

# Planning & Zoning Commission



November 13, 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 25, 2018**

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



# SUBDIVISION PLAT

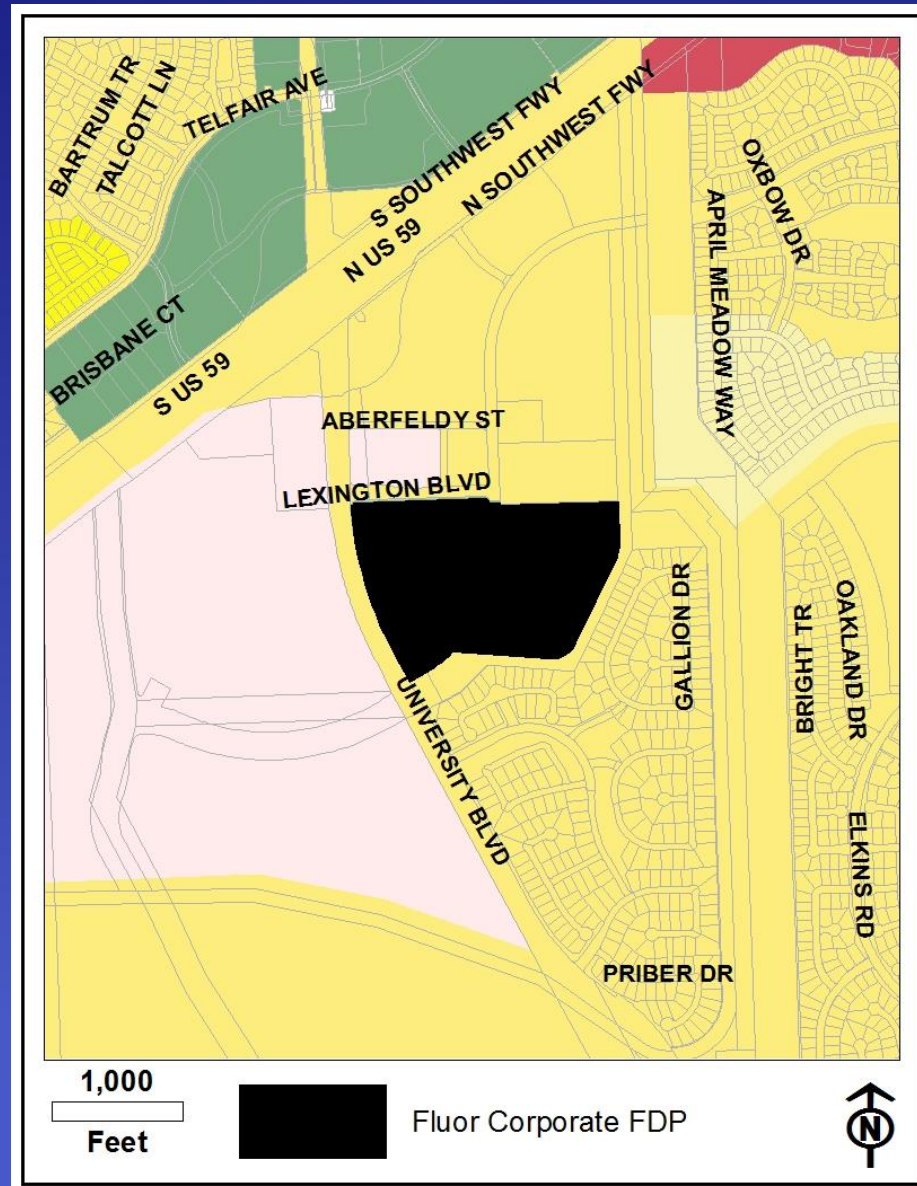
## CONSIDERATION AND ACTION

**Preliminary Plat for Mozart Fluor Corporate Campus**

*Ms. Lauren Fehr*

*Principal Planner*

# Vicinity Map



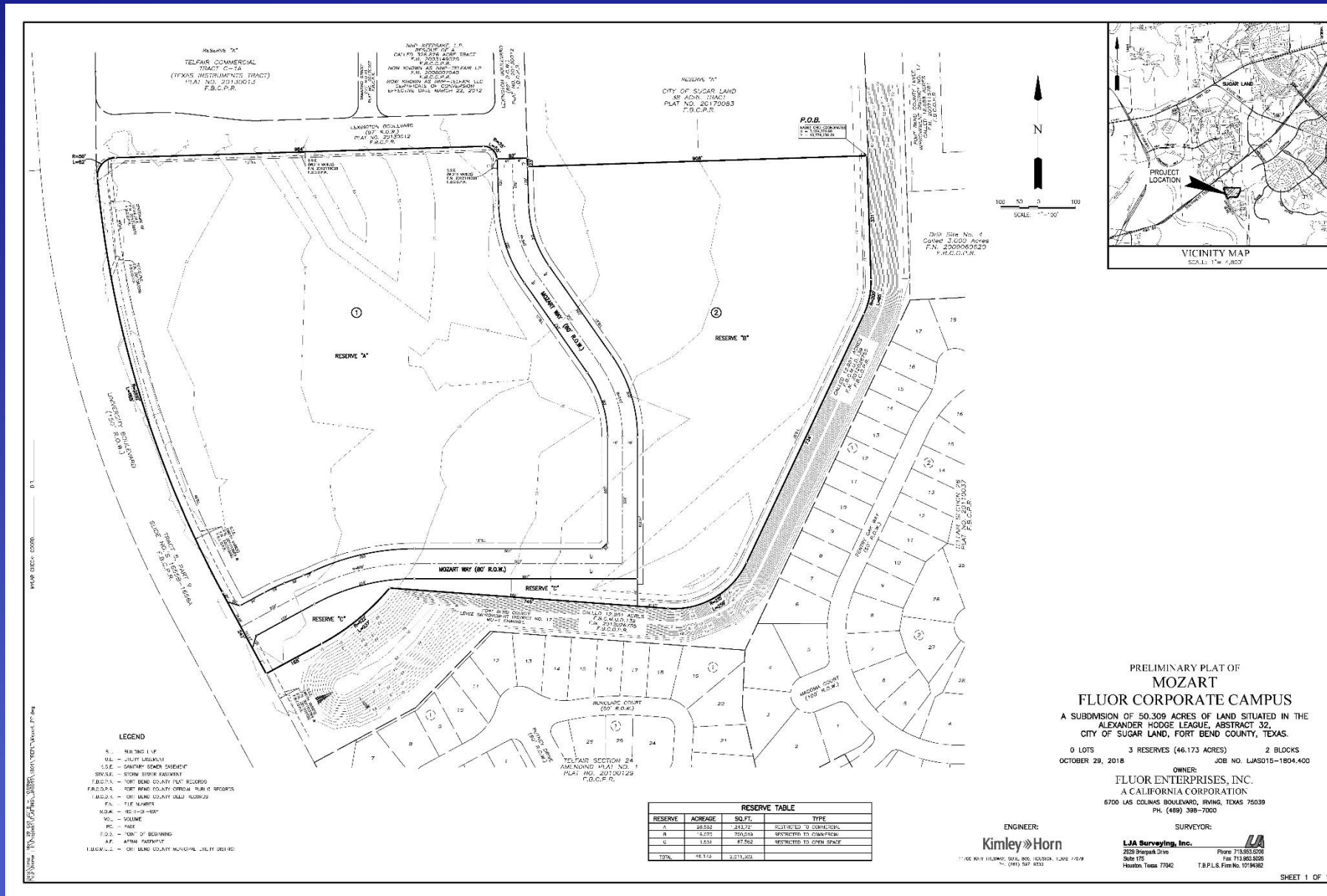
- 50.309 acres
- 3 reserves, 2 blocks
- Platting the new public street
- Fluor Corporate Campus & future Reserve “B” & landscape buffer
- P&Z recommended approval of FDP in October

# Proposed Fluor Campus Plan

Exhibit B-2.1 - Subdivision Plan



# Proposed Preliminary Plat



## **Recommendation**

- **Staff recommends approval of the proposed Mozart Fluor Corporate Campus Preliminary Plat with the following condition to be met prior to Final Platting:**
  - **City Council approval of the PD Final Development Plan**



# **FACT, FINDINGS AND RECOMMENDATION**

## **CONSIDERATION AND ACTION**

**Revisions to the Zoning Classifications and Parking Requirements,  
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

