

Planning & Zoning Commission



October 9, 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 27, 2018

Mr. Thomas Harris III
Interim City Secretary



PUBLIC HEARING

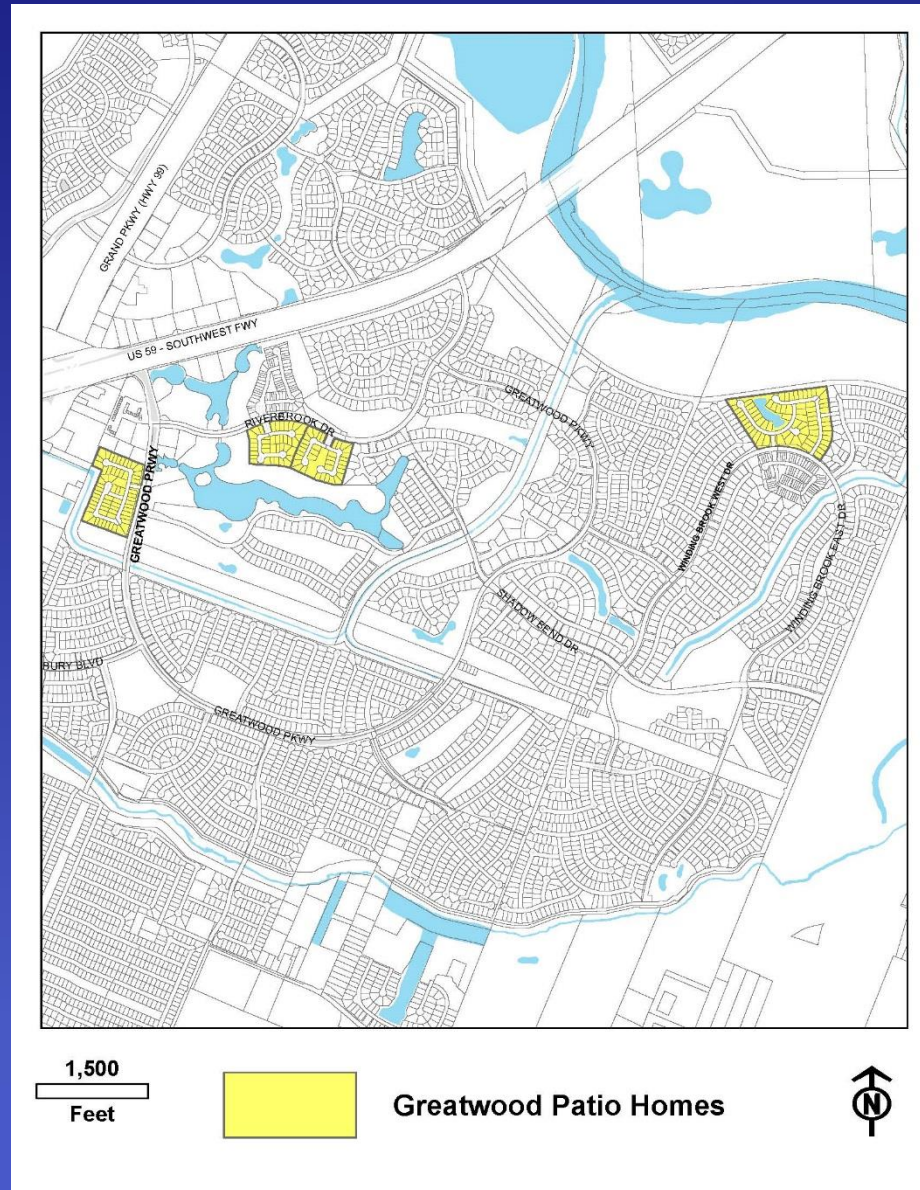
DISCUSSION AND DIRECTION

Proposed Rezoning of Approximately 61 Acres from Interim Standard Single-Family Residential (R-1-I) to Permanent Zero Lot Line Single Family Residential (R-1Z) for Areas Platted and Developed as Patio Homes also know as Zero Lot Line Homes Located 1) West of Greatwood Parkway and Scenic Place, 2) South of Riverbrook and 3) North of Winding Brook

