

**Summary of Planning & Zoning Commission Feedback on  
Draft Changes to Permitted Uses and Parking Schedules**

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

Subject of Discussion	Comment/Question	Staff Response/ Recommendation	P&Z Meeting Date	Type of Change/ Request
All Land Uses (Note – add this to Residential Table too)	Why do some parking minimums have a set minimum number of parking spaces (i.e. Minimum of 10 Spaces Required), but not all have this requirement? Consider including this for all or no uses	In many cases, these minimums were carried over from existing requirements. After further review, staff does not believe these are necessary and recommends removing minimum requirement from most uses – only keep for those uses that would have limited or no buildings	8/23	Parking Review
All Land Uses/ Professional Office	Do the draft Code changes provide for the use of shared parking amongst uses?	No change made; included in list for future consideration	8/23	Future consideration
Institutional: Botanical & Zoological Gardens	Definition – revise “design” to “designed”	Corrected	8/23	Typo
Retail: Grocery, Supermarket	Should the parking ratios take into account the recent phenomenon of curbside pick-up? Do parking requirements need to be adjusted for this?	No change made; included in list for future consideration	8/23	Future consideration
Retail: Restaurant, With Drive-In and/or Drive-Thru	Change P (N) to P/C (N) in B-1, B-2, M-1 and M-2 Districts to reflect that a CUP is required in some instances as indicated in the supplemental regulations (related to drive-thrus and outdoor speakers on patios)	Corrected	N/A - Staff initiated	Typo
Retail: Restaurant, With No Drive-In or Drive-Thru	Change P (N) to P/C (N) in B-1, B-2, M-1 and M-2 Districts to reflect that a CUP is required in some instances as indicated in the supplemental regulations (related to outdoor speakers on patios)	Corrected	N/A - Staff initiated	Typo

**Type of Change/ Request Legend:**

Typo – a typographical or grammatical error

Clarification – revising a word to further clarify intent, without changing substance

Parking Review – review parking recommendation

Zoning District Permissions Change –changes to use permission (whether P, C or not permitted) in one or more districts

Future Consideration – an item to review in the future, not as part of this phase of the Development Code update project

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Retail: Shopping Center	What does it mean to “See applicable use category”?	This refers the reader to the other land use categories in the table; revised to state “See applicable Land Use category” for clarity.	8/23	Clarification
Services: Animal Services, Boarding/ Day Care	Allow with CUP in B-2 district instead of prohibiting	Change made	8/23	Zoning District permissions change
Services: Animal Services, Boarding/ Day Care	Consider allowing in additional districts for “doggie daycare” type uses; consider adding a CUP in B-2	No change made; included in list for future consideration	8/23	Future consideration
Services: Animal Services, Outdoor Runs (Accessory)	Revise “Enclosed” to “Fenced” for clarity that the word is not referring to an enclosed building, but rather an area that is enclosed with a fence	Change made	8/23	Clarification
Services: Assembly Facility, Banquet/ Event Center	Allow with CUP in B-O instead of prohibiting - be consistent with current table	Corrected	N/A - Staff initiated	Typo
Services: Assisted Living	Definition – revise “facilities may be licensed” to “facilities must be licensed”	Corrected	8/23	Typo
Services: Assisted Living	Consider whether suggested parking ratio is appropriate – does it require too many spaces?	Based on further review of peer cities, staff recommends requiring 1 space: 2 resident occupants (maximum capacity of facility)	8/23	Parking Review
Services: Campground and RV Park	This use isn’t appropriate in any B-2 zoned property. Prohibit instead of allowing with CUP in B-2 district.	Change made	8/23	Zoning District permissions change

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Services: Financial Institution with Drive-Thru	Change P (N) to P/C (N) in B-1, B-2, M-1 and M-2 Districts to reflect that a CUP is required in some instances as indicated in the supplemental regulations (related to drive-thrus and outdoor speakers on patios)	Change made	N/A - Staff initiated	Typo
Services: Golf Course or Country Club	This use could be appropriate in the BR district. Allow with CUP instead of prohibiting in BR district	Change made	8/23	Zoning District permissions change
Services: Independent Senior Living (55+)	Consider using a term other than “elderly” to describe persons living in these establishments.	Modified to “people 55 and over”	9/11	Clarification
Services: Nursing and Personal Care Facility	Consider whether suggested parking ratio is appropriate – does it require too many or not enough spaces?	Based on further review of peer cities, staff recommends requiring 1 space: 2 resident occupants (maximum capacity of facility)	8/23	Parking Review
Services: Place of Worship	Consider whether suggested parking ratio is appropriate – does it require too many or not enough spaces?	Based on further review of peer cities, staff recommends: With Fixed Seating: 1 space: 3 seats in Main Assembly Area OR Without Fixed Seating: 1: 75 sq. ft. in the Main Assembly Area	8/23	Parking Review