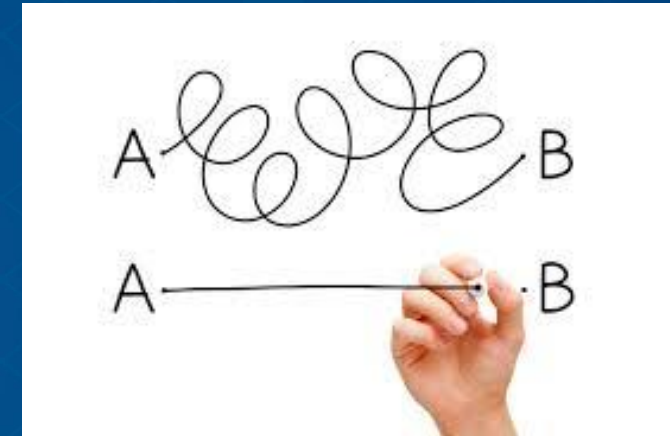
Sec. 2-91 Nonresidential Districts Permitted Uses and Parking Schedule

Land Use	B-0*	B-1*	B-2*	M-1*	M-2	BR	Definition	Parking	Notes
<b>Institutional</b>							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

- **Introductory workshop**
  - **August 14**
- **Detailed review of draft changes**
  - **August 23**
  - **September 11**
  - **September 27**
  - **October 9**
- **Summary of P&Z Feedback on Draft Changes**
  - **October 9**
- **P&Z Public hearing**
  - **October 25**

# Public Outreach

- Goal of transparency during review & adoption process
- Variety of communications tools being utilized
- Project webpage [www.sugarlandtx.gov/devcodeupdate](http://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
  - 1,032 pageviews
  - 839 unique pageviews
- About the Update page
  - 51 pageviews
  - 44 unique pageviews
- Education & Resources page
  - 138 pageviews
  - 97 unique pageviews
- FAQs page
  - 31 pageviews
  - 30 unique pageviews

**\*Updated 11/8**

# 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

- **8/14, 10/9 & 10/25 (public hearing) meetings: One speaker**
  - **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**

# Recommendation & Next Steps

- **Recommendation**
  - **P&Z Recommendation of approval of draft changes to Development Code**
- **Next Steps**
  - **City Council workshop: December 18<sup>th</sup>**