Ms. Mayra Hernandez

Planner II

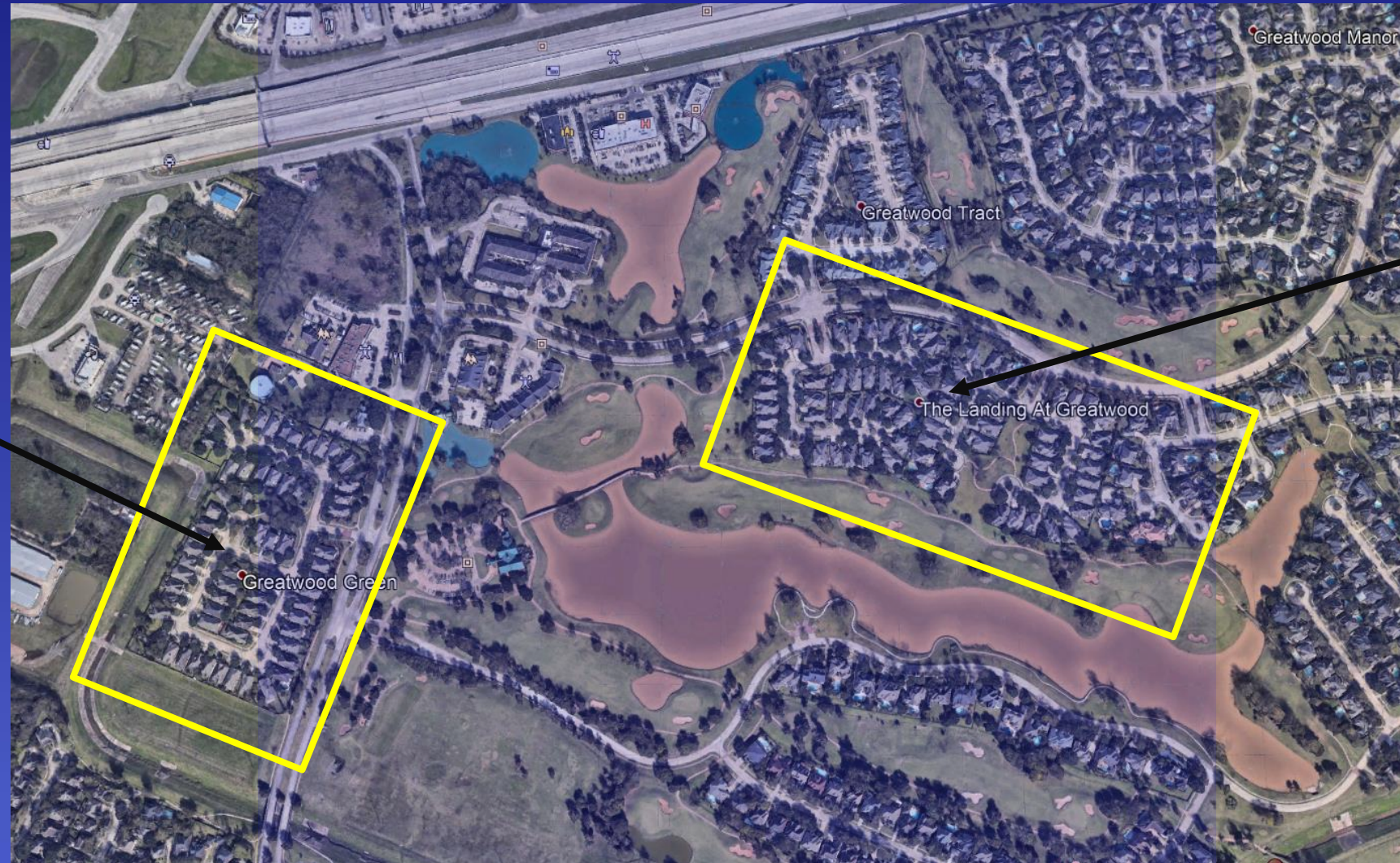
Vicinity Map



- Greatwood residential patio home areas
- Annexed Dec. 12, 2017
- Current zoning: R-1-I
- Approx. 61 acres of residential zero lot line platted areas

