

Planning & Zoning Commission



October 25, 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
October 9, 2018**

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



PUBLIC HEARING

DISCUSSION AND DIRECTION

Proposed Revisions to the Zoning Use Classifications and Parking Schedules Found in 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

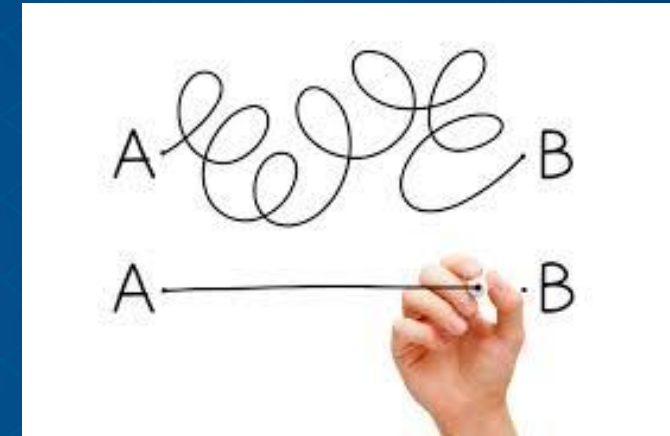
Sec. 2-91 Nonresidential Districts Permitted Uses and Parking Schedule

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



Previous P&Z Review

- **Tuesday, August 14**
 - **Introductory workshop**
- **Thursday, August 23**
 - **Review Non-Residential Districts Table (Sec. 2-91)**
 - **Institutional, Office, Retail, Services Categories**
- **Tuesday, September 11**
 - **Complete review of Non-Residential Districts Table (Sec. 2-91)**
 - **Vehicle-Related, Industrial Categories**
 - **Review of Residential Districts Table (Sec. 2-71)**
 - **Residential, Institutional, Services Categories**

Previous P&Z Review

- **Thursday, September 27**
 - **Review Mixed Use Conservation District (MUC) (Sec. 2-112)**
 - **Review Airport Zoning Land Use Matrix (Sec. 9-17)**
- **Tuesday, October 9**
 - **Review Additional Code Changes**
 - **Summary of P&Z Feedback on Draft Changes**

Public Outreach

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

Webpage Interactions

- Homepage
 - 966 pageviews
 - 779 unique pageviews
- About the Update page
 - 49 pageviews
 - 42 unique pageviews
- Education & Resources page
 - 130 pageviews
 - 94 unique pageviews
- FAQs page
 - 30 pageviews
 - 29 unique pageviews

Online Town Hall

- **Open August 16 – October 16**
 - Throughout P&Z review of draft changes
- **3 comments received**
 - Unrelated to draft changes
 - 2 related to City Council redistricting
 - Addressed through redistricting process
 - 1 related to on-street parking

Responses to Public Outreach

- 2 citizen inquiries directly related to proposed Code changes
- 2 developer comments – generally supporting changes
- Numerous interactions on various platforms
 - Multiple unrelated inquiries & comments

Meeting Speakers

- **One speaker: 8/14 & 10/9 meetings**
 - **Questions/ proposed changes not related to sections under review, either:**
 - **Not related to Development Code**
 - **Related to other Development Code sections (setbacks and non-conforming uses)**
 - **No changes to sections under review**

Public Hearing Notice

- **Published notification in newspaper of general circulation**
- **Published notification on City website**
- **No inquiries since time of publishing**
- **No known opposition to draft changes**

Next Steps

- **Hold Public Hearing**
- **Tuesday, November 13**
 - **P&Z Recommendation**
- **December/ January**
 - **City Council review**



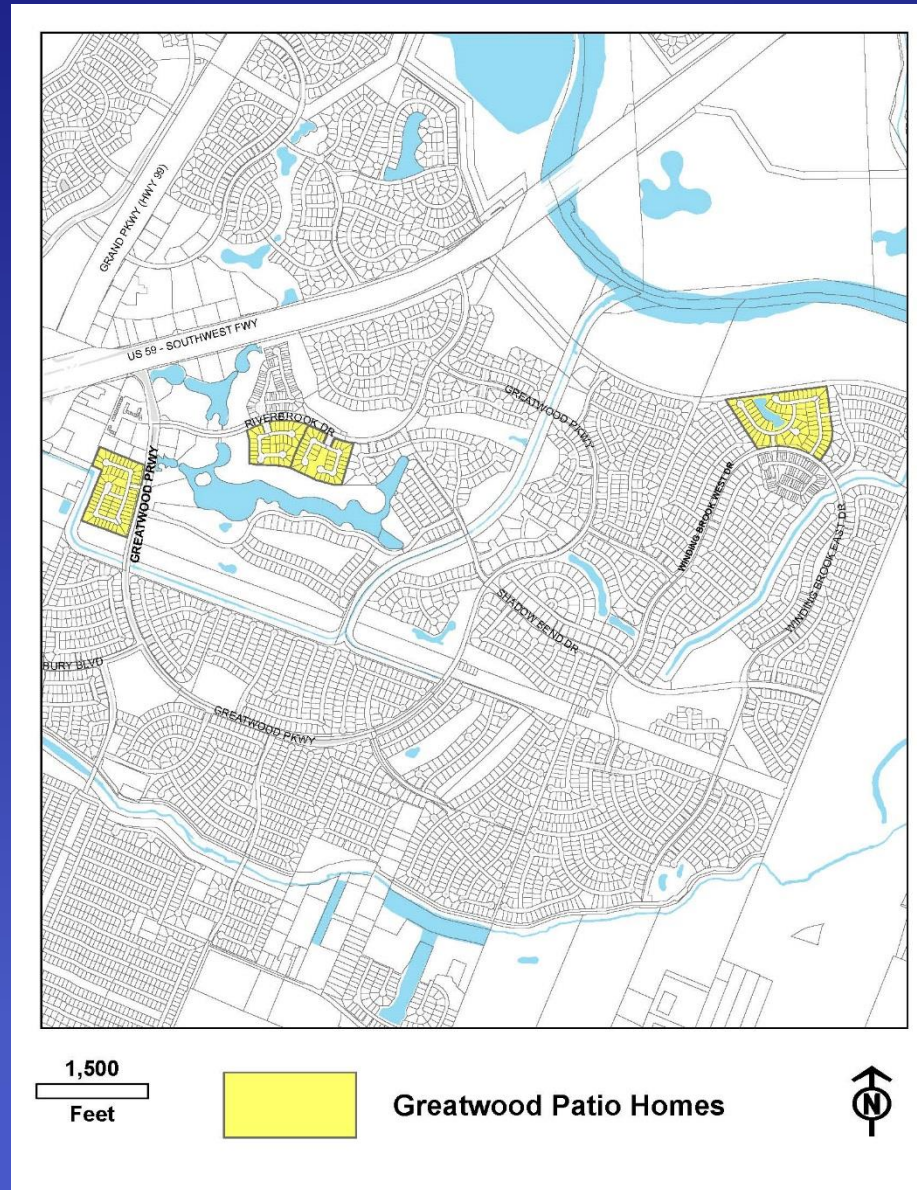
FACT, FINDINGS AND RECOMMENDATION

CONSIDERATION AND ACTION

Proposed Rezoning from Interim Standard Single-Family Residential (R-1-I) to Permanent Zero Lot Line Single Family Residential (R-1Z) in the Greatwood Community, for Approximately 61 Acres in Total