# WORKSHOP

## REVIEW AND DISCUSSION

**City of Sugar Land Fiscal Year 2018 Master Plan Annual Reports**

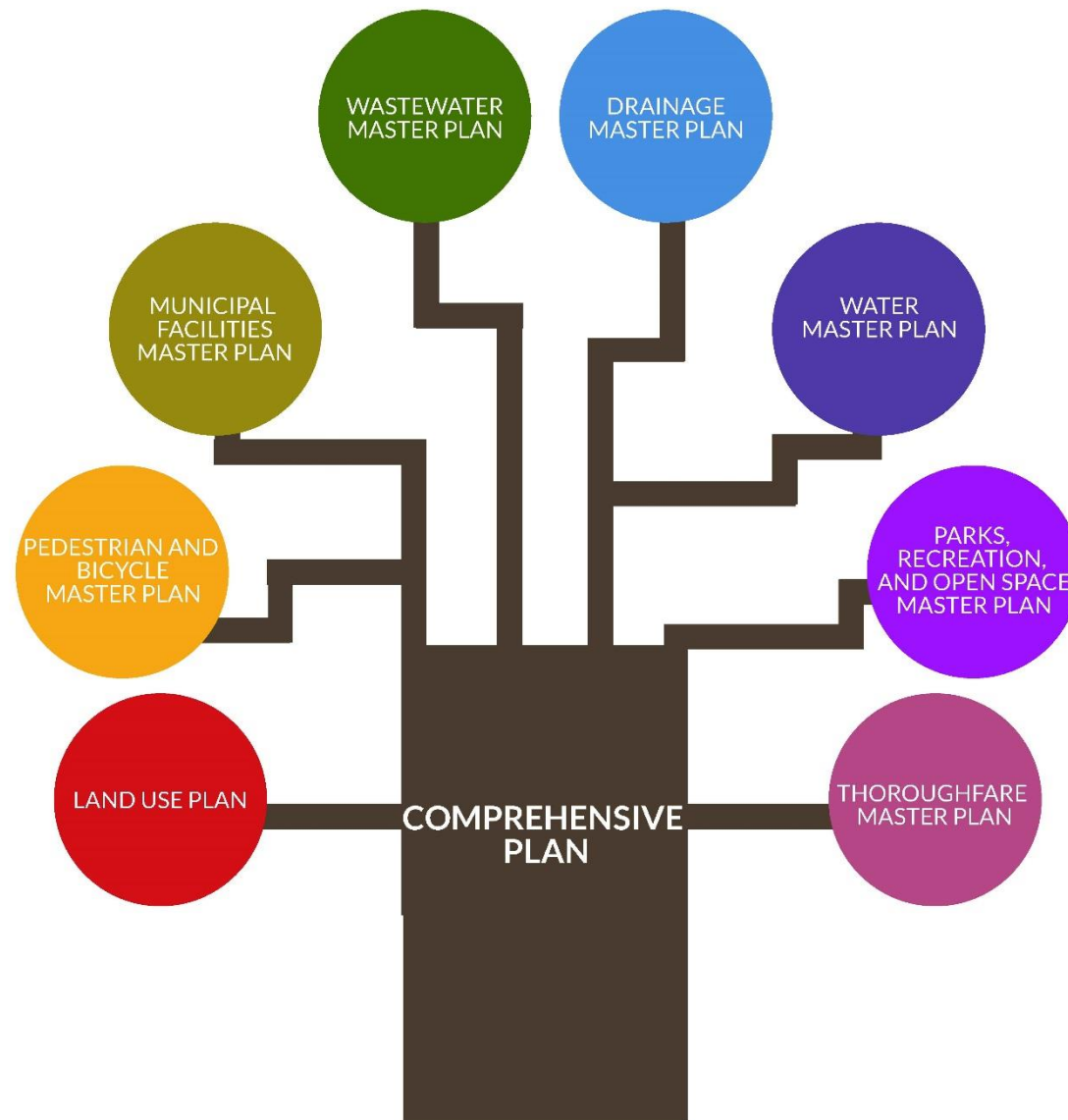
*Ms. Keehren Baah*

*Senior Planner*

# Tonight's Workshop

- Review FY 18 Annual Report results
  - FY 18 major accomplishments
  - FY 19 outlook projects