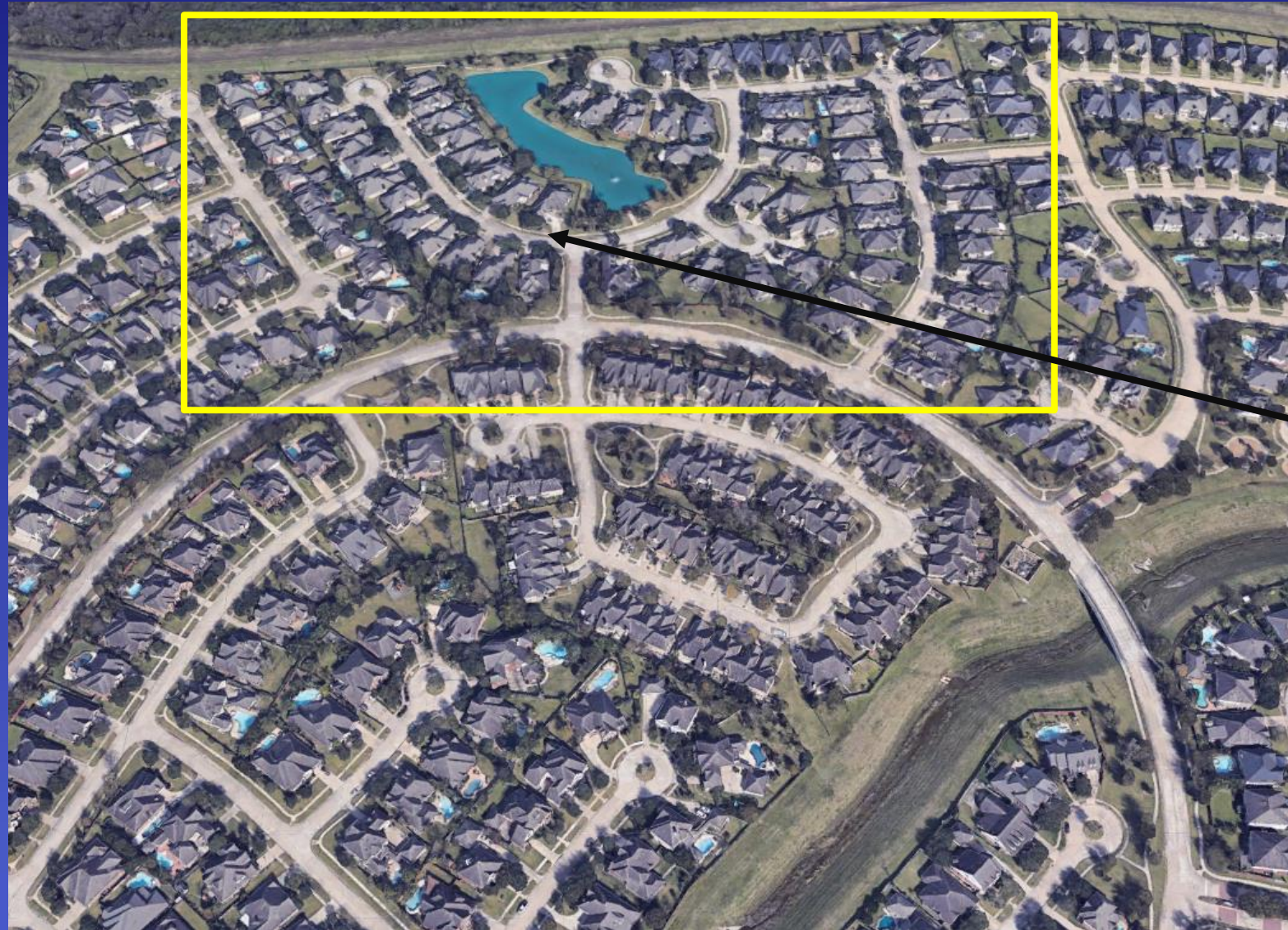
Aerial Photograph

Greatwood
Green

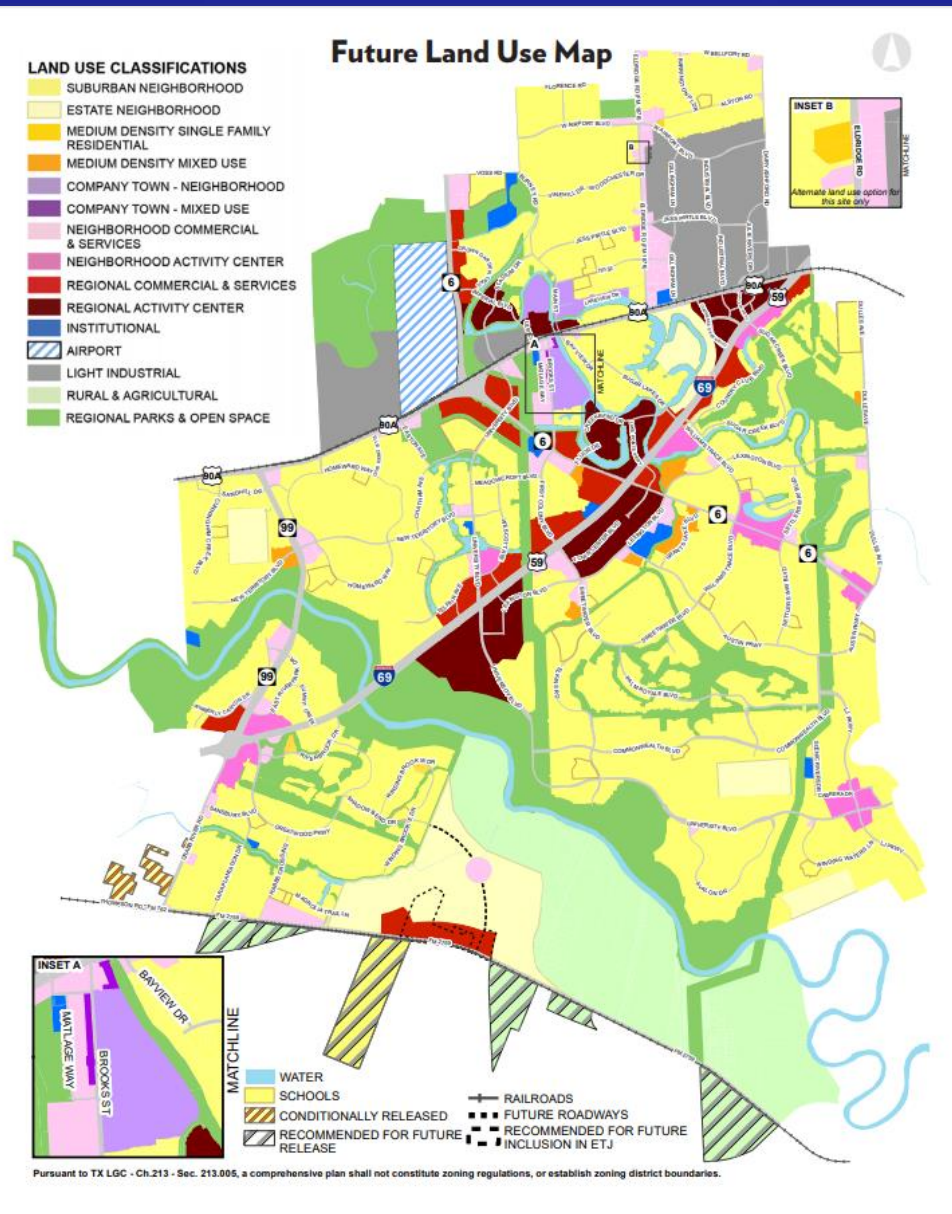


The
Landing at
Greatwood

Aerial Photograph



Greatwood B-170
(Lake crest)



Proposed Permanent Zoning

- **Replace temporary R-1-I with permanent zoning**
- **Does not alter existing residential development, or private deed restrictions**
- **Formalizes property owner's development rights**
- **Zoning categories are recommended to closely match up with existing development.**
- **Staff's recommendations are based on analysis from Future Land Use Map, recorded plats, and field investigation at each area as to actual uses on-site.**

