



City of Sugar Land

Planning & Zoning Commission Agenda

Sugar Land City Hall
2700 Town Center
Boulevard North
Sugar Land, TX 77479

Tuesday, September 9, 2025
Planning & Zoning Commission Meeting
City Council Chamber
6:30 PM

I. Attention

Members of the City Council, Board and/or Commission may participate in deliberations of posted agenda items through video conferencing 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. Call to Order

III. Public Comment

Pursuant to Texas Government Code section 551.007, citizens are permitted to address the City Council, Board and/or Commission in person with regard to matters posted for consideration on the agenda. Each speaker must complete a "Request to Speak" form and give it to the City Secretary or designee, prior to the beginning of the meeting.

Each speaker is limited to 3 minutes, speakers requiring a translator will have 6 minutes, regardless of the number of agenda items to be addressed. Comments or discussion by City Council, Board, and/or Commission members, will only be made at the time the subject is scheduled for consideration.

For questions or assistance, please contact the Office of the City Secretary (281) 275-2730.

IV. Minutes

A. MINUTES

Consideration of and action on the minutes of the August 28, 2025 meeting.

Linda Mendenhall, City Clerk

V. Workshop

A. AMENDMENT TO THE SUGAR LAND DEVELOPMENT CODE

Review of and discussion on a proposed amendment to Chapter 2 of the Sugar Land Development Code.

Emily Ercius, Planner I

B. LAKE POINTE REDEVELOPMENT DISTRICT

Review of and discussion on changes to the Lake Pointe Redevelopment District.

Ruth M. Lohmer, Redevelopment Planning Manager

VI. Reports

A. Planning and Zoning Commission Liaison Report

- City Council Meeting September 2, 2025
- City Council Meeting September 9, 2025

Taylor Landin, Vice Chair

B. City Staff Report

- Calendar of Scheduled Meetings and Events

Lisa Kocich-Meyer, Director of Planning & Development Services

VII. Adjournment

The Planning and 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 Planning and Zoning Commission 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 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](#) under meeting agendas.

Posted on this 2nd day of August 2025 at 10:00 a.m.



Planning & Zoning Commission Agenda Request

September 9, 2025

Agenda Request No: IV.A.

Agenda of: Planning & Zoning Commission Meeting

Initiated by: Ashley Newsome, Deputy City Clerk

Presented by: Linda Mendenhall, City Clerk

Responsible Department: City Clerk's Office

Agenda Caption:

MINUTES

Consideration of and action on the minutes of the August 28, 2025 meeting.

Recommended Action:

Consider the minutes of the August 28, 2025 meeting.

Executive Summary:

Consider the minutes of the August 25, 2025 meeting.

Budget

Expenditure Required: n/a

Current Budget: n/a

Additional Funding: n/a

Funding Source: n/a

Account Number (ORG-OBJ-Project): n/a

Attachments

None



Planning & Zoning Commission Agenda Request

September 9, 2025

Agenda Request No: V.A.

Agenda of: Planning & Zoning Commission Meeting

Initiated by: Emily Ercius, Planner I

Presented by: Emily Ercius, Planner I

Responsible Department: Planning and Development Services

Agenda Caption:

AMENDMENT TO THE SUGAR LAND DEVELOPMENT CODE

Review of and discussion on a proposed amendment to Chapter 2 of the Sugar Land Development Code.

Recommended Action:

Hold a workshop on a proposed amendment to the Sugar Land Development Code.

Executive Summary:

This Workshop is for a proposed amendment to the Zoning Regulations found in Chapter 2 of the Sugar Land Development Code, specifically Section 2-92 of the Development Code. The purpose of this amendment is to simplify the Maximum Height requirement for the Neighborhood Business (or B-1) Zoning District as this would increase the overall clarity and consistency of the Code.

This Development Code Amendment supports the City's All-In Initiatives of Fostering Sensitive Redevelopment and Stimulating Economic Growth and is part of staff's continuing effort to modernize and streamline the Development Code.

