

Planning & Zoning Commission



September 27, 2018

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PUBLIC COMMENT

Citizens may address the Planning & Zoning Commission regarding agenda matters at this time. Discussion will be limited to the first 10 speakers with each speaker allocated 3 minutes. Members will only comment or discuss the subject at the time it is scheduled for consideration.



MINUTES

**Regular Minutes
September 11, 2018**

***Mr. Thomas Harris III
Interim City Secretary***



WORKSHOP

DISCUSSION AND DIRECTION

**Proposed Revisions to the Zoning Use Classifications and
Parking Requirements, Found in Chapter 2 of the
Development Code of the City of Sugar Land**

Ms. Ruth Lohmer

City Planner – Long Range

Development Code Update Phase 2-A Strategic Project

Zoning Use Classification and Parking Requirements

**Planning and Zoning Commission Review
9/27/2018**

C I T Y O F S U G A R L A N D
Texas

Development Code Update Phase 2

- Phase 2 includes large number of items
 - Further broken down into multiple phases
- Phase 2-A :
 - Revisions to zoning use classifications

1

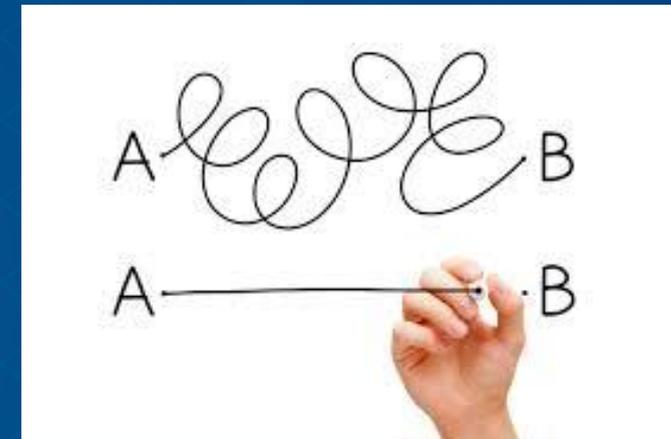
Sec. 2-91 Nonresidential Districts Permitted Uses and Parking Schedule

Land Use	Definition						Parking	Notes
	B-0*	B-1*	B-2*	M-1*	M-2	BR		
Institutional								
Botanical and Zoological Gardens	P	C	P				1:300 sq.ft. (Minimum of 10 spaces required)	
Library	P	P	P				1:300 sq.ft. (Minimum of 10 Spaces Required)	
Museums and Art Galleries	P	P/C (N)	P	P			1:300 sq.ft. (Minimum of 10 Spaces Required)	1
Parks and Recreational Facilities	P (N)	P (N)	P (N)	P (N)	P (N)	P (N)	1:100 sq.ft. of Indoor Facilities Plus 1:4 Persons Design Capacity of Outdoor Facilities (Including Both Participants and Spectators as Applicable)	2
School, College and University	P	P/C (N)	P				The applicant shall provide parking analysis for the proposed development and parking estimate shall be approved by the Director of Planning.	1
School, Private, Elementary, Middle, and High	C	C	C				Elementary and Middle Schools: 1:20 Students High Schools: 1:4 Students	

P = Permitted Use
P(N) or C(N) = Permitted Use or Conditional Use with Supplemental Regulations – See Notes
C = Conditional Use Permit Required
An = Ancillary Use
* = Conditional Use May Be Required, See Sec. 2-56 B.1.d
Blank Box = Prohibited Use

Goals of Updating the Use Classifications

- **Modernize & Simplify application**
- **Evaluate districts where uses are allowed**
- **Clarify parking for all uses**
- **Incorporate Supplemental Standards**
- **NOT:**
 - **Change character of zoning districts**
 - **Expand permitted uses**
 - **Remove safeguards currently in place**
 - **Change restrictions on multi-family**



MUC District Draft Changes

CITY OF SUGAR *Texas* LAND

MUC Uses

Part 4. – Mixed Use Conservation District (MUC)

Sec. 2-112. - Permitted Uses.

