

IMPERIAL GDP & GLP AMENDMENT

Johnson Development Corporation has requested amendments to the General Development Plan and General Land Plan. These amendments will allow for additional land uses in the Highway 6 District. Currently, the uses that are allowed in these tracts are limited to office type uses. The new use list will allow tracts H and J to align more closely with B-2 General Business Uses rather than B-O Business Office Uses. Tracts G and I will still remain zoned per their respective FDPs; Ord. 2100 Tract G and Ord. 2215 Tract I. In addition to adding land uses, minor spelling and consistency errors throughout the GDP were also corrected.

This General Development Plan amendment will not apply to areas that have already been rezoned to Final Development Plan, but instead will only rezone the areas still governed by the previous General Development Plan, Ordinance 1969. A map of the affected areas is attached below. Please note that Hwy 6 District Tracts I & G will remain zoned via their FDPs, and are only included due to the GLP changes. Also note that although the B-2 area at the intersection of Voss Rd. and Hwy 6 is included in the map because it is part of the GLP, the acreage is not included in the GDP because it is part of the standard B-2 General Business Zoning District. An exhibit highlighting the summary of amendments was added to the beginning of the PD document (Exhibit B(A)) in order to note what exhibits contain changes. All other exhibits including cross sections, district specific layouts, and street layouts will remain part of the document but do not include any changes.

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' of the subject property were notified. 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 GDP and GLP Amendment.

PLANNING & ZONING COMMISSION

The Planning and Zoning Commission held a Public Hearing followed by Consideration & Action on September 13, 2022. No members of the Public Spoke. Staff and Project Representative Jerry Ulke answered questions from the Commission. The Commission then voted to Recommend Approval of the Rezoning which passed 5-2 with 2 commissioners recused. The commissioners voted against recommending approval due to concerns with allowing low density retail and commercial uses along the Hwy 6 frontage area.

PUBLIC HEARING NOTICE:



NOTICE OF PUBLIC HEARING

PROPOSED AMENDMENT TO THE IMPERIAL GENERAL DEVELOPMENT PLAN ORDINANCE NO. 1969 ALLOWING FOR ADDITIONAL COMMERCIAL LAND USES

City Council Public Hearing 5:30 p.m., October 18, 2022, 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 amendment to the Imperial General Development Plan Ordinance No. 1969 for approximately 716 acres of land located at the northeast corner of the intersection of US 90-A and Hwy 6, further described as 716.0 acres of land located in the Alexander Hodge League, Abstract Number 32 & S.M. Williams League, Abstract 97 in Fort Bend County, Texas.

