC

AUTHORIZATION FOR REZONING



MEMORANDUM
Chief Operating Officer

TO: City of Sugar Land

FROM: Dr. Thomas Lawing
Chief Operating Officer

DATE: April 14, 2026

RE: Authorization to File Rezoning Application and General Land Plan Amendment

Fort Bend Independent School District ("District") is the owner of a certain tract of real property consisting of approximately forty-two (42) acres, located west of and adjacent to the James Reese Career and Technical Center, Sugar Land, Fort Bend County, Texas, and being a part of the Alexander Hodge League, Abstract No. 32, Fort Bend County, Texas (the "Property"). The Property is more particularly described in the boundary description attached hereto as **Exhibit A** and incorporated herein by reference.

The District hereby authorizes **Toro Nation LLC**, whose address is 7607 Redmond Court, Sugar Land, Texas 77470, to act on behalf of the District for the limited purpose of preparing, filing, and prosecuting all applications, documents, and materials necessary to request and obtain a Rezoning Application and a General Land Plan Amendment for the Property with the City of Sugar Land. This authorization includes the ability to coordinate with City staff, respond to comments, submit revisions, and otherwise handle all aspects of the rezoning and land plan amendment process related to the Property.

This authorization does not convey any ownership interest in the Property, does not bind the District to any future conveyance or development approval, and is limited solely to the matters described herein. This letter may be relied upon by the City of Sugar Land and its staff as evidence of the District's authorization.

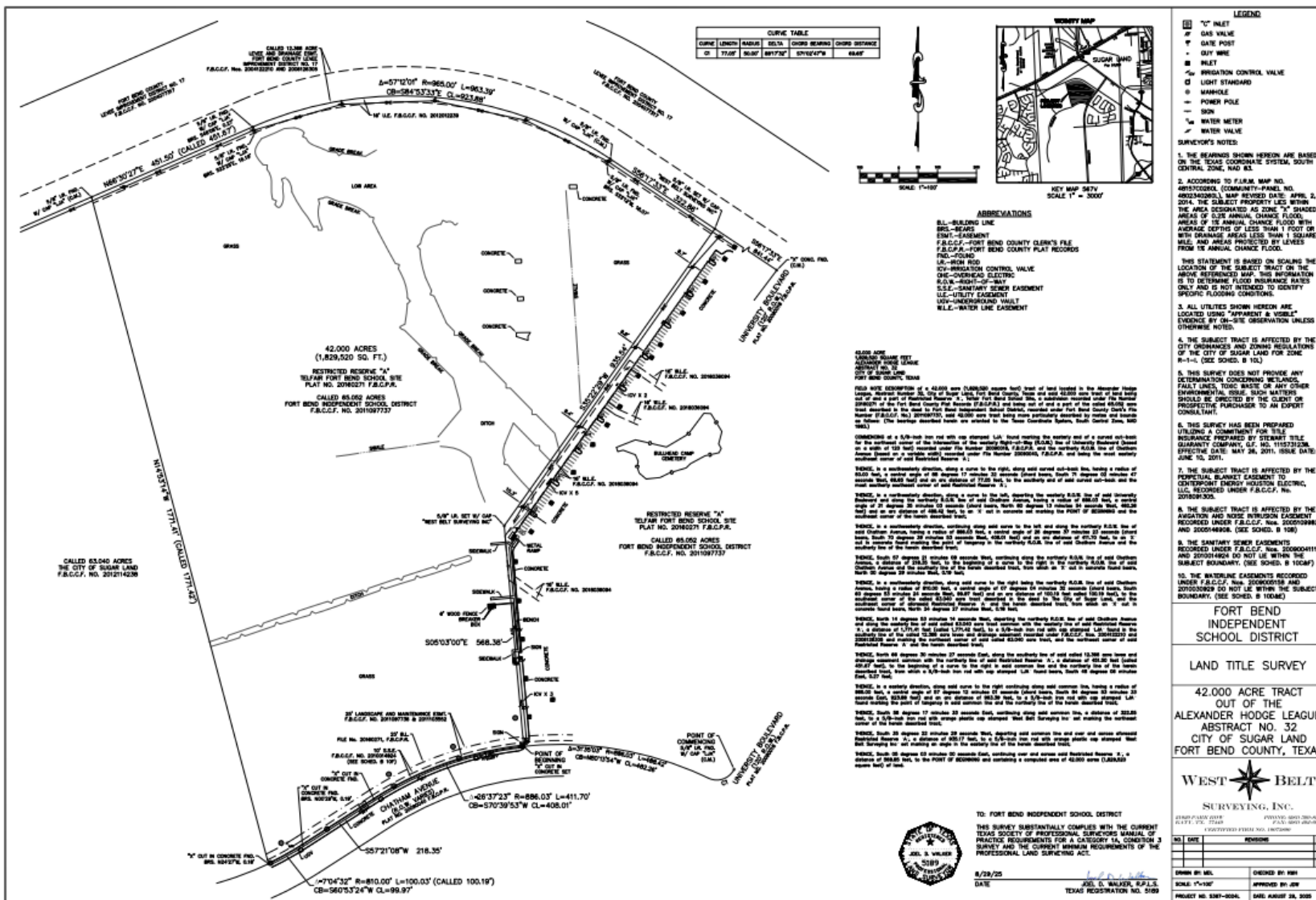
Should you have any questions regarding this authorization, please do not hesitate to contact the undersigned.

Sincerely,

A handwritten signature in black ink, appearing to read 'Thomas Lawing', is written over a horizontal line.

Thomas Lawing, Ed.D.
Chief Operations Officer
Fort Bend Independent School District

PROPERTY SURVEY



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