A. Permitted Uses

The following uses are permitted by right in the MUC District. Except where specified below, Definitions and Parking requirements shall be in the Residential Land Use Matrix (Sec. 2-71) and the Nonresidential Land Use Matrix (Sec. 2-91):

1. Antique and Book Stores
 - a. Definition: An establishment selling books and antiques (collectible items, such a furniture or works of art, that have high value because of their considerable age); does not include Pawnshops.
 - b. Parking requirement - 1:200 square feet
2. Counseling and Therapy Services
3. Dwelling, Accessory
4. Dwelling, Single-Family Detached
5. Professional Office, Neighborhood
6. Salon, Spa, or Barber Shop
7. Studio, Photography

B. Supplemental Regulations

The following are prohibited in the MUC district:

1. Drive-thrus;
2. Fleet vehicle storage;
3. Outside storage and/ or display of merchandise;
4. Outside sales.

C. Accessory Dwelling

A Single-Family Detached Dwelling located in the MUC zoning district may provide for an additional Dwelling Unit as accessory quarters located in the Principal Building or as part of a Detached garage, if:

1. The accessory quarters does not contain more than 600 square feet of Living Space, and
2. The occupant or occupants do not pay compensation for the use of the accessory

- **Conversion from SIC (economic-based) to land use classification**
- **Additional Supplemental Regulations**

MUC Comparison Table

MUC Comparison Table

SIC	Land Use		MUC	
	OLD	NEW	OLD	NEW
Residential				
	Dwelling, Accessory	Dwelling, Accessory	P	P
99	Dwellings - Single-Family	Dwelling, Single-Family Detached	P	P
Office				
4724	Travel Agencies	Professional Office, Neighborhood	P	P
6411	Insurance Agents, Brokers, and Service		P	
6512	Operators of Nonresidential Buildings		P	
6513	Operators of Apartment Buildings (Off-Site Management Only)		P	
6514	Operators of Dwellings Other than Apartment Buildings		P	
6531	Real Estate Agents and Managers		P	
6541	Title Abstract Offices		P	
9722	Management Investment Offices, Open-End		P	
7311	Advertising Agencies		P	
7371	Computer Programming		P	
8111	Legal Services		P	
8651	Political Organizations		P	
8711	Engineering Services		P	
8713	Surveying Services		P	
8721	Accounting, Auditing & Bookkeeping		P	
8742	Management Consulting Services		P	
8743	Public Relation Services		P	
8748	Business Consulting Services, NEC		P	
8999	Service, NEC		P	
Services				
7231	Beauty Shops	Salon, Spa, or Barber Shop	P	P
7241	Barber Shops		P	
8011	Offices & Clinics of Medical Doctors	Counseling and Therapy Services		P
8041-8049	Offices of Other Health Practitioners			
8322	Individual and Family Services			
7221	Photographic Studios, Portrait	Studio, Photography	P	P
Retail				
5932	Used Merchandise Stores: Antique and book stores only	Antique and Books Stores	P	P

- Compares New Uses to Old Uses
- Uses that were removed are not shown
- New uses are shown

