

Preserving Our Home Town – Building Our Future



Land Use Plan Update

Overview

- What is the Land Use Plan?
- Previous City Council Review of Land Use Plan
- Land Use Plan Components
- Public Feedback on the draft Land Use Plan
- Planning & Zoning Commission Review and Recommendation
- Key Takeaways
- Next Steps

What is the Land Use Plan and Why Update it?

- Chapter 6 of the Comprehensive Plan
- Outlines policy direction and guidance for land use decisions
 - High level policy, not regulatory
 - Not zoning regulations, it guides zoning regulations
- Document that guides how the city positively and proactively responds to long-term market shifts and demographic trends
- Considers community values and preferences
- City routinely updates city master plans - every 5-10 years
 - Ensures policy direction is still relevant based on current conditions, community values, etc.

Land Use Plan - Previous City Council Review

- July 28, 2015:
 - Reviewed process to date
 - Reviewed draft Vision, Goals & Policies
- Since that time:
 - Reconstituted LUAC with new co-chairs and new members
 - Revised Goals - from 11 to 10
 - Combined some
 - Added new goal about Redevelopment
 - Revised Future Land Use Map
 - Developed implementation section - action items
 - LUAC unanimously endorsed the Plan - August 2017

Land Use Plan Contents

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Land Use Plan Contents

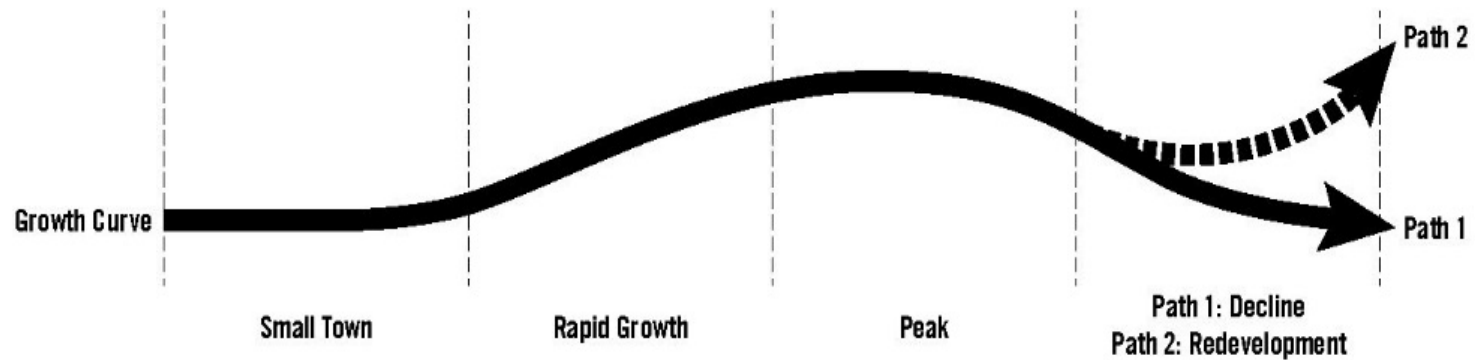
- What is the Land Use Plan?
- Setting the Stage for the Land Use Plan Update
- Process for the Plan Update
- The 20 to 25 Year Land Use Vision for Sugar Land
 - Land Use Vision, Goals, and Policies
 - Areas of Change
 - Future Land Use Map
 - Land Use Categories
 - Community Character & Standards
- Roadmap to Get There

Setting The Stage For the Land Use Plan Update

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Why Update The Plan? A City In Transition

Life Cycle of a City



Topics Addressed in the Land Use Plan

1. How should the limited undeveloped land within city limits be developed to maximize its value to the city and its residents?
2. What should be done to retain the value of existing neighborhoods as housing stock ages?
3. What should be done with the existing multi-family sites, as they age and market preferences change? Should new multi-family be allowed in the City, and if so, under what circumstances?

Topics Addressed in the Land Use Plan

4. Where is redevelopment desirable, what form should it take, and what role should the City play?
5. How can we improve mobility and connectivity with our land use/ development decisions?
6. How can Sugar Land remain a desirable place and continue to be a regional destination to live, work, play and shop in light of shifting trends and changing demographics?

