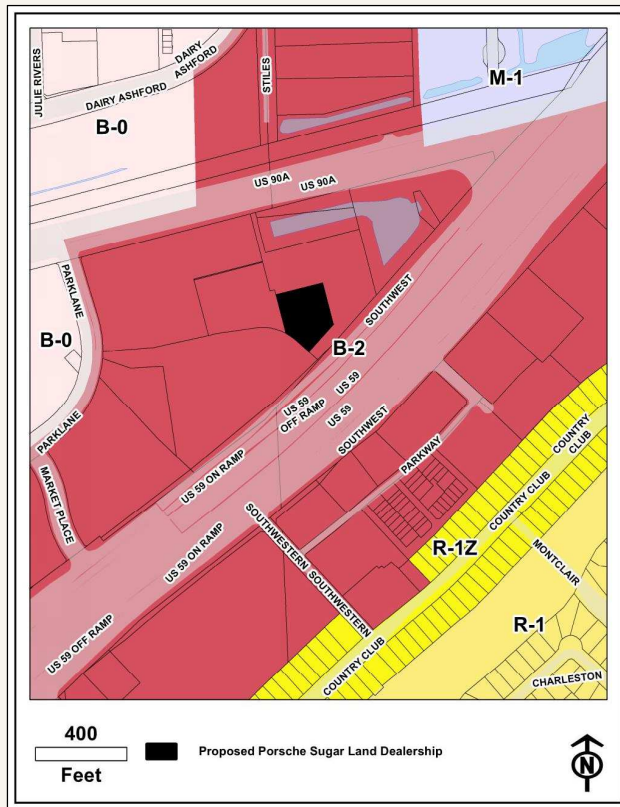


City of Sugar Land



Porsche Sugar Land Dealership CUP

Porsche Dealership CUP



Proposed Dealership Overview

- **Currently vacant property between Extended Home Stay America, Spring Hill Suites. Annexed in 1984 with the City of Cities MUD.**
- **149,240 sq. ft. facility to include 233 parking spaces, 12 service bays, 4 wash/detail bays, and 11,205 sq. ft. of showroom and sales.**
- **No nearby residential property**
- **All activity and storage of inventory to be inside the proposed structure**
- **CUP aligns with FLUP as part of a Regional Activity Center**