The attachments for this item include a brief summary of the proposed change and drafts of the amended code section (redline and clean versions).

Budget

Expenditure Required: N/A

Current Budget: N/A

Additional Funding: N/A

Funding Source: N/A

Account Number (ORG-OBJ-Project): N/A

Attachments

1. Section 2-92 Dev Code Change BRIEF SUMMARY
2. Section 2-92 Dev Code Change REDLINE
3. Section 2-92 Dev Code Change CLEAN

Summary of Changes:

Chapter 2: Zoning Regulations

- Section 2-92 – Nonresidential District Regulations
 - Clarified the Maximum Height allowance for Structures within the Neighborhood Business (or B-1) Zoning District.

Sec. 2-92. - Nonresidential District Regulations.

The following bulk regulations apply:

Table 2-92.1: Bulk Regulations for Nonresidential Zoning Districts						
REGULATION		ZONING DISTRICT				
		B-O	B-1	B-2	M-1	M-2
Minimum Front Yard (Setback)		25 ft. (a)	25 ft. (a)	25 ft. (a)	25 ft. (a)	25 ft. (a)
Minimum Side and Rear Yard (Setback)	Abutting Nonresidential District or R-4	10 ft. (a) (b)	10 ft. (a) (b)	10 ft. (a) (b)	10 ft. (a)	10 ft. (a)
	Abutting Residential District other than R-4	25 ft. (a)	25 ft. (a)	25 ft. (a)	25 ft. (a)	25 ft. (a)
Minimum Street Side Yard (Setback)		25 ft. (a)	25 ft. (a)	25 ft. (a)	25 ft. (a)	25 ft. (a)
Minimum Open Space (% of Lot Area)		15%	20%	15%	20%	15%
Maximum Height of Structures		(c) (d)	2½ stories, but not more than 35 ft. from finished grade; (c) (d)	100 ft.; CUP required if over 100 ft.; (c) (d)	(c) (e)	(c)
Outside Use		(f)	(f)	See Section 2-74. Additional Nonresidential District Regulations		
Additional Regulations		See Section 2-93. Additional Nonresidential District Regulations. Note: Parking setback requirements are detailed in Chapter 2, Article V.				
REFERENCES						

a. For Yards abutting an Arterial Street or highway, the minimum Yard is 40 feet.
b. A Yard is not required where a common wall of a building is located at the Lot line.
c. Airport Height Hazard Regulations may apply.
d. 2/1 Bulk Plane: If any portion of a proposed building is within 500 linear feet of a Residential District, other than R-4, setback of 2 feet for each 1 foot in height over 24 feet.
e. 1/1 Bulk Plane: If any portion of a proposed building is within 500 linear feet of a Residential District, other than R-4, setback of 1 foot for every 1 foot in height over 24 feet.
f. All merchandise and materials related to the business must be displayed and stored inside a permanent Building. All business activities must be conducted within a fully-enclosed Building.

Sec. 2-92. - Nonresidential District Regulations.

The following bulk regulations apply:

Table 2-92.1: Bulk Regulations for Nonresidential Zoning Districts						
REGULATION		ZONING DISTRICT				
		B-O	B-1	B-2	M-1	M-2
Minimum Front Yard (Setback)		25 ft. (a)	25 ft. (a)	25 ft. (a)	25 ft. (a)	25 ft. (a)
Minimum Side and Rear Yard (Setback)	Abutting Nonresidential District or R-4	10 ft. (a) (b)	10 ft. (a) (b)	10 ft. (a) (b)	10 ft. (a)	10 ft. (a)
	Abutting Residential District other than R-4	25 ft. (a)	25 ft. (a)	25 ft. (a)	25 ft. (a)	25 ft. (a)
Minimum Street Side Yard (Setback)		25 ft. (a)	25 ft. (a)	25 ft. (a)	25 ft. (a)	25 ft. (a)
Minimum Open Space (% of Lot Area)		15%	20%	15%	20%	15%
Maximum Height of Structures		(c) (d)	35 ft.; (c) (d)	100 ft.; CUP required if over 100 ft.; (c) (d)	(c) (e)	(c)
Outside Use		(f)	(f)	See Section 2-74. Additional Nonresidential District Regulations		
Additional Regulations		See Section 2-93. Additional Nonresidential District Regulations. Note: Parking setback requirements are detailed in Chapter 2, Article V.				
REFERENCES						
a. For Yards abutting an Arterial Street or highway, the minimum Yard is 40 feet.						
b. A Yard is not required where a common wall of a building is located at the Lot line.						