Ms. Mayra Hernandez
Planner II

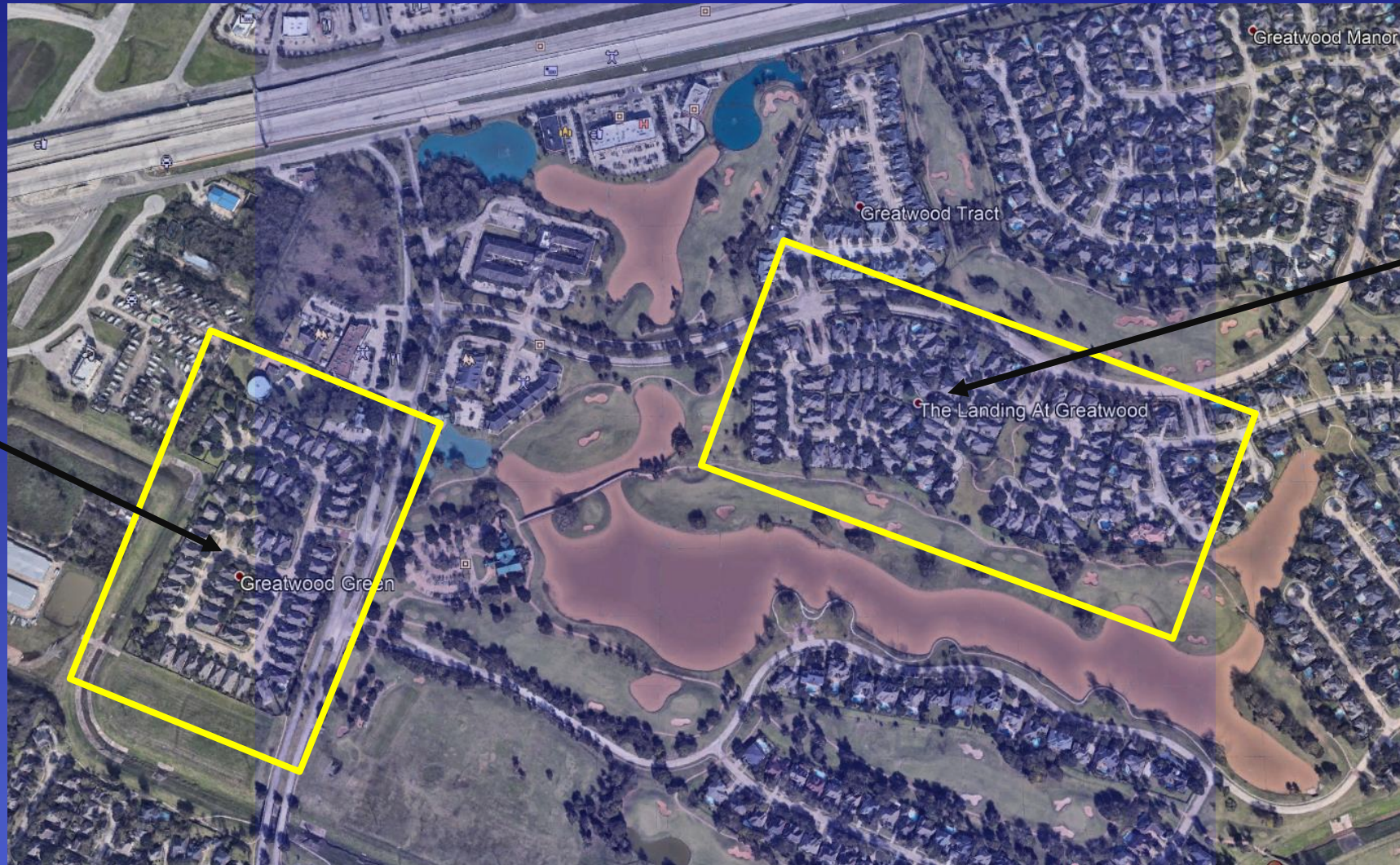
Vicinity Map



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

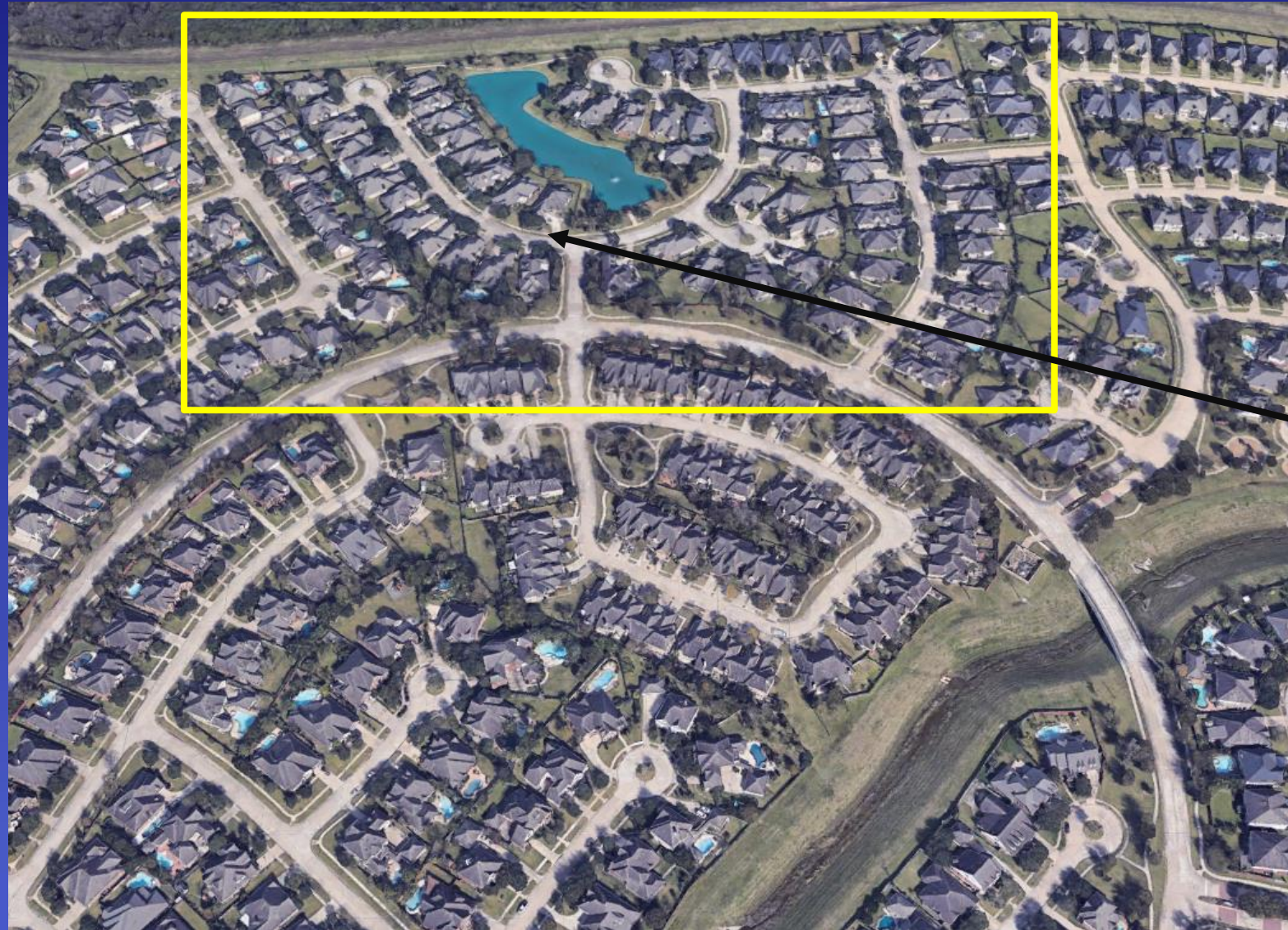
Aerial Photograph

Greatwood
Green



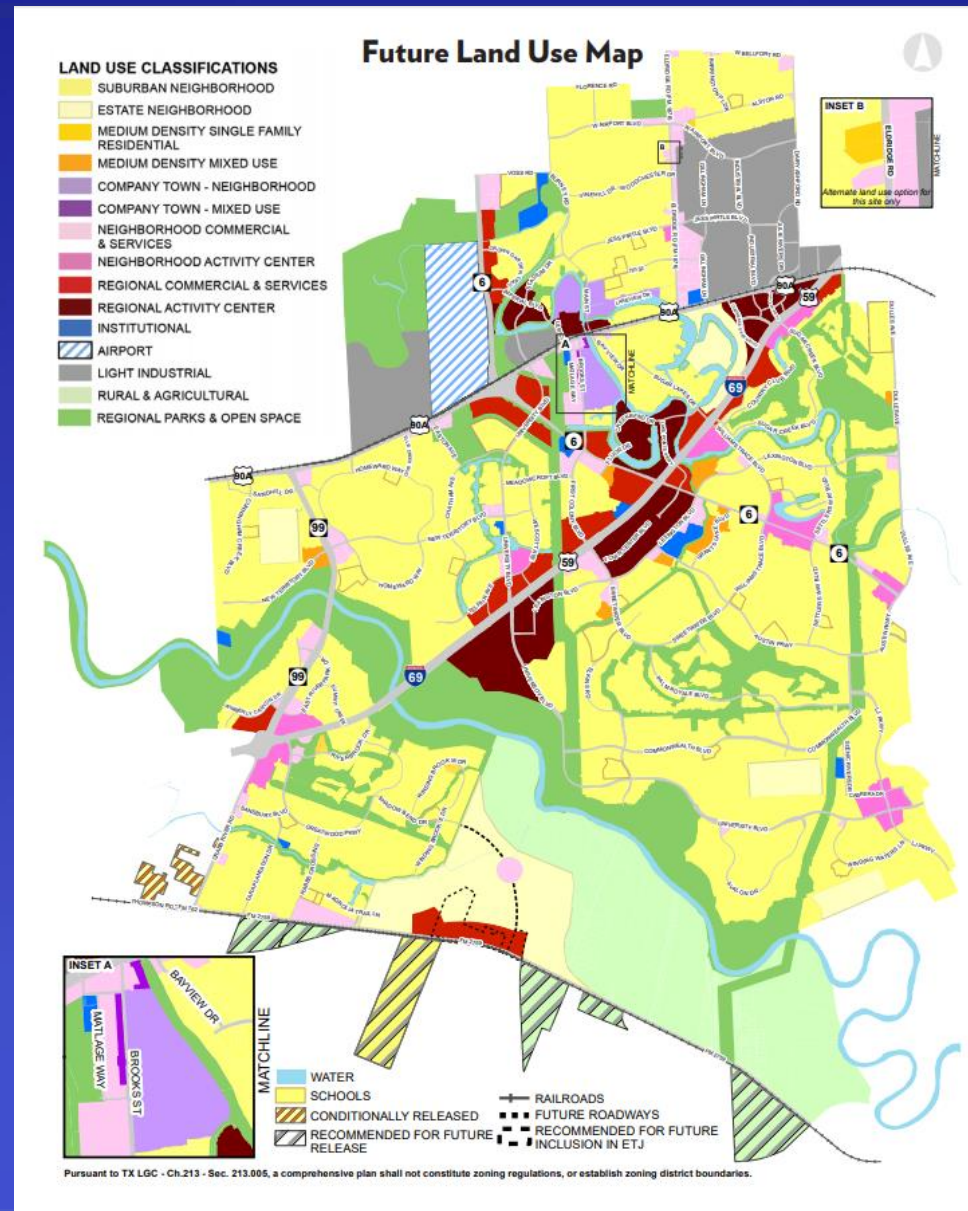
The
Landing at
Greatwood

Aerial Photograph



Greatwood B-170
(Lake crest)