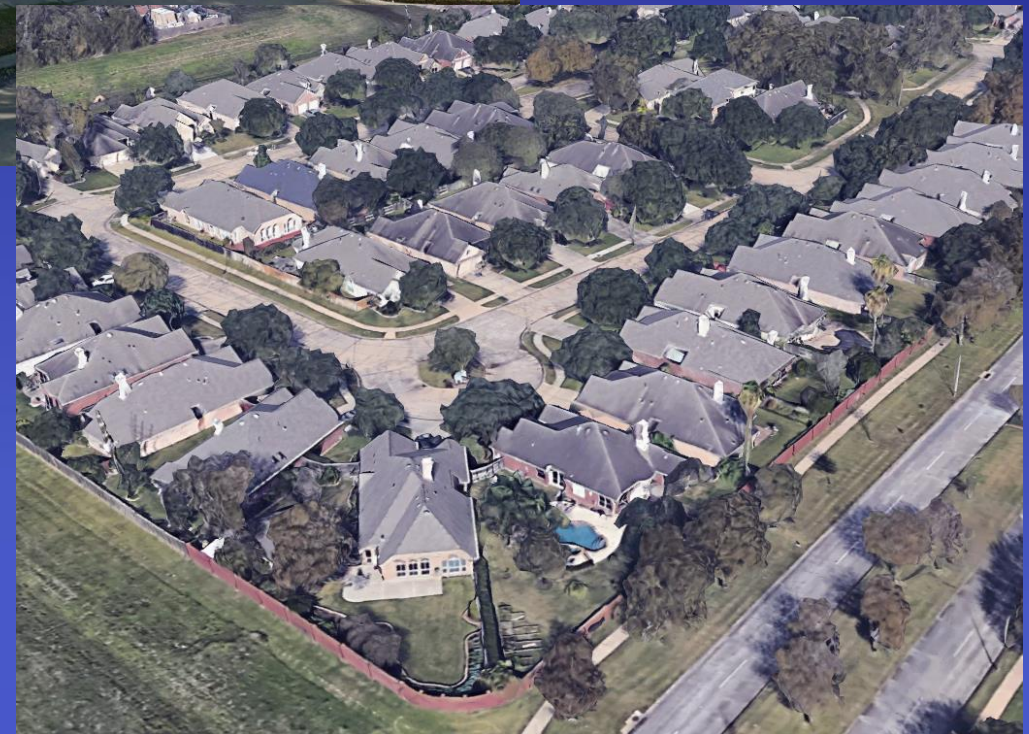
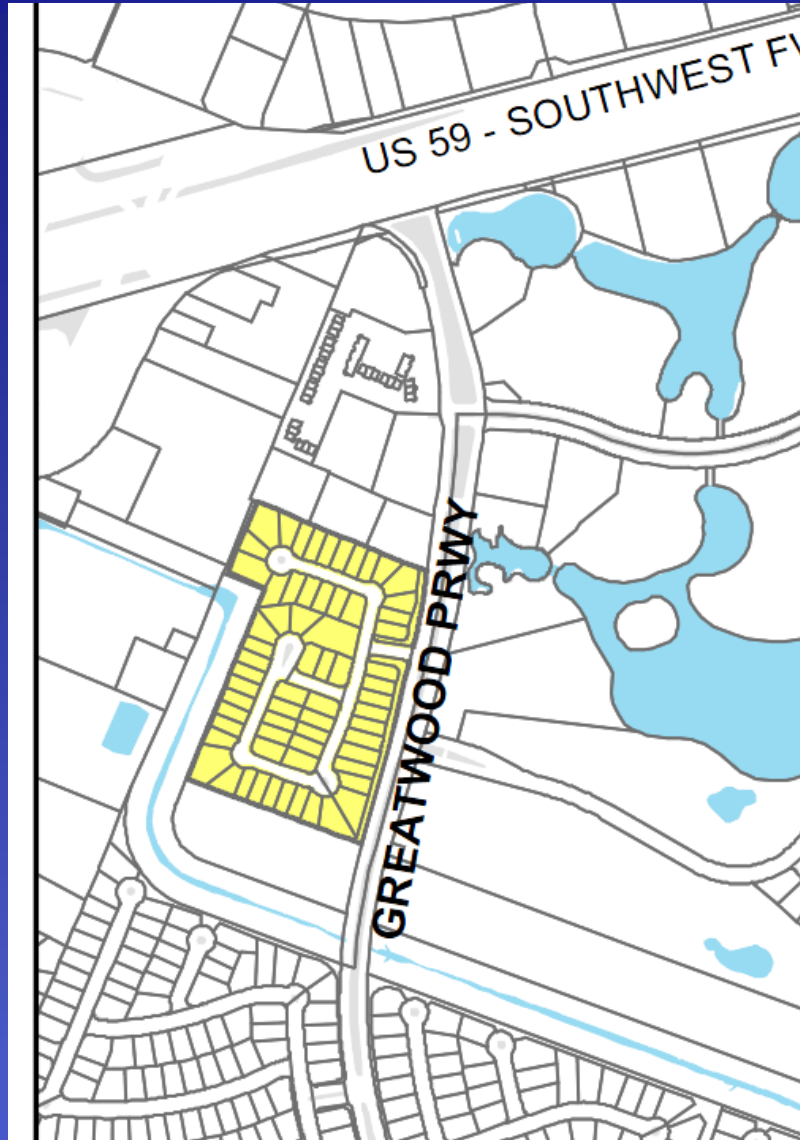
Zero Lot Line Single-Family Residential District (R-1Z)

- **Provides for the development of SF detached dwellings in areas where reduced area and setback requirements may be accommodated.**
- **Homes located on one side lot line to consolidate yard space and enhance privacy in exchange for an increase in lot coverage.**
- **Future development in these areas will be required to comply with the bulk regulations for the R-1Z zoning district.**