Proposed Dealership Overview



3D Rendering for reference only—not to be codified

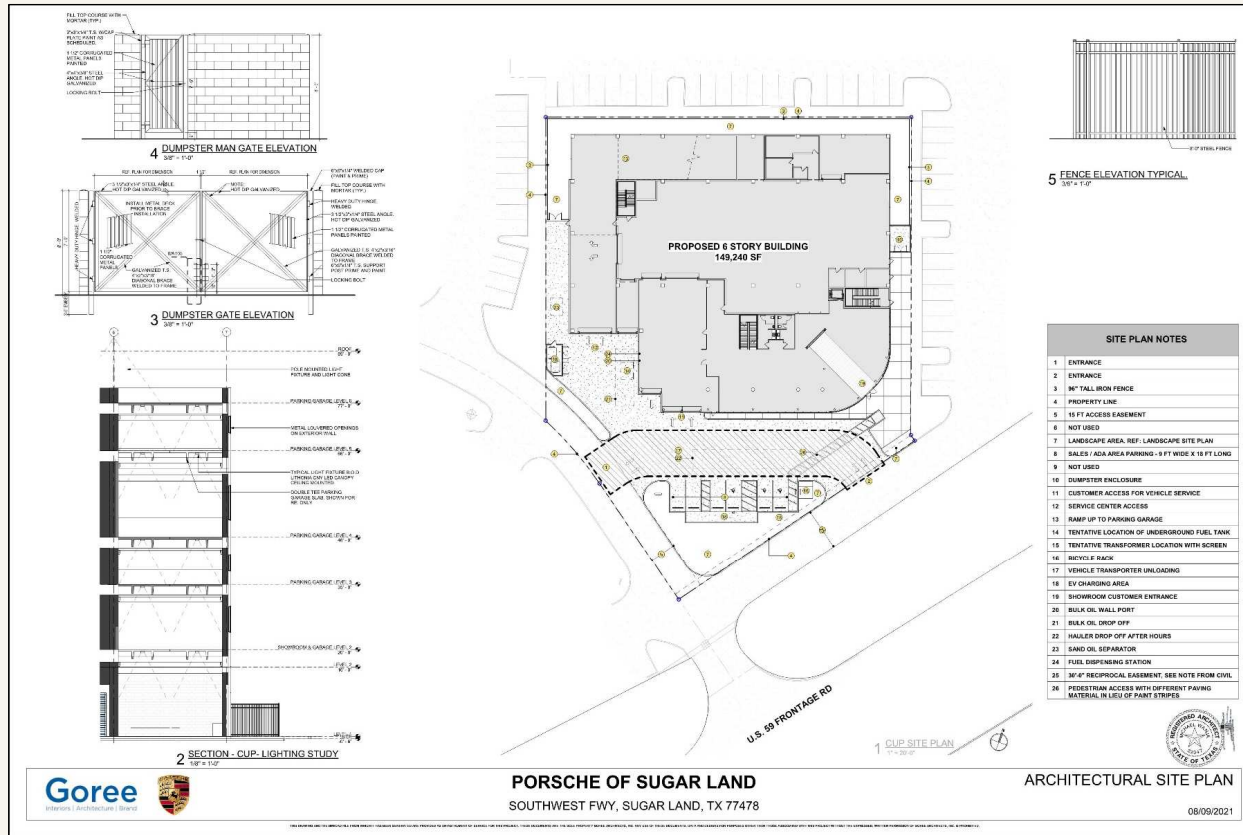


Proposed Dealership Overview

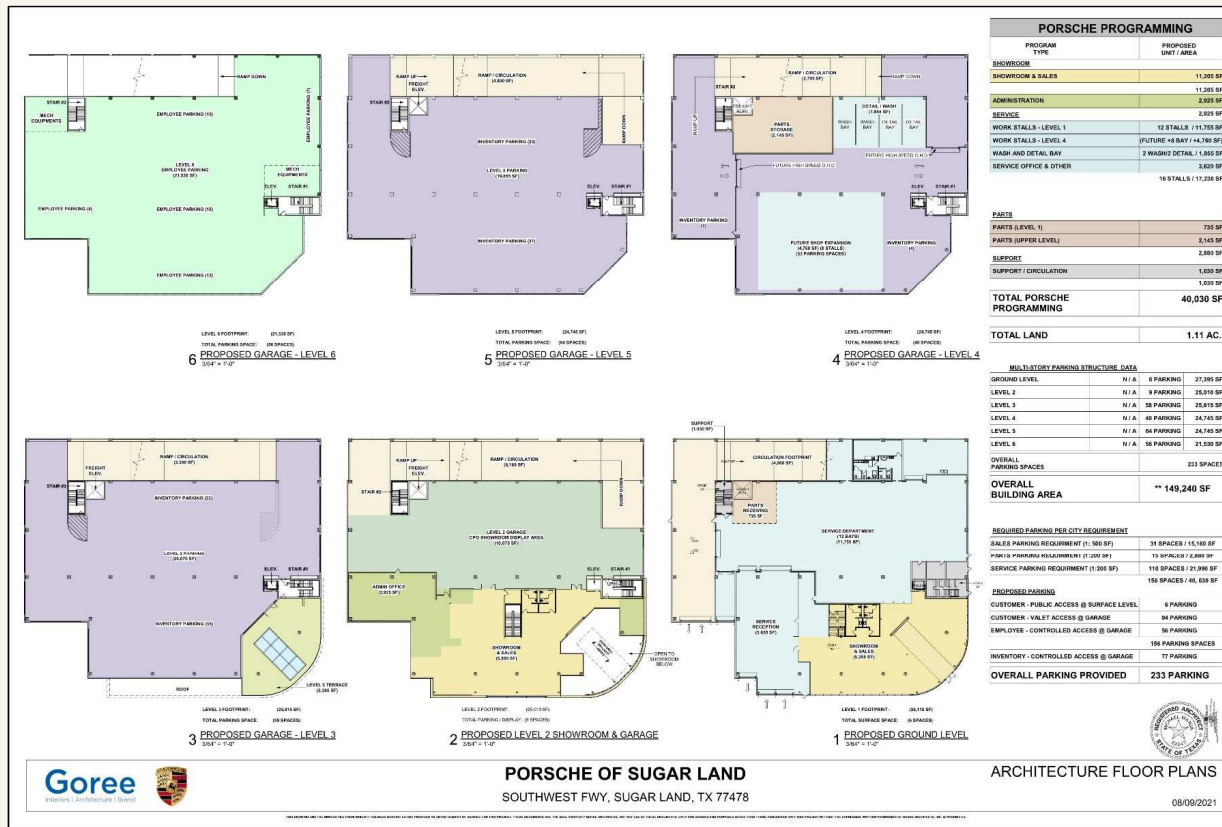
- **Access is from two existing public access easements with drives to the existing hotels, nearby shopping center, and Audi Dealership.**
- **Customers can park in six surface spots or can use overflow parking in the garage. Employee parking is on the roof of the structure.**
- **Vehicle Transporter Circulation Plan includes entering from US 59 Frontage Rd to Market Place access drive, backing into the surface lot to unload in designated area, then pulling back to US 59 Frontage Rd via access drive and Parkland Blvd.**



