



TUESDAY, APRIL 22, 2025

**JOINT MEETING OF THE CITY OF SUGAR LAND  
CITY COUNCIL AND PLANNING & ZONING COMMISSION**

**CITY HALL  
COUNCIL CHAMBER  
2700 TOWN CENTER BOULEVARD NORTH  
SUGAR LAND, TX 77479  
6:00 P.M.**

**I. ATTENTION**

- A.** *Members of the City Council, Board and/or Commission may participate in deliberations of posted agenda items through videoconferencing means. A quorum of the City Council, Board and/or Commission will be physically present at the above-stated location, and said location is open to the public. Audio/Video of open deliberations will be available for the public to hear/view, and are recorded as per the Texas Open Meetings Act.*

*The meeting will live stream at <https://www.sugarlandtx.gov/1238/SLTV-16-Live-Video> or <https://www.youtube.com/user/SugarLandTXgov/live>. Sugar Land Comcast/Xfinity Cable Subscribers can also tune-in on Channel 16.*

**II. WORKSHOP - JOINT**

- A.** Review of and discussion on a proposed Redevelopment Concept Plan for Lake Pointe Green.

*Ruth Lohmer, Redevelopment Planning Manager and Frank Liu, Lovett*

**III. CLOSED EXECUTIVE SESSION - CITY COUNCIL**

- A.** Closed Executive Session as authorized by Chapter 551, Texas Government Code in accordance with:

**Section 551.087 Deliberation Regarding Economic Development Negotiations:**

*For the purpose of deliberation regarding the offer of a financial or other incentive to a business prospect the City seeks to have locate, stay, or expand in or near the City.*

*Devon Rodriguez, Director of Redevelopment*


**THE CITY COUNCIL AND PLANNING & ZONING COMMISSION RESERVE THE RIGHT, UPON MOTION, TO SUSPEND THE RULES TO CONSIDER BUSINESS OUT OF THE POSTED ORDER. IN ADDITION TO ANY EXECUTIVE SESSION LISTED ABOVE, THE CITY COUNCIL RESERVES THE RIGHT TO ADJOURN INTO EXECUTIVE SESSION AT ANY TIME DURING THIS MEETING FOR THE PURPOSE OF CONSULTATION WITH THE ATTORNEY AS AUTHORIZED BY TEXAS GOVERNMENT CODE SECTIONS 551.071 TO DISCUSS ANY OF THE MATTERS LISTED ABOVE.**

**IF YOU PLAN TO ATTEND THIS PUBLIC MEETING AND YOU HAVE A DISABILITY THAT**

**REQUIRES SPECIAL ARRANGEMENTS AT THE MEETING, PLEASE CONTACT THE CITY SECRETARY, (281) 275-2730. REQUESTS FOR SPECIAL SERVICES MUST BE RECEIVED FORTY-EIGHT (48) HOURS PRIOR TO THE MEETING TIME. REASONABLE ACCOMMODATIONS WILL BE MADE TO ASSIST YOUR NEEDS.**

**THE AGENDA AND SUPPORTING DOCUMENTATION IS LOCATED ON THE CITY WEBSITE ([WWW.SUGARLANDTX.GOV](http://WWW.SUGARLANDTX.GOV)) UNDER MEETING AGENDAS.**

**Posted on this 17th day of April, 2025 at 4:48 P.M.**





## **Agenda Request**

**APRIL 22, 2025**

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**AGENDA REQUEST NO:** II.A.

**AGENDA OF:** Posted Public Meeting

**INITIATED BY:** *Ruth Lohmer, Redevelopment Planning Manager*

**PRESENTED BY:**

*Ruth Lohmer, Redevelopment Planning Manager and Frank Liu, Lovett*

**RESPONSIBLE DEPARTMENT:** Community Planning & Redevelopment

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**AGENDA CAPTION:**

Review of and discussion on a proposed Redevelopment Concept Plan for Lake Pointe Green.

**RECOMMENDED ACTION:**

Receive presentation and discuss proposed Redevelopment Concept Plan for Lake Pointe Green, redevelopment of the 52-acre former Fluor campus in Lake Pointe.

**EXECUTIVE SUMMARY:**

The purpose of this agenda item is for City Council and Planning & Zoning Commission to hold a joint workshop to review and discuss a proposed Redevelopment Concept Plan Lake Pointe Green, for the 52-acre former Fluor campus in Lake Pointe. The 52-acre property was rezoned to the Lake Pointe Redevelopment (LPR) district in December 2023 when the district was created. The LPR district comprises a variety of development regulations including building setbacks, streetscape standards, permitted land uses, and more. Any development taking place within the district will be required to follow these regulations.

