



City of Sugar Land

Planning & Zoning Commission Agenda

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

Thursday, February 12, 2026
Planning & Zoning Commission Meeting
City Council Chamber
6:00 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 approval of the minutes of the December 9, 2025 meeting.

Linda Mendenhall, City Clerk

V. Workshop

A. IMPERIAL HISTORIC DISTRICT VISION STATEMENT AND GUIDING PILLARS

Report and Update on the Imperial Historic District project.

Devon Rodriguez, Director of Redevelopment

VI. Reports

A. Planning and Zoning Commission Liaison Report

- City Council Meeting December 16, 2025

Matthew Caligur, Chair

- City Council Meeting January 6, 2026
- City Council Meeting January 20, 2026

Bradley Tilton, Commissioner

- City Council Meeting February 3, 2026

Chuck Brown, Commissioner

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 February, 2026 at 9:30 A.M.



Planning & Zoning Commission Agenda Request
February 12, 2026

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: Admin

Agenda Caption:

MINUTES

Consideration of and action on the approval of the minutes of the December 9, 2025 meeting.

Recommended Action:

Consideration of and action on the approval of the minutes of the December 9, 2025 meeting.

Executive Summary:

Consider the minutes of the December 9, 2026 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

1. 12.9.25 PZ meeting minutes



City of Sugar Land

Planning & Zoning Commission

Minutes

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

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

I. Attention

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II. Call to Order

QUORUM PRESENT

Chuck Brown, Mary Smith, Randall Halbrook, Fareena Dawood, Sapana Patel, Timothy Hart, Bradley Tilton were present. Apurva Parikh and Matthew Caligur were absent.

III. Public Comment

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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.

No members of the public addressed the Commission.

IV. Minutes

A. MINUTES

Consideration of and action on the minutes of the November 11, 2025 meeting.

Linda Mendenhall, City Clerk

A motion to **Approve the minutes of the November 11, 2025 meeting**, was made by Chuck Brown and seconded by Sapana Patel; the motion **Passed**.

Ayes: Chuck Brown, Mary Smith, Randall Halbrook, Fareena Dawood, Sapana Patel, Bradley Tilton

Abstain: Timothy Hart
Absent: Apurva Parikh, Matthew Caligur

V. Subdivision Plat

A. DEL WEBB SUGAR LAND AT RYEHILL SECTION 1B FINAL PLAT

Consideration of and action on the approval of the Del Webb Sugar Land at Ryehill Section 1B Final Plat.

Jessica Echols, Senior Planner

Jessica Echols, Senior Planner, gave a presentation, made comments, and answered questions from the Commission.

A motion to **Approve the Del Webb Sugar Land at Ryehill Section 1 B Final Plat**, was made by Mary Smith and seconded by Fareena Dawood; the motion **Passed**.

Ayes: Chuck Brown, Mary Smith, Randall Halbrook, Fareena Dawood, Sapana Patel, Timothy Hart, Bradley Tilton

Absent: Apurva Parikh, Matthew Caligur

VI. Orientation

A. BOARD ORIENTATION

Review of and discussion on the purpose, roles, responsibilities, and functions of the Planning and Zoning Commission.

**Jessica Rodriguez, Assistant Director of Planning & Development Services,
Angelie Thomas, Senior Assistant City Attorney**

Jessica Rodriguez, Assistant Director of Planning & Development Services, and Angelie Thomas, Senior Assistant City Attorney, gave a presentation, made comments, and answered questions from the Commission.

VII. Reports

A. Planning and Zoning Commission Liaison Report

- City Council Meeting December 2, 2025

Matthew Caligur, Chair

No report was given for the December 2, 2025 City Council meeting.

B. City Staff Report

- Calendar of Scheduled Meetings and Events

Lisa Kocich-Meyer, Director of Planning & Development Services

Jessica Rodriguez, Assistant Director of Planning & Development Services, reported on the upcoming scheduled meetings and events.

VIII. Adjournment

A motion to **Adjourn at 7:44 p.m.**, was made by Mary Smith and seconded by Fareena Dawood; the motion **Passed**.

Ayes: Chuck Brown, Mary Smith, Randall Halbrook, Fareena Dawood, Sapana Patel, Timothy Hart, Bradley Tilton

Absent: Apurva Parikh, Matthew Caligur

Linda Mendenhall, City Clerk





Planning & Zoning Commission Agenda Request **February 12, 2026**

Agenda Request No: V.A.

Agenda of: Planning & Zoning Commission Meeting

Initiated by: Jessica Huble, Assistant Director of Redevelopment

Presented by: Devon Rodriguez, Director of Redevelopment

Responsible Department: Redevelopment

Agenda Caption:

IMPERIAL HISTORIC DISTRICT VISION STATEMENT AND GUIDING PILLARS

Report and Update on the Imperial Historic District project.

Recommended Action:

Report and Update on Imperial Historic District Vision

Executive Summary:

The City has taken significant steps throughout 2025 to advance redevelopment of the Imperial Historic District. Most importantly, the City acquired the 40-acre site in June 2025, taking a bold step to lead the charge in preserving and revitalizing the City's namesake.

Redevelopment of the Imperial Historic District is a key objective in one of the top five priorities of the 2025-2027 Strategic Action plan under Fostering Sensitive Redevelopment. Specifically, stating to "*position Imperial Historical District for transformative redevelopment by establishing a clear vision, securing partnerships and leverage strategic incentives.*"

After acquisition, the next step was initiating a visioning exercise with the community to understand the community's priorities for the site and its historic buildings. From Nov. 3 – Nov. 6, 2025, the City, in partnership with Town Planning & Urban Design Collaborative (TPUDC), hosted a series of community engagement sessions featuring interactive workshops, presentations, and open studio hours where residents, businesses, and stakeholders shared ideas directly with the TPUDC planning team. TPUDC then took the feedback gathered from the sessions and delivered a proposed vision for the redevelopment and guiding principles that reflect the community priorities that align with market realities, establishing a cohesive vision for the site. The guiding pillars should be considered as foundational themes or focus areas that guide actions and align efforts towards achieving those goals and realizing the final, established vision. The deliverable, the Imperial Historic District Strategic Vision Report will aide in the procurement process and help inform interested master development partners of the City's expectations and will also guide the City's selection of a private development partner in 2026.

On January 20, 2026, staff and TPUDC held a workshop providing an overview of the findings from the report in which City Council provided feedback. On February 3, 2026, City Council approved Resolution NO. 26-11, adopting the vision statement and guiding pillars.

Staff will review the Imperial Historic District Strategic Vision Report and provide an update on the overall redevelopment project.

Budget

Expenditure Required: NA

Current Budget: NA

Additional Funding: NA

Funding Source: NA

Account Number (ORG-OBJ-Project): NA

Attachments

- 1. Resolution NO. 26-11
- 2. SLTX Imperial Vision Report FINAL FINAL

RESOLUTION NO. 26-11

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SUGAR LAND, TEXAS, ADOPTING THE IMPERIAL HISTORIC DISTRICT VISIONING STATEMENT AND GUIDING PILLARS.

WHEREAS, the City took significant steps in 2025 to advance redevelopment of the Imperial Historic District (“IHD”), including acquisition of the 40-acre site; and

WHEREAS, redevelopment of the IHD is a key objective in one of the top five priorities of the 2025-2027 Strategic Action plan under Fostering Sensitive Redevelopment; and

WHEREAS, since acquisition of the property located in the IHD, the City has initiated a visioning exercise with the community to understand the community’s priorities for the site and its historic buildings; and

WHEREAS, feedback from the visioning exercise delivered a proposed vision for the redevelopment of the IHD and guiding principles that reflect the community priorities that align with market realities, establishing a cohesive vision for the site, in the form of an IHD Strategic Vision Report; and

WHEREAS, on January 20, 2026, Council provided feedback on the IHD Strategic Vision Report; and

WHEREAS, the City’s City Council would now like to adopt the attached IHD Visioning Statement and Guiding Pillars; NOW, THEREFORE,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SUGAR LAND, TEXAS:

Section 1. That the facts and recitations set forth in this resolution are declared true and correct.

Section 2. That it adopts the attached Imperial Historic District Visioning Statement and Guiding Pillars.

APPROVED on _____, 2026.

Carol K. McCutcheon, Mayor

ATTEST:

APPROVED AS TO FORM:

DAnn Shea Smith

Linda Mendenhall, City Clerk

Attachment: Imperial Historic District Visioning Statement and Guiding Pillars



IMPERIAL HISTORIC DISTRICT

Strategic Vision Report | Sugar Land, Texas

20
26

Acknowledgments

MAYOR & CITY COUNCIL

Carol McCutcheon, Mayor
Jim Vonderhaar, At Large Position 1
Robert Boettcher, At Large Position 2
Suzanne Whatley, District 1
Sanjay Singhal, District 2
Stewart Jacobson, District 3
Rick Miller, Mayor Pro Tem and District 4

CITY MANAGER

Mike Goodrum

PLANNING & ZONING COMMISSION

Matthew Caligur, Chair
Taylor Landin, Vice Chair
Fareena Dawood
Apurva Parikh
Sapana Patel
Mary Smith
Chuck Brown
Randall Hallbrook

CONSULTANT

Town Planning and Urban Design Collaborative (TPUDC)

A SPECIAL THANK YOU

The City of Sugar Land would like to express our gratitude to all the community members, organizations, business owners, friends, and families who participated in the Imperial Historic District Redevelopment Visioning Workshop. Whether you came to a meeting, stopped by open studio, completed a survey, or visited the Project website, your participation helped to inform the creation of this Strategic Vision Plan. Thank you for playing an important role in shaping the vision for the Imperial Historic District.

We would also like to thank the T.E. Harman Center and the Sugar Land Heritage Foundation and Museum for hosting the event over the course of several days.