c. Airport Height Hazard Regulations may apply.

d. 2/1 Bulk Plane: If any portion of a proposed building is within 500 linear feet of a Residential District, other than R-4, setback of 2 feet for each 1 foot in height over 24 feet.

e. 1/1 Bulk Plane: If any portion of a proposed building is within 500 linear feet of a Residential District, other than R-4, setback of 1 foot for every 1 foot in height over 24 feet.

f. All merchandise and materials related to the business must be displayed and stored inside a permanent Building. All business activities must be conducted within a fully-enclosed Building.



Planning & Zoning Commission Agenda Request

September 9, 2025

Agenda Request No: V.B.

Agenda of: Planning & Zoning Commission Meeting

Initiated by: Ruth M. Lohmer, Redevelopment Planning Manager

Presented by: Ruth M. Lohmer, Redevelopment Planning Manager

Responsible Department: Redevelopment

Agenda Caption:

LAKE POINTE REDEVELOPMENT DISTRICT

Review of and discussion on changes to the Lake Pointe Redevelopment District.

Recommended Action:

Hold workshop to review and discuss draft changes to the Lake Pointe Redevelopment zoning district.

Executive Summary:

The purpose of this agenda item is for the Planning & Zoning Commission to hold a workshop to review and discuss proposed changes to the Lake Pointe Redevelopment (LPR) district. The district was originally created and applied to the 52-acre former Fluor campus in December 2023. Staff have continued to evaluate and refine district regulations and brought forward two revisions to the district since its creation. Additionally, in May 2025, City Council approved the Redevelopment Concept Plan and Redevelopment Agreement with Lovett, the developer who purchased the property. Since that time, staff and Lovett have collaborated on the design and layout of the site and together have identified additional necessary changes to the LPR district. These changes to the Lake Pointe Redevelopment district regulations will enable redevelopment to achieve the compact high-quality development envisioned for the site. Changes include reductions in front building setbacks, removal of minimum density requirement, adjustments to building heights and side setbacks, and others.

The proposed changes to the Lake Pointe Redevelopment District are described in the attached Summary of Draft Code Changes and the full amendment is provided in the attached P&Z Workshop Draft Code Changes.

Recommendation and Next Steps

Staff recommends the Planning and Zoning Commission hold a workshop to review and discuss the proposed changes to the Lake Pointe Redevelopment district. Staff anticipate bringing the changes back to the Commission for a public hearing, consideration and action on September 25.

Budget

Expenditure Required: N/A

Current Budget: N/A

Additional Funding: N/A

Funding Source: N/A

Account Number (ORG-OBJ-Project): N/A

Attachments

1. Summary of Draft Code Changes
2. P&Z Workshop Draft Code Changes

Summary of Draft Code Changes

PART 5. - LAKE POINTE REDEVELOPMENT DISTRICT (LPR)

Sec. 2-118. - District Regulations.