Future Land Use Plan Map



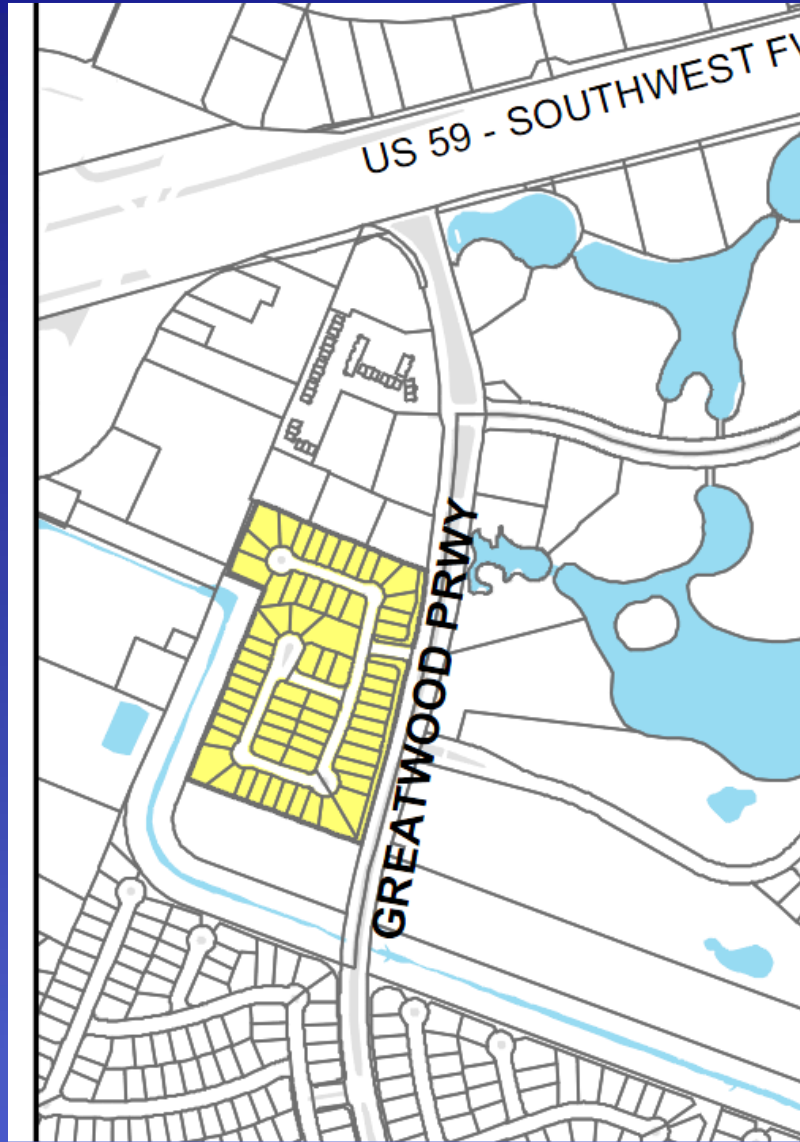
Proposed Permanent Zoning

- **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.**

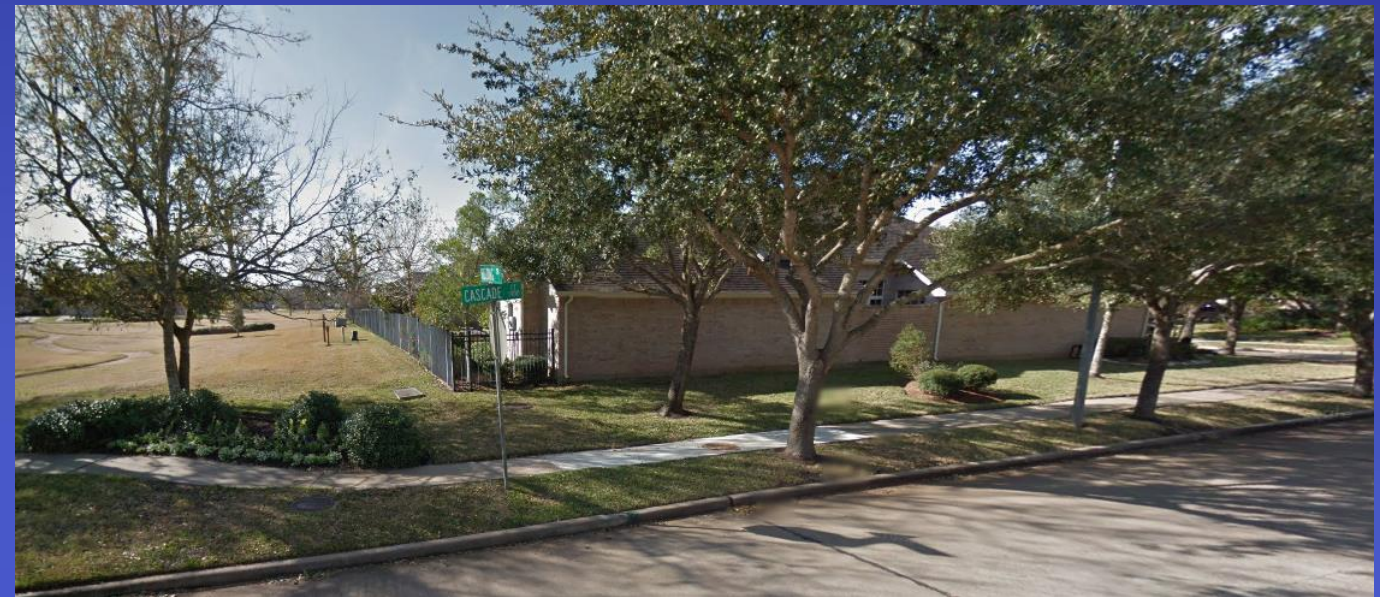
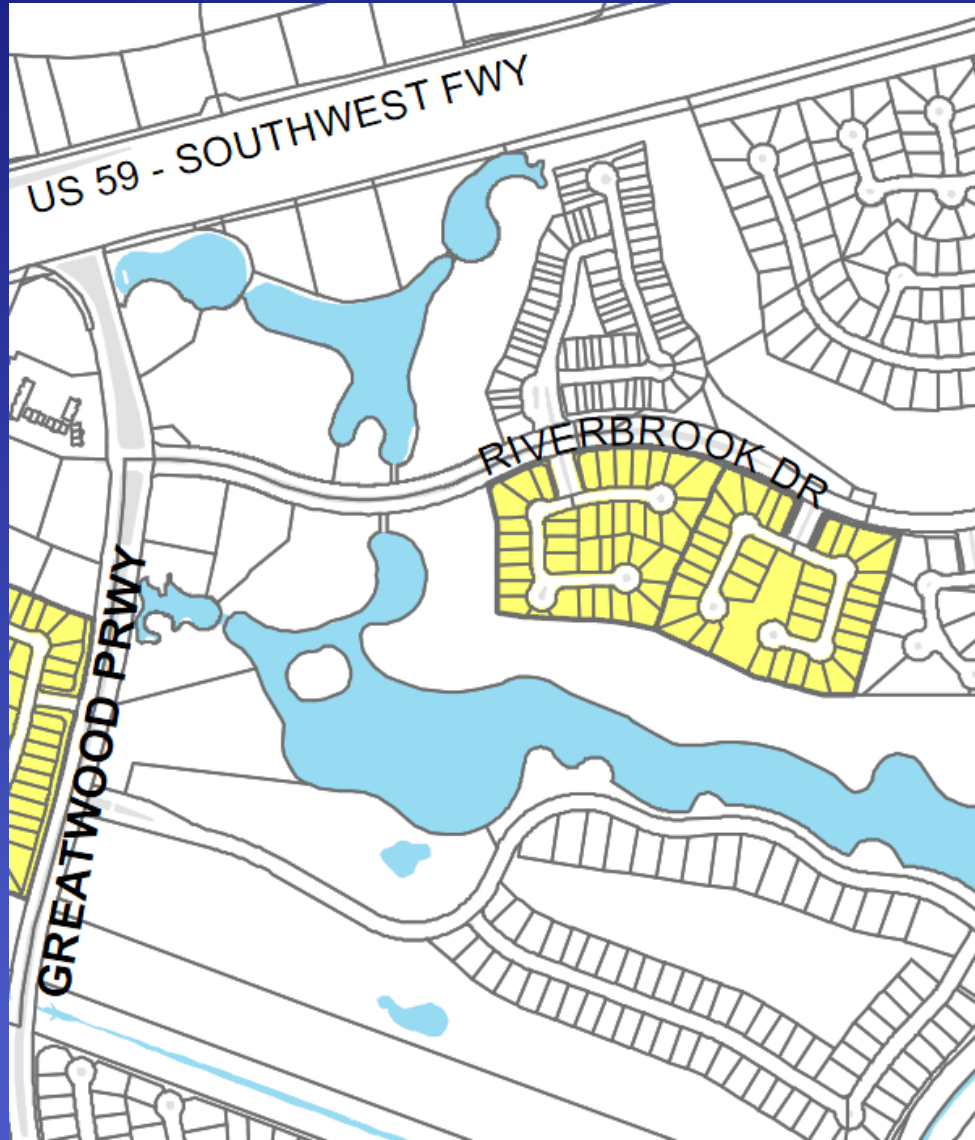