**Redevelopment Concept Plan**

The Redevelopment Concept Plan (RCP) is a new process that was created specifically for the Lake Pointe Redevelopment District with the establishment of the district in 2023. The

RCP provides the opportunity for the public, Planning & Zoning Commission, and City Council to evaluate the location of proposed uses and their relationship to the surrounding area to ensure negative impacts are minimized. The Redevelopment Concept Plan is intended to allow flexibility as the project builds out over many years in order to be responsive to the market as conditions change and is therefore somewhat general in nature.

Section 2-124 of the Development Code establishes the approval criteria and requirements for the Redevelopment Concept Plan as follows:

3. Approval Criteria. In reviewing a proposed Redevelopment Concept Plan, the Commission and Council shall ensure that:
  - a. The proposed development is consistent with the terms and conditions of any prior land use approval, plan, or plat approval that is in effect and not proposed to be changed;
  - b. The proposed development is consistent with and conforms to the Comprehensive Plan and any other applicable plans;
  - c. The proposed development is consistent with the purpose statements of this Development Code and complies with all applicable standards in this Code and all other applicable regulations, requirements and plans. Compliance with these standards is applied at the level of detail required for the subject submittal; and
  - d. The proposed development considers the existing roadway network and minimizes impacts on surrounding areas.
4. Requirements. The Redevelopment Concept Plan shall be a general site layout plan that includes the following:
  - a. Overall property boundary and the property's relationship to adjoining subdivisions or properties;
  - b. Identification and approximate size of development areas such as districts, blocks or parcels;
  - c. Existing and proposed Streets that form the boundaries of development areas;
  - d. Use classification of each development area (nonresidential by category or residential by housing type) demonstrating a mix of uses and housing types;
  - e. Total number of multi-family units and approximate location;
  - f. Location of major Civic Spaces and natural geographic features.

### **Project Background**

In January 2025, the property owners of the former Fluor campus in Lake Pointe placed the land for sale and began marketing the property. City staff was approached by an interested developer who is now seeking Redevelopment Concept Plan approval to ensure his vision aligns with the City's adopted plans and policies before finalizing the purchase. The goal is to complete the City processes before the land sale. While the City isn't driving the timeline, we recognize the importance of keeping momentum, and we don't miss out on a strong redevelopment opportunity. That means working at the speed of business—while still following our required public process, including community engagement and formal

approvals.

**Land Use Plan**

In December 2023, City Council approved an amendment to the Land Use Plan for the Lake Pointe Regional Activity Center. The amendment included revisions to the preferred land use distribution and number of allotted multi-family units. Excerpts from the Land Use Plan are attached.

**Community Engagement**

Community engagement is a required and important part of the redevelopment process. On Wednesday April 23, 2025 the developer will host a community meeting at Hyatt Place Sugar Land to present the proposal to the community, seek input, and provide a forum for asking questions. While the developer is leading outreach efforts, the City is supporting the process by helping connect them with the community, sharing meeting invitations, and ensuring the process is open, inclusive, and transparent. The results of the community meeting will be shared with the Commission and Council prior to the public hearing.

**Next Steps**

The Development Code provides the option for City Council and Planning & Zoning Commission to hold a joint public hearing on a proposed RCP. A joint public hearing has been scheduled for May 6, 2025, during which residents will have an opportunity to provide input directly to P&Z and City Council before the plan is considered for approval. Following the public hearing, the Commission will take action to make a recommendation on the Redevelopment Concept Plan. City Council will review the Commission’s recommendation and take action on the RCP on May 13.

