

# HASS IMPERIAL CENTER REZONING

Request for a rezoning for the 6.070 acre reserve located at the southeast intersection of US 90A and Ulrich Street. The site was the former location of the Imperial Sugar Headquarters and has been predominantly vacant since 2017, when the primary building was demolished. The current property owner is planning to develop the property as a neighborhood-oriented business park with a proposed drive-thru restaurant. Rezoning the property from Business Office, B-O, to Neighborhood Business, B-1, would allow for a wider range of uses within the commercial development. Examples of additional land uses in the B-1 zoning district include neighborhood retail, restaurants, indoor fitness instruction, and salons.

The proposed rezoning to B-1 is consistent with the Land Use Plan. The Future Land Use Map categorizes the area around the subject property as Neighborhood Commercial & Services. As described in the Land Use Plan, “this category consists of conventional car-oriented retail and services, such as small offices, religious institutions, and other low impact commercial uses that serve local neighborhoods.” The Land Use Plan also states that this category may be implemented through the B-1 zoning district.

## PLANNING & ZONING COMMISSION

At the July 27, 2023 meeting, the P&Z Commission held a Public Hearing followed by Consideration and Action on the proposed rezoning at which three speakers were present. Speakers had questions regarding traffic and whether multi-family buildings were proposed. Staff clarified that residential uses are not permitted in the proposed zoning district, Neighborhood Business (B-1), and that the applicant is requesting the zone change for a commercial development. Questions from the Commission revolved primarily around what the newly allowed uses would be and if the proposed office park is an appropriate intensity for the site due to its proximity to US 90A and the Imperial Regional Activity Center. Staff responded that as the property redevelops, more intense uses will be permitted by-right in the B-1 zoning district. The

## Hass Imperial Center Rezoning

P&Z Commission then voted 6-1 to Recommend Approval of the rezoning from Business Office (B-O) to Neighborhood Business (B-1) to 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' of the subject property were notified. 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. Included below is an additional map to show exactly which property owners received notification of the rezoning. This is properties within 200' of the edge of the property proposed to be rezoned. An image of the notice received is included below as well.



### **NOTICE OF PUBLIC HEARING**

**PROPOSED REZONING FROM BUSINESS OFFICE (B-O) TO NEIGHBORHOOD BUSINESS (B-1) FOR A PROPOSED COMMERCIAL DEVELOPMENT LOCATED AT 8016 US 90A**

**City Council Public Hearing 5:30 p.m., August 15, 2023**, 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 change in zoning for 6.070 acres located at 8016 US 90A further described as Hass Imperial Center FBCCR 20150095.

The property owner is planning to develop the property as a neighborhood-oriented business park with a proposed restaurant. Rezoning the property from Business Office, B-O, to Neighborhood Business, B-1, would allow for a wider range of uses within the commercial development.

The agenda item for this meeting will be placed on the City of Sugar Land website at [www.sugarlandtx.gov](http://www.sugarlandtx.gov) under "Meeting Agendas" City Council no later than Friday, August 11, 2023. Request details or provide feedback on the proposed rezoning online at [www.sugarlandtx.gov/PublicHearingComment](http://www.sugarlandtx.gov/PublicHearingComment) or contact City of Sugar Land Planning & Development Services Department at (281) 275-2218.