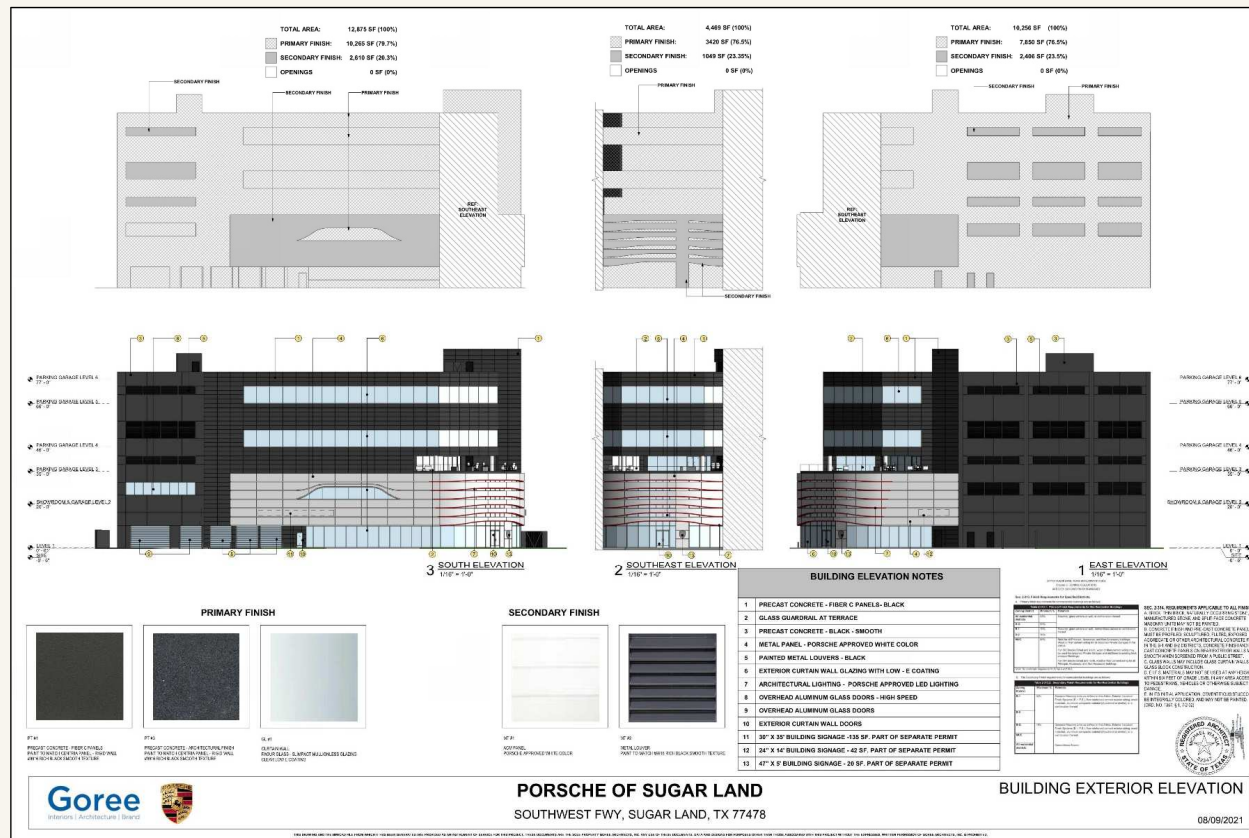
Site Plan



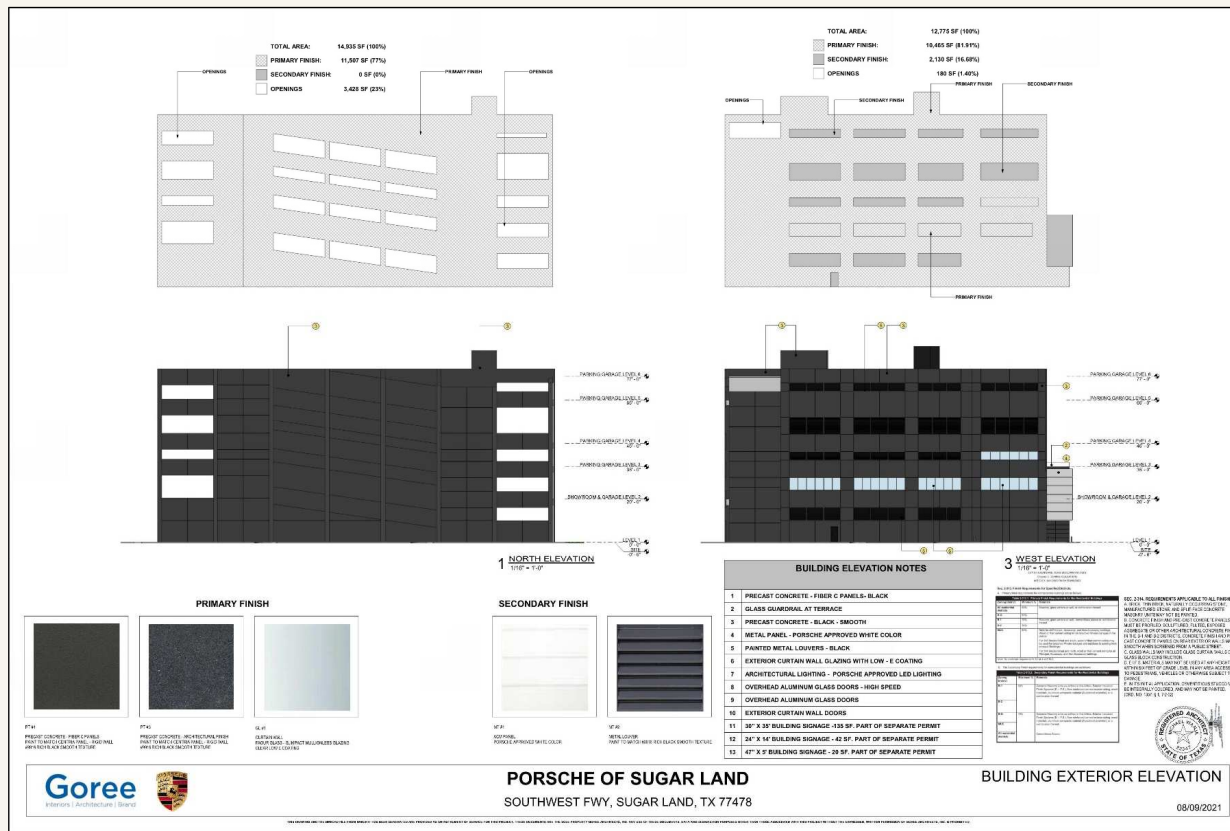
Floor Plans



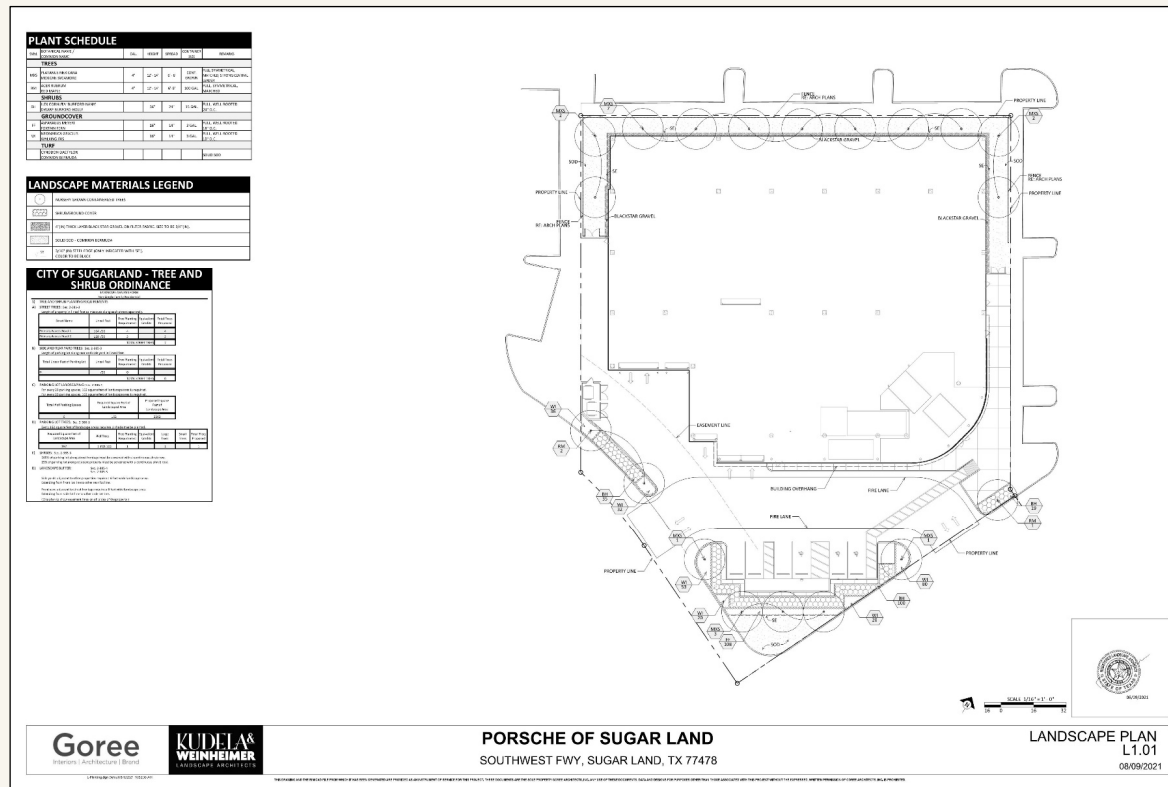
Elevations



Elevations



A vertical strip of eight images from the movie 'The Sound of Music'. The images are: 1. A white water tower with 'SUGARLOVE' written on it. 2. A large, multi-story building with a central tower. 3. A large, ornate building with a central tower. 4. A large, ornate building with a central tower. 5. A large, ornate building with a central tower. 6. A large, ornate building with a central tower. 7. A large, ornate building with a central tower. 8. A large, ornate building with a central tower.



A vertical strip of eight images from the movie 'The Sound of Music'. The images are: 1. A white water tower with 'SUGARLOVE' written on it. 2. A large, multi-story building with a red roof. 3. A large, ornate building with a red roof. 4. A large, ornate building with a red roof. 5. A large, ornate building with a red roof. 6. A large, ornate building with a red roof. 7. A large, ornate building with a red roof. 8. A large, ornate building with a red roof.



