

Background & Purpose

- Council workshop – January 8th
 - Background
 - Development Code Phase 2-A overview
 - P&Z review
 - Public input
- Hold public hearing and first reading of Ord. 2149

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: Dev. Code Update Strategic Project began**
 - First comprehensive review of Code since 1997
- **Phase 1 – 2015**
 - Housekeeping & high priority policy items

Development Code Phase 2-A

- **Main focus on Chapter 2**
 - Modernize and simplify zoning use classifications and parking tables
- **Changes to Code**
 - Chapter 1 – General Provisions
 - Chapter 2 – Zoning Regulations
 - Chapter 9 – Airport Zoning
 - Chapter 10 – Definitions

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**

Goal #2 & Goal #3

- **Consolidate requirements into use tables**
 - Definitions
 - Parking - Clarifies required ratios for uses
 - Other requirements
 - Accessory Dwelling Units
 - Home Occupations
 - Hotels
- **Formalize and codify commonly places restrictions and conditions**
 - New requirements for by-right uses
 - New requirements for CUPs

Goal #4

- **Revise requirements based on experiences applying Code for 20 years**
 - **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**
 - **Better reflect parking demand in requirements**
 - **Increase or decrease parking requirements accordingly**
 - **Change units of measurement for parking**
 - **Base on definitive constant factor, rather than undependable units that change**

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
 - 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

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/
inquiries**

Recommendation & Next Steps

- **Hold Public Hearing**
 - All requirements for public hearing posting have been met
- **Approve Ordinance No. 2149 on 1st Reading**
- **Next step: 2nd Reading Feb. 19**

Continuation & Conclusion of Public Hearing

Clarifying Questions for Staff

Council Motion & Discussion