

**Venetian Estates Opposition to the Imperial Historic District GDP  
Planning and Zoning Commission Meeting  
February 14, 2023**

My name is Jim Vonderhaar. I am a Venetian Estates resident, and Vice-President of the Venetian Estates Property Owners Association Board of Directors. I am speaking on behalf of the property owners in Venetian Estates, many of which have registered their opposition on the Public Hearing Comment form.

Venetian Estates does not approve and will not support the passing of Exhibit B General Development Plan Imperial Historic District as presented with the maximum of 600 Multi-Family Units, not inclusive of the Sueba Development Units. Venetian Estates will support a plan that has a maximum of 600 Multi Family Units inclusive of the 274 units already approved for Sueba and on the condition that NO multi-family or other rental-use residential to be built east of Main Street.

We have reviewed the General Development Plan, met with Suzanne Whatley, District 1 City Council Member, Mr. Mark Toon and Mr. Vance Smith, both with Puma Development, several Real Estate Experts that are active and well-known in the Sugar Land market, as well as representatives from several of the surrounding District 1 neighborhoods, including The Hill, Mayfield Park, Belknap, Brookside, The Orchard, Sugar Mill and Covington. These communities represent thousands of residents and hundreds of millions of dollars in property value. Together, we all stand strong in opposing this planned development as written.

Although the idea of a live/work/shop/dine multi-use area is appealing, having any multi-family housing on the land east of Main Street will negatively impact our neighborhood.

We understand that the GDP represents preliminary approval, and the location of multifamily units will be determined later, phase-by-phase of the development. However, this is not acceptable. Before approval, the GDP should be amended to specify that multifamily may only be developed west of Main Street.

We hope that you will consider the impact of the issues that will be at our front door and impact our communities every day.

There will be increased Vehicular Traffic in District 1

We understand that a TIA will be completed, it is obvious that adding a total of 600 multi-family residences in the Imperial Historic District would add a minimum of 1,200 vehicles, at least twice each day, into a traffic system that has limited avenues of ingress and egress and is restricted by a double train track that will cause daily traffic problems. The TIA must be completed prior to GDP approval.

There will be increased Crime in District 1

As history has indisputably proven, local crime will increase—and it will increase exponentially in the long term as the development ages. A Crime Impact Study must be completed prior to multifamily approval.

We have been encouraged to approve the GDP to get the ball rolling and save the Char House, then later, at the appropriate development-planning stage, we will have the opportunity to voice our preference for the specific locations of multi-family. In other words, we have been told that the General Development Plan is not designed to address the specific locations of the proposed multi-family residences, as their locations will be determined later in the land-planning process. We do not approve of this process.

We are especially concerned because the General Development Plan, that you are voting on tonight, lacks the details and specificity that Sugar Land residents need to make an informed decision. This is inconsistent with the City's history of careful, responsible growth.

For the reasons we have presented, Venetian Estates is not comfortable supporting the General Development Plan unless, at this preliminary stage, the General Development Plan specifically PRECLUDES the development of multi-family residences on the land east of Main Street.

We encourage you to consider our position before you make your decision. This matter will go to City Council next for their approval. We feel that City Hall is rushing GDP approval due to contract deadlines by the developer and the desire to save the Char House. We all want to save the Char House but not to the detriment of neighborhoods that will surround this development.

Venetian Estates and the other District 1 Communities will be directly impacted by your vote tonight. Your vote tonight has significant long-term consequences.

We will avidly support the redevelopment after it has been fully, carefully considered and it precludes multifamily east of Main Street.

We prefer that this DILEMMA does not become a CONTROVERSY that we will have to fight for the next several years..... from Phase 0 through Phase 4.....!!!