Commission Public Hearing 10-09-18

- **No members of the public spoke**
- **Commission concluded the proposed zoning district is reasonable based on the development pattern**

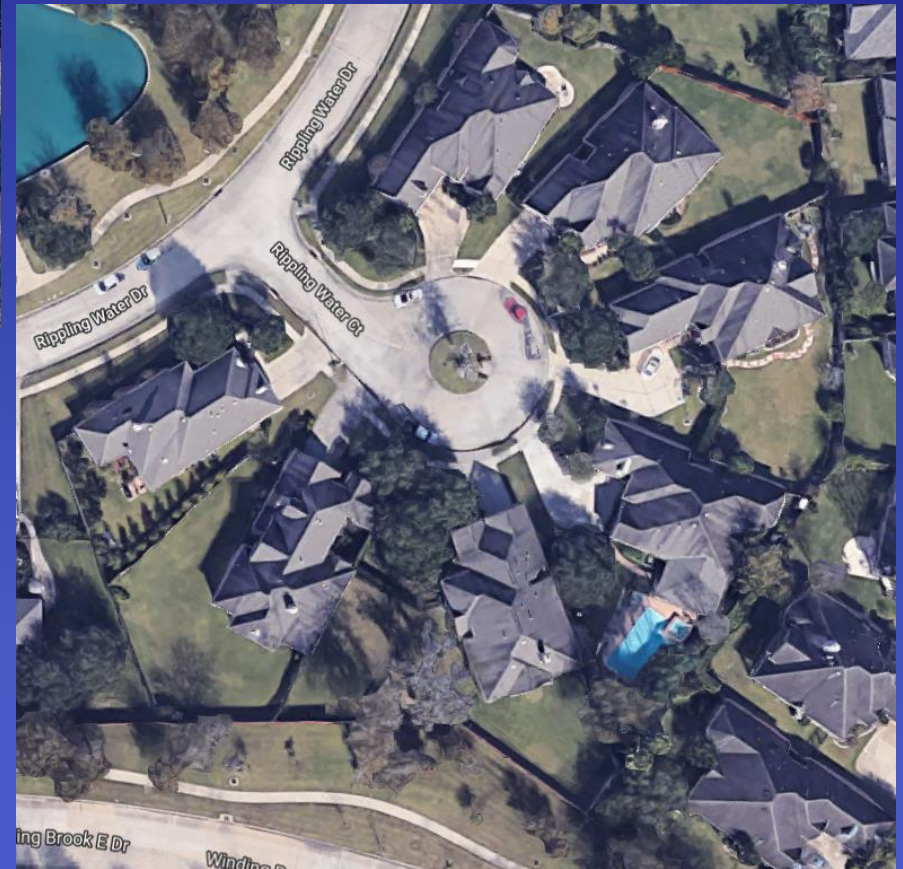
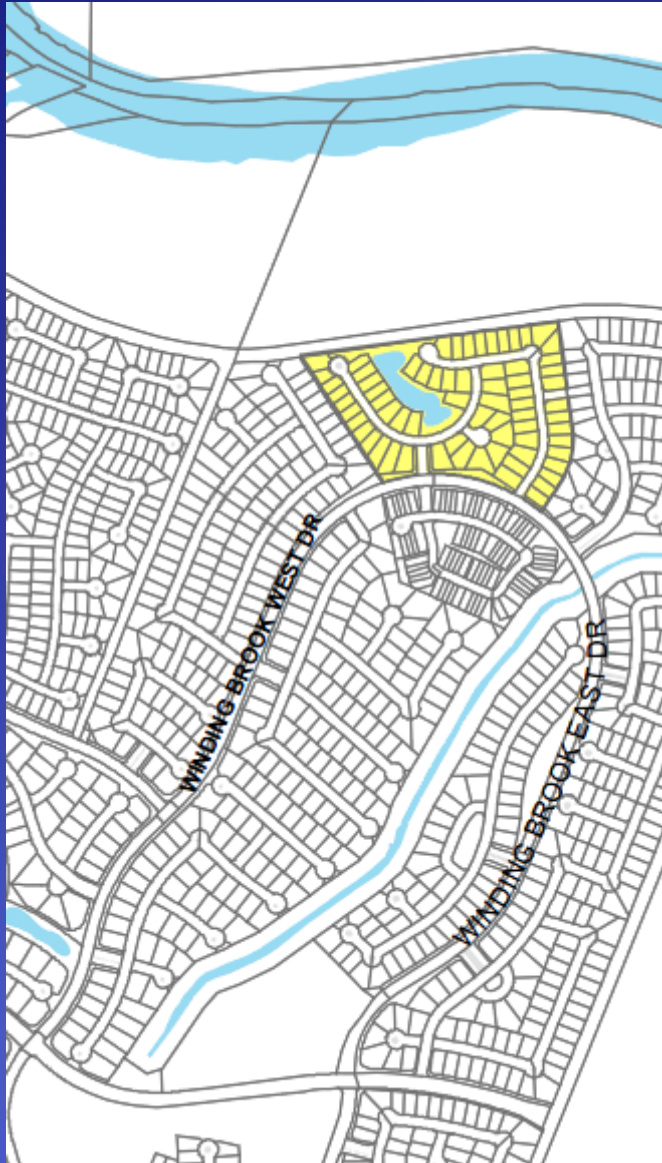
Area 1