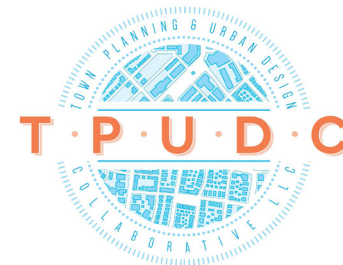
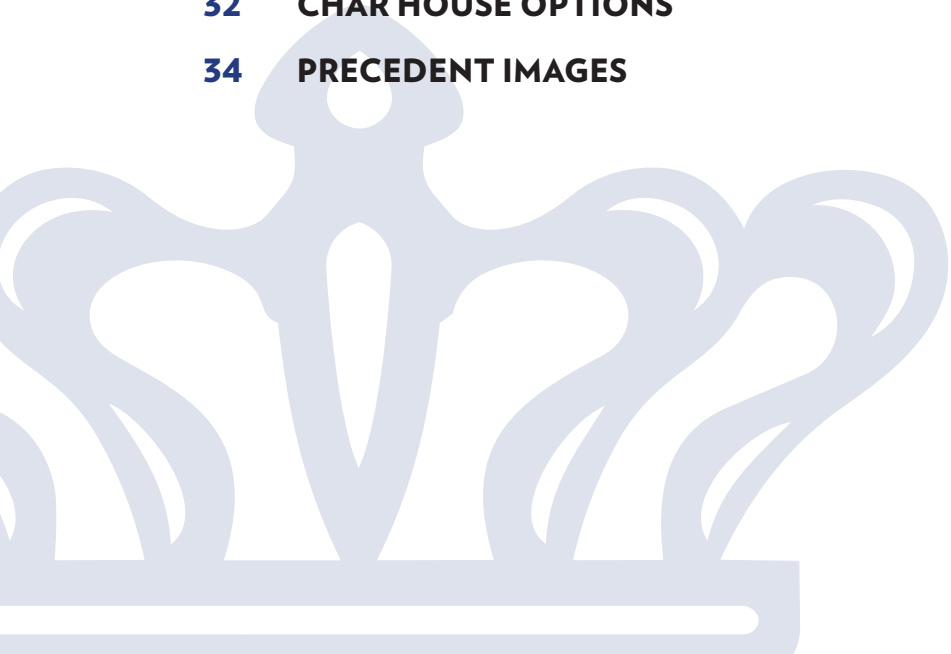




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WHAT IS THE IMPERIAL HISTORIC DISTRICT STRATEGIC VISION REPORT?

The Imperial Historic District Strategic Vision Report is a high-level summary document that outlines the history of the site, describes public engagement efforts related to the property, and establishes goals for the redevelopment of the District for years to come. It was created for the City to use as a guide when selecting a Master Development Partner, who will also use this Strategic Vision Report to bring the community’s vision to life.

WHY NOW?

The City of Sugar Land purchased the Imperial Historic District and surrounding property in June 2025 and involved TPUDC to engage with the community in November 2025 to help the City establish a vision and guiding pillars for the site.



SUGAR LAND

AREA PROFILE & HISTORY

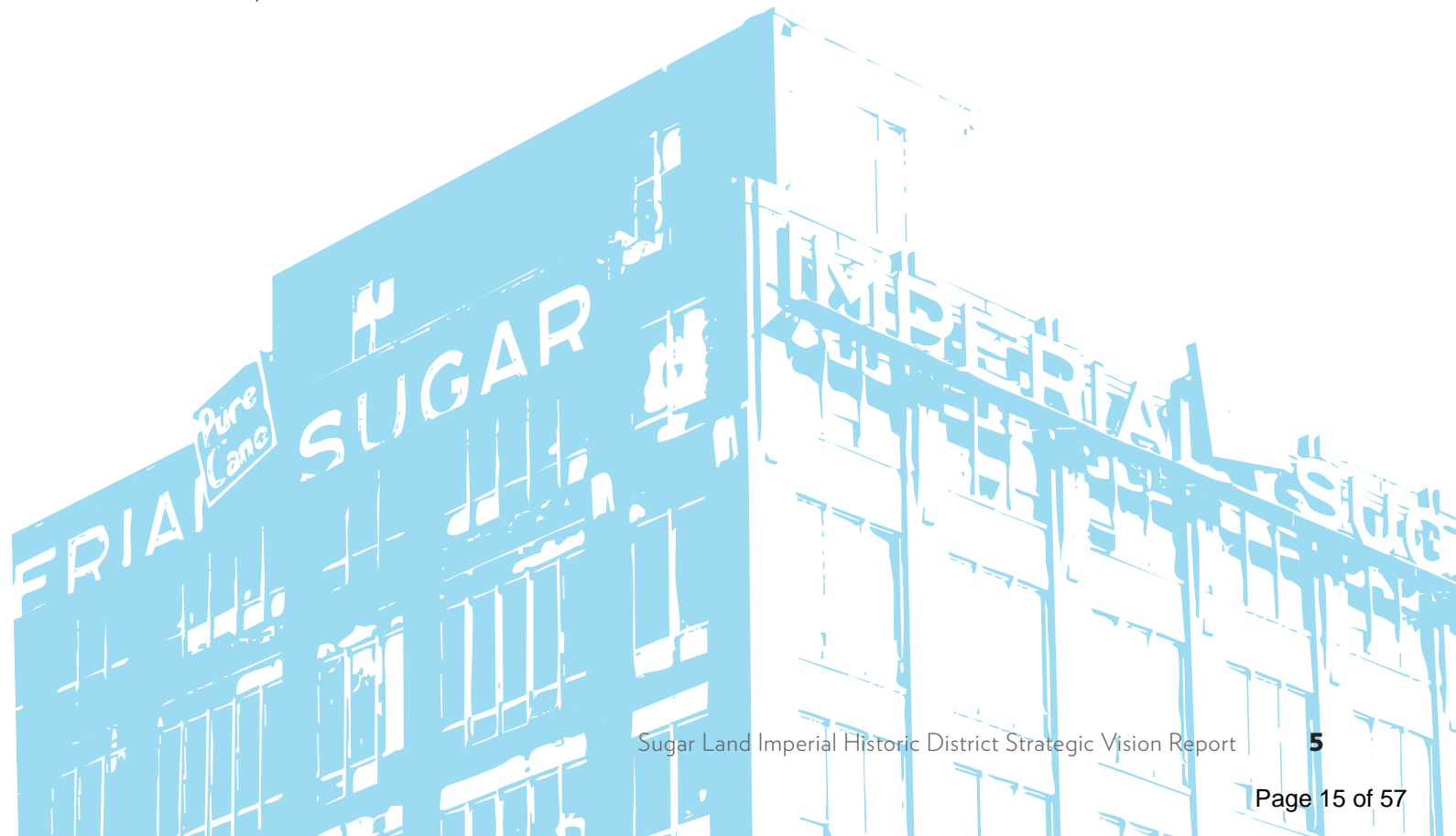
AREA PROFILE

Long before there was the City of Sugar Land, Texas, there was a small company town centered on the Imperial Sugar Refinery. First known as Oakland Plantation in the mid-1800s, the property changed hands multiple times before Isaac H. Kempner and William T. Eldridge purchased it in 1906. Under their leadership, the operation grew from a modest agricultural outpost into a fully developed company town, complete with its very own post office, hospital, general store, school, and fire station. The refinery became the economic engine of the region, shaping early settlement patterns and influencing daily rhythms of life in the community.

As Imperial Sugar expanded, so did the support infrastructure around it. Worker housing, ranging from simple cottages to more substantial residences for managers, lined the streets near the refinery, creating a neighborhood structured around employment hierarchy and proximity to the plant. Civic and social institutions grew organically from the needs of the workforce. Churches, fraternal organizations, a movie theater, mercantile, and recreation facilities emerged alongside essential services, reinforcing the sense of a self-contained community.

The District also reflects the complex history of labor in the Southern United States. Prior to the modern company town era, the site was tied to plantation agriculture and, later, convict-leasing operations, both of which left lasting social and architectural imprints on the area. The evolution into a corporately-run community marked a shift toward a more regulated and stable workforce.

Over time, the built environment of the Imperial Sugar Historic District developed a distinctive character rooted in industrial architecture and early twentieth-century civic design. Brick warehouses, steel-frame structures, and preserved equipment pieces speak to the industrial heritage of this site, while the surrounding civic buildings and workforce residences reveal the company town's social fabric. Today, these elements combine to form a cohesive historic landscape that illustrates the intertwined industrial and community development which preceded modern Sugar Land that over 100,000 people call home.



1828-1838

Stephen F. Austin's secretary, Samuel May Williams, starts growing sugar cane in Northeastern Fort Bend County, Texas on land granted to him by Austin.

Williams' brother, Nathaniel, buys this land and establishes Oakland Plantation with their third brother, Matthew.



1858-1892

The area's first post office is built and later closes in 1886. A second post office opens in 1890.

Convict labor is introduced on the Sugar Land plantations in the 1870s, following the State of Texas' convict leasing system in 1867.

E. H. Cunningham acquires thousands of acres of the site in the 1890s and invests over \$1 million into new industrial facilities and rail infrastructure.

The town's population reaches 500.

1917-1925

Drainage improvements are made on the property.

An elementary school, hospital, and fire station are built.

The Char House is built.

The town's population grows to 2,500.

1843-1853

Matthew Williams forms a sugar mill along Oyster Creek.

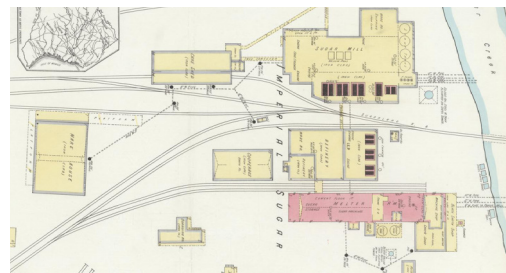
Oakland Plantation is purchased by Benjamin Franklin Terry and William Jefferson Kyle who successfully bring a rail line extension to the property.