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Industrial: Agriculture, Commercial Crops	Is this use really appropriate in Sugar Land? Consider removing this use from certain districts or removing it altogether. If not, consider having a minimum size property required for this use.	The Land Use Plan indicates that “farm and ranch land” are appropriate uses for the Rural & Agricultural category, which is implemented through the BR district. Additionally, land in other districts could grow crops as an interim use, prior to development. Therefore staff recommends keeping as a permitted use in all districts, but requiring a property to be a minimum of 5 acres for this use.	9/11	Zoning District permissions change
Industrial: Agriculture, Commercial Livestock	Is this use really appropriate in Sugar Land? Consider removing this use from certain districts or removing it altogether. If not, consider having a minimum size property required for this use.	The Land Use Plan indicates that “farm and ranch land” are appropriate uses for the Rural & Agricultural category, which is implemented through the BR district. However, this use may not be appropriate in other districts. Staff recommends removing this use from B-O, B-1, and B-2; and requiring a CUP in M-1 and M-2	9/11	Zoning District permissions change
Industrial: Commercial Extraction of Soil, Sand, and Gravel or Similar Material and Storage	Consider modifying parking requirement to base it on size of land rather than size of a building, since these operations often have little to no buildings on site.	Modified – recommending same ratio as Agriculture uses, which also do not have many buildings on site.	9/11	Parking review

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Industrial: Document Shredding	Allow this use within office buildings in B-O and B-2, either by allowing as an Ancillary Use or otherwise limiting the size.	Modified – permitted with supplemental regulations: supplemental regulations would include a maximum of 5,000 sq. ft., and required to be part of an office building that is at least 50,000 sq. ft.	9/11	Zoning District permissions change
Industrial: Manufacturing, Light	Clarify that manufacturing of aluminumware (i.e. pots and pans by metal stamping) is permitted under this category.	Change made	N/A - Staff initiated	Clarification
Industrial: Telecommunications Towers	Add (N) to B-2, M-1, and M-2 districts; remove the last sentence of the definition and move it to the Supplemental Regulations section.	Change made	N/A - Staff initiated	Clarification
Industrial: Utilities	Allow with CUP in BR district	Change made	9/11	Zoning District permissions change
Industrial: Utilities	Should the definition of Utilities reference only “public” or also “private” utilities?	Per the Legal Department, all utilities that are not governmental agencies are subject to the City’s zoning regulations. Staff recommends removing “public” to clarify this applies to both private and public utilities.	9/11	Clarification
Supplemental Regulations: Note 5 b	Revise “facilities shall be comply” to “facilities shall comply”	Change made	8/23	Typo

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Supplemental Regulations: Note 5 b ii	Revise to read as follows: "Additional buffering between the nearby residential lot and the drive-thru is required:"	Change made	8/23	Typo
Supplemental Regulations: Note 5 b ii	Clarify how "100% of parking lot and drive aisle" can/ must be screened	Remove this requirement – staff believes this is adequately addressed in other Code section relating to Landscaping and Buffering	8/23	Clarification
Supplemental Regulations: Note 5a and 7 b	Should a CUP be required if the outdoor area is within 150 feet, as shown, or within 200 feet? Review recent PDs to see what requirements were included.	Existing Code requires CUP if within 150 feet; revised to 200 feet based on review of recent PDs.	8/23	Clarification

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**Sec. 2-71 Residential Districts Permitted Uses and Parking Schedule Changes**

Subject of Discussion	Comment/Question	Staff Response/ Recommendation	P&Z Meeting Date	Type of Change/ Request
Residential: Agriculture, Ranching	This use is not appropriate in most residential zoning districts in the City. Should this use be removed?	Staff recommends only permitting in R-1 (with CUP) and R-1E (by right) zoning districts, and requiring a minimum of 5 acres for this use. This will allow the implementation of the Land Use Plan's Rural & Agricultural land designation in more rural areas.	9/11	Zoning District permissions change
Residential: Clergy House, Monastery, or Convent	Should this definition reference tax exempt status of the religious organization, as is in the definition of Places of Worship?	Revised	9/11	Clarification
Services: Independent Senior Living (55+)	Consider using a term other than "elderly" to describe persons living in these establishments.	Modified to "people 55 and over"	9/11	Clarification
Services: Independent Senior Living (55+)	Add (N) to R-3 and R-4 zoning districts to refer the reader to the Notes column for Supplemental Regulations.	Change made.	N/A - Staff initiated	Typo
Industrial: Utilities	Should the definition of Utilities reference only "public" or also "private" utilities?	All utilities that are not governmental agencies are subject to the City's zoning regulations. Staff recommends adding "private" to clarify this applies to both private and public utilities.		

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Supplemental Regulations: Note 3	This note refers to temporary construction offices that are located in temporary buildings; however, often builders will use model homes for this same purpose. Add a requirement for the conversion of model homes into livable homes within a certain period of time.	No revision necessary – addressed through other Code requirements	9/11	Clarification

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