A. Regulations for Nonresidential, Multi-family and Mixed-use Development

- Front and Street Side Setback: clarify language related to maximum building setback when an easement is present

B. Regulations for Middle Housing Development

- Front and Street Side Setback:
 - Decrease minimum building setback from 5 feet to 0 feet
 - Clarify language related to maximum building setback when an easement is present; decrease required building frontage from 75% to 60%
- Interior Side Setback for Urban Homes:
 - Add option for variable setbacks: 3 feet and 3 feet at the front, 0 feet and 6 feet for the rear 40 feet of the lot
- Maximum Building Height:
 - Distinguish between lots fronting on Public Streets and lots fronting on Mews
 - Lots fronting on Public Streets: increase maximum height from 50 feet to 60 feet (maintain 4 story-maximum)
 - Lots fronting on Mews: maintain 50-foot height maximum and decrease from 4 stories to 3 stories
- Maximum Lot Width for Urban Homes:
 - Provide additional lot width for corner lots: increase from 40 feet to 50 feet
- Add Figure 2-118.A.5 showing variable side setbacks for Urban Homes

Sec. 2-122. - Building Design—Middle Housing Development.

A. Building Orientation and Entrances

- Minimum Mews Width: decrease from 30 feet to 14 feet

B. Building Transparency

- Require facades facing Mews and Civic Spaces to meet Public Street-facing facades requirement of 15%
- Add transparency requirements for alley-facing facades: minimum 2 windows

P&Z Workshop Draft Code Changes

PART 5. - LAKE POINTE REDEVELOPMENT DISTRICT (LPR)

Sec. 2-118. - District Regulations.

- A. *Regulations for Nonresidential, Multi-Family and Mixed-Use Development.* The following bulk regulations apply to all Nonresidential, Multi-family, and Mixed-Use sites in the Lake Pointe Redevelopment District:

Table 2-118.1: Bulk Regulations for Nonresidential, Multi-Family and Mixed-Use Development	
Description	Regulation
Setbacks	
Front, minimum/maximum	0/5 feet (a)
Street side, minimum/maximum	0/5 feet (a)
Interior side, minimum	0 feet (b)
Rear, minimum	5 feet (b)
Other	
Building height, max	(c)
Building street frontage, minimum	See Sec. 2-121.C
REFERENCES	
a. Front and Street Side	
i. Shall be measured from the back of the Pedestrian Realm.	
ii. If an easement is present, <u>and it prevents the structure from being located on the maximum building line</u> , 75% of the building face shall be built to the easement line.	
b. Measured from the property line.	
c. Airport Height Hazard Regulations apply.	

- B. *Regulations for Middle Housing Development.* The following bulk regulations apply to Middle Housing sites in the Lake Pointe Redevelopment District. See Figures 2-118.A.1—2-118.A.4. for detail.

Table 2-118.2: Bulk Regulations for Middle Housing Development	
Description	Regulation
Setbacks	

Front, minimum/maximum		<u>05</u> /20 feet (a)
Street side, minimum/maximum		<u>05</u> /20 feet (a)
Interior Side, min	Dwelling, Single Family Attached (Townhome)	(b)
	Dwelling, Two-Family (Duplex)	3 feet
	Dwelling, Urban Home	(c)
	Dwelling, Multiplex	5 feet
Rear, minimum		5 feet (d)
Other		
Building height, maximum	<u>Lots fronting on a public Street</u>	4 stories but not more than 50 60 feet
	<u>Lots fronting on a Mews</u>	<u>3 stories but not more than 50 feet</u>
Density, minimum		10 Dwelling Units per gross acre
Dwelling, Urban Home Maximum Lot Width		40 feet <u>(e)</u>

REFERENCES

a. Front and Street Side

- i. For lots fronting on a Street, the Front Yard setback shall be measured from the back of the Pedestrian Realm.
- ii. If an easement is present and it prevents the structure from being located on the maximum building line, 75~~60~~% of the building face shall be built to the easement line.

b. Townhome attached on 2 sides - 0 feet. Townhome attached on 1 side and other side yard open - 3 feet.

c. Side setbacks shall be established on the plat and shall be:

- i. Three feet on each side; ~~- or~~
- ii. ~~or -~~Zero feet on one side and 6 feet on second side; ~~or, Zero-foot side must abut required 6-foot Yard on adjacent lot. A 3-foot maintenance easement adjacent to the lot line and within the 6-foot side yard shall be delineated on the plat, and there shall be a right to access the 0-foot building line side from the maintenance easement for maintenance purposes.~~
- iii. For the rear 40 feet of the lot: zero feet on one side and six feet on the other; and for the front of the lot: three feet on each side.
- iv. For ii. and iii above, zero-foot side must abut required 6-foot Yard on adjacent lot. A 3-foot maintenance easement adjacent to the lot line and within the 6-foot side yard shall be delineated on the plat, and there shall be a right to access the 0-foot building line side from the maintenance easement for maintenance purposes.

d.