1906-1914

Isaac H. Kempner and William T. Eldridge purchase Cunningham's sugar company and plantation land, expanding it into a true company town and naming it "Imperial".

Convict labor is outlawed in the State of Texas.

Industrial growth occurs, but the town's population decreases to 200.



1928

Due to high taxes and plant disease, sugar cane farming permanently comes to a halt in Fort Bend County.

Sources:
City of Sugar Land Historical Timeline
Sugar Land Heritage Foundation

1936-1956

Sugar Land's population decreases due to the Great Depression.

The Kempner Family becomes the sole owners of the company town.

Segregation becomes a common practice, with minority populations being forced to have separated neighborhoods, community facilities, and space for leisure activities.

1964-1989

Sugar Land's population expands from 3,100 in 1964 to almost 20,000 by 1989. Rapid development of master planned communities occurs, including Sugar Creek and First Colony.



2001-2003

Imperial Sugar ceases operations of its Sugar Land refinery in 2003 after filing for bankruptcy two years earlier.

1959

Sugar Land becomes an incorporated city with T.E. Harman as its first mayor.



1990-1999

The Imperial Sugar site continues to operate in Sugar Land while the company expands into other states.

The silos are constructed in 1997.



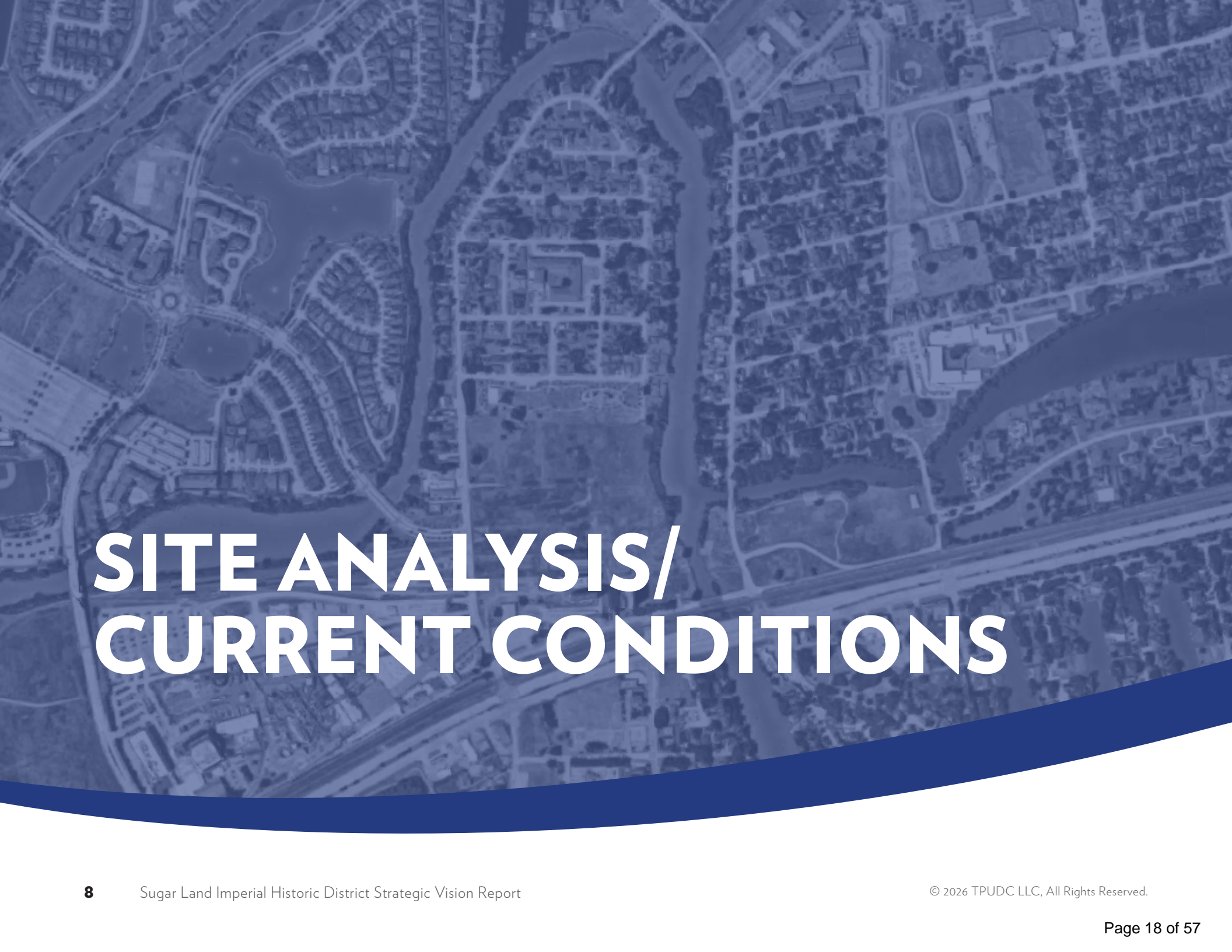
2000

Sugar Land becomes the second-fastest growing city in the State of Texas.



2025

The City of Sugar Land purchases the Imperial Historic District and surrounding property.



SITE ANALYSIS/ CURRENT CONDITIONS

SITE ANALYSIS

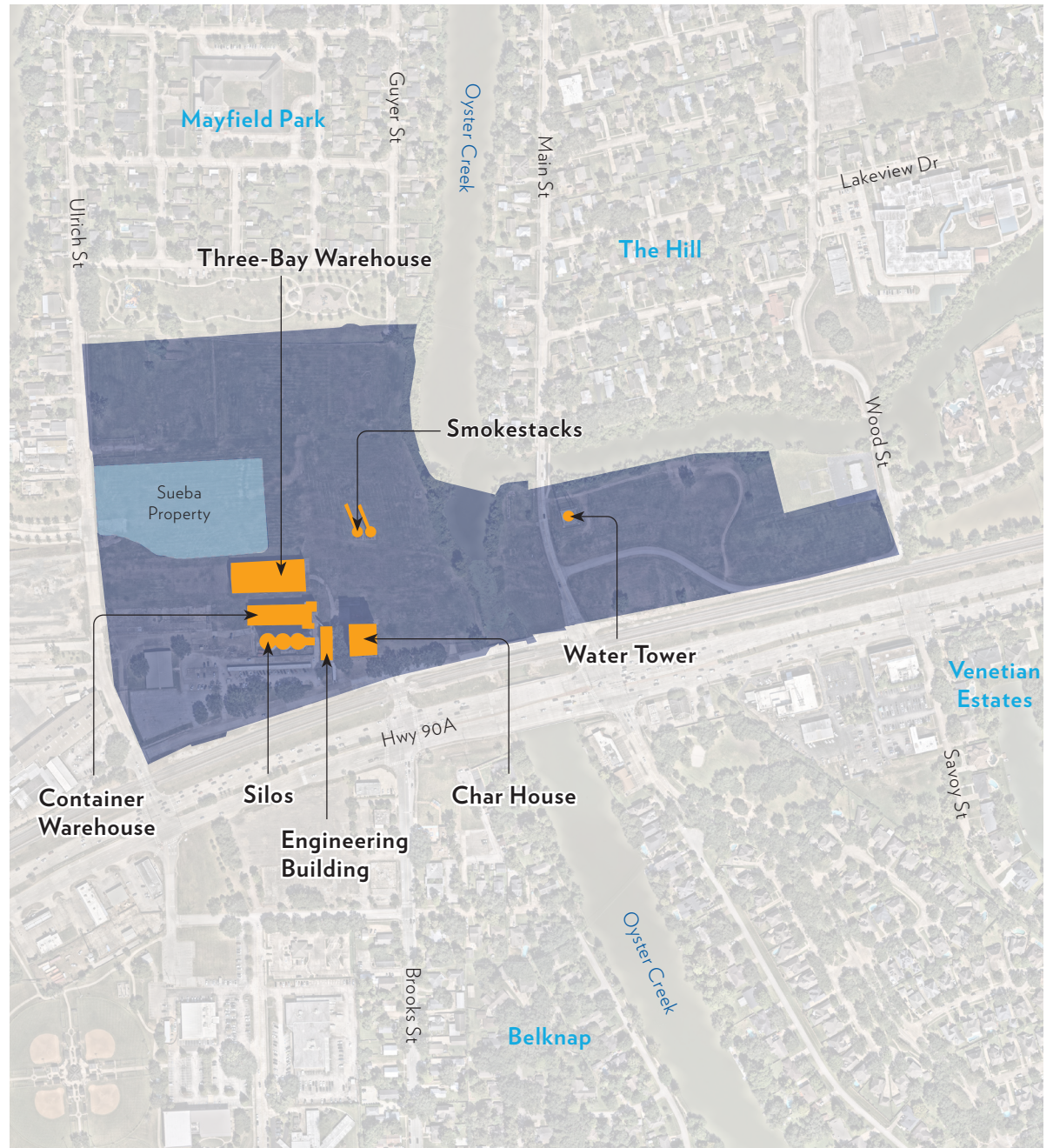
The Imperial Historic District is located in north-central Sugar Land, positioned just north of Highway 90A and east of Highway 6, with Oyster Creek running through the middle of the property and serving as a natural dividing feature. The District sits within an established urban context. To the north lies historic Mayfield Park, one of Sugar Land's earliest residential areas. The Hill neighborhood is immediately to the northeast, characterized by its older single-family housing stock and gridded street pattern. To the west, the Imperial neighborhood consists of a mix of newer residential development, commercial amenities, and Constellation Field. Directly south of Highway 90A are the Belknap and Venetian Estates neighborhoods, both well-established communities with strong local identities. The SLB chemical processing facility (formerly known as ChampionX) also occupies land to the west and forms part of the District's broader industrial surroundings.