Process for the Plan Update

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Process for the Plan Update: 2013 - 2017

- 7 Stakeholder Group meetings, May - Aug. 2013
 - Groups such as MYAC, HOA Representatives, Schools & Higher Education
 - Feedback helped define the topics of the Land Use Forum
- Land Use Forum, Jan. - Apr. 2014
 - 6-part speakers series and community roundtable
- 2 Public Meetings & 3 Online Town Halls, 2013 - 2015
 - Provide feedback on draft Vision, Goals, Policies & Actions

Process for the Plan Update: 2013 - 2017

- Land Use Advisory Committee, 2013 - 2017
 - Est. LUAC via Resolution 13-34
 - Applications accepted and committee appointed by City Council
 - Diverse mix of residents from across city and ETJ
 - Considered community input
 - Met nearly 40 times, for over 90 hours, in working meetings to establish recommendations for the Plan
 - Unanimously support the Plan



The 20 to 25 Year Land Use Vision for Sugar Land

C I T Y O F S U G A R L A N D

Vision

GOAL

GOAL

GOAL

POLICY

POLICY

POLICY

POLICY

POLICY

POLICY

ACTION

ACTION

ACTION

ACTION

ACTION

ACTION

ACTION

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ACTION

Land Use Vision

Sugar Land will develop and redevelop to remain a desirable place to live and do business. The city will change in response to long-term shifts in market demands and demographic trends, managing that change to preserve the city's appeal. It will balance different land uses, preserve the character of its neighborhoods, and create new walkable mixed use Regional and Neighborhood Activity Centers with a variety of offices, housing, retail, entertainment, and civic institutions.