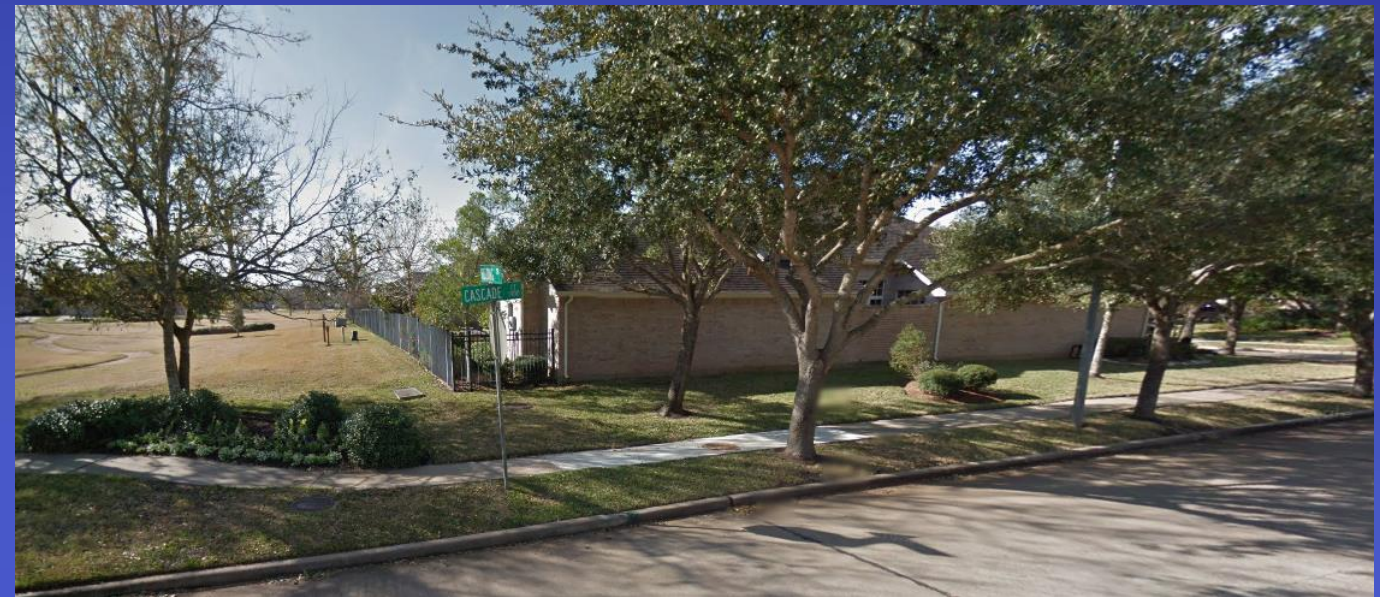
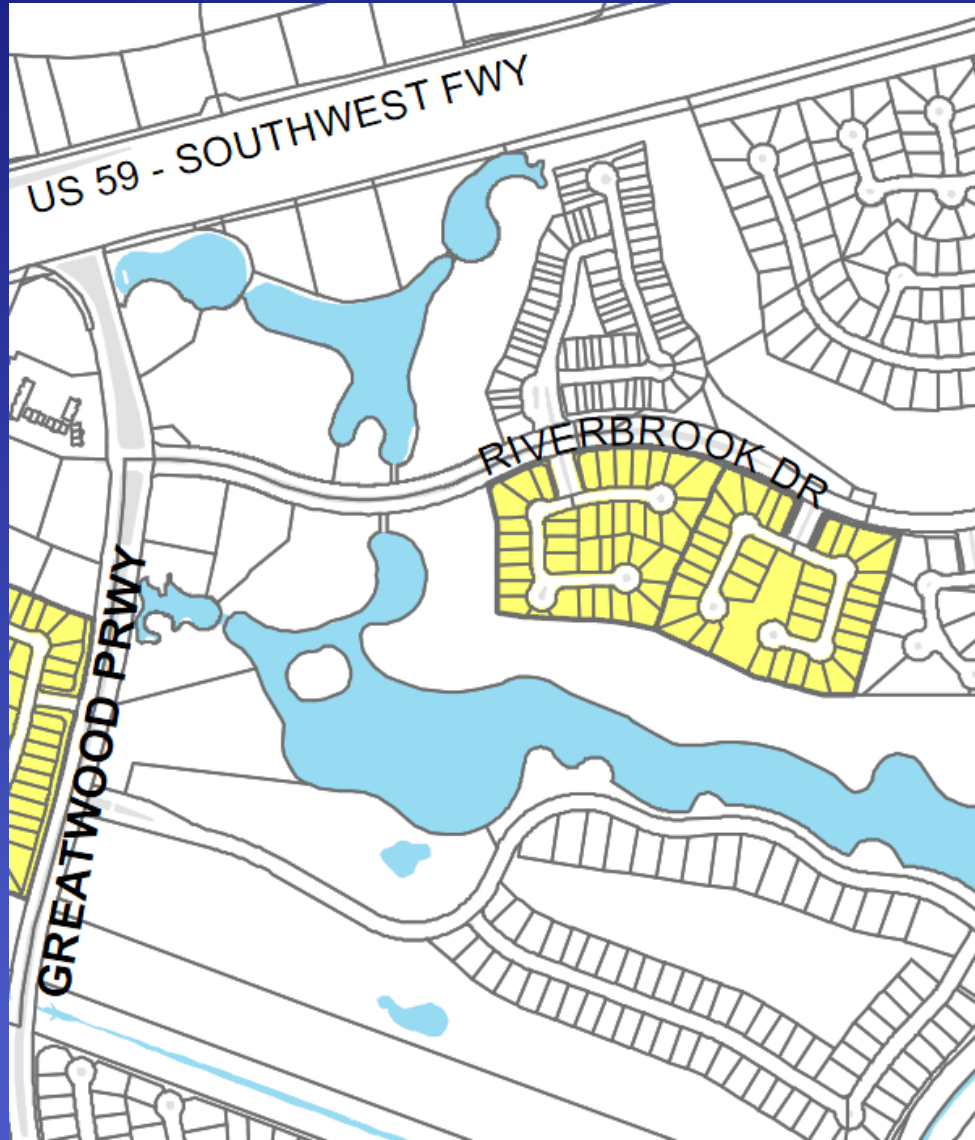
Existing Conditions (Greatwood B -170 replat)

- **5 lots subject to 5-foot setback per recorded replat**
- **Lots developed as patio homes**
- **Staff's R-1Z recommendation is inclusive of these 5 lots**
- **Per the zoning – Lots will be subject to the zero setback, 10-foot side yard setback for new construction/additions**