Equivalency Table

- Converts Old Uses to New Uses
 - New Uses
 - Removed Uses
 - Changed Name

MUC Equivalency Table

		New Use	Removed Use		
		Changed Name			
SIC GROUP	SIC NO.	EXISTING USE DESCRIPTION	NEW USE DESCRIPTION	Residential Uses	Category
47		TRANSPORTATION SERVICES			
	4724	Travel Agencies	Professional Office, Neighborhood		Office
	4725	Arrangement of Passenger Transportation NEC	Remove		
59		MISCELLANEOUS RETAIL			
	5932	Used Merchandise Stores: Antique and book stores only	Antique and Book Stores		Retail
64		INSURANCE AGENTS, BROKERS, & SERVICE			
	6411	Insurance Agents, Brokers, and Service	Professional Office, Neighborhood		Office
65		REAL ESTATE			
	6512	Operators of Nonresidential Buildings	Professional Office, Neighborhood		Office
	6513	Operators of Apartment Buildings (Off-Site Management Only)	Professional Office, Neighborhood		Office
	6514	Operators of Dwellings Other than Apartment Buildings	Professional Office, Neighborhood		Office
	6531	Real Estate Agents and Managers	Professional Office, Neighborhood		Office
	6541	Title Abstract Offices (6541)	Professional Office, Neighborhood		Office
67		HOLDING AND OTHER INVESTMENT			
	6722	Management Investment Offices, Open-End	Professional Office, Neighborhood		Office
72		PERSONAL SERVICES			
	7221	Photographic Studios, Portrait	Studio, Photography		Services
	7231	Beauty Shops	Salon, Spa, or Barber Shop		Services
	7241	Barber Shops	Salon, Spa, or Barber Shop		Services
73		BUSINESS SERVICES			
	7311	Advertising Agencies	Professional Office, Neighborhood		Office
	7371	Computer Programming	Professional Office, Neighborhood		Office
80					
	8011	Offices & Clinics of Medical Doctors	Counseling and Therapy Services		Office
	8041-8049	Offices of Other Health Practitioners	Counseling and Therapy Services		Office
81		LEGAL SERVICES			
	8111	Legal Services	Professional Office, Neighborhood		Office
83					
	8322	Individual and Family Services	Counseling and Therapy Services		Office
86		MEMBERSHIP ORGANIZATIONS			
	8651	Political Organizations	Professional Office, Neighborhood		Office
	8661	Religious Organizations	Remove		
87		ENGINEERING, ACCOUNTING, RESEARCH, MANAGEMENT AND RELATED SERVICES			
	8711	Engineering Services	Professional Office, Neighborhood		Office
	8713	Surveying Services	Professional Office, Neighborhood		Office
	8721	Accounting, Auditing & Bookkeeping	Professional Office, Neighborhood		Office
	8742	Management Consulting Services	Professional Office, Neighborhood		Office
	8743	Public Relation Services	Professional Office, Neighborhood		Office
	8748	Business Consulting Services, NEC	Professional Office, Neighborhood		Office
89		SERVICE, NOT ELSEWHERE CLASSIFIED			
	8999	Service, NEC	Professional Office, Neighborhood		Office
99		NONCLASSIFIABLE ESTABLISHMENTS			
	99	Single Family Residential	Dwelling, Single-Family Detached		Residential

MUC Changes

- **Removed categories**
 - **SIC 4729 Arrangement of Passenger Transportation NEC**
 - **SIC 8661 Religious Organizations**
- **New category**
 - **Counseling and Therapy Services**
- **Provided specific definition & parking requirement**
 - **Antique & Book Stores**

MUC Changes

- **New Supplemental Regulations prohibiting:**
 - Drive-thrus
 - Fleet vehicle storage
 - Outside storage/ display of merchandise
 - Outside sales
- **Revised formatting for some existing regulations – incorporated directly into section**
 - Accessory Dwelling
 - Home Occupations