Land Use Goals



1. Protecting Single-family Neighborhoods



2. Creating Mixed Use Activity Centers



3. Encouraging Residential Options



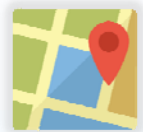
4. A Great Place for Business



5. Amenities for All



6. Inviting Outdoor Spaces



7. Connected Land Uses



8. Balanced Growth



9. Fostering Redevelopment

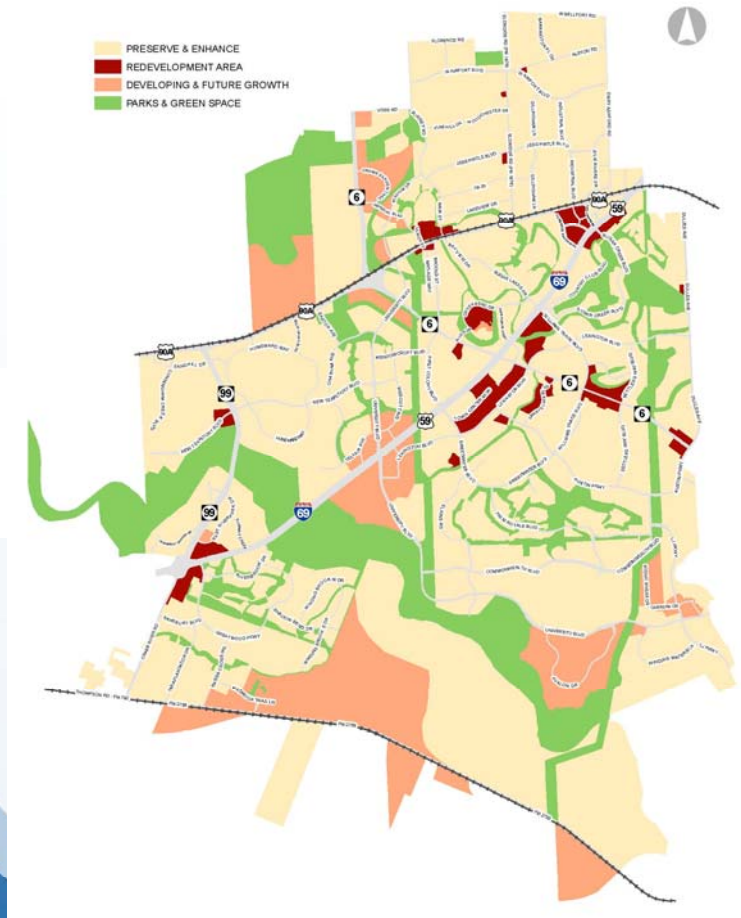


10. Celebrate Sugar Land

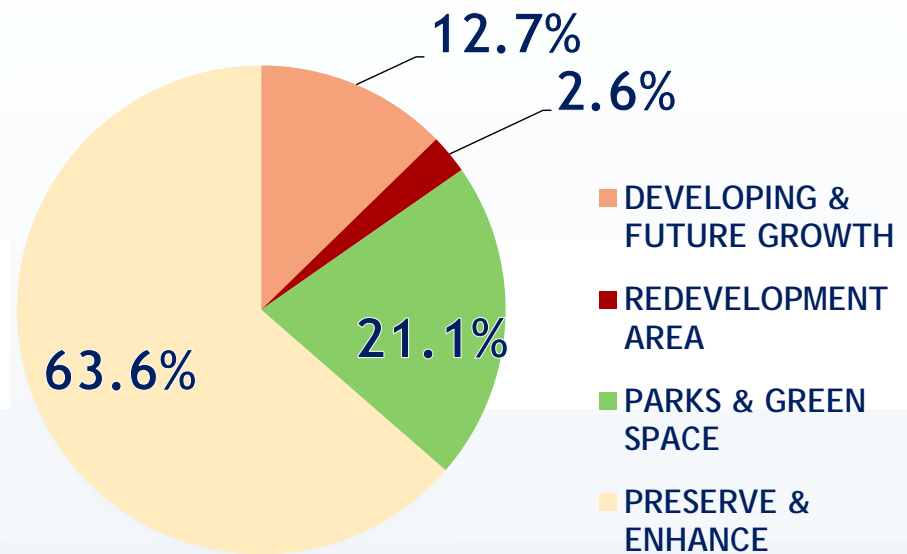
Multi-family Residential

- Multi-family housing is an appropriate option but only within new guidance for stronger restrictions