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**BUDGET**

**EXPENDITURE REQUIRED:** N/A

**CURRENT BUDGET:** N/A

**ADDITIONAL FUNDING:** N/A

**FUNDING SOURCE:**N/A

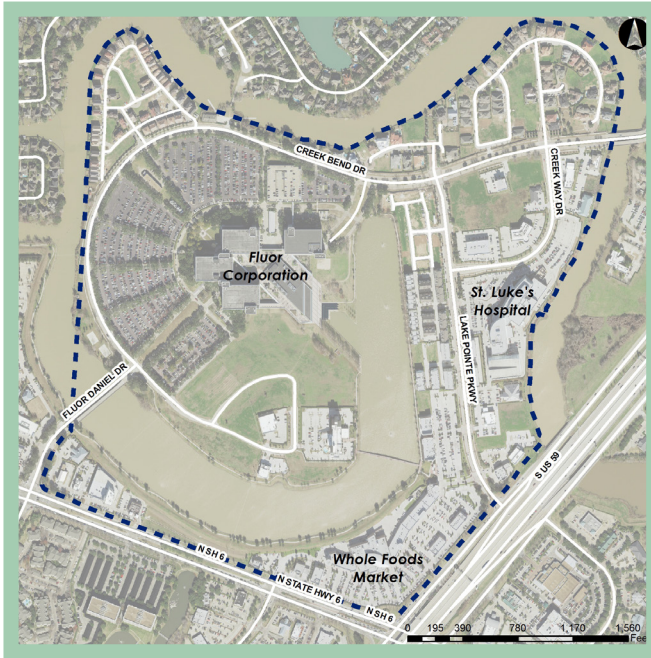
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**ATTACHMENTS:**

Description	Type
□ Land Use Plan Excerpt - Lake Pointe RAC Areas of Change	Contracts







## B. Lake Pointe (office and residential focused)

Located north of the intersection of Hwy 6 and US 59, the Lake Pointe Regional Activity Center spans 148 acres and encompasses a diverse range of land uses and amenities. These include the Fluor corporate campus, medium-density single-family residential neighborhoods along Creekbend and Lake Pointe Parkway, St. Luke's Hospital, and adjoining commercial properties along Hwy 6 and US 59. While the Fluor campus, which dates back to the 1980s, offers a significant prospect for redevelopment within this regional hub, the remaining residential, retail, commercial, and hospitality areas, established more recently, are anticipated to remain largely unchanged in the foreseeable future.

The vision for this Regional Activity Center is to combine offices, housing, retail, entertainment, and civic spaces to create a distinctive sense of place where people can gather outside of work, school, and their homes. Redevelopment should create a walkable environment that harmoniously blends medium- to higher-density residential development with compatible nonresidential uses.



*Existing*





*Inspiration*

The Activity Center should include a variety of housing types, including Missing Middle Housing such as townhomes, urban homes, and duplexes, as well as multi-family and senior living. These novel housing configurations offer a mixture of residential options in a variety of configurations to appeal to a wide range of people at all stages of life. Their design and form make these housing configurations compatible in height, bulk and style with Sugar Land's existing housing supply to increase density without creating a sense of crowding.

Examples of appropriate nonresidential uses include offices, experiential shopping, commercial businesses, hospitality, service establishments and civic and community facilities. Density and activity levels within the Activity Center should be maximized at the core, while gradually reducing intensity at its edges to ensure compatibility with surrounding residential.

Redevelopment in the Regional Activity Center should make the most of the presence of Brooks Lake, offering a unique opportunity to provide a distinctive experiential atmosphere. Development and revitalization efforts within the Activity Center should leverage the potential of Brooks Lake through a range of amenities and physical improvements. These may include water-based activities, lakefront dining, pedestrian bridges, and an extensive network of interconnected walking trails and parks, all of which can convert underutilized pockets of land into remarkable focal points of activity. In the urban landscape,



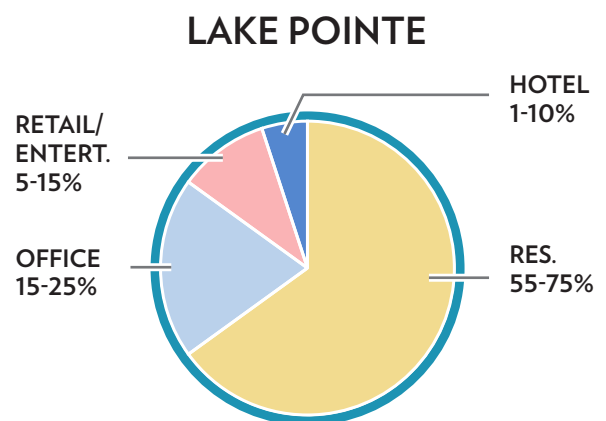


*Inspiration*

broad sidewalks and tree-lined streets will generate interest in sidewalk dining, entertainment, and both passive and active recreational options. The ultimate objective is to cultivate a vibrant, livable urban environment and create a more enriched community.

The total overall number of multi-family units in this Regional Activity Center is 1,100 units; this is not based on the general guidance of 3 units per developable acre in the RAC but rather on the need for additional residential density to ensure the property's redevelopment is feasible. Any multi-family residential should be in a vertically mixed-use building, or horizontally mixed area, and largely supported by structured parking.

Use percentages in this RAC should be composed of:



Updated by Ordinance 2326