Area 2



Area 3



Recommendation

- **Recommendation of approval to the Mayor and City Council from Commission for proposed permanent zoning to Zero Lot Line Single Family Residential (R- 1Z) residential patio home areas in Greatwood**
 - **Approx. 61 acres in total**



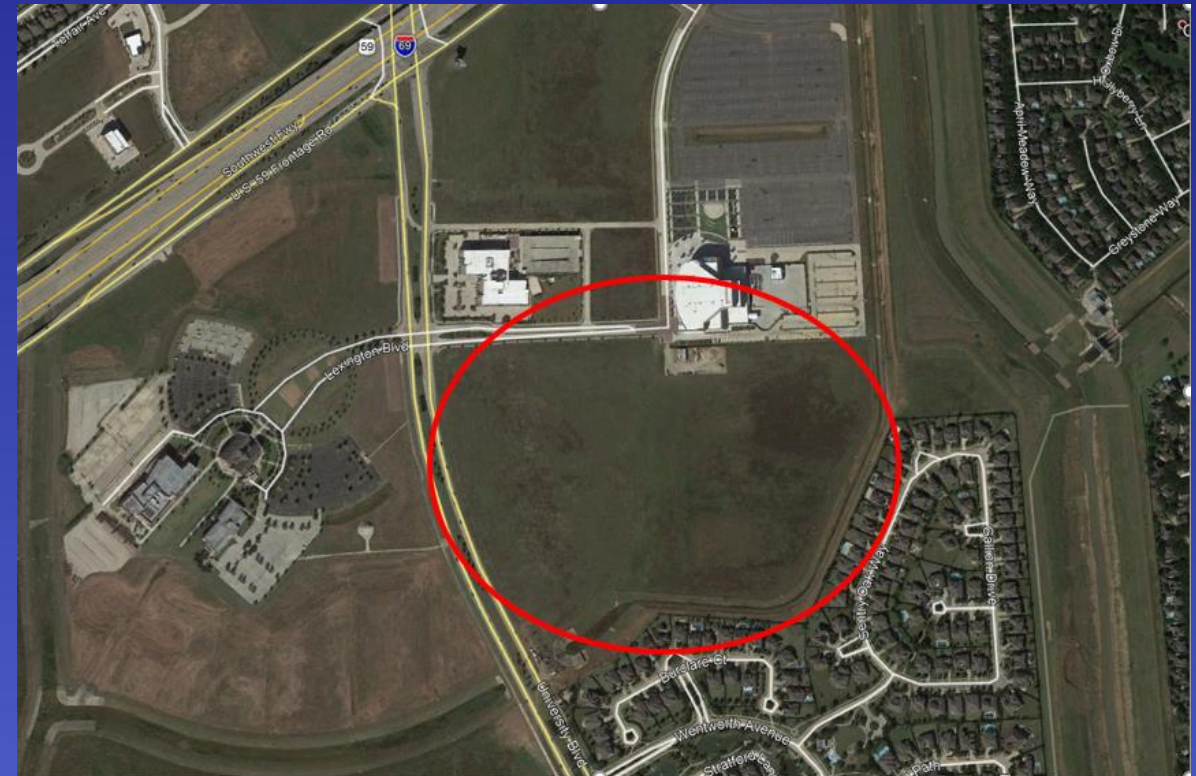
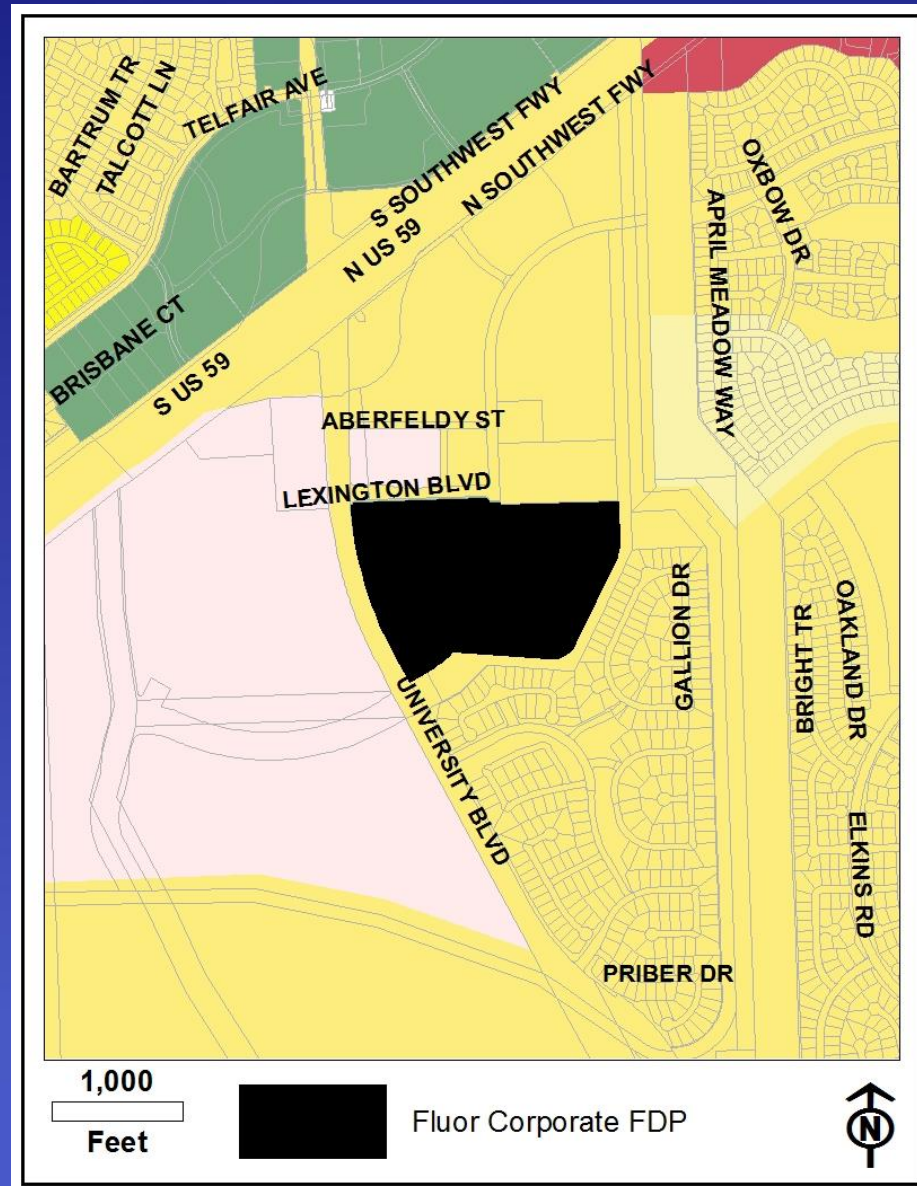
FACT FINDING & RECOMMENDATION