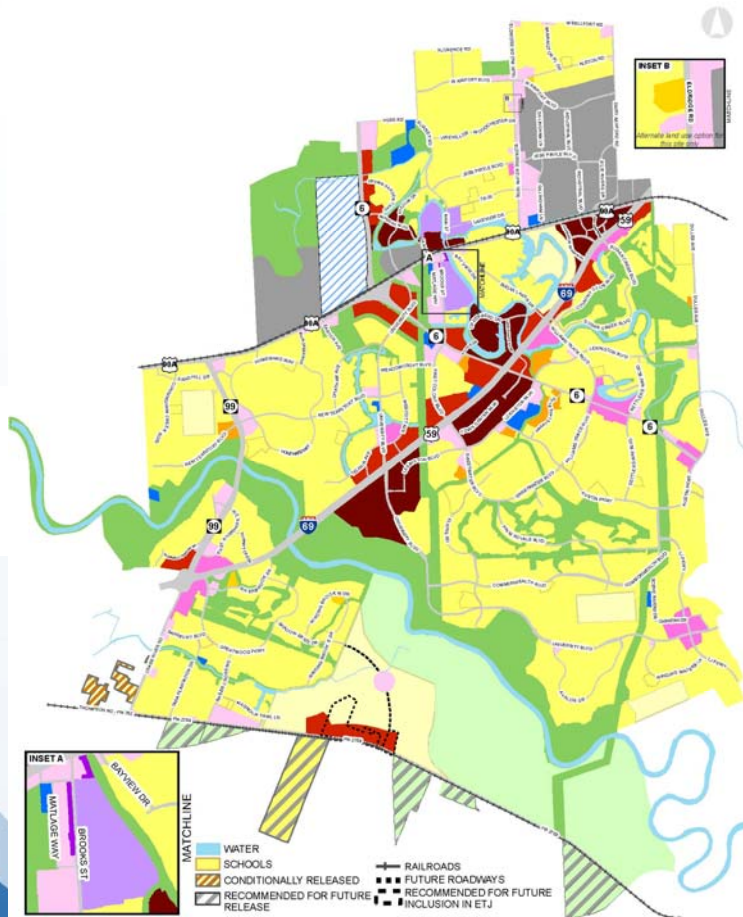


Areas of Change Map



85% of City & ETJ will not experience significant change

Future Land Use Map



Future Land Use Map

- In many way envisions the same City as 2004 and 2012 Future Land Use Maps
- Introduction of new categories
 - Company Town - Neighborhood
 - Company Town - Mixed Use
 - Mixed use categories:
 - Regional Activity Center
 - Neighborhood Activity Center
 - Medium Density Mixed Use
- Categories describe character/ form/ level of activity envisioned, rather than just land uses

Future Land Use Map

- Areas are generalized
 - Only major roadways shown
 - Small pockets of land uses incorporated into surrounding land use
 - i.e. Schools in Suburban Neighborhood
- Changes to categories
 - Single Family Residential → Suburban Neighborhood
 - Public → Institutional/ other categories
 - Parks/ Open Space/ Buffers → Regional Parks & Open space/ other categories

Community Character & Standards

- Portion of the Plan devoted to providing guidance for CUPs
- Focus on most commonly requested CUPs
 - Schools, Daycare & Religious Institutions
 - Hotels
 - Automotive Uses
- Goal is to minimize impacts of these uses that require CUP
 - Provides guidance for specific conditions to consider, such as enhanced landscaping, specific architectural elements, etc.

Roadmap to Get There

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Action Items

- Prioritized and will be used as a guide to create annual work plans
 - Priority level could change
- 50 total action items
 - High Priority: 20
 - Moderate Priority: 22
 - Low Priority: 8



Action Types

- *Study* - An effort to evaluate a current condition and conduct additional research and analysis to determine the next step, whether it be a Regulation, Program, or Partnership.
- *Regulation* - An effort to establish new or make changes to existing requirements in the Development Code used to direct growth and development in the City.
- *Program* - A plan of action, with specified procedures established in order to accomplish a particular purpose. Includes establishment of new or making changes to existing programs.
- *Partnership* - An effort to coordinate with an outside entity to accomplish the specified purpose.

Public Feedback on the Draft Land Use Plan

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Community Outreach

- Website: posted full draft Land Use Plan September 29
 - Also included additional information such as one-page flyers, LUAC videos
 - 1,934 views of Homepage (1,563 unique)
 - 588 views of Read the Draft Land Use Plan (511 unique)
- Social Media: posted multiple times to Facebook, Twitter, Instagram, NextDoor since October 2
 - On FB alone: 22,460 people reached, 13 comments in total for all 8 posts, 12 shares, 100 people clicked on links within the posts

Education Opportunities

- Presentations: presented the Land Use Plan to multiple groups
 - Quarterly HOA meeting, RiverPark HOA, Sugarwood HOA
 - Hosted informational meeting for HOA representatives/ SL 101 recent graduates
 - FBISD Superintendent & Executive Staff - as drafted would not negatively impact the high-quality schools in the District and aligns with their own planning efforts beginning in 2018

Public Open House: October 11, 2017

- LUAC presented Land Use Plan to the public
- Opportunity for attendees to learn more about the Plan and ask questions
- Approximately 40 attendees

Online Town Hall: October 2- 23

- 9 comments from residents of Sugar Land and ETJ
- Comments in support of Plan policies:
 - Preservation of single-family neighborhoods
 - Limitations on multi-family, specifically caps
 - Encouraging pedestrian/ bicycle connectivity
 - Addressing redevelopment

Online Town Hall: October 2- 23

- Comments expressing concern about the Plan:
 - How does the Plan consider drainage and flooding, in light of recent years' rain events? Will more development make this worse?
 - Plan encourages new green space, preserving floodway (new Rural and Agricultural land use category)
 - Whether a developed acre has a one story or ten story building, the impermeable surface is the same
 - All new development must do drainage analysis to ensure no impact on surrounding areas