~~d.~~—Rear, minimum shall be as follows:

- i. For rear-loading lots, Rear Yard setback shall be measured from the edge of alley or private drive pavement.

e. For corner lots, maximum lot width shall be 50 feet.

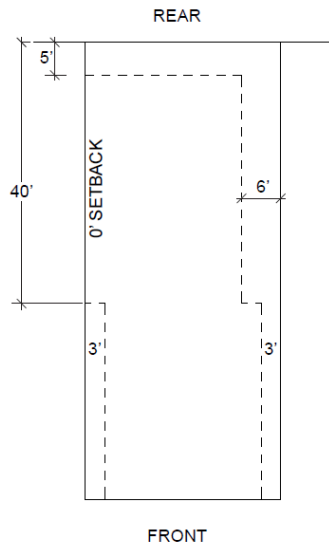


Figure 2-118.A.5: Variable Side Setbacks - Urban Home Dwelling

Sec. 2-122. - Building Design—Middle Housing Development.

A. Building Orientation and Entrances.

1. Buildings shall be oriented so that the Primary Facade faces and provides pedestrian access to a Street, Civic Space, or Mews. Mews shall be a minimum of 30-14 feet wide, measured from property line to property line, and include a 5-foot-wide paved walkway that connects and provides pedestrian access from each Dwelling Unit to a Street.
2. The orientation of the Primary Entrance and façade of residential dwellings shall be consistent with the established pattern along the block face.
3. No residential structure shall be sited diagonally or otherwise skewed on the lot.

B. Building Form.

1. *Building Mass.* Exterior walls shall be broken up to prevent the appearance of featureless walls using recessed entryways, bay windows, use of more than one exterior finish material, use of architectural details, or such other technique or combinations of techniques.
2. *360-Degree Architecture.* Those sides of a building that are not visible from the street frontage shall have a finished façade that is similar to the visible façades in terms of materials and architectural detailing.

C. Building Transparency. At least 15 percent of the area of façades that face Streets, -facing- Mews and Civic Spaces shall be windows or doors. Facades facing alleys shall include a minimum of two windows.



Planning & Zoning Commission Agenda Request

September 9, 2025

Agenda Request No: VI.A.

Agenda of: Planning & Zoning Commission Meeting

Initiated by: Ashley Newsome, Deputy City Clerk

Presented by: Taylor Landin, Vice Chair

Responsible Department: Planning and Development Services

Agenda Caption:

Planning and Zoning Commission Liaison Report

- City Council Meeting September 2, 2025
- City Council Meeting September 9, 2025

Recommended Action:

Executive Summary:

Budget

Expenditure Required: n/a

Current Budget: n/a

Additional Funding: n/a

Funding Source: n/a

Account Number (ORG-OBJ-Project): n/a

Attachments

None



Planning & Zoning Commission Agenda Request

September 9, 2025

Agenda Request No: VI.B.

Agenda of: Planning & Zoning Commission Meeting

Initiated by: Ashley Newsome, Deputy City Clerk

Presented by: Lisa Kocich-Meyer, Director of Planning & Development Services

Responsible Department: Planning and Development Services

Agenda Caption:

City Staff Report

- Calendar of Scheduled Meetings and Events

Recommended Action:

Executive Summary:

Budget

Expenditure Required: n/a

Current Budget: n/a

Additional Funding: n/a

Funding Source: n/a

Account Number (ORG-OBJ-Project): n/a

Attachments

None