

Harmony Middle School on Eldridge

Update for Covington Woods HOA

January 11, 2018

Background

- Harmony Schools owns a six acre site planned for a middle school campus (east side of Eldridge Road near Woodchester).
- The Harmony Middle School will be a charter school and is exempt under State Law with the same exemptions given other public schools, including zoning exemption.
- However, per the City's Development Code, the City was able to require a Traffic Impact Analysis (TIA) and close examination of onsite circulation, to prevent queuing issues of cars impacting the public street at Eldridge. This included having larger queuing areas on the school property.

Project Status:

- Platted, Site Planned, Building Permit package issued in late 2017, under construction.
- The City will monitor the projects during construction.

Negotiated Agreement Complete for All Three Locations in Sugar Land

- Harmony agreed to enter into a Development Agreement, now executed between the City and Harmony, which provides clear expectations for all three school campus sites in Sugar Land as follows:
 - Caps on student enrollment for all three Harmony school sites;
 - Concurrence with traffic circulation plans for each school campus; and
 - Public infrastructure improvements (Harmony funded improvements) for public right-of-way adjacent to each school site.
- Although there are significant limitations to City regulations due to the State exemptions, Harmony also agreed to comply with the City's building finish requirements, including masonry, sign regulations, landscaping regulations for shrub and tree plantings, parking requirements, and other standard regulations, that they are technically not required to meet.
- The facility is proposed to be one story. The school will also be funding and constructing modifications to Eldridge Road including turn lanes to assist with traffic. The funding is all Harmony's responsibility, with City and TxDOT oversight and approval.

Steve Porter
Council Member District 1

Source: City of Sugar Land's Planning Department