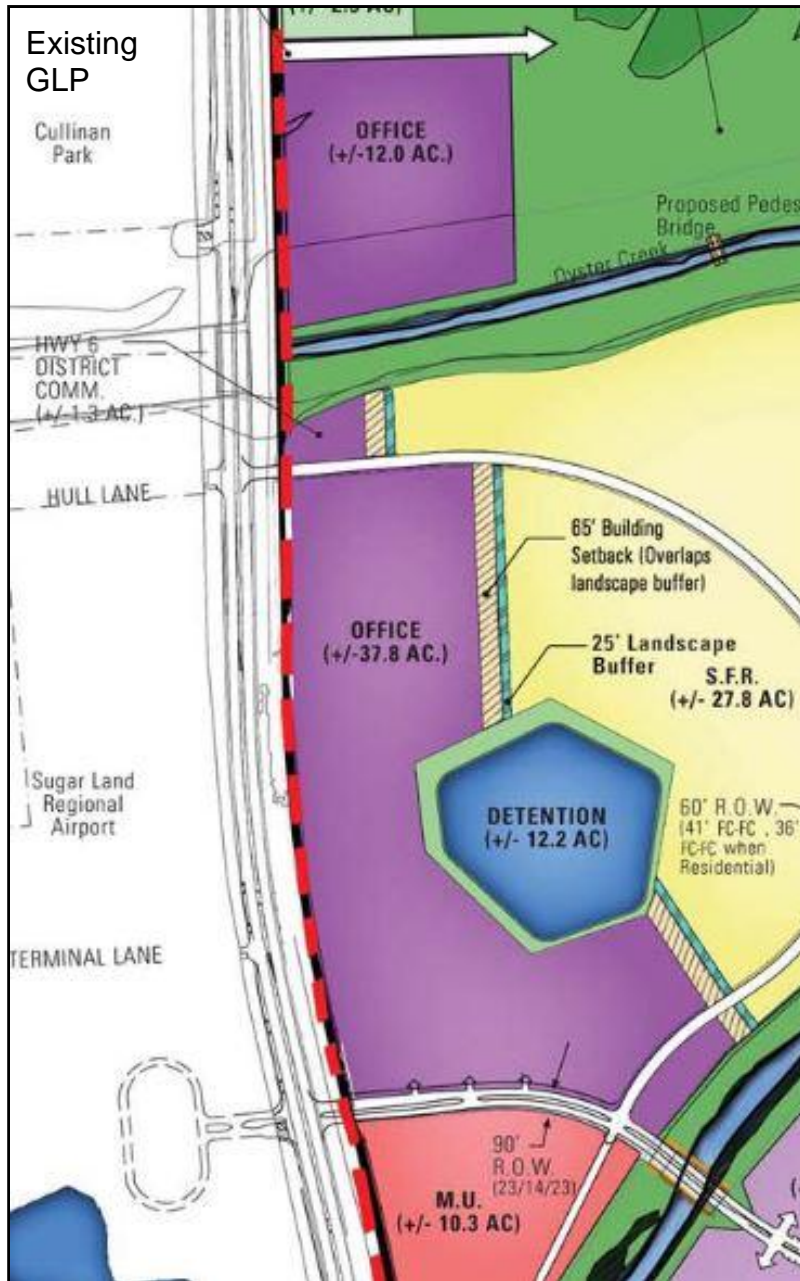
These proposed amendments will allow for additional land uses in the Highway 6 District including retail shopping and other services. Currently, the uses that are allowed in these tracts are limited to office type uses. The new use list will allow remaining undeveloped tracts to align more closely with B-2 General Business Uses rather than B-O Business Office Uses.

The agenda item for this meeting will be placed on the City of Sugar Land website at www.sugarlandtx.gov under "Meeting Agendas" City Council Adjustment no later than Friday, October 14, 2022. Request details or provide feedback on the proposed amendment online at www.sugarlandtx.gov/PublicHearingComment or contact City of Sugar Land Planning & Development Services Department at (281) 275-2218.

MAP OF CHANGES:



GLP EXISTING v PROPOSED:



Existing Legend

Ball Park: 27.4 Ac.	Ball Park Stadium & Parking
Comm: 25.8 Ac.	State Highway 6 Commercial
Office: 49.8 Ac.	Office w/ ancillary retail/restaurant uses
Mixed-Use (Res./Retail): 57.7 Ac.	Mixed Use - Ball Park District
Mixed-Use (Res./Retail): 45.8 Ac.	Historic Mixed Use District
Mixed-Use (Retail/Restaurant/Hotel/Office): 10.3 Ac.	Mixed Use - SH6
Residential: 147.4Ac.	Single Family

Proposed Legend

Ball Park: 27.4 Ac.	Ball Park Stadium & Parking
Comm: 25.8 Ac.	State Highway 6 Commercial
Mixed Use Districts	
Mixed-Use (Res./Retail): 57.7 Ac.	Mixed Use - Ball Park District
Mixed-Use (Res./Retail): 45.8 Ac.	Historic Mixed Use District
Mixed-Use (Retail/Restaurant/Hotel/Office): 60.1 Ac.	Mixed Use - SH6
Residential: 147.4Ac.	Single Family