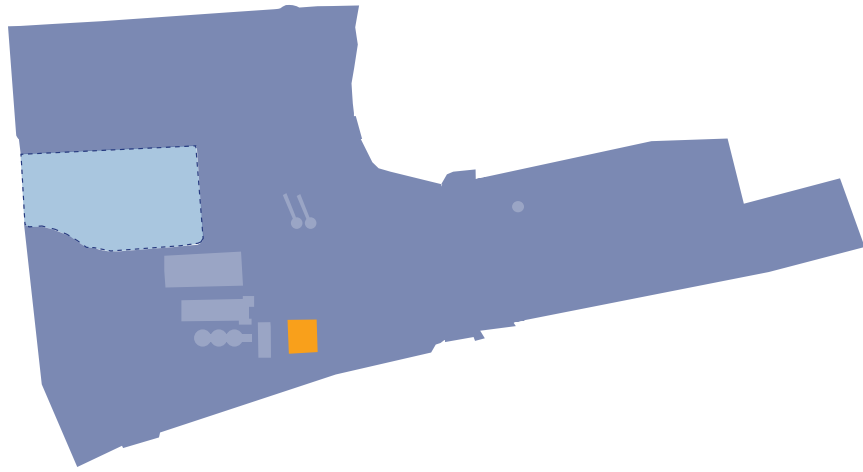
The site encompasses just over 40 acres, with the majority of the land area located to the west side of Oyster Creek. This distribution has shaped circulation patterns and land use within the historic district, concentrating most of the significant buildings, structures, and open spaces on the western portion while the eastern side remains more limited in development.

There are 8 significant resources within the District: 4 buildings and 4 structures that remain from the former Imperial Sugar refinery operations. The contributing historic buildings include the iconic Char House, Engineering Building, Three-Bay Warehouse, and Container Warehouse. The 4 key structures consist of the Silos, two Smokestacks, and a Water Tower. These collectively represent the industrial core of the former refinery and are visually prominent landmarks both within the site and from surrounding communities.

The remainder of the site is composed of a combination of paved parking areas, covered walkways, a pavilion, and grassy areas where additional refinery buildings once stood.

The mixture of standing structures, foundations, and open land forms the site's historic character and offers flexibility for future redevelopment.



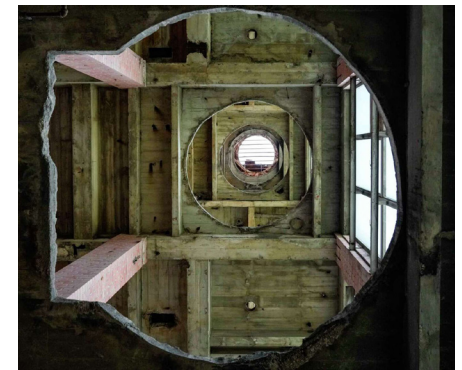
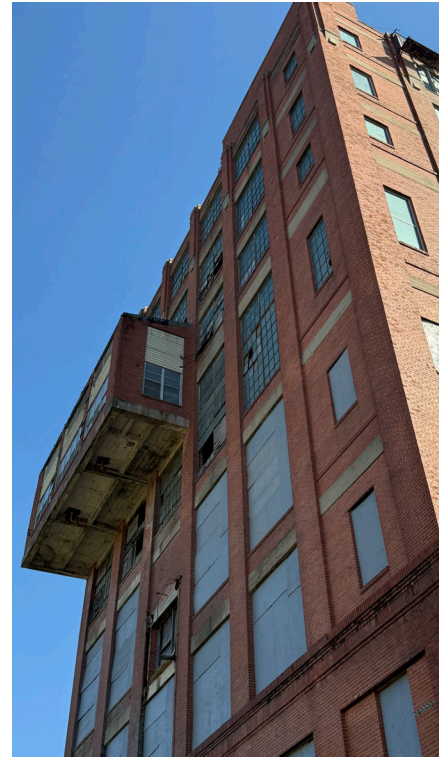


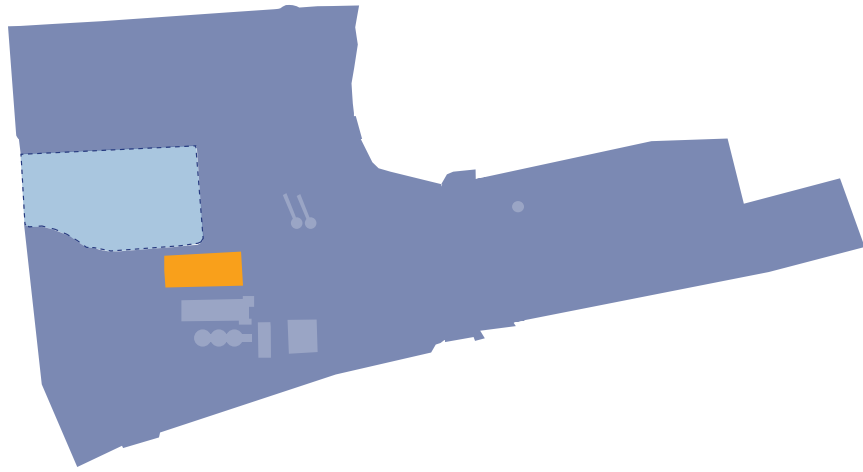
CHAR HOUSE

Undoubtedly the most iconic building in Sugar Land, the Char House has stood as a dominant visual landmark since its construction in 1925. Built with a concrete frame, brick cladding, and aluminum-framed windows, the building reflects the utilitarian character of the early 20th century industrial design. Its eight stories of varying heights create a distinctive silhouette, reinforced by the large Imperial Sugar signs on the south and west cornices. A projection on the sixth floor of the north elevation, known as the “saddlebag,” contributes to the building’s unique profile.

Despite its scale, the Char House operated with a very small workforce. Even at peak production, only about four workers were stationed inside at any time, overseeing the equipment that handled most of the operation. The building served as the center of the sugar refinement process, where raw cane moved through affination, carbonation, decolorization, boiling, crystallization, and recovery. Since the refinery relied on a gravity-fed filtration system, the Char House was constructed around the machinery itself, leaving large holes in the floor once that machinery was removed.

For much of Sugar Land’s early history, the Char House’s towering mass, smokestacks, and illuminated signage functioned as a citywide visual reference point. Today, it remains the most recognizable symbol of the former Imperial Sugar refinery and a defining feature of the District, embodying its industrial heritage.

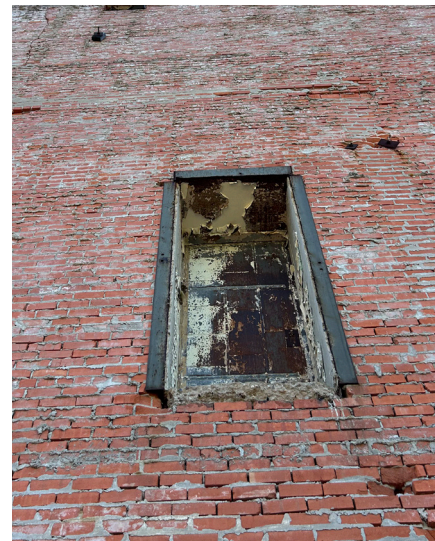


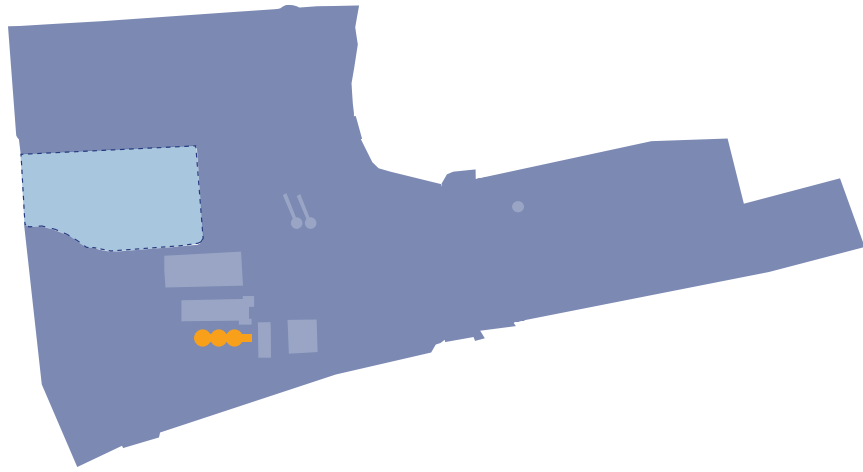


THREE-BAY WAREHOUSE

The Three-Bay Warehouse takes up the largest building footprint on the Imperial Historic District site at 26,000 square feet. It is a rectangular, gabled masonry building that served as the primary storage facility for packaged sugar awaiting distribution. Its design consists of three symmetrical gabled bays, a feature clearly expressed in the roofline and reinforced by structural divisions inside. The warehouse incorporates adequate natural light through large upper windows. Both of the north and south elevations contain twelve truck door openings for loading and distribution.

Although not as visually commanding as the Char House, the Three-Bay Warehouse played an essential role in the refinery's operations, serving as the final stage in the production chain. Its scale, simplicity, and clear industrial function make it a key contributing building within the Imperial Historic District and an important reminder of the logistical backbone that supported the refinery's output.