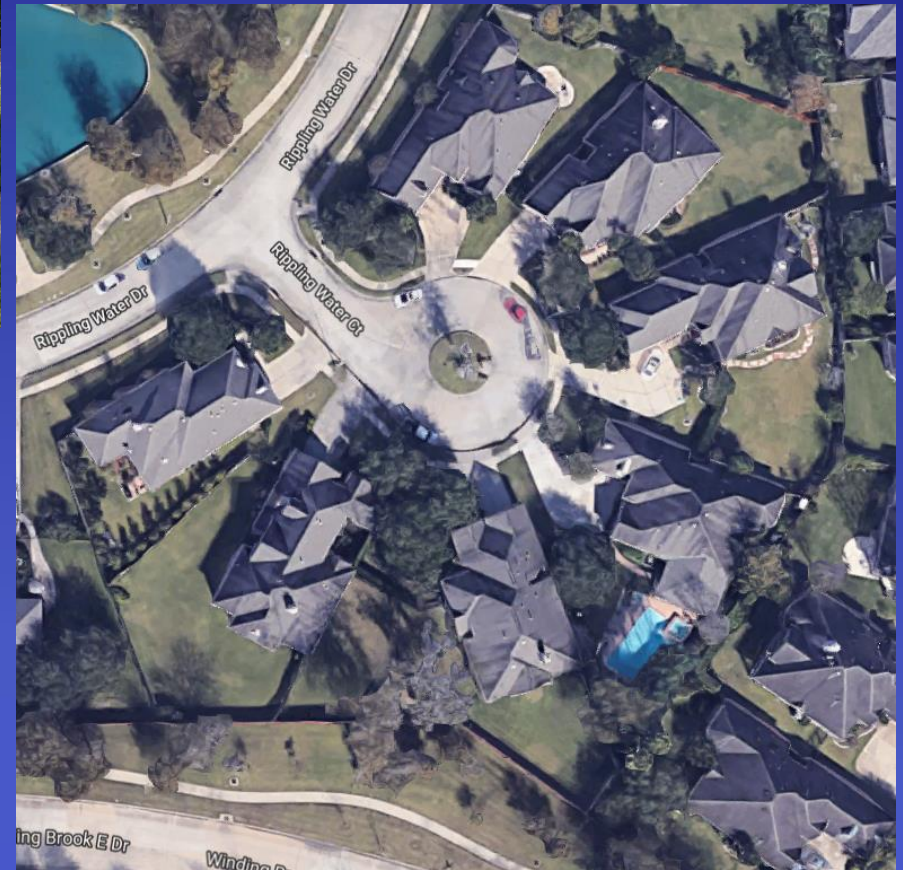
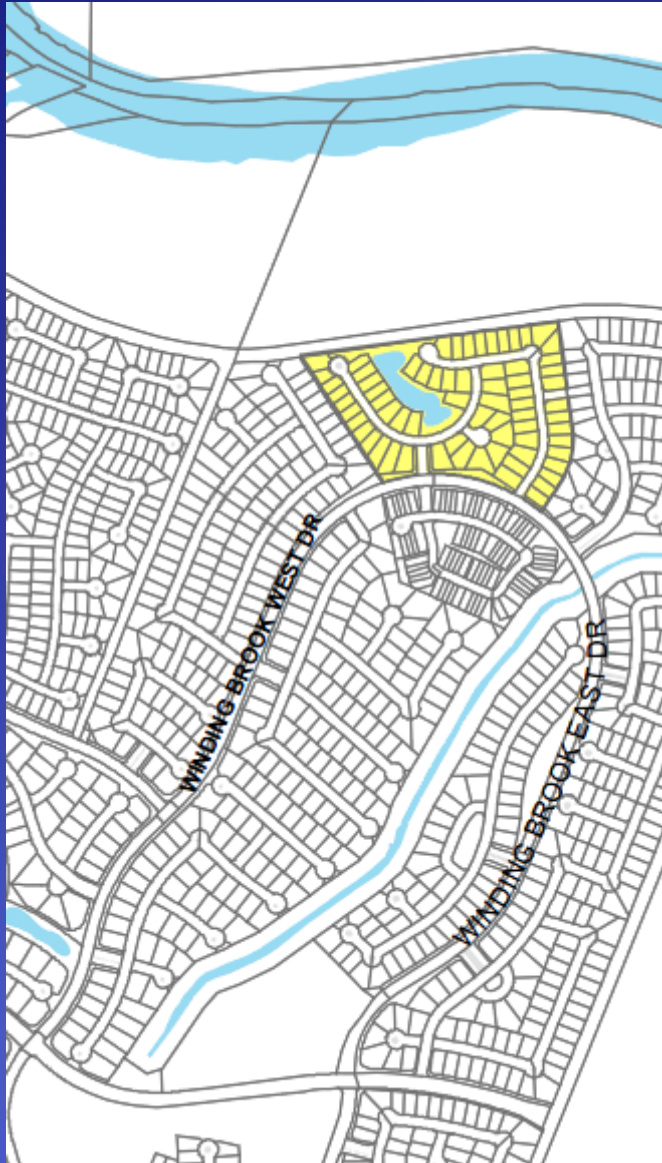
Area 1



Area 2



Area 3



Initial Points for Consideration

- **State law does not allow annexation ordinances to assign permanent zoning at the time of annexation**
- **Permanent Zoning is designed to match up the existing development with the proper district regulations.**
- **Recommendations proposed to be in character with the existing development in the Greatwood residential areas.**
- **The Comprehensive Plan supports this permanent zoning recommendation.**

Public Hearing

- **Notified:**
 - **Patio home property owners**
 - **Adjacent property owners within 200-ft**
 - **GW HOA**
 - **Published notification in newspaper of general circulation**
- **Published notification on City website**
- **3 inquiries received at this time**

Next Steps & Recommendation

- **Hold Public Hearing**
- **Discussion & Direction**
- **Anticipate Consideration & Action at subsequent meeting**



WORKSHOP

REVIEW AND DISCUSSION

Proposed Revisions to the Zoning 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

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

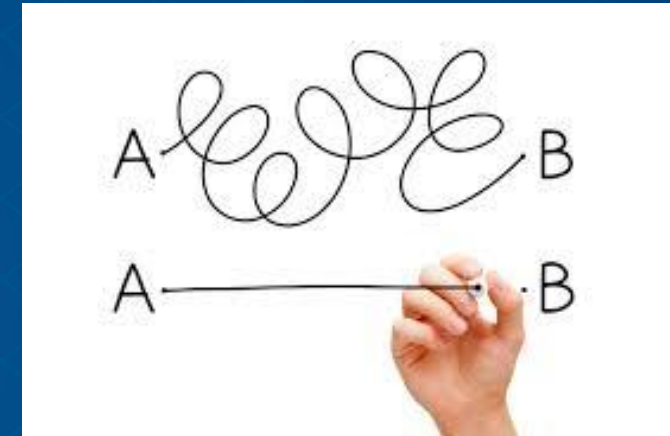
Sec. 2-91 Nonresidential Districts Permitted Uses and Parking Schedule