CONSIDERATION AND ACTION

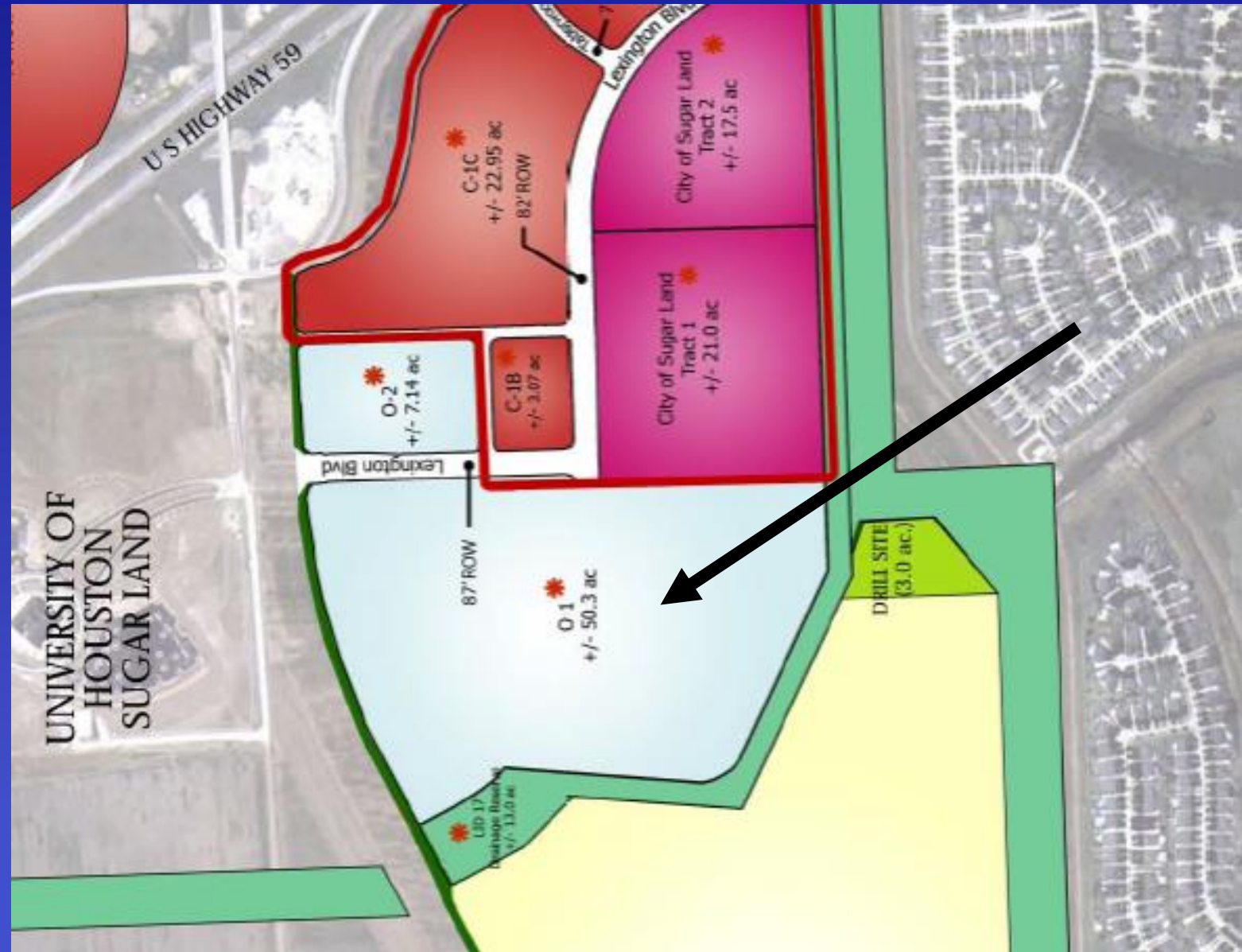
Fluor 50 Acre Campus PD FDP

Ms. Lauren Fehr
Principal Planner

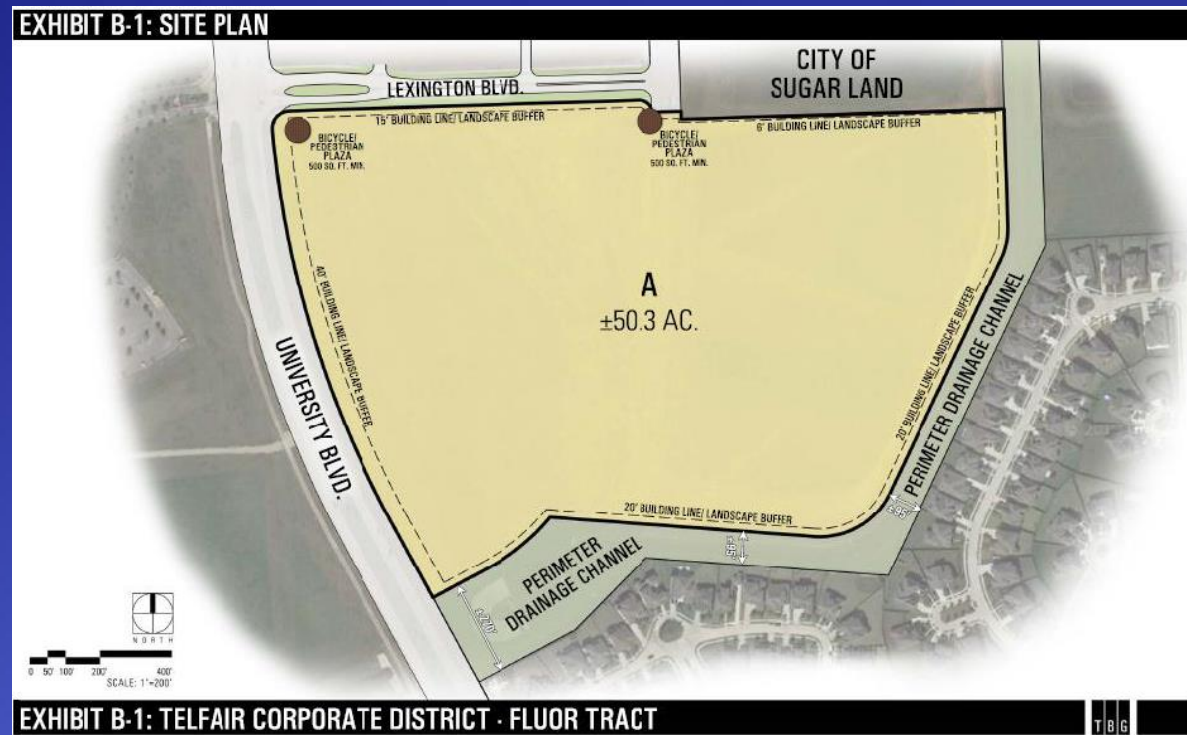
Vicinity Map



Telfair General Land Plan



Telfair Corporate District GDP



- Approved in 2013
- Set up framework for overall acreage
- 300 foot retail buffer
- Tree buffer along drainage channel
- Outlined various size parameters
 - Height and square footage

Proposed FDP

- **Primarily designed as corporate office campus**
- **Campus includes multi-story office buildings and structured parking, retail/services, child care facility**
- **Retail, services, child care designed to support campus**
- **Provides for extension of a new public street**
- **Pedestrian features consistent with GDP & addition of pedestrian promenade for retail/services village**
- **Enhanced buffering from SF homes located across ditch**

Proposed FDP

- Set up as three reserves with Reserve B requiring future PD Amendment, Reserve C for landscaping buffer:
 - Consistent with FDP requirement outlined in GDP
 - Sets up framework of requirements for future Reserve B
 - Has access to new public street
 - Ensures tree plantings along entire boundary of acreage (drainage channel) & Reserve C area
- Overall the proposal complies with development parameters outlined in the GDP

P&Z Workshop – July 26th

- **Request for detail on screening of service areas adjacent to retail area and day care and how they will be accessed via truck**
- **Discussion on proposed office bldg. and pkng garage elevations, including materials and use of screen walls**
- **A focus on the child day care center w/in Reserve A, & the need to understand its proposed operations on site**
- **A number of clerical edits and suggested modifications to the proposed FDP language and associated exhibits to provide clarity**