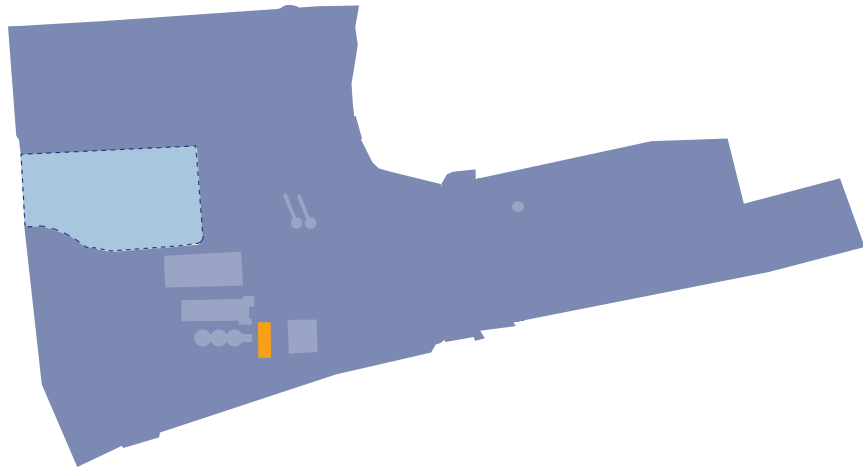


SILOS

Prominently positioned within the Imperial Historic District are three connected cylindrical concrete silos that rise to a height of approximately 150 feet. The central silo features the large Imperial Sugar logo, making the trio one of the most recognizable visual elements on the site. Constructed in 1997, the silos fall outside the District's period of historical significance and are therefore considered non-contributing structures. However, they played an important role in the final few years of the refinery operations and remain a defining part of the industrial skyline. Collectively, the silos stored nearly 12,000 tons of granulated sugar, functioning as critical large-capacity holding units.

In active use, the silos served as the major buffer point between the refinery's processing stages and its packaging and distribution systems. Once raw sugar was clarified, filtered, and crystallized in the Char House, it was conveyed into the silos for bulk storage. This step allowed the facility to maintain consistent output levels even when upstream or downstream processes varied. Their enclosed construction also protected the sugar from moisture, dust, and contamination, ensuring uniform quality and compliance with food safety standards. From the base of the silos, sugar could be routed directly into bagging machinery, loaded into railcars or trucks, or moved to other parts of the refinery to meet production needs. Though relatively modern, the silos reflect the scale and efficiency of late-twentieth-century sugar refining and continue to shape the visual and functional character of the site.





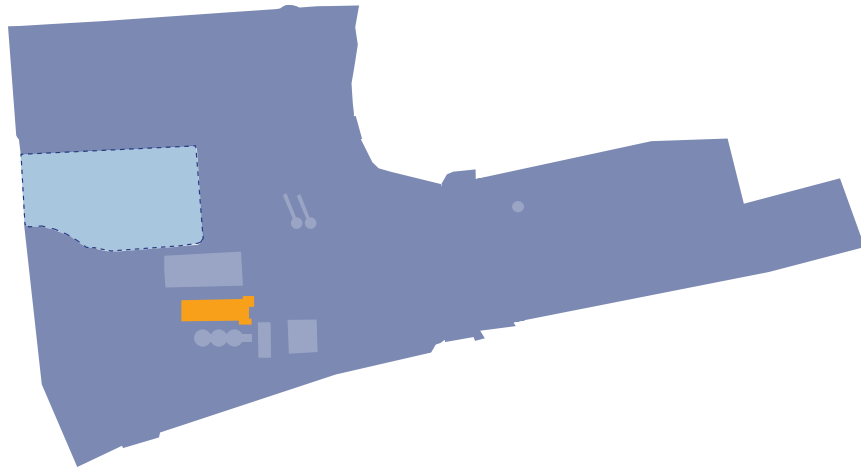
ENGINEERING BUILDING

The Engineering Building is a modest two-story brick building situated between the Char House and the later-built silos, occupying a central location within the refinery complex. Its straightforward industrial design includes a flat metal roof and simple rectangular footprint, with the front elevation lined by a covered walkway. Although unassuming in appearance, the building played an important administrative and technical role in the day-to-day operations of Imperial Sugar.

Historically, the payroll department was housed in this building, and employees would line up at a designated window on the ground floor to collect their paychecks. Research and development was also in the Engineering Building, along with other administrative offices.

While not as architecturally prominent as the Char House or three-bay warehouse, it contributed significantly to the organizational infrastructure that allowed Imperial Sugar to function as a large, coordinated operation. Its continued presence offers insight into the behind-the-scenes administrative and technical work that sustained the refinery for decades.





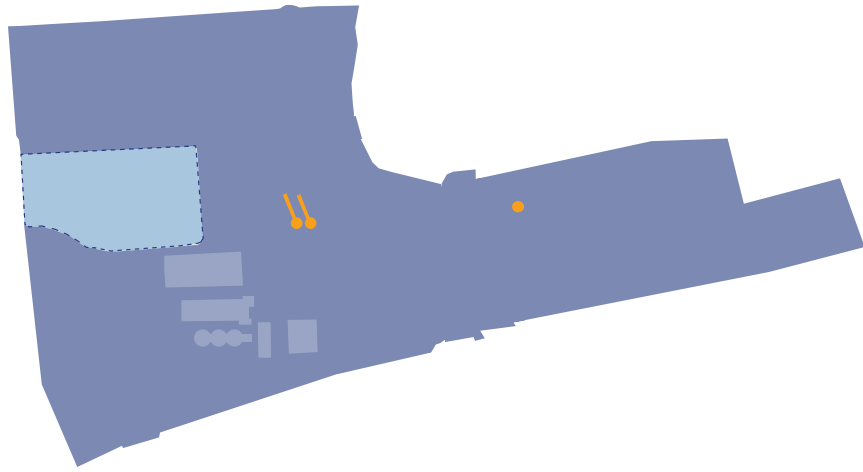
CONTAINER WAREHOUSE

The Container Warehouse strategically sits between the Three-Bay Warehouse and the silos. Built prior to 1950, the building reflects the practical, durable design typical of mid-1900s industrial facilities. Its uncomplicated form and masonry construction were well suited for the heavy, long-term use associated with equipment storage.

The Container Warehouse served as the primary storage space for packaging equipment used throughout the refinery. This included machinery, replacement parts, and specialized tools associated with the bagging, boxing, and handling of finished sugar products. Its proximity to both the Three-Bay Warehouse and the silos allowed for efficient movement of equipment and materials between storage, processing, and distribution areas. Although not the largest of the site's industrial buildings, the Container Warehouse played a vital role in maintaining operations and ensuring packaging liens could be kept in continuous service.

In 2016, the Sugar Land Heritage Foundation & Museum and the Fort Bend Children's Discovery Center moved into the Container Warehouse after it underwent significant renovations and expansion. This transformation introduced new public-facing uses to the former industrial building, preserving its exterior character while converting the interior into an educational and cultural space.

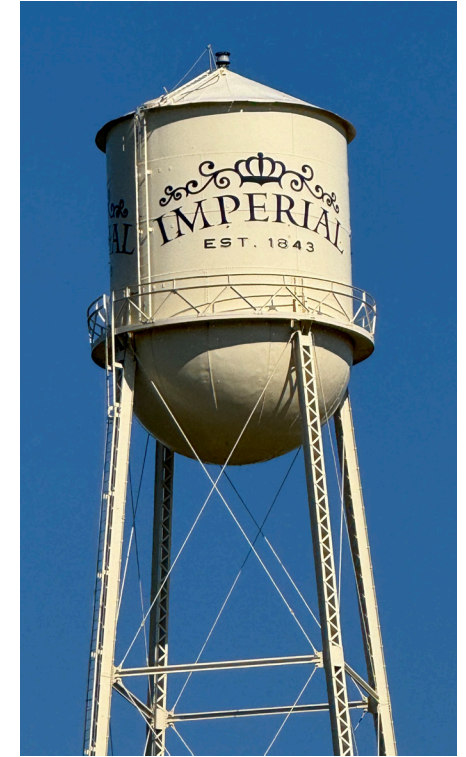




WATER TOWER & SMOKESTACKS

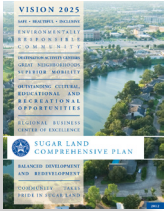
The Water Tower stands just east of the Char House across Oyster Creek and has long been one of the most significant vertical elements of the Imperial Sugar site. Constructed in 1925 to support expanding operations of the company, the tower provided essential water pressure for both daily industrial use and fire protection. Its elevated tank and lattice-style support frame exemplify early 1900s industrial infrastructure designed for durability and efficiency.

The two towering Smokestacks adjacent to the Char House and former power plant building are among the most dramatic remnants of the refinery's past. Built as part of the facility's steam and power generation system, the stacks once vented emissions from the boilers that supplied energy for sugar processing equipment throughout the complex. Their tall, cylindrical forms were engineered for maximum draft efficiency, allowing heat and exhaust to rise quickly and disperse high above the site. For much of the 20th century, the smokestacks were visible markers of the refinery's activity, signaling to residents that production was underway. Although no longer operational, the stacks remain powerful visual symbols of the heavy industrial processes that shaped Sugar Land's economy and continue to define the skyline of the District.



The background image shows a historic district scene. In the foreground, a white wooden bridge with a railing spans across a body of water. A small boat is visible on the water. In the background, there are several buildings, including a prominent multi-story building with the words 'IMPERIAL SUGAR' on its facade. The entire image is overlaid with a blue gradient and a white wavy shape at the bottom.