Land Use	B-0*	B-1*	B-2*	M-1*	M-2	BR	Definition	Parking	Notes
Institutional							An establishment where plants or animals are collected and design in a way to be viewed, cared for, and/or studied, with or without an admission charge, and that may include the sale of goods and novelties as an accessory use.	1:300 sq. ft. (Minimum of 10 spaces required)	
Botanical and Zoological Gardens	P	C	P						
Library	P	P	P				A public facility that allows the view and check out of books, videos and other literature.	1:300 sq. ft. (Minimum of 10 Spaces Required)	
Museums and Art Galleries	P	P/C (N)	P	P			A building serving as a repository for a collection of natural, scientific, artistic, or literary objects of interest, and designed to be used for viewing, with or without an admission charge, and that may include the sale of goods and novelties as an accessory use.	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)	An area developed for active play and recreation that may include, but is not limited to, open space, sports courts, play equipment, trails, restrooms, and maintenance structures. The area may be owned by a public entity and used to provide recreational activities to the general public; or the area may be owned by a private, nonprofit, or homeowner's association and used to provide recreational activities to the members of the association.	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				An institution established for educational purposes offering courses for study beyond the secondary education level. Dormitories for students and employees only are permitted in conjunction with these uses.	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				A school under the sponsorship of a private or religious organization, which provides elementary, middle, and/or secondary school curricula.	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



Tonight's Workshop

- **Review Summary of Additional Code Changes**
- **Review Summary of P&Z Feedback on draft changes to Permitted Uses and Parking Schedules**

Review Additional Code Changes

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Additional Code Changes

- **Review Summary of Additional Code Changes**
 - **Detailed in Redline of Additional Code Changes**
- **Reasons for changes**
 - **Result from changes to Sec. 2-71 and 2-91**
 - **Most changes needed to make Code internally consistent**
 - **Other changes made to improve Code – consistent with goals of updating zoning use classifications**
 - **Clarity, consistency, modernization, simplicity of application, etc.**

Chapter 1 – General Provisions

- **Article I. – General Provisions**
 - **Sec. 1-6. - Technical Studies.**
 - **Added new language - City may require queuing study**
- **Article II. – Street System Improvements**
 - **Sec. 1-23. - Traffic Studies.**
 - **Added new language requiring queuing study**
 - **ensure on-site queuing does not negatively impact public streets**

Chapter 2 – Zoning Regulations

- **Sec. 2-54 – 2-58**
 - **2-54 to 2-56: Revised order of content**
 - **Added new Sec. 2-57 & 2-58**
- **Sec. 2-54 New and Unlisted Uses**
 - **Moved to new Sec. 2-57**
- **Sec. 2-55 Accessory and Temporary Uses**
 - **A. Accessory Uses: Moved to new Sec. 2-54.**
 - **B. Temporary Construction Offices: Revised and moved to Note 3 of Sec. 2-71 Residential Districts Permitted Uses and Parking Schedule**

Chapter 2 – Zoning Regulations

- **Sec. 2-56 Land Use Matrix**
 - **A. Deleted description of how to use SIC, since SIC is no longer used.**
 - **B. Revised and moved to new Sec. 2-54A, 2-55, and 2-58**
 - **Sec. 2-56 B. 1. D. (residential proximity CUP requirement) Revised to simplify wording; moved to new Sec. 2-55**

Chapter 2 – Zoning Regulations

- **Other changes in new sections 2-55 through 2-58:**
 - **Created new designation & description for P(N) and C(N) in Permitted Uses tables (new Sec. 2-55)**
 - **Provided list of use categories utilized in Permitted Uses tables**
 - **Provides clarity and simplifies application of the Code (new Sec. 2-56)**

Chapter 2 – Zoning Regulations

- **Other changes in new sections 2-55 through 2-58:**
 - **Changes for PDs - clarity in application of the new land use classifications (new Sec. 2-58)**
 - **Use of new land use categories for new PD districts**
 - **How to convert SIC to new land use for PD amendments & new Final Development Plans**
 - **Legacy use of SIC for existing PDs to provide**

Chapter 2 – Zoning Regulations

- Article II. – Zoning Districts and Land Uses; Part 4. – Mixed Use Conservation District (Sec. 2-112)
 - Changes reviewed with Commission on 9/27/18

Chapter 2 – Zoning Regulations

- **Article IV. Supplemental Regulations: Satellite Dish Antennas, Fences, Accessory Buildings, Dwelling Units, and Home Occupations**
 - **Rename Article to remove “Home Occupations”**
 - **Sec. 2-192 Accessory Structures**
 - **F. 6. Accessory Dwelling Units: Moved unchanged to Note 1 of Sec. 2-71 & Sec. 2-112**
 - **Sec. 2-194 Home Occupations: Moved unchanged to Note 2 of Sec. 2-71 & Sec. 2-112**

Chapter 2 – Zoning Regulations

- **Article IIV. – Hotels**
 - **Renamed article “Reserved”**
 - **Sec. 370-379: Moved unchanged all content to Note 16 of Sec. 2-91 Nonresidential Districts Permitted Uses and Parking Schedule**

Chapter 2 – Zoning Regulations

- **Article V. Off-Street Vehicle and Bicycle Parking and Loading Regulations**
 - **Sec. 2-213. Rules for Computing Number of Parking Spaces.**
 - **F. Shopping Centers with Eating & Drinking Places: Moved to Note 9 of Sec. 2-91**
 - **Nonresidential Districts Permitted Uses and Parking Schedule**
 - **G. Renumbered to F.**

Chapter 2 – Zoning Regulations

- **Article V. Off-Street Vehicle and Bicycle Parking and Loading Regulations**
 - **Sec. 2-210 General Requirements: Added provisions to ensure parking spaces are utilized for vehicular parking and no other activities**
 - **Sec. 2-220. – Off-street Parking Schedule.**
 - **Removed table and moved parking regs to Sec. 2-71 & Sec. 2-91**
 - **Parking requirements modified as described in Comparison Table**
 - **Add reference to Sec. 2-71 and Sec. 2-91**

Chapter 2 – Zoning Regulations

- **Article V. Off-Street Vehicle and Bicycle Parking and Loading Regulations**
 - **Sec. 2-222. - Bicycle Parking Requirements:**
Remove references to SIC
 - **Include new land use categories that are exempt from bicycle parking requirements**

Chapter 9 – Airport Zoning

- **Article III. Compatible Land Use Zoning Regulations**
 - **Sec. 9-17 Land Use Matrix: Revised Table 9-17.1:**
 - **Permitted and Conditional Uses by Zoning District**
 - replaced all SIC categories with new land use categories.