P&Z Public Hearing – September 11th

- **One speaker from public with comments and questions on project, but not in opposition**
- **Request for additional detail on the screening of service areas with focus on activity occurring behind child day care**
- **Continued discussion on proposed office bldg. and pkng garage elevations, including façade materials and use of alternative options**
- **Additional clerical edits and suggested modifications to the proposed FDP language and associated exhibits to provide clarity**

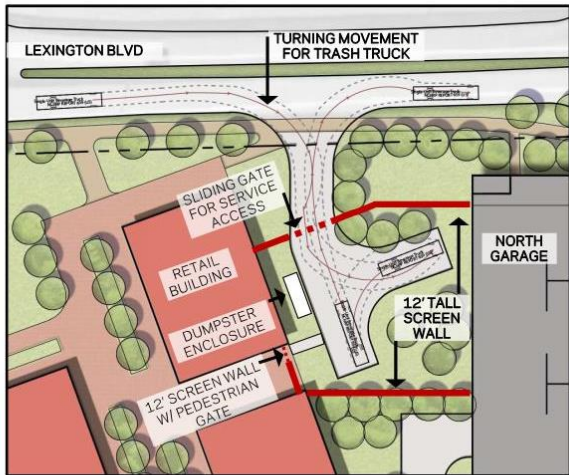
Proposed Campus Plan

Exhibit B-2.2 - Campus Plan



Screen Wall & Service Area (North)

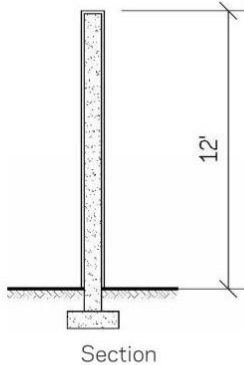
Exhibit B-2.3 - Service Area North



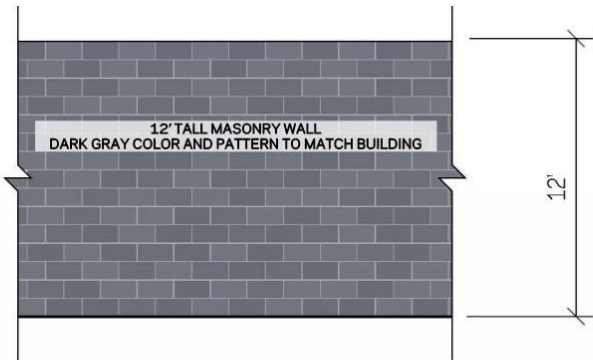
Dumpster Enclosure



Screen Wall

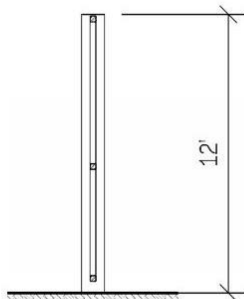


Section



Elevation

Metal Gate



Section

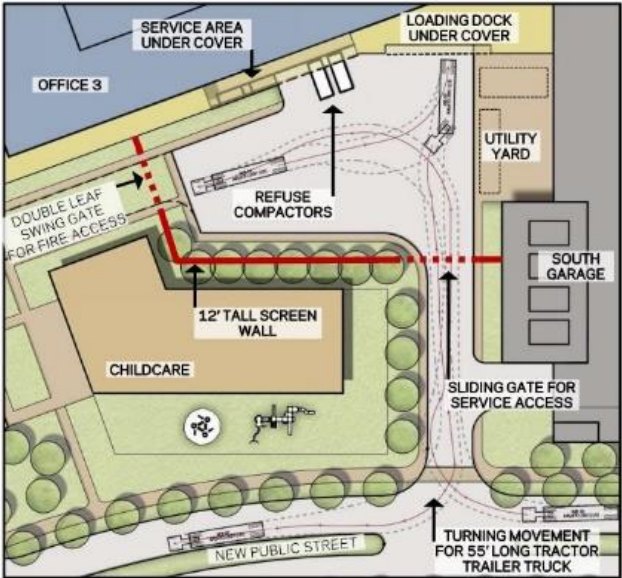


Elevation

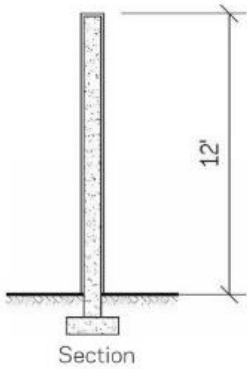
Screen Wall & Service Area South

Exhibit B-2.4 - Service Area South

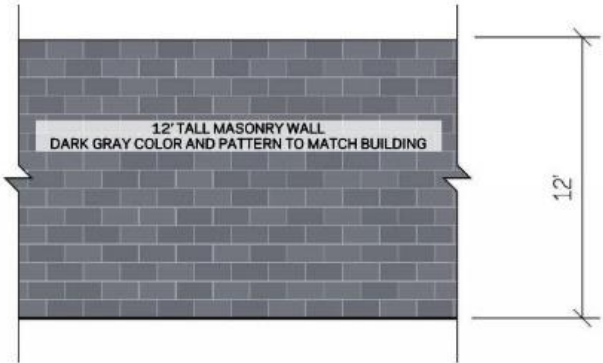
Plan



Screen Wall

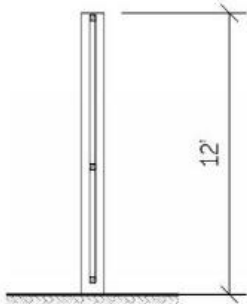


Section



Elevation

Metal Gate



Section



Elevation

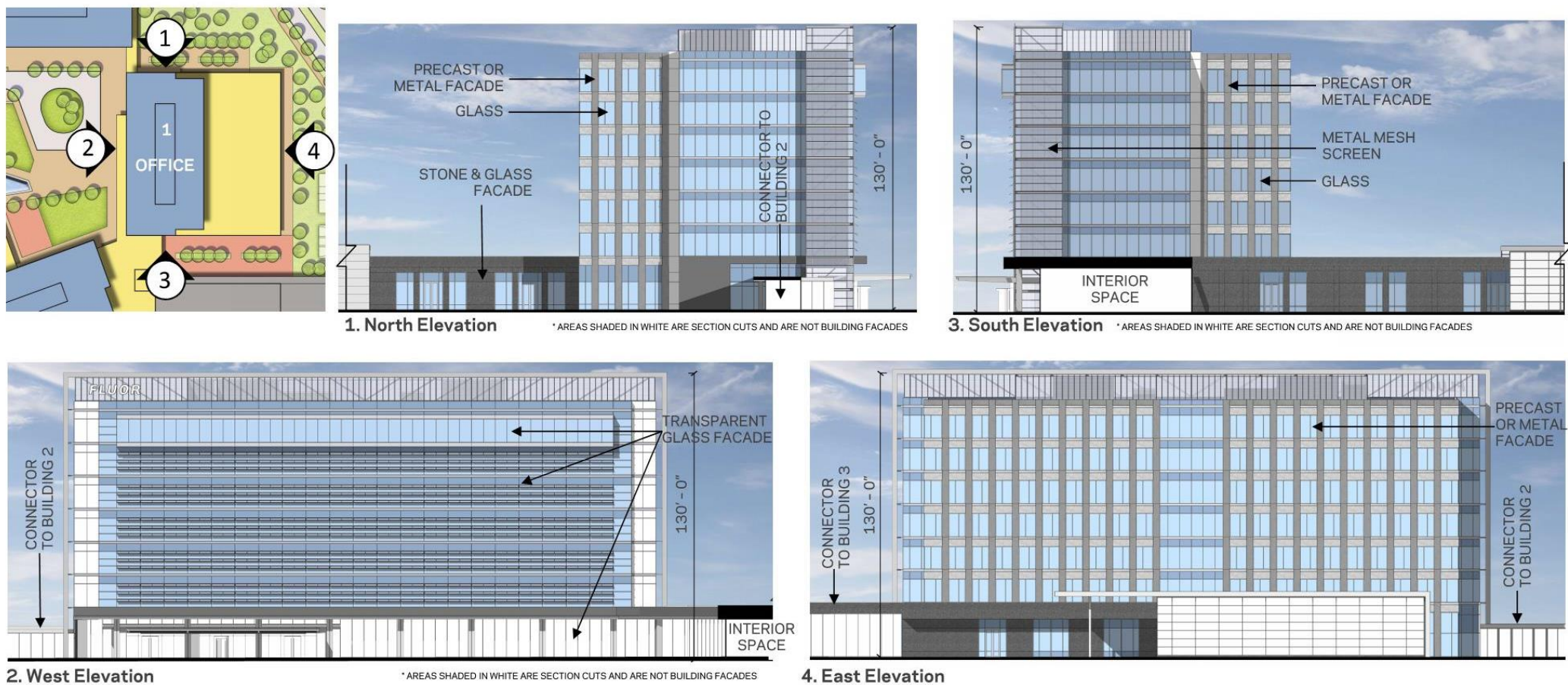


Proposed Office Building Elevations

- Applicant made minor adjustment to office building elevations
- Exhibits reviewed during PH call for stone and glass as primary façade finish
- Current proposal to utilize either textured precast concrete or metal and glass façade as primary finish on all four office buildings
- Maintain proposal to add metal mesh screen to office bldg. 1 to shield stairwell tower beyond transparent glass facade
- Office elevations exhibits have been modified for PZ C&A meeting