BACKGROUND INFORMATION SUMMARY

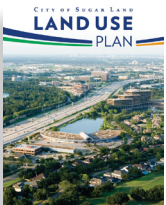


VISION 2025: SUGAR LAND COMPREHENSIVE PLAN (2012)

In 2012, the City of Sugar Land adopted “Vision 2025: Sugar Land Comprehensive Plan” (Chapters 1-5), a strategic long-range policy document, to guide the City’s growth and development for the next 10+ years. This Plan establishes a vision statement for the City and outlines 11 goals to become a more inclusive, environmentally-responsible, economically attractive, balanced, and connected community. A top priority in the 2012 Comprehensive Plan is to create “destination activity centers,” with an emphasis on redevelopment of the Imperial Sugar site as a mixed-use community. The document emphasizes preservation of the Char House, Three-Bay Warehouse, and water tower and continuance of historical themes throughout the development (see the Imperial Sugar / Tract 3 General Plan on page 40).

CITY OF SUGAR LAND LAND USE PLAN (2018)

The Land Use Plan for the City of Sugar Land is one of several components of the 2012 Comprehensive Plan described above. It is also sometimes referred to as “Chapter 6” of the Comprehensive Plan, as it gives further direction on development and redevelopment in the City. There are 10 goals in the Land Use Plan that reinforce those of the Comprehensive Plan: Preserving Single-Family Neighborhoods, Creating Mixed-Use Activity Centers, Encouraging Residential Options, A Great Place for Businesses, Amenities for All, Inviting Outdoor Spaces, Connected Land Uses, Balanced Growth, Fostering Redevelopment, Celebrate Sugar Land.



In the Land Use Plan, 2.6% of the City’s land is designated as Redevelopment Area, with one of those being the former Imperial Sugar complex. Additionally, the site’ classified Future Land Use is Regional Activity Center (RAC), which is described as a walkable place offering a mix of uses that attract not only regional visitors but also employers. The Imperial RAC is comprised of the Imperial Historic District, Constellation Field, the now-built Imperial at Sugar Land community, Overture, and Talyard Brewing Co. The area is envisioned to preserve and reuse the Char House and surrounding historic Imperial buildings to complement new future retail, office, and entertainment uses. It calls for new buildings to match the character of existing industrial buildings, and requires that view corridors of the Char House are protected. For details, please see pages 82-83 of the Land Use Plan.

URBAN3 STUDY (2023)

In 2023, the City of Sugar Land consulted with Urban3 for site-specific scenario planning and analysis of the City on a value per acre basis, showing where redevelopment makes the most sense. As part of the study projections were calculated for the 40-acre Imperial Redevelopment site. The scenario assumed retail/office, multi-family, and office uses in the potential redevelopment, generating a total projected taxable value of \$444 million, compared to its current total taxable value of \$3 million. This study reinforces the importance of establishing an economically viable district with a mix of uses that generates revenue for the City.



IMPERIAL CHAR HOUSE HISTORIC DISTRICT MARKET & FEASIBILITY ANALYSIS (2025)

The City contracted a land economics firm to conduct a market study for the Imperial Historic District in May 2025. Existing socioeconomic conditions were examined for the City and area immediately surrounding the District. This analysis found that the most feasible near-term uses for the site are neighborhood retail, townhomes, and low- and mid-density apartments. It was determined that hotel, office, and high-density residential uses would be the least feasible in the near term due to post-COVID workplace shifts, hotels currently in the City’s pipeline, and the potential need for structured parking that would increase construction costs.





VISIONING WORKSHOP SUMMARY

SUMMARY

From Monday, November 3 to Thursday, November 6, 2025, the City of Sugar Land and Town Planning and Urban Design Collaborative (TPUDC) hosted the Imperial Historic District Redevelopment Visioning Workshop, which was a multi-day public workshop and participatory process where all members of the community got to work directly with a planning team to shape the future vision of the Imperial Historic District. Presentations, topical meetings, a hands-on mapping workshop, and pop-up design studio were all open to the public.

All events were promoted weeks in advance by the City, using print materials, press releases, local news stories, mailers, and social media. Every element of this public process was held either on the District at the Sugar Land Heritage Foundation and Museum, or within walking distance to the District at the T.E. Harman Center.

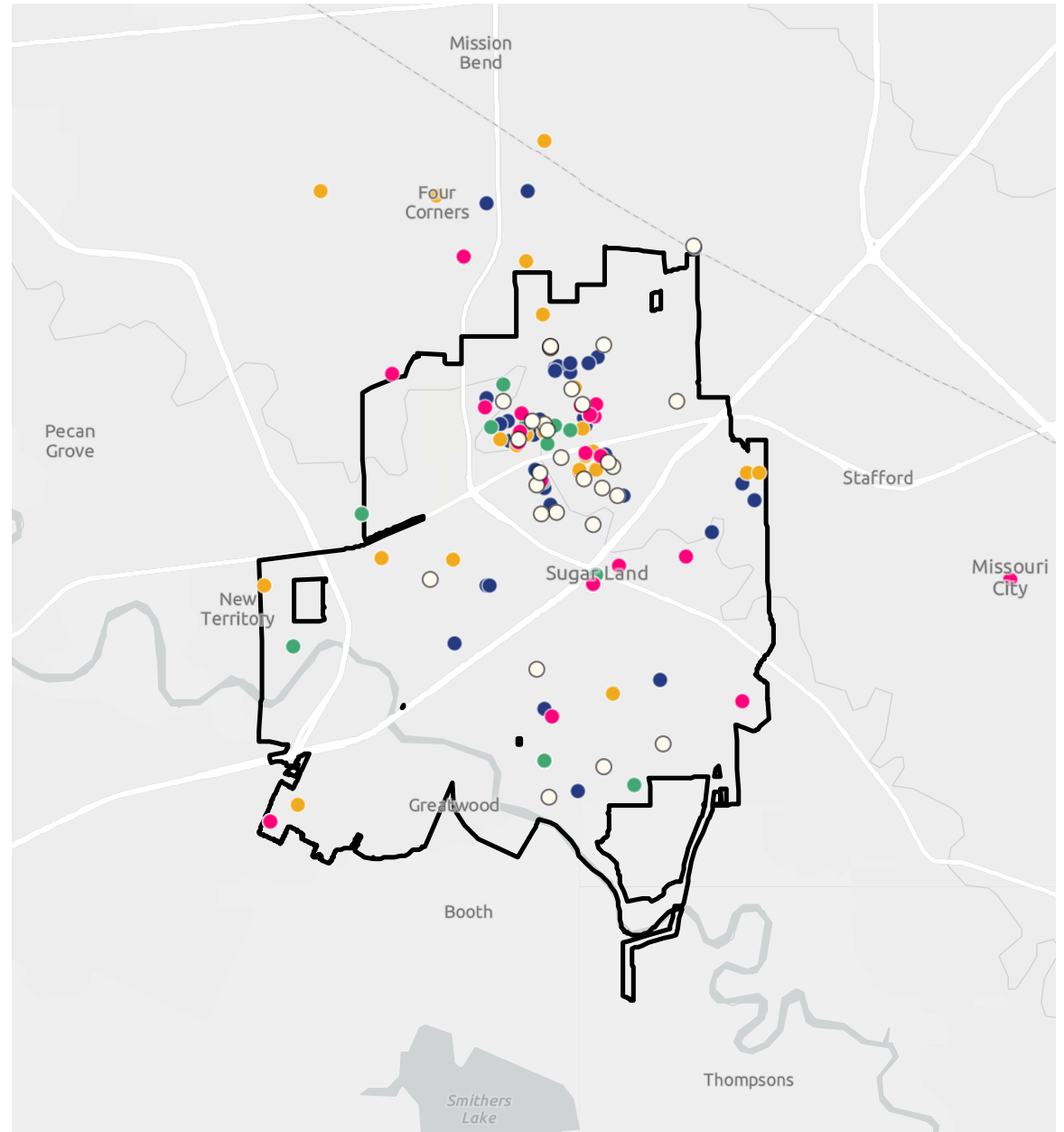
360

Attendees across all four days

- Opening Presentation Attendees 11/3/25
- Topical Meeting 1 Attendees 11/4/25
- Topical Meeting 2 Attendees 11/5/25
- Topical Meeting 3 Attendees 11/5/25
- Closing Presentation Attendees 11/6/25
- Sugar Land City Limits

Each dot indicates an attendee's home address.

Visioning Workshop Attendees



MARKETING

The City's Department of Redevelopment launched a robust public relations and community engagement strategy ahead of the visioning sessions to increase awareness and promote the opportunity to generate as much participation as possible. Outreach was inclusive of strategic press releases and media relations, paid advertising, and grassroots marketing.

Paid Ads

136,649
Impressions

Earned Media

2.4m
Reach

Social Media

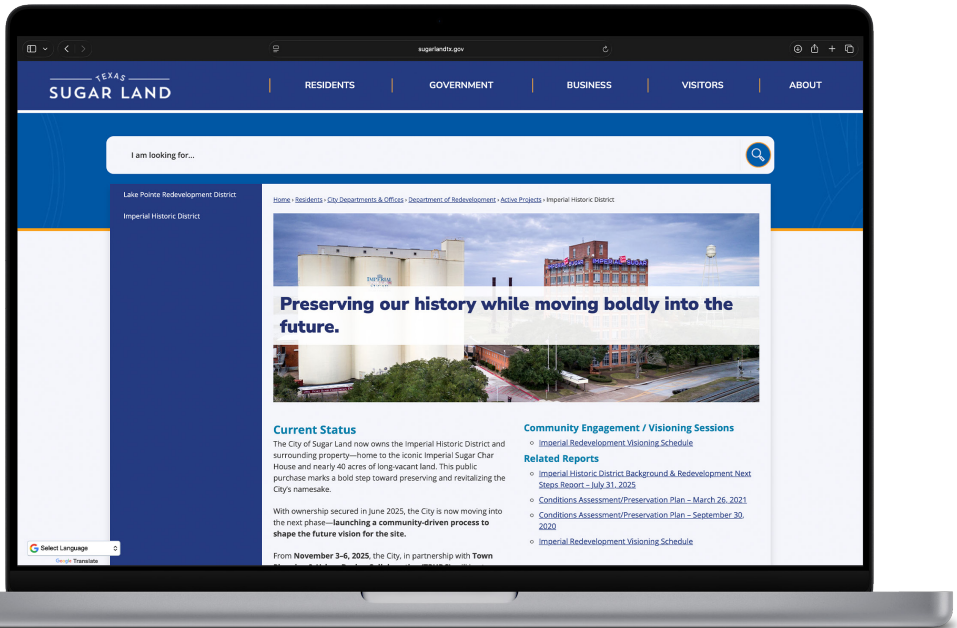
170k
Views

Yard Signs

25

Banners

3



IMPERIAL HISTORIC DISTRICT REDEVELOPMENT VISIONING
NOVEMBER 3-6, 2025

This four-day community engagement series, hosted by the City of Sugar Land with Town Planning & Urban Design Collaborative (TPUDC), is your chance to help shape the future of the Imperial Historic District. Share your input on what redevelopment should look like by joining interactive workshops and presentations to help define a vision for this historic site.