Chapter 10 – Definitions

- **Adult Day Care**
 - Revised to provide a more detailed description & moved to 2-91
- **Child Care Home**
 - Revised to provide better clarity & moved to 2-71
- **Child Care Center**
 - Revised to provide better clarity & moved to 2-91
- **Hotel, Full Service, Limited Service & Select Service**
 - Moved unchanged to 2-91

Chapter 10 - Definitions

- **Parks**
 - Revised for consistency w/new definition in 2-71 & 2-91
- **RV Park**
 - Revised to provide better clarity & moved to 2-91
- **RV Storage**
 - Revised/ combined & moved to Mini-warehouse & Self-Storage in 2-91

Summary of P&Z Feedback on Draft Changes

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P&Z Feedback

- P&Z feedback on Sec. 2-71 and 2-91 received during detailed review workshops 8/23, 9/11, & 9/25
- Summary of P&Z Feedback to Use & Parking Schedules
 - Subject of Discussion (i.e. which land use)
 - P&Z comment/ question
 - Staff response/ recommendation
 - P&Z Meeting Date
 - Type of Change/ Request (defined in document footer)

P&Z Feedback

- **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

P&Z Feedback

- Follow order in Summary document
 - Will not review
 - “Future consideration” or
 - “Typos”
 - Note – some items listed were discovered by staff during P&Z review process
 - Mostly Typos, some Clarification
 - Will be noted during presentation

P&Z Feedback Nonresidential Districts

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P&Z Questions & Comments

- All land uses (*Parking*): Why min. 5 or 10 spaces on some but not all spaces?
 - Remove min. from all but those with little or no bldgs. (i.e. Ag. Uses, Mineral Extraction, etc.)
- Retail: Shopping Center (*Clarification*): what does “see applicable use” mean?
 - Revised to “See applicable Land Use Category”
- Services: Animal Services, Boarding/ Day Care (*Permissions*)
 - Allow w/ CUP in B-2

P&Z Questions & Comments

- **Services: Animal Services, Outdoor Runs (Acces.)**
(Clarification)
 - Revise “Enclosed” to “Fenced”
- **Services: Assisted Living** *(Parking)*
 - Current requirement - 1:4 beds plus 1:1 employees
 - Original staff recommendation - 1:2 permanent beds
 - Revised staff recommendation – 1:2 resident occupants (at max. capacity of facility)
- **Services: Campground & RV Park** *(Permissions)*
 - Use not appropriate in B-2 – prohibit

P&Z Questions & Comments

- **Services: Golf Course or Country Club (*Permissions*)**
 - Allow w/ CUP in BR
- **Services: Independent Senior Living (55+) (*Clarification*)**
 - Use term other than “elderly”
 - Changed to “people 55 & over”
- **Services: Nursing & Personal Care Facility (*Parking*)**
 - Current requirement - 1:2 units plus 1:1 employees
 - Original staff recommendation - 1:2 permanent beds
 - Revised staff recommendation – 1:2 resident occupants (at max. capacity of facility)

P&Z Questions & Comments

- **Services: Place of Worship (*Parking*)**
 - Current requirement & original staff recommendation- 1: 4 seats or 1:100 sq. ft.
 - Revised staff recommendation – 1:3 seats or 1:75 sq ft
- **Industrial: Ag, Commercial Crops (*Permissions*)**
 - Use appropriate anywhere?
 - Keep as permitted, but min. 5 acres

P&Z Questions & Comments

- **Industrial: Commercial Extract of Soil, Sand & Gravel or Similar Material (*Parking*)**
 - Current requirement - 1:2 units plus 1:1 employees
 - Original staff recommendation - 1:2 permanent beds
 - Revised staff recommendation – 1:2 resident occupants (at max. capacity of facility)
- **Industrial: Document Shredding (*Permissions*)**
 - Allow in B-O & B-2 as Ancillary or w/limitations
 - Allowed in B-O and B-2 w/max. 5,000 sq ft & in office bldg. 50,000 sq ft or more

P&Z Questions & Comments

- **Industrial: Manufacturing Light (*Staff - Clarification*)**
 - Clarify manuf. Aluminumware is permitted
- **Industrial: Telecommunications Towers (*Staff - Clarification*)**
 - Add (N) to B-2, M-1 and M-2 & move last sentence of definition to Supplemental Regulations
- **Industrial: Utilities (*Permissions, Clarification*)**
 - Allow in BR w/CUP
 - What about “private” utilities? - Revised to remove “public” – applies to all non-governmental entities

P&Z Questions & Comments

- **Supplemental Regs: Note 5b ii (*Clarification*)**
 - Clarify 100% of parking lot & drive aisle
 - Removed – already adequately addressed in Code
- **Supplemental Regs: Note 5a & 7b (*Clarification*)**
 - Should CUP be required at 150' or 200'?
 - Revised to 200' based on recent PDs

P&Z Comments & Questions Residential Districts

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P&Z Questions & Comments

- **Residential: Agriculture, Ranching (*Permissions*)**
 - Is use appropriate in residential districts?
 - Revised – CUP in R-1, by right in R-1E – min. 5 acres
- **Residential: Clergy House, Monastery, or Convent (*Clarification*)**
 - Should definition reflect tax exempt status, like Places of Worship?
 - Revised to include tax exempt
- **Services: Independent Living (55+) (*Clarification*)**
 - Revise from elderly to “people 55 & over”

P&Z Questions & Comments

- **Supplemental Regs: Note 3 (*Clarification*)**
 - **Shouldn't this also apply to model homes?**
 - **No revision necessary – other Code requirements adequately address this**

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

- **Tuesday, October 16**
 - **Online Town Hall closing**
- **Thursday, October 25 P&Z Meeting**
 - **P&Z Public Hearing**
- **Tuesday, 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 25, 2018