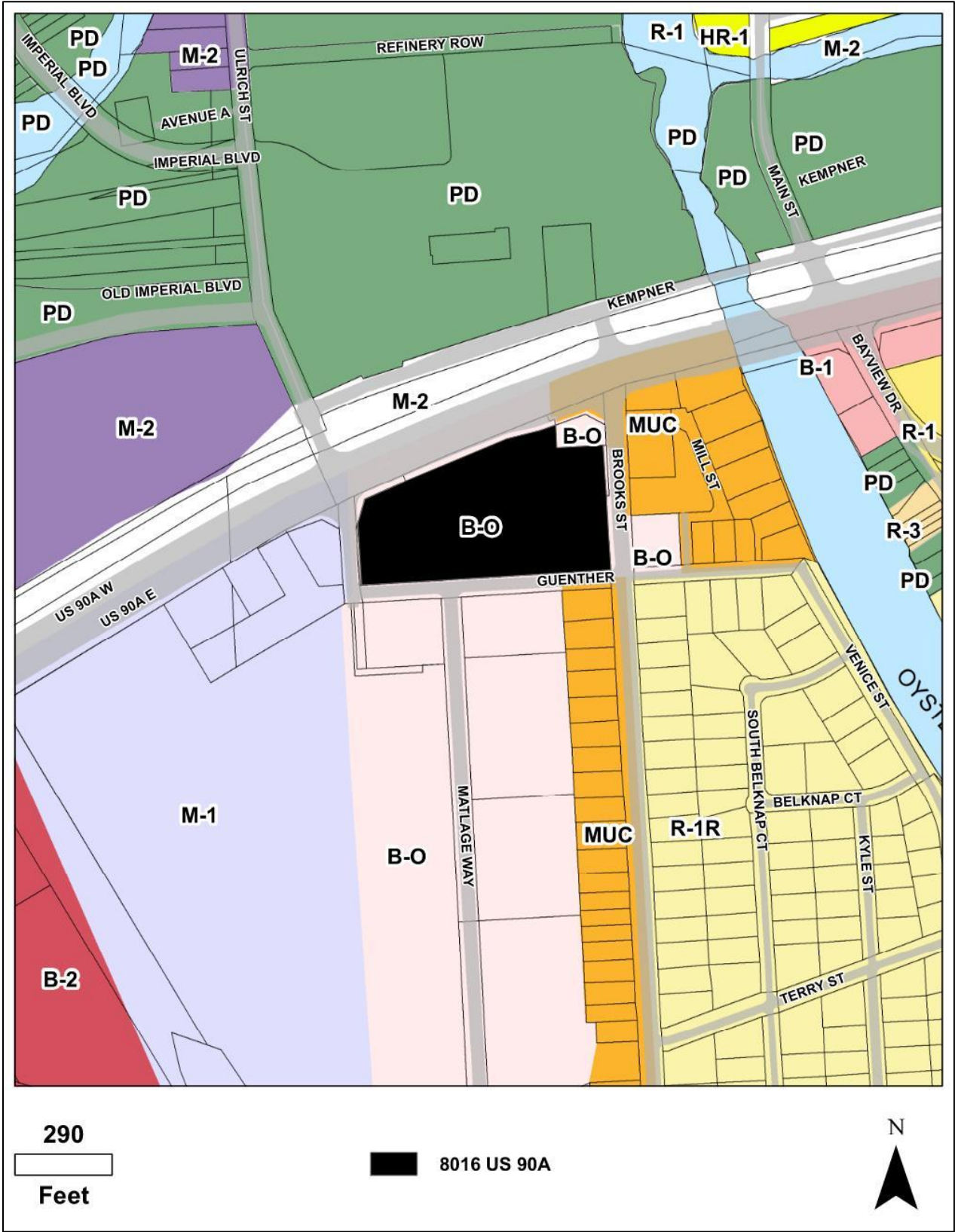


PUBLIC HEARING NOTICE MAP





VICINITY MAP



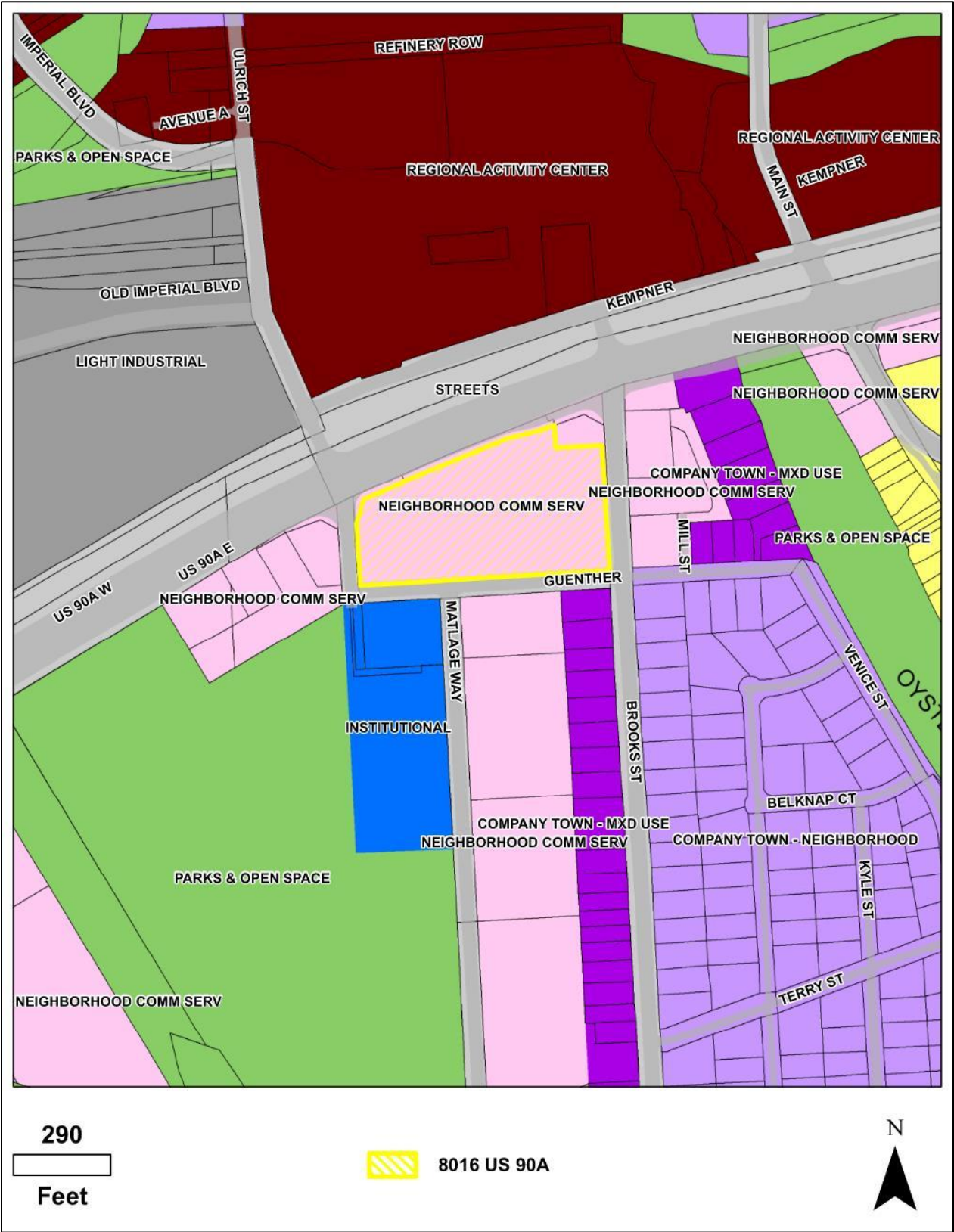


AERIAL MAP





FUTURE LAND USE MAP



## REQUEST FOR REZONE



MIRADOR GROUP Architecture + Interiors

June 28, 2023

Eleanor Hibbs  
Planning & Development Services  
City of Sugar Land  
2700 Town Center Blvd. N.  
Sugar Land, TX 77479

Re: Hass Imperial Center Standard Rezoning Request

Dear Ms. Hibbs,

This letter is to supplement the request for the Standard Rezoning of the property located at 8016 US 90A within the City of Sugar Land. The property is currently zoned as Business Office (B-O) District, and our request is to rezone it to Neighborhood Business (B-1) District.

Rezoning to a Neighborhood Business (B-1) District aligns with the intended use of the property as a commercial development, allowing for a wider range of uses compared to the current zoning designation. Our proposed development is a neighborhood-oriented business park, including a Chick-Fil-A restaurant, that will cater to the local residents' needs. This rezoning will create a cohesive and vibrant commercial environment.

Additionally, rezoning will provide convenient access to services and amenities for the neighborhood. It will promote walkability, reduce commuting, and encourage support for local businesses, fostering community pride and economic growth.

We kindly request the Planning Department's thorough review and favorable consideration of our rezoning application. This change will positively impact the area's economic growth while respecting the community's interests and maintaining the neighborhood's character.

We appreciate your time in considering our request for a Standard Rezoning. We are confident this development will be valuable to the Sugar Land community. Please do not hesitate to contact us with any questions or additional information.

Sincerely,

Mirador Group  
Rodrigo Mendoza  
Project Manager

6575 West Loop South  
Suite 650  
Bellaire, Texas 77401  
713.626.4770

# RECORDED PLAT

Source: [www.fairfaxcounty.gov/transportation/traffic/traffic-survey](http://www.fairfaxcounty.gov/transportation/traffic/traffic-survey). (Accessed 11/14/2014).  
 Date: 11/14/2014  
 Page: 11 of 11