

Planning & Zoning Commission Review of Steps Necessary to Prepare Lake Pointe for Redevelopment

The Planning and Zoning Commission has reviewed the action steps necessary to prepare Lake Pointe for redevelopment through three meetings: two workshops and one public hearing/action.

Below is a summary of each meeting:

1. September 28 Workshop

This workshop focused only on Sections 2-118 through 2-122 of the Development Code amendment. One member of the public spoke during the public comment period and the Commission held a discussion regarding these sections.

Below is a summary of items the Commission recommended staff revisit:

- Consider using a floor-to-area ratio to regulate building height and mass.
- Reevaluate how Pedestrian Enhancement Zone light spacing is measured.
- Clarify fence regulations for types of housing.
- Clarify height in bulk regulations to be more consistent with the standard code.
- Confirm references to MU-N have been removed.
- Various grammatical revisions and graphical improvements for readability and to refine intent.

2. October 26 Workshop

The Planning and Zoning Commission held a workshop on October 26 that focused on all three action steps necessary to prepare Lake Pointe for redevelopment: the Land Use Plan amendment; the Development Code amendment and Rezoning of 69 acres; and Redevelopment Concept Plan. One resident spoke during the public comment period.

Below is a summary of items the Commission recommended staff revisit, organized under each of the three (3) action steps necessary to prepare Lake Pointe for redevelopment:

a) Land Use Plan amendment

- Consider increasing the number of additional multi-family units, and
- Consider labeling Civic Space acreage on the land use pie chart.

b) Development Code amendment and Rezoning of 69 acres

This workshop focused on the remaining draft Development Code sections not reviewed during the September 28 P&Z workshop: Sections 2-116-117 and 2-123-125.

- Require Civic Space around the perimeter of the development along Brooks Lake
- Emphasize the orientation of buildings towards natural features
- Revise the uses permitted in *Table 123.1 Permitted Uses and Parking Schedule* to better align with the District intent
- Revise definition of Pedestrian Enhancement Zone

In addition, the Commission asked staff for further clarity regarding:

- The benefits of this proactive approach versus Planned Development Districts (PDs)

- Classification of convention centers and neighborhood retail, and calculating bar parking ratios under *Table 123.1 Permitted Uses and Parking Schedule*
- Fence material requirements
- Redevelopment Concept Plan expiration period

c) *Redevelopment Concept Plan*

- Timing of City's receipt of various development studies such as traffic impact analysis and school capacity
- Location of Civic Space along waterfront and walking trails throughout the development
- Labeling conventions on the diagram and legend

3. **November 14 Public Hearing, Consideration & Action**

This public hearing focused on all three action steps necessary to prepare Lake Pointe for redevelopment: the Land Use Plan amendment, the Development Code amendment/rezoning, and Redevelopment Concept Plan.

Following staff's presentation, 12 members of the public shared their perspectives on the project: six in favor, five against, and one with no position.

Below is a summary of public comment:

- Those in favor discussed the need for quality development in Sugar Land; the developer's positive track record and tenure in the community; this development being an opportunity for Sugar Land to solidify its brand; the Redevelopment Concept Plan being responsive to the market and general comments in support for Sugar Land's future growth.
- Those opposed discussed the constant push to build large blocks of apartments in Sugar Land and suggested an alternative mixed-use development without apartments; timing of impact studies; high crime associated with rental properties; and concern with the developer seeking to maximize profit by not maintaining the property.

Below is a summary of Planning & Zoning Commission's discussion on each of the three action steps necessary to prepare Lake Pointe for redevelopment:

a) *Land Use Plan Amendment*

- Flexibility of the land use pie chart composition
- Classification of housing types and the overall ratio of single-family to multi-family dwelling units throughout the city
- Recap of public engagement done for this initiative

The resulting vote on this item was a unanimous recommendation of approval.

b) *Development Code amendment and Rezoning of 69 acres*

- Praise for staff's involvement and Council direction throughout code composition process; and recognition for depth of public outreach
- General discussion on revisions from previous drafts and on various technical components of the proposed development code amendment:
 - Smart parking reductions versus requirements

- Structure of reciprocal parking agreements
- Low-impact development
- Provision of Civic Space for buildings on sites larger than 5 acres
- Minimum pedestrian width

The resulting vote on this item was a unanimous recommendation of approval.

c) Redevelopment Concept Plan

- Calculation of Civic Space category
- General discussion on the level of detail that is provided in the Redevelopment Concept Plan compared to Planned Developments
- Placement of highest intensity uses at the core of the development relative to housing height requirements
- Mitigation of traffic/school impacts having not conducted studies

The resulting vote on this item was a unanimous recommendation of approval.