Airport Zoning

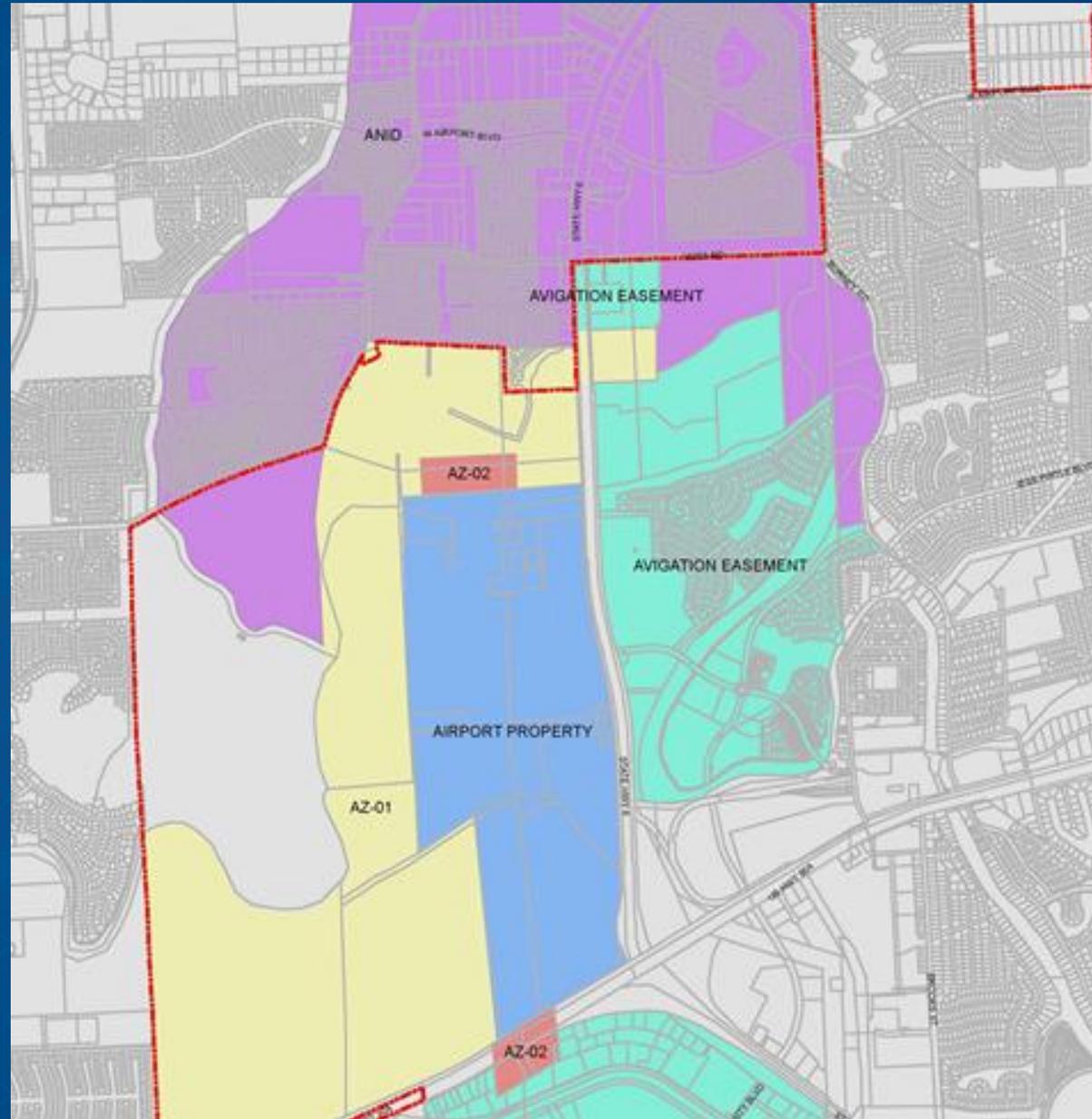
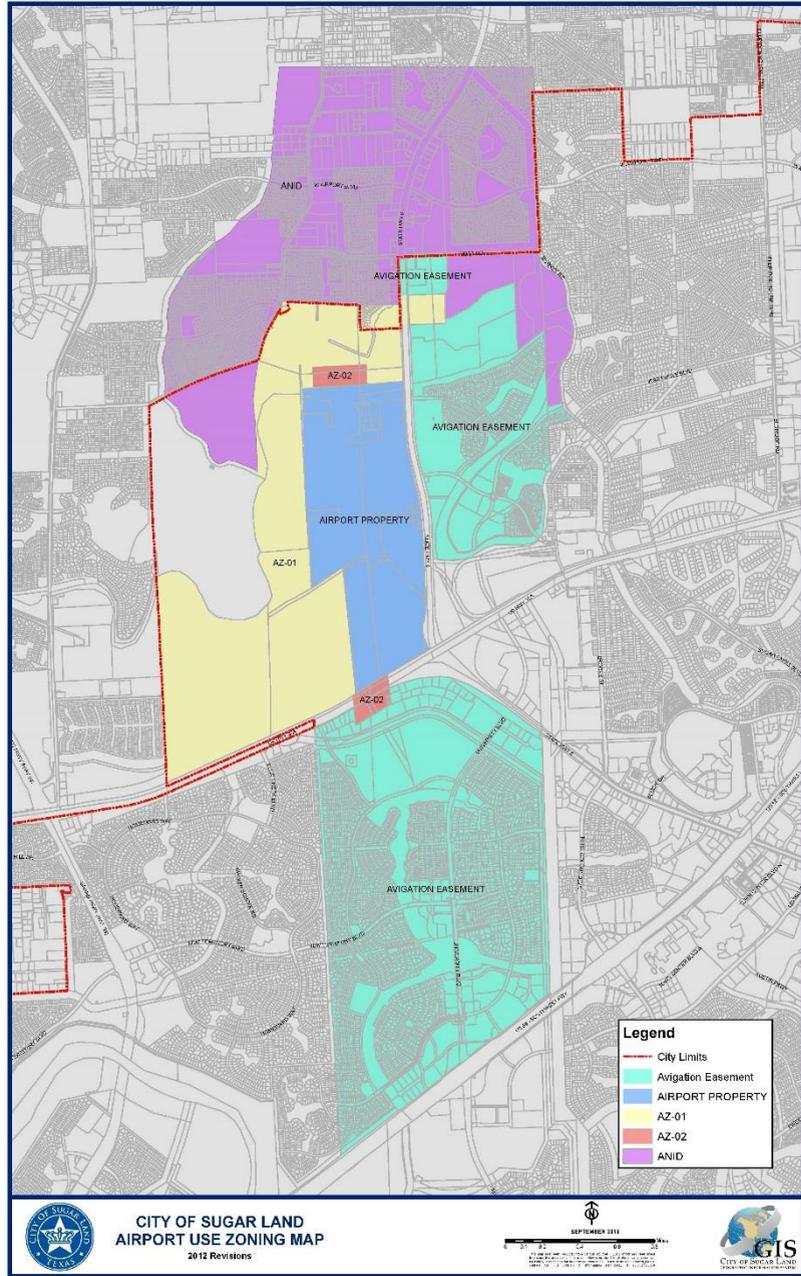
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Airport Zoning Overview

