

# Development Code Update Phase 2-A Strategic Project

CITY OF SUGAR *Texas* LAND

# Purpose

- **Provide overview of Development Code changes**
  - Background
  - Development Code Phase 2-A overview
  - P&Z review
  - Public input
  - Next Steps

# Development Code Background

- **1997: Development Code adopted**
  - Consolidation of development regulations codified in individual ordinances
  - Zoning, Sign Regulations, Building Codes, Subdivision Regulations, Flood Damage Reduction Regulations
  - Protects quality of life of residents
  - Regulates development and use of property
- **2013: Development Code Update Strategic Project began**
  - First comprehensive review of Code since 1997



# Development Code Update

- **Phase 1 – 2013-2015**
  - Detailed review & diagnostic
  - Housekeeping & high priority policy items
- **Phase 2 – 2015-today**
  - Further broken down into multiple phases
- **Phase 2-A :**
  - Modernize and simplify zoning use classifications and parking
  - Revisions to other sections

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>									
Botanical and Zoological Gardens	P	C	P				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)	
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	PIC (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)		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	PIC (N)	P				An institution established for educational purposes offering courses for study beyond the secondary education level. Distinctions for students and employees only are permitted in conjunction with these uses.	The applicant shall provide parking analyses for the proposed development and proposed development 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  
 Blank Box = Prohibited Use  
 An = Ancillary Use  
 \* = Conditional Use May Be Required, See Sec. 2-56 B.1.d

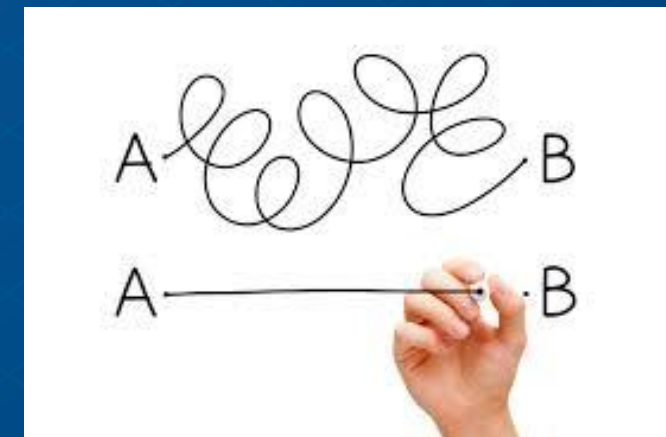
# Development Code Phase 2-A

- **Changes to Code**
  - Chapter 1 – General Provisions
  - Chapter 2 – Zoning Regulations
  - Chapter 9 – Airport Zoning
  - Chapter 10 – Definitions
- **Main focus on Chapter 2 – zoning use classifications**
  - Worked with consultant, other departments
    - Examined existing businesses in City
- **Development Code Update [video](#)**

# Goals of Code Update

1. Modernize use classifications
2. Consolidate requirements into use tables
3. Formalize and codify commonly placed restrictions
4. Revise requirements based on experiences applying Code for 20 years

- What its NOT:
  - Change character of zoning districts
  - Expand permitted uses
  - Remove safeguards currently in place
  - Change restrictions on multi-family





# Goal #1

- **Modernize zoning use classification tables**
  - **Replace economic based use system with land use based system**
  - **Make more user friendly and understandable to average citizen and business owner**
  - **Eliminate unnecessary distinctions for uses that are similar**
  - **Separate out unlike uses**
  - **Incorporate new uses & rename/ reclassify**

# Modernize Zoning Use Classifications

- Eliminate unnecessary distinctions for uses that are similar:



Neighborhood  
Retail





# Modernize Zoning Use Classifications

- Separate out unlike uses, i.e. SIC 7699 Repair Shops, NEC

*Industrial/  
Agricultural  
Machinery  
and  
Equipment  
Servicing and  
Repair Shop*



*Small &  
Personal  
Household  
Goods Repair*



*Small Engine  
Repair*





# Modernize Zoning Use Classifications

- Clarify compliance with State & Federal Laws
  - Community Home – authorized in any residential district (Tx. Human Resources Code Ch. 123) (P in all residential districts)
- Incorporate new uses & rename/reclassify
  - Independent Senior Living – distinguishes from multi-family and Assisted Living (C in R-3, R-4, B-O & B-2)
  - Alcohol Beverages Manufacturing → Alcohol Production, Micro with/without Food Sales





## Goal #2

- **Consolidate requirements into use tables**
  - **Definitions**
  - **Parking - Clarifies required ratios for uses**
    - **Doctors/therapists office = Office Bldg (1:250 sq. ft.) or Medical clinic (1:200 sq. ft.)?**
  - **Other requirements**
    - **Accessory Dwelling Units**
    - **Home Occupations**
    - **Hotels**





## Goal #3

- **Formalize and codify commonly places restrictions and conditions**
  - New requirements for by-right uses
  - New requirements for CUPs
- **Examples of standard req. for some uses**
  - Drive-thru facilities (speaker orientation & buffering)
  - Assisted Living & Independent Senior Living (common dining, exercise facility)
  - Gas pumps (no flat canopy roof, recessed lighting)



## Goal #4

- **Revise requirements based on 20 years Code experience**
  - Better categorize uses- ease of identifying permitted, conditional and prohibited uses
  - Clarify permitted and conditional uses where in character with/ similar to other uses in commercial districts
    - Sandwich shop in B-O: CUP unless A → Permitted by right, CUP for drive-thru or greater than 5,000 sq. ft.
  - Change units of measurement for parking
    - Definitive constant factor vs. undependable units that change





## Goal #4

- **Revise requirements based on 20 years Code experience**
    - **Parking requirements better reflect parking demand**
- Increased**

- **Long-Term Acute Care Facility/ Rehab Hospital**
  - **1:2 Units + 1:1 Employees → 2:1 residents**
- **Place of Worship**
  - **1:4 seats or 1:100 sq. ft. → 1:3 seats or 1:75 sq. ft.**

### **Decreased**

- **Libraries, Museums & Art Galleries**
  - **1:200 sq. ft. → 1:300 sq. ft.**





# 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
- **P&Z Recommendation**
  - November 13
- **General concurrence with staff recommendations**

# 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 – Aug. 16 - Oct. 16
- Social media – FB, Twitter, Instagram
- Press release
- Emails to business & development community

# Webpage Interactions

- **Homepage**
  - 1, 078 pageviews
  - 879 unique pageviews
- **About the Update page**
  - 54 pageviews
  - 47 unique pageviews
- **Education & Resources page**
  - 142 pageviews
  - 101 unique pageviews
- **FAQs page**
  - 37 pageviews
  - 35 unique pageviews



# Responses to Public Outreach

- **Related comments & inquiries**
  - 2 citizen inquiries about changes
  - 2 developer comments –supporting changes
- **Multiple unrelated inquiries & comments**
  - Online Town Hall
    - 3 comments
  - P&Z Meetings
    - 1 speaker, 3 times
    - 8/14, 10/9 & 10/25 (public hearing) meetings
  - Other social media platforms
- **No substantive changes resulted from comments/  
inquires**

# Next Steps

- **Receive City Council feedback**
- **Bring forward Ordinance No. 2149**
  - **Feb. 5: Public Hearing and 1<sup>st</sup> Reading**
  - **Feb. 17: 2<sup>nd</sup> Reading**

# Clarifying Questions for Staff



# Council Discussion & Consensus