



PUBLIC HEARINGS

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Receive And Hear All Persons Desiring To Be Heard On The Proposed Amendment To The Ballpark District, Historic District I & II, Business Park District, Open Space District, And Highway 6 District Of The Imperial Planned Development General Development Plan; And Readopting The Imperial Planned General Development Plan; and Repealing Ordinance No. 1969

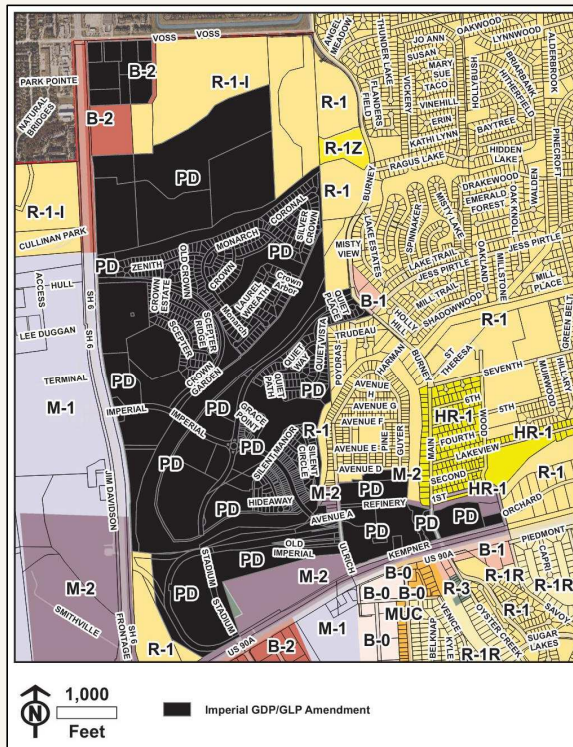
ORDINANCE NO. 2284

Amending The Ballpark District, Historic District I & II, Business Park District, Open Space District, And Highway 6 District Of The Imperial Pd General Development Plan; Readopting The Imperial Pd General Development Plan; And Repealing Ordinance No. 1969

Laura Waller

Planner II

Overview



- Amendment to GDP Ord. 1969 and General Land Plan
- Allow more commercial uses in Hwy 6 District
- GDP amendment will not affect areas that already have been rezoned to FDP
- Hwy 6/Voss B-2 area included in GLP but not GDP



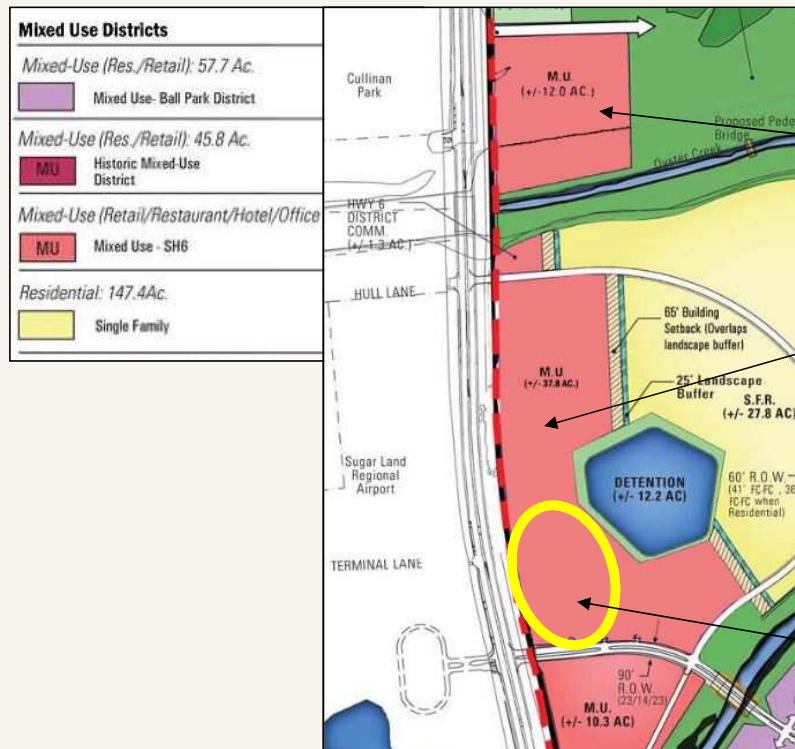
GDP Changes



- GDP amendment to allow for more commercial & retail uses including:
 - Department & Apparel Stores
 - Grocery Stores
 - Beauty and Barber Shops
 - Repair Shops
 - Other Personal Services
- Current FDPs allowed for these uses



GLP Changes



Tract J

Tract H

Tract H Res. A&B have an FDP

- GLP amendment changing Hwy 6 Tracts H & J from Office to Mixed Use
- All other areas are unchanged



Exhibits

Exhibits that changed include:

- **Exhibit B General Development Plan**
- **Exhibit B-1 General Land Plan**
- **Exhibit B-2 Permitted Uses**
- **All other exhibits remain unchanged**

Areas already rezoned to FDP will not be affected by the changes




P&Z Commission Recap

- **Held Public Hearing on Sept 13**
- **No speakers present**
- **Recommendation of Approval passed 5-2 & 2 recused**
- **Main concerns from Commission centered around if proposed changes would allow for low-density 'strip mall' type retail development particularly along Hwy 6 frontage**



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.



- Notification posted in newspaper and on City's website
- Property owners within 200-ft notified
- PH Notice sign posted on property
- Online form available to provide comments in advance of the meeting
- Staff has received one public comment form



Next Steps & Recommendation

- **Next steps: Holding a Public Hearing followed by 1st Reading of Ordinance 2284**
- **Staff and Commission Recommend Approval to Mayor and City Council**
- **Applicant is present for any questions**