- **Purpose of Airport Zoning**
 - Serves as additional protection for airport
 - Promotes compatibility between Airport & surrounding land uses
 - Protects airport from incompatible encroachment
- **Applied in addition to underlying zoning districts**
 - Use must be permitted by primary zoning district (Ch. 2) AND airport zoning district (Ch. 9) to be developed

Airport Zoning Overview

- **Two Airport Land Use Zoning Districts**
 - **AZ-01: does not allow residential, assembly or institutional uses**
 - **AZ-02: very limited uses, therefore City owns/ leases all AZ-02 property**
- **Some properties previously under AZ-01 were removed and now have Avigation Easement instead**
 - **Imperial/ Tract 3 development**
 - **Telfair/ Tract 4 development**



Airport Zoning Use Table

Sec. 9-17 Airport Land Use Matrix

1

Land Use	AZ-01	AZ-02
Institutional		
Botanical and Zoological Gardens	P	
Library		
Museums and Art Galleries	P	
Parks and Recreational Facilities	P	
School, College and University		
School, Private, Elementary, Middle, and High		
School, Public, Elementary, Middle, and High		
School, Vocational	P	
Office		
Call/Message Center	P	
Professional Office, Neighborhood	P	
Professional Office, Regional	P	
Retail		
Bar	P	
Furniture and Home Furnishings Store	P	
Grocery, Convenience Store	P	
Grocery, Market	P	

- **Conversion from SIC (economic-based) to land use classification**
- **No other changes to Airport Zoning Use Table**

P&Z Review – Staff Recommendations

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Parking

- **Assisted Living**
 - **Current requirement - 1:4 beds plus 1:1 employees**
 - **Original staff recommendation - 1:2 permanent beds**
 - **Revised staff recommendation – 1:2 beds (at max. capacity of facility)**
- **Nursing & Personal Care Facilities**
 - **Current requirement - 1:2 units plus 1:1 employees**
 - **Original staff recommendation - 1:2 permanent beds**
 - **Revised staff recommendation – 1:2 occupants (at max. capacity of facility)**

Parking

- **Commercial Extraction of Soil, Sand, Gravel & Storage**
 - **Current requirement – Undefined**
 - **Original staff recommendation – 1:500 sq. ft. (5 min.)**
 - **Revised staff recommendation – 1: each employee at maximum shift**

Next Steps

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Public Outreach

- **Goal of transparency during review & adoption process**
- **Variety of communications tools being utilized**
- **Social media**
- **Press release**
- **Email to business & development community**
- **Project webpage www.sugarlandtx.gov/devcodeupdate**
 - **Draft changes - materials provided to P&Z**
 - **Schedule of upcoming meetings**
 - **FAQs**
 - **Link to online town hall**
 - **Informational video**

Next Steps

- **October 9**
 - **P&Z review draft changes/ staff recommendations in response to review comments**
- **October 16**
 - **Online Town Hall closing**
- **October 25 P&Z Meeting**
 - **P&Z Public Hearing**
- **November 13**
 - **P&Z Recommendation**



REPORTS

A. Planning and Zoning Commission Liaison Report

- ❖ **City Council Meeting**

B. City Staff Report

- ❖ **Calendar of Scheduled Meetings and Events**



NEXT
Planning & Zoning Commission
MEETING

October 9, 2018