MON NOV. 3	TUE NOV. 4	WED NOV. 5	THU NOV. 6
6:30-8:30 PM Opening Presentation LOCATION A	9 AM - 7 PM Open Studio* 7 - 8 PM Topical Meeting 1: History, Culture & Arts LOCATION B	9 AM - 5 PM Open Studio* 12 - 1 PM Topical Meeting 2: Walking, Biking & Driving 7 - 8 PM Topical Meeting 3: Housing, Mixed-Use & Public Space LOCATION B	9 AM - 12 PM Open Studio* 6:30-8:30 PM Closing Presentation LOCATION A

*Open Studio is time available for community members to have one-on-one conversations with the planning team.

LOCATION A: T.E. Hurman Center, 224 Heritage Way, Sugar Land, TX 77478

LOCATION B: Heritage Museum, 178 Kaufman Street, Sugar Land, TX 77478

SCAN THE QR CODE FOR MORE INFORMATION



OPENING PRESENTATION

On the first night of the Workshop, TPUDC hosted an Opening Presentation at T.E. Harman Center, which involved a general overview of the Imperial Historic District, changing preferences for development and redevelopment around the country, and a glimpse into how the rest of the Workshop would work. TPUDC Principal, Brian Wright, presented to around 100 people.



HANDS-ON WORKSHOP

Following the Opening Presentation, participants were invited to contribute their ideas in a Hands-On Workshop, working over maps of the District to identify how they might like to see the Site develop in the future, what features of the site they want to preserve, and what challenges should be addressed. This interactive process provided a preliminary inventory and assessment of issues and opportunities based on the concerns of the public who participated in the workshop. Each of the sixteen tables presented their “big ideas,” followed by a Question & Answer session led by Brian Wright. Examples of the workshop maps are included in page 24.



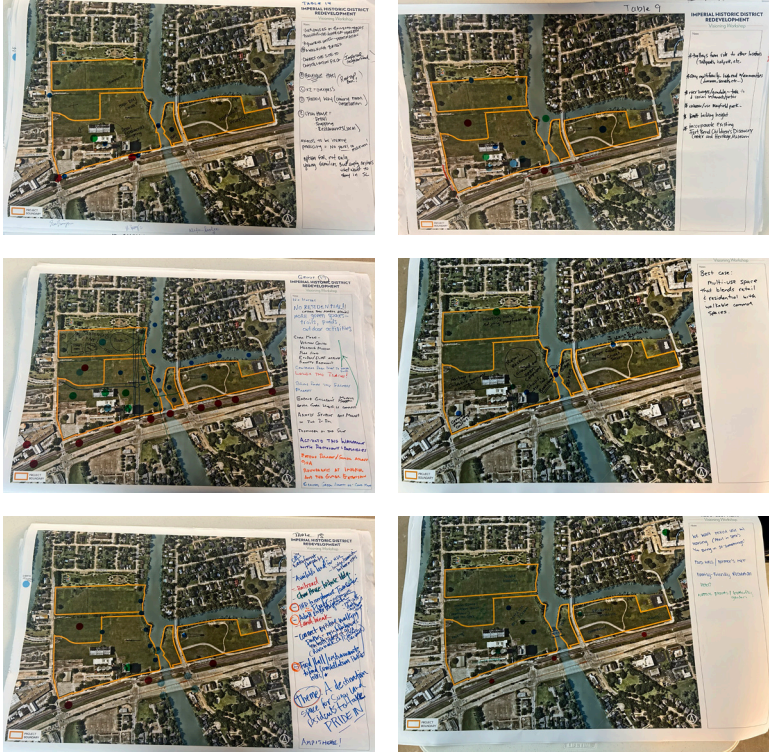
TOPICAL MEETINGS

Over the next two days of the Workshop, three topical meetings were held. The first meeting was on the evening of Tuesday, November 4th to talk about History, Culture, and Arts. The following Wednesday afternoon meeting was about Walking, Biking, and Driving, and the final topical meeting Wednesday night covered Housing, Mixed-Use, and Public Space. Each meeting was well-attended and involved respectful and meaningful conversations.



OPEN STUDIO

Over the course of the Visioning Workshop, the TPUDC Team set up a temporary planning studio at the Sugar Land Heritage Museum in the Imperial Historic District. Any resident, business owner, or public official who wished to participate was welcome to drop in at their convenience during Open Studio hours and provide comments, suggestions, or simply hear what other participants have said. All maps from the Hands-On Mapping Workshop were hung up for people to look at, along with blank maps for anyone who missed the mapping exercise to mark up as desired. The studio was open from Tuesday morning to Thursday afternoon, and ran concurrently with the three Topical Meetings.



WORK-IN-PROGRESS CLOSING PRESENTATION

On the final night of the Visioning Workshop, TPUDC's Brian Wright conducted a Work-In-Progress Presentation, synthesizing feedback that was received throughout the week, along with precedent images from exemplary projects mentioned by Workshop participants throughout the week. The reception was positive overall and participants were eager to hear about next steps for the Imperial Historic District redevelopment process. The evening concluded with a Q&A session.





VISION STATEMENT & GUIDING PILLARS

The City of Sugar Land now owns the Imperial Historic District and surrounding property, which is home to the iconic Imperial Sugar Char House and nearly 40 acres of long-vacant land. This public purchase marks a bold step in preserving and revitalizing the City's namesake, while creating a bold new development unlike anything else in Sugar Land. The draft Vision Statement and proposed Guiding Pillars presented here reflect community feedback and will guide the City and a Master Development Partner through a thoughtful redevelopment process rooted in shared values.

IMPERIAL HISTORIC DISTRICT

VISION STATEMENT

An authentically Sugar Land district designed for our future.

GUIDING PILLARS



TELL THE STORY

A place that adapts the District's historic buildings in ways that preserve its industrial character and cultural heritage while positioning the site for a bold and vibrant future.



CREATE A LIVING DISTRICT

A place that is lively throughout the day and evening--energized by food, events, and local experiences--and designed to be flexible and adaptable to long-term market changes.



DESIGN FOR GATHERING

A place that is welcoming, where all ages and backgrounds gather and feel at home.



CONNECT & ENHANCE MOBILITY

A place that is walkable, well-connected, integrates Oyster Creek and surrounding neighborhoods, and is easy to get to and move through.



TELL THE STORY

Sugar Land residents desire for the Imperial Historic District to present an accurate and balanced account of the site's history that respectfully addresses both the difficult chapters and achievements.

WHAT COULD THIS LOOK LIKE?

Ensuring the District's story reflects and respects well-established communities surrounding the site, including Mayfield Park.

Including oral histories, refinery artifacts, and archives from local families and past company employees throughout the District in public spaces, art, self-guided tours, interpretative signage, and other means.





CREATE A LIVING DISTRICT

The community wants the District to provide a mix of both daytime and nighttime activities and experiences, which aligns with the City's desires of a profitable and revenue-generating development.

WHAT COULD THIS LOOK LIKE?

Encouraging neighborhood-scale uses to create a balanced District that supports residents and visitors alike.

Bringing in a mix of income-generating and experiential businesses, along with office spaces and a mix of housing to increase foot traffic.





DESIGN FOR GATHERING

Sugar Land is longing for a place that embraces the City's diversity and reinforces the bonds of its residents.

WHAT COULD THIS LOOK LIKE?

Providing spaces and activities to engage all ages, from children to senior citizens and everything in between.

Accommodating various lifestyles and preferences by incorporating a variety of housing options throughout the District such as live/work buildings, townhomes, and multi-family apartments.





CONNECT & ENHANCE MOBILITY

The community wants to ensure that any redevelopment in this area will connect to existing developments and improve traffic circulation.

WHAT COULD THIS LOOK LIKE?

Linking the District to the Imperial neighborhood, Mayfield Park, The Hill, Constellation Field, and development across Highway 90A, and creating continuous shaded sidewalks with street trees, awnings, and colonnades, safe crossings, and multi-modal access.

Exploring non-vehicular options to safely access and move throughout the Imperial Historic District, such as shuttle buses, pedestrian bridges, bicycle infrastructure, and waterway activation.

Improving way-finding signage to ensure optimal distribution of traffic in and out of the District through the multitude of access points to the property.





CHAR HOUSE OPTIONS

CHAR HOUSE OPTIONS

The most common question throughout the Visioning Workshop was, “What would happen to the Char House?,” considering its history and eye-catching presence on the site. The prevailing sentiment was that the building should be preserved and activated.

On November 18, 2025, City Council approved a contract with Urbano Architects to begin preservation design work for the 100-year-old Char House. The initial phase focuses on critical roof, window, and structural repairs needed to stop deterioration and prepare the building for future reuse. On-site preservation work is anticipated to begin in April 2026 and continue for 18–24 months.