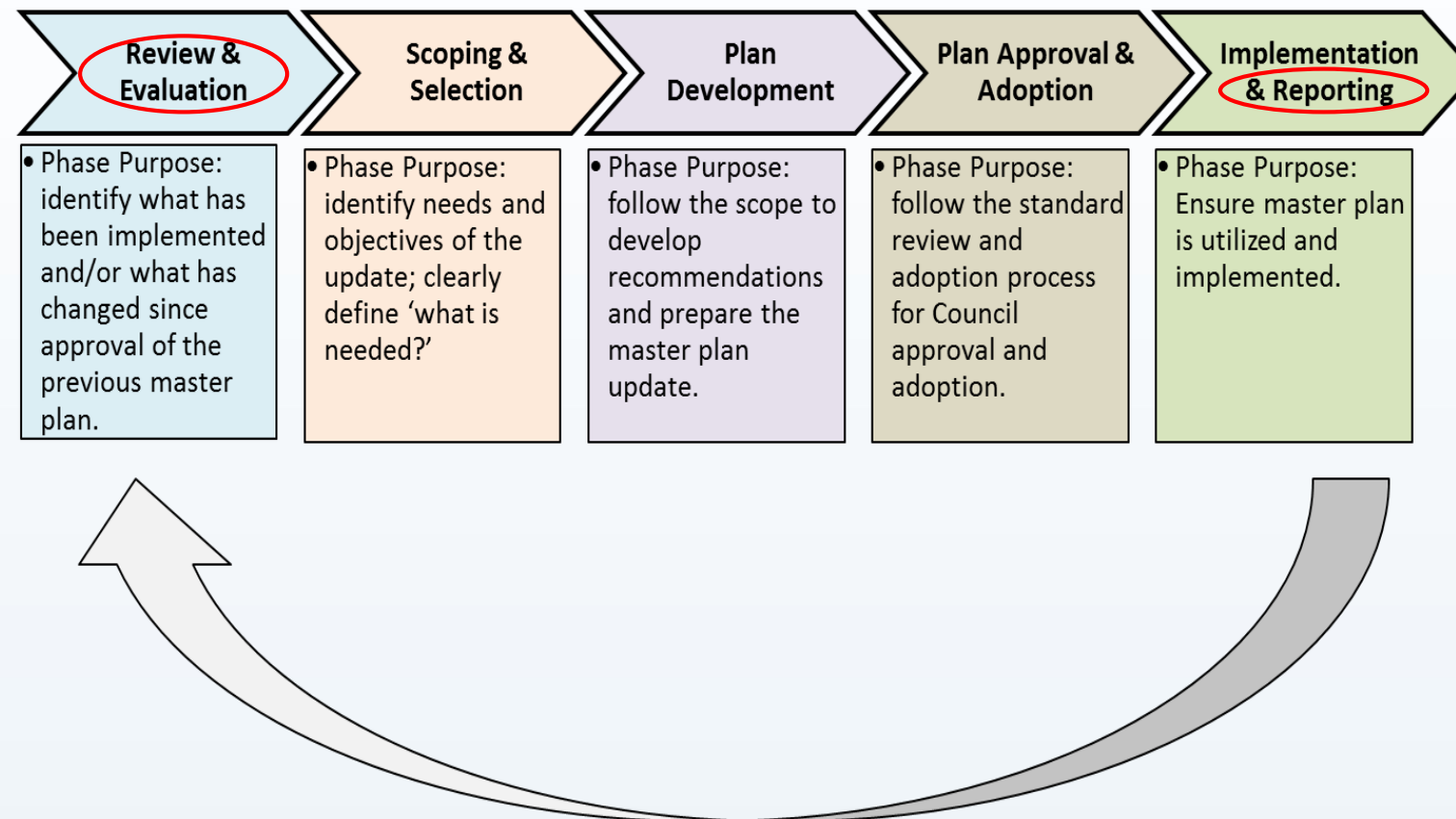
# Master Plan Relationships



# Ensuring Implementation

Annual reports ensure progress is monitored in between master plan updates

- Prepared by Owing Departments
- Assess implementation
- Evaluate the need for plan updates



# **FY 18 Annual Report Process**

- **Full Reports Completed:**
  - **Municipal Facilities**
  - **Water**
  - **Wastewater**
  - **Drainage**
  - **Thoroughfare**
  - **Pedestrian & Bicycle**
  - **Parks, Recreation and Open Space**
  - **Comprehensive Mobility**

# **Major Accomplishments of Master Plans for FY18**

# **FY18 Major Accomplishments**

## **Drainage**

- **Neighborhood Drainage Improvements**
  - **Sugar Creek**
  - **Covington Woods**
  - **Highlands Section III**
- **Major Roadway Drainage Improvements**
  - **Lexington Blvd. and Williams Trace Blvd.**
- **Business Park Pump Station Improvements**
- **FY18 Drainage Studies for Neighborhoods and Major Roads and Intersections**

# **FY18 Major Accomplishments**

## **Facilities**

- **Annexation related projects:**
  - **Accommodate additional staff at PD/Courts Building and other City buildings underway**
  - **Animal Shelter expansion**
- **Completion of Visitors Center**
- **Public Safety Training Facility - Gun Range**

# **FY18 Major Accomplishments**

## **Water**

- **Water Line Asset Management**
  - **To assist with prioritization of water line replacement**
- **Integrated Water Resource Plan (significant progress)**
- **Water accountability efforts**
  - **how we preserve our water rights and purchase water**

## **Waste Water**

- **Exact timing of projects is dependent on development demand**
- **15 projects identified in Master Plan update. 3 of 15 projects identified in plan have been included in the proposed FY19-FY23 CIP**

# **FY18 Major Accomplishments**

## **Pedestrian and Bicycle**

- **Williams Trace Sidepath**
- **South Stadium Drive Sidepath**
- **Significant educational efforts:**
  - **Promote safe walking**
  - **Promote more walking and biking**