Proposed Office Building Elevations

Exhibit B-6.2a - Building Elevations



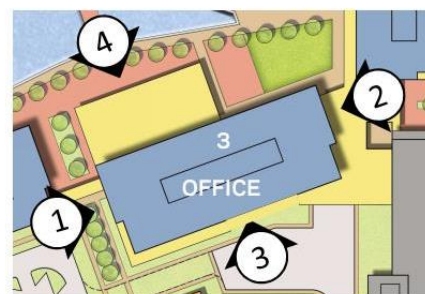
1 OFFICE ELEVATIONS

Fluor Corporation Proposed Sugar Land Campus Plan



Proposed Office Building Elevations

Exhibit B-6.2c - Building Elevations



1. West Elevation * AREAS SHADED IN WHITE ARE SECTION CUTS AND ARE NOT BUILDING FACADES

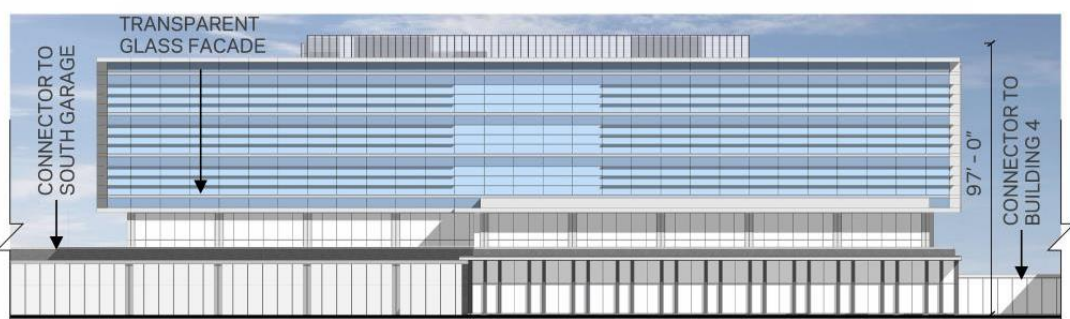


2. East Elevation * AREAS SHADED IN WHITE ARE SECTION CUTS AND ARE NOT BUILDING FACADES



3. South Elevation

3 OFFICE ELEVATIONS

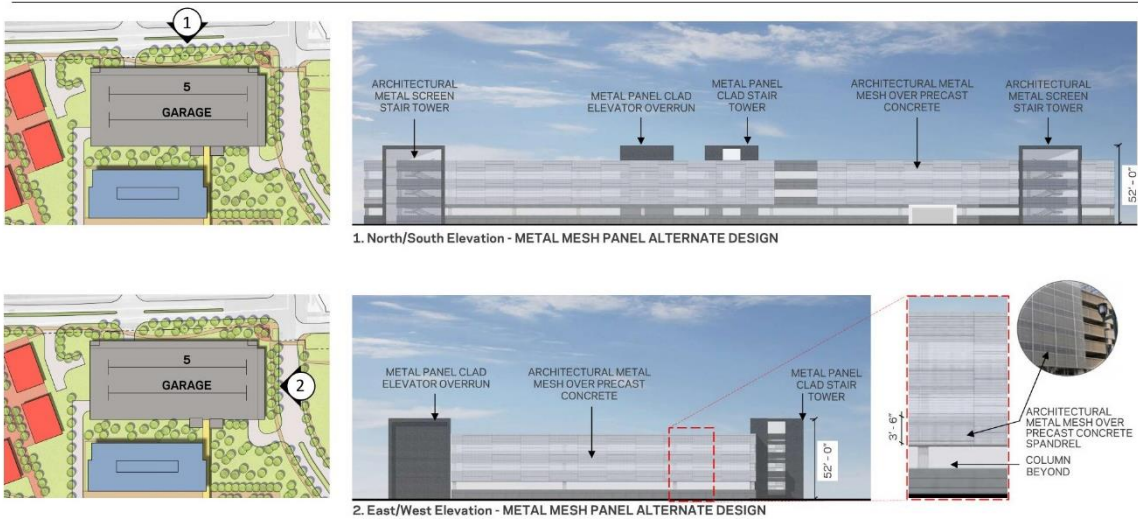


4. North Elevation



Parking Garage Elevations – Alternate Exhibits

Exhibit B-6. 2e ALT - Building Elevations

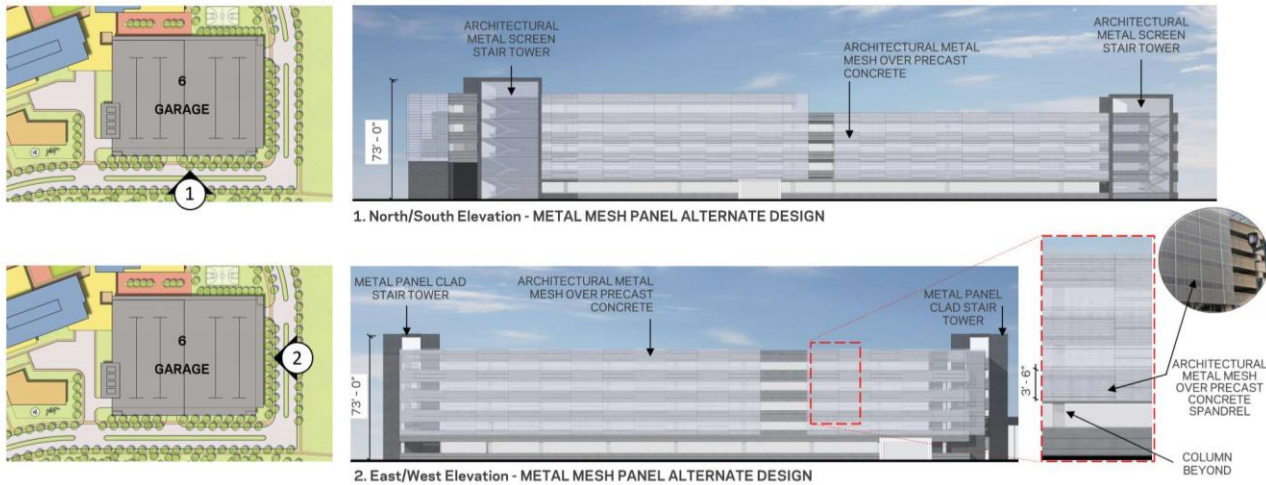


5 GARAGE ELEVATIONS

Fluor Corporation Proposed Sugar Land Campus Plan



Exhibit B-6. 2f ALT - Building Elevations



6 GARAGE ELEVATIONS

Fluor Corporation Proposed Sugar Land Campus Plan



Closing Points on Proposed FDP

- **Revised FDP now includes more detail on screening of service areas, ie. details on activity occurring, access, dumpsters, materials used**
- **FDP includes revised office building elevations in response to workshop & PH, with option to utilize textured precast concrete panels or architecturally finished metal façade.**
- **Revised FDP includes parking garage elevations for the “alternative” option discussed during PH**
- **Applicant has addressed previous Commission concerns and comments**

Recommendation

- **Recommendation of approval to the Mayor and City Council for the proposed Final Development Plan – Fluor Corporate Campus**



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

November 13, 2018