In addition to strong support for preservation, participants shared ideas about potential future uses that would be nice to see. The ideas listed in this section reflect the most commonly expressed suggestions. However, many unknowns remain, and additional studies will be required to evaluate building conditions, market demand, and financial feasibility of these ideas. Should any of these ideas prove unfeasible for the Char House itself, they may still be realized in other ways across the site.

MUSEUM

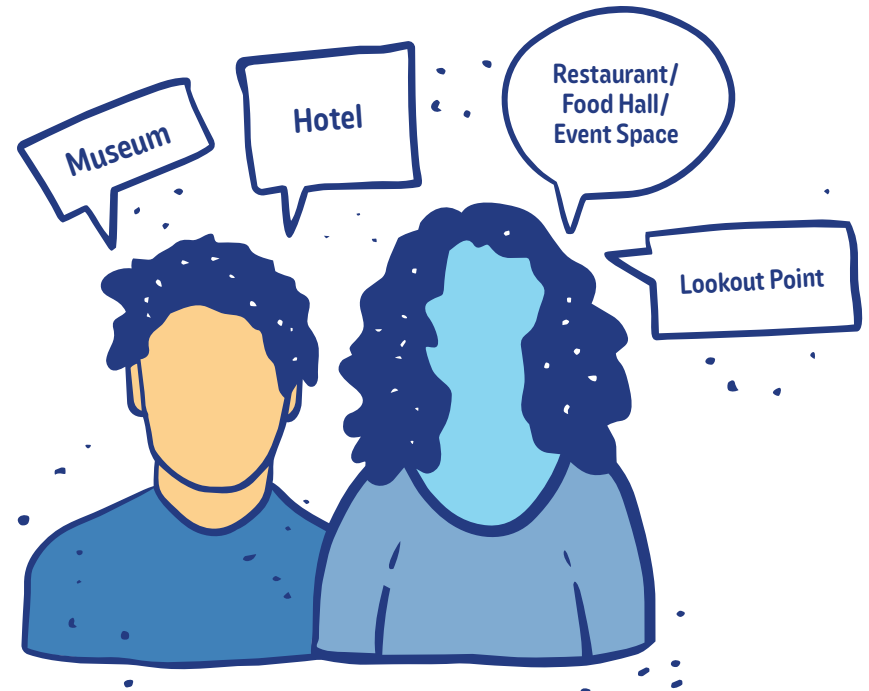


The most frequent suggestion by participants was a history-focused use inside the Char House. Participants suggested creating a museum on the ground floor with rotating exhibits to keep it from being a one-time-only attraction. They mentioned incorporating artifacts and stories that have been collected by the Sugar Land Heritage Foundation Museum and Fort Bend ISD/Sugar Land 95 Memorial Project. When asked why participants envisioned a museum, most said it was because they could not think of any other potential uses. It should also be noted that there is already a museum in the District.

HOTEL



The May 2025 Market & Feasibility Analysis found that a hotel use within the Imperial Historic District should not be recommended in the near term. However, during the workshop, participants repeatedly brought up converting the Char House into a boutique hotel. While not currently feasible due to the market, this could be a potential longer-term use. Participants noted that a hotel use could be combined with the other uses mentioned in this section to attract visitors and integrate well into a mixed-use activity center.



RESTAURANT/FOOD HALL/ EVENT SPACE



There was a strong desire to bring more local restaurants into the Imperial Historic District, and the idea of a rooftop restaurant was commonly mentioned, with the option to convert into a private event space. Similarly, adapting the Char House into a multi-level food hall for independent/local concept restaurants was introduced as a potential use. However, the Three-Bay Warehouse’s layout better lends itself to a food hall and event space.



LOOKOUT POINT

Some workshop participants had no opinion on the Char House’s future, other than opening the rooftop to the public for providing exceptional views of the City of Sugar Land.

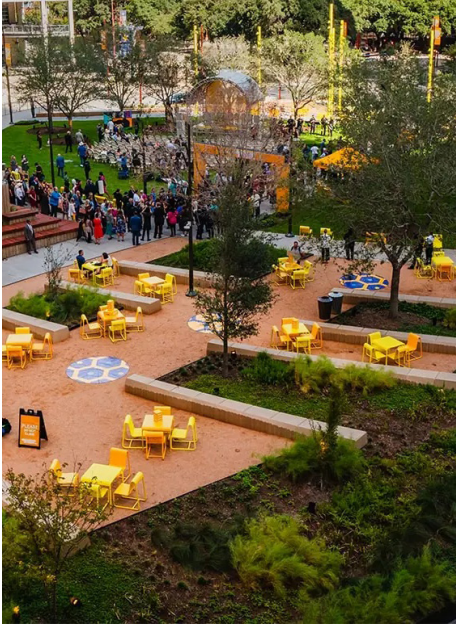
As preservation of the Char House begins and additional necessary studies are conducted, the City will partner with a private developer to identify the best and most feasible future for this iconic building.



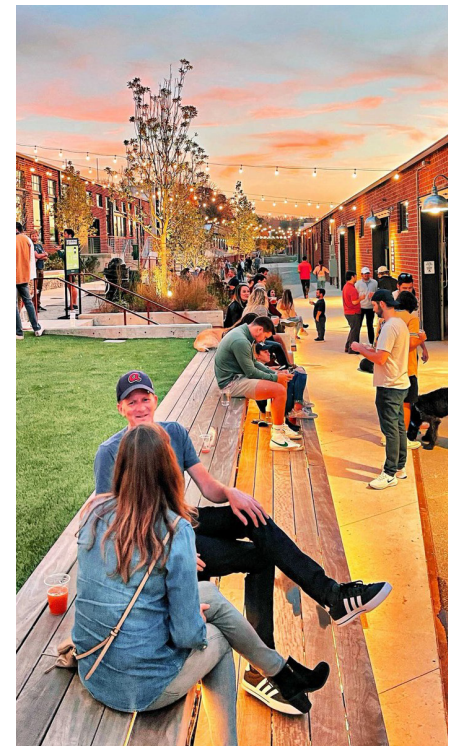
PRECEDENT IMAGES

PRECEDENT IMAGES

Throughout the 4-day visioning workshop, participants identified other projects and cities that could be used as precedent for the redevelopment of the Imperial Historic District. The images highlight the community's goals to celebrate the history of Imperial Sugar and foster a lively district filled with public gathering spaces, entertainment, retail, flexible and creative workspaces, and living spaces.



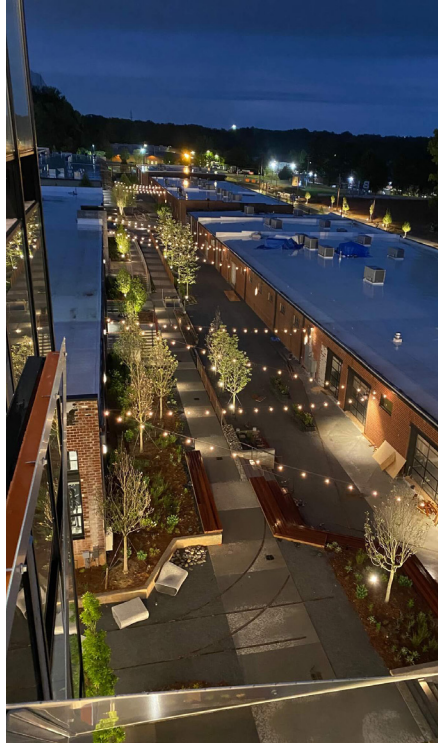
PRECEDENT IMAGES



PRECEDENT IMAGES



PRECEDENT IMAGES



PRECEDENT IMAGES



IMAGE SOURCES

Front Cover: City of Sugar Land. Image of Imperial Historic District. (n.d.).

Pg. 2-3:

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Pg. 4: Sugar Scoop. Is Sugar Land One Word or Two? (2021). <https://sugar-scoop.com/2021/12/14/is-sugar-land-one-word-or-two-we-have-your-answer/>

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Pg. 8-9: Nearmap. Aerial imagery. (2025).

Pg. 10:

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Pg. 11: TPUDC. Project images. (2025).

Pg. 12:

- TPUDC. Project images. (2025).
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Pg. 13: TPUDC. Project images. (2025).

IMAGE SOURCES (CONTINUED)

Pg. 14: TPUDC. Project images. (2025).

Pg. 15: TPUDC. Project images. (2025).

Pg. 16: <https://sugarlanddecodev.com/project/imperial-historic-district>

Pg. 17: City of Sugar Land. Project photo. (n.d.).

Pg. 18-25:

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Pg. 26: TPUDC. Project images. (2025).

Pg. 28:

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Pg. 29:

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Pg. 31:

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Pg. 32: Community Impact. Sugar Land Historic District Feedback Overview. (2025). <https://communityimpact.com/houston/sugar-land-missouri-city/government/2025/11/10/sugar-land-residents-desire-preserving-elements-in-imperial-historic-district-feedback-shows/>

Pg. 34: Facebook. Historic Sugar Land Photo. (n.d.). <https://www.facebook.com/photo.php?fbid=851100093721071&set=pb.100064632646133.-2207520000&type=3>

Pg. 35:

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Planning & Zoning Commission Agenda Request **February 12, 2026**

Agenda Request No: VI.A.

Agenda of: Planning & Zoning Commission Meeting

Initiated by: Ashley Newsome, Deputy City Clerk

Presented by: Matthew Caligur, Chair

Responsible Department: Planning and Development Services

Agenda Caption:

Planning and Zoning Commission Liaison Report

- City Council Meeting December 16, 2025

Matthew Caligur, Chair

- City Council Meeting January 6, 2026
- City Council Meeting January 20, 2026

Bradley Tilton, Commissioner

- City Council Meeting February 3, 2026

Chuck Brown, Commissioner

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 **February 12, 2026**

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