Online Town Hall: October 2- 23

- Comments expressing concern about the Plan:
 - Doesn't the Plan encourage the urbanization of Sugar Land for the sake of maximizing taxable value?
 - Only 15% of the city & ETJ is envisioned to see change
 - SF areas are shown as Preserve & Enhance and are not expected to see significant change
 - The Plan protects single-family neighborhoods in a variety of ways
 - Redevelopment of commercial areas is important to ensure Sugar Land can maintain a low tax rate over time

Online Town Hall: October 2- 23

- Comments expressing concern about the Plan:
 - Does the plan actually cap multi-family at 12%, or does it guarantee it will be 12% in the future?
 - Redevelopment will have to occur to achieve 12%
 - Process will likely take many years and the total number of units may never get to 12%
 - Why not cap multi-family at 10% instead of 12%?
 - Housing options benefit the community
 - LUAC evaluated peer cities - 12% is well below any of them but still allows some growth in specific locations
 - LUAC considered locations/ land use categories where MF is most appropriate

Planning & Zoning Commission

- Public Hearing & Discussion: October 26
 - 1 speaker during public hearing; MF caps too restrictive
 - Commission Discussion:
 - Supported majority of the draft Plan recommendations
 - Did not support recommendations related to multi-family caps - citywide and site specific caps

P&Z Commission Recommendation

- Consideration & Action: November 14
- 6-3 Recommendation of approval with recommended changes:
 - Remove the citywide cap on multi-family;
 - Remove the formula to determine site specific caps on multi-family;
 - Remove language that multi-family should only be in vertically mixed-use buildings; and
 - Remove language indicating a preference for condo ownership in multi-family.

P&Z Commission Recommendation

- Commission feedback:
- Generally supportive of the majority of the Plan
- Concerned limitations on multi-family will limit the development community and the development of multi-family in the future
- Plan focuses on single-family; appears not to focus on other housing options
- Concerned Plan's guidance on multi-family is too detailed rather than higher-level policy guidance; inconsistent with purpose of comprehensive plan

Land Use Plan Update Key Takeaways

- This Plan prioritizes the preservation and protection of single-family neighborhoods in Sugar Land and encourages increased coordination with the school districts.
- The success of Sugar Land Town Square is a model for future new walkable mixed use Regional and Neighborhood Activity Centers.
- The Land Use Plan provides guidance for stronger restrictions on multi-family development, including a definitive statement that no new stand-alone, single-use, multi-family residential development within the City should be approved.

Land Use Plan Update Key Takeaways

- Redevelopment is critical to maintaining the long-term fiscal health of the City but must always be balanced and considerate of the impact on any adjacent single-family neighborhoods.
- Maintaining amenities such as retail, restaurants, hotels, cultural institutions, parks, entertainment and recreational destinations are important in attracting residents, tourists and visitors. The Plan encourages these amenities to be located in appropriate locations respectful of adjacent single-family neighborhoods.

Land Use Plan Update Key Takeaways

- Continued commercial development is vitally important to the City from both an economic perspective as well as the civic services and amenities it provides to residents and visitors.
- The Plan recognizes the benefit of utilizing Land Use strategies to increase overall mobility and reduce traffic congestion.

Land Use Plan Update Key Takeaways

- This Plan is based on listening to community input over the last 4 years, including a Council appointed citizen Land Use Advisory Committee, stakeholder interviews, public meetings, and online town halls.
- The Land Use Plan is the single most important document that will guide how the City positively and proactively responds to long-term market shifts and demographic trends - all with the goal of protecting our single family residential neighborhoods and ensuring Sugar Land continues to be a premier place to live, work, shop and play in the region.

Next Steps

- Workshop: November 21
- Joint City Council/FBISD Workshop: November 28
- City Council Public Hearing & 1st Reading: December 5
- City Council 2nd Reading: December 19

Discussion & Direction

- City Council consideration of modifications to the draft Plan?
- Next Steps
 - Additional workshop on December 5?
 - Public Hearing & First Reading on December 5?