Aerials of Vehicle Transporter Circulation

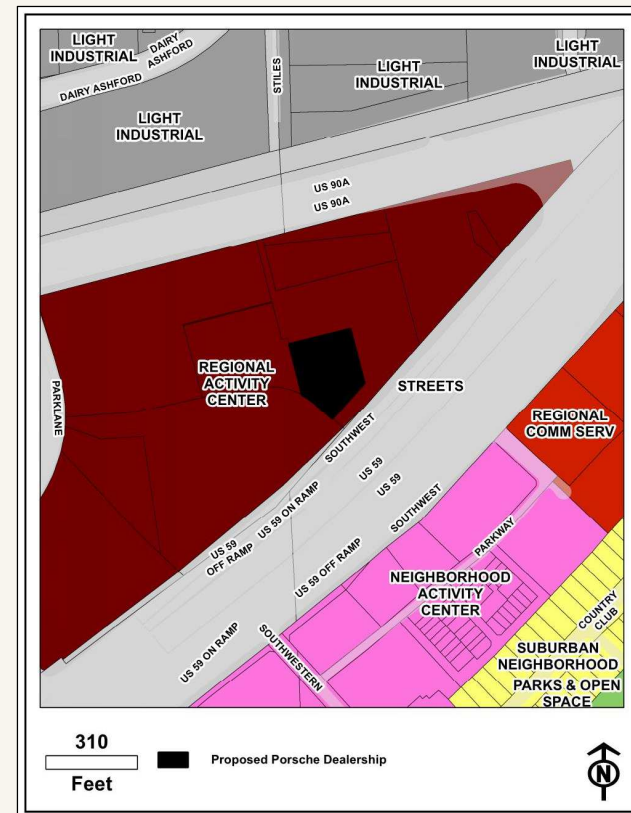


Aerials of Vehicle Transporter Circulation



Future Land Use Plan

- Sugar Creek Triangle RAC to include mid- to high-rise buildings
- Include offices, retail, residential support, multi-family housing
- Modern design and lack of outdoor sales lots are ideal for the vision of the RAC



Public Hearing



- Notification posted in newspaper and on City's website
- Property owners within 200-ft notified
- Curtesy Sign Posted On-Site
- Online form available to provide comments in advance of the meeting
- No inquiries received, Staff is not aware of any opposition.



Planning & Zoning Recap

- **Public Hearing held on September 14, 2021**
- **No speakers present, direction was to move forward**
- **Consideration & Action held on October 12, 2021**
- **P&Z Unanimously voted to Recommend Approval of CUP allowing for Sugar Land Porsche Dealership with the Staff Suggested Conditions**



Staff and P&Z Recommended Conditions

- **Site to be developed in accordance with the attached Site Plan, Elevations, Landscaping plan, and Circulation plan**
- **Garage doors on entrances must be closed when not in operation**
- **On-site collision repair of vehicles is prohibited.**
- **An outside voice paging or sound system is prohibited.**
- **Signs relating to the sales of vehicles, other than the manufacturer's dealer's invoice sticker or signs required by law shall not be allowed on automobile inventory if the vehicle is visible from a public street.**



Staff and P&Z Recommended Conditions

- **Truck delivery vehicles must enter and exit the site in accordance with the Vehicle Transporter Circulation Plan.**
- **The loading and unloading of vehicle inventory shall:**
 - **Only occur within the designated area as depicted on the Site Plan**
 - **Be prohibited on the public access easements, as depicted on the Vehicle Transporter Circulation Plan.**
- **Directional signage, no greater than nine square feet and in conformance with the architectural treatment of the site, will be provided for vehicle transporters.**



Points for Consideration

- **The approximately 1.11—acre vacant commercial reserve proposed to be a car dealership was annexed into the City Limits in 1984 with the City of Cities MUD, and zoned General Business (B-2).**
- **Site is near property with uses of similar intensity, including Audi dealership, two hotels, and a large shopping center.**
- **There are no shared property lines with Single-Family Residential zoning districts. Closest Residential property is the Sugar Creek development which south across US 59/Southwest Fwy and past commercial areas around the entrance to the neighborhood.**



Points for Consideration

- **The requested CUP is compatible with the existing uses in the surrounding area.**
- **The proposed use appears well suited to the location due to it being between two major highways; US 90A and US 59. Proposed layout plan uses an existing access easements from US 59 Frontage Rd to hotel and Parklane Blvd, minimizing impacts to traffic surrounding the property.**
- **Staff & Commission Recommend Approval of the CUP under Ordinance No. 2253**



CONTINUATION & CONCLUSION OF PUBLIC HEARING



CLARIFYING QUESTIONS FOR STAFF



COUNCIL DISCUSSION & DIRECTION