# **FY18 Major Accomplishments**

## **Comprehensive Mobility**

- **ITS (Intelligent Transportation Systems)**
  - Installation of seven Dynamic Message Signs at six locations.
  - Installation of the adaptive traffic signal system (pods) on SH6 (between Brooks and Dulles).
  - Evaluate the implementation of Adaptive Traffic Signal System on University Blvd.
- **ITS website integration with Waze**
- **Connected-vehicles program (Audi)**
- **Creation of Transportation & Mobility Innovations Program**

# **FY18 Major Accomplishments**

## **Thoroughfare**

- **University Blvd. extension (north of US90A) Phase II (South Stadium Drive)**
- **Williams Trace Blvd. Reconstruction Phase I**
- **Industrial Blvd. Reconstruction**
- **US90A Widening (TxDOT complete construction on extra lane west of SH6)**
- **SH6 Widening (TxDOT led bidding for expansion from Brooks St. to Lexington Blvd.)**

# **FY18 Major Accomplishments**

## **Park, Recreation and Open Space**

- **PROS Update**
- **Mayfield Park**
- **Municipal Pool Renovation in City Park**
- **Community Events strategic project**
  - **Evaluate events to better serve Sugar Land residents**
- **Cullinan Park Development Phase 1 (design completed)**

# **Outlook Projects Highlights of Master Plans for FY19**

# Major FY19 Projects

## Facilities

- **Facilities Condition Assessment Update**
  - Evaluate current facility conditions, document inventory of facility infrastructure, identify existing deficiencies, & forecast capital funding requirements
- **Roof replacement at City facilities**

# Major FY19 Projects

## Water

- **Implementation of IWRP Recommendations:**
  - **Amend the GRP Policy and Drought Contingency Plan**
  - **Fort Bend Subsidence District Credit Policy Recommendations – policy on conservation credits**
  - **Increase Surface Water Reliability**
  - **Amend Development Standards**
  - **Define Wasteful water use**

# Major FY19 Projects

## Wastewater

- **FY19 Wastewater Master Plan update**
  - **Use of reuse wastewater**
  - **Planning for future service area (ETJ)**
  - **Extension of service area to Greatwood & New Territory**

## Drainage

- **Neighborhood Drainage Improvements:**
  - **Covington Woods**
  - **Riverbend**
  - **Settlers Park**

# Major FY19 Projects

## Thoroughfare

- Major Regional Mobility projects:
  - SH6 Widening
  - Dairy Ashford Widening
- Planning for implementation of 2017 county mobility bond projects
  - Owens Rd.
  - Industrial Blvd.

## Pedestrian and Bicycle

- Evaluate 3-foot Passing Rule

# Major FY19 Projects

## Comprehensive Mobility

- **ITS Master Plan Update**
- **Complete Street Policy – identify where applicable on existing roadways**
- **Partner with Fort Bend County Transit to bring awareness of the transit options**
- **Monitor progress of relocation study of Through Freight Rail**
- **Develop a scorecard to monitor transportation and mobility improvements**

# Major FY19 Projects

## Park, Recreation and Open Space

- Facility Deficiencies Evaluation
- Brazos River Corridor Master Plan
- T.E. Harman Senior Center Study Phase 1
- Memberships of IPRC & TE Harman Center
- Partnership between the City and ISDs – facility usage agreement

# Major FY19 Projects

- **Land Use Plan**
  - **The Hill Community Engagement**
  - **Development Code updates ie. buffering and transition standards**
  - **Develop and prepare an annual Housing Report (monitor health of neighborhoods)**

# Plan Updates Schedule

Plan	FY of Last Plan Approval	Next Update Recommended	Amendment or Update?
Wastewater	FY 12	FY 19	Update
Comprehensive Mobility Plan	FY 11	*FY 19/ FY 20	*Amendment/ Update (New Plan): Consolidated Mobility Plan
Thoroughfare	FY 11		
Ped/Bike	FY 13		
Comprehensive Plan	FY 12	FY 22	Update
Facilities	FY 15	FY 22	Amendment
Water MP	FY 15	FY 23	Amendment
Drainage	FY 15	FY 24	Amendment
Land Use	FY 18	FY 24	TBD
Parks	FY 18	FY 25	TBD

**Questions?**



# REPORTS

## **A. Planning and Zoning Commission Liaison Report**

- ❖ **City Council Meetings**

## **B. City Staff Report**

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



NEXT  
Planning & Zoning Commission  
MEETING

December 11, 2018